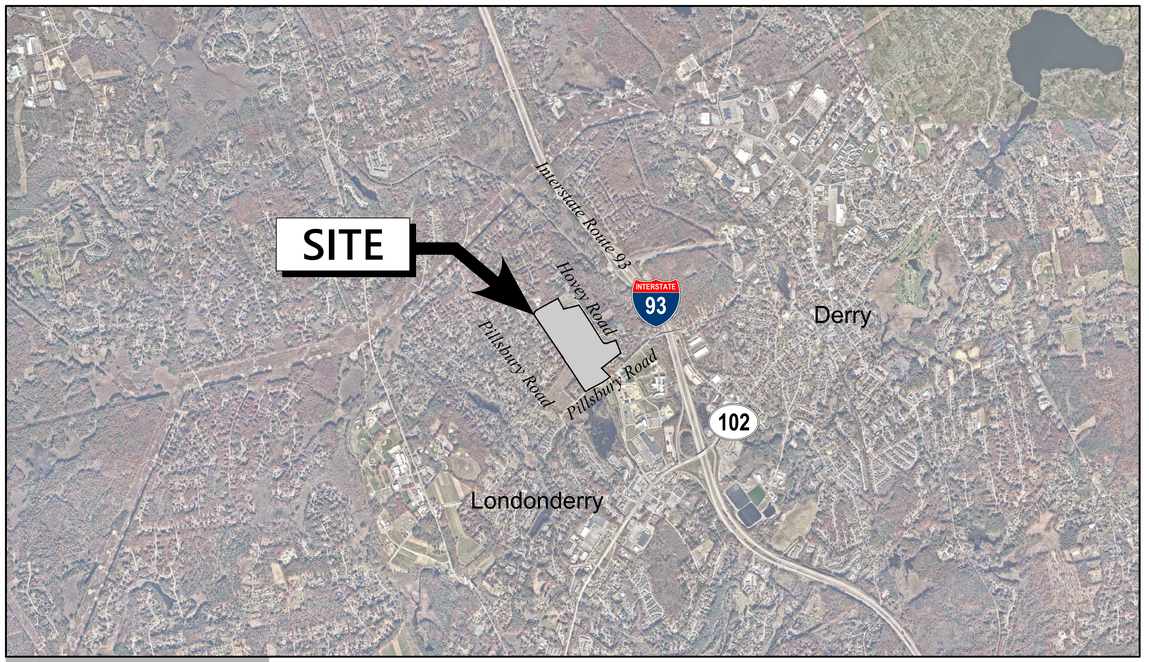
Site Plans

Issued for	**Permitting**
Date Issued	**February 20, 2025**
Latest Issue	**November 13, 2025**

Thornton Hill

36 Pillsbury Road
Londonderry, NH 03053



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Reference Drawings

No.	Drawing Title	Latest Issue
Sv1.0	Existing Conditions Master Plan	November 13, 2025
Sv1.1-Sv1.8	Existing Conditions Plan of Land	November 13, 2025
A3.01-A3.10	Exterior Elevations & Axonometric Plans	November 10, 2025
L-1	Photometric Calculation Plan	November 12, 2025

Northern Black Racer

(New Hampshire state-threatened species)

NHFG Wildlife Biologist Contacts:
Melissa Winters 603-479-1129 and Brendan Clifford 603-944-0885

- **Emerge from hibernacula in April, Basking April - August**
- **Hatchlings emerge August - September, Return to hibernacula mid-September - mid-October**
- **Found in a variety of habitats but prefer early successional and sandy (sand pit) sites.**





- Solid black with a white thrat and chin
- Slender with glossy scales, 3-6 ft. long
- Hatchlings are very small and patterned





Northern black racers are protected by state laws. It is illegal to capture, harass or harm these species, including their nests. Handle ONLY if necessary to move out of harms way. Move to the nearest location in the direction they were moving and contact NHFG. Do not disturb nests. Fis 1401.03 (a) No person shall take or possess a black racer (Coluber constrictor)...or any egg or part thereof.

Report sightings in accordance with NHFG permit conditions. Contact NHFG Wildlife Biologist Melissa Winters 603-479-1129 (cell) and Brendan Clifford 603-944-0885 (group text preferred) if a turtle is observed nesting or a nest site is suspected within the project area. Please report promptly, noting specific location, project site and date – Photographs strongly encouraged to be included with report.

NEW HAMPSHIRE SPECIES OF CONCERN

WOOD 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.



Specific Information:

- Adults are 5 – 8 inches long.
- Neck and front limbs are orange.
- Associated with streams and rivers where they hibernate. Use surrounding fields, forests, and floodplains extensively during active period.
- 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.





This species is protected under Fis 1400. Thank you for reporting any observations.

PLEASE DO NOT DISTURB OR HANDLE WILDLIFE

vhb.com

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Architect
Utile
115 Kingston Street
Boston, MA 02111
617.423.7200

Civil Engineer/Landscape Architect
VHB
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Surveyor
VHB
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Applicant

Procopio Enterprises, Inc.
35 Village Road
7th Floor (702)
Middleton, MA 01949

Owner

Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Assessor's Map: 10
Lot: 42

OWNER'S SIGNATURE
Signed by: Kevin Smith
E746E121B2B6...
OWNER OR REPRESENTATIVE

Approved by the Town of Londonderry N.H. Planning Board
on Date: _____
Certified By: _____
_____

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

\\VHB\GBL\PRO\BEDFORD\53140.00 36 PILLSBURY RD. LONDONDY\CAD\LD\PLANSET\53140000-COV 12 November 2025

VHB Project : 53140.00 36 Pillsbury Road
Issued for : Permitting 11/13/2025

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Legend

Exist.	Prop.	
		PROPERTY LINE
		PROJECT LIMIT LINE
		RIGHT-OF-WAY/PROPERTY LINE
		EASEMENT
		BUILDING SETBACK
		PARKING SETBACK
10+00	10+00	BASELINE
		CONSTRUCTION LAYOUT
		ZONING LINE
		TOWN LINE
		LIMIT OF DISTURBANCE
		WETLAND LINE WITH FLAG
		FLOODPLAIN
	BLSF	BORDERING LAND SUBJECT TO FLOODING
	BZ	WETLAND BUFFER ZONE
	NDZ	NO DISTURB ZONE
	200'RA	200' RIVERFRONT AREA
		SWALE
		GRAVEL ROAD
EOP	EOP	EDGE OF PAVEMENT
BB	BB	BITUMINOUS BERM
BC	BC	BITUMINOUS CURB
CC	CC	CONCRETE CURB
CG	CG	CURB AND GUTTER
ECC	ECC	EXTRUDED CONCRETE CURB
MCC	MCC	MONOLITHIC CONCRETE CURB
PCC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
	EN	BUILDING ENTRANCE
	LD	LOADING DOCK
		BOLLARD
D	D	DUMPSTER PAD
		SIGN
		DOUBLE SIGN
		STEEL GUARDRAIL
		WOOD GUARDRAIL
		PATH
		TREE LINE
		WIRE FENCE
		FENCE
		STOCKADE FENCE
		STONE WALL
		RETAINING WALL
		STREAM / POND / WATER COURSE
		DETENTION BASIN
		HAY BALES
		SILT FENCE
		SILT SOCK / STRAW WATTLE
4	4	MINOR CONTOUR
20	20	MAJOR CONTOUR
10	10	PARKING COUNT
	C10	COMPACT PARKING STALLS
DYL	DYL	DOUBLE YELLOW LINE
SL	SL	STOP LINE
		CROSSWALK
		ACCESSIBLE CURB RAMP
		ACCESSIBLE PARKING
VAN	VAN	VAN-ACCESSIBLE PARKING

Exist.	Prop.	
		CONCRETE
		HEAVY DUTY PAVEMENT
		BUILDINGS
		RIPRAP
		CONSTRUCTION EXIT
27.35 TC×	27.35 TC×	TOP OF CURB ELEVATION
26.85 BC×	26.85 BC×	BOTTOM OF CURB ELEVATION
132.75 ×	132.75 ×	SPOT ELEVATION
45.0 TW 38.5 BW×	45.0 TW× 38.5 BW	TOP & BOTTOM OF WALL ELEVATION
		BORING LOCATION
		TEST PIT LOCATION
MW	MW	MONITORING WELL
UD	UD	UNDERDRAIN
12"D	12"D	DRAIN
6"RD	6"RD	ROOF DRAIN
12"S	12"S	SEWER
FM	FM	FORCE MAIN
OHW	OHW	OVERHEAD WIRE
6"W	6"W	WATER
4"FP	4"FP	FIRE PROTECTION
	2"DW	DOMESTIC WATER
S"G	G	GAS
E	E	ELECTRIC
STM	STM	STEAM
T	T	TELEPHONE
FA	FA	FIRE ALARM
CATV	CATV	CABLE TV
		CATCH BASIN CONCENTRIC
		CATCH BASIN ECCENTRIC
		DOUBLE CATCH BASIN CONCENTRIC
		DOUBLE CATCH BASIN ECCENTRIC
		GUTTER INLET
		DRAIN MANHOLE CONCENTRIC
		DRAIN MANHOLE ECCENTRIC
TD		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
S	S	SEWER MANHOLE CONCENTRIC
S	S	SEWER MANHOLE ECCENTRIC
GS	GS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
		FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GS	GS	GAS GATE
GM	GM	GAS METER
E	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
T	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
HH		GUY WIRE & ANCHOR
HH	HH	HAND HOLE
PB	PB	PULL BOX
		MATCHLINE

Abbreviations

General

ABAN	ABANDON
ACR	ACCESSIBLE CURB RAMP
ADJ	ADJUST
APPROX	APPROXIMATE
BIT	BITUMINOUS
BS	BOTTOM OF SLOPE
BWLL	BROKEN WHITE LANE LINE
CONC	CONCRETE
DYCL	DOUBLE YELLOW CENTER LINE
EL	ELEVATION
ELEV	ELEVATION
EV	ELECTRIC VEHICLE CHARGING SPACE
EX	EXISTING
FDN	FOUNDATION
FFE	FIRST FLOOR ELEVATION
GRAN	GRANITE
GTD	GRADE TO DRAIN
LA	LANDSCAPE AREA
LOD	LIMIT OF DISTURBANCE
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
PERF	PERFORATED
PROP	PROPOSED
REM	REMOVE
RET	RETAIN
R&D	REMOVE AND DISPOSE
R&R	REMOVE AND RESET
SWEL	SOLID WHITE EDGE LINE
SWLL	SOLID WHITE LANE LINE
TS	TOP OF SLOPE
TYP	TYPICAL

Utility

CB	CATCH BASIN
CMP	CORRUGATED METAL PIPE
CO	CLEANOUT
DCB	DOUBLE CATCH BASIN
DMH	DRAIN MANHOLE
CIP	CAST IRON PIPE
COND	CONDUIT
DIP	DUCTILE IRON PIPE
FES	FLARED END SECTION
FM	FORCE MAIN
F&G	FRAME AND GRATE
F&C	FRAME AND COVER
GI	GUTTER INLET
GT	GREASE TRAP
HDPE	HIGH DENSITY POLYETHYLENE PIPE
HH	HANDHOLE
HW	HEADWALL
HYD	HYDRANT
INV	INVERT ELEVATION
I=	INVERT ELEVATION
LP	LIGHT POLE
MES	METAL END SECTION
PIV	POST INDICATOR VALVE
PWW	PAVED WATER WAY
PVC	POLYVINYLCHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
R=	RIM ELEVATION
RIM=	RIM ELEVATION
SMH	SEWER MANHOLE
TSV	TAPPING SLEEVE, VALVE AND BOX
UG	UNDERGROUND
UP	UTILITY POLE

Notes

General

1. THE PURPOSE OF THESE PLANS IS TO DEPICT THE PROPOSED SITE DEVELOPMENT OF 250 COTTAGE COURT STYLE DWELLINGS (2-3 BEDROOMS) WITH ASSOCIATED AMENITIES, INCLUDING THE FULL SUBJECT PARCEL AND ABUTTING PARCEL INFORMATION. FOR GREATER DESIGN DETAIL RELATIVE TO THE PROPOSED DEVELOPMENT, REFER TO THE OTHER SHEETS PROVIDED HEREIN.
2. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (811 OR 1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.
4. ACCESSIBLE ROUTES, PARKING SPACES, RAMPS, SIDEWALKS AND WALKWAYS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE FEDERAL AMERICANS WITH DISABILITIES ACT AND WITH STATE AND LOCAL LAWS AND REGULATIONS (WHICHEVER ARE MORE STRINGENT).
5. AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE 6 INCHES LOAM AND SEED.
6. WITHIN THE LIMITS OF THE BUILDING FOOTPRINT, THE SITE CONTRACTOR SHALL PERFORM EARTHWORK OPERATIONS REQUIRED UP TO SUBGRADE ELEVATIONS.
7. WORK WITHIN THE LOCAL RIGHTS-OF-WAY SHALL CONFORM TO LOCAL MUNICIPAL STANDARDS. WORK WITHIN STATE RIGHTS-OF-WAY SHALL CONFORM TO THE LATEST EDITION OF THE STATE HIGHWAY DEPARTMENTS STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES.
8. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN NECESSARY PERMITS, PAY FEES, AND POST BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS, IN THE SPECIFICATIONS, AND IN THE CONTRACT DOCUMENTS. DO NOT CLOSE OR OBSTRUCT ROADWAYS, SIDEWALKS, AND FIRE HYDRANTS, WITHOUT APPROPRIATE PERMITS.
9. TRAFFIC SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
10. AREAS OUTSIDE THE LIMITS OF PROPOSED WORK DISTURBED BY THE CONTRACTOR'S OPERATIONS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.
11. IN THE EVENT THAT SUSPECTED CONTAMINATED SOIL, GROUNDWATER, AND OTHER MEDIA ARE ENCOUNTERED DURING EXCAVATION AND CONSTRUCTION ACTIVITIES BASED ON VISUAL, OLFACTORY, OR OTHER EVIDENCE, THE CONTRACTOR SHALL STOP WORK IN THE VICINITY OF THE SUSPECT MATERIAL TO AVOID FURTHER SPREADING OF THE MATERIAL, AND SHALL NOTIFY THE OWNER IMMEDIATELY SO THAT THE APPROPRIATE TESTING AND SUBSEQUENT ACTION CAN BE TAKEN.
12. CONTRACTOR SHALL PREVENT DUST, SEDIMENT, AND DEBRIS FROM EXITING THE SITE AND SHALL BE RESPONSIBLE FOR CLEANUP, REPAIRS AND CORRECTIVE ACTION IF SUCH OCCURS.
13. DAMAGE RESULTING FROM CONSTRUCTION LOADS SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO OWNER.
14. CONTRACTOR SHALL CONTROL STORMWATER RUNOFF DURING CONSTRUCTION TO PREVENT ADVERSE IMPACTS TO OFF SITE AREAS, AND SHALL BE RESPONSIBLE TO REPAIR RESULTING DAMAGES, IF ANY, AT NO COST TO OWNER.
15. THIS PROJECT DISTURBS MORE THAN ONE ACRE OF LAND AND FALLS WITHIN THE NPDES CONSTRUCTION GENERAL PERMIT (CGP) PROGRAM AND EPA JURISDICTION. PRIOR TO THE START OF CONSTRUCTION CONTRACTOR IS TO FILE A CGP NOTICE OF INTENT WITH THE EPA AND PREPARE A STORMWATER POLLUTION PREVENTION PLAN IN ACCORDANCE WITH THE NPDES REGULATIONS. CONTRACTOR SHALL CONFIRM THE OWNER HAS ALSO FILED A NOTICE OF INTENT WITH THE EPA.
16. ALL FUTURE TENANTS OF THIS SITE SHALL BE REQUIRED TO COMPLY WITH THE TOWN OF LONDONDERRY ZONING ORDINANCE SECTION 5.16.

Utilities

1. THE UTILITY COMPANIES SERVICING THE PROJECT AREA ARE:
   A. WATER: MANCHESTER WATER WORKS
   B. SEWER: LONDONDERRY DEPARTMENT OF PUBLIC WORKS
   C. ELECTRIC: EVERSOURCE
   D. TELEPHONE: CONSOLIDATED COMMUNICATIONS
   E. CABLE TV: COMCAST
   F. GAS: LIBERTY UTILITIES
2. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABILITY, OR OTHER DATA CONCERNING THE UTILITIES, NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND, SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.
3. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, OR EXISTING CONDITIONS DIFFER FROM THOSE SHOWN SUCH THAT THE WORK CANNOT BE COMPLETED AS INTENDED, THE LOCATION, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE OWNER'S REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT AND CONTRACTOR'S FAILURE TO NOTIFY PRIOR TO PERFORMING ADDITIONAL WORK RELEASES OWNER FROM OBLIGATIONS FOR ADDITIONAL PAYMENTS WHICH OTHERWISE MAY BE WARRANTED TO RESOLVE THE CONFLICT.
4. SET CATCH BASIN RIMS, AND INVERTS OF SEWERS, DRAINS, AND DITCHES IN ACCORDANCE WITH ELEVATIONS ON THE GRADING AND UTILITY PLANS.
5. RIM ELEVATIONS FOR DRAIN AND SEWER MANHOLES, WATER VALVE COVERS, GAS GATES, ELECTRIC AND TELEPHONE PULL BOXES, AND MANHOLES, AND OTHER SUCH ITEMS, ARE APPROXIMATE AND SHALL BE SET/RESET AS FOLLOWS:
   A. PAVEMENTS AND CONCRETE SURFACES: FLUSH
   B. ALL SURFACES ALONG ACCESSIBLE ROUTES: FLUSH
   C. LANDSCAPE, LOAM AND SEED, AND OTHER EARTH SURFACE AREAS: ONE INCH ABOVE SURROUNDING AREA AND TAPER EARTH TO THE RIM ELEVATION.
6. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY, THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
7. CONTRACTOR SHALL MAKE ARRANGEMENTS FOR AND SHALL BE RESPONSIBLE FOR PAYING FEES FOR POLE RELOCATION AND FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, FIRE ALARM, AND ANY OTHER PRIVATE UTILITIES, WHETHER WORK IS PERFORMED BY CONTRACTOR OR BY THE UTILITIES COMPANY.
8. UTILITY PIPE MATERIALS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED ON THE PLAN:
   A. WATER PIPES SHALL BE CEMENT LINED DUCTILE IRON CLASS 52
   B. SANITARY SEWER PIPES SHALL BE POLYVINYL CHLORIDE SDR 35 MINIMUM (PVC) SEWER PIPE
   C. STORM DRAINAGE PIPES SHALL BE REINFORCED CONCRETE PIPE OR ADS N12 PIPE
9. CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR AND SHALL FURNISH EXCAVATION, INSTALLATION, AND BACKFILL OF ELECTRICAL FURNISHED SITEWORK RELATED ITEMS SUCH AS PULL BOXES, CONDUITS, DUCT BANKS, LIGHT POLE BASES, AND CONCRETE PADS. SITE CONTRACTOR SHALL FURNISH CONCRETE ENCASEMENT OF DUCT BANKS IF REQUIRED BY THE UTILITY COMPANY AND AS INDICATED ON THE DRAWINGS.
10. CONTRACTOR SHALL EXCAVATE AND BACKFILL TRENCHES FOR GAS IN ACCORDANCE WITH GAS COMPANY'S REQUIREMENTS.
11. ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS AND LOCAL MUNICIPAL STANDARDS. FOR MANHOLES THAT ARE 15 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.
12. CONTRACTOR SHALL CONSTRUCT SANITARY SEWER WITH FORCE MAIN CONSTRUCTION MATERIALS THAT MEET THE REQUIREMENTS IN ENV-WQ 704.08 WHERE MINIMUM SEPARATION OF 18" FROM WATER IS NOT ACHIEVABLE.

Layout and Materials

5. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
6. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
7. CURBING SHALL BE CAPE COD BERM (CCB) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
8. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS AND DETAILS CONTIGUOUS TO THE BUILDING, INCLUDING SIDEWALKS, RAMPS, BUILDING ENTRANCES, STAIRWAYS, UTILITY PENETRATIONS, CONCRETE DOOR PADS, COMPACTOR PAD, LOADING DOCKS, BOLLARDS, ETC.
9. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A LICENSED LAND SURVEYOR (LLS).
10. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT INTERFACE WITH PROPOSED PAVEMENTS, AND EXISTING GROUND ELEVATIONS ADJACENT TO DRAINAGE OUTLETS TO ASSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.

Document Use

1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.
2. CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH THE PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
3. SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THEIR ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
4. ALL APPROVED PROJECT PLANS WILL BE ON FILE AT THE TOWN OF LONDONDERRY DEPARTMENT OF PLANNING AND ECONOMIC DEVELOPMENT.

Construction Sequence

1. SURVEY AND STAKE LIMITS OF CLEARING AND GRUBBING.
2. INSTALL SILT FENCING, STRAW BALES, CONSTRUCTION EXITS, ETC. PRIOR TO START OF CONSTRUCTION, TO BE MAINTAINED UNTIL COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
3. CLEAR AND GRUB ALL AREAS TO BE DISTURBED BY CONSTRUCTION AND PERFORM DEMOLITION OPERATIONS.
4. REPAIR, CLEAN, AND REPLACE ANY SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS.
5. STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK AND STOCKPILE EXCESS MATERIAL.
6. CONSTRUCT TEMPORARY SEDIMENTATION BASINS AS REQUIRED.
7. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE.
8. PERFORM PRELIMINARY SITE GRADING AND CONSTRUCT TEMPORARY DIVERSION SWALES AS REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT THE PRELIMINARY GRADING ALLOWS SURFACE WATER RUN-OFF FROM UNSTABILIZED AREAS TO FLOW TOWARDS THE TEMPORARY SEDIMENTATION BASINS.
9. PREPARE BUILDING PAD TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
10. INSTALL SEWER SYSTEM, DRAINAGE SYSTEM, AND OTHER UTILITIES IN ACCORDANCE WITH THE PLANS AND DETAILS.
11. INSTALL STRAW BALES AND INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED, IN ACCORDANCE WITH THE DETAILS.
12. PERFORM FINAL/FINE GRADING INCLUDING SLOPE STABILIZATION BLANKETS.
13. PERFORM ALL REMAINING SITE CONSTRUCTION. (I.E. BUILDING AND PAVEMENT AREAS).
14. LOAM AND SEED ALL DISTURBED AREAS.
15. REMOVE TEMPORARY EROSION CONTROL MEASURES, SILT FENCE, ETC. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
16. CLEAN ALL DRAINAGE BASINS, STRUCTURES, PIPES, AND SUMPS WITHIN THE PROJECT LIMITS OF ALL SILT AND DEBRIS.

Demolition

1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.
2. EXISTING UTILITIES SHALL BE TERMINATED, UNLESS OTHERWISE NOTED, IN CONFORMANCE WITH LOCAL, STATE AND INDIVIDUAL UTILITY COMPANY STANDARD SPECIFICATIONS AND DETAILS. THE CONTRACTOR SHALL COORDINATE UTILITY SERVICE DISCONNECTS WITH THE UTILITY REPRESENTATIVES.
3. CONTRACTOR SHALL DISPOSE OF DEMOLITION DEBRIS IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, ORDINANCES AND STATUTES.
4. THE DEMOLITION LIMITS DEPICTED IN THE PLANS IS INTENDED TO AID THE CONTRACTOR DURING THE BIDDING AND CONSTRUCTION PROCESS AND IS NOT INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING THE DETAILED SCOPE OF DEMOLITION BEFORE SUBMITTING ITS BID/PROPOSAL TO PERFORM THE WORK AND SHALL MAKE NO CLAIMS AND SEEK NO ADDITIONAL COMPENSATION FOR CHANGED CONDITIONS OR UNFORESEEN OR LATENT SITE CONDITIONS RELATED TO ANY CONDITIONS DISCOVERED DURING EXECUTION OF THE WORK.
5. UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THE PLANS OR IN THE SPECIFICATIONS, THE ENGINEER HAS NOT PREPARED DESIGNS FOR AND SHALL HAVE NO RESPONSIBILITY FOR THE PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF HAZARDOUS MATERIALS, TOXIC WASTES OR POLLUTANTS AT THE PROJECT SITE. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR ANY CLAIMS OF LOSS, DAMAGE, EXPENSE, DELAY, INJURY OR DEATH ARISING FROM THE PRESENCE OF HAZARDOUS MATERIAL AND CONTRACTOR SHALL INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM ANY CLAIMS MADE IN CONNECTION THEREWITH. MOREOVER, THE ENGINEER SHALL HAVE NO ADMINISTRATIVE OBLIGATIONS OF ANY TYPE WITH REGARD TO ANY CONTRACTOR AMENDMENT INVOLVING THE ISSUES OF PRESENCE, DISCOVERY, REMOVAL, ABATEMENT OR DISPOSAL OF ASBESTOS OR OTHER HAZARDOUS MATERIALS.

Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE OCCURRENCE OF A STORM EVENT THAT PRODUCES 0.25 INCHES OR MORE OF RAIN WITHIN A 24-HOUR PERIOD, OR WITHIN 24 HOURS OF A SNOWMELT DISCHARGE FROM A STORM EVENT THAT PRODUCES 3.25 INCHES OR MORE OF SNOW IN A 24-HOUR PERIOD. THE CONTRACTOR SHALL ADDRESS DEFICIENCIES AND MAINTENANCE ITEMS WITHIN TWENTY-FOUR HOURS OF INSPECTION. CONTRACTOR SHALL PROPERLY DISPOSE OF SEDIMENT SUCH THAT IT DOES NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.

Existing Conditions Information

1. BASE PLAN: THE PROPERTY LINES SHOWN WITHIN THE "EXISTING CONDITIONS PLAN OF LAND" PLAN WERE DETERMINED BY AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC., IN SEPTEMBER 2024. THE TOPOGRAPHY AND PHYSICAL FEATURES ARE BASED ON AN ACTUAL FIELD SURVEY PERFORMED ON THE GROUND BY VHB, INC., DURING SEPTEMBER 2024.

   A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VHB, INC. IN SEPTEMBER AND OCTOBER 2024.
   B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB, INC. IN SEPTEMBER AND OCTOBER 2024.

2. TOPOGRAPHY: ELEVATIONS ARE BASED ON NAVD OF 1988.
3. PARCEL USES: USES SHOWN BELOW ARE BASED ON AVAILABLE PROPERTY CARD INFORMATION.
   EXISTING USE: VACANT LAND
   PROPOSED USE: RESIDENTIAL DEVELOPMENT

Waivers/Variances

1. WAIVER REQUESTED FROM SECTION 3.09.R OF SUBDIVISION REGULATIONS - REQUESTING 8% ROAD SLOPES FOR 500 FT OR LESS
2. WAIVER REQUESTED FROM SECTION 3.04 OF SITE PLAN REGULATIONS - GOVERNING UTILITY SPACING FROM ROAD CENTERLINE

Required Permits

1. NHDES ALTERATION OF TERRAIN PERMIT: SUBMITTED & UNDER REVIEW - APPLICATION 250716-129
2. NHDES STANDARD DREDGE AND FILL PERMIT: SUBMITTED & UNDER REVIEW - FILE No. 2025-01554
3. NHDES SEWER DISCHARGE PERMIT: TO BE SUBMITTED
4. EPA CONSTRUCTION GENERAL PERMIT: TO BE SUBMITTED
5. LONDONDERRY SEWER DISCHARGE PERMIT: TO BE SUBMITTED
6. LONDONDERRY STORMWATER PERMIT: TO BE SUBMITTED

Rock Blasting

BEST MANAGEMENT PRACTICES FOR BLASTING: ALL ACTIVITIES RELATED TO BLASTING ADHERE TO THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPS) TO PREVENT CONTAMINATION OF GROUNDWATER INCLUDING PREPARING, REVIEWING AND FOLLOWING AN APPROVED BLASTING PLAN; PROPER DRILLING, EXPLOSIVE HANDING AND LOADING PROCEDURES; OBSERVING THE ENTIRE BLASTING PROCEDURES; EVALUATING BLASTING PERFORMANCE; AND HANDLING AND STORAGE OF BLASTED ROCK.

1. LOADING PRACTICES: THE FOLLOWING BLASTHOLE LOADING PRACTICES TO MINIMIZE ENVIRONMENTAL EFFECTS SHALL BE FOLLOWED:

   A. DRILLING LOGS SHALL BE MAINTAINED BY THE DRILLER AND COMMUNICATED DIRECTLY TO THE BLASTER. THE LOGS SHALL INDICATE DEPTHS AND LENGTHS OF VOIDS, CAVITIES, AND FAULT ZONES OR OTHER WEAK ZONES ENCOUNTERED AS WELL AS GROUNDWATER CONDITIONS.
   B. EXPLOSIVE PRODUCTS SHALL BE MANAGED ON-SITE SO THAT THEY ARE EITHER USED IN THE BOREHOLE, RETURNED TO THE THE DELIVERY VEHICLE, OR PLACED IN SECURE CONTAINERS FOR OFF-SITE DISPOSAL.
   C. SPILLAGE AROUND THE BOREHOLE SHALL EITHER BE PLACED IN THE BOREHOLE OR CLEANED UP AND RETURNED TO AN APPROPRIATE VEHICLE FOR HANDLING OR PLACEMENT IN SECURED CONTAINERS FOR OFF-SITE DISPOSAL.
   D. LOADED EXPLOSIVES SHALL BE DETONATED AS SOON AS POSSIBLE AND SHALL NOT BE LEFT IN THE BLASTHOLES OVERNIGHT, UNLESS WEATHER OR OTHER SAFETY CONCERNS REASONABLY DICTATE THAT DETONATION SHOULD BE POSTPONED.
   E. LOADING EQUIPMENT SHALL BE CLEANED IN AN AREA WHERE WASTEWATER CAN BE PROPERLY CONTAINED AND HANDLED IN A MANNER THAT PREVENTS RELEASE OF CONTAMINANTS TO THE ENVIRONMENT.
   F. EXPLOSIVES SHALL BE LOADED TO MAINTAIN GOOD CONTINUITY IN THE COLUMN LOAD TO PROMOTE COMPLETE DETONATION. INDUSTRY ACCEPTED LOADING PRACTICES FOR PRIMING, STEMMING, DECKING AND COLUMN RISE NEED TO BE ATTENDED TO.

2. EXPLOSIVE SELECTION: THE FOLLOWING BMPS SHALL BE FOLLOWED TO REDUCE THE POTENTIAL FOR GROUNDWATER CONTAMINATION WHEN EXPLOSIVES ARE USED:

   A. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT ARE APPROPRIATE FOR SITE CONDITIONS AND SAFE BLAST EXECUTION.
   B. EXPLOSIVE PRODUCTS SHALL BE SELECTED THAT HAVE THE APPROPRIATE WATER RESISTANCE FOR THE SITE CONDITIONS PRESENT TO MINIMIZE THE POTENTIAL FOR HAZARDOUS EFFECT OF THE PRODUCT UPON GROUNDWATER.

3. PREVENTION OF MISFIRES:

\\vhb.com\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\ld\Planset\5314000-OSP.dwg

Wetland & Stream Impacts

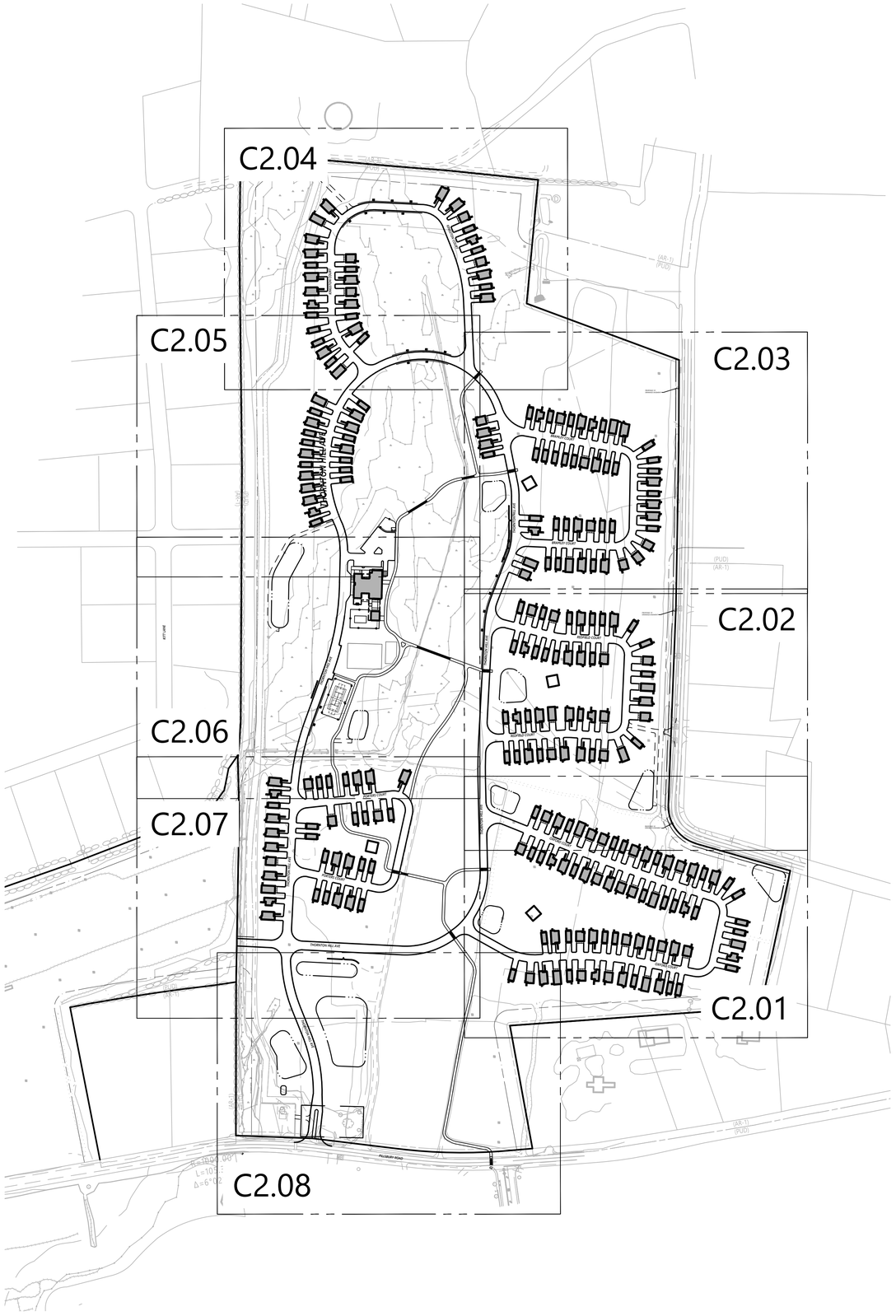
Impact Type	Area (SF)	
	Permanent Impacts	Temporary Impacts
STREAM CROSSINGS (3)	1286	294
WETLAND IMPACTS	14583	1865
TOTAL IMPACTS *	18028	

* TOTAL IMPACTS, AS DENOTED ABOVE, ARE THE SUMMATION OF BOTH THE TEMPORARY AND PERMANENT IMPACTS FROM STREAM CROSSINGS AND WETLAND IMPACTS SITE-WIDE.

NHB25-0249 New Hampshire Fish And Game Conservation Measures

1. NORTHERN BLACK RACER (STATE THREATENED) OCCURS WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHALL BE MADE AWARE OF THE POTENTIAL PRESENCE OF THESE SPECIES AND SHALL BE PROVIDED FLYERS THAT HELP TO IDENTIFY THESE SPECIES, ALONG WITH NHFG CONTACT INFORMATION. SEE COVER SHEET.
2. RARE SPECIES INFORMATION (E.G. IDENTIFICATION, OBSERVATION AND REPORTING OF OBSERVATIONS, WHEN TO CONTACT NHFG IMMEDIATELY AND NHFG CONTACT INFORMATION) SHALL BE COMMUNICATED DURING MORNING MEETINGS PRIOR TO WORK COMMENCEMENT DURING THE CONSTRUCTION PHASE OF THE PROJECT. SEE COVER SHEET.
3. OBSERVATIONS OF NORTHERN BLACK RACER IN THE MONTHS OF APRIL-MAY AND SEPTEMBER-OCTOBER MAY INDICATE THE POTENTIAL FOR A DEN SITE ON OR NEAR THE PROJECT SITE. ALL OBSERVATIONS OF THIS SPECIES SHALL BE REPORTED IMMEDIATELY TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM. PLEASE CONTACT MELISSA WINTERS AND BRENDAN CLIFFORD - VIA GROUP TEXT PREFERRED. A PHOTOGRAPH WITH TEXT IS PREFERRED IF FEASIBLE. SEE SPECIES FLYERS, SEE COVER SHEET FOR NHFG CONTACT INFORMATION.
4. THE PROJECT SITE IN IT'S CURRENT CONDITION PROVIDES SUITABLE HABITAT FOR VARIOUS SNAKE SPECIES. NHFG ENCOURAGES REPORTS OF ALL OTHER SNAKE OBSERVATIONS FOUND ON THE PROJECT SITE TO THE NEW HAMPSHIRE FISH AND GAME DEPARTMENT NONGAME AND ENDANGERED WILDLIFE ENVIRONMENTAL REVIEW PROGRAM. PLEASE CONTACT MELISSA WINTERS AND BRENDAN CLIFFORD - VIA GROUP TEXT PREFERRED. A PHOTOGRAPH WITH TEXT IS PREFERRED IF FEASIBLE. SEE NORTHERN BLACK RACER SPECIES FLYERS, SEE COVER SHEET FOR NHFG CONTACT INFORMATION.
5. TURTLES AND SNAKES MAY BE ATTRACTED TO DISTURBED GROUND DURING THE NESTING SEASON (MAY 15TH - JULY 15TH). TURTLE AND SNAKE NESTS ARE PROTECTED BY NH LAWS. IF A NEST IS OBSERVED OR SUSPECTED, OPERATORS SHALL CONTACT MELISSA WINTERS AND BRENDAN CLIFFORD FOR SNAKES AND JOSH MEGYESY FOR TURTLES AT NHFG IMMEDIATELY FOR FURTHER CONSULTATION. SEE SPECIES FLYERS, SEE COVER SHEET FOR NHFG CONTACT INFORMATION.
   - 5.1. THE NEST OR SUSPECTED NEST SHALL BE MARKED (SURROUNDING ROPED OFF OR CONE BUFFER DEPLOYED) AND AVOIDED; THIS SHALL BE COMMUNICATED TO ALL PERSONNEL ONSITE.
   - 5.2. SITE ACTIVITIES SHALL NOT OCCUR IN THE AREA SURROUNDING THE NEST OR SUSPECTED NEST UNTIL FURTHER GUIDANCE IS PROVIDED BY NHFG.
6. NHFG WOULD PREFER THAT CATCH BASINS NOT CONTAIN SUMPS. CATCH BASINS AND OUTLET CONTROL STRUCTURES SHALL HAVE DOUBLE-TYPE 'A' GRATES WITH GRATE OPENINGS NO LARGER THAN 1-13/64" X 21".
7. OUTLET CONTROL STRUCTURES SHALL NOT CONTAIN SUMPS AND SHALL NOT BE PLACED ADJACENT TO THE SIDE SLOPES BUT RATHER AS FAR AWAY AS POSSIBLE TO DETER WILDLIFE FROM CRAWLING ONTO THEM AND FALLING THROUGH THE GRATE OPENINGS. THESE STRUCTURES SHALL BE A MINIMUM OF 12"-18" ABOVE GRADE.
8. RIP-RAP SHALL BE FILLED WITH FINER MATERIAL (I.E., NATIVE WETLAND MATERIAL, NATIVE WETLAND SEED MIX, 3/4" SMALLER SIZED STONE, OR CLEAN GRAVEL IN BETWEEN RIP-RAP) TO CREATE A RELATIVELY SMOOTH SURFACE FOR WILDLIFE TO TRAVERSE.
9. A NATIVE SEED MIXTURE SHALL BE APPLIED TO ALL AREAS AFFECTED BY CONSTRUCTION. THE SEED MIXTURE SHALL NOT CONTAIN INVASIVE SPECIES SUCH AS CROWN VETCH, BIRD'S-FOOT TREFOIL, ALSIKE CLOVER, OR FLAT PEA.
10. ALL MANUFACTURED EROSION AND SEDIMENT CONTROL PRODUCTS, WITH THE EXCEPTION OF TURF REINFORCEMENT MATS, UTILIZED FOR, BUT NOT LIMITED TO, SLOPE PROTECTION, RUNOFF DIVERSION, SLOPE INTERRUPTION, PERIMETER CONTROL, INLET PROTECTION, CHECK DAMS, AND SEDIMENT TRAPS SHALL NOT CONTAIN PLASTIC, OR MULTIFILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN 1/8 INCHES.
11. ALL OBSERVATIONS OF THREATENED OR ENDANGERED SPECIES ON THE PROJECT SITE SHALL BE REPORTED IMMEDIATELY TO THE NHFG 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.
   - 11.1. PHOTOGRAPHS OF THE OBSERVED SPECIES AND NEARBY ELEMENTS OF HABITAT OR AREAS OF LAND DISTURBANCE SHALL BE PROVIDED TO NHFG IN DIGITAL FORMAT AT THE ABOVE EMAIL ADDRESS FOR VERIFICATION, AS FEASIBLE.
12. 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 NHFG AND IMPLEMENTATION OF CORRECTIVE ACTIONS RECOMMENDED BY NHFG.
   - 12.1. SITE OPERATORS SHALL BE ALLOWED TO RELOCATE WILDLIFE ENCOUNTERED IF DISCOVERED WITHIN THE ACTIVE WORK ZONE IF IN DIRECT HARM FROM PROJECT ACTIVITIES.
   - 12.2. WILDLIFE SHALL BE RELOCATED IN CLOSE PROXIMITY TO THE CAPTURE LOCATION BUT OUTSIDE OF THE WORK ZONE AND IN THE DIRECTION THE INDIVIDUAL WAS HEADING.
   - 12.3. NHFG SHALL BE CONTACTED IMMEDIATELY IF THIS ACTION OCCURS.
13. NHFG, INCLUDING ITS EMPLOYEES AND AUTHORIZED AGENTS, SHALL HAVE ACCESS TO THE PROPERTY DURING THE TERM OF THE PERMIT.
14. WOOD TURTLE (SPECIAL CONCERN, PROTECTED UNDER FIS 1400 RULES) OCCUR WITHIN THE VICINITY OF THE PROJECT AREA. ALL OPERATORS AND PERSONNEL WORKING ON OR ENTERING THE SITE SHOULD BE MADE AWARE OF THE POTENTIAL PRESENCE OF THIS SPECIES AND SHOULD BE PROVIDED NHFG CONTACT INFORMATION. SEE COVER SHEET.

Saved Friday, November 7, 2025 1:41:13 PM JHOWE Plotted Tuesday, November 11, 2025 3:24:34 PM Jason Howe



Zoning Summary Chart

Zoning District(S): (PUD-1)	Woodmont Commons PUD
Overlay District(S):	Conservation Overlay (CO)

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	-	94.2 Acres **
FRONTAGE	150 Feet	2,160 Feet
FRONT YARD SETBACK	40 Feet	56.4 Feet
SIDE YARD SETBACK	30 Feet	57.6 Feet
REAR YARD SETBACK	35 Feet	55.9 Feet
MAXIMUM BUILDING HEIGHT	50 Feet	<50 Feet
PERCENT BUILDING COVERAGE	-	5.3 %
PERCENT GREEN AREA	-	82.1%

* Zoning regulation requirements as specified in the Town of Londonderry, NH Zoning Ordinance as Amended Through June 6, 2022.
** Project specific lot area, sub area to Woodmont Commons PUD

Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
RESIDENTIAL DWELLING SPACES	9 x 20	9 x 20	500	500
OUTDOOR RECREATION	9 x 20	9 x 20	3	4
AMENITY SPACES **	9 x 20	9 x 20	27	27
STANDARD ACCESSIBLE SPACES *	8 x 20	9 x 20	1	1
VAN ACCESSIBLE SPACES	8 x 20	9 x 20	1	2
TOTAL SPACES			530	534

* ADA/STATE/LOCAL REQUIREMENTS
** INCLUDES 1 VAN ACCESSIBLE AND 1 STANDARD ACCESSIBLE SPACE

Parking Requirements:

RESIDENTIAL DWELLING	250 UNITS	x	2 SPACES	/ 1 UNIT	=	500 SPACES
OUTDOOR RECREATION FACILITIES - SPORTS COURT	1 COURT	x	3 SPACES	/ 1 COURT	=	3 SPACES
COMMUNITY CENTER	6,710 SF	x	4 SPACES	/ 1,000 SF	=	27 SPACES
			TOTAL PARKING REQUIRED		=	530 SPACES

Notes

1. THE SITE PLAN IS GOVERNED BY THE 2013 WOODMONT COMMONS MASTER PLAN AND THE TOWN OF LONDONDERRY'S LAND USE REGULATIONS IN EFFECT AT THAT TIME. ON DECEMBER 11TH, 2024, THE LONDONDERRY PLANNING BOARD APPROVED A COMPLIANCE ALTERNATIVE REQUEST ALLOWING FOR A VARIATION TO THE LOT TYPE, EXISTING DIMENSIONAL SETBACK AND FRONTAGE REQUIREMENTS.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE OVERALL PROPOSED SITE DEVELOPMENT, INCLUDING THE FULL SUBJECT PARCEL AND ABUTTING PARCEL INFORMATION. FOR GREATER DESIGN DETAIL RELATIVE TO THE PROPOSED DEVELOPMENT, REFER TO THE OTHER SHEETS PROVIDED HEREIN.
3. MAP 10, LOT 42 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 COUNTRY, NEW HAMPSHIRE, MAP NUMBER 33015C0338E, EFFECTIVE DATE MAY 17, 2005.
4. 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.
5. 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.
6. 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 AND BRIDGE CONSTRUCTION.
7. 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.
8. IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA § 676:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF OCCUPANCY.
9. PARCEL USES: USES SHOWN BELOW ARE BASED ON AVAILABLE PROPERTY CARD INFORMATION.
   EXISTING USE: VACANT LAND
   PROPOSED USE: RESIDENTIAL DEVELOPMENT
10. CONTRACTOR TO COORDINATE WITH THE TOWN OF LONDONDERRY FIRE DEPARTMENT FOR THEIR REQUIREMENTS FOR FIRE ACCESS AND MAINTENANCE THROUGHOUT THE CONSTRUCTION PHASE. FIRE DEPARTMENT ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF THE FIRE APPARATUS AND BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE.

OWNER'S SIGNATURE
Signed by: Kevin Smith
E746E121820D...
OWNER OR REPRESENTATIVE

Approved by the Town of Londonderry N.H. Planning Board
on Date: _____
Certified By: _____

vhb.com
vhb
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
D3-1	VAIRES	8"	STREET NAME
R1-1	30"	30"	STOP
R2-1-15	24"	30"	SPEED LIMIT 15
R2-1-25	24"	30"	SPEED LIMIT 25
R7-8	12"	18"	RESERVED PARKING
R7-8aP	12"	6"	VAN ACCESSIBLE
R8-31	12"	18"	NO PARKING FIRE LANE
W11-2	30"	30"	
W16-7P	24"	12"	

0 100 200 400Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ | Checked by: DHF
Issued for: Permitting | Date: February 20, 2025

Not Approved for Construction

Drawing Title: Overall Site Plan

Drawing Number: C2.00

Sheet 2 of 111

STATE OF NEW HAMPSHIRE - DAVID N. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER
11/13/2025

Project Number: 53140.00

\\vhb.com\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\ld\Planset\5314000-LM.dwg

Match Line
See Sheet C2.06

THORNTON HILL AVE

36'R

STOP

R1-1
D3-1

EOP

R2-1-15

R8-31
SPACING 100'
(TYP)

OXFORD COURT

A75 -2A/B
A73-3B
A71-3A
A69 -2A/B
A67-2C
A65-3B
A63-3B
A61 -2A/B
A59 -2A/B
A57-3B
A55-3A
A53 -2A/B
A51-3A
A49-3B
A47-3A
A45 -2A/B
A43-3A
A41 -2A/B
A39-2A/B
A37-2A/B
A35-2A/B
A33-2C
A31-1
A29-2A/B
A60-3B
A58 -2A/B
A56 -2A/B
A54-1
A52-3A
A50 -2A/B
A48-3A
A46-3B
A44-3A
A42-3B
A40-3B
A38 -2A/B
A36-2C
A34 2A/B
A32 -2A/B
A30-1
A28 -2A/B

12' ACCESS PATH
(SEE DETAIL)(TYP)

PROPOSED 10'
DRAINAGE EASEMENT

10'

S 71°46'20" W
312.18'

N/F
EDWARD J.
TROMBLEY
24 HOVEY ROAD
LONDONDERRY,
NH 03053
MAP 10, LOT 39
BK. 4774, PG. 1178
ZONE: AR-1
USE: RESIDENTIAL

N/F
CHRISTEN ANN GOODWIN
20 HOVEY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 39-1
BK. 6513, PG. 140
ZONE: AR-1
USE: RESIDENTIAL

Match Line
See Sheet C2.02

24' PRIVATE ROAD
TO BE MAINTAINED
BY OWNER (TYP)

STONE DUST
PATH (TYP)

W11-2
W16-7P

8' X 8' STONE
DUST PAD

CROSSWALK (TYP)

R2-1-25

23.6'R

24'

CLUSTER A
68 Dwelling Units

AMENITY PERGOLA
(DESIGN BY OTHERS)

STORMWATER DETENTION
BASIN RIM, SEE GRADING AND
DRAINAGE PLANS (TYP)

CCB

A2 -2A/B
A4-3A
A6 -2A/B
A8-3B
A10-3A
A12 -2A/B
A14 -2A/B
A16-3B
A18-3A
A20 2A/B
A22-3B
A24-3A
A26-3B

REFER TO DETAILS FOR UNIT
DRIVEWAY DIMENSIONS

A1 -2A/B
A3-3B
A5-3A
A7-2C
A9 -2A/B
A11-3B
A13-1
A15-3B
A17-3A
A19 -2A/B
A21-2C
A23-3A
A25 -2A/B
A27 -2A/B

50' PERIMETER BUFFER

805.73'
S 51°54'05" W

56.41'

N/F
RICHARD J. & LORI E.
HILLARD
9 HOVEY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 42-5
BK. 6386, PG. 2149
ZONE: AR-1
USE: RESIDENTIAL

N/F
MARC CHARTIER
11 HOVEY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 42-6
BK. 5511, PG. 908
ZONE: AR-1
USE: RESIDENTIAL

N/F
DANIEL R. PACHECO JR. &
KATHERINE M. PACHECO
22 PILLSBURY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 40
BK. 6059, PG. 338
ZONE: AR-1
USE: RESIDENTIAL

N/F
MEGHAN MASURY
18 PILLSBURY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 40-1
BK. 6282, PG. 340
ZONE: AR-1

Match Line
See Sheet C2.07

Match Line
See Sheet C2.08

OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E1218206...
OWNER OR REPRESENTATIVE

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

on Date: _____

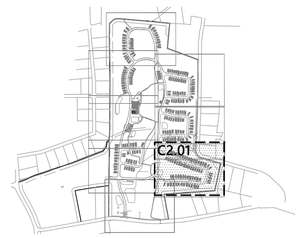
Certified By: _____

_____

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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: **Permitting**
Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C2.01

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED
PROFESSIONAL ENGINEER
11/13/2025

Sheet 3 of 111

Project Number
53140.00

Saved Tuesday, November 11, 2025 2:47:46 PM JHOWE Plotted Tuesday, November 11, 2025 3:26:22 PM Jason Howe

\\vhb.com\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\ld\Planset\5314000-LM.dwg

Match Line
See Sheet C2.06

Match Line
See Sheet C2.03

Match Line
See Sheet C2.01

Match Line
See Sheet C2.07

THORNTON HILL AVE

REDFIELD COURT

OXFORD COURT

GUARDRAIL (TYP)

R1-1
D3-1

R2-1-15

R2-1-25

CROSSWALK (TYP)

8' X 8' STONE DUST PAD

W11-2
W16-7P

STORMWATER DETENTION BASIN RIM, SEE GRADING AND DRAINAGE PLANS (TYP)

CLUSTER B
45 Dwelling Units

AMENITY PERGOLA
(DESIGN BY OTHERS)

24' PRIVATE ROAD
TO BE MAINTAINED
BY OWNER (TYP)

PROPOSED 10'
DRAINAGE EASEMENT

R8-31
SPACING 100' (TYP)

REFER TO DETAILS FOR UNIT
DRIVEWAY DIMENSIONS

12' ACCESS PATH
(SEE DETAIL)(TYP)

GATE ASSEMBLY WITH CLICK 2 ENTER
ELECTRONIC LOCK, TO BE COORDINATED
WITH LONDONDERRY FIRE DEPARTMENT

50' PERIMETER BUFFER

TBM 112
MAG NAIL SET PAVEMENT
ELEV.=458.60'

B53 -2A/B
B51-3B
B49 -2A/B
B47-3B
B45 -2A/B
B43-3A
B41 -2A/B
B39 -2A/B
B37-3A
B35 -2A/B
B33-2A/B
B31-3B
B29-2A/B
B27-2C
B25-3A
B23-3B
B21 -2A/B
B19-2C
B17-3B
B15 -2A/B
B13-3A
B11-3A
B9-3B
B7 -2A/B
B5-3A
B3 -2A/B
B1 -2A/B
B36 -2A/B
B34-1
B32 -2A/B
B30 -2A/B
B28 -2A/B
B26-3A
B24-3A
B22 -2A/B
B20-3B
B18-3B
B16-1
B14 -2A/B
B12-3A
B10-2C
B8-3A
B6 -2A/B
B4-1
B2 -2A/B
A75 -2A/B
A73-3B
A71-3A
A69 -2A/B
A67-2C
A65-3B
A63-3B
A61 -2A/B
A59 -2A/B
A60-3B

N/F
JOSEPH E. DANIELS
REVOCABLE TRUST
30 HOVEY ROAD
LONDONDERRY, NH
03053
MAP 10, LOT 38
BK. 6514, PG. 1980
ZONE: AR-1
USE: RESIDENTIAL

N/F
JEFFREY M.
BOLES
28 HOVEY ROAD
LONDONDERRY,
NH 03053
MAP 10, LOT 38-4
BK. 6360, PG. 797
ZONE: AR-1
USE: RESIDENTIAL

N/F
JOHN
STODDARD
26 HOVEY ROAD
LONDONDERRY,
NH 03053
MAP 10, LOT 38-5
BK. 4777, PG. 1880
ZONE: AR-1
USE: RESIDENTIAL

N/F
EDWARD J.
TROMBLEY
24 HOVEY ROAD
LONDONDERRY,
NH 03053
MAP 10, LOT 39
BK. 4774, PG. 1178
ZONE: AR-1
USE: RESIDENTIAL

MAP 10, LOT 38-3
BK. 3586, PG. 1446
ZONE: AR-1
USE: RESIDENTIAL

(PUD)
(AR-1)

OWNER'S SIGNATURE

Signed by:
Kevin Smith
E746E121E820...

OWNER OR REPRESENTATIVE

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

on Date: _____

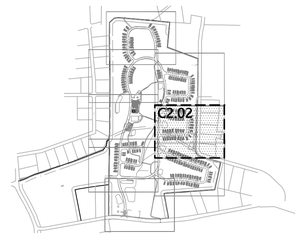
Certified By: _____

_____

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Suite 200
Bedford, NH 03110
603.391.3900



0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: **Permitting**
Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C2.02

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 4 of 111

Project Number
53140.00

Saved Tuesday, November 11, 2025 2:47:46 PM JHOWE Plotted Tuesday, November 11, 2025 3:26:39 PM Jason Howe

Match Line
See Sheet C2.04

Match Line
See Sheet C2.05

Match Line
See Sheet C2.06

Match Line
See Sheet C2.02

8' X 8' STONE DUST PAD

W11-2
W16-7P

CROSSWALK (TYP)

CCB

24'

T8-3B
T6-3A
T4-3A
T2-2A/B

EOP

R1-1
D3-1

100'R

50'R

R2-1-15

R2-1-25

BRAMLEY COURT

C53 -2A/B
C51-1
C49 -2A/B
C47-3B
C45 -2A/B
C43-3A
C41-1
C39 -2A/B
C37-2C
C35-3A
C33 -2A/B
C31-2A/B
C29-2A/B
C27-3A
C25-2A/B
C23-3A
C21-3A
C19-2A/B
C17-3B
C15-3B
C13-3B
C11-3A
C9 -2A/B
C7-3A
C5-2C
C3 -2A/B
C1 -2A/B
C30 -2A/B
C28 -2A/B
C26 -2A/B
C24 -2A/B
C22 -2A/B
C20-3B
C18-3A
C16 -2A/B
C14 -2A/B
C12 -2A/B
C10 -2A/B
C8-3B
C6-3A
C4 -2A/B
C2 -2A/B

T7-2A/B
T5-1
T3-2C
T1-3B

W11-2
W16-7P

STONE DUST PATH (TYP)

50' WETLAND BUFFER

CROSSWALK (TYP)
8' X 8' STONE DUST PAD

AMENITY PERGOLA
(DESIGN BY OTHERS)

24' PRIVATE ROAD
TO BE MAINTAINED
BY OWNER (TYP)

STORMWATER
DETENTION BASIN
RIM, SEE GRADING
AND DRAINAGE
PLANS (TYP)

R8-31
SPACING 100' (TYP)

CLUSTER C
50 Dwelling Units

THORNTON HILL AVE

GUARDRAIL
(TYP)

FIELD STONE
RETAINING WALL

186'R

40'S

35'R

REFER TO DETAILS FOR UNIT
DRIVEWAY DIMENSIONS

PROPOSED 10'
DRAINAGE EASEMENT

10'

28.7'

35.5'

57.6'

340.82'

200.68'

S 33°47'32" E

499.66'

S 32°58'14" E

N/F
PILLSBURY REALTY
DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051
MAP 10, LOT 23
BK. 5140, PG. 2432
ZONE: AR-1
USE: RESIDENTIAL

N/F
GAIL M. ROY
REVOCABLE TRUST
32 HOVEY ROAD
LONDONDERRY, NH
03053
MAP 10, LOT 38-5
BK. 3586, PG. 1446
ZONE: AR-1

(PUD)

(AR-1)

OWNER'S SIGNATURE

Signed by:
Kevin Smith
E746E121B2B2...

OWNER OR REPRESENTATIVE

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

on Date: _____

Certified By: _____

_____

vhb.com

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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: Permitting
Date: February 20, 2025

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C2.03

Sheet 5 of 111

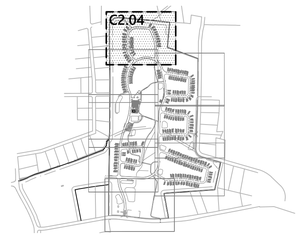
Project Number
53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED
PROFESSIONAL ENGINEER
11/13/2025

Saved Tuesday, November 11, 2025 2:47:46 PM JHOWE Plotted Tuesday, November 11, 2025 3:26:52 PM Jason Howe

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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



N/F
PENNICHUCK
EAST UTILITY, INC.
25 WALNUT ST.
P.O. BOX 428
NASHUA, NH 03060
MAP 10, LOT 142
BK. 5214, PG. 246
ZONE: AR-1
USE: COMMERCIAL

N/F
IWG II, LLC.
1199 N. FAIRFAX ST. SUITE 700
ALEXANDRIA, VA 22314
MAP 10, LOT 18
BK. 5869, PG. 2469
ZONE: AR-1
USE: COMMERCIAL

N/F
TOWN OF
LONDONDERRY
268B MAMMOTH ROAD
LONDONDERRY, NH 0305
MAP 10, LOT 154
BK. 4294, PG. 2802
ZONE: AR-1 / PUD-1
USE: CEMETERY

N/F
VID COSCIA
4 KITT LANE
NDERRY, NH 03053
10, LOT 16-25
5160, PG. 1344
ZONE: AR-1
: RESIDENTIAL

N/F
A J. BALDWIN
ABLE TRUST
KITT LANE
ERRY, NH 03053
0, LOT 16-24
37, PG. 1734
NE: AR-1
RESIDENTIAL

N/F
R F. GALLO
KITT LANE
ERRY, NH 03053
0, LOT 16-23
369, PG. 181
NE: AR-1
RESIDENTIAL

N/F
E ANTHONY
PELLETIER
8 KITT LANE
NDERRY, NH 03053
P 10, LOT 16-22
6186, PG. 2584
ZONE: AR-1
E RESIDENTIAL

N 46°01'58" E 62.14'
N 46°00'28" E 91.17'
N 60°57'55" E 386.50'
(AR-1)
(PUD)
N 60°35'59" E 148.78'
N 61°53'45" E 288.53'
N 23°20'29" W 216.00'
N 34°43'28" W 257.72'
N 24°14'38" E 398.10'

TIE INTO EXISTING GRAVEL ACCESS

12' WIDE GRAVEL UTILITY ACCESS ROAD - FOR UTILITY SERVICE USE ONLY

20 FT. WIDE UTILITY EASEMENT BK. 6539, PG. 2559

50' PERIMETER BUFFER

WETLAND BUFFER

55.85'

D19-3A
D17-3A
D15-3B
D13-2A/B
D11-1
D9-2A/B
D7-3B
D5-3A
D3-2A/B
D1-3A
D21-3A
D23-2C
D25-3A
D27-3A
D29-2A/B
D31-3A
D33-3A
D35-1
D37-2A/B
D39-2A/B
D41-2A/B
D43-3A
D45-2A/B
D47-2C
D28-3B
D30-2A/B
D32-3A
D34-3B
D36-3A
D38-2A/B
D40-3A
D42-2A/B

R8-31
SPACING 100' (TYP)

GUARDRAIL (TYP)

726'R

26'R

KINGSTON COURT

REFER TO DETAILS FOR UNIT DRIVEWAY DIMENSIONS

488'R

CLUSTER D
32 Dwelling Units

Match Line
See Sheet C2.05

Match Line
See Sheet C2.03

EOP

160'R

24'

R2-1-15

36'R

CCB

238'R

R8-31
SPACING 100' (TYP)

R1-1
D3-1

24' PRIVATE ROAD
TO BE MAINTAINED
BY OWNER (TYP)

GUARDRAIL (TYP)

8' X 8'
STONE
DUST PAD

W11-2
W16-7P

CROSSWALK (TYP)

10' BUILDING SETBACK

EDGE OF BRUSH

EDGE OF WOODS

0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
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Designed by: BJZ
Checked by: DHF

Issued for: Permitting
Date: February 20, 2025

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C2.04

Sheet 6 of 111

Project Number
53140.00

OWNER'S SIGNATURE
Signed by: Erwin Smith
E746E121820...
OWNER OR REPRESENTATIVE

Approved by the Town of Londonderry N.H. Planning Board
on Date: _____
Certified By: _____

DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER STATE OF NEW HAMPSHIRE
11/13/2025

Saved Tuesday, November 11, 2025 2:47:46 PM JHOWE Plotted Tuesday, November 11, 2025 3:27:07 PM Jason Howe

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N/F
PETER F. GALLO
30 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-23
BK. 4069, PG. 181
ZONE: AR-1
USE: RESIDENTIAL

N/F
JANE ANTHONY PELLETIER
28 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-22
BK. 5186, PG. 2584
ZONE: AR-1
USE: RESIDENTIAL

N/F
RH & AB NORTON LIVING TRUST
26 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-21
BK. 5987, PG. 1446
ZONE: AR-1
USE: RESIDENTIAL

20 FT. WIDE
UTILITY EASEMENT
BK. 6539, PG. 2559

N/F
RONALD J. & DEBRA A. JERACKAS
24 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-20
BK. 5672, PG. 2037
ZONE: AR-1
USE: RESIDENTIAL

N/F
JOLENE E. GAWRYS
22 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-19

S 24°39'36" W
554.39'

EDGE OF BRUSH

EDGE OF WOODS

PLD (AR-1)

50'

D38-2A/B
D39-2A/B
D40-3A
D41-2A/B
D42 -2A/B
D43-3A
D45-2A/B
D47-2C

EOP
EOP

180'R
24'

R2-1-15
36'R
CCB
238'R
R8-31
SPACING 100' (TYP)
40'S
R1-1
D3-1
36'R
CCB
24' PRIVATE ROAD TO BE MAINTAINED BY OWNER (TYP)

GUARDRAIL (TYP)
24'
R1-1
D3-1
CCB
CCB
8' X 8' STONE DUST PAD
36'R
40'S
W11-2
W16-7P
CROSSWALK (TYP)
W11-2
W16-7P

Match Line
See Sheet C2.04

R2-1-25
REFER TO DETAILS FOR UNIT DRIVEWAY DIMENSIONS

T9-2C
T10-2A/B
T11-2A/B
T12-3A
T13-3A
T14-3A
438'R
T15-2A/B
T16-2A/B
T17-2A/B
R8-31
SPACING 100' (TYP)
T18-3A
T19-3A
T20-2A/B
T21-2A/B
T22-2A/B
T23-3A
T24-2A/B
T25-3A
T27-3A
T29-1
T31-2A/B

CLUSTER E
20 Dwelling Units

THORNTON HILL AVE

CCB
188'R
CCB
388'R
CCB
10'R

12' ACCESS PATH (SEE DETAIL)(TYP)

STORMWATER DETENTION BASIN RIM, SEE GRADING AND DRAINAGE PLANS (TYP)

DOG PARK
PCC
10
20'
5'
PCC
22'
10
PCC
22'
9' 8' 9'
NWA
20'
9
PCC
ACR TYPE 'D'
5'
BIKERACK (TYP)

BOLLARD MOUNTED R7-8 R7-8P

DUMPSTER PAD WITH ENCLOSURE (SEE DETAIL)

STONE DUST PATH (TYP)

ELEVATED BOARDWALK CROSSING, SEE DETAIL (TYP)

50' WETLAND BUFFER

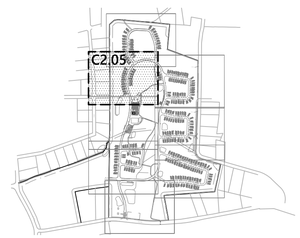
Match Line
See Sheet C2.03

Match Line
See Sheet C2.06

OWNER'S SIGNATURE
Signed by: Kevin Smith
E746E121820F...
OWNER OR REPRESENTATIVE

Approved by the Town of Londonderry N.H. Planning Board
on Date: _____
Certified By: _____
_____

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vhb
2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

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Designed by: BJZ
Checked by: DHF
Issued for: Permitting
Date: February 20, 2025

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C2.05

Sheet 7 of 111

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

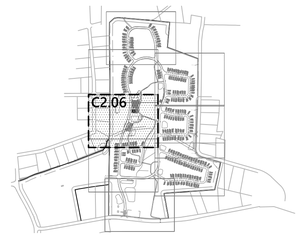
Project Number
53140.00

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0 20 40 80 Feet

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2 Bedford Farms Drive
Suite 200
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603.391.3900



Record Owner: Pillsbury Realty Development, LLC
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Londonderry, New Hampshire 03053

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Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C2.06

Sheet 8 of 111

Project Number 53140.00

OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E121820C4...
OWNER OR REPRESENTATIVE

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

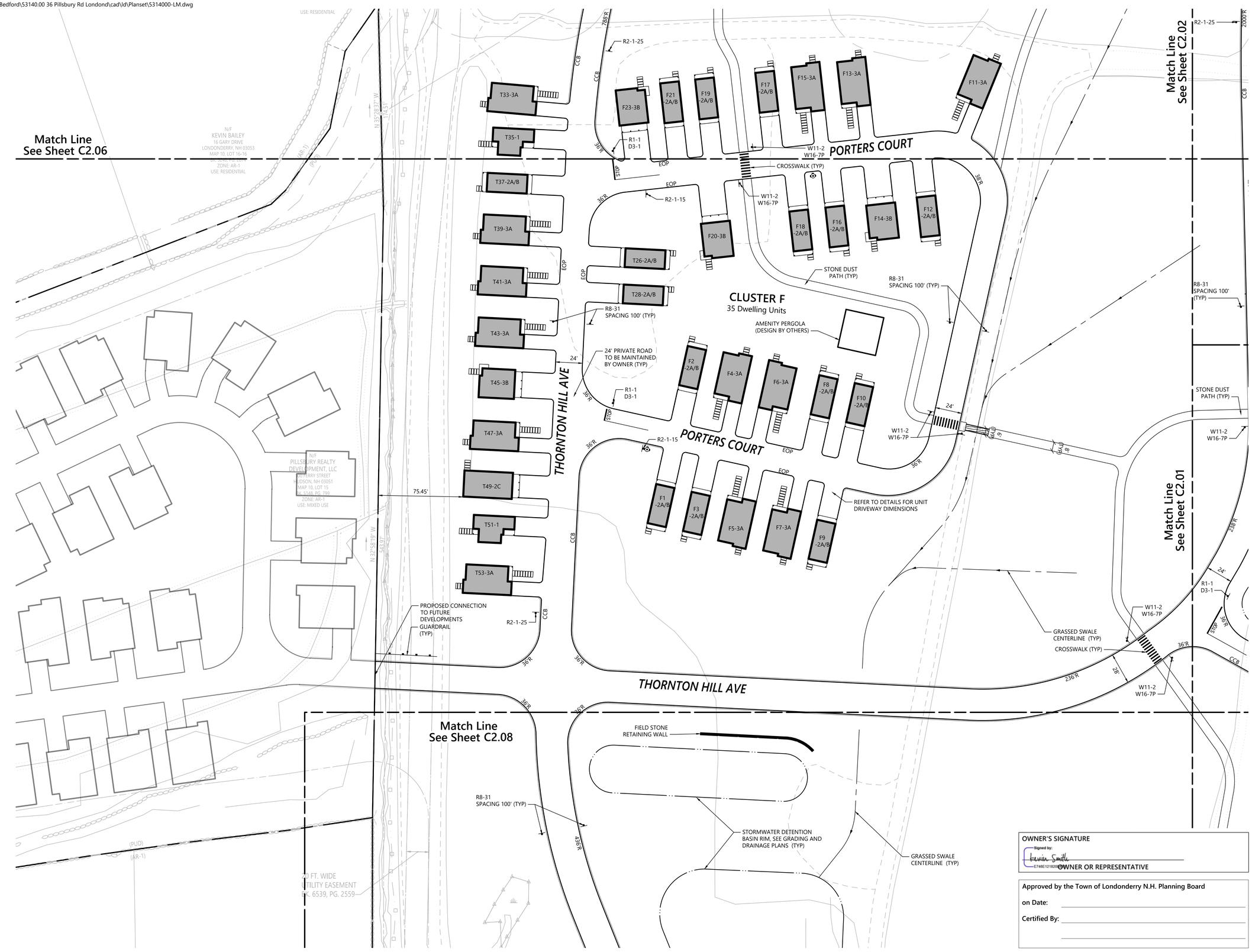
on Date: _____

Certified By: _____

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13938
LICENSED
PROFESSIONAL ENGINEER
11/13/2025

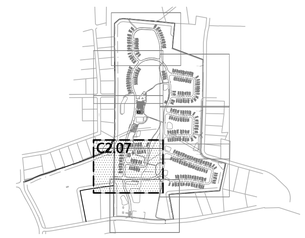
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0 20 40 80 Feet

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Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: **Permitting**
Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Layout and Materials Plan

Drawing Number
C2.07

Sheet 9 of 111

Project Number
53140.00

OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E121B20...
OWNER OR REPRESENTATIVE

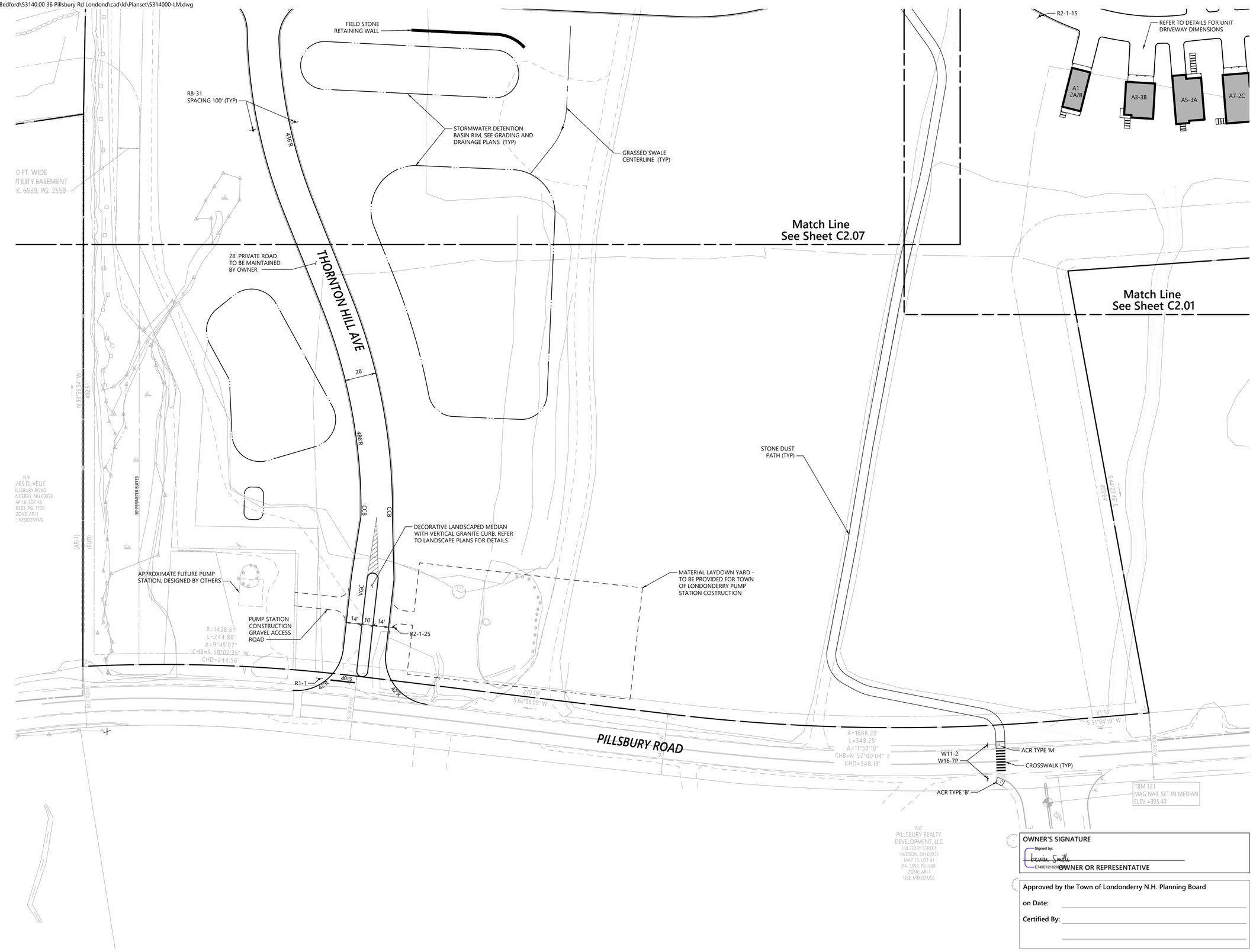
Approved by the Town of Londonderry N.H. Planning Board

on Date: _____

Certified By: _____

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

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OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E1218206...

OWNER OR REPRESENTATIVE

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

on Date: _____

Certified By: _____

_____

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Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ | Checked by: DHF

Issued for: **Permitting** | Date: **February 20, 2025**

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Drawing Title: **Layout and Materials Plan**

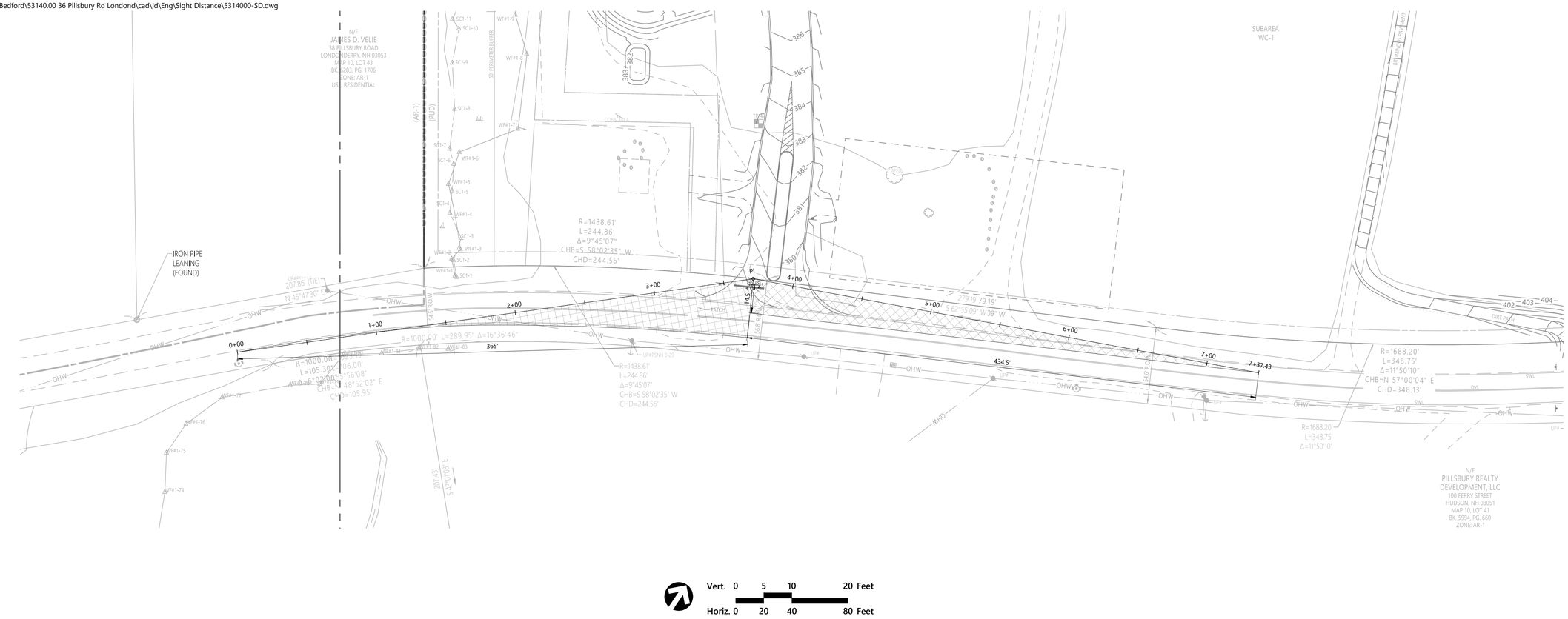
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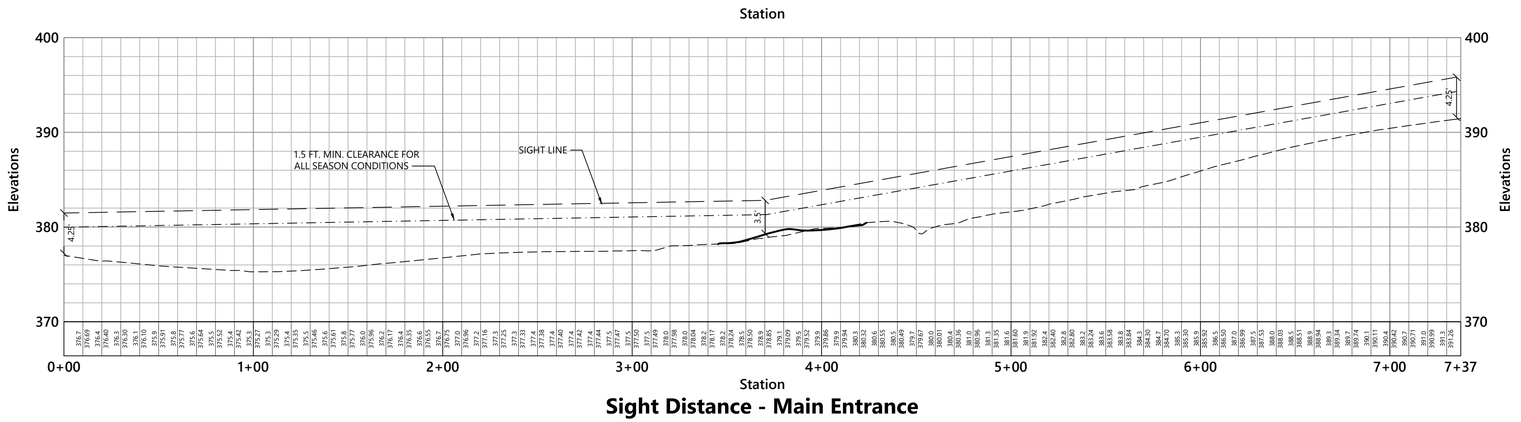
STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 10 of 111

Project Number: 53140.00

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Sight Distance - Main Entrance

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Sight Distance Plan
Pillsbury Road

Drawing Number
C2.09

Sheet 11 of 111

Project Number
53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13935
LICENSED
PROFESSIONAL ENGINEER
11/13/2025

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0 20 40 80 Feet

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Prepared For: Procopio Enterprises, LLC
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Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: **Permitting**
Date: **February 20, 2025**

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Drawing Title
Sight Distance Plan
Oxford Court

Drawing Number
C2.10

Sheet 12 of 111

Project Number
53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

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0 20 40 80 Feet

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Prepared For: Procopio Enterprises, LLC
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Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: **Permitting**
Date: **February 20, 2025**

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Drawing Title
Sight Distance Plan
Redfield Court

Drawing Number
C2.11

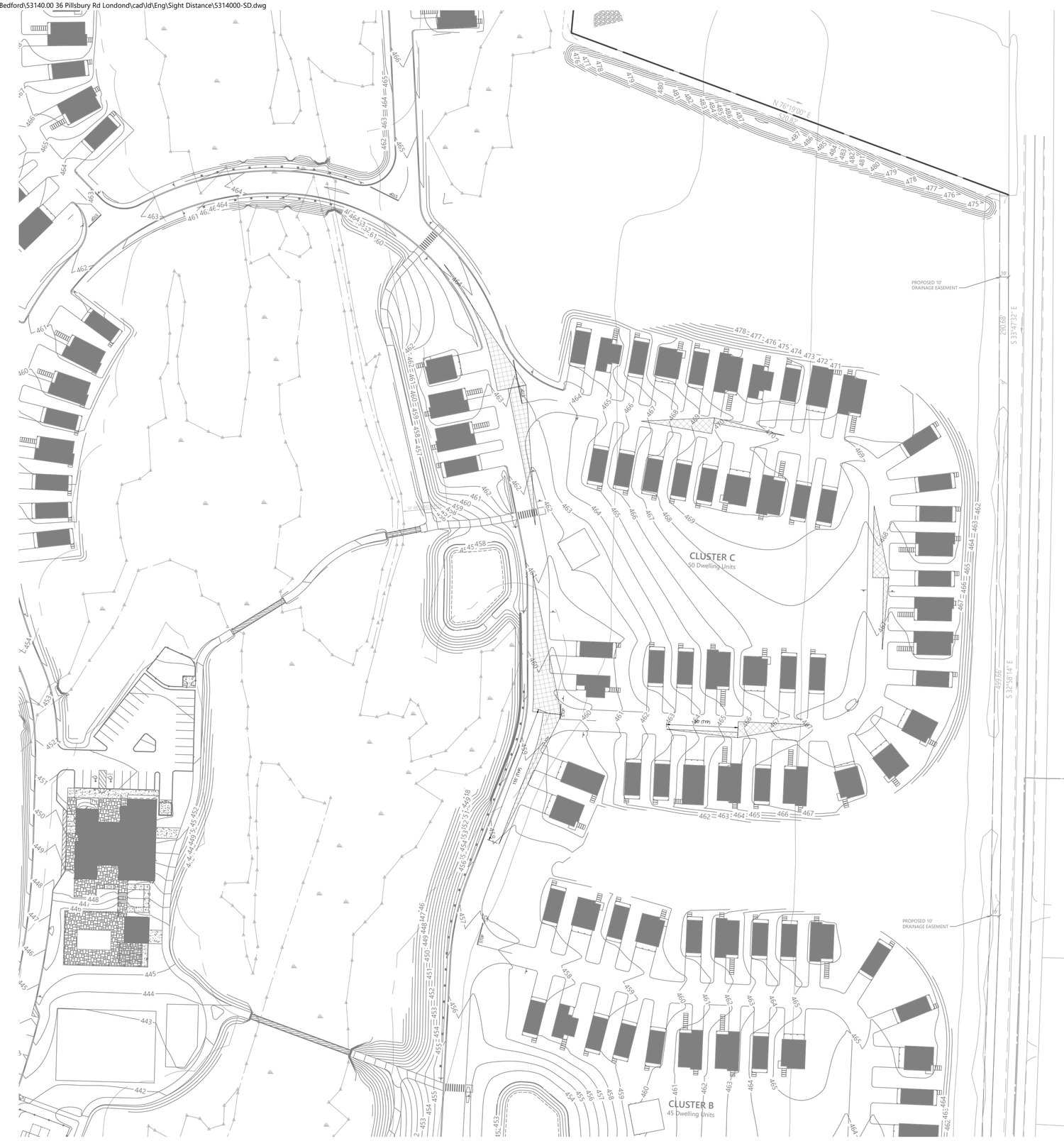
Sheet 13 of 111

Project Number
53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
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11/13/2025

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Prepared For: Procopio Enterprises, LLC
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Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title

Sight Distance Plan
Bramley Court

Drawing Number

C2.12

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 14 of 111

Project Number 53140.00

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

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Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Sight Distance Plan
Kingston Court

Drawing Number
C2.13

Sheet 15 of 111

Project Number
53140.00

STATE OF NEW HAMPSHIRE
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No. 13382
LICENSED PROFESSIONAL ENGINEER
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0 20 40 80 Feet

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
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Issued for: **Permitting**
Date: **February 20, 2025**

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Drawing Title
Sight Distance Plan
Thornton Hill Avenue

Drawing Number
C2.14

Sheet 16 of 111

STATE OF NEW HAMPSHIRE – DAVID H. FENSTERMACHER No. 13302 – LICENSED PROFESSIONAL ENGINEER
11/13/2025

Project Number
53140.00

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0 20 40 80 Feet

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
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Issued for: Permitting
Date: February 20, 2025

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Drawing Title
Sight Distance Plan
Porters Court

Drawing Number
C2.15

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

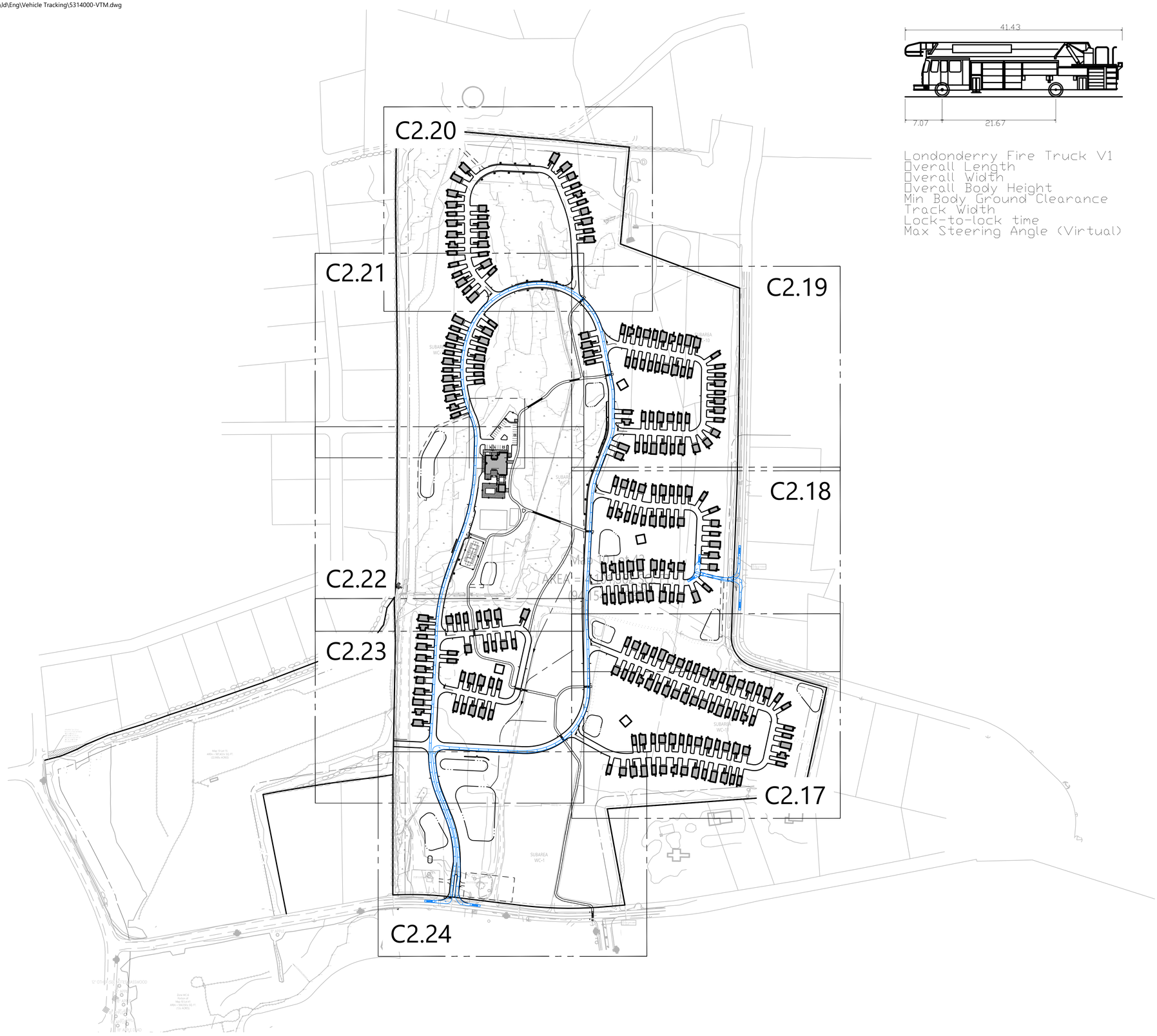
Sheet 17 of 111

Project Number
53140.00

Saved Tuesday, November 11, 2025 10:13:30 AM JHOWE Plotted Tuesday, November 11, 2025 3:31:56 PM Jason Howe

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Londonderry Fire Truck V1	
Overall Length	41.430ft
Overall Width	7.702ft
Overall Body Height	10.380ft
Min Body Ground Clearance	0.810ft
Track Width	7.702ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°



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0 100 200 400 Feet

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Overall Vehicle Access Plan

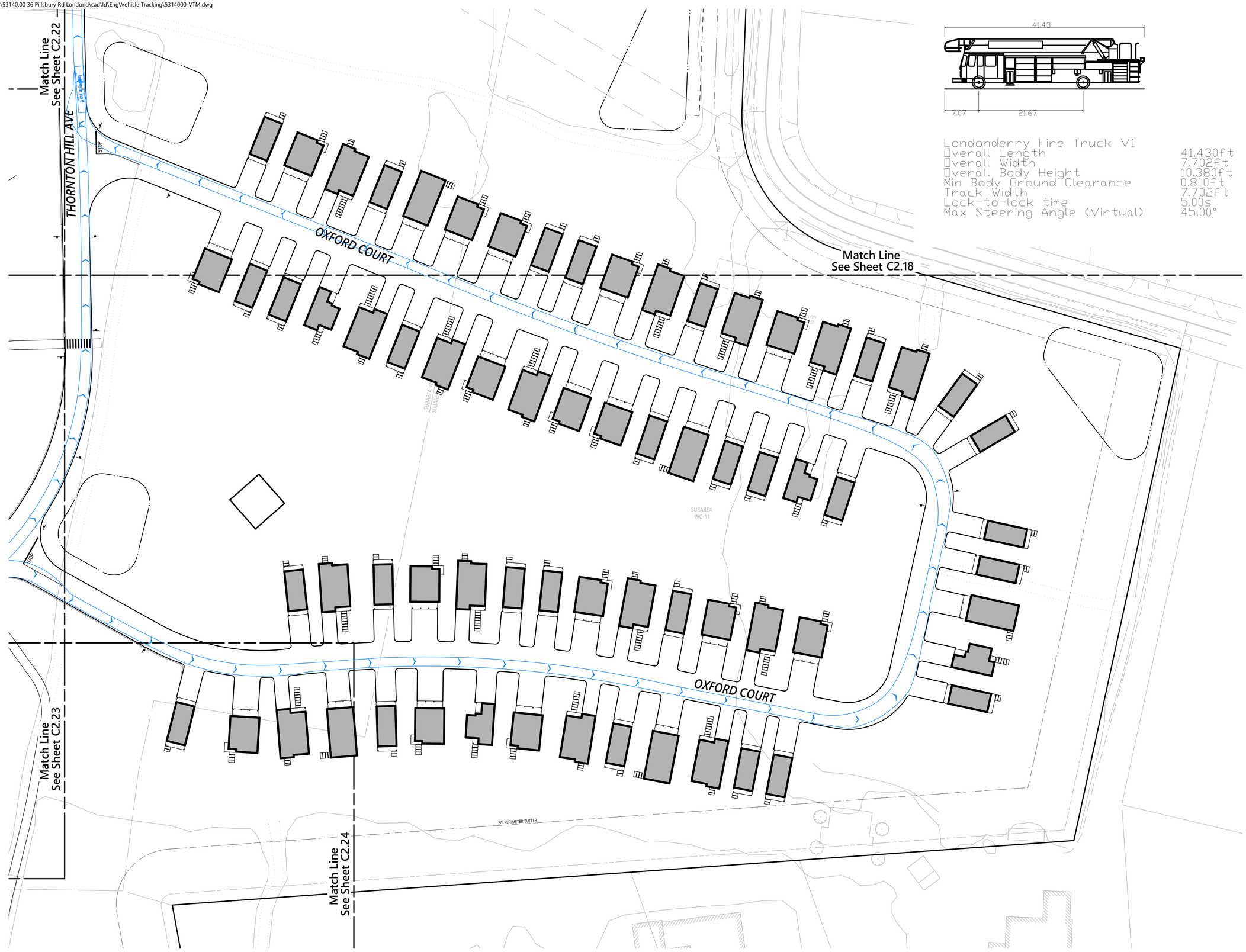
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C2.16

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
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11/13/2025

Sheet 18 of 111

Project Number 53140.00

Saved Wednesday, November 12, 2025 1:47:00 AM BZOLLER Plotted Wednesday, November 12, 2025 8:04:00 AM Jason Howe



Londonderry Fire Truck V1	
Overall Length	41.430ft
Overall Width	7.702ft
Overall Body Height	10.380ft
Min Body Ground Clearance	0.810ft
Track Width	7.702ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

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0 20 40 80 Feet

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Vehicle Access Plan

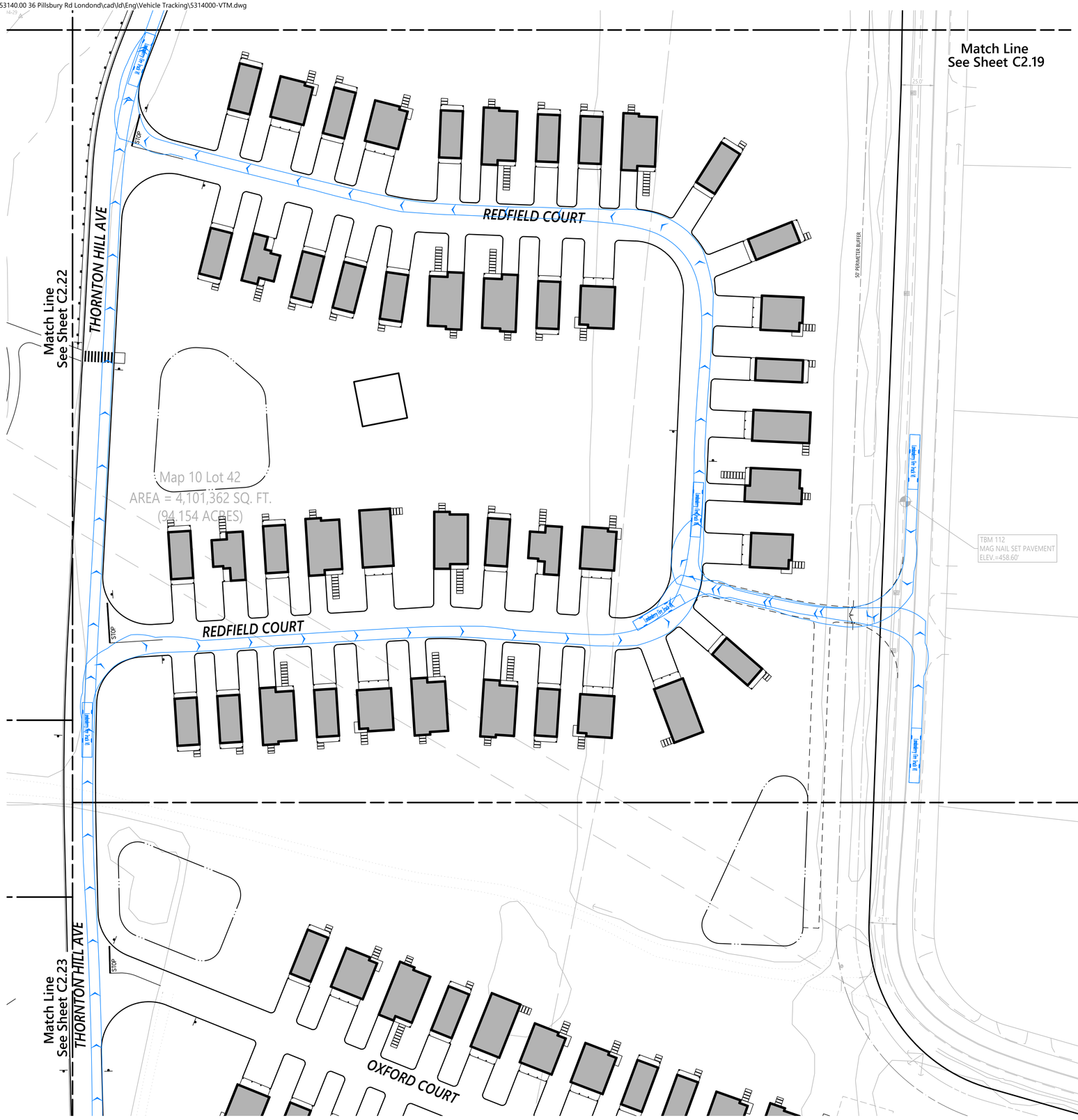
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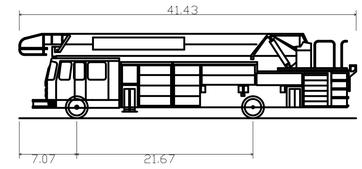
Sheet 19 of 111

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
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11/13/2025

Project Number
53140.00

Saved Tuesday, November 11, 2025 7:15:29 PM JHOWE Plotted Wednesday, November 12, 2025 1:18:45 AM Ben Zoller





Londonderry Fire Truck V1	
Overall Length	41.430ft
Overall Width	7.702ft
Overall Body Height	10.380ft
Min Body Ground Clearance	0.810ft
Track Width	7.702ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

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0 20 40 80 Feet

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Vehicle Access Plan

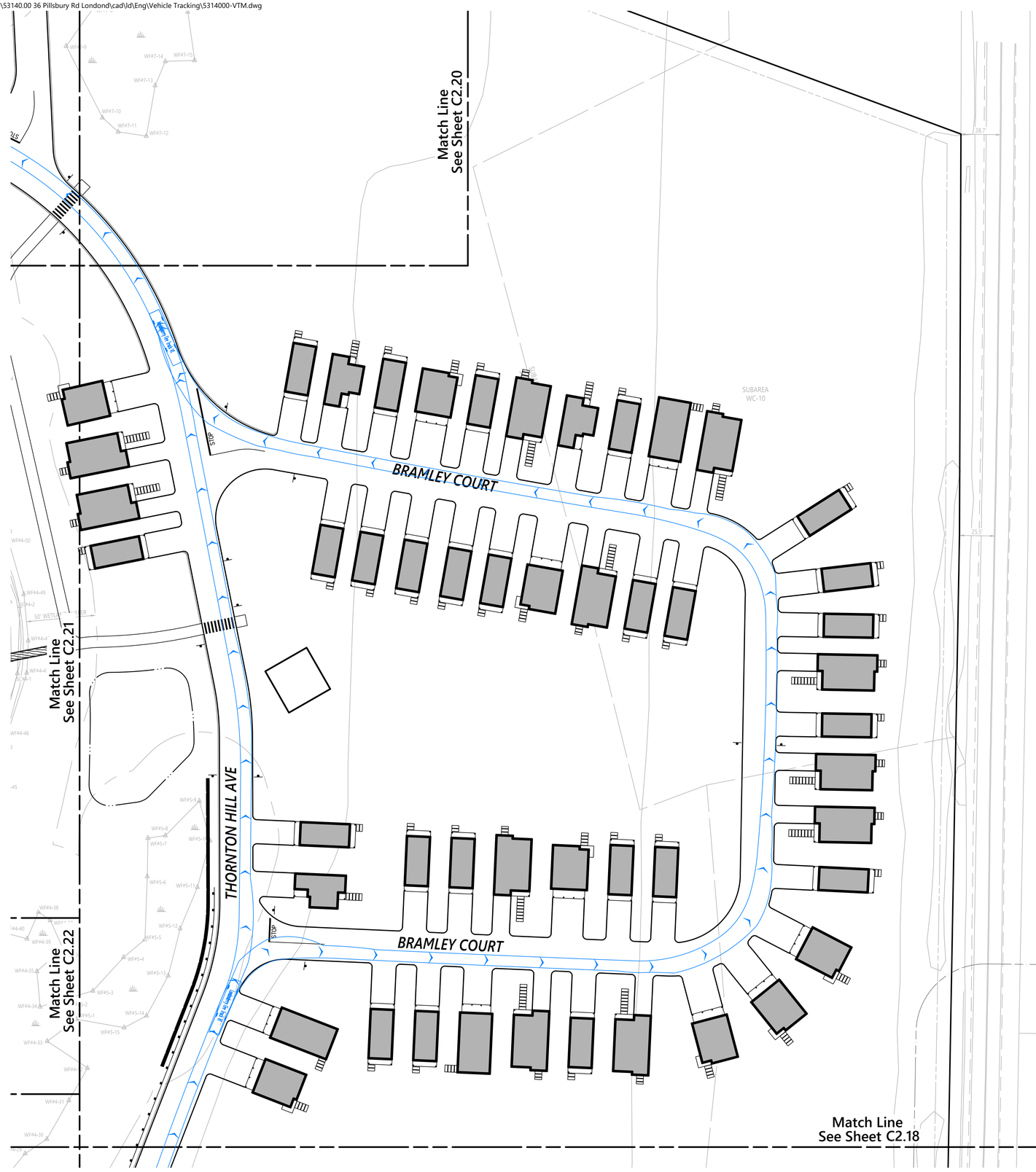
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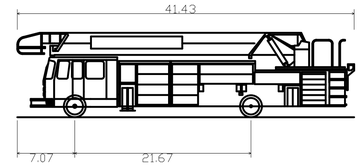
Sheet 20 of 111

Project Number 53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
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11/13/2025

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Londonderry Fire Truck V1	
Overall Length	41.430ft
Overall Width	7.702ft
Overall Body Height	10.380ft
Min Body Ground Clearance	0.810ft
Track Width	7.702ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

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0 20 40 80 Feet

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
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Date: February 20, 2025

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Drawing Title
Vehicle Access Plan

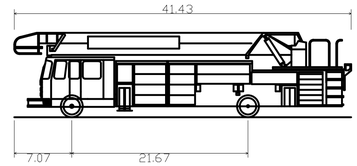
Drawing Number
C2.19

Sheet 21 of 111

Project Number
53140.00

STATE OF NEW HAMPSHIRE
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Londonderry Fire Truck V1	
Overall Length	41.430ft
Overall Width	7.702ft
Overall Body Height	10.380ft
Min Body Ground Clearance	0.810ft
Track Width	7.702ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

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50' PERIMETER BUFFER

WETLAND BUFFER

KINGSTON COURT

KINGSTON COURT

AREA WC-7

AREA WC-8

EDGE OF WOODS

EDGE OF BRUSH

Match Line
See Sheet C2.21

Match Line
See Sheet C2.18

10' BUILDING SETBACK

0 20 40 80 Feet

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
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Issued for: Permitting
Date: February 20, 2025

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Drawing Title:
Vehicle Access Plan

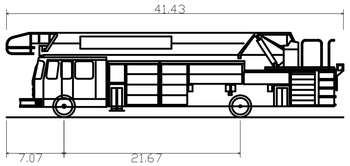
Drawing Number:
C2.20

Sheet 22 of 111

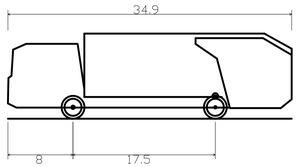
STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Project Number: 53140.00

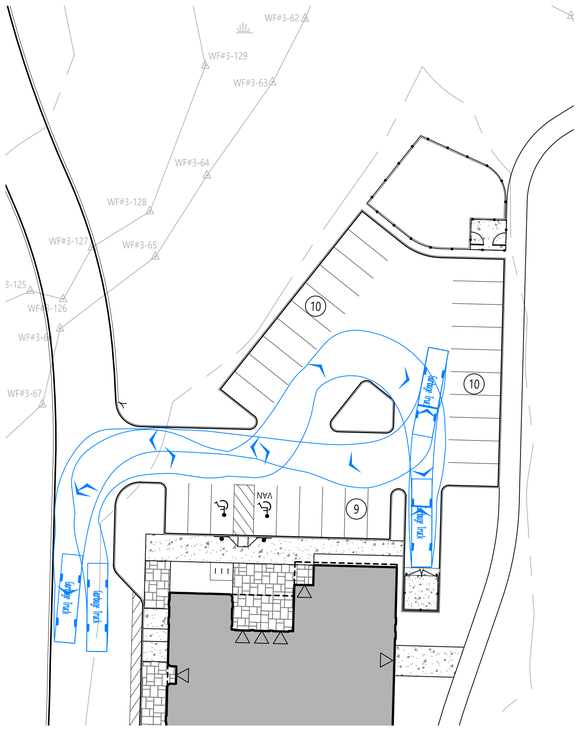
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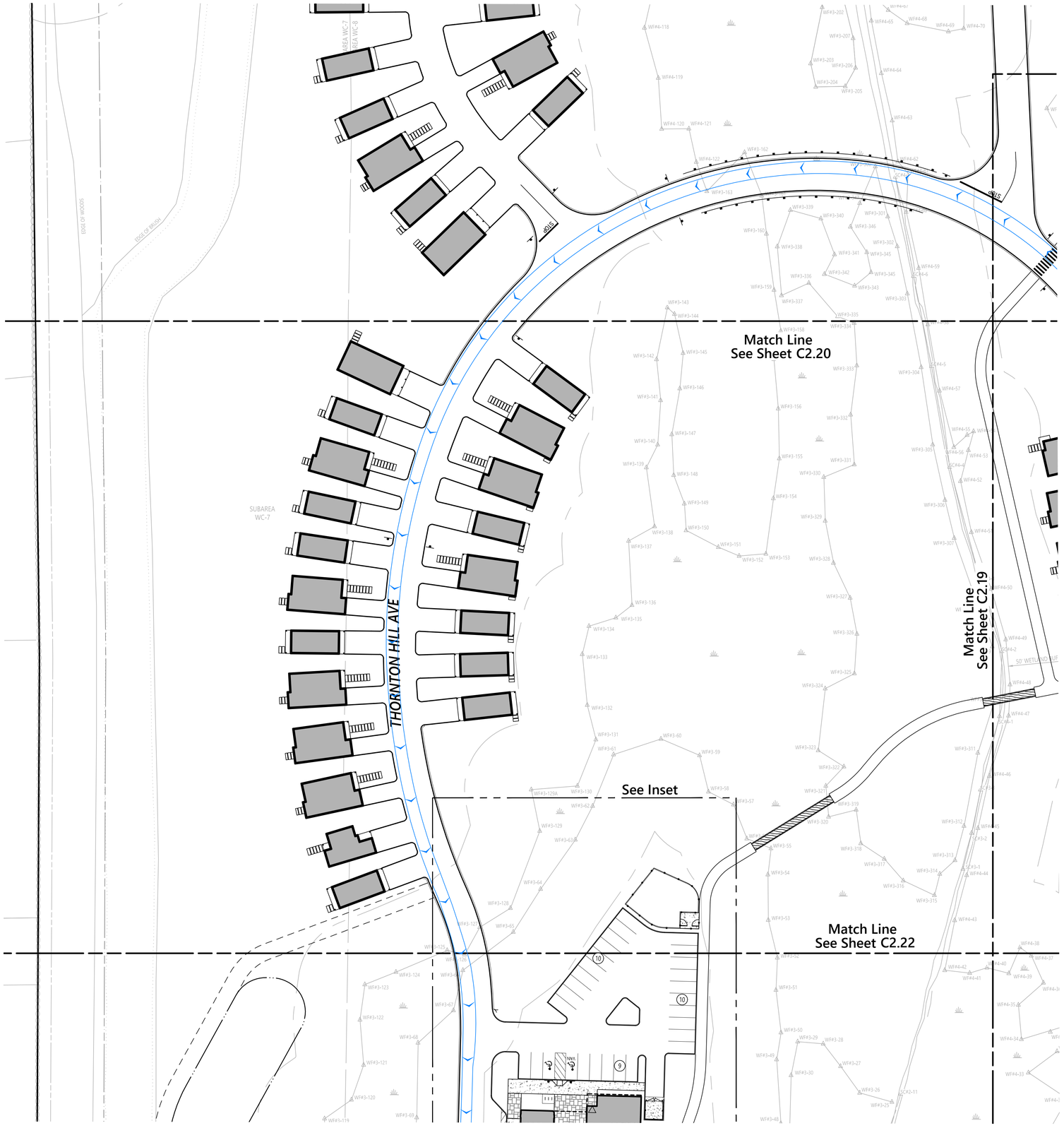
Londonderry Fire Truck V1	
Overall Length	41.430ft
Overall Width	7.702ft
Overall Body Height	10.380ft
Min Body Ground Clearance	0.810ft
Track Width	7.702ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°



Garbage Truck	
Overall Length	34.900ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	37.00°



Inset
1" = 30'



0 20 40 80 Feet

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Prepared For: Procopio Enterprises, Inc.
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

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Drawing Title
Vehicle Access Plan

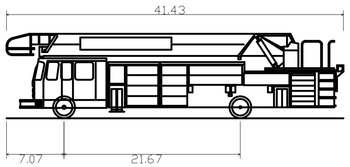
Drawing Number
C2.21

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

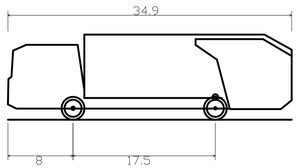
Sheet 23 of 111

Project Number 53140.00

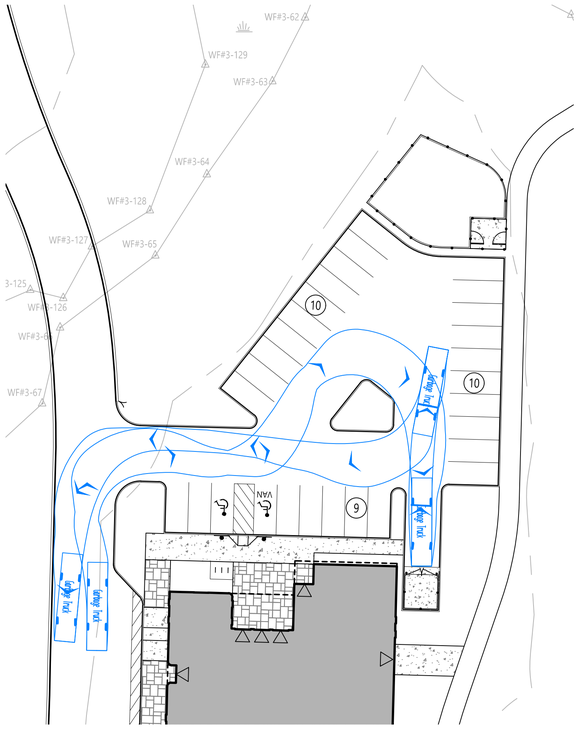
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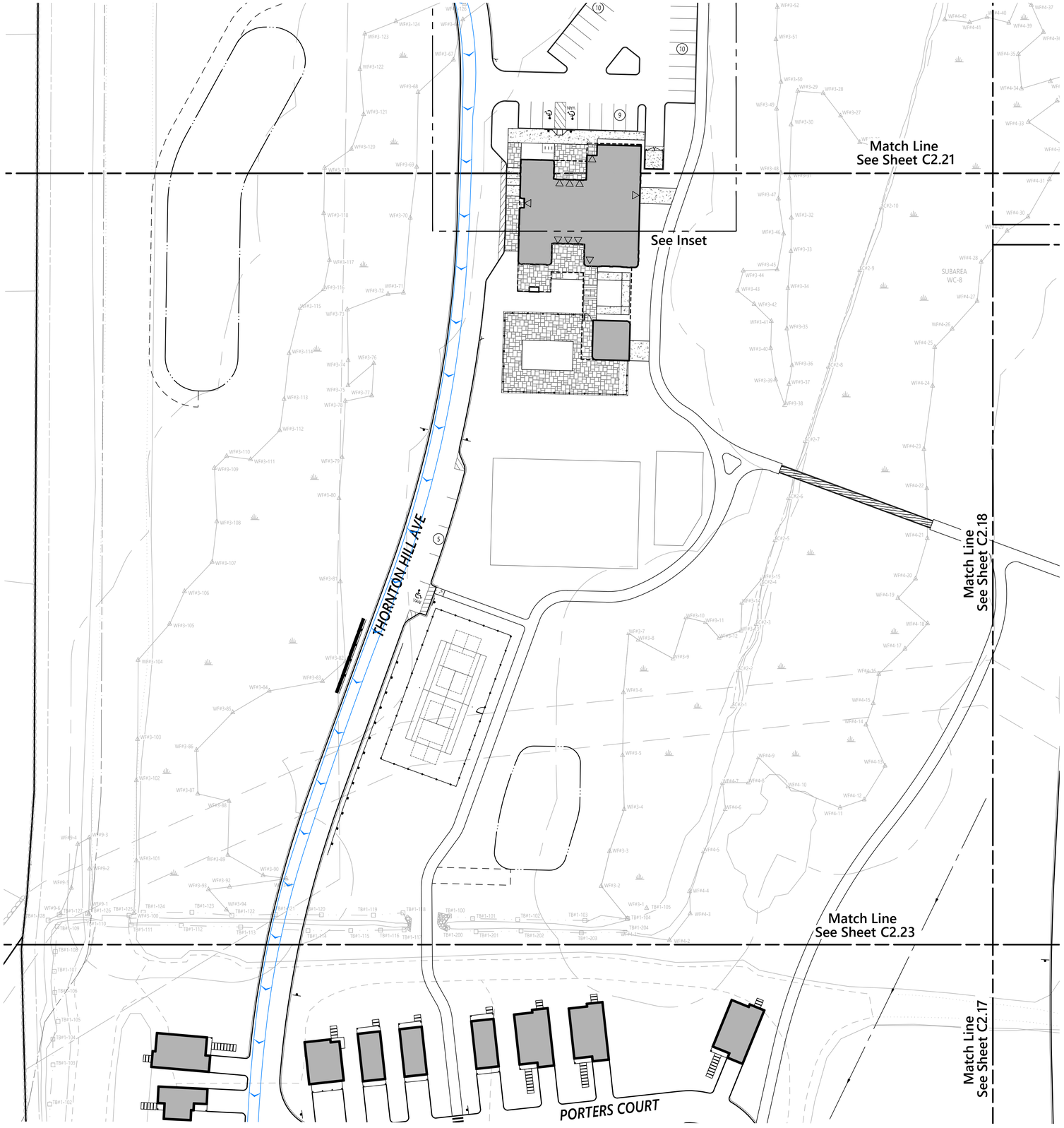
Londonderry Fire Truck V1	
Overall Length	41.430ft
Overall Width	7.702ft
Overall Body Height	10.380ft
Min Body Ground Clearance	0.810ft
Track Width	7.702ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°



Garbage Truck	
Overall Length	34.900ft
Overall Width	8.000ft
Overall Body Height	10.481ft
Min Body Ground Clearance	1.311ft
Track Width	8.000ft
Lock-to-lock time	4.00s
Max Steering Angle (Virtual)	37.00°



Inset
1" = 30'



0 20 40 80 Feet

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: Permitting
Date: February 20, 2025

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Drawing Title: Vehicle Access Plan

Drawing Number: C2.22

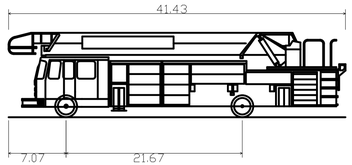
Sheet 24 of 111

Project Number: 53140.00

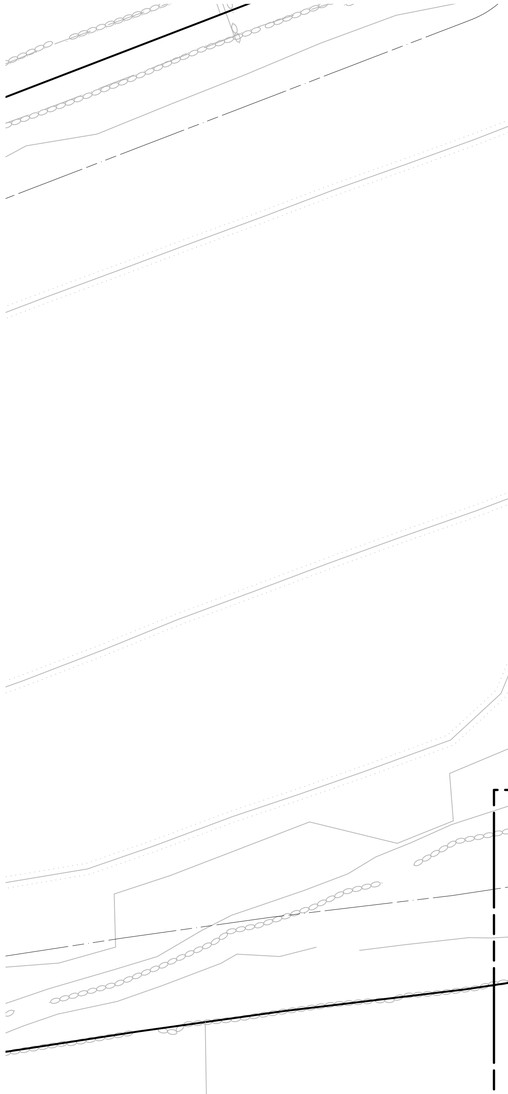
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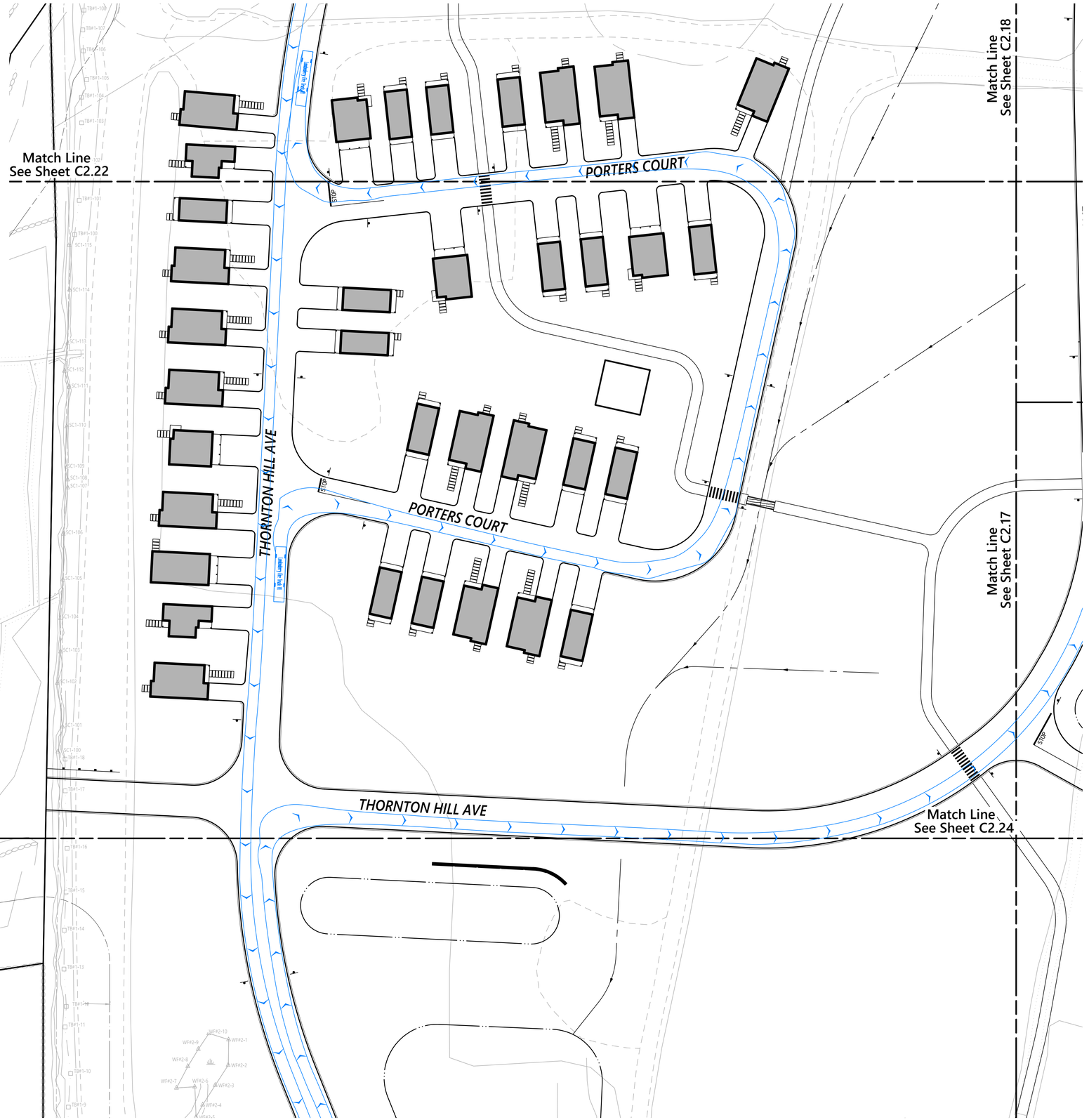
STATE OF NEW HAMPSHIRE - DAVID H. FENSTERMACHER No. 13302 - LICENSED PROFESSIONAL ENGINEER
11/13/2025

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Londonderry Fire Truck V1	
Overall Length	41.430ft
Overall Width	7.702ft
Overall Body Height	10.380ft
Min Body Ground Clearance	0.810ft
Track Width	7.702ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°





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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

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Drawing Title: **Vehicle Access Plan**

Drawing Number: **C2.23**

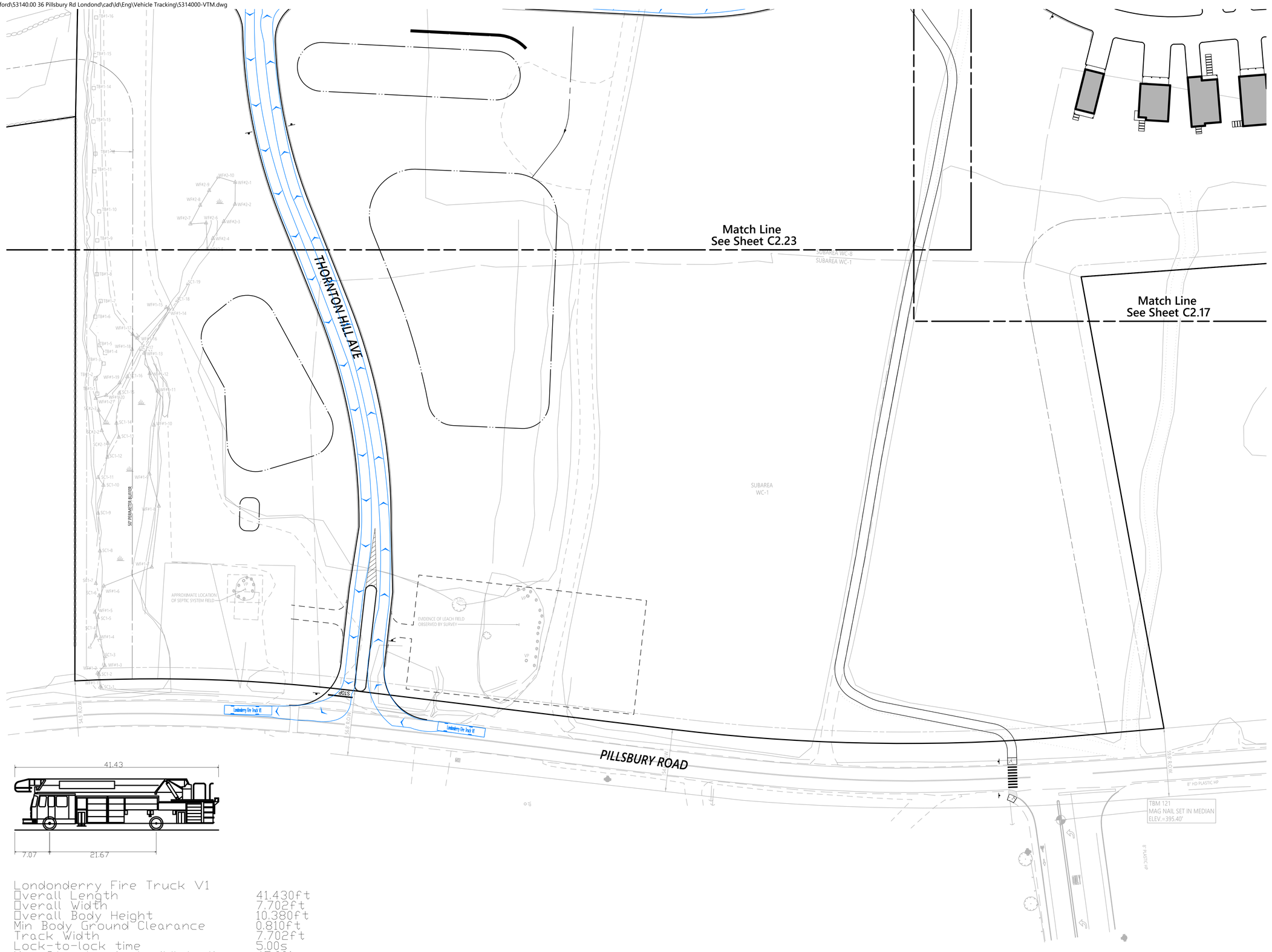
Sheet 25 of 111

Project Number: 53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13938
LICENSED PROFESSIONAL ENGINEER
11/13/2025

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Londonderry Fire Truck V1

Overall Length	41.430ft
Overall Width	7.702ft
Overall Body Height	10.380ft
Min Body Ground Clearance	0.810ft
Track Width	7.702ft
Lock-to-lock time	5.00s
Max Steering Angle (Virtual)	45.00°

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Prepared For: Procopio Enterprises, LLC
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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Title: Vehicle Access Plan 8

Drawing Number: C2.24

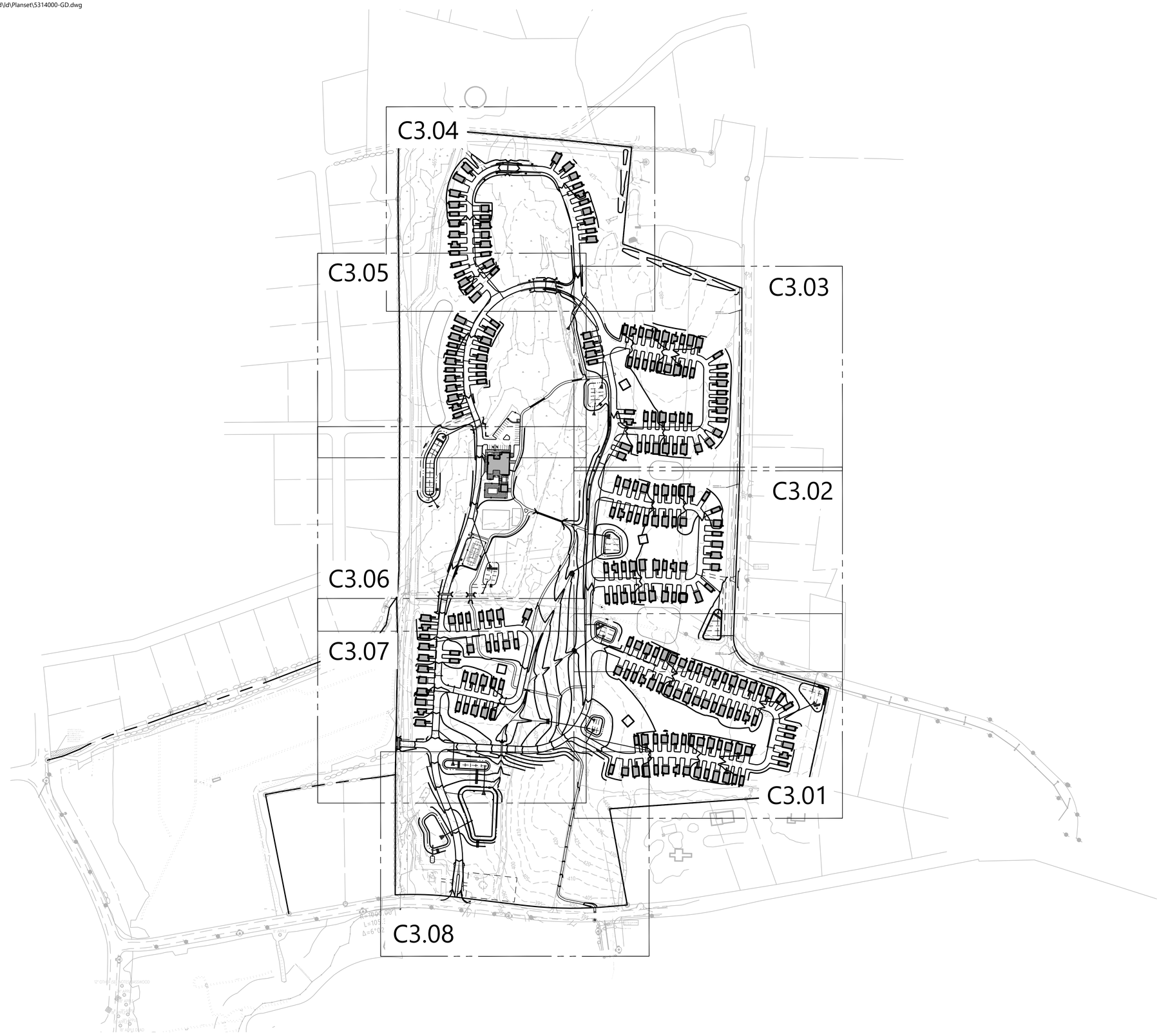
Sheet 26 of 111

Project Number: 53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED
PROFESSIONAL ENGINEER
11/13/2025

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd
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2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

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Drawing Title
Overall Grading and Drainage Plan 1

Drawing Number
C3.00

STATE OF NEW HAMPSHIRE - DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 27 of 111

Project Number 53140.00

Saved Sunday, November 9, 2025 1:17:03 PM JHOWE Plotted Tuesday, November 11, 2025 3:40:23 PM Jason Howe

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Match Line
See Sheet C3.06

Match Line
See Sheet C3.07

Match Line
See Sheet C3.02

Match Line
See Sheet C3.08

CLUSTER A

SEDIMENT FOREBAY
WITH PLACED STONE
SURFACE SAND FILTER 11
TOP OF BERM = 456.0'
OVERFLOW BERM = 455.0'
BOTTOM ELEV = 454.0'

POTENTIAL SOIL STORAGE AREA.
SIZING TO BE DETERMINED BY
CONSTRUCTION NEEDS

PROPOSED 10'
DRAINAGE EASEMENT

SURFACE SAND FILTER #7
TOP OF BERM = 450.0'
OVERFLOW BERM = 449.0'
BOTTOM ELEV = 446.5'

10' WIDE
EMERGENCY
OVERFLOW
STONE SWALE

SEDIMENT FOREBAY
WITH PLACED STONE

SURFACE SAND FILTER #4
TOP OF BERM = 452.2'
OVERFLOW BERM = 451.2'
BOTTOM ELEV = 449.2'

SURFACE SAND FILTER #3
TOP OF BERM = 448.6'
OVERFLOW BERM = 447.6'
BOTTOM ELEV = 443.6'
UNDERDRAIN (TYP)

50' PERIMETER BUFFER

GARDEN AREA
(APPARENT
ENCROACHMENT)

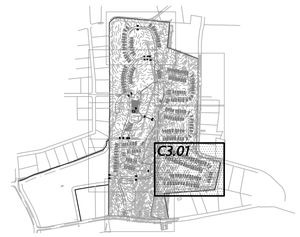
RAISED GARDEN
(APPARENT
ENCROACHMENT)

PILE OF ROCKS

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Grading and Drainage Plan

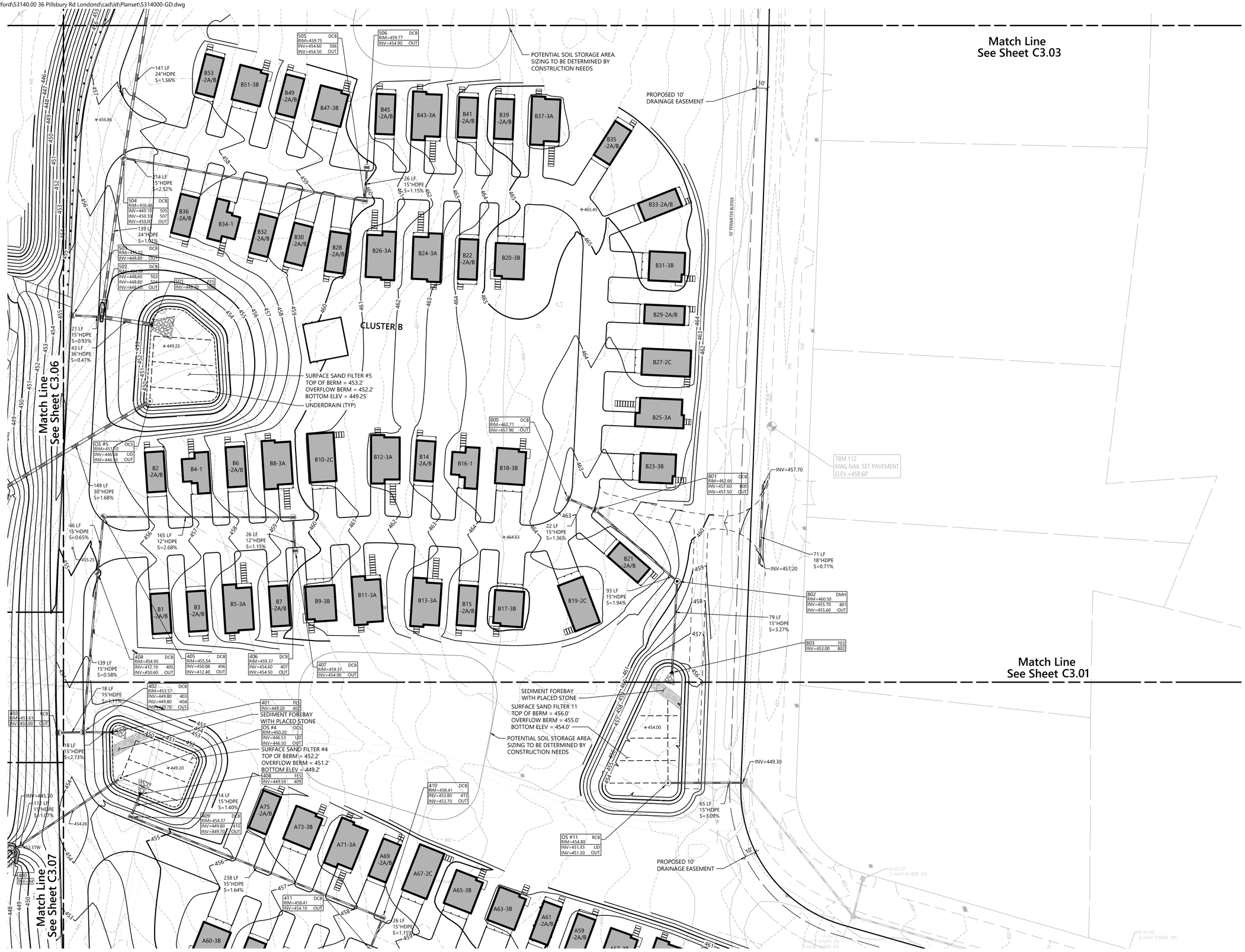
Drawing Number
C3.01

Sheet 28 of 111

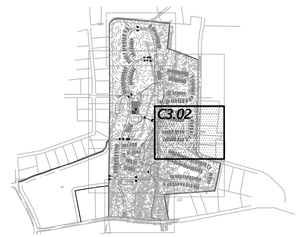
Project Number
53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
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11/13/2025

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Drawing Title
Grading and Drainage Plan

Drawing Number
C3.02

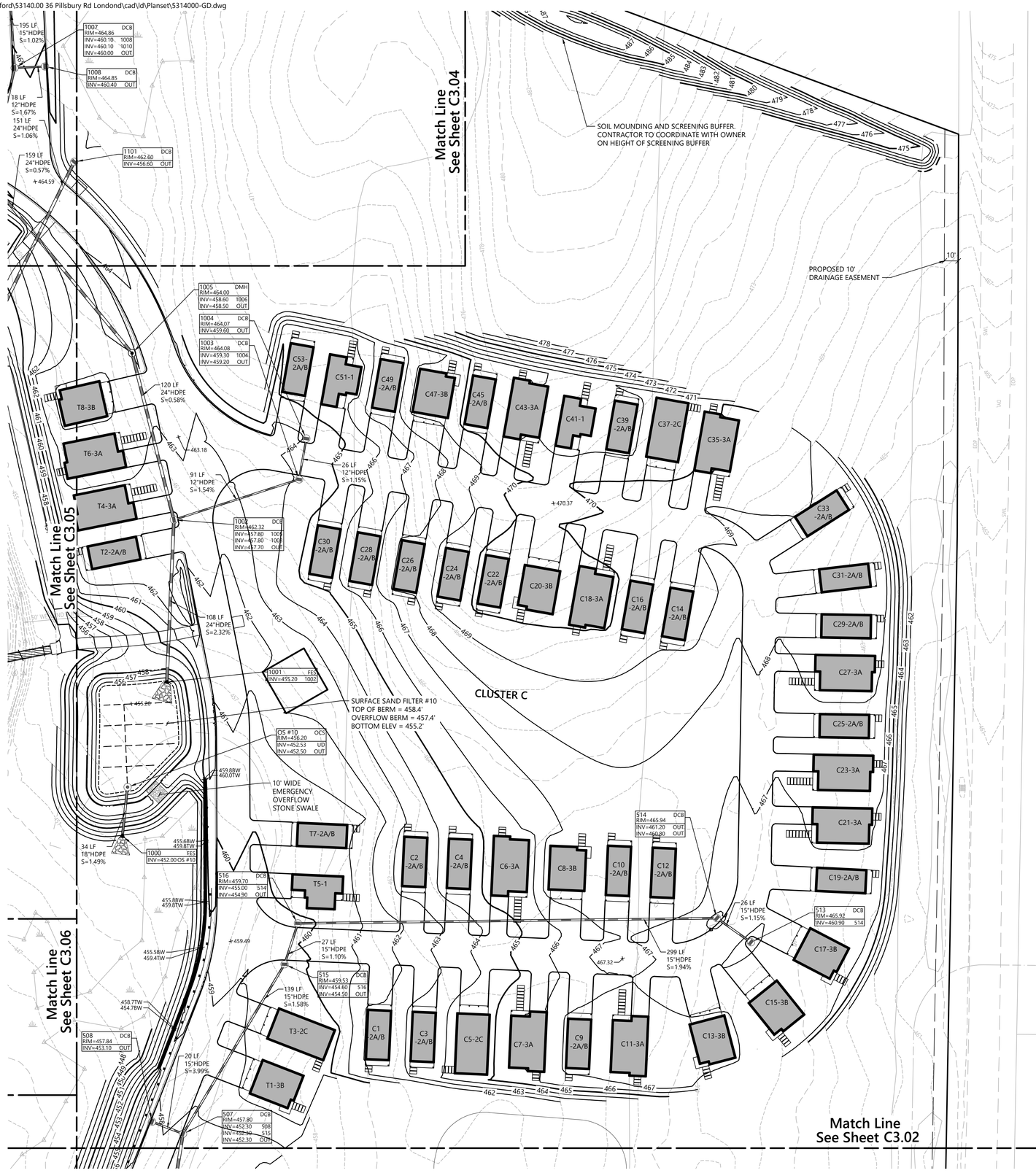
STATE OF NEW HAMPSHIRE
DAVID N. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 29 of 111

Project Number 53140.00

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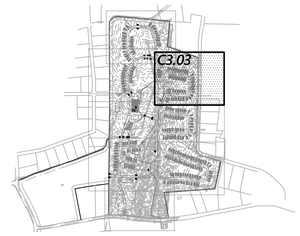


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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Designed by: BJZ
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Date: February 20, 2025

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Drawing Title
Grading and Drainage Plan

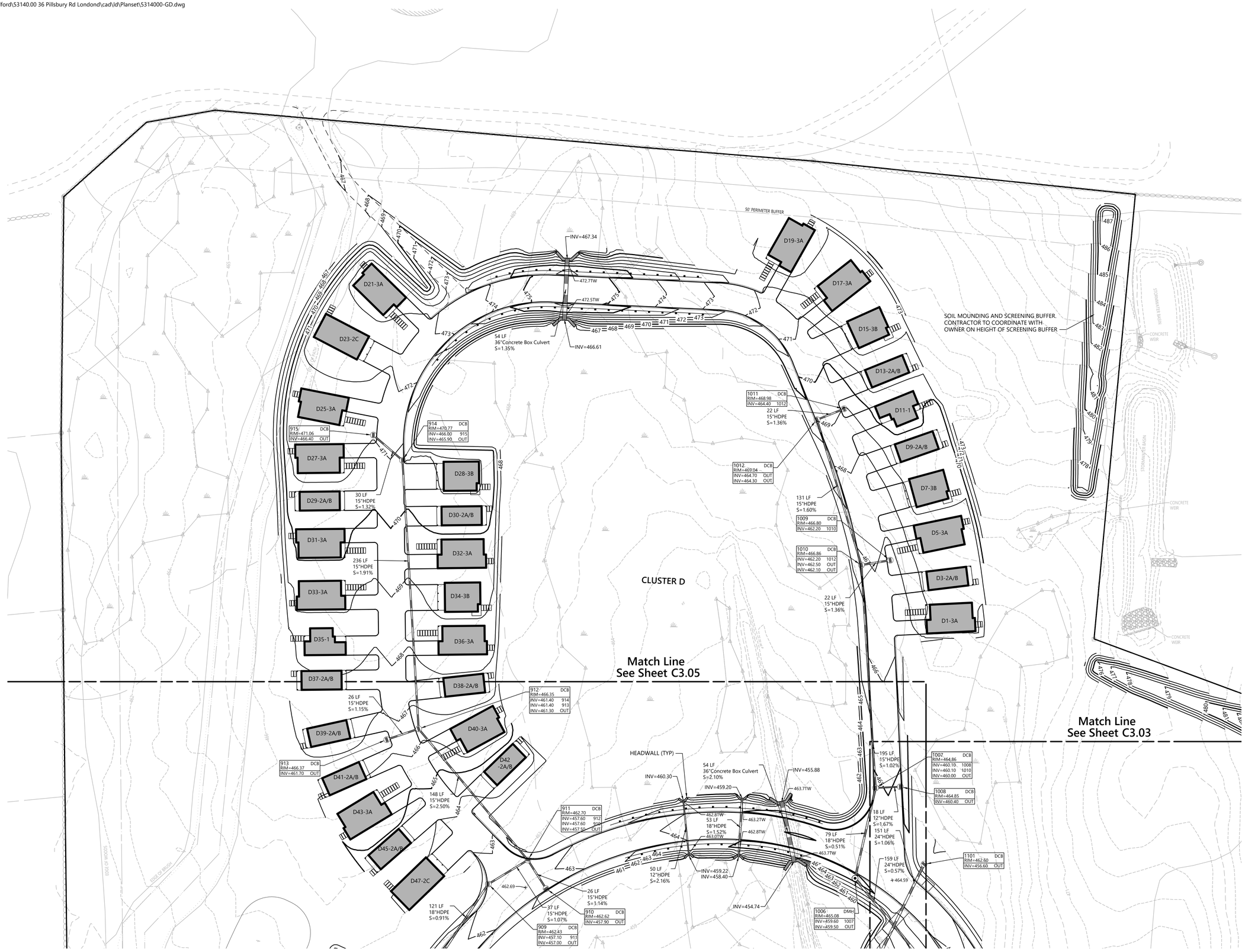
Drawing Number
C3.03

Sheet 30 of 111

Project Number
53140.00

STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEERS - DAVID H. FENSTERMACHER No. 13302 LICENSED
11/13/2025

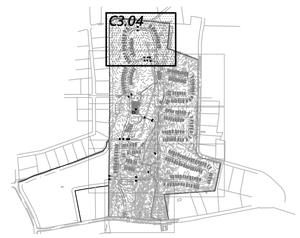
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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Title: Grading and Drainage Plan

Drawing Number: C3.04

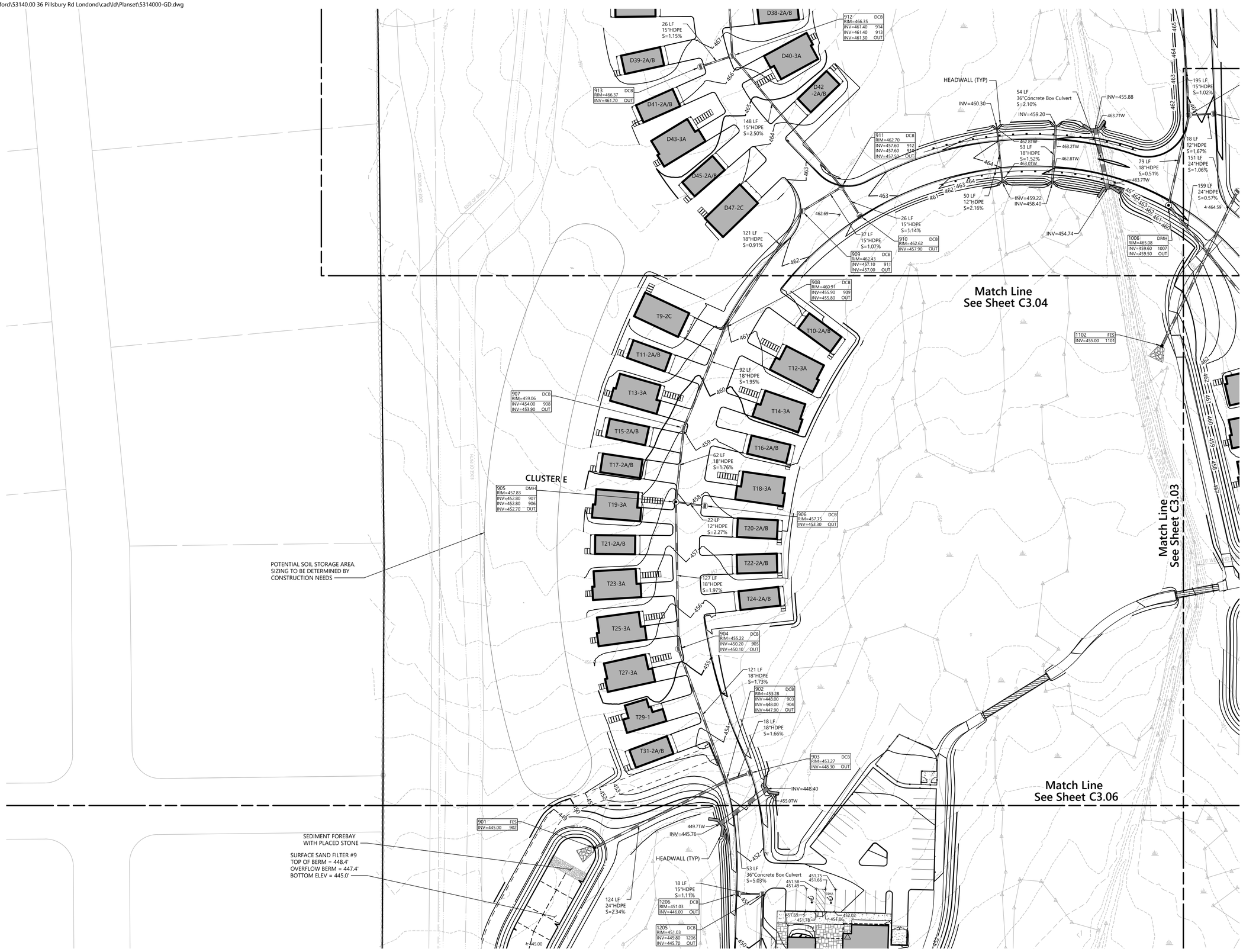
Sheet 31 of 111

STATE OF NEW HAMPSHIRE - DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER
11/13/2025

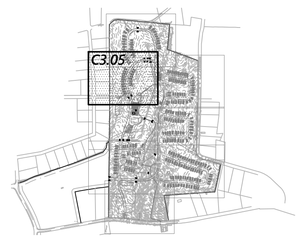
Project Number: 53140.00

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Drawing Title: **Grading and Drainage Plan**

Drawing Number: **C3.05**

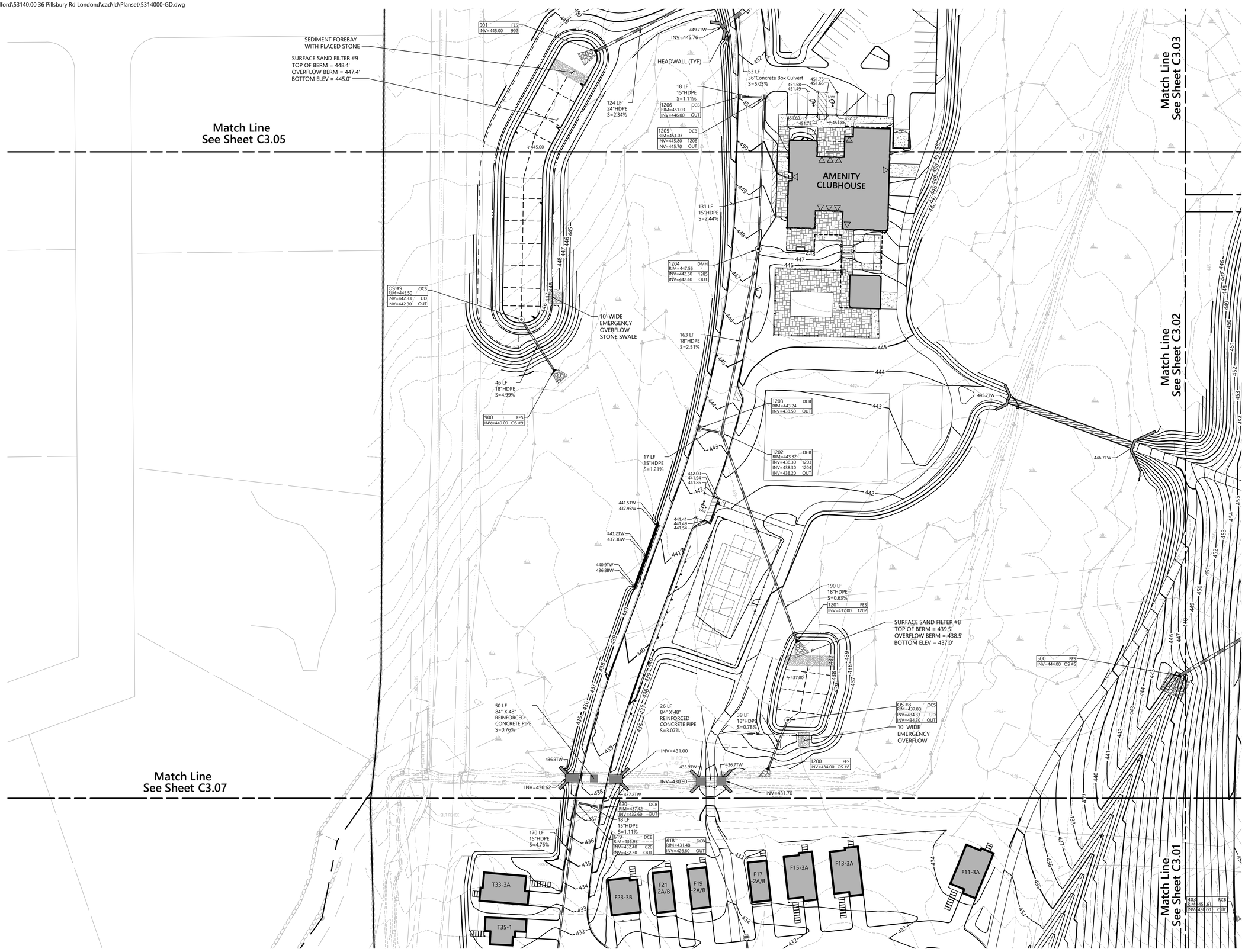
Sheet 32 of 111

Project Number: **53140.00**

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
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Hudson, NH 03051

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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2	Planning Board Submission	11-13-2025	EKG

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Not Approved for Construction

Drawing Title

Grading and Drainage Plan

Drawing Number

C3.06

Sheet 33 of 111

Project Number 53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
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Drawing Title

Grading and Drainage Plan

Drawing Number

C3.07

Sheet 34 of 111



Project Number 53140.00

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602 DCB
RIM=409.78
INV=403.60 606
INV=403.60 604
INV=403.50 OUT

602 FES
INV=403.00 603

44 LF
24"HDPE
S=1.15%

MTD-1
4' x 8' FILTERRA BOX
W/ 6" PVC OUTLET PIPE

SEDIMENT FOREBAY
WITH PLACED STONE

MTD-2
4' x 8' FILTERRA BOX
W/ 6" PVC OUTLET PIPE

10' WIDE
EMERGENCY
OVERFLOW
STONE SWALE

INV=413.90

604 DCB
RIM=427.53
INV=415.10 605
INV=415.00 OUT

22 LF
12"HDPE
S=1.82%

50 LF
60"W x 48"H Concrete Box Culvert
S=1.20%

OS #6 OCS
RIM=403.31
INV=400.30 UD
INV=396.00 OUT

SURFACE SAND FILTER #6
TOP OF BERM = 407.1'
OVERFLOW BERM = 406.1'
BOTTOM ELEV = 403.0'
UNDERDRAIN (TYP)

INV=390.00

6"PVC

INV=395.00

95 LF
24"HDPE
S=6.32%

601 FES
INV=390.00 OS #6

Match Line
See Sheet C3.07

DETENTION BASIN #2
TOP OF BERM = 388.0'
OVERFLOW BERM = 387.0'
BOTTOM ELEV = 383.0'

OS #1
RIM=393.90
INV=390.00 WEIR
INV=387.00 OUT

DETENTION BASIN #1
TOP OF BERM = 396.0'
OVERFLOW BERM = 395.0'
BOTTOM ELEV = 390.0'

123 LF
24"HDPE
S=3.24%

10' WIDE
EMERGENCY
OVERFLOW
STONE SWALE

600 FES
INV=383.00 OS #1

OS#2 CB
INV=383.00 OUT

43 LF
36"HDPE
S=2.31%

LEVEL
SPREADER

10' WIDE
EMERGENCY
OVERFLOW

MTD-3
4' x 8' FILTERRA BOX
W/ 6" PVC OUTLET PIPE

MTD-4
4' x 8' FILTERRA BOX
W/ 6" PVC OUTLET PIPE

50' PERIMETER BUFFER

Match Line
See Sheet C3.01

A1
2A/B

A3-3B

A5-3A

A7-2C

TBM #21
MAG NAIL SET IN MEDIAN
ELEV.=395.40'

(2) RAISED CONDUIT

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C3.08

0 20 40 80 Feet

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Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Grading and Drainage Plan

Drawing Number
C3.08

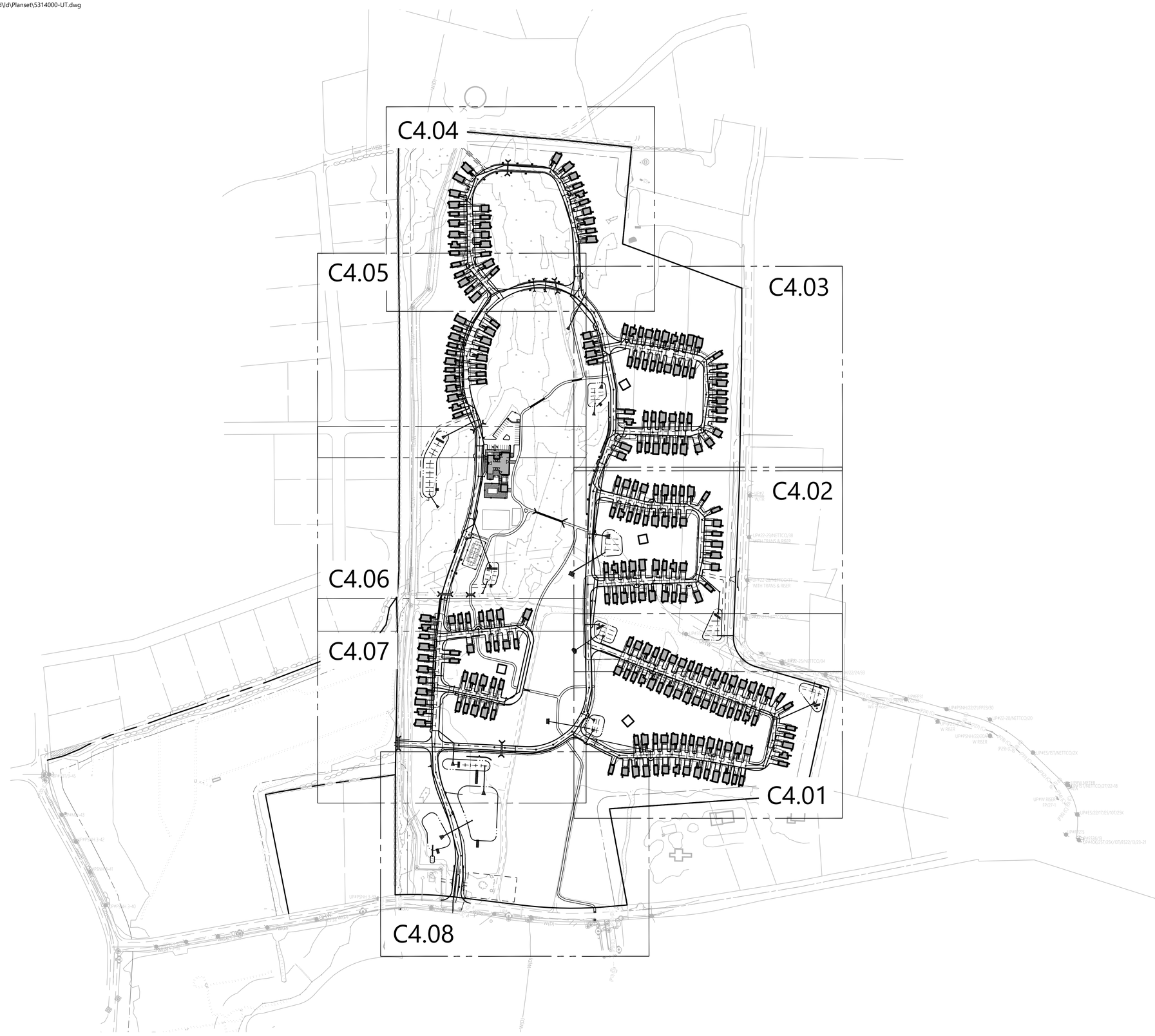
STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 35 of 111

Project Number
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0 100 200 400Feet

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Map 10, Lot 42 - 36 Pillsbury Road
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No.	Revision	Date	Appvd.
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2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Overall Utility Plan

Drawing Number
C4.00

Sheet 36 of 111

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Project Number
53140.00

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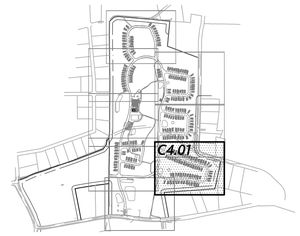
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Match Line
See Sheet C4.06

Match Line
See Sheet C4.07

Match Line
See Sheet C4.02

Match Line
See Sheet C4.08

CLUSTER A

- 2" WATER CONNECTION (TYP)
- 4" SEWER CONNECTION (TYP)
- ELECTRIC CONNECTION (TYP)

100-250 kVA PAD (TYP)

FIRE HYDRANT (TYP)

109 SMH (DROP)
RIM=454.27
INV=439.60 108
INV=444.40 100A
INV=439.50 OUT
5' Diameter

100A SMH
RIM=458.78
INV=446.10 101A
INV=446.00 OUT
4' Diameter

101A SMH
RIM=462.30
INV=447.50 102A
INV=447.40 OUT
5' Diameter

102A SMH
RIM=459.50
INV=449.00 103A
INV=448.90 OUT
4' Diameter

103A SMH (DROP)
RIM=458.37
INV=450.10 104A
INV=449.60 OUT
5' Diameter

104A SMH (DROP)
RIM=458.42
INV=451.70 105A
INV=450.70 OUT
5' Diameter

105A SMH
RIM=459.16
INV=452.40 OUT
4' Diameter

106A SMH
RIM=459.69
INV=453.00 OUT
4' Diameter

107A SMH
RIM=460.67
INV=452.50 106A
INV=452.40 OUT
4' Diameter

108A SMH (DROP)
RIM=457.42
INV=450.70 107A
INV=448.30 OUT
5' Diameter

109A SMH
RIM=454.84
INV=447.80 108A
INV=447.60 OUT
4' Diameter

110 SMH
RIM=451.21
INV=438.60 109
INV=438.50 OUT
5' Diameter

110A SMH (DROP)
RIM=452.02
INV=445.30 109A
INV=441.30 OUT
5' Diameter

111 SMH (DROP)
RIM=449.11
INV=438.00 110
INV=434.40 OUT
5' Diameter

50' PERIMETER BUFFER

GARDEN AREA (APPARENT ENCROACHMENT)

RAISED GARDEN (APPARENT ENCROACHMENT)

PILE OF ROCKS

0 20 40 80 Feet

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Drawing Title
Utility Plan

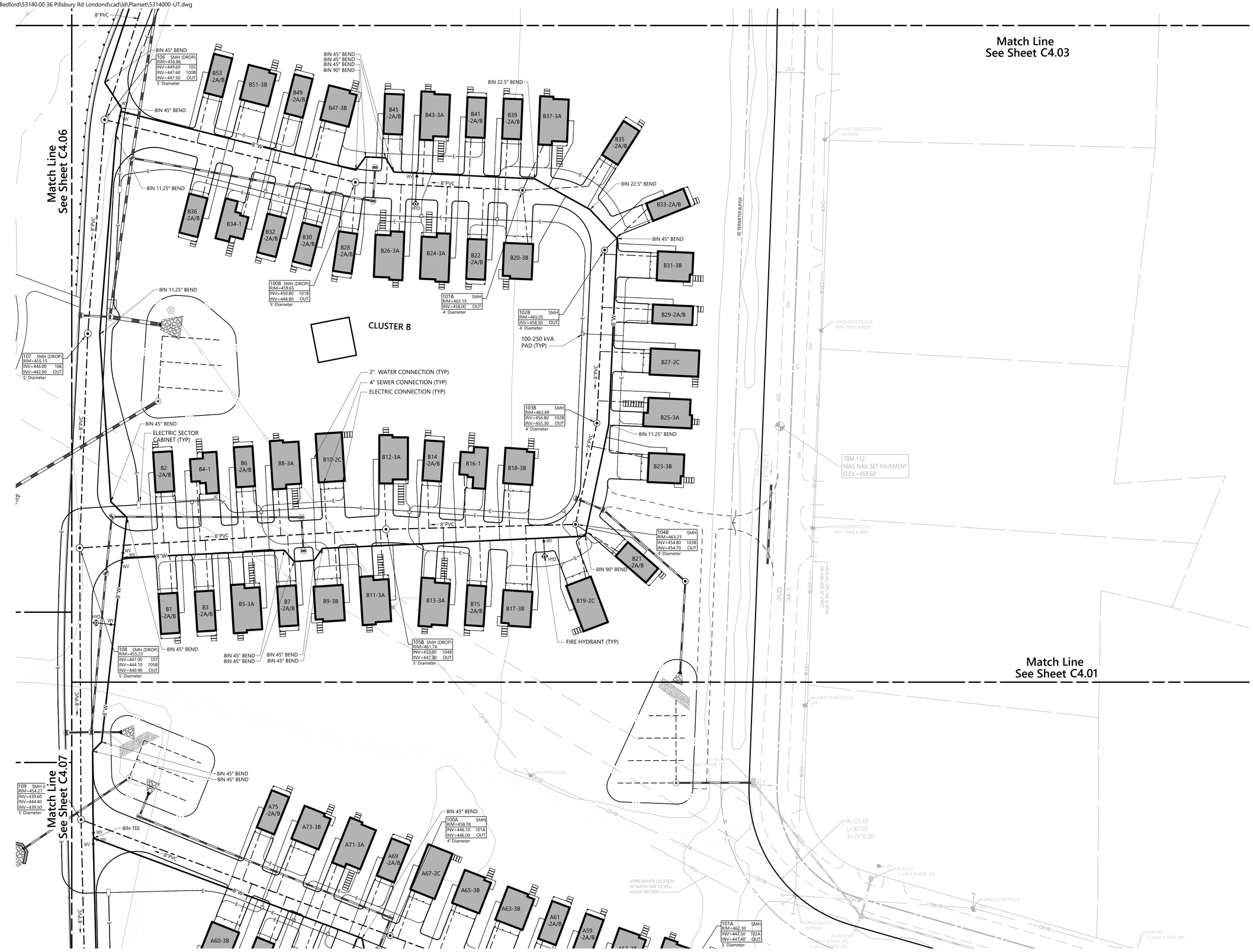
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C4.01

Sheet 37 of 111

Project Number
53140.00

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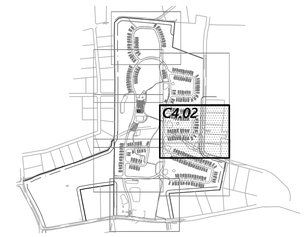
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Map 10, Lot 42 - 36 Pillsbury Road
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No.	Revision	Date	Appvd
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Utility Plan

Drawing Number
C4.02

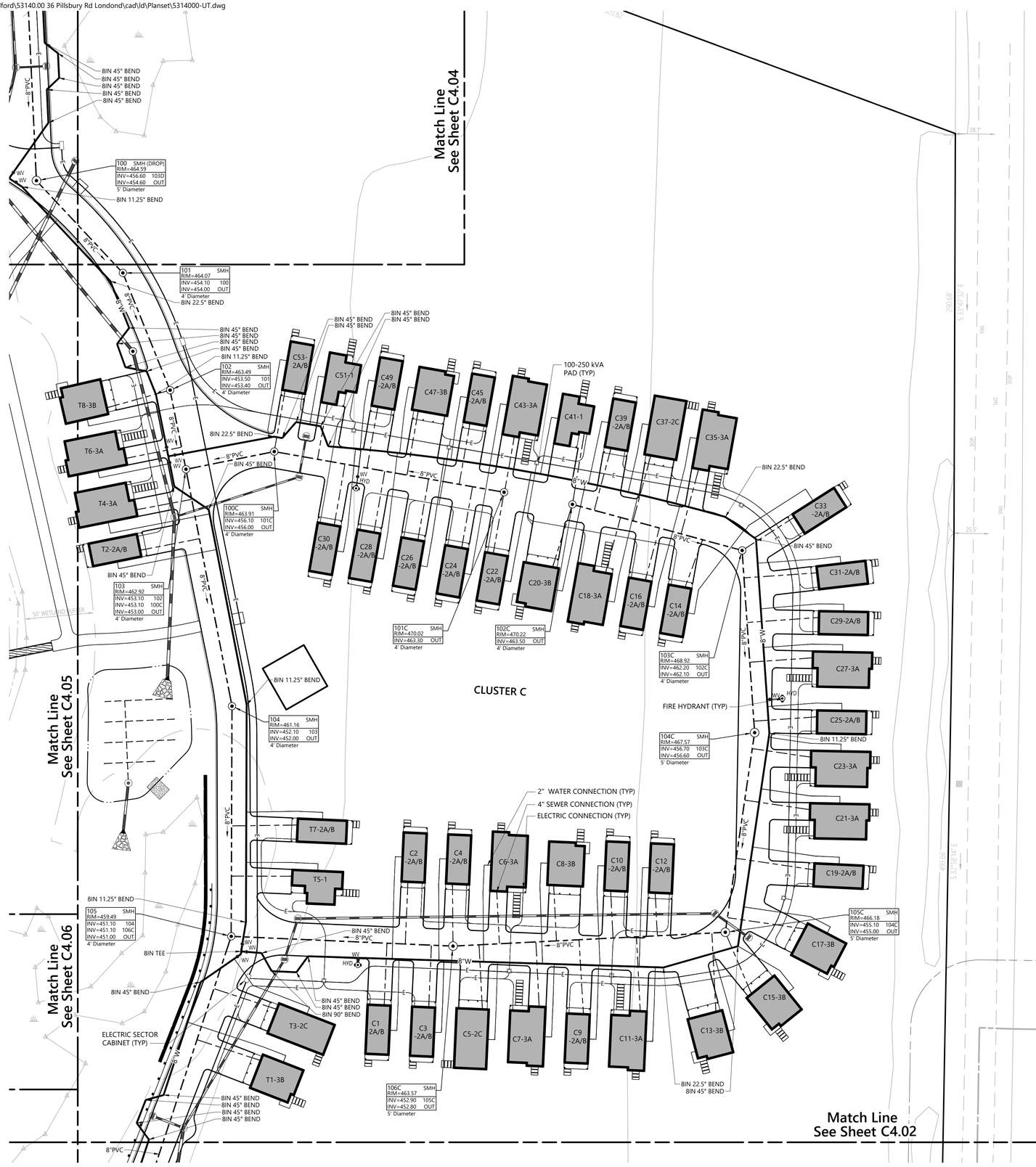
Sheet 38 of 111

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DAVID H. FENSTERMACHER
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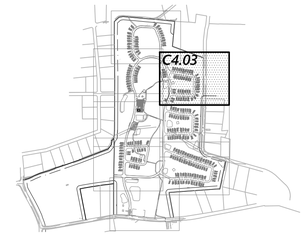
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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Title
Utility Plan

Drawing Number
C4.03

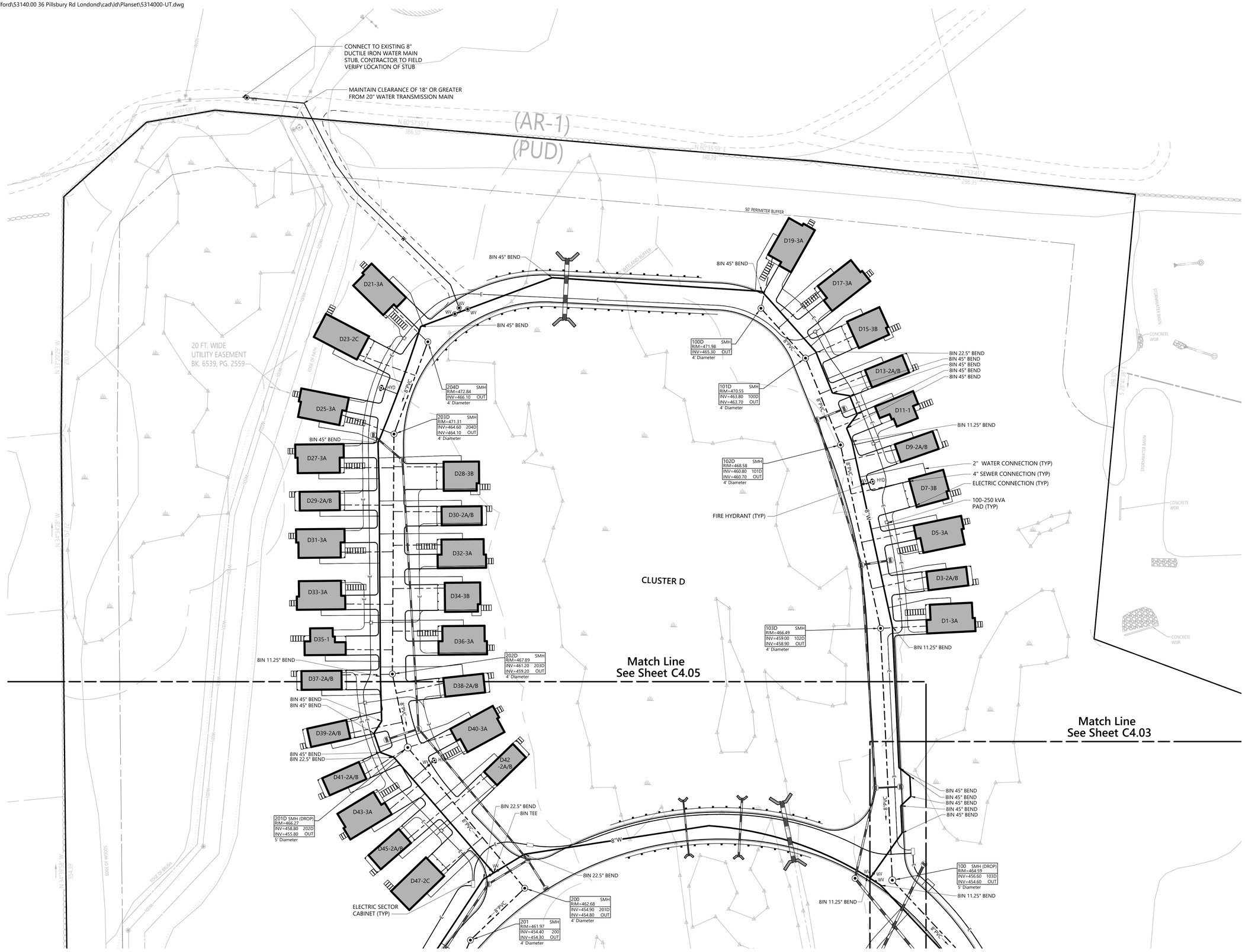
Sheet 39 of 111

Project Number
53140.00

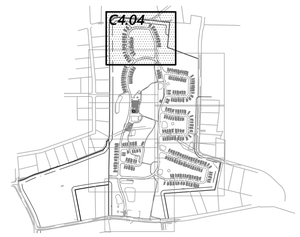
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Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title: Utility Plan

Drawing Number: C4.04

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11/13/2025

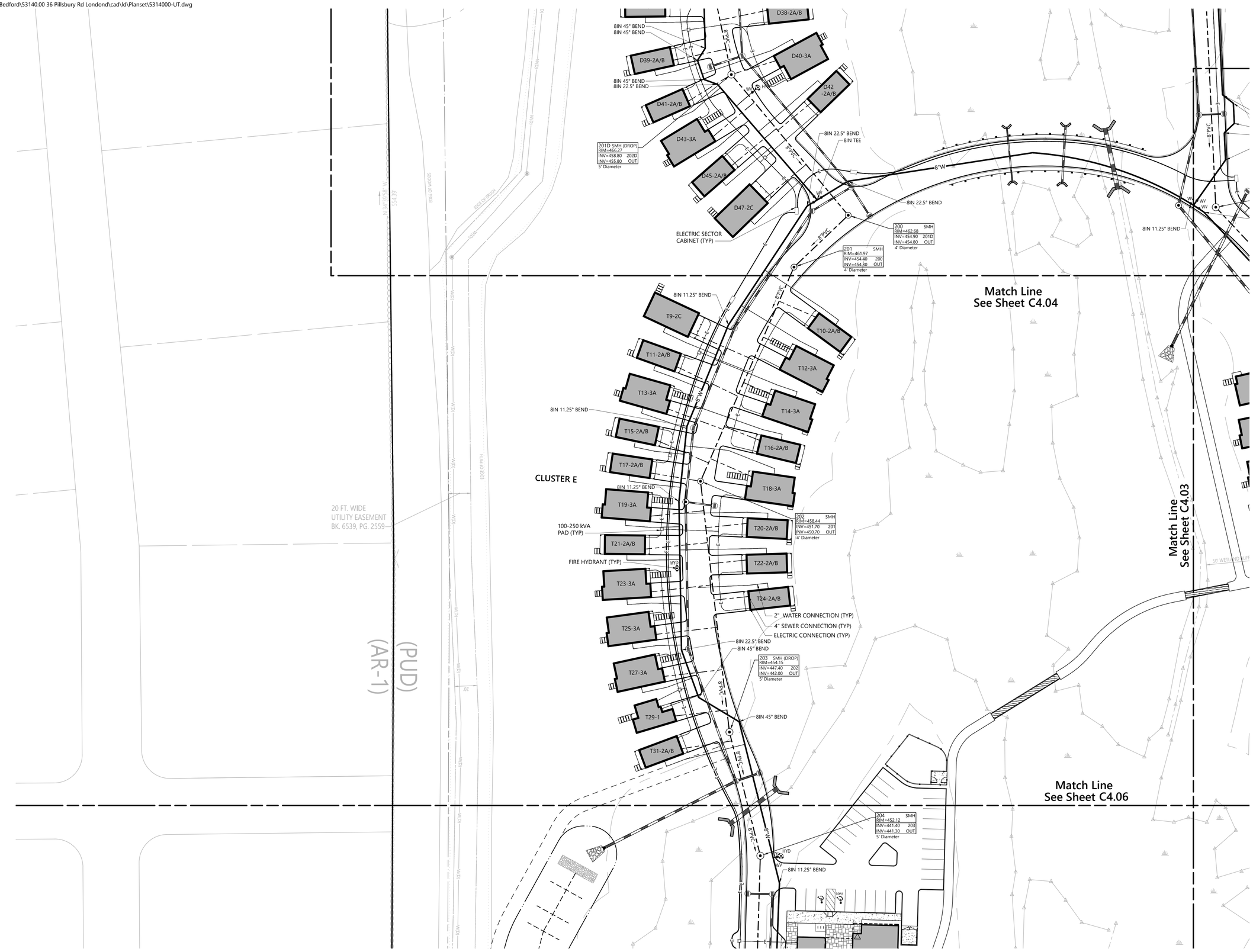
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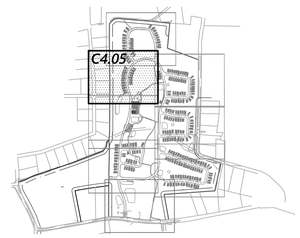
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0 20 40 80 Feet

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Utility Plan

Drawing Number
C4.05

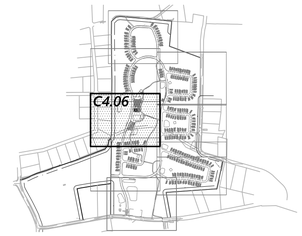


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Project Number 53140.00



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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title: Utility Plan

Drawing Number: C4.06

Sheet 42 of 111

Project Number: 53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
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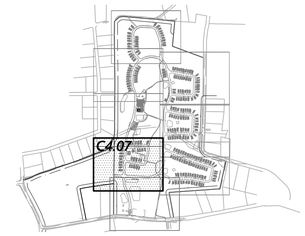
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Map 10, Lot 42 - 36 Pillsbury Road
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No.	Revision	Date	Appvd.
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Drawing Title
Utility Plan

Drawing Number
C4.07

Sheet 43 of 111

Project Number 53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

THREE-WAY ELECTRIC MANHOLE (TYP)

213 SMH
RIM=403.14
INV=396.40 212
INV=394.90 OUT
4' Diameter

8IN 11.25° BEND

8"PVC

214 SMH (DROP)
RIM=393.77
INV=387.10 213
INV=380.10 OUT
5' Diameter

ELECTRIC VAULT (TYP)

215 SMH
RIM=385.75
INV=379.00 214
INV=378.90 OUT
4' Diameter

8IN 22.5° BEND

Match Line
See Sheet C4.07

0 FT. WIDE
ITILITY EASEMENT
K. 6539, PG. 2559

(AR-1)

(PUD)

50' PERIMETER BUFFER

APPROXIMATE FUTURE PUMP STATION, DESIGNED BY OTHERS

CONNECTION INTO FUTURE MUNICIPAL PUMP STATION, DESIGNED BY OTHERS

APPROXIMATE LOCATION OF SEPTIC SYSTEM FIELD

SMH P6 TO BE CONSTRUCTED BY OTHERS

EX-P6 SMH
RIM=379.03
INV=373.00 216
INV=368.63 OUT
4' Diameter

EVIDENCE OF LEACH FIELD OBSERVED BY SURVEY

216 SMH
RIM=380.86
INV=374.10 215
INV=374.00 OUT
4' Diameter

8IN 11.25° BEND

CONTRACTOR TO CONFIRM LOCATION AND INVERT OF FUTURE SEWER MANHOLE AND SUBMIT TO ENGINEER PRIOR TO INSTALLATION OF SEWER NETWORK

TIE INTO EXISTING 12" DUCTILE IRON WATER MAIN

CONTRACTOR TO COORDINATE WITH EVERSOURCE ON SITE ELECTRIC CONNECTION POINT

CONTRACTOR TO CONFIRM CLEARANCE OF 20" HDPE TRANSMISSION WATER MAIN. CROSSING TO BE IN ACCORDANCE WITH PENNICHUCK STANDARDS

110A SMH (DROP)
RIM=452.02
INV=445.30 109A
INV=441.30 OUT
5' Diameter

8"PVC

8"W

A1 -2A/B

A3-3B

A5-3A

A7-2C

8IN 11.25° BEND

109A SMH
RIM=454.84
INV=447.80 108A
INV=447.60 OUT
4' Diameter

8IN 45° BEND

Match Line
See Sheet C4.01

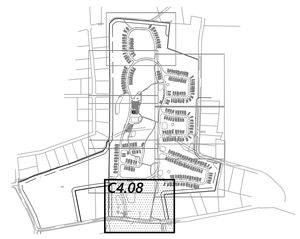
TBM 121
MAG NAIL SET IN MEDIAN
ELEV.=395.40'

(2) RAISED CONDUIT

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0 20 40 80 Feet

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Drawing Title
Utility Plan

Drawing Number
C4.08

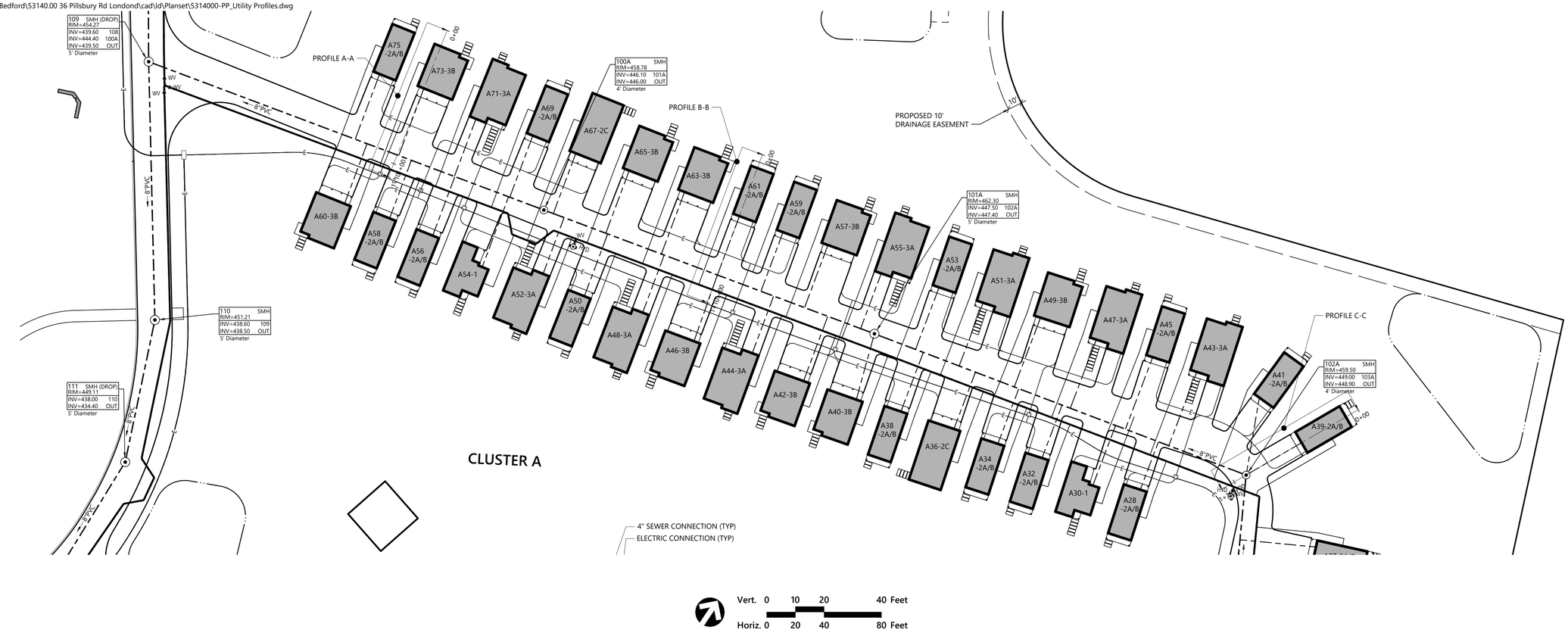
Sheet 44 of 111

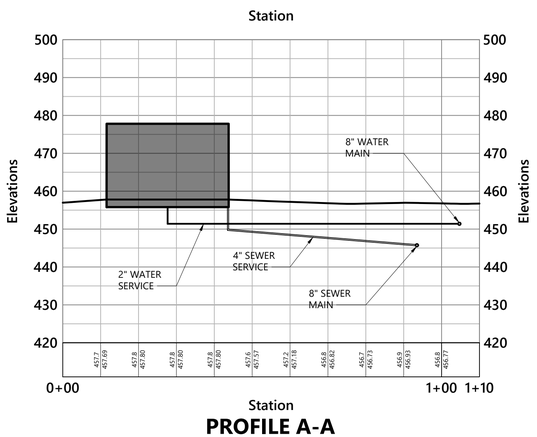
Project Number
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11/13/2025

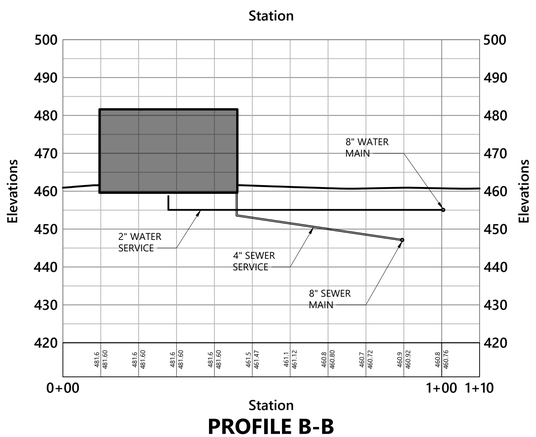
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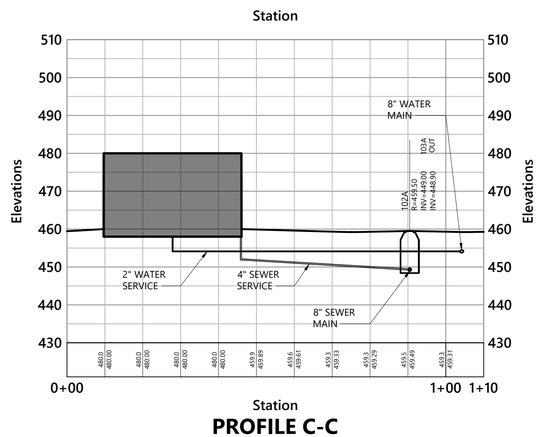




PROFILE A-A



PROFILE B-B



PROFILE C-C

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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Sanitary Plan and Profile
Oxford Court

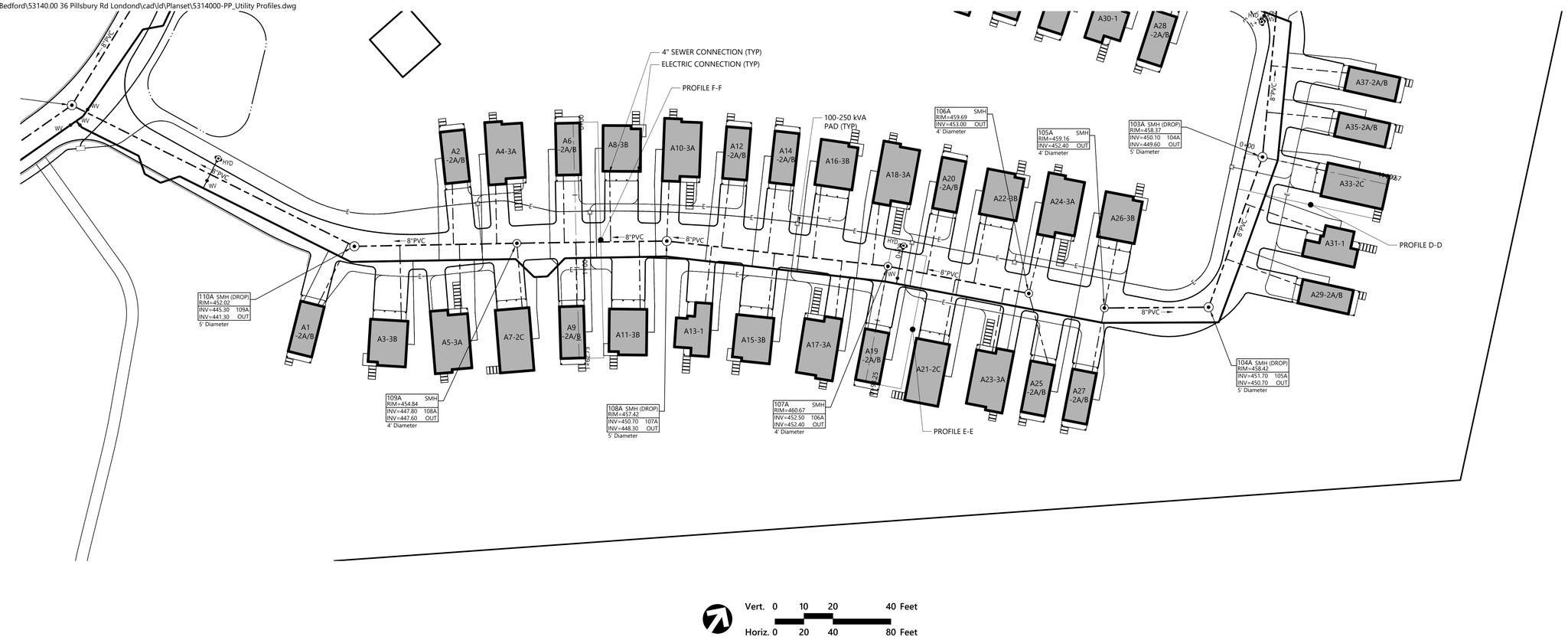
Drawing Number
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Sheet 45 of 111

Project Number
53140.00

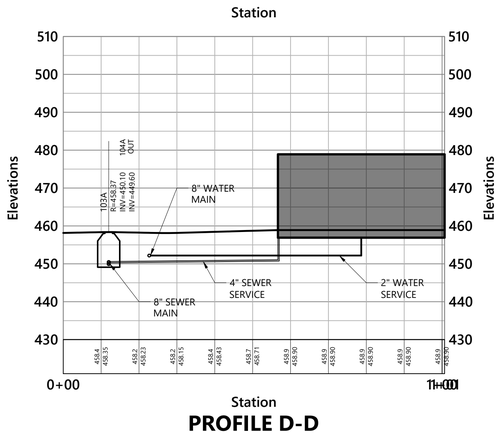
STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13332
LICENSED
PROFESSIONAL ENGINEER
11/13/2025

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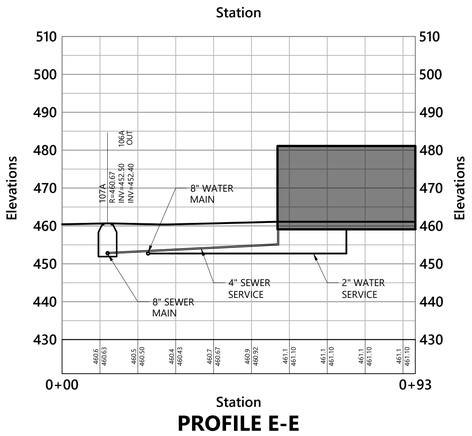


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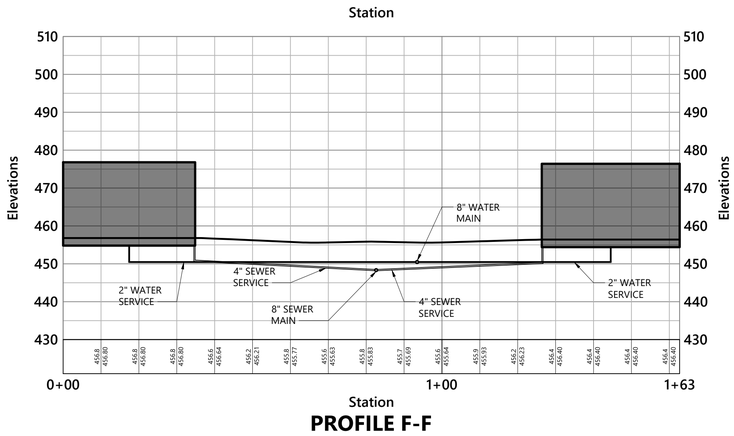
Horiz. 0 20 40 80 Feet



PROFILE D-D



PROFILE E-E



PROFILE F-F

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Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title

Sanitary Plan and Profile Oxford Court

Drawing Number

C4.10

Sheet 46 of 111

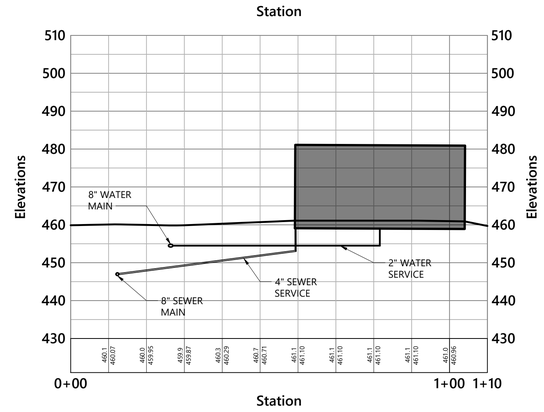
Project Number 53140.00

STATE OF NEW HAMPSHIRE DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER 11/13/2025

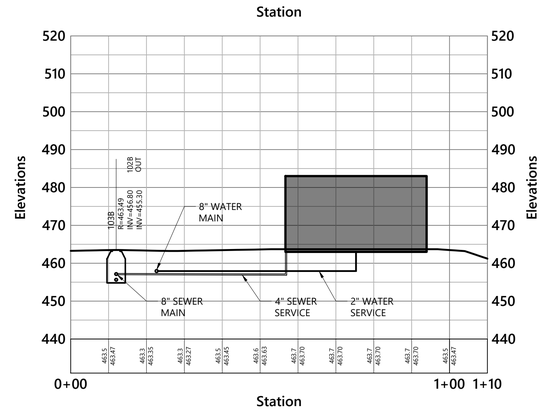
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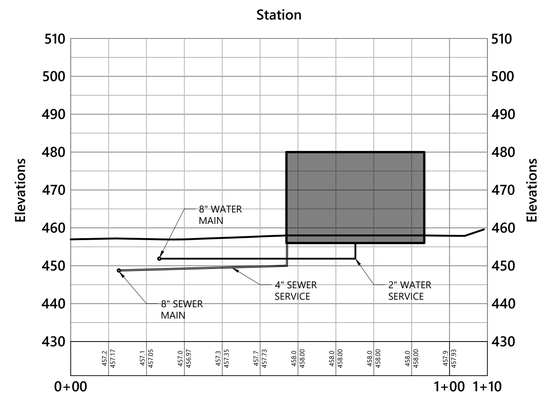




PROFILE A-A



PROFILE B-B



PROFILE C-C

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Vert. 0 10 20 40 Feet
Horiz. 0 20 40 80 Feet

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100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Sanitary Plan and Profile Redfield Court

Drawing Number
C4.11

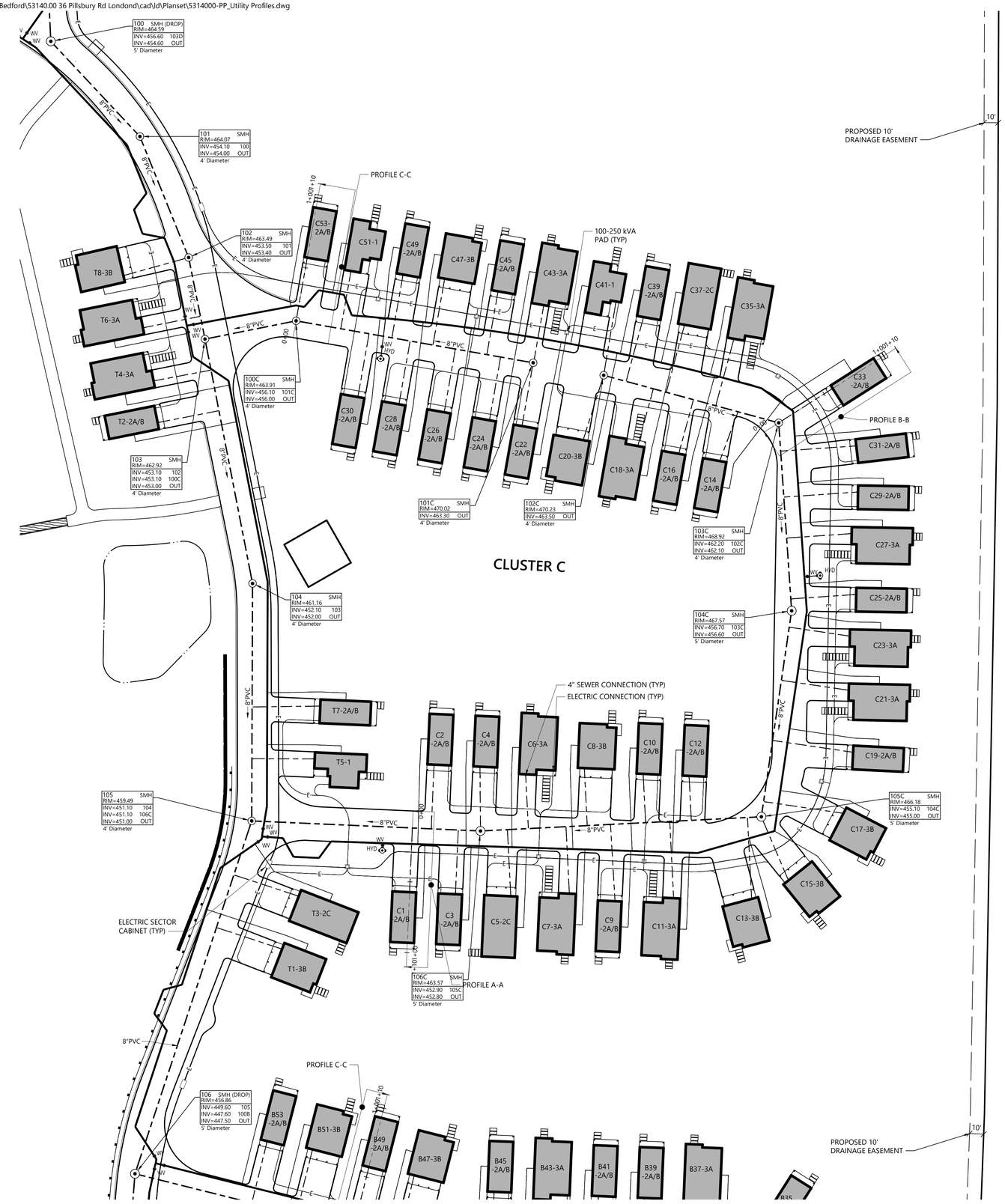
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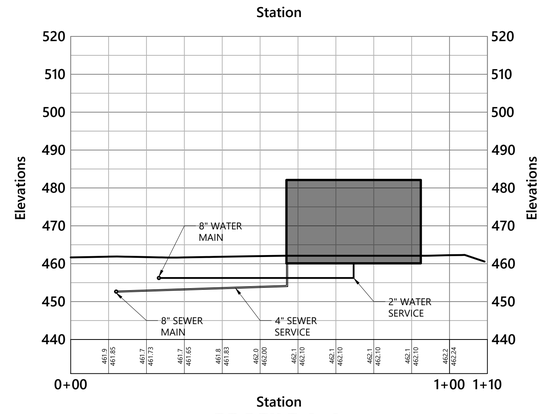
Project Number 53140.00

STATE OF NEW HAMPSHIRE - DAVID H. FENSTERMACHER No. 13382 - PROFESSIONAL ENGINEER - LICENSED
11/13/2025

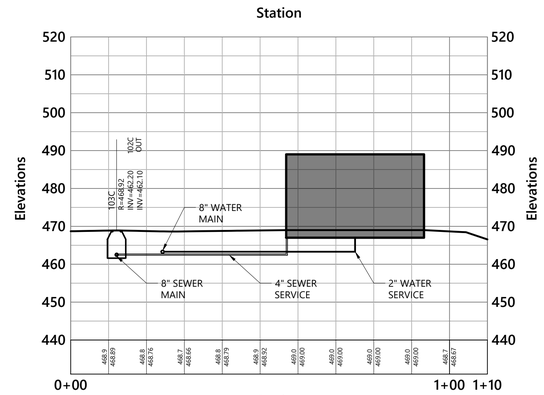
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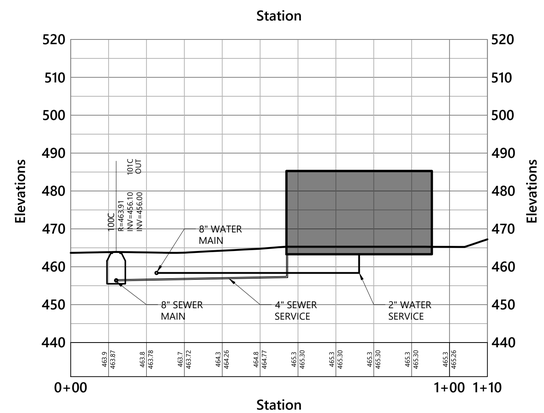




PROFILE A-A



PROFILE B-B



PROFILE C-C

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Vert. 0 10 20 40 Feet
Horiz. 0 20 40 80 Feet

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100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Sanitary Plan and Profile Bramley Court

Drawing Number
C4.12

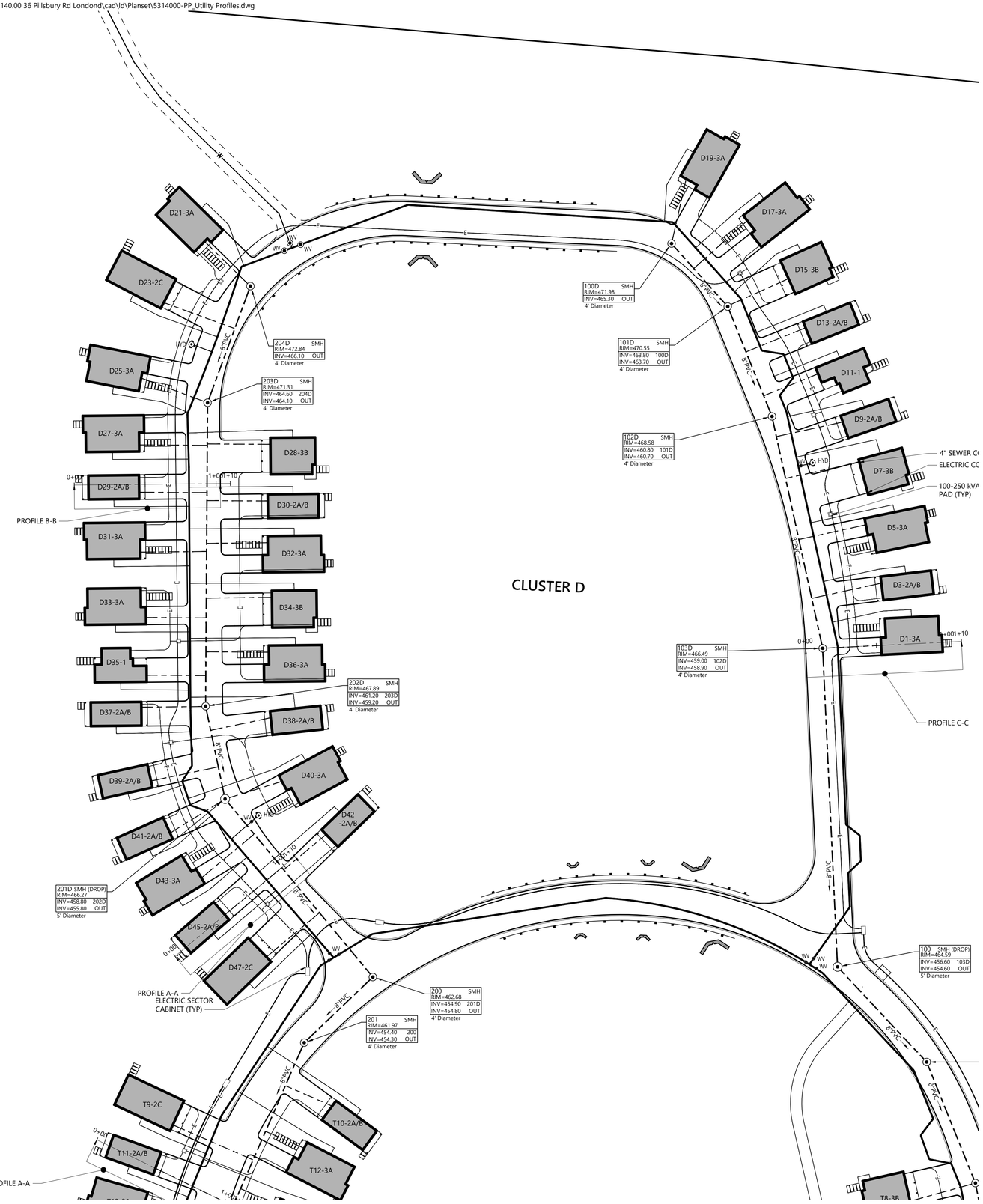
Sheet 48 of 111

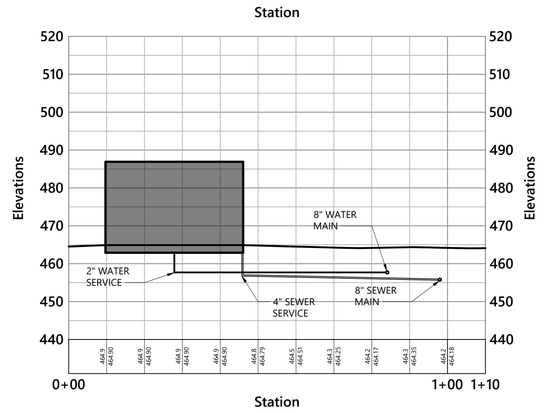
Project Number 53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED
PROFESSIONAL ENGINEER
11/13/2025

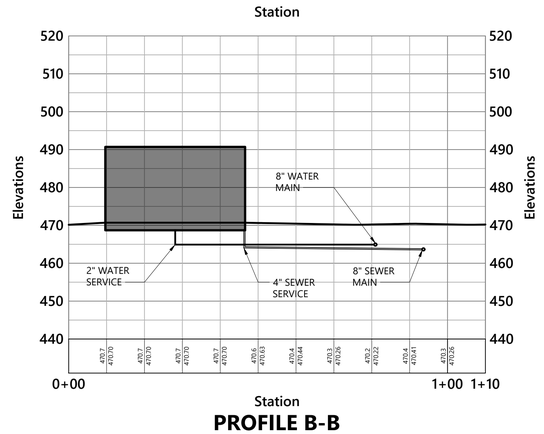
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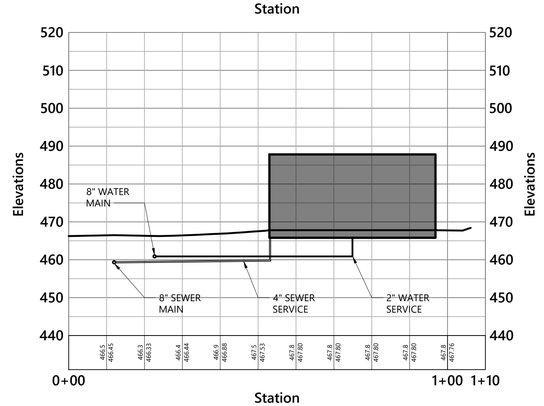




PROFILE A-A



PROFILE B-B



PROFILE C-C

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Vert. 0 10 20 40 Feet
Horiz. 0 20 40 80 Feet

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100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Sanitary Plan and Profile Kingston Court

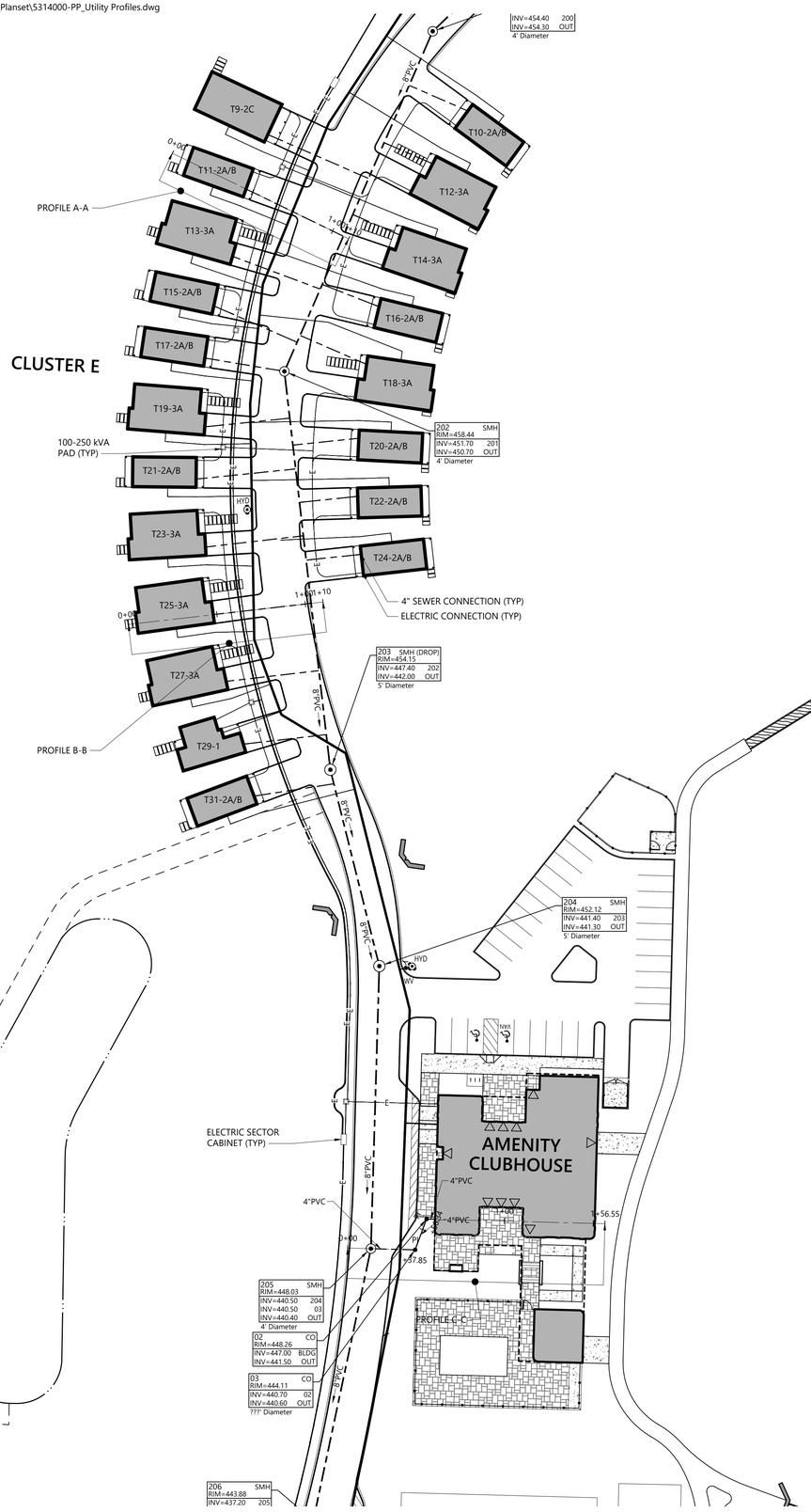
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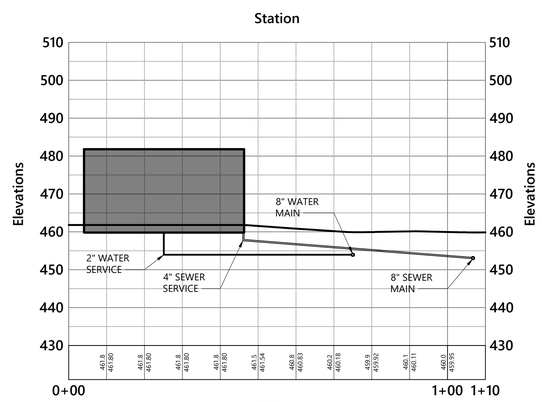
Sheet 49 of 111

STATE OF NEW HAMPSHIRE DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER
11/13/2025

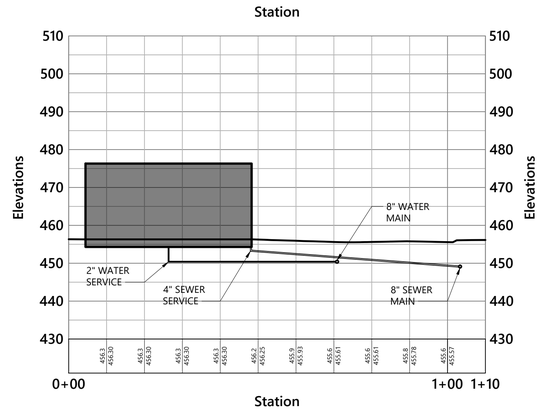
Project Number 53140.00

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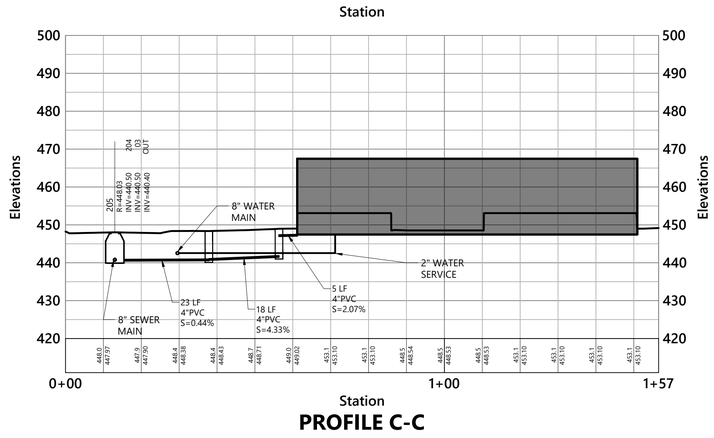




PROFILE A-A



PROFILE B-B



PROFILE C-C

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Suite 200
Bedford, NH 03110
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Vert. 0 10 20 40 Feet
Horiz. 0 20 40 80 Feet

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100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Sanitary Plan and Profile Thornton Hill Avenue

Drawing Number
C4.14

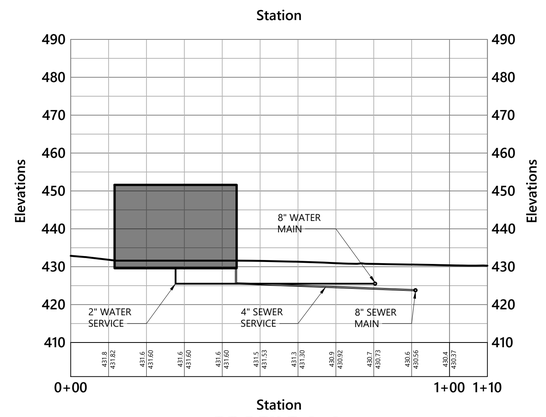
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Project Number 53140.00

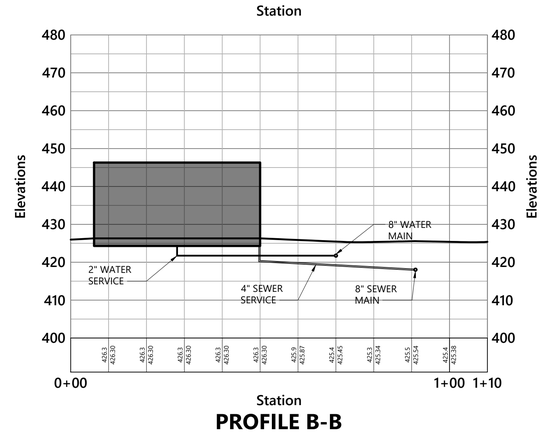
STATE OF NEW HAMPSHIRE - DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER
11/13/2025

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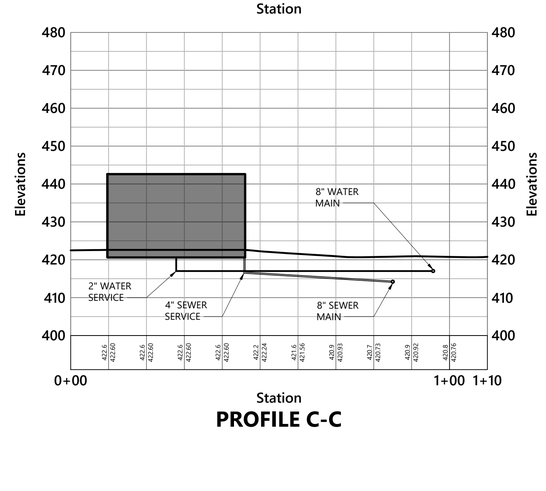




PROFILE A-A



PROFILE B-B



PROFILE C-C

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Vert. 0 10 20 40 Feet
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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Date February 20, 2025

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Drawing Title
Sanitary Plan and Profile Porters Court

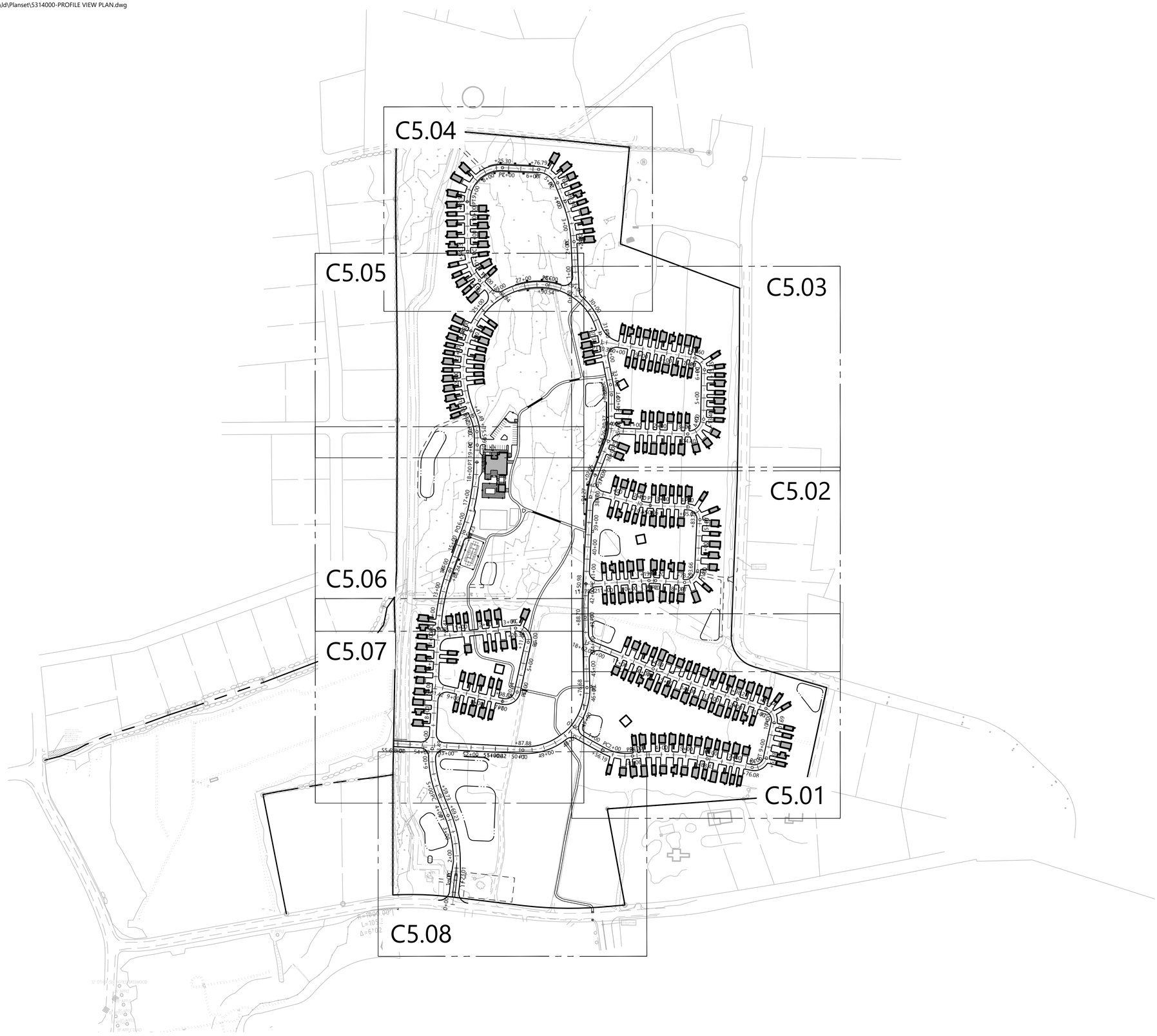
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C4.15

Sheet 51 of 111

Project Number 53140.00

STATE OF NEW HAMPSHIRE DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER
11/13/2025

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Drawing Title
Overall Profile View Plan

Drawing Number
C5.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 52 of 111

Project Number
53140.00

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0 20 40 80 Feet

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Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Title
Profile View Plan

Drawing Number
C5.01

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 53 of 111

Project Number 53140.00

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
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Drawing Title
Profile View Plan

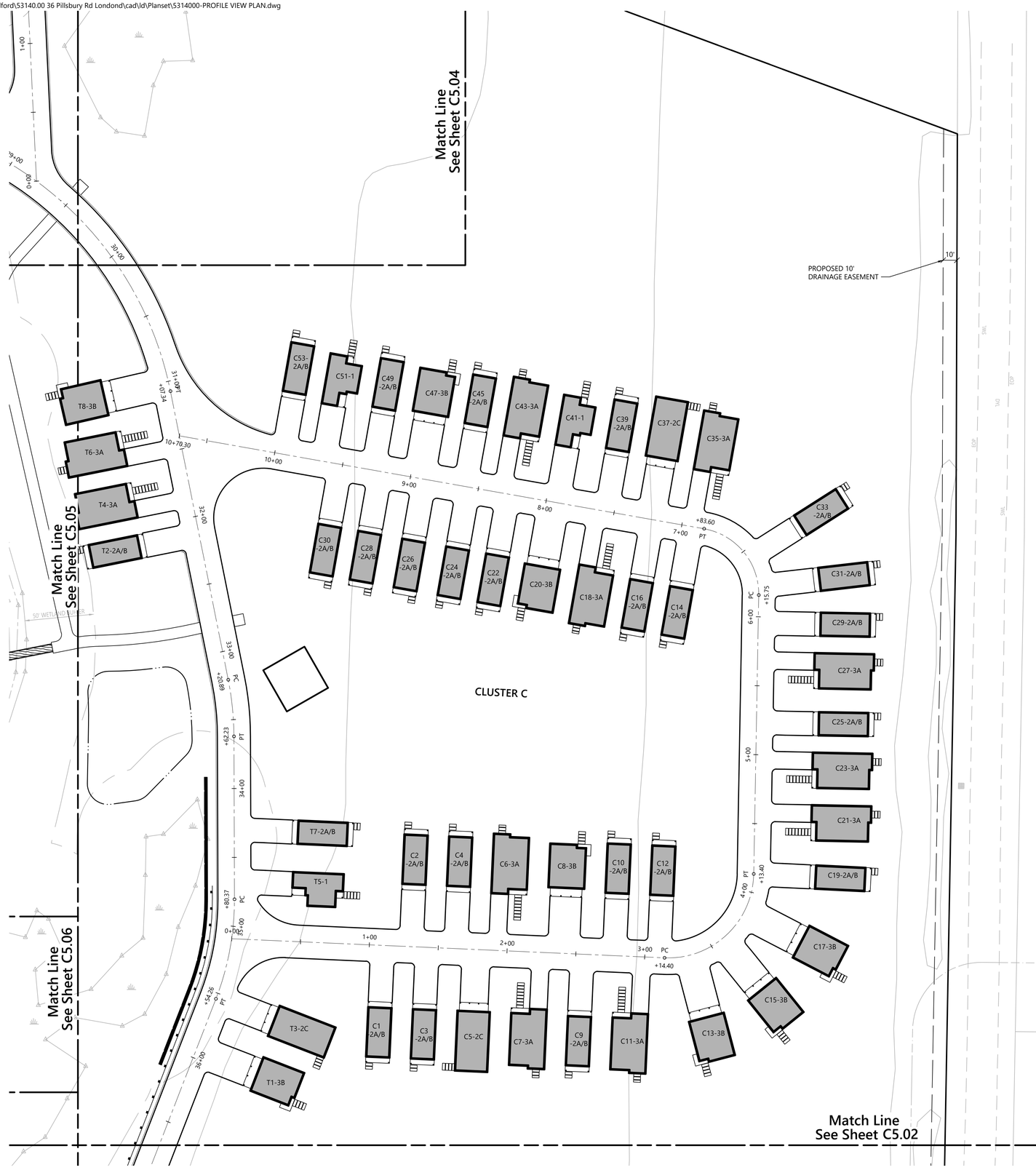
Drawing Number
C5.02

STATE OF NEW HAMPSHIRE
DAVID N. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 54 of 111

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Drawing Title
Profile View Plan

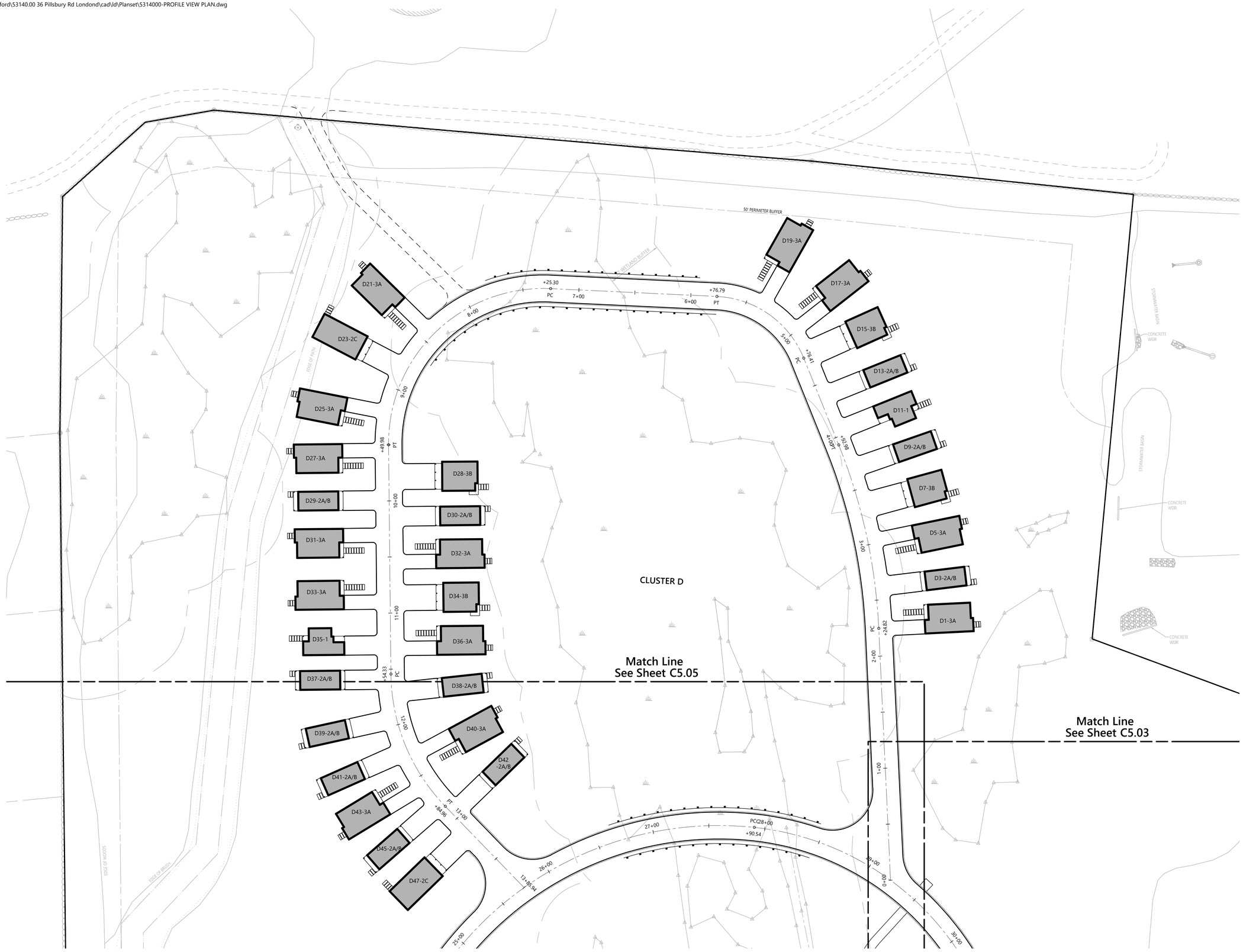
Drawing Number
C5.03

Sheet 55 of 111

Project Number
53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

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0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
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Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
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Designed by: BJZ
Checked by: DHF

Issued for: Permitting
Date: February 20, 2025

Not Approved for Construction

Drawing Title: Profile View Plan

Drawing Number: C5.04

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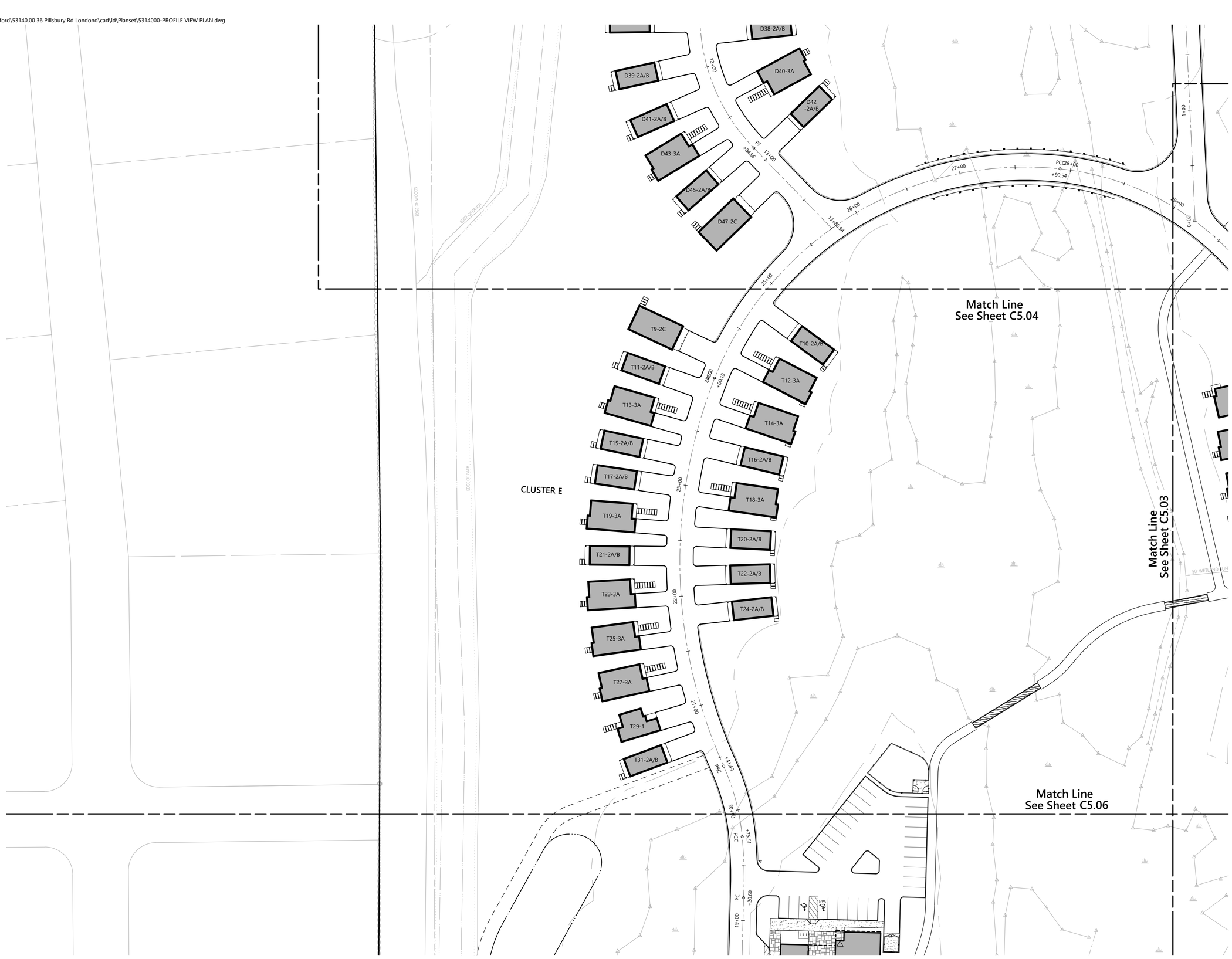
Project Number: 53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
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11/13/2025

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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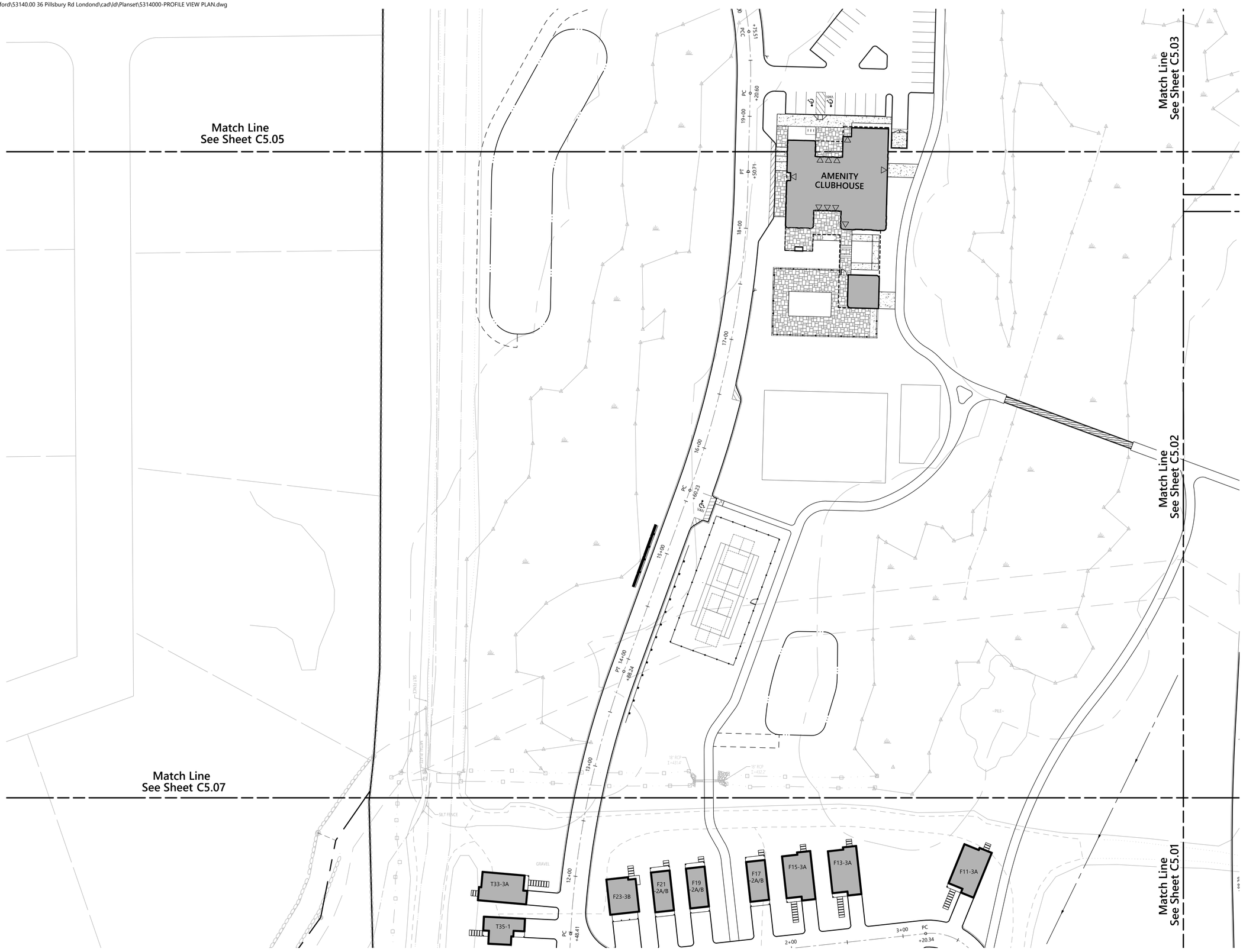
Drawing Title
Profile View Plan

Drawing Number
C5.05

Sheet 57 of 111

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No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Title
Profile View Plan

Drawing Number
C5.06

Sheet 58 of 111

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Map 10, Lot 42 - 36 Pillsbury Road
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No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Title
Profile View Plan

Drawing Number
C5.07

Sheet 59 of 111

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Title: Profile View Plan

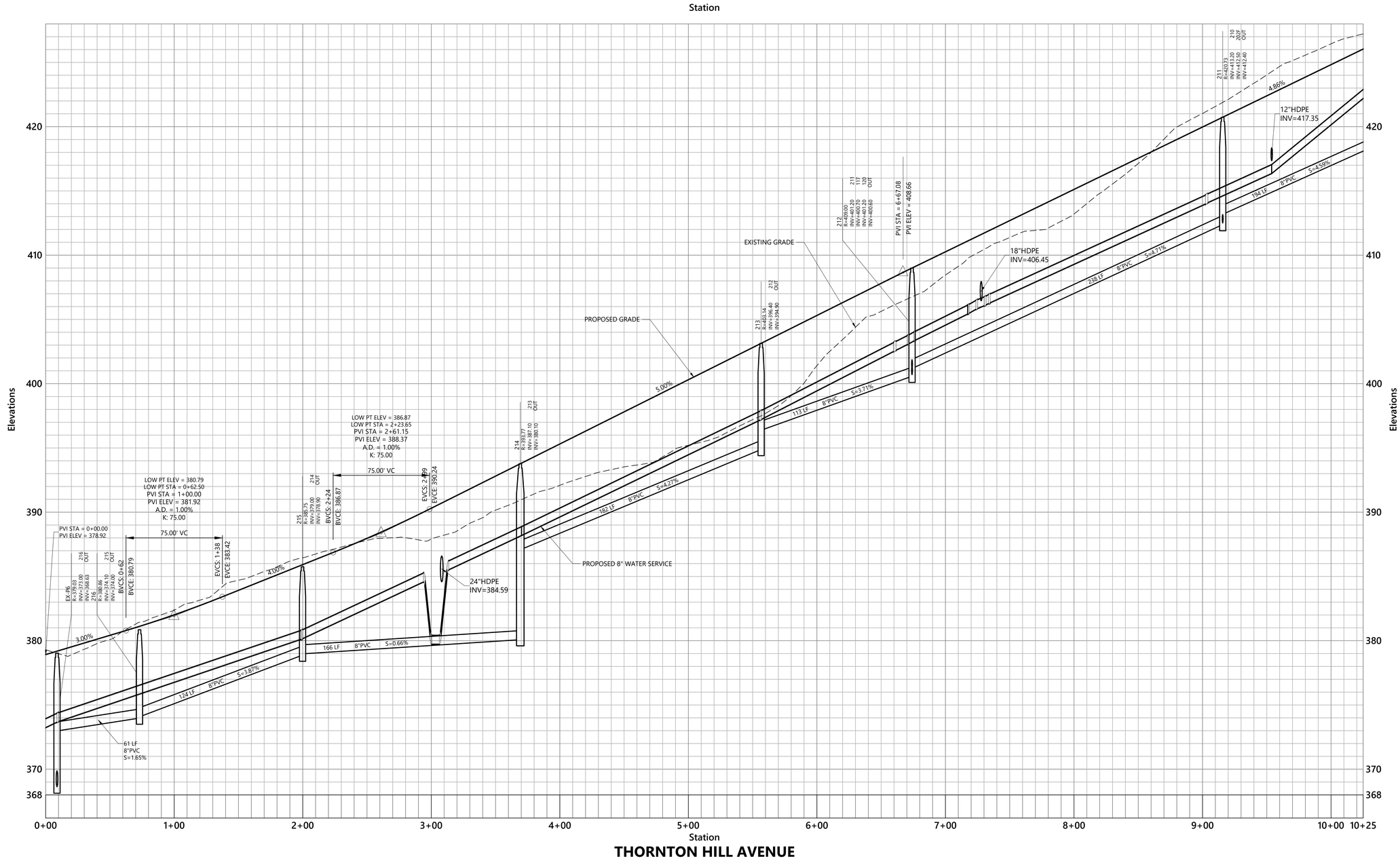
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Map 10, Lot 42 - 36 Pillsbury Road
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No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Title
Thornton Hill Avenue Profile

Drawing Number
C5.09

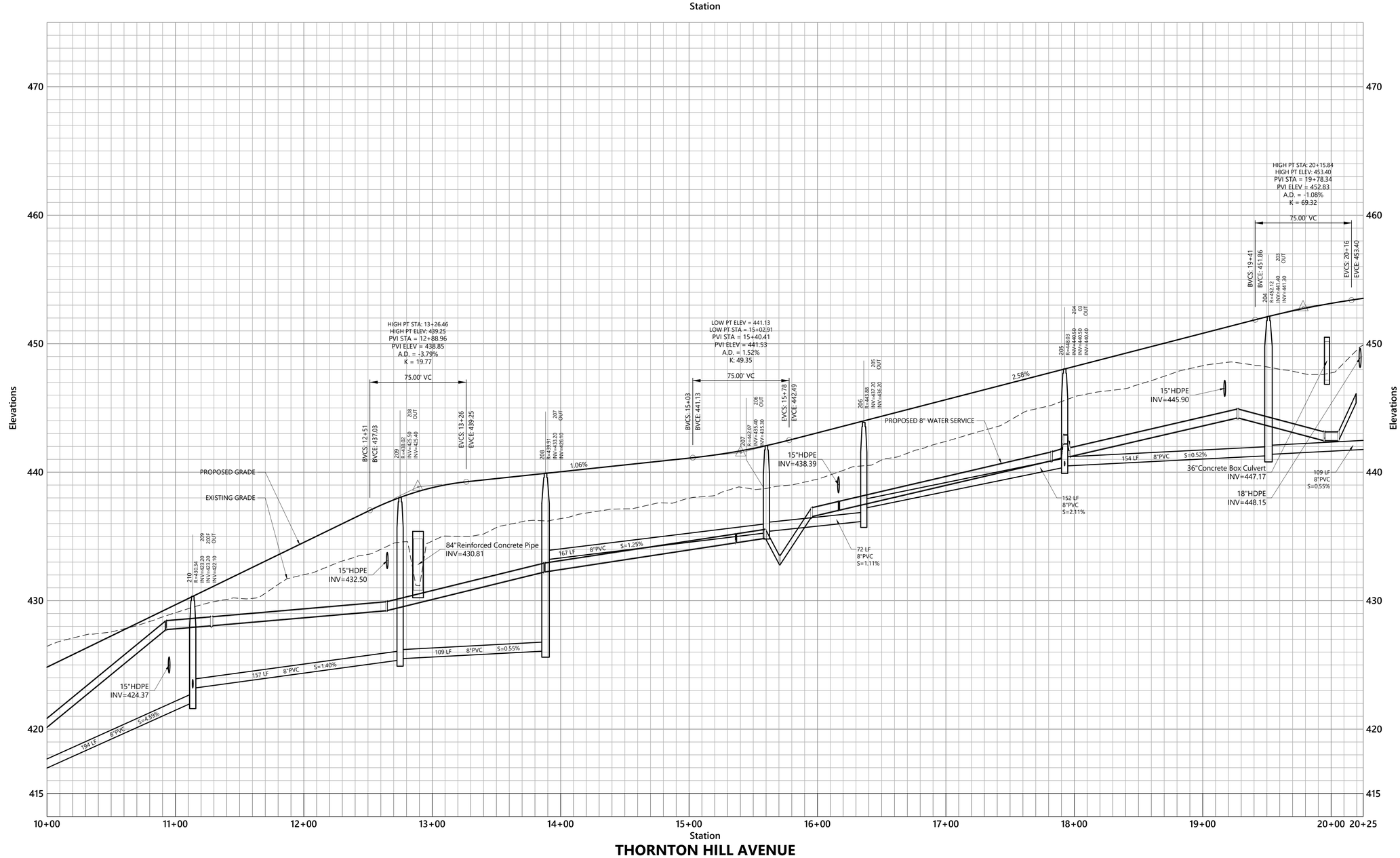
STATE OF NEW HAMPSHIRE
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No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
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Thornton Hill Avenue Profile

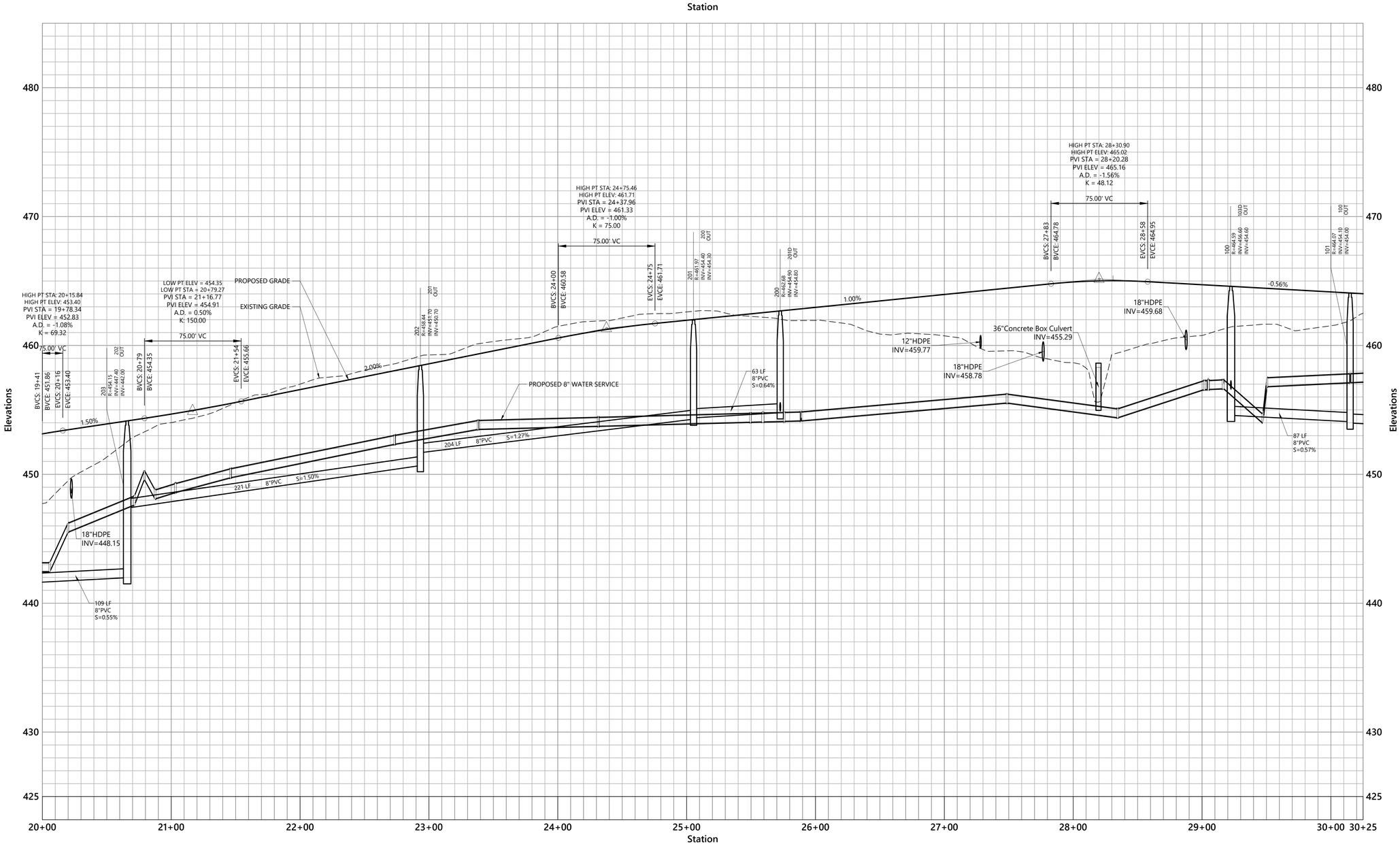
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Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
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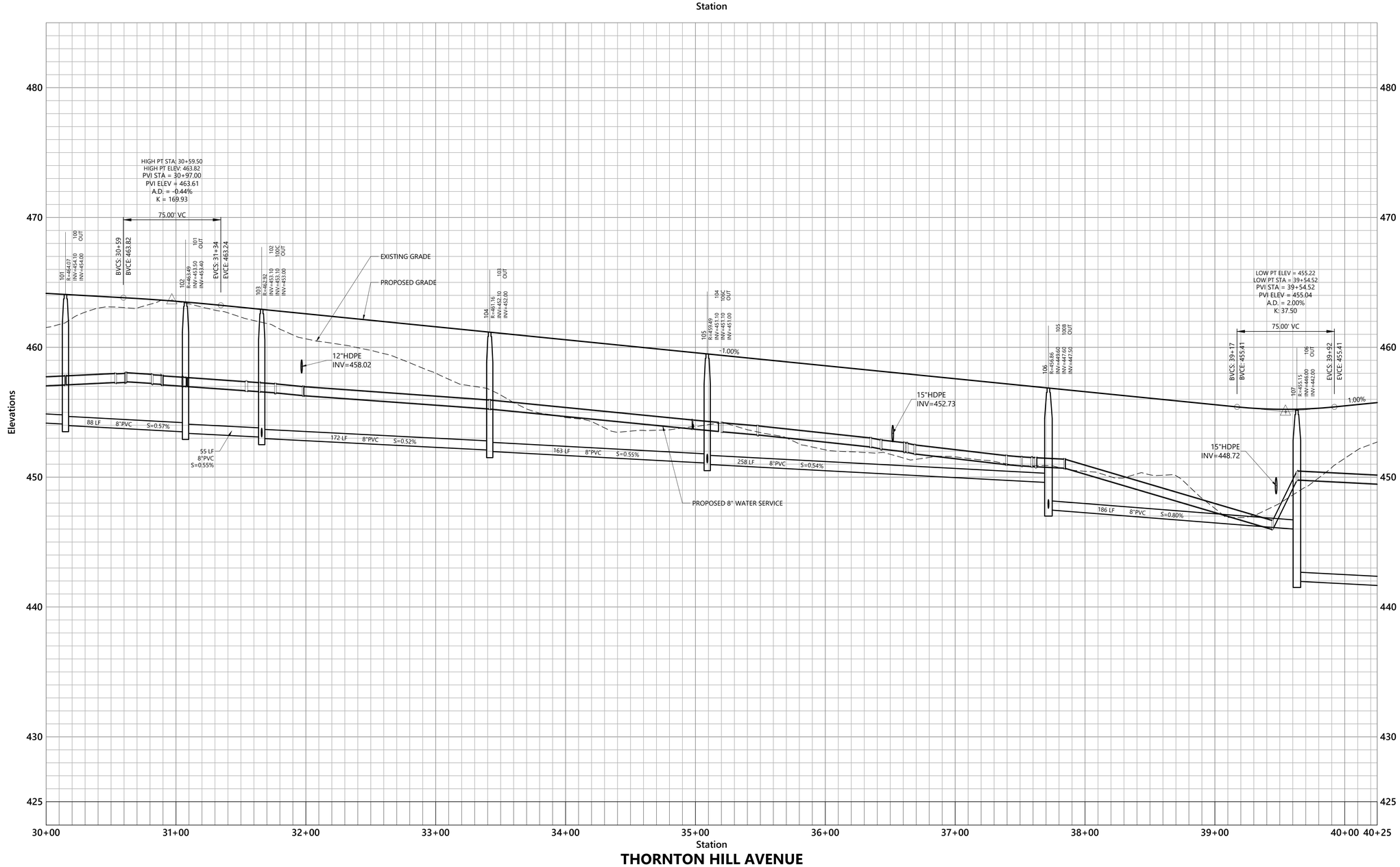
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53140.00

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Map 10, Lot 42 - 36 Pillsbury Road
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No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Thornton Hill Avenue Profile

Drawing Number
C5.12

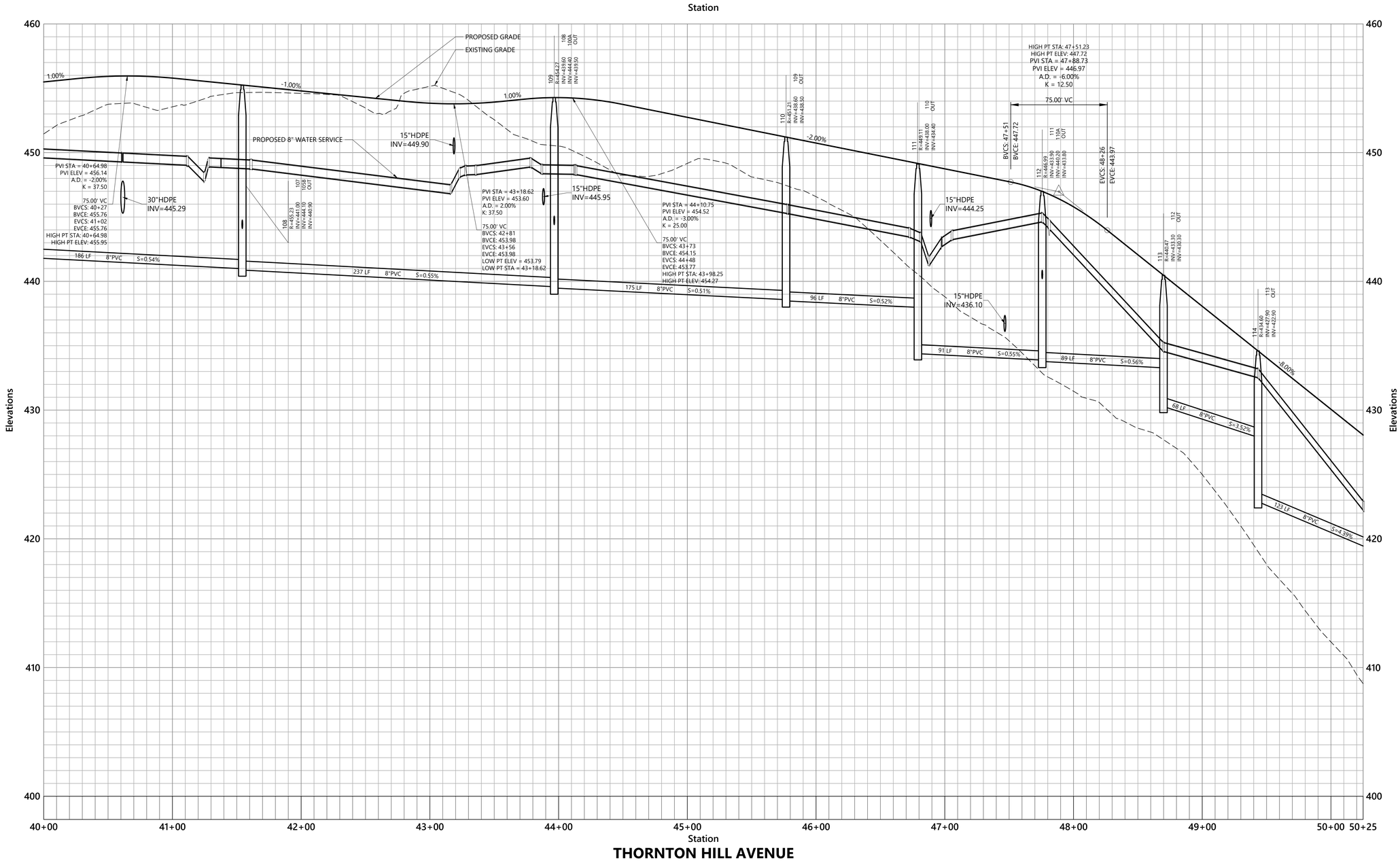
STATE OF NEW HAMPSHIRE
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Map 10, Lot 42 - 36 Pillsbury Road
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No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Number
C5.13

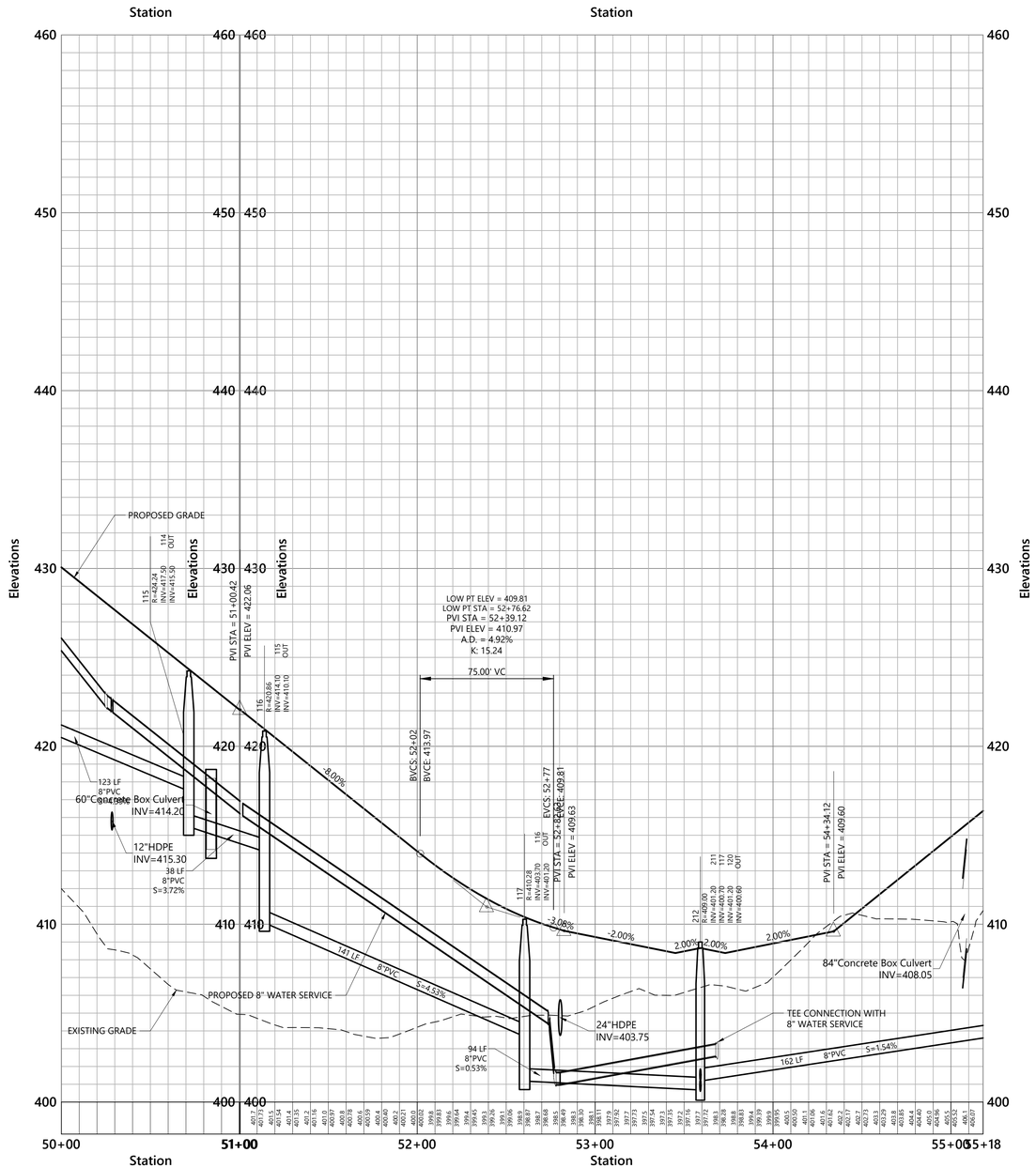
Sheet 65 of 111

Project Number
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STATE OF NEW HAMPSHIRE
DAVID N. FENSTERMACHER
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Map 10, Lot 42 - 36 Pillsbury Road
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No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Number
C5.14

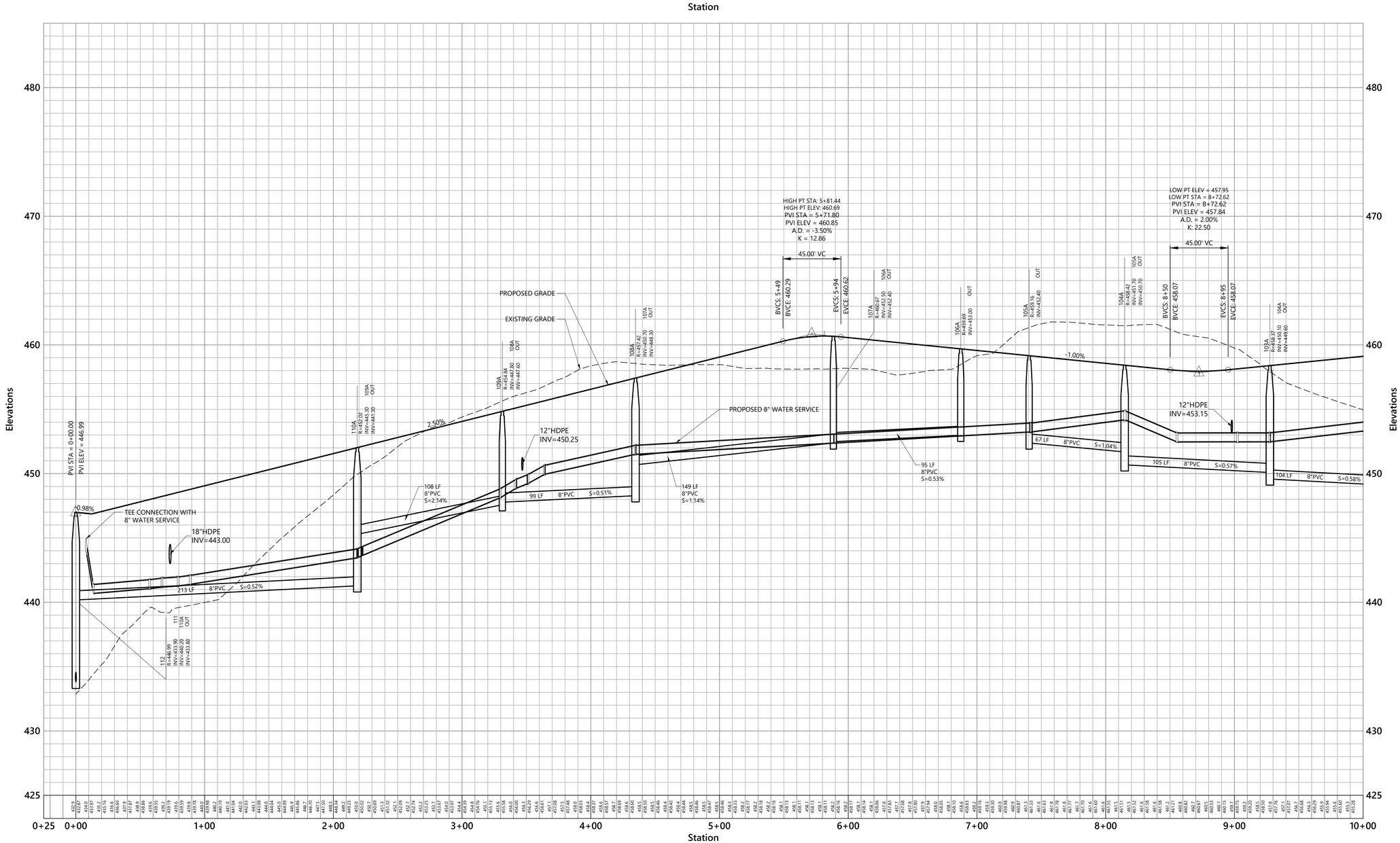
Sheet ## of 111

Project Number
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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

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Drawing Title
Oxford Court Profile

Drawing Number
C5.15

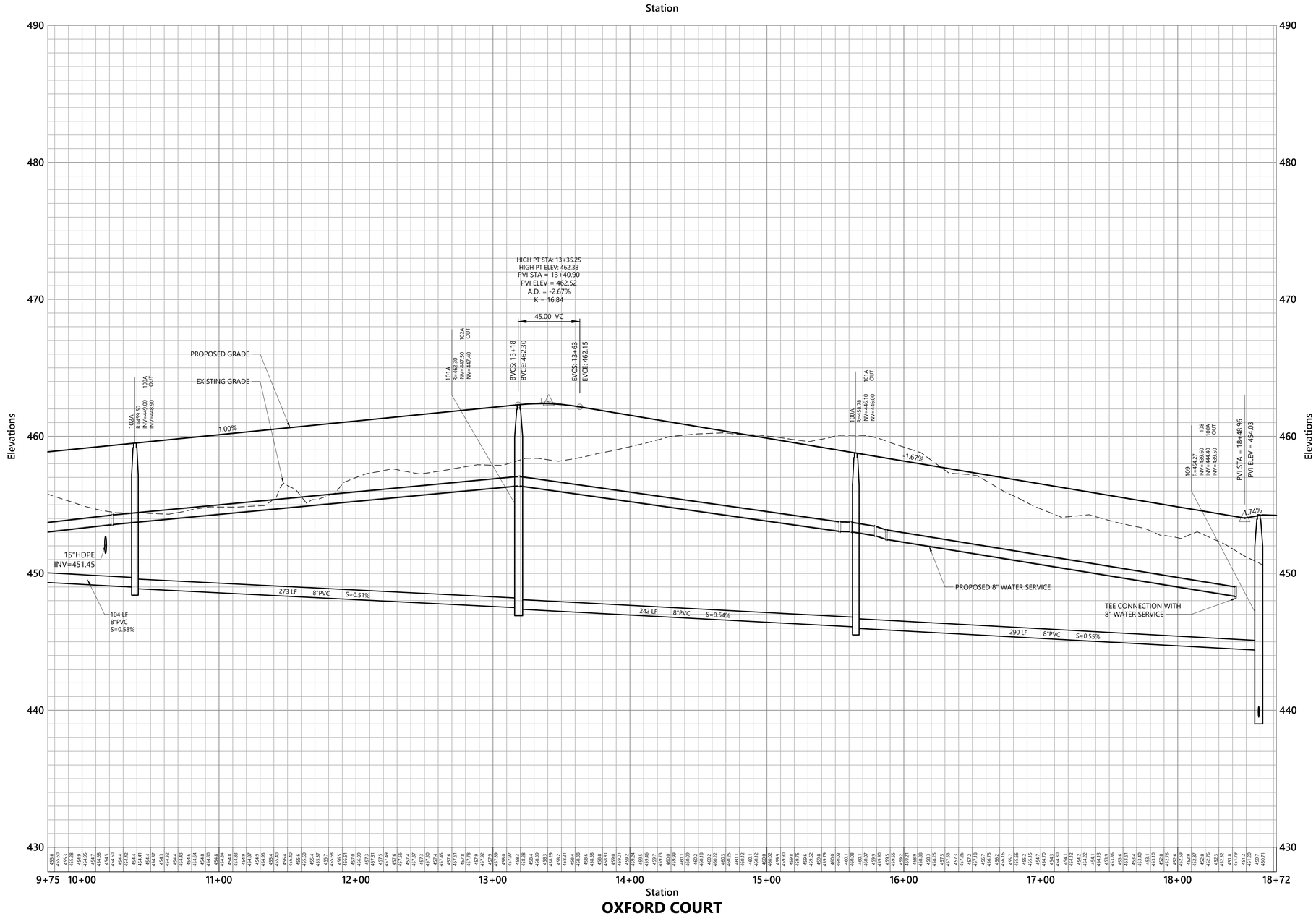
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Project Number
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Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
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Oxford Court Profile

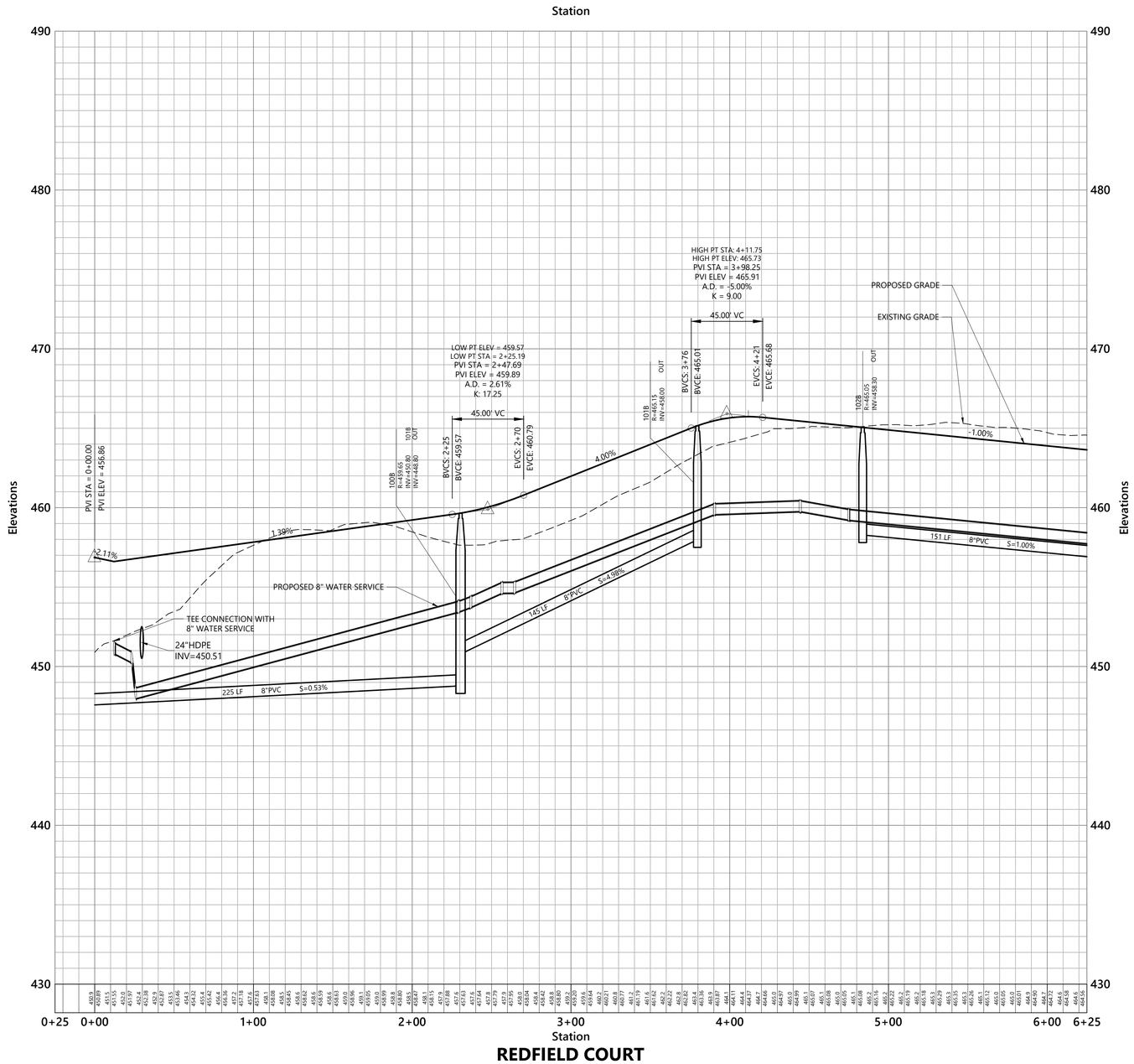
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STATE OF NEW HAMPSHIRE
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Map 10, Lot 42 - 36 Pillsbury Road
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No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
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Drawing Title
Redfield Court Profile

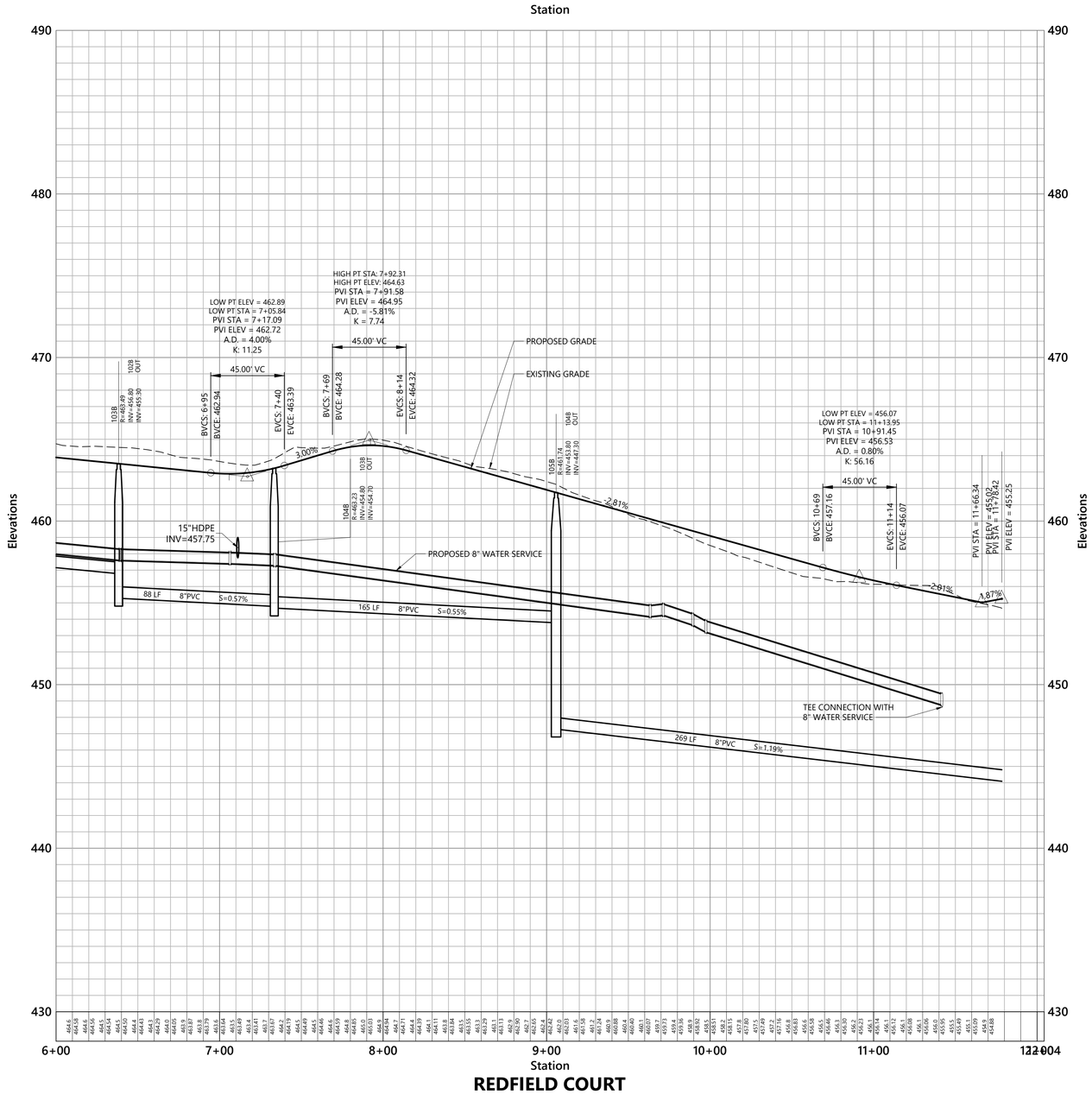
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STATE OF NEW HAMPSHIRE
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No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
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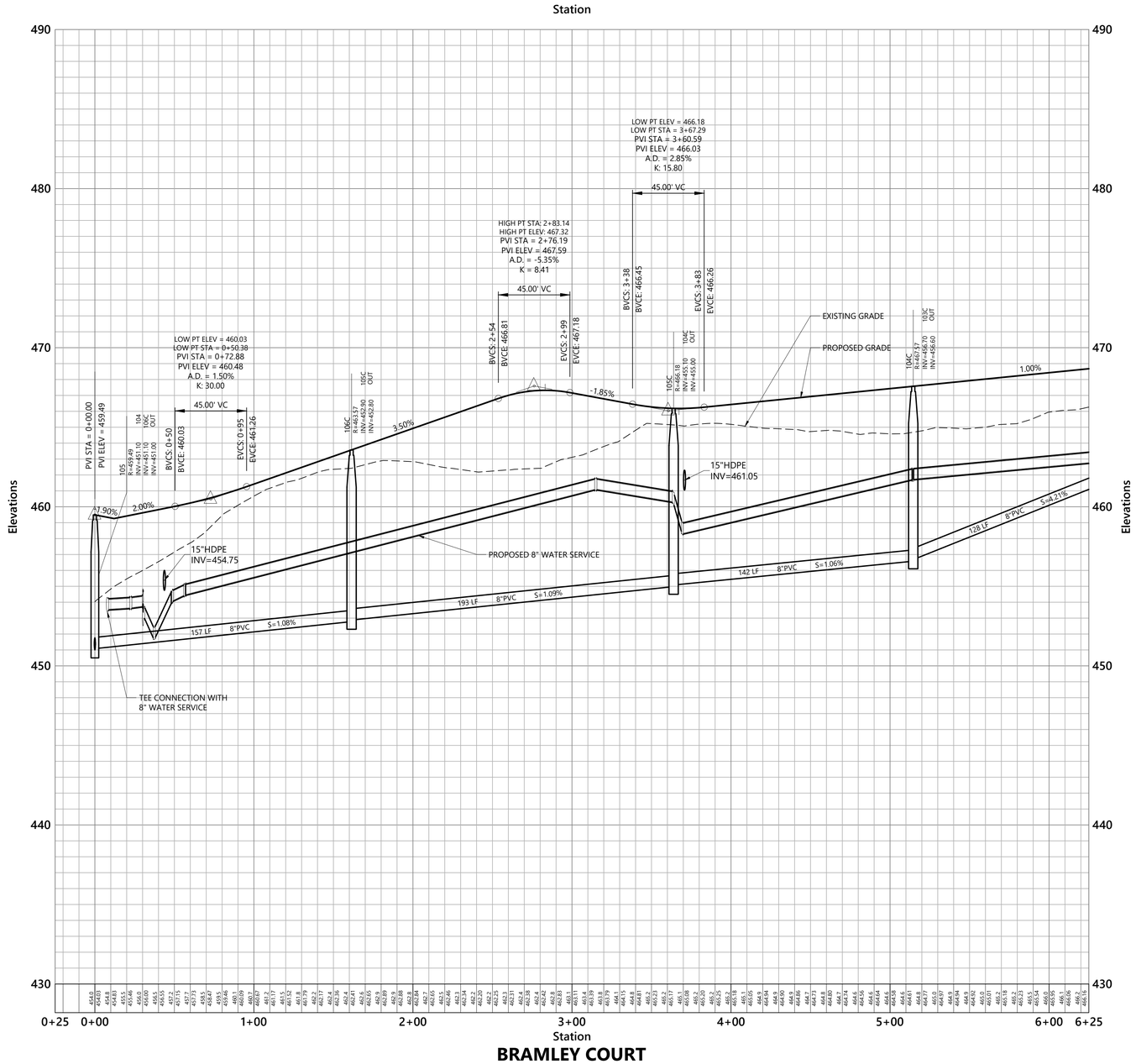
Drawing Number
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No.	Revision	Date	Appvd.
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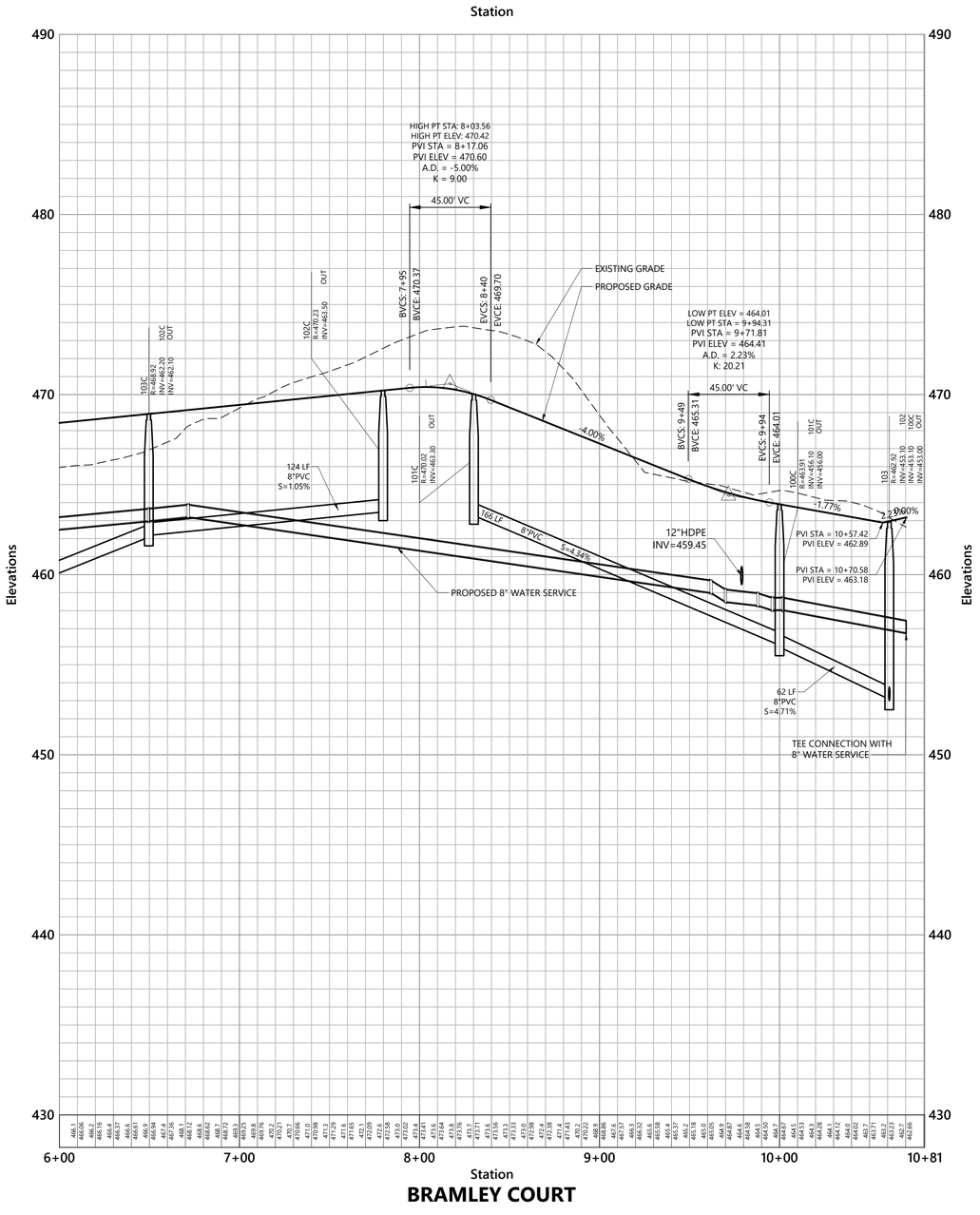
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Drawing Title
Bramley Court Profile

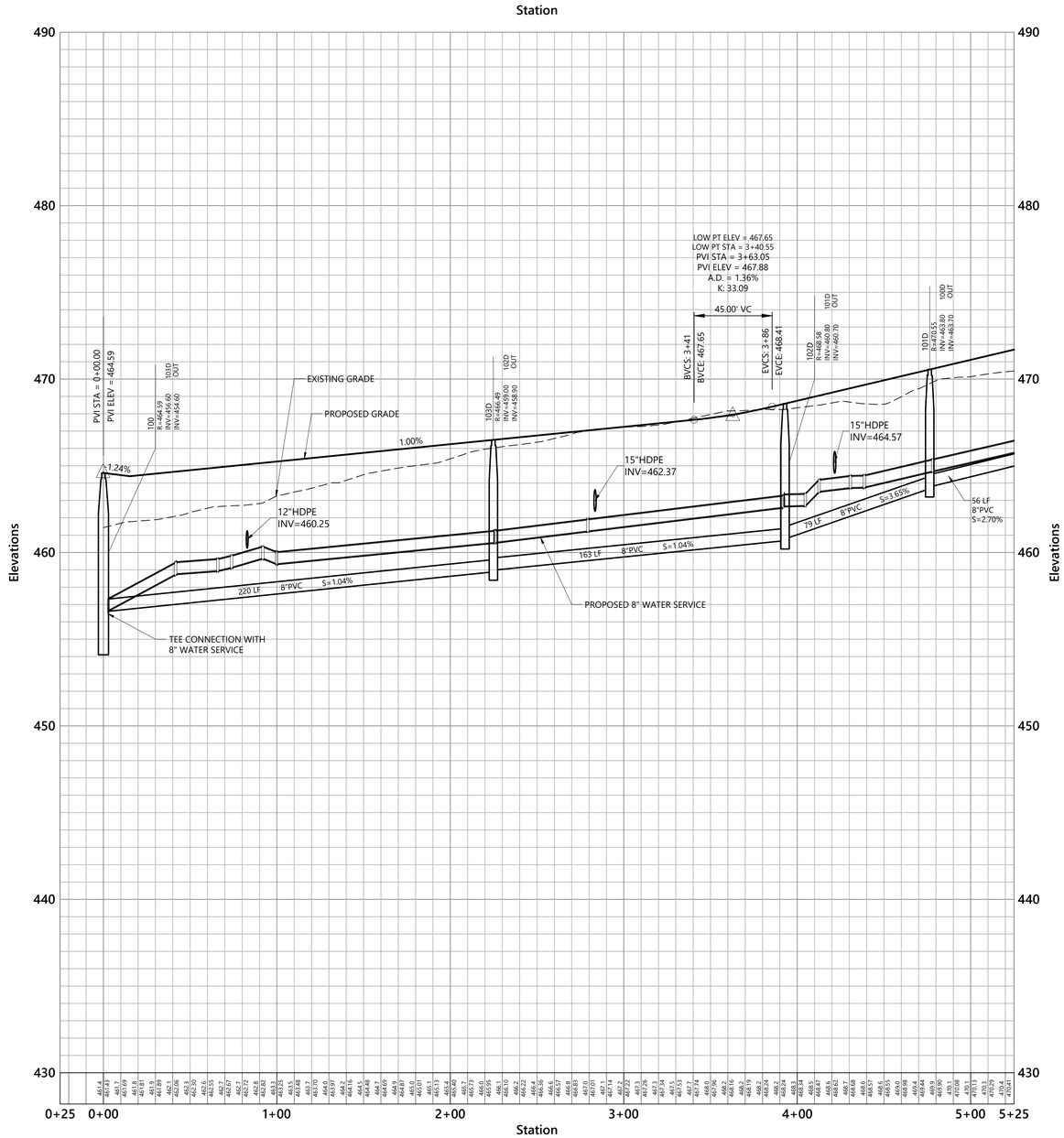
Drawing Number
C5.20

Sheet 72 of 111

Project Number
53140.00

STATE OF NEW HAMPSHIRE - PROFESSIONAL ENGINEER - LICENSED
DAVID H. FENSTERMACHER No. 13382
11/13/2025

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Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ
Checked by DHF

Issued for
Permitting
Date
February 20, 2025

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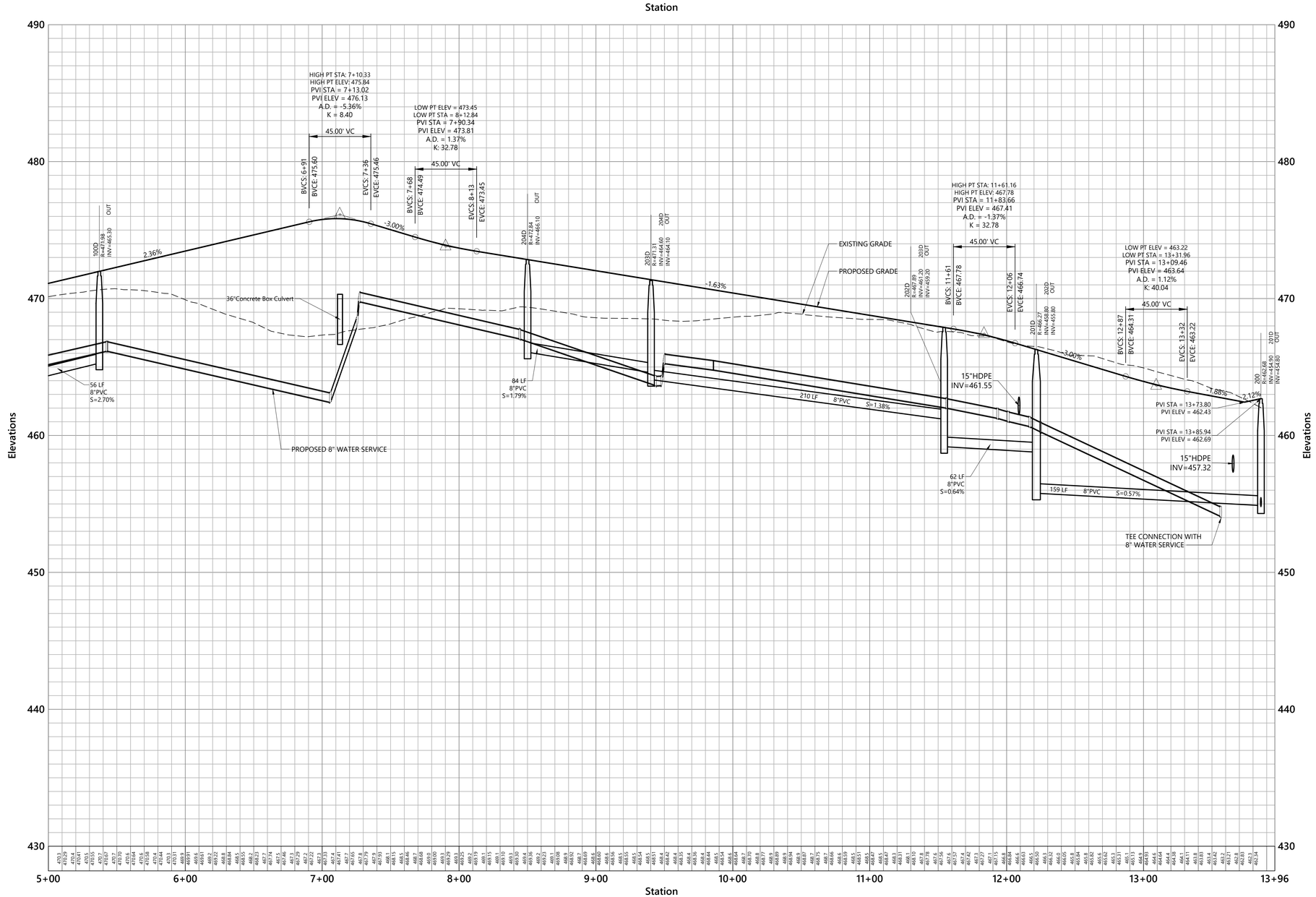
Drawing Title
Kingston Court Profile

Drawing Number
C5.21

Sheet 73 of 111

Project Number
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STATE OF NEW HAMPSHIRE
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Map 10, Lot 42 - 36 Pillsbury Road
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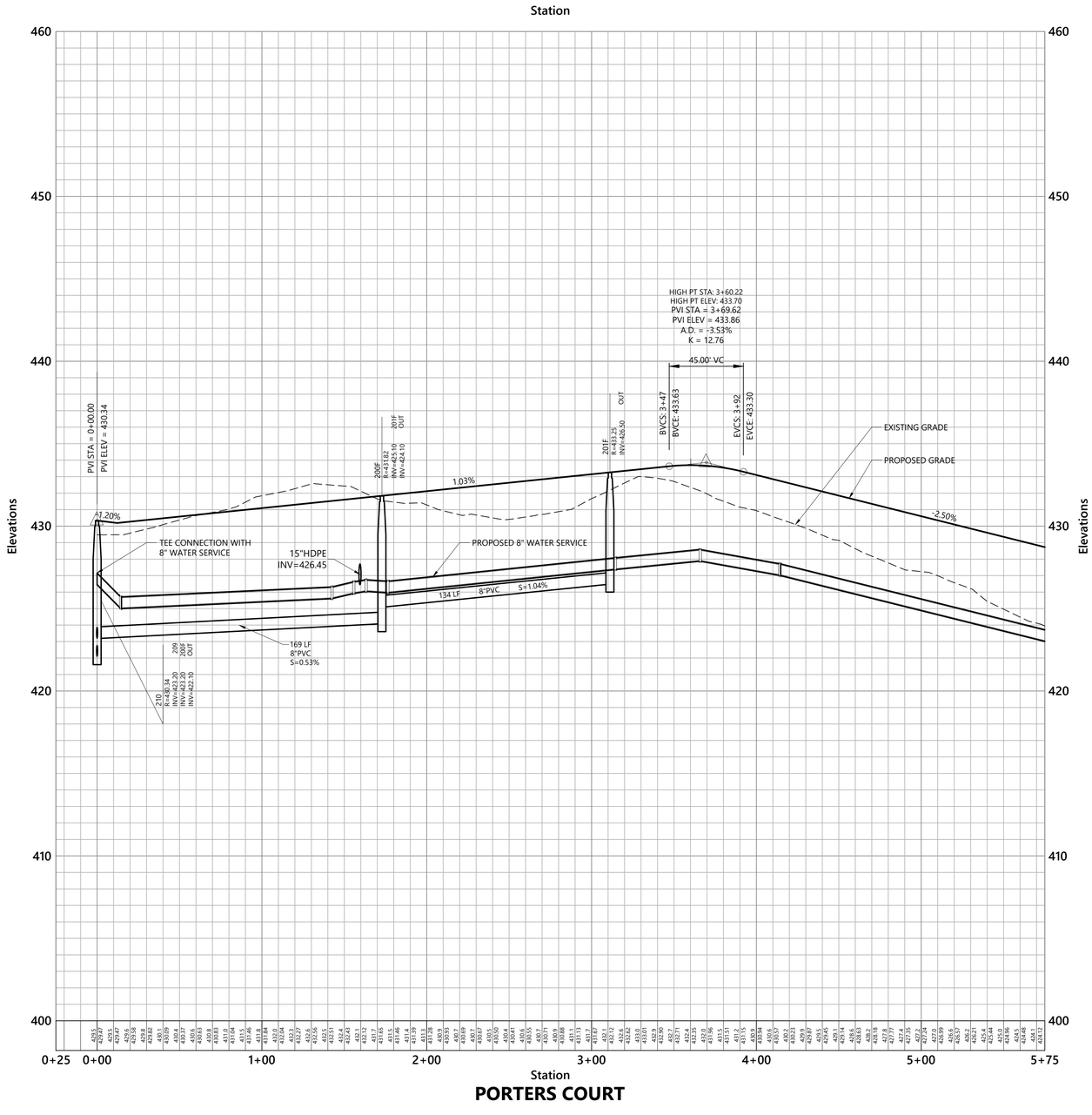
Drawing Title
Kingston Court Profile

Drawing Number
C5.22

Sheet 74 of 111

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Drawing Number
C5.23

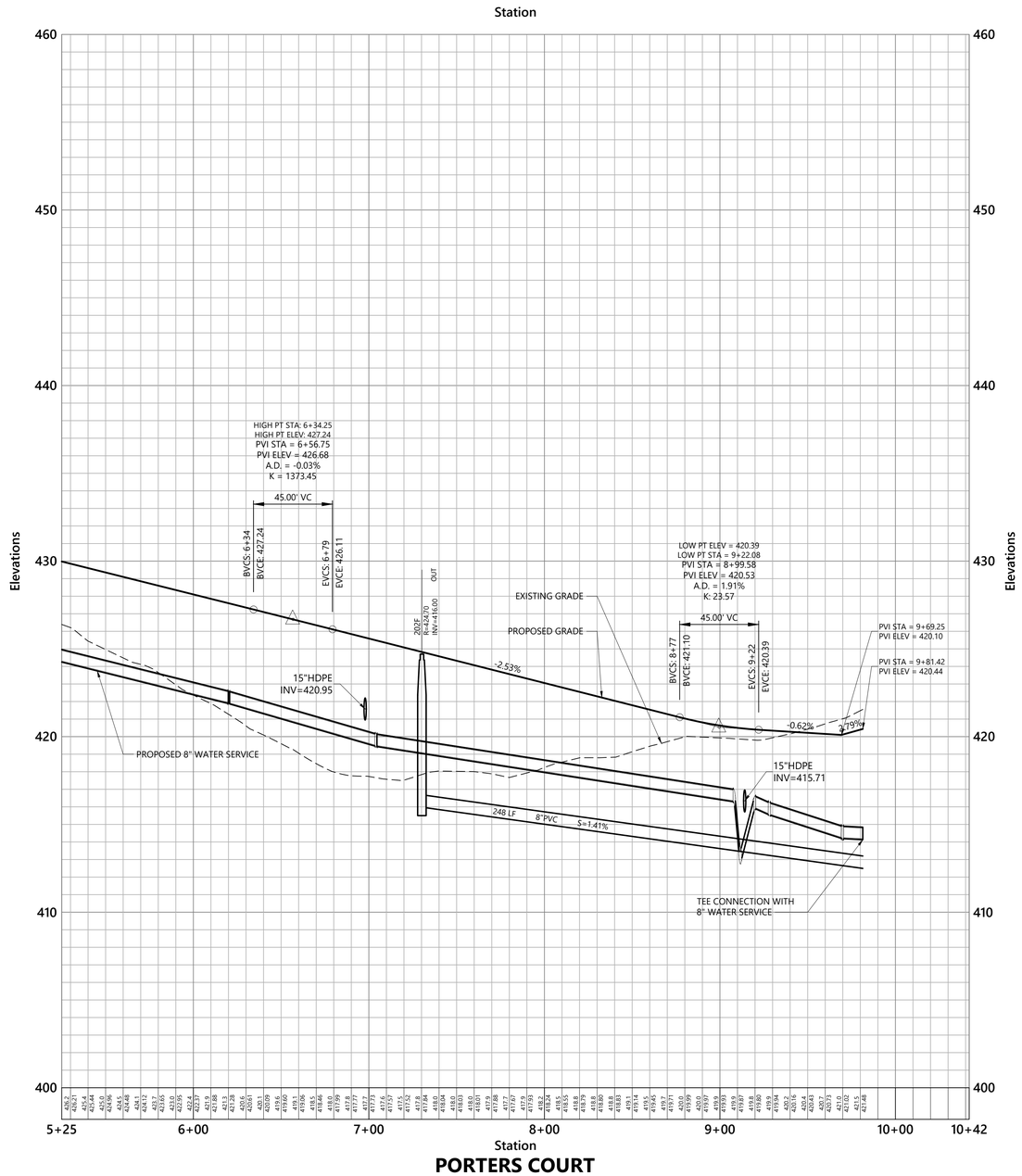
Sheet 75 of 111

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STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
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11/13/2025

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Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Drawing Number
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Erosion Control

1. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
2. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES, AND REMOVE SEDIMENT THEREFROM ON A WEEKLY BASIS AND WITHIN TWELVE HOURS AFTER EACH STORM EVENT (0.5" OF RAINFALL OR GREATER) AND DISPOSE OF SEDIMENTS IN AN UPLAND AREA SUCH THAT THEY DO NOT ENCUMBER OTHER DRAINAGE STRUCTURES AND PROTECTED AREAS.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION.
5. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE AND SEWER SYSTEMS.
6. AREAS REMAINING UNSTABILIZED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. STRAW MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 1-1/2 TONS/ACRE.
7. PERMANENT SEEDING SHALL OCCUR BETWEEN APRIL 1 AND JUNE 1, AND/OR BETWEEN AUGUST 15 AND OCTOBER 15. ALL SEEDING FROM SEPTEMBER 15 SHALL BE STRAW MULCHED.
8. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
9. SOILS TO BE STOCKPILED FOR A PERIOD OF MORE THAN 30 DAYS SHALL BE TEMPORARILY SEEDED AND MULCHED. CONTRACTOR SHALL INSTALL SILT FENCING ALONG DOWNHILL SIDE OF STOCKPILES.
10. CONTRACTOR SHALL PROVIDE TEMPORARY SEDIMENTATION BASINS TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGNS, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION. TEMPORARY SEDIMENTATION BASINS SHALL MEET NHDES REQUIREMENTS.
11. CONTRACTOR SHALL PROVIDE NECESSARY EROSION CONTROL MEASURES TO INSURE THAT SURFACE WATER RUN-OFF FROM UNSTABILIZED AREAS DOES NOT CARRY SILT, SEDIMENT, AND OTHER DEBRIS OUTSIDE OF THE LIMITS OF WORK.
12. 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-IN OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED;
    D. EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
13. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT AT NO TIME SHALL THE TOTAL UNSTABILIZED DISTURBED AREA ON-SITE BE GREATER THAN (5) FIVE ACRES. [NHDES ALLOWS FOR MORE THAN 5 AC ON CERTAIN SITES IF CERTAIN PROVISIONS ARE PROVIDED]
14. ALL DITCHES, SWALES, AND DRAINAGE BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
15. ALL ROADWAYS AND PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
16. ALL CUT AND FILL SLOPES SHALL BE LOAMED AND SEEDED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
17. ALL PERMANENT AND TEMPORARY SEEDING SHALL BE AS FOLLOWS (UNLESS OTHERWISE NOTED):

PERMANENT SEEDING	PROPORTION	GERMINATION MINIMUM	PURITY MINIMUM
LAWNS:			
CREEPING RED FESCUE	50%	85%	95%
KENTUCKY BLUEGRASS	40%	85%	90%
MANHATTAN PERENNIAL RYE	10%	90%	95%

TEMPORARY SEEDING*	% WEIGHT	GERMINATION MINIMUM
WINTER RYE	80% MIN.	85%
RED FESCUE (CREEPING)	4% MIN.	80%
PERENNIAL RYE GRASS	3% MIN.	90%
RED CLOVER	3% MIN.	90%
OTHER CROP GRASS	0.5% MAX.	
NOXIOUS WEED SEED	0.5% MAX.	
INERT MATTER	1.0% MAX.	

* TEMPORARY SEED FOR LAWNS SHALL ONLY BE PLANTED WHEN PERMANENT GRASSES CANNOT BE PLANTED DUE TO THE GROWING SEASON.

18. NO-MOW PLANTING MIX (FOR AREAS INDICATED ON LANDSCAPE PLAN)

    THE NO-MOW PLANTING MIX" SHALL BE THE "NEW ENGLAND CONSERVATION WILDLIFE MIX' AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC.

19. DETENTION BASIN PLANTING MIX (FOR BOTTOM OF DETENTION BASIN)

    THE DETENTION BASIN PLANTING MIX SHALL BE THE "NEW ENGLAND EROSION-CONTROL / RESTORATION MIX (FOR DETENTION BASINS AND MOIST SITES) AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA. (413) 256-1752

20. EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL SLOPES THAT ARE STEEPER THAN 3-FT HORIZONTAL AND 1-FT VERTICAL (3:1). EROSION CONTROL BLANKETS SHALL BE NORTH AMERICAN GREEN SC150BN, OR APPROVED EQUAL.
21. THE PROJECT SHALL BE MANAGED IN A MANNER THAT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER AGR 3800 RELATIVE TO INVASIVE SPECIES.

Winter Construction

1. 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. STABILIZATION METHODS SHALL INCLUDE 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 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 TEMPORARILY STABILIZED WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
3. AFTER OCTOBER 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 (NHDOT 304.3).

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Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

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Drawing Title
Overall Erosion and Sediment Control Plan

Drawing Number
C6.00

Sheet 77 of 111

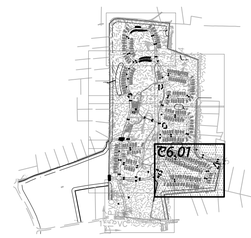
Project Number **53140.00**

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

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Map 10, Lot 42 - 36 Pillsbury Road
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Drawing Title

Erosion and Sediment Control Plan

Drawing Number

C6.01

Sheet 78 of 111

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED
PROFESSIONAL ENGINEER
11/13/2025

Project Number 53140.00

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SILT FENCE AND HAYBALE BARRIER (TYP)

POTENTIAL SOIL STORAGE AREA. SIZING TO BE DETERMINED BY CONSTRUCTION NEEDS

Match Line
See Sheet C6.03

Match Line
See Sheet C6.06

Match Line
See Sheet C6.01

Match Line
See Sheet C6.07

50' PERIMETER BUFFER

CLUSTER B

B53 -2A/B
B51-3B
B49 -2A/B
B47-3B
B45 -2A/B
B43-3A
B41 -2A/B
B39 -2A/B
B37-3A
B35 -2A/B
B33-2A/B
B31-3B
B29-2A/B
B27-2C
B25-3A
B23-3B
B21 -2A/B
B19-2C
B17-3B
B15 -2A/B
B13-3A
B11-3A
B9-3B
B7 -2A/B
B5-3A
B3 -2A/B
B1 -2A/B
B36 -2A/B
B34-1
B32 -2A/B
B30 -2A/B
B28 -2A/B
B26-3A
B24-3A
B22 -2A/B
B20-3B
B18-3B
B16-1
B14 -2A/B
B12-3A
B10-2C
B8-3A
B6 -2A/B
B4-1
B2 -2A/B

POTENTIAL SOIL STORAGE AREA. SIZING TO BE DETERMINED BY CONSTRUCTION NEEDS

SILT FENCE BARRIER (TYP)
R=123.68'
L=167.09'
Δ=76°10'26"

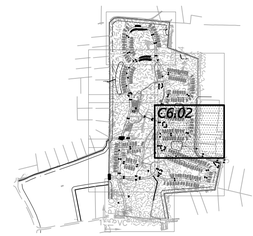
HAYBALE SEDIMENT TRAP WITH INLET FILTER BASKET (TYP)

A75 -2A/B
A73-3B
A71-3A
A69 -2A/B
A67-2C
A65-3B
A63-3B
A61 -2A/B
A59 -2A/B
A60-3B

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Drawing Title
Erosion and Sediment Control Plan

Drawing Number
C6.02

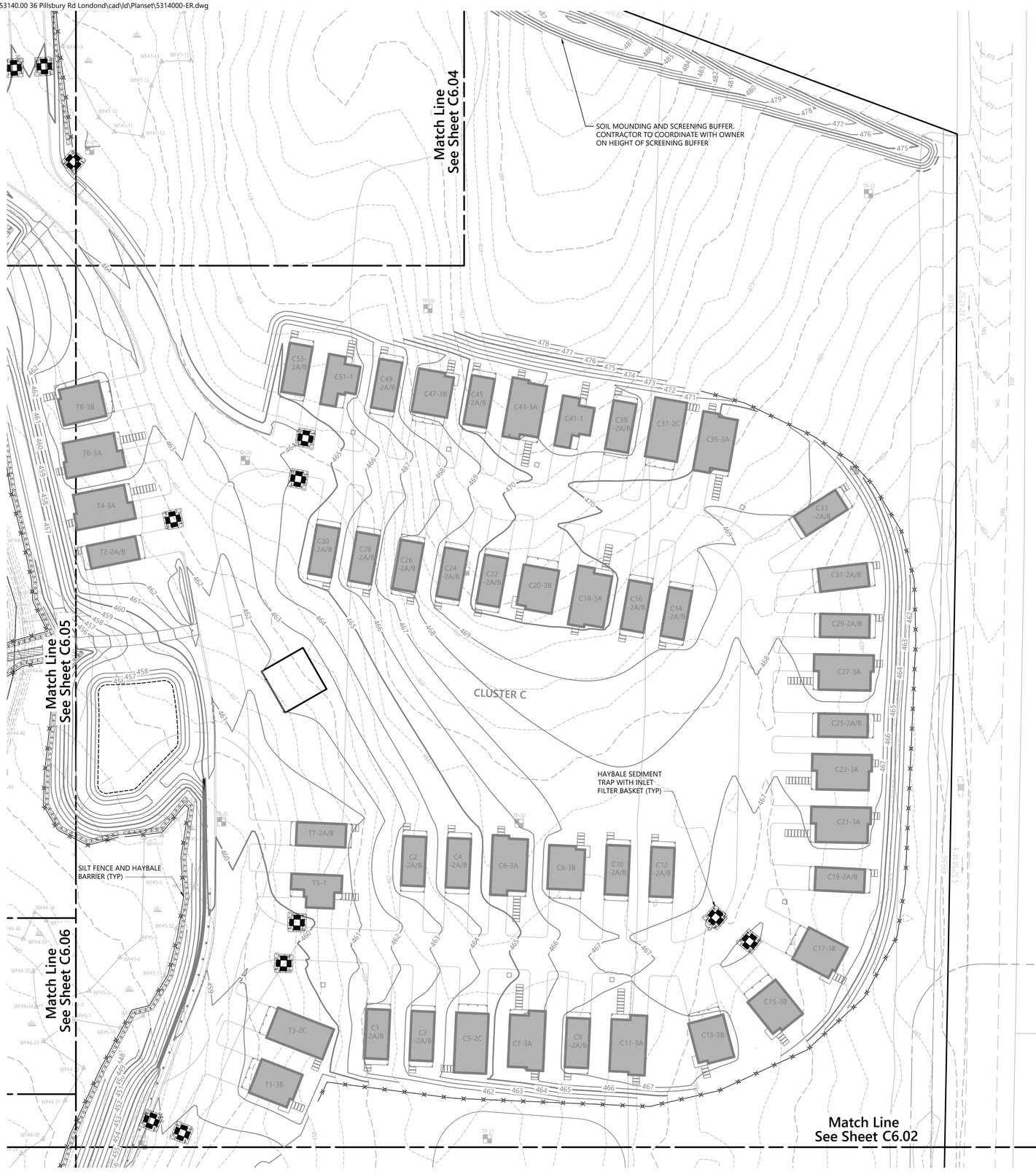
Sheet 79 of 111

STATE OF NEW HAMPSHIRE - DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER
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Project Number
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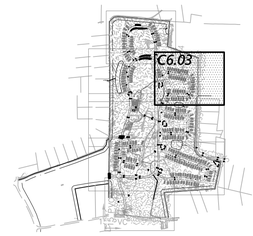
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Drawing Title
Erosion and Sediment Control Plan

Drawing Number
C6.03

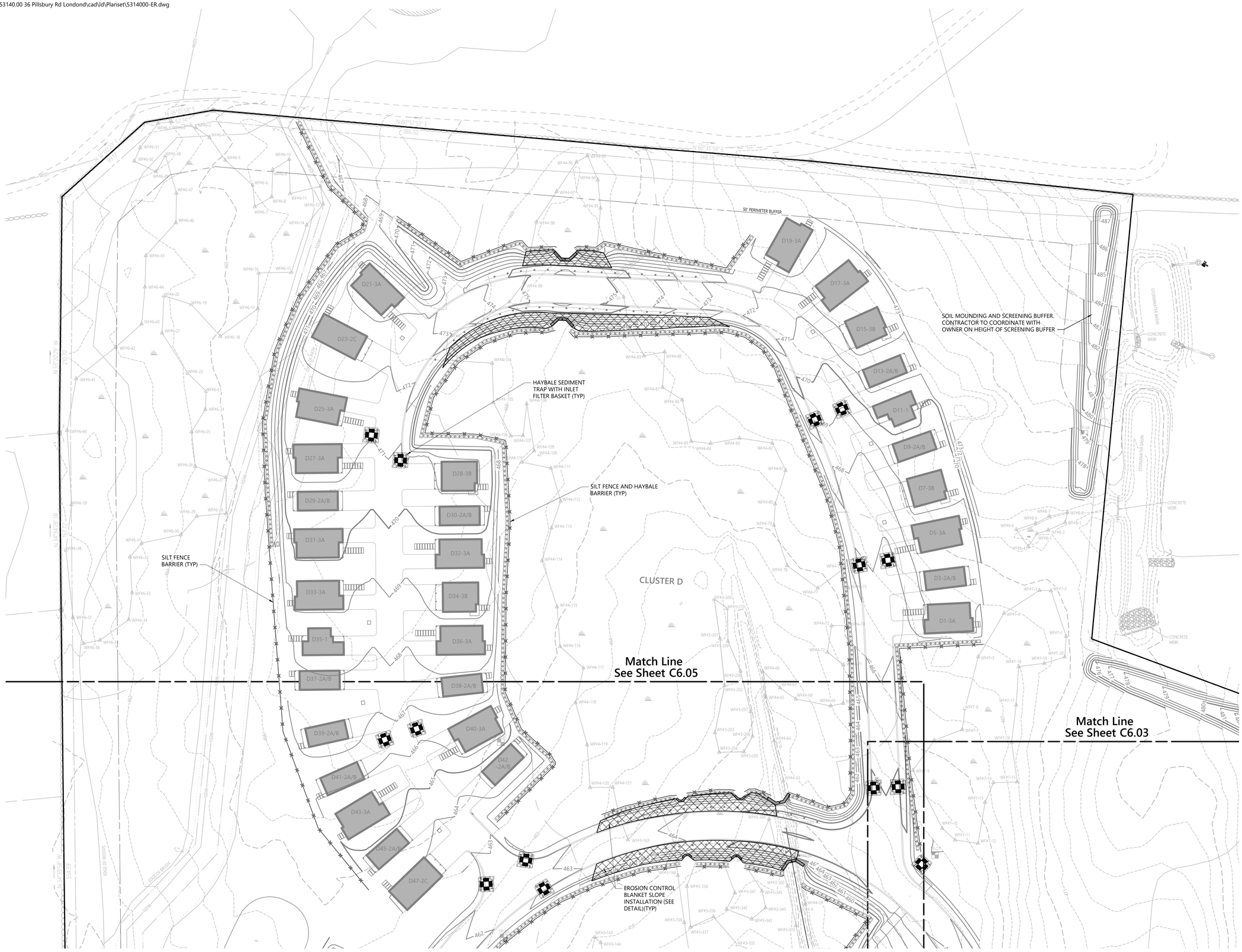
STATE OF NEW HAMPSHIRE
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No. 13382
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Project Number 53140.00

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Erosion and Sediment Control Plan

Drawing Number
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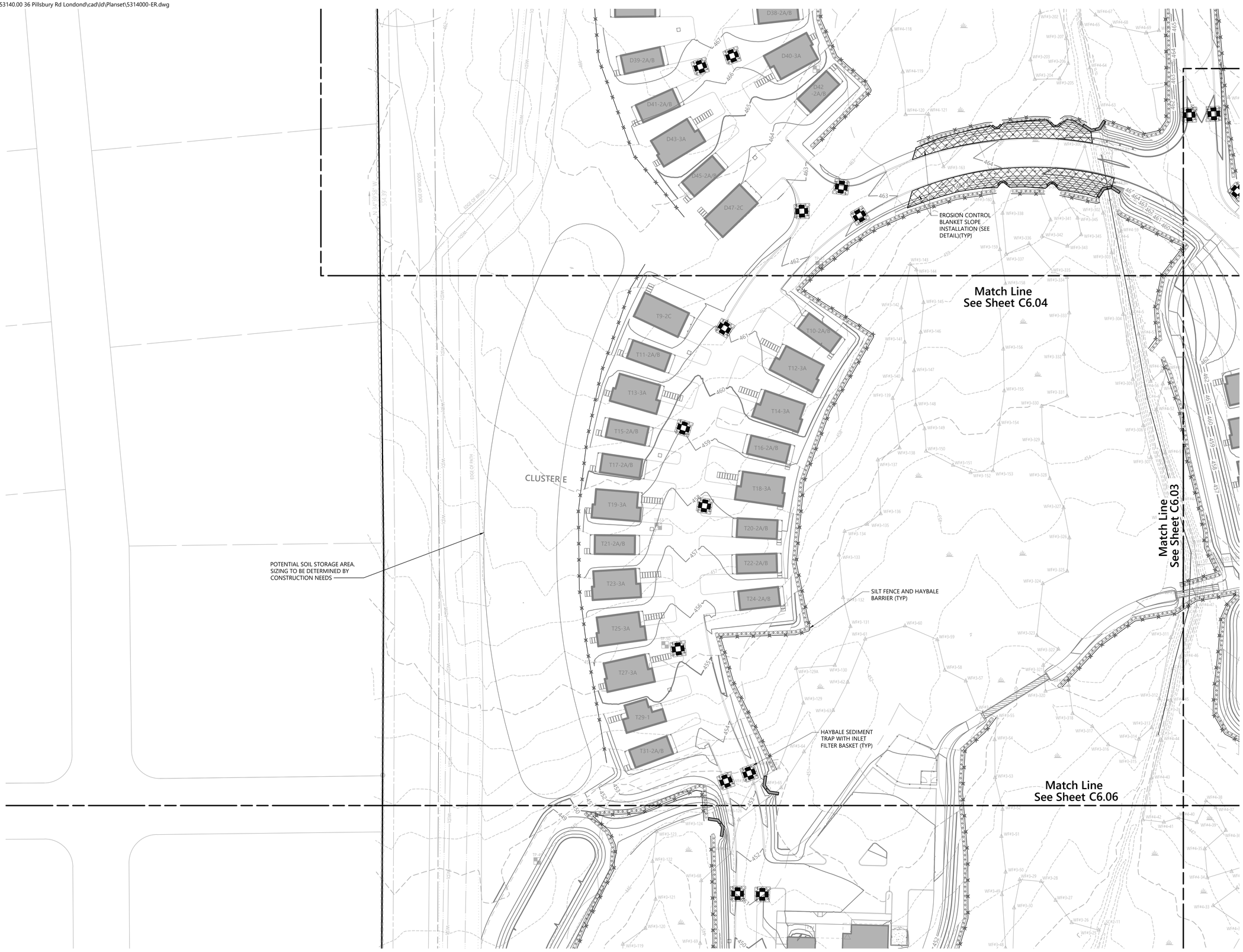
Sheet 81 of 111

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DAVID H. FENSTERMACHER
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C6.05

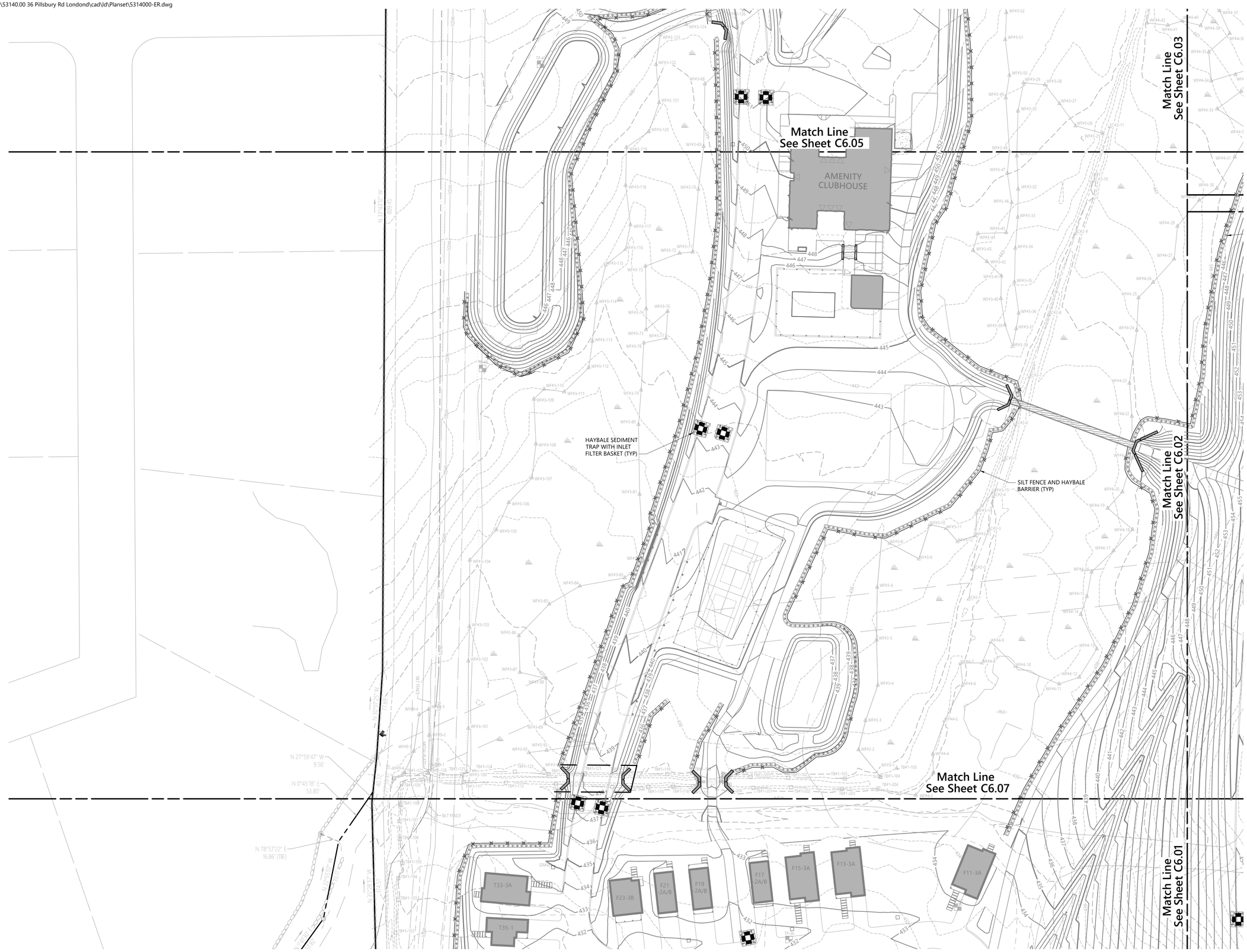
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STATE OF NEW HAMPSHIRE
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Project Number 53140.00

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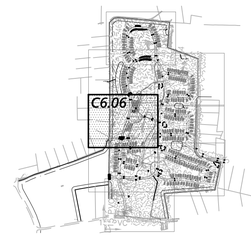
\\vhb\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\d\Planset\5314000-ER.dwg



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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, Inc.
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title

Erosion and Sediment Control Plan

Drawing Number

C6.06

Sheet 83 of 111

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED
PROFESSIONAL ENGINEER
11/13/2025

Project Number 53140.00

Saved Tuesday, November 11, 2025 7:54:12 PM JHOWE Plotted Wednesday, November 12, 2025 1:36:27 AM Ben Zoller

Match Line
See Sheet C6.06

Match Line
See Sheet C6.02

Match Line
See Sheet C6.01

Match Line
See Sheet C6.08

SILT FENCE AND HAYBALE BARRIER (TYP)

SILT FENCE BARRIER (TYP)

HAYBALE SEDIMENT TRAP WITH INLET FILTER BASKET (TYP)

CLUSTER 5

T33-3A
T35-1
T37-2A/B
T39-3A
T41-3A
T43-3A
T45-3B
T47-3A
T49-2C
T51-1
T53-3A
F23-3B
F21 -2A/B
F19 -2A/B
F17 -2A/B
F15-3A
F13-3A
F11-3A
F20-3B
F18 -2A/B
F16 -2A/B
F14-3B
F12 -2A/B
F2 -2A/B
F4-3A
F6-3A
F8 -2A/B
F10 -2A/B
F1 -2A/B
F3 -2A/B
F5-3A
F7-3A
F9 -2A/B

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C6.07

0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, Inc.
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title

Erosion and Sediment Control Plan

Drawing Number

C6.07

Sheet 84 of 111

STATE OF NEW HAMPSHIRE – PROFESSIONAL ENGINEER – DAVID H. FENSTERMACHER No. 13383 LICENSED
11/13/2025

Project Number 53140.00

Saved Tuesday, November 11, 2025 7:54:12 PM JHOWE Plotted Wednesday, November 12, 2025 13:6:45 AM Ben Zoller

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Suite 200
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0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title

Erosion and Sediment Control Plan

Drawing Number

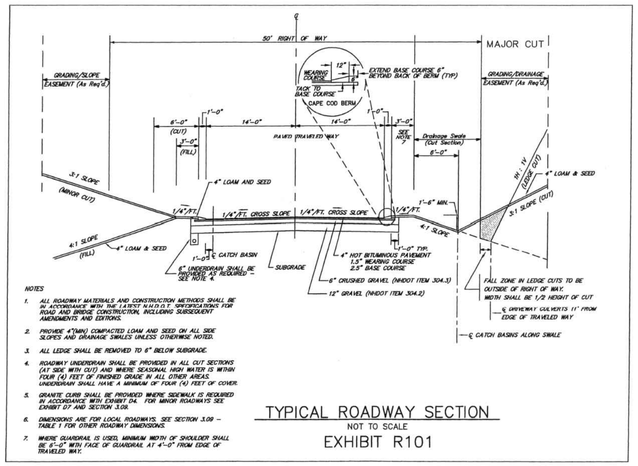
C6.08

Sheet 85 of 111

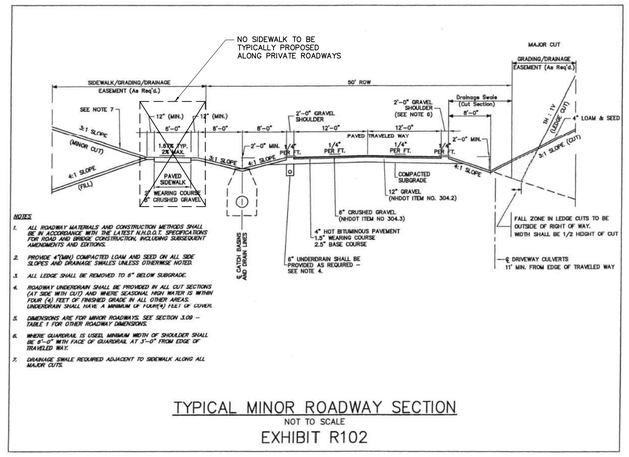
STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Project Number 53140.00

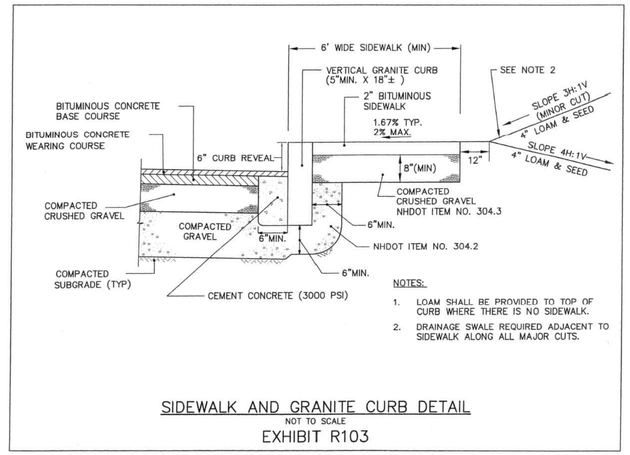
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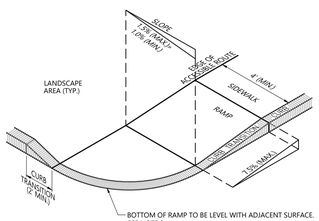
TYPICAL ROADWAY SECTION
NOT TO SCALE
EXHIBIT R101



TYPICAL MINOR ROADWAY SECTION
NOT TO SCALE
EXHIBIT R102



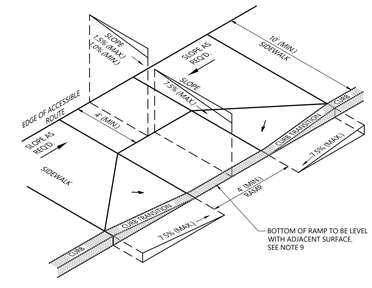
SIDEWALK AND GRANITE CURB DETAIL
NOT TO SCALE
EXHIBIT R103



NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.

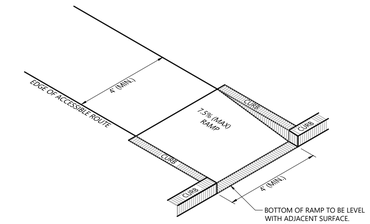
Accessible Curb Ramp (ACR) - Type 'B'
12/20
N.T.S. Source: VHB LD_501



NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.

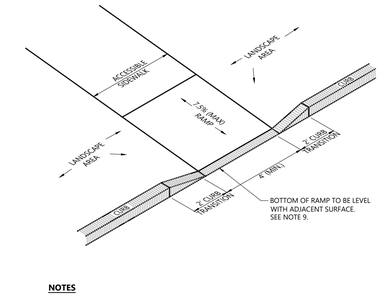
Accessible Curb Ramp (ACR) Type 'D'
12/20
N.T.S. Source: VHB LD_503



NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING AT RAMP WHERE IT ABUTS ROADWAY, EXCEPT WHERE VERTICAL CURBING IS INDICATED ON THE DRAWINGS TO BE INSTALLED AND SET FLUSH.

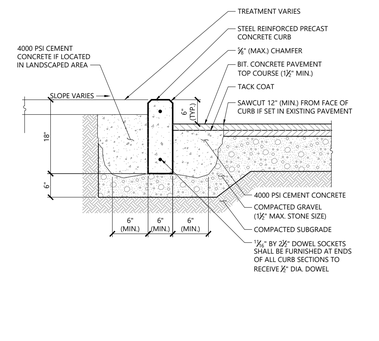
Accessible Curb Ramp (ACR) Type 'J'
12/20
N.T.S. Source: VHB LD_509



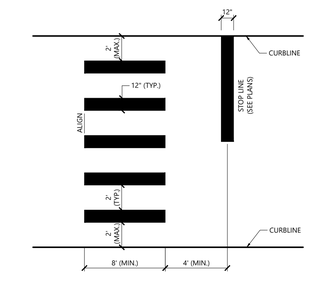
NOTES

1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 1.5 (1% MIN.).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE AT CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.).
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. RAMP, CURB AND ADJACENT PAVEMENTS SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5' x 5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE CURBING (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAYS.

Accessible Curb Ramp (ACR) Type 'M'
12/20
N.T.S. Source: VHB LD_512



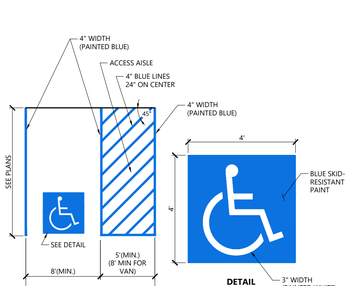
Precast Concrete Curb (PCC)
3/20
N.T.S. Source: VHB LD_404



NOTES

1. TWELVE INCH (12") LINES SHALL BE APPLIED IN ONE APPLICATION, NO COMBINATION OF LINES (TWO - 6 INCH LINES) WILL BE ACCEPTED.
2. LONGITUDINAL CROSSWALK LINES TO BE PARALLEL TO CURBLINE.
3. ALL LONGITUDINAL CROSSWALK LINES SHALL BE THE SAME LENGTH AND PROPERLY ALIGNED.
4. CROSS WALK SIDESLOPE SHALL NOT EXCEED 1.5%.

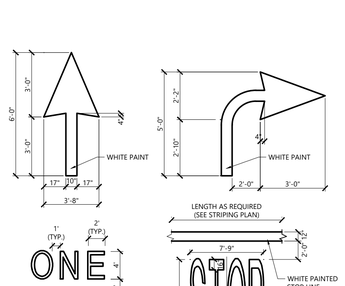
Crosswalk
12/19
N.T.S. Source: VHB LD_553A



NOTES

1. ALL DIMENSIONS TO EDGES OF 4" PAVEMENT STRIPING.
2. 8' STALL WIDTH REFERS TO 8' CLEAR BETWEEN INSIDE EDGES OF PAVEMENT MARKINGS.
3. ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 1.5%.
4. ACCESS AISLE MEASURED BETWEEN OUTSIDE EDGES OF PAVEMENT MARKINGS.

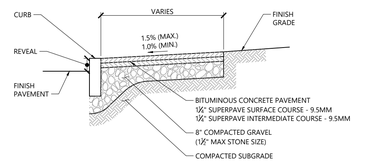
Accessible Parking Space
1/16
N.T.S. Source: VHB LD_552-NH



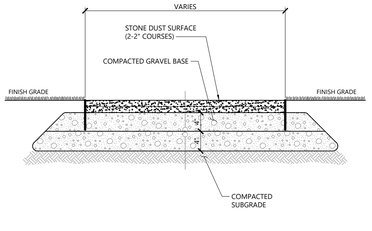
NOTES

1. PAVEMENT MARKINGS TO BE INSTALLED FOR ON SITE WORK IN LOCATIONS SHOWN.

Painted Pavement Markings - On Site
1/16
N.T.S. Source: VHB LD_554



Bituminous Concrete Sidewalk
3/20
N.T.S. Source: VHB REV LD_422



Stonedust Path
02/25
N.T.S. Source: VHB REV

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Thornton Hill
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Londonderry, New Hampshire 03053

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Designed by BJZ | Checked by DHF
Issued for: Permitting | Date: February 20, 2025

Not Approved for Construction

Drawing Title: Site Details

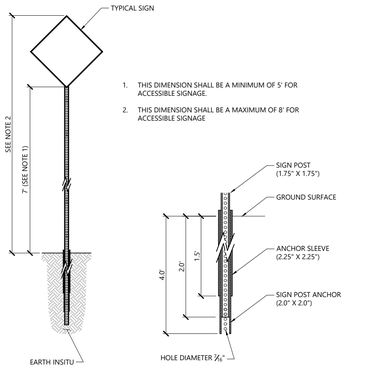
Drawing Number: C7.01

Sheet 86 of 111

STATE OF NEW HAMPSHIRE – DAVID H. FENSTERMACHER No. 13382 – LICENSED PROFESSIONAL ENGINEER
11/13/2025

Project Number: 53140.00

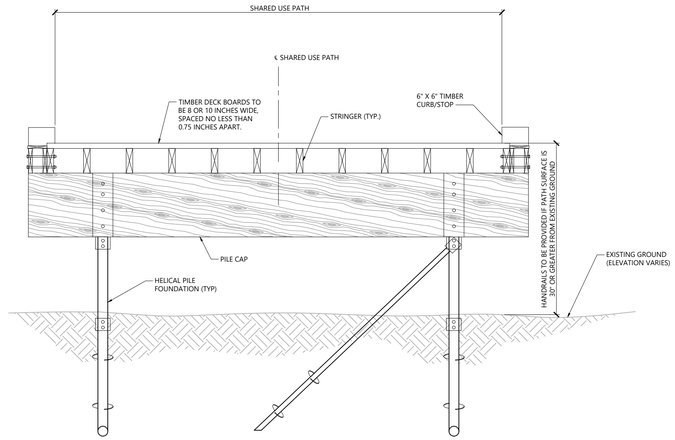
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Sign Post - Type 'B'

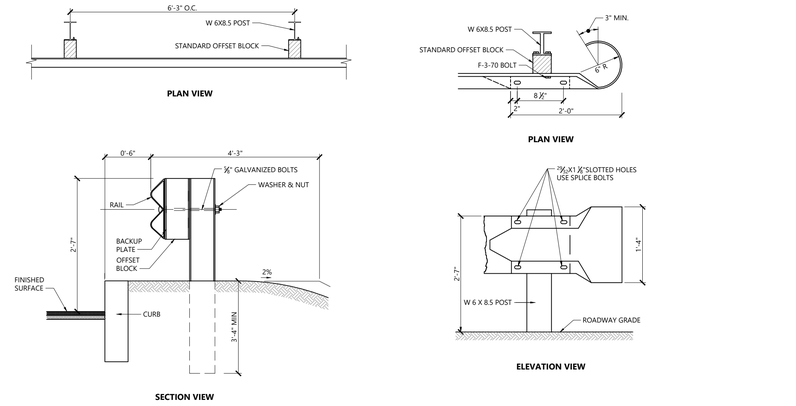
3/19

N.T.S. Source: VHB LD_702



Wetland Boardwalk Crossing (Designed by Others)

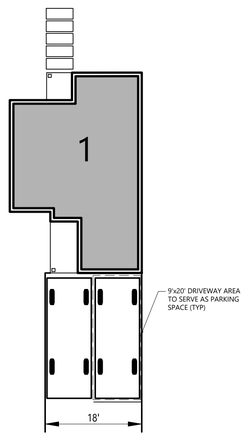
N.T.S.



Steel Beam Guardrail with Steel Post

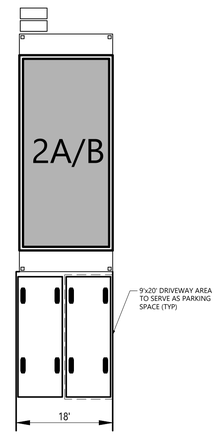
10/20

N.T.S. Source: VHB LD_456



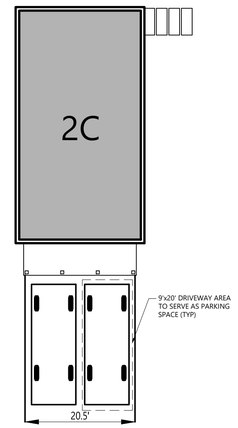
Dwelling Unit Type 1 Parking Arrangement

N.T.S. Source: VHB



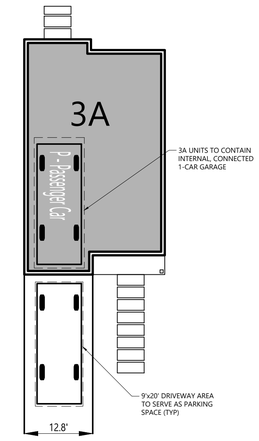
Dwelling Unit Type 2A/B Parking Arrangement

N.T.S. Source: VHB



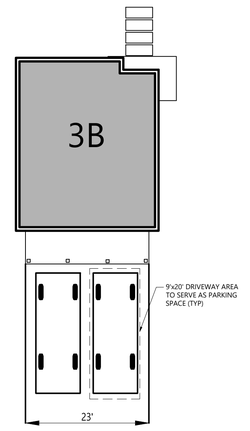
Dwelling Unit Type 2C Parking Arrangement

N.T.S. Source: VHB



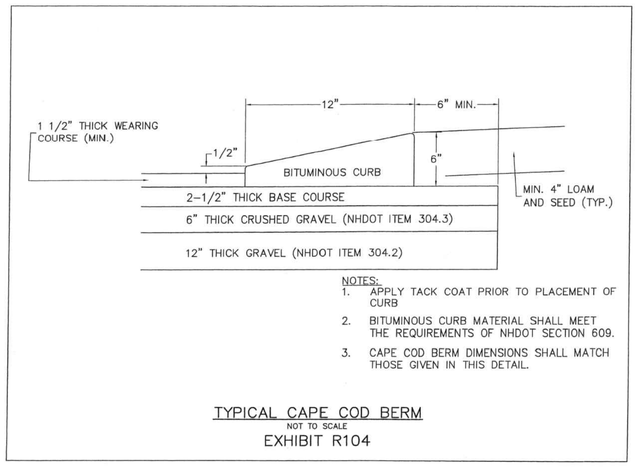
Dwelling Unit Type 3A Parking Arrangement

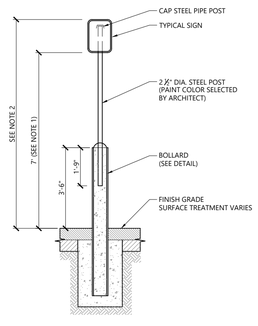
N.T.S. Source: VHB



Dwelling Unit Type 3B Parking Arrangement

N.T.S. Source: VHB



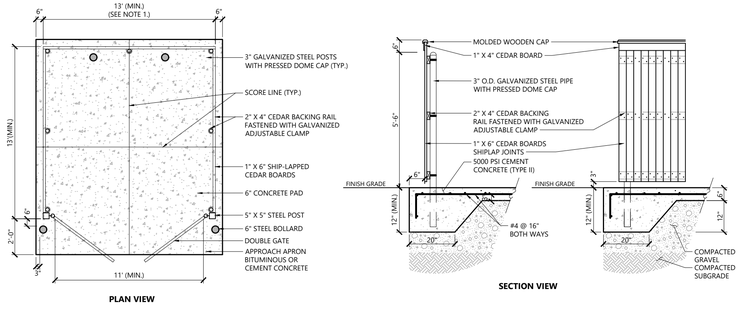


1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE

Bollard Mounted Sign

2/20

N.T.S. Source: VHB LD_703



NOTES

1. DUMPSTER PAD DIMENSIONS SHOWN AS MINIMUM. REFER TO PLAN FOR ACTUAL DIMENSION.
2. PAD DESIGNED FOR 6 YARD DUMPSTER.

Dumpster Pad w/ Enclosure

1/20

N.T.S. Source: VHB LD_713

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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

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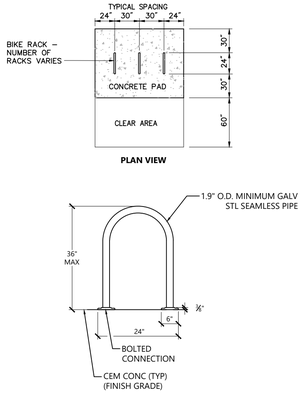
Drawing Number
C7.02

Sheet 87 of 111

Project Number 53140.00

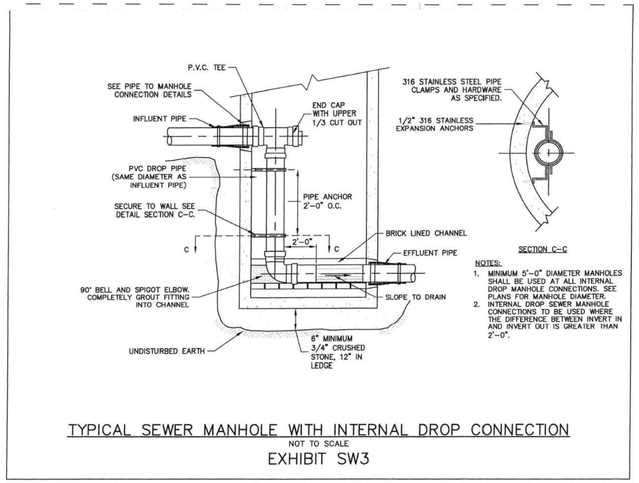
STATE OF NEW HAMPSHIRE DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER
11/13/2025

Saved Monday, November 10, 2025 5:30:23 PM SFLEUROCK Plotted Tuesday, November 11, 2025 4:22:02 PM Jason Howe



Bike Rack

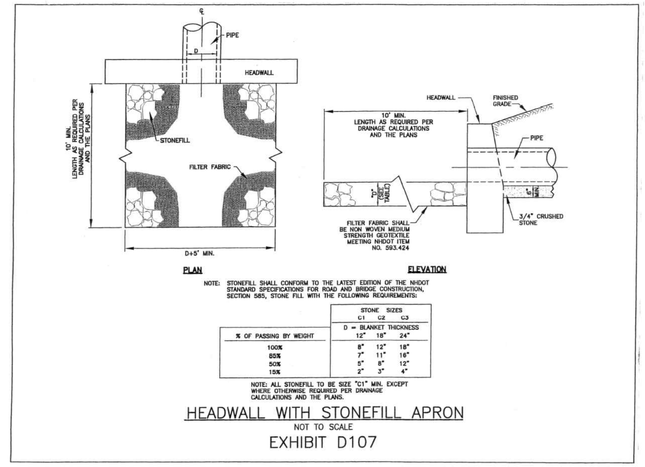
N.T.S.



TYPICAL SEWER MANHOLE WITH INTERNAL DROP CONNECTION

NOT TO SCALE

EXHIBIT SW3



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:

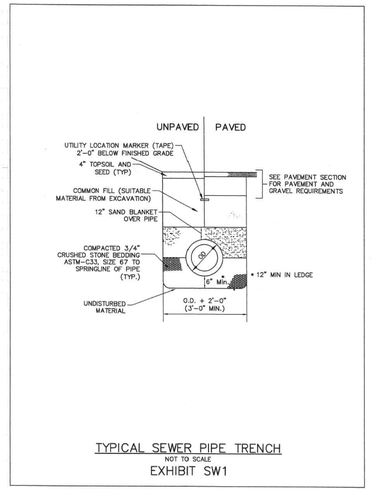
% OF PASSING BY WEIGHT	STONE SIZES C1 D = BLANKET THICKNESS 12"	C2 18"	C3 24"
100%	9"	12"	18"
85%	7"	11"	16"
50%	5"	8"	12"
15%	2"	3"	4"

NOTE: ALL STONEFILL TO BE SIZE "C1" MIN. EXCEPT WHERE OTHERWISE REQUIRED PER DRAINAGE CALCULATIONS AND THE PLANS.

HEADWALL WITH STONEFILL APRON

NOT TO SCALE

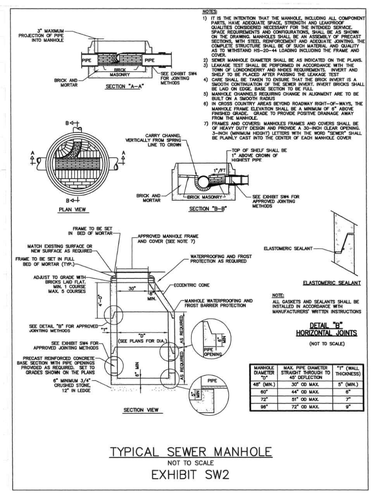
EXHIBIT D107



TYPICAL SEWER PIPE TRENCH

NOT TO SCALE

EXHIBIT SW1



MANHOLE DIAMETER	MAX. PIPE DIAMETER, STRAIGHT THROUGH	"T" (MIN.), WALL THICKNESS
	42" OUTSIDE DIA.	
48" (MIN.)	33" OD MAX.	5" (MIN.)
60"	44" OD MAX.	6"
72"	57" OD MAX.	7"
96"	72" OD MAX.	9"

TYPICAL SEWER MANHOLE

NOT TO SCALE

EXHIBIT SW2

vhb.com

vhb

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ | Checked by: DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title: **Site Details**

Drawing Number: **C7.03**

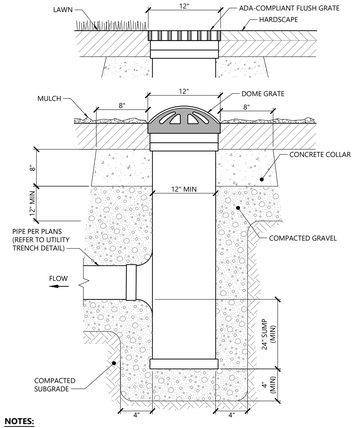
Sheet 88 of 111

Project Number: **53140.00**

STATE OF NEW HAMPSHIRE – DAVID H. FENSTERMACHER No. 13382 – LICENSED PROFESSIONAL ENGINEER

11/13/2025

Saved Monday, November 10, 2025 5:30:23 PM SFLEUROCK Plotted Tuesday, November 11, 2025 4:22:13 PM Jason Howe



NOTES:

1. AREA DRAINS SHALL BE NYLOPLAST 12" DIAMETER DRAIN BASIN, OR APPROVED EQUAL.
2. GRATES SHALL BE NYLOPLAST 12" PEDESTRIAN MODEL 1299CGP OR 12" DOME GRATE MODEL 1299CGD (OR APPROVED EQUAL).

Area Drain (AD) Type 1

12/19

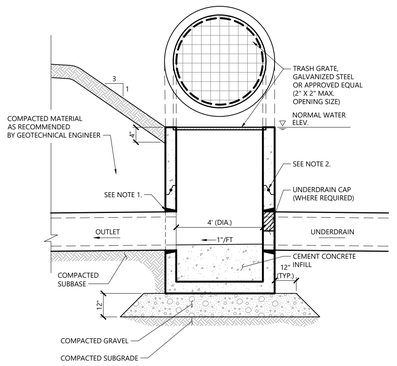
N.T.S. Source: VHB LD_193

OUTLET STRUCTURE CHART

DETENTION BASIN	STRUCTURE DIAMETER	RIM ELEVATION	UNDERDRAIN DIAMETER	UNDERDRAIN CAP DIAMETER
#3	12"	SEE GD PLAN	6.0"	6.0"
#4	24"	SEE GD PLAN	6.0"	6.0"
#5	48"	SEE GD PLAN	6.0"	6.0"
#6	48"	SEE GD PLAN	6.0"	6.0"
#7	15"	SEE GD PLAN	6.0"	2.5"
#8	24"	SEE GD PLAN	6.0"	6.0"
#9	48"	SEE GD PLAN	6.0"	2.0"
#10	36"	SEE GD PLAN	6.0"	6.0"
#11	24"	SEE GD PLAN	6.0"	2.5"

NOTES

1. WHERE STRUCTURE DIAMETER IS 24" OR SMALLER, A NYLOPLAST DRAIN WITH A DOMED GRATE CAN BE USED IN LIEU OF CONCRETE STRUCTURE. NYLOPLAST DRAIN SHALL BE BLACK IN COLOR



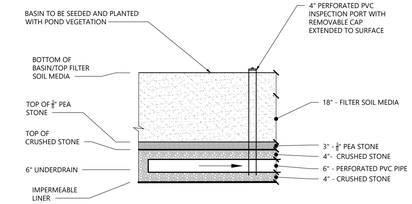
NOTES

1. PROVIDE OPENINGS FOR PIPES WITH 2" MAX. CLEARANCE TO OUTSIDE OF PIPE. MORTAR ALL PIPE CONNECTIONS.
2. JOINT SEALANT BETWEEN PRECAST SECTIONS SHALL BE PREFORMED BUTYL RUBBER.

Pond Outlet Control Detail (OCS)

3/20

N.T.S. Source: VHB REV LD_162A



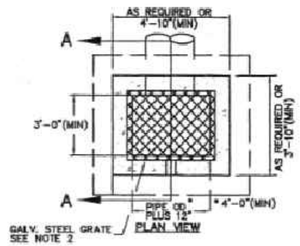
NOTES

1. FILTER SOIL MEDIA SHALL CONSIST (BY VOLUME) OF:
   - 60% TO 85% SAND (0.5 TO 2.0 MM) (SEE SPECS BELOW)
   - 15% TO 25% LOAM OR TOPSOIL
   - 3% TO 8% ORGANIC MATTER

   * ALTERNATIVELY, USE MEDIA SPECIFIED IN THE ALTERATION OF TERRAIN RULES, Env-Wq 1508.07(k)
2. ¾" PEASTONE SHALL CONFORM TO ASTM-33 #8 GRADATION, OR APPROVED EQUAL.

Basin Sand Filter

N.T.S. Source: VHB

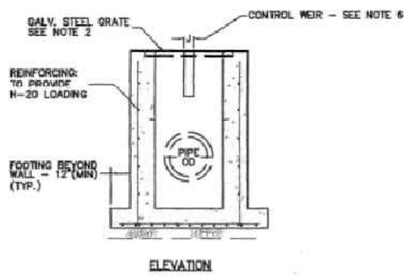


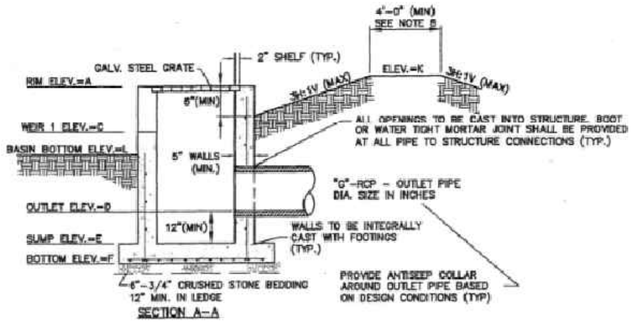
OUTLET STRUCTURE CHART

DETENTION BASIN	STRUCTURE NUMBER	A	B	C	D	E	F
1P	OS#1	SEE GD PLAN	388.5'	15"W x 29"H	387.0'	5"W x 18"H	387.0'	386.0'	-

Notes

1. THE SEWER CONNECTIONS SHALL BE INSPECTED BY AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL BEFORE ANY BACKFILLING. INSPECTION HOURS ARE BETWEEN 9:00AM AND 4:30 PM, MONDAY - FRIDAY, WITH ATLEAST DAYS OF ADVANCE NOTICE
2. THE SEWER SERVICE MANHOLES SHALL BE VACUUM TESTED AND THE PVC PIPING PRESSURE TESTED WITH AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL PRESENT ON SITE AS A WITNESS. SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ENV-WQ 704.17 AND GRAVITY SEWER PIPE SHALL BE TESTED IN ACCORDANCE WITH ENV-WQ 704.06 AND THE PROJECT SPECIFICATIONS.
3. ALL SEWER CONSTRUCTION AND USE SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SEWER CONSTRUCTION SPECIFICATIONS AND THE TOWN OF LONDONDERRY SEWER USE ORDINANCE.
4. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY AS-BUILT CONDITIONS AT SMH 102 (BY OTHERS) AND THE STUB (BY OTHERS) BETWEEN SMH 101 AND 102 AND REPORT BACK DISCREPANCIES TO THE DESIGN ENGINEER.

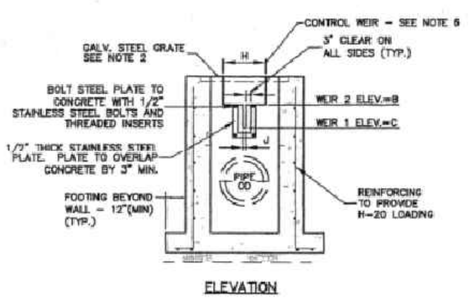


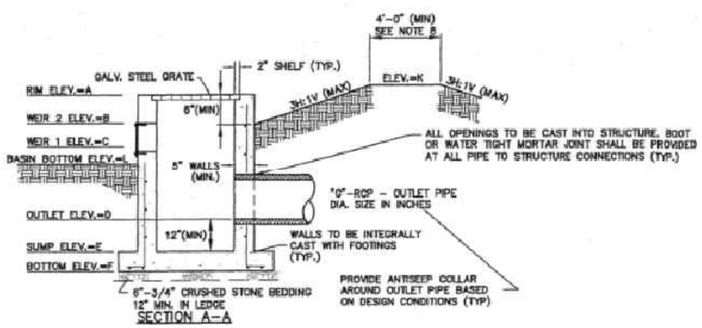


SINGLE WEIR OUTLET STRUCTURE

NOTES:

1. ALL CEMENT CONCRETE TO BE 4000 PSI(MIN).
2. GALVANIZED STEEL GRATE SHALL BE BOLTED TO TOP OF STRUCTURE WITH 1/2" STAINLESS STEEL BOLTS AND THREADED INSERTS.
3. OUTLET PIPE SHALL NOT BE LESS THAN 15" DIAMETER AND SHALL BE SIZED FOR A 50-YEAR STORM.
4. ALL OPENINGS SHALL BE CAST IN AS REQUIRED. MINIMUM CONCRETE WEIR WIDTH SHALL BE 2 INCHES.
5. PRECAST REINFORCED CONCRETE STRUCTURE TO MEET ASTM C-478 DESIGNATION AND H-20 LOADING.
6. CONTROL WEIR SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY THE REGULATIONS AND IN ACCORDANCE WITH THE APPROVED DRAINAGE CALCULATIONS. STAINLESS STEEL PLATE SHALL BE USED FOR CONTROL WEIRS LESS THAN 2 INCHES WIDE.
7. ALL STAINLESS STEEL SHALL BE GRADE 316.
8. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM ELEVATION.





DOUBLE WEIR OUTLET STRUCTURE

TYPICAL OUTLET STRUCTURE AT DETENTION BASINS
(PRECAST CONCRETE CONTROL STRUCTURE)
NOT TO SCALE
EXHIBIT D108

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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
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Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

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Designed by BJZ Checked by DHF

Issued for Permitting Date February 20, 2025

Not Approved for Construction

Drawing Title
Site Details

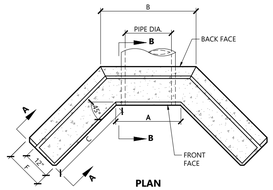
Drawing Number
C7.04

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Project Number 53140.00

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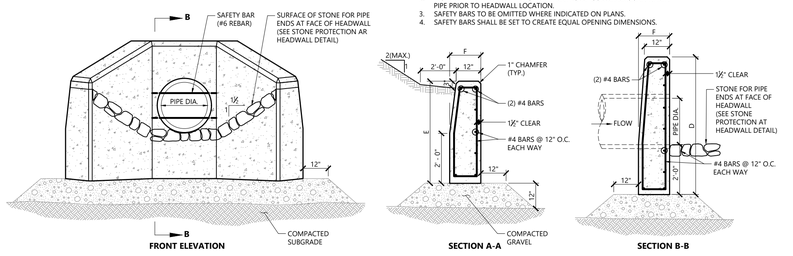


DIMENSIONAL TABLE

PIPE DIA.	A	B	C	D	E	F	#OF SAFETY BARS
12"	2'-6"	3'-8"	2'-11"	4'-0"	3'-3"	1'-6"	-
15"	2'-6"	3'-8"	2'-11"	4'-0"	3'-6"	1'-6"	1
18"	3'-0"	4'-2"	3'-3"	4'-6"	3'-6"	1'-6"	1
24"	3'-6"	4'-8"	3'-6"	5'-0"	3'-9"	1'-6"	1
30"	4'-0"	5'-3"	4'-3"	5'-10"	4'-0"	1'-6"	2
36"	4'-6"	5'-11"	5'-0"	6'-4"	4'-3"	1'-8"	2
42"	5'-0"	6'-6"	5'-9"	6'-11"	4'-6"	1'-10"	3
48"	5'-6"	7'-2"	6'-6"	7'-5"	4'-9"	2'-0"	3
60"	6'-6"	8'-5"	8'-0"	8'-6"	5'-3"	2'-4"	4
72"	7'-6"	9'-9"	9'-6"	9'-7"	5'-9"	2'-8"	5

NOTES

1. CONCRETE SHALL BE 6% ±1.5% AIR ENTRAINED TYPE II CEMENT WITH MINIMUM COMPRESSIVE STRENGTH OF 4,000 PSI.
2. INSTALL IMPERMEABLE TRENCH DAM ANTI-SEEP COLLAR AROUND DRAIN PIPE PRIOR TO HEADWALL LOCATION.
3. SAFETY BARS TO BE OMITTED WHERE INDICATED ON PLANS.
4. SAFETY BARS SHALL BE SET TO CREATE EQUAL OPENING DIMENSIONS.



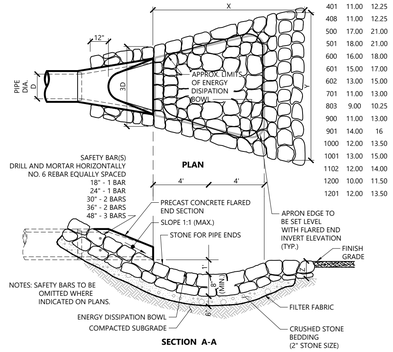
Concrete Headwall (HW) with Wing Walls

10/20

N.T.S. Source: VHB REV LD_132

RIPRAP STONE

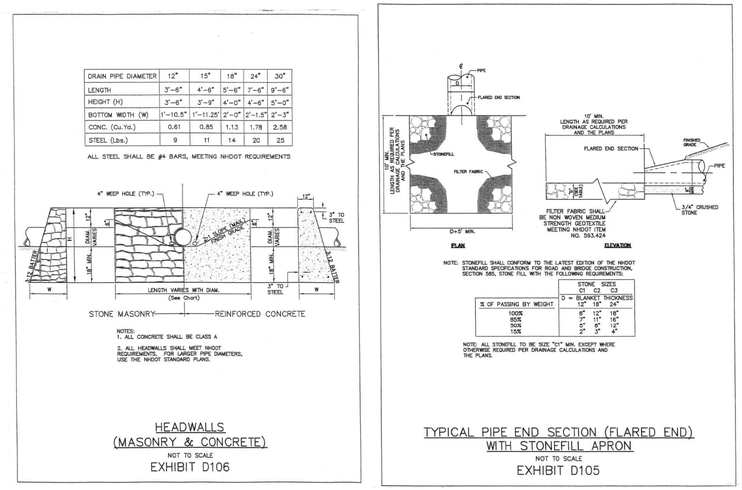
FES. NO.	X (FT)	Y (FT)	Z (IN)	STONE DIA. (Da)(IN)
300	9.00	21.00	13.50	6.00
301	11.00	12.50	13.50	6.00
305	11.00	12.50	13.50	6.00
400	13.00	21.00	13.50	6.00
401	11.00	12.25	13.50	6.00
408	11.00	12.25	13.50	6.00
500	17.00	21.00	13.50	6.00
501	18.00	21.00	13.50	6.00
600	16.00	18.00	13.50	6.00
601	15.00	17.00	13.50	6.00
602	13.00	15.00	13.50	6.00
701	11.00	13.00	13.50	6.00
803	9.00	10.25	13.50	6.00
900	11.00	13.00	13.50	6.00
901	14.00	16	13.50	6.00
1000	12.00	13.50	13.50	6.00
1001	13.00	15.00	13.50	6.00
1102	12.00	14.00	13.50	6.00
1200	10.00	11.50	13.50	6.00
1201	12.00	13.50	13.50	6.00



Flared End Section (FES) with Stone Protection

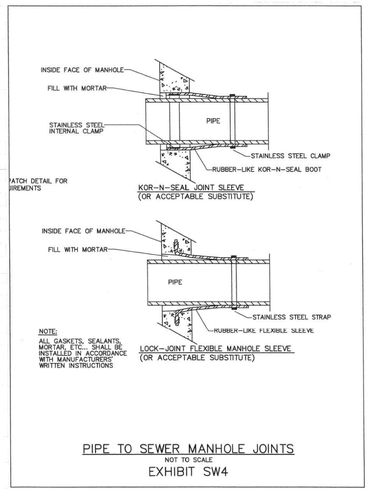
3/19

N.T.S. Source: VHB LD_134

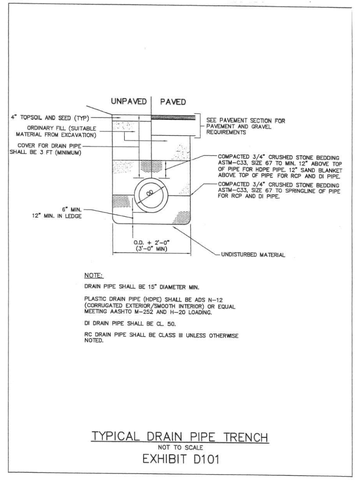


HEADWALLS
(MASONRY & CONCRETE)
NOT TO SCALE
EXHIBIT D106

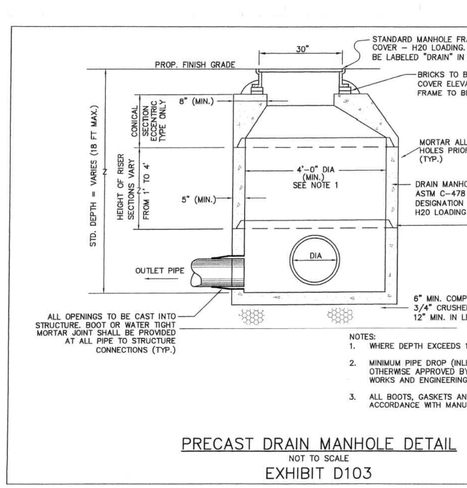
TYPICAL PIPE END SECTION (FLARED END) WITH STONEFILL APRON
NOT TO SCALE
EXHIBIT D105



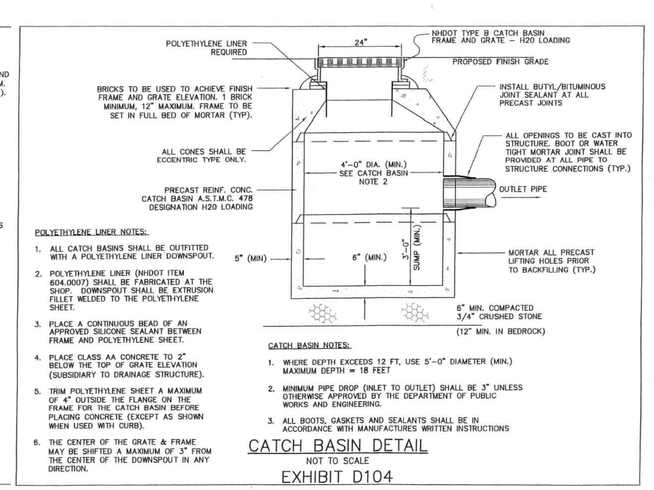
PIPE TO SEWER MANHOLE JOINTS
NOT TO SCALE
EXHIBIT SW4



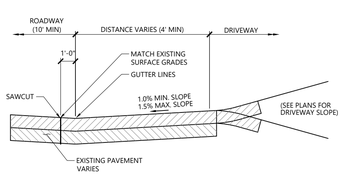
TYPICAL DRAIN PIPE TRENCH
NOT TO SCALE
EXHIBIT D101



PRECAST DRAIN MANHOLE DETAIL
NOT TO SCALE
EXHIBIT D103



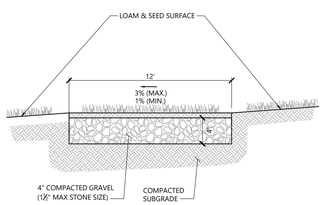
CATCH BASIN DETAIL
NOT TO SCALE
EXHIBIT D104



Driveway Entrance Section Detail

1/16

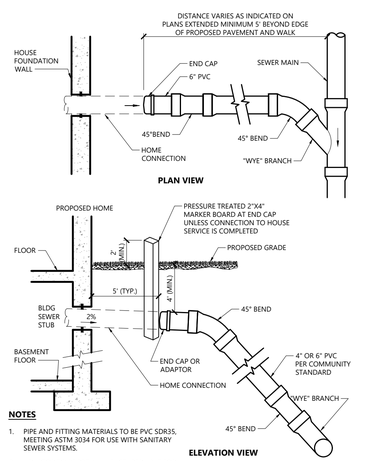
N.T.S. Source: VHB LD_423



12' Access Path

11/25

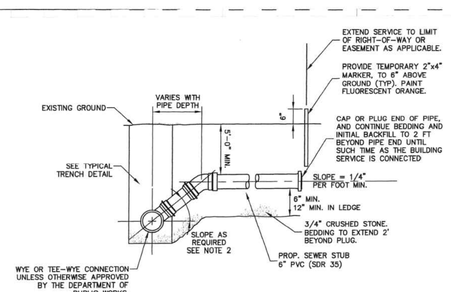
N.T.S. Source: VHB REV



Typical Wye and Chimney Detail (Residential)

1/16

N.T.S. Source: VHB LD_222



DETAIL FOR SEWER SERVICE CONNECTION
NOT TO SCALE
EXHIBIT SW5

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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
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Drawing Title
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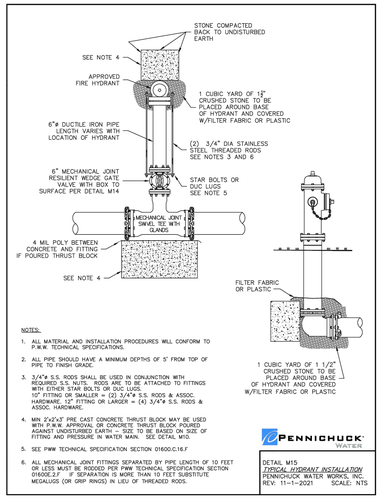
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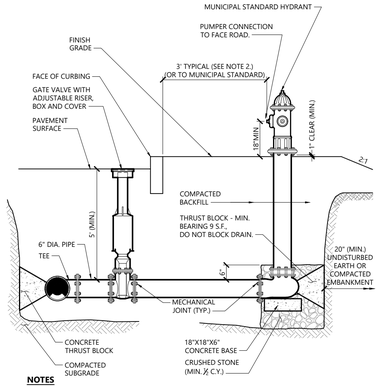
Sheet 90 of 111

Project Number
53140.00



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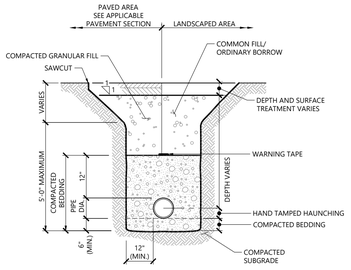
NOTES

1. CONCRETE THRUST BLOCKS TO BE USED ONLY WHERE THEY CAN BEAR ON UNDISTURBED EARTH AS SHOWN. USE CLAMPS AND TIE RODS OR OTHER ACCEPTABLE METHOD OF JOINT RESTRAINT WHERE SOIL CONDITIONS PROHIBIT THE USE OF THRUST BLOCKS.
2. HYDRANT IN SIDEWALK AREAS TO BE LOCATED TO PROVIDE MINIMUM CLEAR SIDEWALK PASSAGE WIDTH OF 3 FEET AT HYDRANT.
3. A 36-INCH CLEAR SPACE SHALL BE MAINTAINED AROUND THE CIRCUMFERENCE OF THE HYDRANT UNLESS OTHERWISE APPROVED BY AUTHORITY HAVING JURISDICTION.

Hydrant Construction

12/19

N.T.S. Source: VHB LD_250



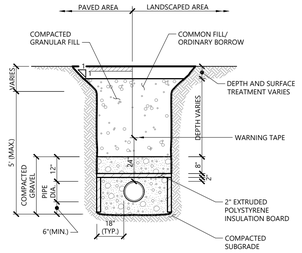
NOTES

1. WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
2. USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.
3. COMPACTED GRANULAR FILL MAY CONSIST OF GRAVEL, CRUSHED STONE, SAND, OR OTHER MATERIAL AS APPROVED BY ENGINEER.

Utility Trench

11/19

N.T.S. Source: VHB LD_300



NOTES

1. SEWER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FOUR (4) FEET AND WHERE SHOWN ON PLANS.
2. WATER LINE SHALL BE INSULATED WHEN COVER IS LESS THAN FIVE (5) FEET AND WHERE SHOWN ON PLANS.
3. BACKFILL PLACED IN UTILITY TRENCHES INCLUDING DISTURBED AREAS SURROUNDING UTILITY TRENCHES SHALL BE PLACED AND COMPACTED IN 12" (MAX.) VERTICAL LIFTS.

Utility - Pipe Insulation

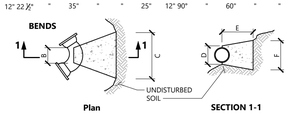
12/19

N.T.S. Source: VHB LD_305

TABLE OF DIMENSIONS

BENDS	B	C	D	E	F	BENDS	B	C	D	E	F
6" 11 ¼"	8"	15"	12"	24"	12"	6" 45°	8"	30"	12"	24"	14"
6" 22 ½"	"	19"	"	"	13"	6" 90°	"	30"	"	"	27"
8" 11 ¼"	"	20"	"	"	12"	8" 45°	"	30"	"	"	24"
8" 22 ½"	"	22"	"	"	17"	8" 90°	"	38"	"	"	36"
12" 11 ¼"	"	30"	"	"	15"	12" 45°	"	40"	"	"	40"
12" 22 ½"	"	35"	"	"	25"	12" 90°	"	60"	"	"	52"

BENDS

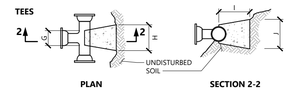


Plan SECTION 1-1

TABLE OF DIMENSIONS

TEES	G	H	I	J	TEES	G	H	I	J
6"X6"X6"	12"	24"	24"	18"	12"X12"X6"	12"	24"	24"	18"
8"X8"X6"	"	"	"	"	12"X12"X8"	"	"	"	24"
8"X8"X8"	"	"	"	24"	12"X12"X12"	"	36"	"	36"

TEES



PLAN SECTION 2-2

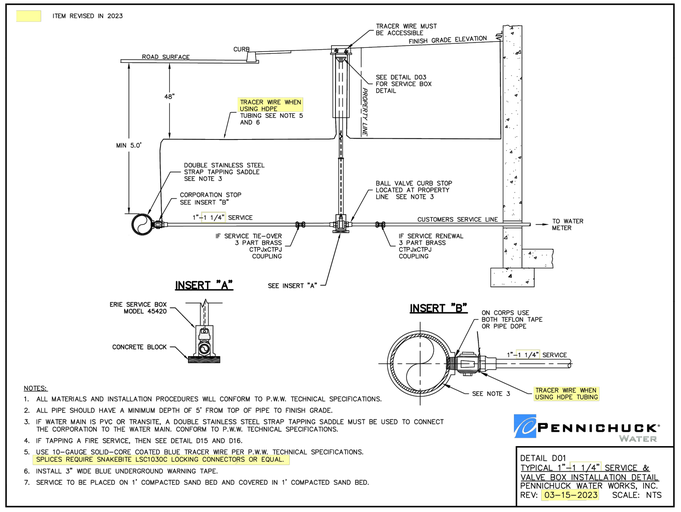
NOTES

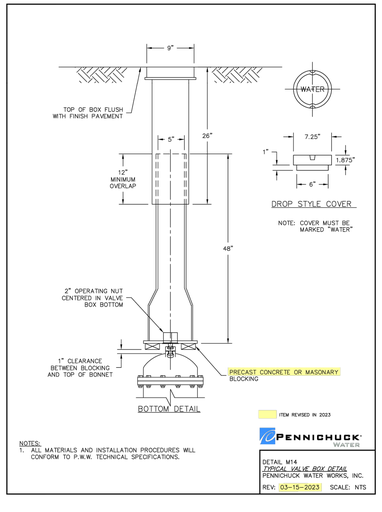
1. PROVIDE BLOCKS FOR TAPPING SLEEVES, DEAD ENDS, GATE VALVES, AND VERTICAL BENDS (SAME SIZE AS REQUIRED FOR TEES). PROVIDE ANCHOR RODS AT VERTICAL BENDS AND GATE VALVES.
2. CONCRETE SHALL NOT BE PLACED AGAINST PIPE BEYOND FITTING.
3. CONCRETE SHALL BE 3,000 PSI-TYPE I.

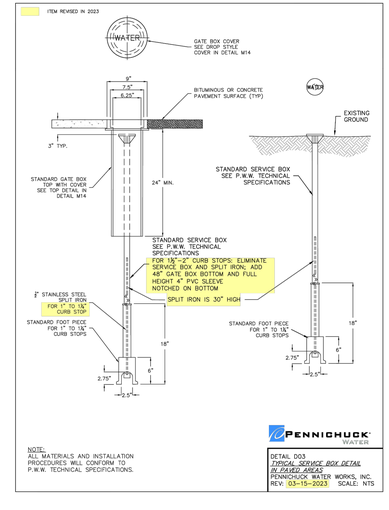
Concrete Thrust Block

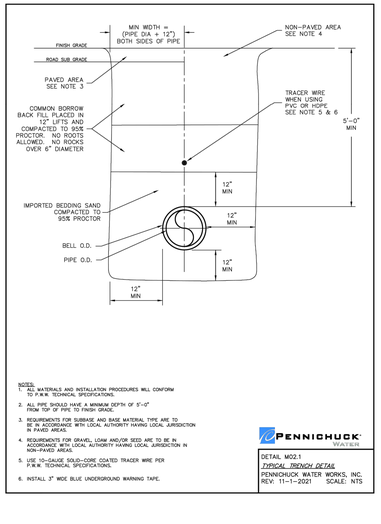
1/16

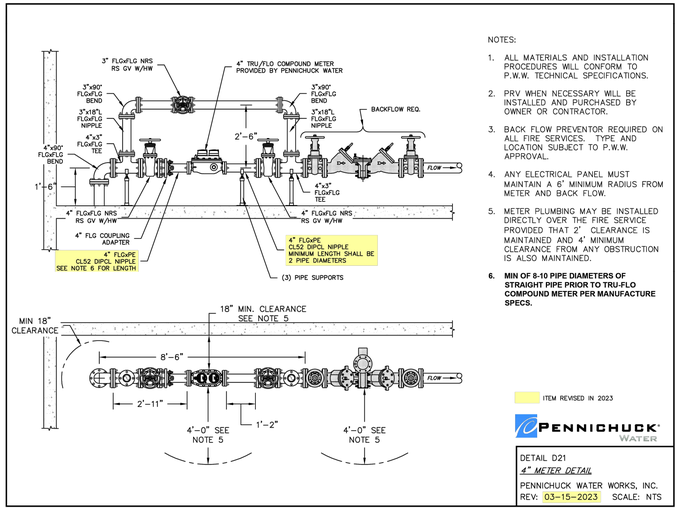
N.T.S. Source: VHB LD_260











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2 Bedford Farms Drive
Suite 200
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Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

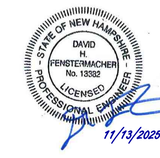
Designed by BJZ Checked by DHF

Issued for Permitting Date February 20, 2025

Not Approved for Construction

Drawing Title
Site Details

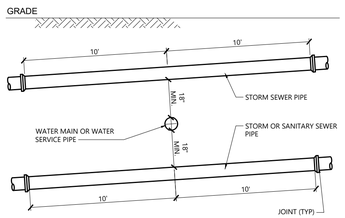
Drawing Number
C7.06



Sheet 91 of 111

Project Number 53140.00

Saved Monday, November 10, 2025 5:30:23 PM SFLEUROCK Plotted Tuesday, November 11, 2025 4:22:48 PM Jason Howe



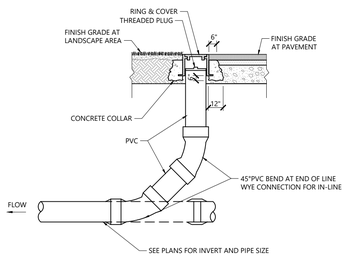
NOTES

1. WHERE SEWER LINE CROSSES OVER WATER LINE, ADEQUATE STRUCTURAL SUPPORT SHALL BE PROVIDED FOR THE SEWER AND WATER LINE. SEWER LINE JOINTS SHALL BE 10 FEET FROM THE POINT OF CROSSING WHERE SEWER LINES CROSS OVER WATER LINES.
2. WHERE WATER LINE CROSSES OVER SEWER LINE AND 18 INCH SEPARATION CANNOT BE MAINTAINED, BOTH WATER AND SEWER LINES SHALL BE CONSTRUCTED OF PRESSURE PIPE AND A MINIMUM SEPARATION BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE SEWER LINE OF 12 INCHES SHALL BE MAINTAINED.
3. IN THE EVENT THAT A STORM SEWER CROSSES OVER A SANITARY SEWER, THE SANITARY SEWER MUST BE CONSTRUCTED OF DIP UNLESS 18 INCH SEPARATION IS MAINTAINED.

Water/Sanitary/Drainage Pipe Crossing

11/25

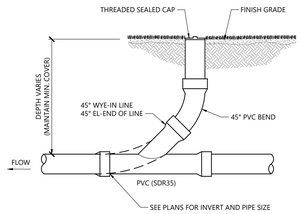
N.T.S. Source: VHB REV



Cleanout (CO)

12/19

N.T.S. Source: VHB LD_303

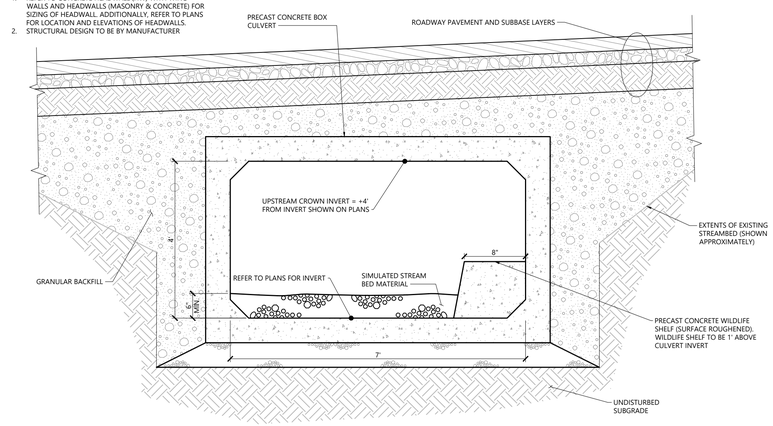


Cleanout (CO) - Landscape Area

11/19

N.T.S. Source: VHB LD_302

NOTES:
1. REFER TO CONCRETE HEADWALL (HW) WITH WING WALLS AND HEADWALLS (MASONRY & CONCRETE) FOR SIZING OF HEADWALL. ADDITIONALLY, REFER TO PLANS FOR LOCATION AND ELEVATIONS OF HEADWALLS.
2. STRUCTURAL DESIGN TO BE BY MANUFACTURER

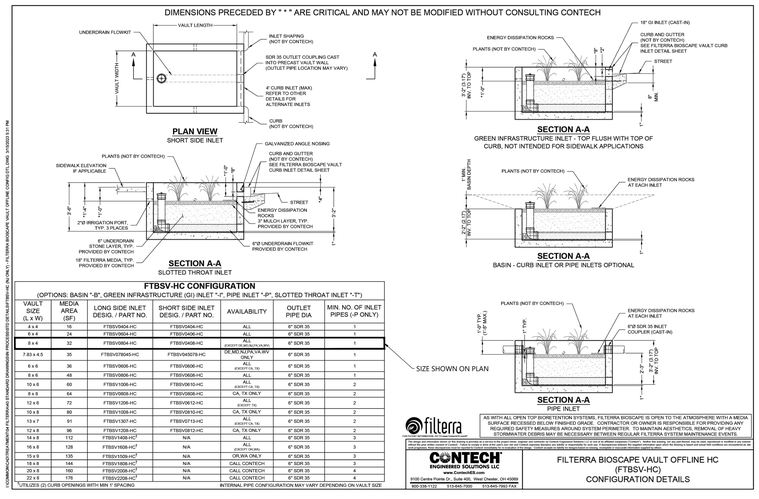


4' by 7' - Box Culvert Section

11/25

N.T.S. Source: VHB

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2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900



FTBSV-HC CONFIGURATION

(OPTIONS: BASIN "-B", GREEN INFRASTRUCTURE (GI) INLET "-I", PIPE INLET "-P", SLOTTED THROAT INLET "-T")

VAULT SIZE (L x W)	MEDIA AREA (SF)	LONG SIDE INLET DESIG. / PART NO.	SHORT SIDE INLET DESIG. / PART NO.	AVAILABILITY	OUTLET PIPE DIA	MIN. NO. OF INLET PIPES (-P ONLY)
4 x 4	16	FTBSV0404-HC	FTBSV0404-HC	ALL	6" SDR 35	1
6 x 4	24	FTBSV0604-HC	FTBSV0406-HC	ALL	6" SDR 35	1
8 x 4	32	FTBSV0804-HC	FTBSV0468-HC	ALL (DEPTH RESTRICTION APPLIES)	6" SDR 35	1
7.83 x 4.5	35	FTBSV0784S-HC	FTBSV0478S-HC	OR MD-NJ PA VA WV ONLY	6" SDR 35	1
6 x 6	36	FTBSV0606-HC	FTBSV0606-HC	ALL (EXCEPT FL TX)	6" SDR 35	1
8 x 6	48	FTBSV0806-HC	FTBSV0668-HC	ALL	6" SDR 35	1
10 x 6	60	FTBSV1006-HC	FTBSV0610-HC	ALL (EXCEPT FL TX)	6" SDR 35	2
8 x 8	64	FTBSV0808-HC	FTBSV0808-HC	CA, TX ONLY	6" SDR 35	2
12 x 6	72	FTBSV1206-HC	FTBSV0612-HC	ALL (EXCEPT TX)	6" SDR 35	2
10 x 8	80	FTBSV1008-HC	FTBSV0810-HC	CA, TX ONLY	6" SDR 35	2
13 x 7	91	FTBSV1307-HC	FTBSV0713-HC	ALL (EXCEPT TX)	6" SDR 35	2
12 x 8	96	FTBSV1208-HC	FTBSV0812-HC	CA, TX ONLY	6" SDR 35	2
14 x 8	112	FTBSV1408-HC*	N/A	ALL (EXCEPT CA, MA)	6" SDR 35	3
16 x 8	128	FTBSV1608-HC*	N/A	(EXCEPT CA, MA)	6" SDR 35	3
13 x 9	135	FTBSV1309-HC*	N/A	OR, WA ONLY	6" SDR 35	3
14 x 8	144	FTBSV1808-HC*	N/A	CALL CONTECH*	6" SDR 35	3
20 x 8	160	FTBSV2008-HC*	N/A	CALL CONTECH*	6" SDR 35	4
22 x 8	176	FTBSV2208-HC*	N/A	CALL CONTECH*	6" SDR 35	4

*UTILIZES (2) CURB OPENINGS WITH MIN 1' SPACING

INTERNAL PIPE CONFIGURATION MAY VARY DEPENDING ON VAULT SIZE

filterra

AS WITH ALL OPEN TOP BIORETENTION SYSTEMS, FILTERRA BIOSCAPE IS OPEN TO THE ATMOSPHERE WITH A MEDIA SURFACE RECESSED BELOW FINISHED GRADE. CONTRACTOR OR OWNER IS RESPONSIBLE FOR PROVIDING ANY REQUIRED SAFETY MEASURES AROUND SYSTEM PERIMETER. TO MAINTAIN AESTHETICS, REMOVAL OF HEAVY STORMWATER DEBRIS MAY BE NECESSARY BETWEEN REGULAR FILTERRA SYSTEM MAINTENANCE EVENTS.

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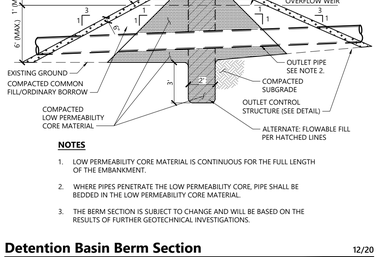
CONTECH ENGINEERED SOLUTIONS LLC
www.ContechES.com
9100 Centre Pointe Dr., Suite 400, West Chester, OH 45069
800.338.1122 513.645.7000 513.645.7993 FAX

FILTERRA BIOSCAPE VAULT OFFLINE HC (FTBSV-HC) CONFIGURATION DETAILS

Detention Basin Berm Section

12/20

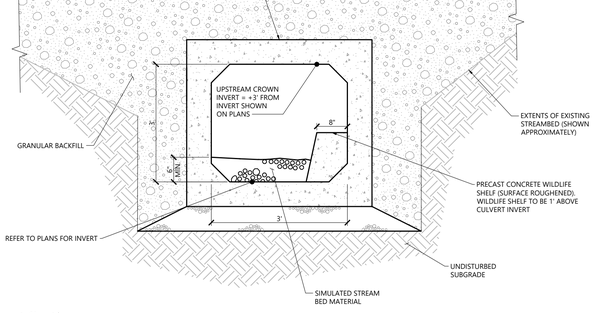
N.T.S. Source: VHB LD_160



NOTES

1. LOW PERMEABILITY CORE MATERIAL IS CONTINUOUS FOR THE FULL LENGTH OF THE EMBANKMENT.
2. WHERE PIPES PENETRATE THE LOW PERMEABILITY CORE, PIPE SHALL BE BEDDED IN THE LOW PERMEABILITY CORE MATERIAL.
3. THE BERM SECTION IS SUBJECT TO CHANGE AND WILL BE BASED ON THE RESULTS OF FURTHER GEOTECHNICAL INVESTIGATIONS.

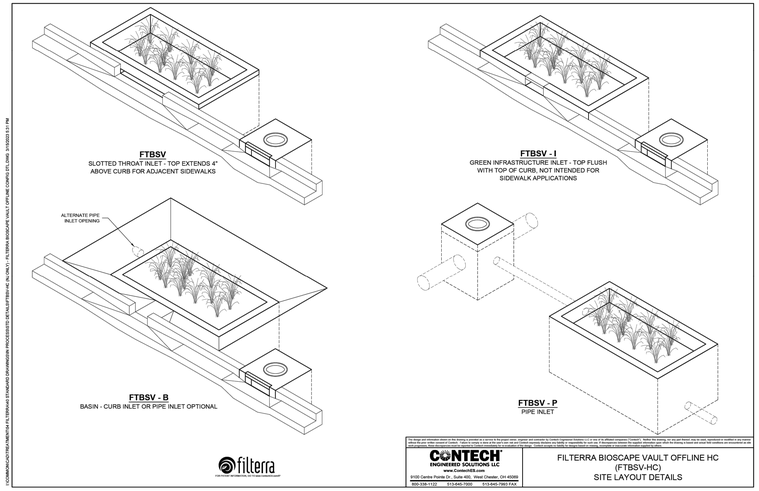
NOTES:
1. REFER TO CONCRETE HEADWALL (HW) WITH WING WALLS AND HEADWALLS (MASONRY & CONCRETE) FOR SIZING OF HEADWALL. ADDITIONALLY, REFER TO PLANS FOR LOCATION AND ELEVATIONS OF HEADWALLS.
2. STRUCTURAL DESIGN TO BE BY MANUFACTURER



3' by 3' - Box Culvert Section

11/25

N.T.S. Source: VHB

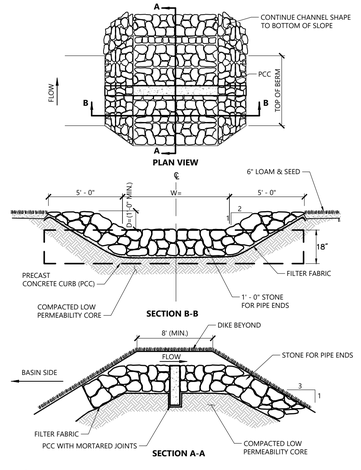


filterra

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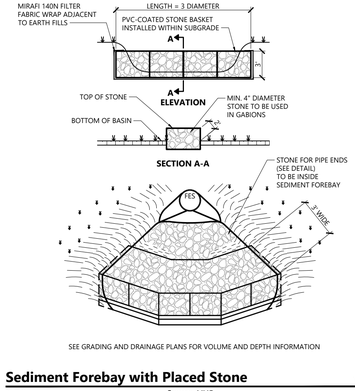
FILTERRA BIOSCAPE VAULT OFFLINE HC (FTBSV-HC) SITE LAYOUT DETAILS



Overflow Stone Swale

1/16

N.T.S. Source: VHB LD_161



Sediment Forebay with Placed Stone

11/25

N.T.S. Source: VHB REV

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: February 20, 2025

Not Approved for Construction

Drawing Title: **Site Details**

Drawing Number: **C7.07**

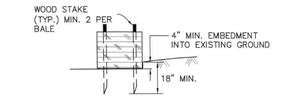
Sheet 92 of 111

Project Number: 53140.00

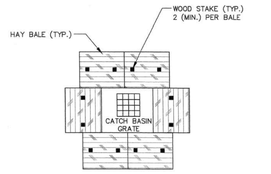
STATE OF NEW HAMPSHIRE DAVID N. FENSTERMACHER No. 13332 LICENSED PROFESSIONAL ENGINEER 11/13/2025

Saved Monday, November 10, 2025 5:30:23 PM SFLEUROCK Plotted Tuesday, November 11, 2025 4:23:04 PM Jason Howe

\\vhb.com\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londonderry\cad\ld\Planset\5314000-DT.dwg



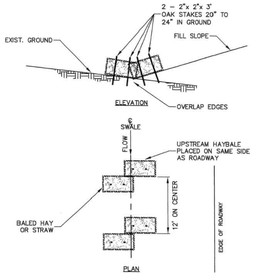
DETAILS FOR HAYBALE AND SILT FENCE INSTALLATION
NOT TO SCALE
EXHIBIT EC1



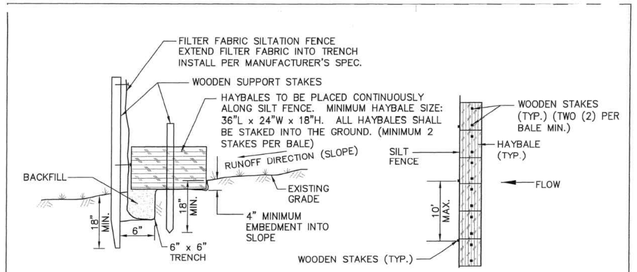
NOTES:

1. BALES TO REMAIN UNTIL SUBBASE PREPARATION IS COMPLETE AND ROADWAY PAVING IS TO BEGIN OR UNTIL ALL UPSTREAM AREAS ARE STABILIZED WITH VEGETATION.
2. HAYBALES AROUND CATCH BASINS TO BE USED IN NON-PAVED AREAS ONLY. FOR CATCH BASINS IN PAVED AREAS USE INLET FILTER BASKETS. SEE EXHIBIT EC6.
3. EACH CATCH BASIN LOCATION 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.

DETAILS FOR SEDIMENT CONTROL AT CATCH BASINS
NOT TO SCALE
EXHIBIT EC2



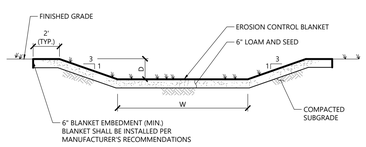
DETAILS FOR HAY BALE CHECK DAM
NOT TO SCALE
EXHIBIT EC3



DETAIL FOR SILT FENCE WITH HAY BALES
NOT TO SCALE
EXHIBIT EC4

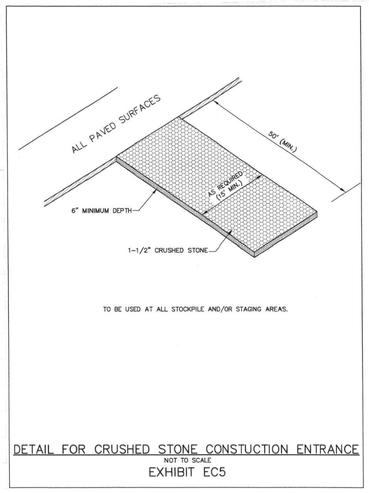
SWALE TABLE

SWALE DESIGNATION	W	D
TYP	3	3



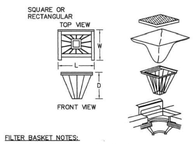
Grassed Swale 11/5

N.T.S. Source: VHB LD_171 REV



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).

   THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 40 U.S.
4. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 40 gpm/sq. ft.

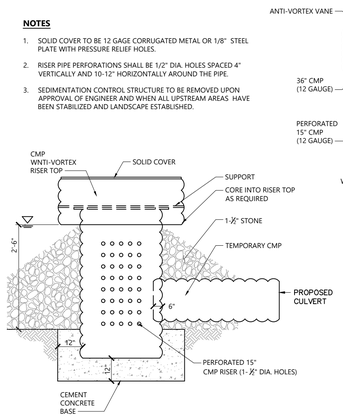
   THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL
5. OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.

   INLET BASKETS SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED
6. AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

DETAIL FOR INLET FILTER BASKET
NOT TO SCALE
EXHIBIT EC6

NOTES

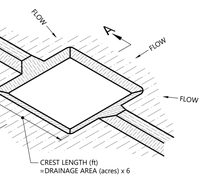
1. SOLID COVER TO BE 12 GAGE CORRUGATED METAL OR 1/8" STEEL PLATE WITH PRESSURE RELIEF HOLES.
2. RISER PIPE PERFORATIONS SHALL BE 1/2" DIA. HOLES SPACED 4" VERTICALLY AND 10-12" HORIZONTALLY AROUND THE PIPE.
3. SEDIMENTATION CONTROL STRUCTURE TO BE REMOVED UPON APPROVAL OF ENGINEER AND WHEN ALL UPSTREAM AREAS HAVE BEEN STABILIZED AND LANDSCAPE ESTABLISHED.



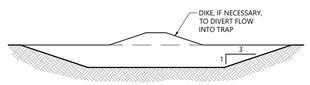
SECTION A-A

Temporary Sedimentation Control Structure 1/16

N.T.S. Source: VHB LD_692



ISOMETRIC VIEW



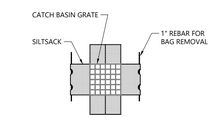
SECTION A-A

NOTES

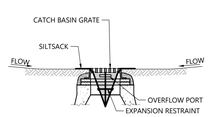
1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE .
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

Temporary Sediment Trap

N.T.S. Source: NH Stormwater Manual



PLAN VIEW



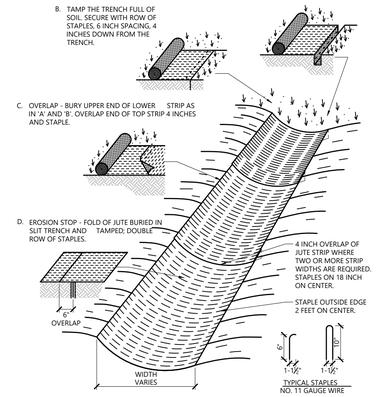
SECTION VIEW

NOTES

1. INSTALL SILTSACK IN ALL CATCH BASINS WHERE INDICATED ON THE PLAN BEFORE COMMENCING WORK OR IN PAVED AREAS AFTER BINDER COURSE IS PLACED AND STRAW BALES HAVE BEEN REMOVED.
2. GRATE TO BE PLACED OVER SILTSACK.
3. SILTSACK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS AND CLEANING OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED. MAINTAIN UNTIL UPSTREAM AREAS HAVE BEEN PERMANENTLY STABILIZED

Siltsack Sediment Trap 1/20

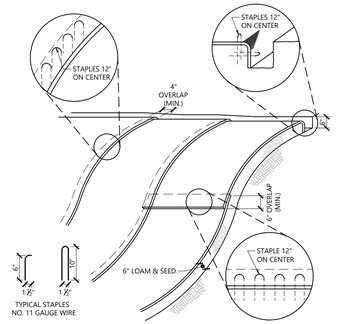
N.T.S. Source: VHB REV LD_674



* INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS

Erosion Control Blanket Swale Installation 1/16

N.T.S. Source: VHB LD_681

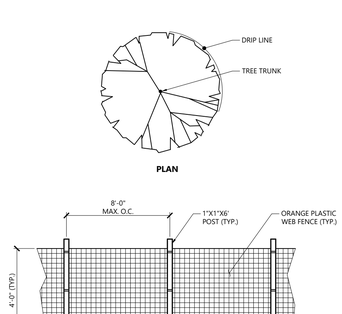


NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STAPLING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.
7. THERE SHALL BE NO PLASTIC OR MULTI-FILAMENT OR MONOFILAMENT POLYPROPYLENE NETTING OR MESH WITH AN OPENING SIZE OF GREATER THAN ⅛ INCHES MATERIAL UTILIZED.

Erosion Control Blanket Slope Installation 10/20

N.T.S. Source: VHB LD_680



NOTES

1. INSTALL TREE PROTECTION FENCE AT THE DRIP LINE OF EXISTING TREES TO REMAIN.

Tree Protection Fence 1/16

N.T.S. Source: VHB LD_610

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Designed by BJZ Checked by DHF

Issued for **Permitting** Date **February 20, 2025**

Not Approved for Construction

Drawing Title
Site Details

Drawing Number
C7.08

Sheet 93 of 111

STATE OF NEW HAMPSHIRE DAVID H. FENSTERMACHER No. 13382 LICENSED PROFESSIONAL ENGINEER
11/13/2025

Project Number 53140.00

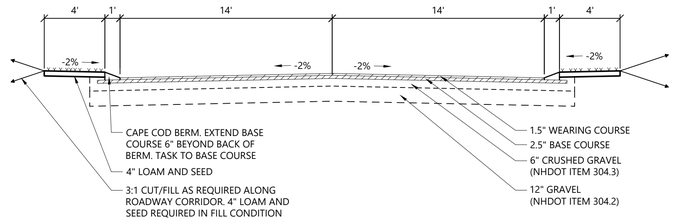
Saved Monday, November 10, 2025 5:30:23 PM STLEUROCK Plotted Tuesday, November 11, 2025 4:23:18 PM Jason Howe

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TYPICAL 28' ROADWAY CROSS SECTION

APPLICABLE STATIONS:

THORNTON HILL AVENUE:
FROM STATION 0+00.00' TO STATION 8+02.01'
FROM STATION 47+11.95 ' TO STATION 55+05.87'



TYPICAL 24' ROADWAY CROSS SECTION

APPLICABLE STATIONS:

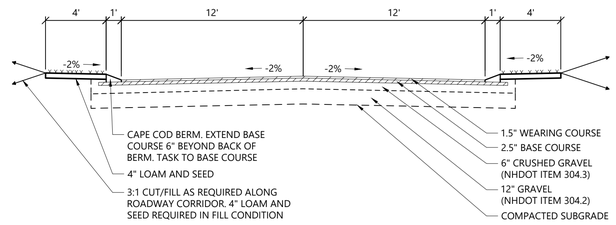
THORNTON HILL AVENUE:
FROM STATION 8+02.01' TO STATION 47+11.95'

OXFORD COURT:
FROM STATION 0+00.00' TO STATION 2+81.06'
FROM STATION 17+18.29' TO STATION 18+62.02'

BRAMLEY COURT:
FROM STATION 10+05.55' TO STATION 10+70.30'

KINGSTON COURT:
FROM STATION 0+00.00' TO STATION 9+63.95'
FROM STATION 13+06.07' TO STATION 13+85.94'

PORTERS COURT:
FROM STATION 0+00.00' TO STATION 0+40.09'
FROM STATION 8+92.76' TO STATION 9+81.42'



TYPICAL 24' ROADWAY CROSS SECTION

APPLICABLE STATIONS:

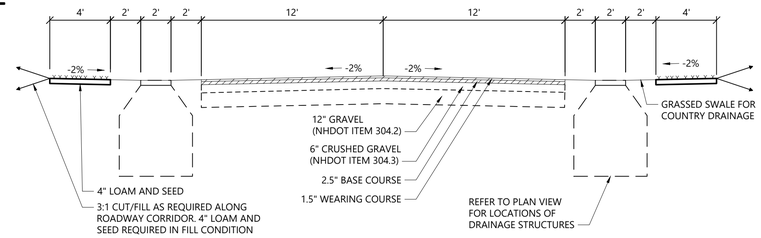
THORNTON HILL AVENUE:
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Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Designed by: BJZ
Checked by: DHF
Issued for: Permitting
Date: February 20, 2025

Not Approved for Construction

Drawing Title: Site Details

Drawing Number: C7.09

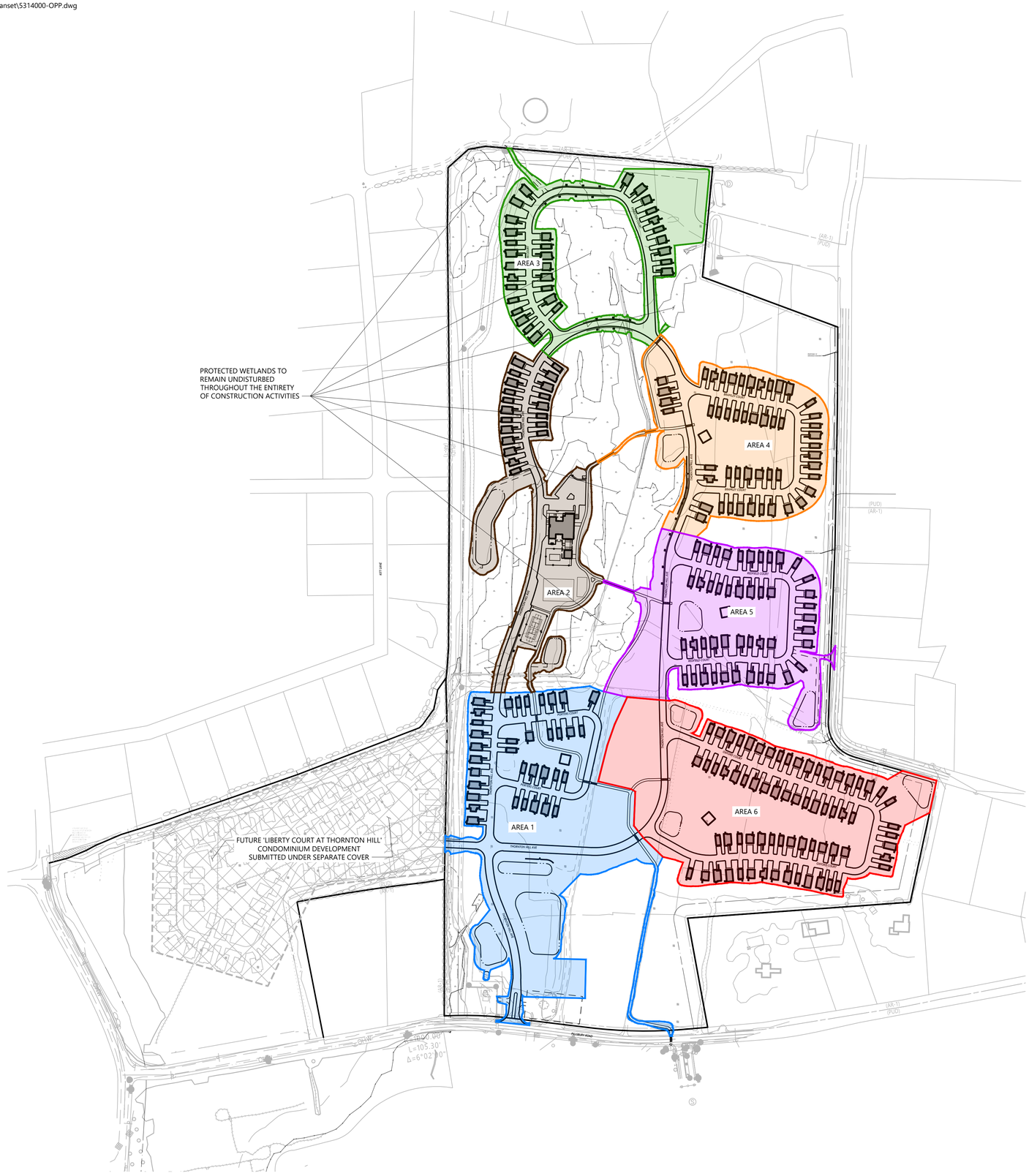
STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Sheet 94 of 111

Project Number: 53140.00

Saved Monday, November 10, 2025 3:57:04 PM JHOWE Plotted Tuesday, November 11, 2025 4:23:44 PM Jason Howe

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Sequencing Notes

1. PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT TO NHDES, AND THE ENGINEER, A DETAILED PHASING AND CONSTRUCTION SEQUENCING PLAN THAT SHOWS THE PHASED AREAS OF CONSTRUCTION AND TEMPORARY EROSION CONTROL MEASURES TO BE IMPLEMENTED.
2. TEMPORARY ROAD CLOSURE BARRICADES TO BE PLACED AT THE LIMITS OF EACH PHASE, AND WILL BE MOVED TO THE END OF THE SUCCESSIVE PHASE WHEN THAT PHASE IS COMPLETED.

NHDES Env-Wq 1500: AoT Notes

(a) ALL AREAS OF UNSTABILIZED SOIL SHALL BE:
(1) TEMPORARILY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 45 DAYS OF INITIAL DISTURBANCE, UNLESS A SHORTER TIME IS SPECIFIED BY LOCAL AUTHORITIES, THE CONSTRUCTION SEQUENCE APPROVED AS PART OF THE ISSUED PERMIT, OR AN INDEPENDENT MONITOR; AND
(2) PERMANENTLY STABILIZED AS SOON AS PRACTICABLE BUT IN ALL CASES WITHIN 3 DAYS OF FINAL GRADING.

(b) SUBJECT TO (C) AND (F), BELOW, THE AREA OF UNSTABILIZED SOIL SHALL NOT EXCEED 5 ACRES AT ANY TIME.

(c) THE DEPARTMENT SHALL AUTHORIZE AN APPLICANT TO DISTURB MORE THAN 5 ACRES AT ONE TIME IF THE APPLICANT:
(1) SUBMITS DOCUMENTATION THAT THE REQUIRED AREAS OF EARTH CUTS AND FILLS ARE SUCH THAT AN AREA OF DISTURBANCE OF 5 ACRES OR LESS WOULD UNREASONABLY LIMIT THE CONSTRUCTION SCHEDULE;
(2) SUBMITS A CONSTRUCTION SEQUENCE PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST; AND
(3) EMPLOYS AN ENVIRONMENTAL MONITOR DURING CONSTRUCTION.

(d) SUBJECT TO (E), BELOW, THE ENVIRONMENTAL MONITOR SHALL:
(1) INSPECT THE PROJECT SITE AT LEAST ONCE EACH WEEK FROM THE START OF TERRAIN ALTERATION ACTIVITIES UNTIL ALL TERRAIN ALTERATION ACTIVITIES ARE COMPLETED AND THE SITE IS STABILIZED;
(2) IN ADDITION TO REGULAR WEEKLY INSPECTIONS, INSPECT THE PROJECT SITE DURING ANY RAIN EVENT IN WHICH 0.5 INCH OF PRECIPITATION OR MORE FALLS WITHIN A 24 HOUR PERIOD, PROVIDED THAT IF THE ENVIRONMENTAL MONITOR IS UNABLE TO BE PRESENT DURING SUCH A STORM, THE MONITOR SHALL INSPECT THE SITE WITHIN 24 HOURS OF THE RAIN EVENT;
(3) SUBMIT A WRITTEN REPORT, STAMPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST, TO THE DEPARTMENT WITHIN 24 HOURS OF EACH INSPECTION THAT:
a. DESCRIBES THE PROGRESS OF THE PROJECT, INCLUDING WHETHER ALL CONDITIONS OF THE PERMIT ARE BEING MET AND, IF NOT, WHICH REQUIREMENTS ARE NOT BEING MET;
b. IF ANY REQUIREMENTS ARE NOT BEING MET, AN EXPLANATION OF THE CORRECTIVE ACTION(S) THAT WILL BE OR ARE BEING TAKEN TO BRING THE PROJECT INTO COMPLIANCE WITH APPLICABLE REQUIREMENTS AND THE DEADLINE BY WHICH SUCH ACTIONS WILL BE COMPLETED; AND
c. INCLUDES PHOTOGRAPHS OF THE SITE THAT ARE REPRESENTATIVE OF THE PROJECT; AND
(1) RETAIN A COPY OF THE REPORT PREPARED PURSUANT TO (3), ABOVE, ON-SITE FOR REVIEW DURING SITE INSPECTIONS BY FEDERAL, STATE, AND LOCAL OFFICIALS.

(a) ROUTINE INSPECTION FREQUENCY MAY BE REDUCED FROM ONCE EACH WEEK TO AT LEAST ONCE EACH MONTH IF EITHER OF THE FOLLOWING CONDITIONS IS MET:
(1) WORK HAS BEEN SUSPENDED AND THE ENTIRE SITE IS STABILIZED IN ACCORDANCE WITH ENV-WQ 1505.04; OR
(2) RUNOFF IS UNLIKELY BECAUSE:
a. THE GROUND IS FROZEN OR THE SITE IS COVERED WITH SNOW OR ICE; AND
b. THE PROJECT IS IN AN AREA WHERE FROZEN CONDITIONS ARE ANTICIPATED TO CONTINUE FOR MORE THAN ONE MONTH.

(f) IF THE SITE IS WITHIN 50 FEET OF A SURFACE WATER OF THE STATE, OR WETLANDS AS DEFINED IN RSA 482-A, HAS A GRADE OF 25% OR GREATER, OR CONTAINS SOILS HAVING AN ERODIBILITY FACTOR OF 0.4 OR GREATER, OR ANY COMBINATION OF THESE, THE OWNER SHALL, REGARDLESS OF THE SIZE OF THE OPEN AREA:
(1) SUBMIT A CONSTRUCTION SEQUENCE PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST;
(2) EMPLOY AN ENVIRONMENTAL MONITOR; AND
(3) COMPLY WITH (D) AND (E), ABOVE.

SOURCE. (SEE REVISION NOTE #1 AT CHAPTER HEADING FOR ENV-WQ 1500) #9343, EFF 1-1-09; SS BY #12342, EFF 8-15-17
(FORMERLY ENV-WQ 1505.02) (SEE REVISION NOTE #3 AT CHAPTER HEADING FOR ENV-WQ 1500); SS BY #13758, EFF 9-28-23 (SEE REVISION NOTE #4 AT CHAPTER HEADING FOR ENV-WQ 1500)

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Prepared For: Procopio Enterprises, Inc.
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road Londonderry, New Hampshire 03053

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Designed by BJZ | Checked by DHF

Issued for: Permitting

Date: February 20, 2025

Not Approved for Construction

Drawing Title: Overall Sequencing Plan

Drawing Number: C8.00

Sheet 95 of 111

Project Number: 53140.00

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Saved Tuesday, November 11, 2025 9:35:32 AM JHOWE Plotted Wednesday, November 12, 2025 2:33:55 PM Ben Zoller

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Notes

INTRODUCTION

VHB HAS PREPARED THE FOLLOWING STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE MANUAL FOR THE REDISENTIAL PROJECT LOCATED AT 36 PILLSBURY ROAD, LONDONDERRY, NEW HAMPSHIRE. THE INTENT OF THIS PLAN IS TO PROVIDE THE APPLICANT/OWNER WITH A LIST OF PROCEDURES THAT DOCUMENT THE INSPECTION AND MAINTENANCE REQUIREMENTS OF THE STORMWATER MANAGEMENT SYSTEM FOR THIS DEVELOPMENT.

THE FOLLOWING INSPECTION AND MAINTENANCE PROGRAM IS NECESSARY IN ORDER TO KEEP THE STORMWATER MANAGEMENT SYSTEM FUNCTIONING PROPERLY. BY FOLLOWING THE ENCLOSED PROCEDURES, THE APPLICANT WILL BE ABLE TO MAINTAIN THE FUNCTIONAL DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND MAXIMIZE ITS ABILITY TO REMOVE SEDIMENT AND OTHER CONTAMINANTS FROM SITE GENERATED STORMWATER RUNOFF.

RESPONSIBLE PARTY

THE OVERSIGHT OF THE INSPECTION AND MAINTENANCE PROGRAM WILL BE PROVIDED BY:

PROCOPIO ENTERPRISE, LLC
35 VILLAGE ROAD,. 7TH FLOOR (702)
MIDDLETON, MA 01949

STORMWATER MANAGEMENT SYSTEM COMPONENTS

THE STORMWATER MANAGEMENT SYSTEM IS DESIGNED TO MITIGATE BOTH THE QUANTITY AND QUALITY OF SITE-GENERATED STORMWATER RUNOFF. AS A RESULT, ITS DESIGN INCLUDES THE FOLLOWING ELEMENTS:

A. NON-STRUCTURAL BMP'S

A.1. NON-STRUCTURAL BEST MANAGEMENT PRACTICES (BMP'S) ARE DESIGNED TO MINIMIZE AND/OR REMOVE CONTAMINANTS BEFORE THEY ENTER THE STORMWATER COLLECTION SYSTEM. SEVERAL OF THESE BMP'S HAVE BEEN INCORPORATED INTO THE STORMWATER MANAGEMENT SYSTEM INCLUDING REDUCED USED OF ROAD DEICING AGENTS, AND LITTER/TRASH REMOVAL. THESE TYPES OF BMP'S ARE A HIGHLY EFFECTIVE INITIAL TREATMENT MEASURE FOR REDUCING STORMWATER POLLUTANT LOADING.

B. STRUCTURAL BMP'S

B.1. STRUCTURAL BMP'S HAVE BEEN INCORPORATED INTO THE OVERALL STORMWATER MANAGEMENT PLAN. STRUCTURAL BMP'S INCLUDE DEEP SUMP CATCH BASINS, SUBSURFACE SAND FILTERS, AND SUBSURFACE DETENTION BASINS.

INSPECTION & MAINTENANCE PLAN

BY IMPLEMENTING THE FOLLOWING PROCEDURES, THE APPLICANT WILL BE ABLE TO MAINTAIN THE FUNCTIONAL DESIGN OF THE STORMWATER MANAGEMENT SYSTEM AND MAXIMIZE THE SYSTEM'S ABILITY TO REMOVE SEDIMENT AND OTHER CONTAMINANTS FROM SITE GENERATED STORMWATER RUNOFF.

A. SOURCE CONTROL

A.1. ROUTINELY EMPTY ALL OUTSIDE WASTE RECEPTACLES PROVIDED FOR PUBLIC USE.

A.2. CLEARING LITTER FROM THE PARKING AREA, ISLANDS AND PERIMETER LANDSCAPE AREAS.

B. VEGETATED AREAS MAINTENANCE

ALTHOUGH NOT A SPECIFIC COMPONENT OF THE DRAINAGE SYSTEM, THE MAINTENANCE OF VEGETATED AREAS MAY AFFECT THE FUNCTIONING OF STORMWATER MANAGEMENT PRACTICES. THIS INCLUDES THE HEALTH/DENSITY OF VEGETATIVE COVER AND ACTIVITIES SUCH AS THE APPLICATION AND DISPOSAL OF LAWN AND GARDEN CARE PRODUCTS, DISPOSAL OF LEAVES AND YARD TRIMMINGS.

B.1. INSPECT PLANTED AREAS ON A SEMI-ANNUAL BASIS AND REMOVE ANY LITTER.

B.2. MAINTAIN PLANTED AREAS ADJACENT TO PAVEMENT TO PREVENT SOIL WASHOUT.

B.3. IMMEDIATELY CLEAN ANY SOIL DEPOSITED ON PAVEMENT.

B.4. RE-SEED BARE AREAS; INSTALL APPROPRIATE EROSION CONTROL MEASURES WHEN NATIVE SOIL IS EXPOSED OR EROSION CHANNELS ARE FORMING.

B.5. PLANT ALTERNATIVE MIXTURE OF GRASS SPECIES IN THE EVENT OF UNSUCCESSFUL ESTABLISHMENT.

B.6. THE GRASS VEGETATION SHOULD BE CUT TO A HEIGHT BETWEEN THREE AND FOUR INCHES.

B.7. PESTICIDE/HERBICIDE USAGE - NO PESTICIDES ARE TO BE USED UNLESS A SINGLE SPOT TREATMENT IS REQUIRED FOR A SPECIFIC CONTROL APPLICATION.

B.8. FERTILIZER USAGE SHOULD BE AVOIDED. IF DEEMED NECESSARY, SLOW-RELEASE FERTILIZER SHOULD BE USED. FERTILIZER MAY BE USED TO BEGIN THE ESTABLISHMENT OF VEGETATION IN BARE OR DAMAGED AREAS BUT SHOULD NOT BE APPLIED ON A REGULAR BASIS UNLESS NECESSARY.

C. DEICING AGENTS

DEICING AGENTS SHOULD BE USED IN ACCORDANCE WITH THE FOLLOWING:

C.1. USE SAND AS THE PRIMARY AGENT FOR PARKING LOT SAFETY DURING ICE AND SNOW CONDITIONS.

C.2. USE DE-ICING OR ANTI-CAKING AGENTS, ADDED TO ENHANCE PERFORMANCE AND APPLICATION CHARACTERISTICS OF SAND MIXTURES, ONLY AS NECESSARY AND AT MINIMUM APPLICATION RATES.

C.3. MAINTAIN A DEICING LOG TO TRACK THE AMOUNT AND TYPE OF DEICING MATERIALS APPLIED TO THE SITE.

D. SNOW MANAGEMENT

SNOW STORAGE AREAS SHALL BE MAINTAINED AS FOLLOWS:

D.1. SNOW STORAGE AREAS WILL BE MANAGED TO PREVENT BLOCKAGE OF STORM DRAIN CATCH BASINS. SNOW COMBINED WITH SAND AND DEBRIS MAY BLOCK A STORM DRAINAGE SYSTEM, DIMINISHING THE INFILTRATION CAPACITY OF THE SYSTEM AND CAUSING LOCALIZED FLOODING.

D.2. SAND AND DEBRIS DEPOSITED ON VEGETATED OR PAVED AREAS SHALL BE CLEARED FROM THE SITE AND PROPERLY DISPOSED OF AT THE END OF THE SNOW SEASON, NO LATER THAN MAY 15.

D.3. SNOW SHALL NOT BE DUMPED INTO ANY WATER BODY, POND, WETLAND RESOURCE AREA OR STORMWATER DETENTION BASIN.

E. WINTER OPERATOR CERTIFICATION REQUIREMENTS

PER THE LONDONDERRY STORMWATER REGULATIONS, ALL EMPLOYED OR CONTRACTED WINTER MAINTENANCE OPERATORS SHALL BE NEW HAMPSHIRE CERTIFIED GREEN SNOWPRO OR EQUIVALENT. GREEN SNOWPRO TRAINING IS PROVIDED BY THE UNIVERSITY OF NEW HAMPSHIRE. IT IS PREFERRED THAT OPERATORS ALSO HAVE NHDES SALT APPLICATOR CERTIFICATION. INFORMATION ON THESE CERTIFICATIONS CAN BE FOUND AT THE LINKS BELOW:

https://www.des.nh.gov/land/roads/road-salt-reduction
https://www.des.nh.gov/land/roads/road-salt-reduction/green-snowpro-certification

F. CATCH BASINS

THE PROPOSED CATCH BASINS ARE CONSTRUCTED WITH SUMPS (MINIMUM 3 FEET) TO TRAP DEBRIS, SEDIMENTS, AND FLOATING CONTAMINANTS. DISPOSAL OF ALL SEDIMENTS MUST BE IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES.

F.1. INSPECT CATCH BASINS AT LEAST TWO TIMES PER YEAR AND CLEAN A MINIMUM OF ONCE PER YEAR.

F.2. SEDIMENT GREATER THAN HALF THE SUMP DEPTH AND/OR FLOATABLE POLLUTANTS SHALL BE PUMPED FROM THE BASIN AND DISPOSED OF AT AN APPROVED OFFSITE FACILITY IN ACCORDANCE WITH ALL APPLICABLE REGULATIONS.

F.3. ANY STRUCTURAL DAMAGE OR OTHER INDICATION OF MALFUNCTION WILL BE REPORTED TO THE SITE MANAGER AND REPAIRED AS NECESSARY.

F.4. DURING COLDER PERIODS, THE CATCH BASIN GRATES MUST BE KEPT FREE FROM SNOW AND ICE.

F.5. DURING WARMER PERIODS, THE CATCH BASIN GRATES MUST BE KEPT FREE OF LEAVES, LITTER, SAND AND DEBRIS.

G. STORMWATER OUTFALLS

INSPECT OUTFALL LOCATIONS MONTHLY FOR THE FIRST THREE MONTHS AFTER CONSTRUCTION TO ENSURE PROPER FUNCTIONING AND CORRECT ANY AREAS THAT HAVE SETTLED OR EXPERIENCED WASHOUTS.

G.1. INSPECT OUTFALLS ANNUALLY AFTER INITIAL THREE-MONTH PERIOD.

G.2. ANNUAL INSPECTIONS SHOULD BE SUPPLEMENTED AFTER LARGE STORMS, WHEN WASHOUTS MAY OCCUR.

G.3. MAINTAIN/CUT VEGETATION AROUND OUTFALLS TO PREVENT BLOCKAGES AT THE OUTFALL.

G.4. MAINTAIN RIP-RAP PAD BELOW EACH OUTFALL AND REPAIR ANY WASHOUTS OR OTHER DAMAGE IMMEDIATELY.

G.5. REMOVE AND DISPOSE OF ANY TRASH OR DEBRIS AT THE OUTFALL.

H. STRUCTURAL WATER QUALITY DEVICES (SAND FILTER)

H.1. REFER TO MANUFACTURERS RECOMMENDATIONS FOR SPECIFIC O&M REQUIREMENTS.

H.2. INSPECT DEVICES MONTHLY FOR THE FIRST THREE MONTHS AFTER CONSTRUCTION.

H.3. AFTER INITIAL THREE-MONTH PERIOD, ALL WATER QUALITY UNITS ARE TO BE INSPECTED AT LEAST TWICE A YEAR AND CLEANED A MINIMUM OF AT LEAST ONCE PER YEAR OR WHEN SEDIMENT REACHES 8" IN DEPTH.

H.4. FOLLOW MANUFACTURER INSTRUCTIONS FOR INSPECTION AND CLEANING AND CONTACT MANUFACTURER IF SYSTEM IS MALFUNCTIONING.

H.5. REFER TO THE NEW HAMPSHIRE STORMWATER MANUAL VOLUME 2 CHAPTER 4 DESIGNING BEST MANAGEMENT PRACTICES, 4-3 TREATMENT PRACTICE, 4 FILTERING PRACTICES, SECTION 4B UNDERGROUND SAND FILTER FOR ADDITIONAL MAINTENANCE REQUIREMENTS.

H.5.1. 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.

H.5.2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

H.5.3. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.

H.5.4. MANUFACTURED FILTER MEDIA SHOULD BE REPLACED PERIODICALLY PER MANUFACTURER'S SPECIFICATIONS.

H.5.5. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF A FILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER

I. STORM DRAIN MANHOLES

I.1. INSPECT AT LEAST ONCE ANNUALLY FOR CLOGGING OR SEDIMENT ACCUMULATION AND CLEAN AS NEEDED TO ENSURE PROPER STORMWATER CONVEYANCE.

J. SUBSURFACE DETENTION SYSTEM

J.1. THE SUBSURFACE DETENTION SYSTEMS WILL BE INSPECTED AT LEAST TWICE EACH YEAR BY REMOVING THE MANHOLE/ACCESS PORT COVERS AND DETERMINING THE THICKNESS, IF ANY, OF SEDIMENT THAT HAS ACCUMULATED.

J.2. IF SEDIMENT IS MORE THAN SIX INCHES DEEP, IT MUST BE SUSPENDED VIA FLUSHING WITH CLEAN WATER AND REMOVED USING A VACTOR TRUCK.

J.3. REFER TO MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS FOR CLEANING THE SYSTEM.

J.4. OUTLET CONTROL MANHOLES WILL BE EXAMINED AT EACH INSPECTION TO VERIFY THAT NO BLOCKAGE HAS OCCURRED.

J.5. SYSTEM WILL BE OBSERVED AFTER RAINFALLS TO SEE IF IT IS PROPERLY DRAINING.

L. ABOVEGROUND STORMWATER BASINS (MODIFIED EXISTING BASINS)

L.1. 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.

L.2. PRETREATMENT MEASURES SHOULD BE INSPECTED AT LEAST TWICE ANNUALLY, AND CLEANED OF ACCUMULATED SEDIMENT AS WARRANTED BY INSPECTION, BUT NO LESS THAN ONCE ANNUALLY.

L.3. TRASH AND DEBRIS SHOULD BE REMOVED AT EACH INSPECTION.

L.4. AT LEAST ONCE ANNUALLY, SYSTEM SHOULD BE INSPECTED FOR DRAWDOWN TIME. IF A FILTRATION SYSTEM DOES NOT DRAIN WITHIN 72-HOURS FOLLOWING A RAINFALL EVENT, THEN A QUALIFIED PROFESSIONAL SHOULD ASSESS THE CONDITION OF THE FACILITY TO DETERMINE MEASURES REQUIRED TO RESTORE FILTRATION FUNCTION, INCLUDING BUT NOT LIMITED TO REMOVAL OF ACCUMULATED SEDIMENTS OR RECONSTRUCTION OF THE FILTER.

L.5. REMOVE DEBRIS FROM ANY INLET AND OUTLET STRUCTURES.

L.6. REMOVE ACCUMULATED SEDIMENT

L.7. INSPECTED AND REPAIR (IF NEEDED) OUTLET STRUCTURES AND APPURTENANCES.

L.8. REMOVE WOODY VEGETATION FROM EMBANKMENTS. INSPECT AND REPAIR EMBANKMENTS AS NEEDED.

M. GRASS CONVEYANCE SWALE

M.1. GRASSED CHANNELS SHOULD BE INSPECTED PERIODICALLY (AT LEAST ANNUALLY) FOR SEDIMENT ACCUMULATION, EROSION AND CONDITION OF SURFACE LINING (VEGETATION OR RIPRAP). REPAIRS, INCLUDING STONE OR VEGETATION REPLACEMENT, SHOULD BE MADE BASED ON THIS INSPECTION.

M.2. REMOVE SEDIMENT AND DEBRIS ANNUALLY, OR MORE FREQUENTLY AS WARRANTED BY INSPECTION.

M.3. MOW VEGETATED CHANNELS AS NEEDED TO MAINTAIN GRASS ESTABLISHMENT AND REMOVE WOODY VEGETATION. GRASS TO BE CUT NO SHORTER THAN 4 INCHES.

N. INVASIVE PLANT SPECIES CONTROL

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

N.1. BECOMING WEEDY AND OVERGROWN;

N.2. KILLING ESTABLISHED SHADE TREES;

N.3. OBSTRUCTING PIPES AND DRAINAGE SYSTEMS;
N.4. FORMING DENSE BEDS IN WATER;

N.5. LOWERING WATER LEVELS IN LAKES, STREAMS AND WETLANDS;

N.6. DESTROYING NATURAL COMMUNITIES;

N.7. PROMOTING EROSION ON STREAM BANKS AND HILLSIDES; AND

N.8. RESISTING CONTROL EXCEPT BY HAZARDOUS CHEMICAL.

AS PART OF THE ROUTINE INSPECTIONS OF THE DRAINAGE SYSTEM AND STORMWATER OUTFALLS, THE SITE SHOULD BE CHECKED FOR THE PRESENCE OF INVASIVE PLANT SPECIES AS DEFINED BY THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE, MARKETS & FOOD (A LIST IS PROVIDED AT THE END OF THIS MANUAL).

IF INVASIVE PLANT SPECIES ARE FOUND TO BE PRESENT, THEY SHOULD BE CONTROLLED AS DESCRIBED IN THE "CONTROL OF INVASIVE PLANTS" DOCUMENT PREPARED BY THE NH DEPARTMENT OF AGRICULTURE, MARKETS

O. RECORD KEEPING

O.1. INSPECTIONS OF THE STORMWATER MANAGEMENT SYSTEM SHALL BE CONDUCTED IN ACCORDANCE WITH THE INSPECTION & MAINTENANCE CHECKLIST PROVIDED IN THIS MANUAL.

O.2. AN INSPECTION & MAINTENANCE LOG SHALL BE COMPLETED FOR EACH INSPECTION AND MAINTENANCE ACTIVITY.

O.3. ALL RECORD KEEPING REQUIRED BY THE I&M MANUAL SHALL BE MAINTAINED BY THE RESPONSIBLE PARTY.

O.4. A DEICING LOG SHALL BE MAINTAINED THAT TRACKS THE AMOUNT AND TYPE OF DEICING MATERIALS APPLIED TO THE SITE.

O.5. ANY TRANSFER OF RESPONSIBILITY FOR THE I&M ACTIVITIES OR TRANSFER OF OWNERSHIP SHALL BE DOCUMENTED TO THE NHDES WATER DIVISION IN WRITING.

O.6. INSPECTION REPORTS SHALL BE FILED WITH THE TOWN OF LONDONDERRY DEPARTMENT OF ENGINEERING AND ENVIRONMENTAL SERVICES ON AN ANNUAL BASIS.

P. INSPECTION & MAINTENANCE CHECKLIST/LOG

P.1. THE FOLLOWING PAGES CONTAIN AN INSPECTION & MAINTENANCE CHECKLIST, A BLANK COPY OF THE STORMWATER MANAGEMENT SYSTEM'S INSPECTION & MAINTENANCE LOG, AND A REDUCED COPY OF THE GRADING AND UTILITY PLANS. THESE FORMS/PLANS ARE PROVIDED TO ASSIST THE APPLICANT WITH THE INSPECTION AND MAINTENANCE OF THE STORMWATER MANAGEMENT SYSTEM.

Q. INVASIVE SPECIES INFORMATION

Q.1. A COPY OF THE NEW HAMPSHIRE DEPARTMENT OF AGRICULTURE, MARKETS & FOOD'S DOCUMENT "CONTROL OF INVASIVE PLANTS" IS PROVIDED AT THE END OF THIS MANUAL.

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Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ | Checked by: DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Inspection and Maintenance Notes

Drawing Number
C9.01

Sheet 96 of 111

STATE OF NEW HAMPSHIRE
DAVID H. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Project Number
53140.00

Saved Tuesday, November 11, 2025 3:17:03 PM JHOWE Plotted Tuesday, November 11, 2025 4:25:27 PM Jason Howe

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Stormwater Management System
Deicing Log

Date	Type	Location/Amount	Name(s) of Maintenance Personnel

Stormwater Management System
Inspection & Maintenance Checklist

BMP/System Component	Minimum Inspection Frequency	Minimum Inspection Requirements	Maintenance/Cleanout Threshold
Source Control	Routinely	Inspect outdoor waste receptacles areas for spillage. Inspect and clear litter from parking area, islands and perimeter landscape areas.	Clean as required.
Deicing Agents	N/A	N/A	Use sand as primary agent for site roadway and parking safety during winter.

Stormwater Management System
Inspection & Maintenance Checklist

Stormwater Management System
Inspection & Maintenance Checklist

Closed Drainage System			
Catch Basins	2 times per year	Check for sediment accumulation. Check for floatable contaminants.	≥ 2 ft. sediment depth. ≥ 3 in. floatable depth.
Storm Drain Manholes	1 time per 2 years	Check for sediment accumulation.	≥ 3 in. sediment depth.
Drainage Pipes	1 time per 2 years	Check for sediment accumulation/clogging.	≥ 2 in. sediment depth.
Aboveground Stormwater Basin	2 times per year	Check for sediment accumulation, trash and debris.	Clean/repair as needed.
Subsurface Detention Basin	2 times per year	Check for sediment accumulation.	Refer to Manufacturers Requirements
Subsurface Sand Filter	2 times per year	Check for sediment accumulation/clogging	Refer to Manufacturers Requirements
Outlet Control Structure	2 times per year	Check for sediment accumulation/clogging	Clean/repair as needed.
Outfalls	Monthly for first 3 months and 1 time per year thereafter	-Check for sediment, trash and debris accumulation. -Check for vegetation blocking outfall. Inspect rip rap for washout.	Clean/repair as needed.
Grass Conveyance Swale	1 time per year	Check for sediment, trash and debris accumulation	Clean/repair as needed

Stormwater Management System Inspection & Maintenance Log

BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed (List Items/Comments)	Date Of Cleaning/Repair	Performed By
HW 300					
FES 301					
CB 302					
CB 303					
FES 304					
CB 305					
CB 306					
CB 307					
CB 308					
HW 400					
FES 401					
CB 402					
CB 403					
CB 404					
CB 405					
CB 406					
CB 407					
FES 408					
CB 409					
CB 410					
CB 411					
FES 500					
FES 501					
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FES 600					
FES 601					
FES 602					
CB 603					
CB 604					
CB 605					
CB 606					
CB 607					
CB 608					
MH 609					
CB 610					
CB 611					
CB 612					
CB 613					
CB 614					
CB 615					
CB 616					
CB 617					
CB 618					
CB 619					
CB 620					
FES 701					
CB 702					
CB 703					
CB 704					
CB 705					
CB 800					
CB 801					
MH 802					
FES 803					

Stormwater Management System Inspection & Maintenance Log

BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed (List Items/Comments)	Date Of Cleaning/Repair	Performed By
FES 900					
FES 901					
CB 902					
CB 903					
CB 904					
MH 905					
CB 906					
CB 907					
CB 908					
CB 909					
CB 910					
CB 911					
CB 912					
CB 913					
CB 914					
CB 915					
FES 1000					
FES 1001					
CB 1002					
CB 1003					
CB 1004					
MH 1005					
MH 1006					
CB 1007					
CB 1008					
CB 1009					
CB 1010					
CB 1011					
CB 1012					
CB 1101					
FES 1102					
FES 1200					
FES 1201					
CB 1202					
CB 1203					
MH 1204					
CB 1205					
CB 1206					
OS #1					
OS #2					
OS #3					
OS #4					
OS #5					
OS #6					
OS #7					
OS #8					
OS #9					
OS #10					
OS #11					

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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Designed by: BJZ
Checked by: DHF

Issued for: **Permitting**
Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Inspection and Maintenance Checklists and Logs

Drawing Number
C9.02

Sheet 97 of 111

Project Number
53140.00

STATE OF NEW HAMPSHIRE
DAVID N. FENSTERMACHER
No. 13382
LICENSED PROFESSIONAL ENGINEER
11/13/2025

Saved Tuesday, November 11, 2025 3:17:03 PM JHOWE Plotted Tuesday, November 11, 2025 4:25:37 PM Jason Howe

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PLANT SCHEDULE

SYMBOL	QTY	COMMON NAME	SIZE
DECIDUOUS TREES			
	198	REPRESENTATIVE SPECIES INCLUDE: SUGAR MAPLE RED MAPLE TUPELO RED OAK BASSWOOD RIVER BIRCH YELLOW BIRCH SHAGBARK HICKORY	2 1/2 - 3" CAL.
EVERGREEN TREES			
	28	REPRESENTATIVE SPECIES INCLUDE: AMERICAN LARCH DARK AMERICAN ARBORVITAE PITCH PINE WHITE SPRUCE WHITE PINE	6 - 7` HT.
FLOWERING TREES			
	58	REPRESENTATIVE SPECIES INCLUDE: SERVICEBERRY-ROBIN HILL SERVICEBERRY-SPRING FLURRY PAGODA DOGWOOD REDBUD THORNLESS HAWTHORNE	2 - 2 1/2" CAL / B&B

SHRUBS

SHRUBS SHALL BE A SELECTION OF:

- ARROWOOD VIBURNUM
- BAYBERRY
- HIGHBUSH BLUEBERRY
- ELDERBERRY
- WINTERBERRY
- WITCH HAZEL
- MISS KIM LILAC
- GEM BOX INKBERRY
- LEMON CANDY NINEBARK
- CLETHERA HUMMINGBIRD
- HYDRANGEA ARB - SMOOTH BAIFUL

PERENNIALS AND GRASSES SHALL BE A SELECTION OF:

- ROSES - DRIFT APRICOT
- KNOCK OUT ROSES - MAGENTA
- KNOCK OUT ROSES - PINK
- NEPETA - WALKERS LOW CATMINT
- NEW ENGLAND ASTER
- ECHINACEA - POW WOW
- ECHINACEA - POW WOW WHITE
- SEDUM AUTUMN JOY
- FEATHER REED GRASS - KARL FOERSTER
- SWITCH GRASS - CHEYENNE SKY
- SWITCH GRASS - SHENANDOAH

SOD/SEED

- Conservation Seed Mix
- Detention Basin Seed Mix
- Loam and Seed

Planting Notes

1. AS SHOWN, APPROX. 1050 EXISTING TREES WILL REMAIN.
2. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY OWNERS REPRESENTATIVE OF CONFLICTS.
4. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA. CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OF ANY CONFLICT.
5. ALL TREES SHALL BE BALLED AND BURLAPPED, UNLESS OTHERWISE NOTED IN THE DRAWINGS OR SPECIFICATION, OR APPROVED BY THE OWNER'S REPRESENTATIVE.
6. FINAL QUANTITY FOR EACH PLANT TYPE SHALL BE AS GRAPHICALLY SHOWN ON THE PLAN. THIS NUMBER SHALL TAKE PRECEDENCE IN CASE OF ANY DISCREPANCY BETWEEN QUANTITIES SHOWN ON THE PLANT LIST AND ON THE PLAN. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE NUMBER OF PLANTS SHOWN ON THE PLANT LIST AND PLANT LABELS PRIOR TO BIDDING.
7. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE REVIEWED BY LANDSCAPE ARCHITECT AND APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE.
8. ALL PLANT MATERIALS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND CONTRACT DOCUMENTS.
9. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF FINAL ACCEPTANCE.
10. AREAS DESIGNATED "LOAM & SEED" SHALL RECEIVE MINIMUM 6" OF LOAM AND SPECIFIED SEED MIX. LAWNS OVER 2:1 SLOPE SHALL BE PROTECTED WITH EROSION CONTROL FABRIC.
11. ALL DISTURBED AREAS NOT OTHERWISE NOTED ON CONTRACT DOCUMENTS SHALL BE LOAM AND SEEDED WITH CONSERVATION SEED MAX.
12. THIS PLAN IS INTENDED FOR PLANTING PURPOSES. REFER TO SITE / CIVIL DRAWINGS FOR ALL OTHER SITE CONSTRUCTION INFORMATION.



Seed Mixtures:

1. AREAS INDICATED AS "DETENTION BASIN" ARE TO BE SEEDED WITH NEW ENGLAND EROSION CONTROL / RESTORATION MIX FOR DETENTION PONDS AND MOIST AREAS, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com,OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
2. AREAS INDICATED AS "EROSION CONTROL SEED MIX" ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION EROSION CONTROL/RESTORATION MIX FOR DRY SITES, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com,OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
3. AREAS INDICATED AS "MEADOW MIX" ARE TO BE SEEDED WITH NEW ENGLAND CONSERVATION / WILDLIFE SEED MIX, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com,OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
4. AREAS INDICATED AS "WET MEADOW MIX" ARE TO BE SEEDED WITH NEW ENGLAND ROADSIDE MATRIX WET MEADOW SEED MIX, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
5. AREAS INDICATED AS "WILDFLOWER MIX" ARE TO BE SEEDED WITH NEW ENGLAND WILDFLOWER MIX, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
6. AREAS INDICATED AS "UPLAND SEED MIX" ARE TO BE SEEDED WITH NEW ENGLAND ROADSIDE MATRIX UPLAND SEED MIX, AS MANUFACTURED BY NEW ENGLAND WETLAND PLANTS, INC. AMHERST, MA (413) 548-8000, www.NEWP.com, OR AN APPROVED EQUAL. APPLY IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.
7. AREAS INDICATED AS "NO MOW SEED MIX" SHALL BE SEEDED WITH A PROPORTIONAL MIX OF: JAMESTOWN CHEWING FESCUE (20%), QUATTRO SHEEP CREEPING FESCUE (20%) SEA LINK SLENDER CREEPING FESCUE (20%), SWORD CREEPING FESCUE (10%), AURORA CREEPING FESCUE (10%), KENT CREEPING FESCUE (10%) AND CHARLOT OR HERON HARD FESCUE (10%).

Tree Protection

1. CERTIFIED ARBORIST SHALL ASSESS EXISTING APPLE ORCHARD IDENTIFIED TO BE PRESERVED. WHERE POSSIBLE, ORCHARD SHALL BE PRESERVED AND REJUVENATED PER ARBORIST RECOMMENDATIONS. WHERE TREES ARE DEAD OR IN POOR CONDITION, ARBORIST SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT FOR LANDSCAPE.
2. EXISTING TREES TO REMAIN SHALL BE PROTECTED WITH TEMPORARY CONSTRUCTION FENCE. ERECT FENCE AT EDGE OF THE TREE DRIPLINE PRIOR TO START OF CONSTRUCTION.
3. CONTRACTOR SHALL NOT OPERATE VEHICLES WITHIN THE TREE PROTECTION AREA. CONTRACTOR SHALL NOT STORE VEHICLES OR MATERIALS, OR DISPOSE OF ANY WASTE MATERIALS, WITHIN THE TREE PROTECTION AREA.
4. DAMAGE TO EXISTING TREES CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY A CERTIFIED ARBORIST AT THE CONTRACTOR'S EXPENSE.

OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E121820...

OWNER OR REPRESENTATIVE

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

on Date: _____

Certified By: _____

_____

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Suite 200
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LICENSED LANDSCAPE ARCHITECT · ERIK N. BEDNAREK · 00175 · STATE OF NEW HAMPSHIRE
11/12/2025

0 100 200 400Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
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Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title: **Overall Landscape Plan**

Drawing Number: **L1.00**

Sheet 98 of 111

Project Number: 53140.00

Saved Tuesday, November 11, 2025 3:56:21 PM JHOWE Plotted Tuesday, November 11, 2025 4:11:39 PM Jason Howe

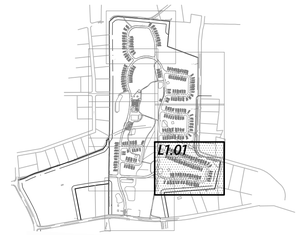
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603.391.3900





0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

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Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title: **Landscape Plan 1**

Drawing Number: **L1.01**

Sheet 99 of 111

Project Number: **53140.00**

OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E121B20E4...

OWNER OR REPRESENTATIVE

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

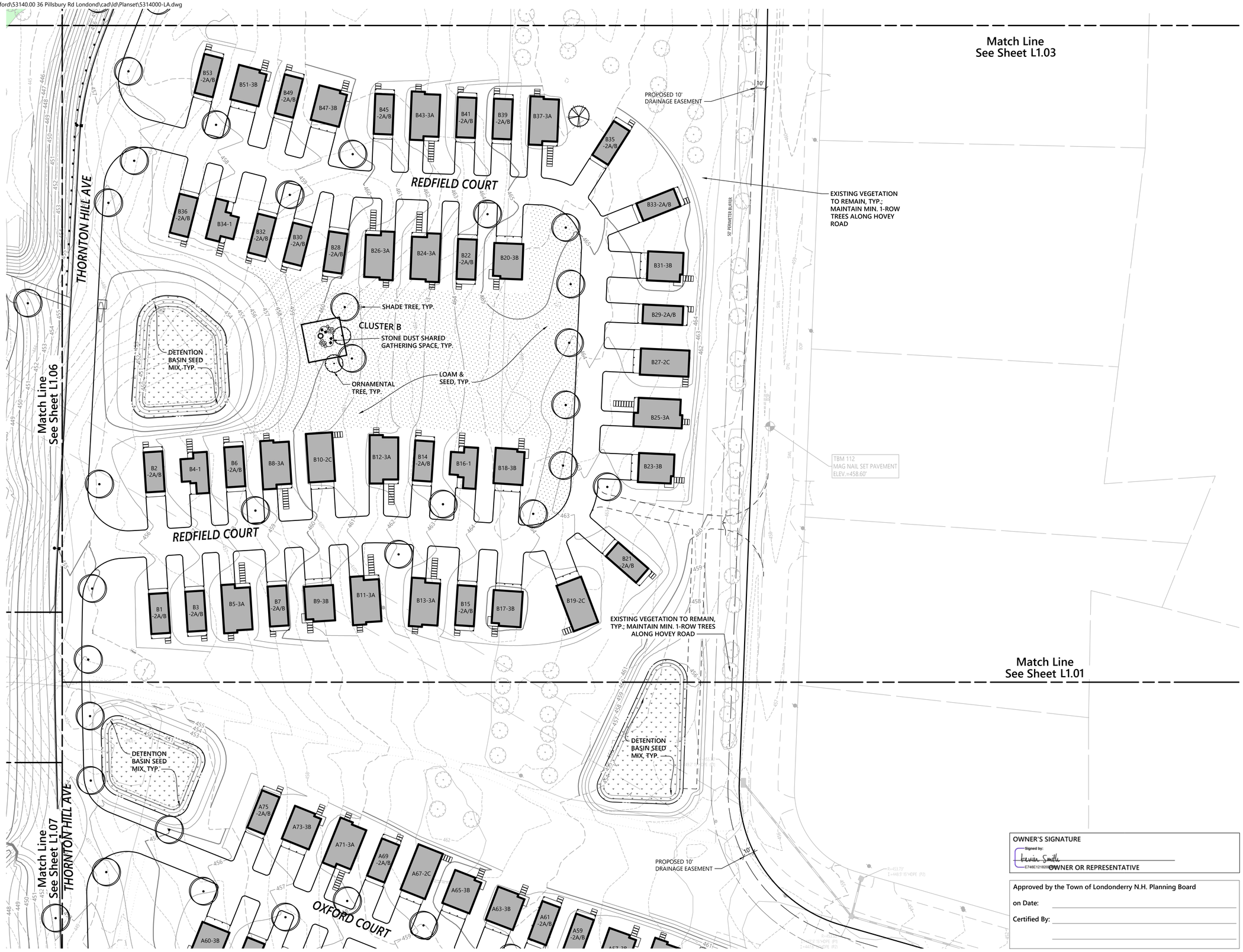
on Date: _____

Certified By: _____

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Saved Tuesday, November 11, 2025 3:56:21 PM JHOWE Plotted Tuesday, November 11, 2025 4:12:49 PM Jason Howe

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OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E121B02D4...

OWNER OR REPRESENTATIVE

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

on Date: _____

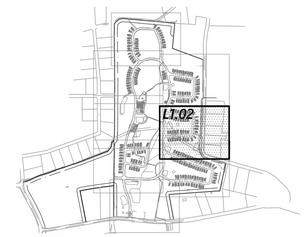
Certified By: _____

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Suite 200
Bedford, NH 03110
603.391.3900





11/12/2025

0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: Permitting

Date: February 20, 2025

Not Approved for Construction

Drawing Title: Landscape Plan 2

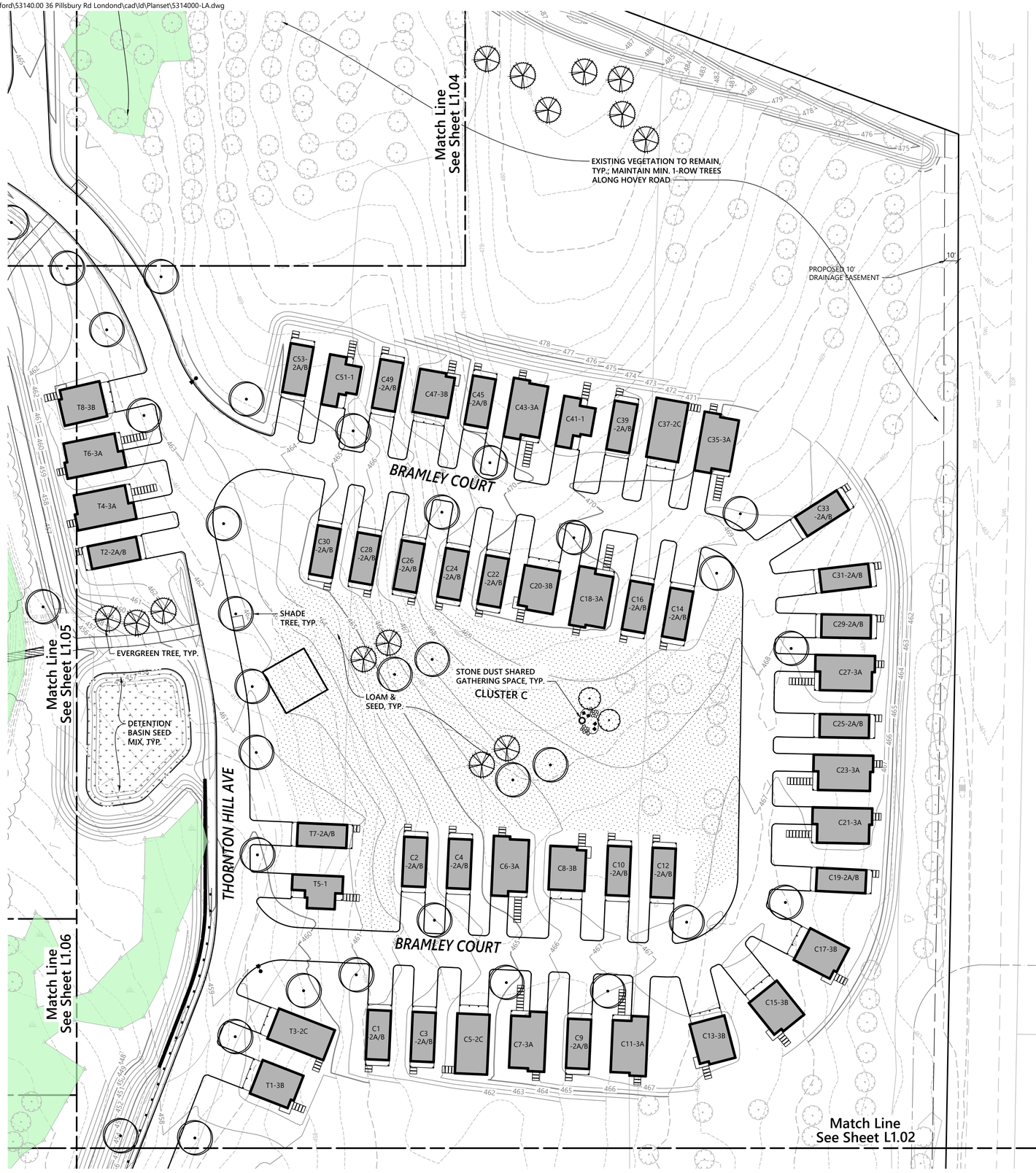
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Sheet 100 of 111

Project Number: 53140.00

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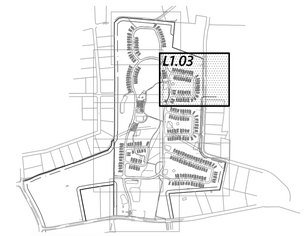
\\vhb.com\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\ld\Planset\5314000-LA.dwg



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603.391.3900





0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: Permitting
Date: February 20, 2025

Not Approved for Construction

Drawing Title: Landscape Plan 3

Drawing Number: L1.03

Sheet 101 of 111

Project Number: 53140.00

OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E121820...

OWNER OR REPRESENTATIVE

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

on Date: _____

Certified By: _____

_____

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OWNER'S SIGNATURE

Signed by: Erwin Smith
E746E121820...

OWNER OR REPRESENTATIVE

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

on Date: _____

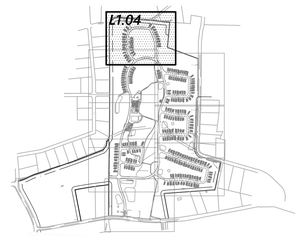
Certified By: _____

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0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: Permitting
Date: February 20, 2025

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Drawing Title: Landscape Plan 4

Drawing Number: L1.04

Sheet 102 of 111

Project Number: 53140.00

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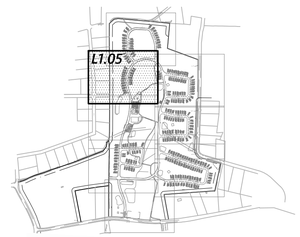
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Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
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Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Landscape Plan 5

Drawing Number
L1.05

Sheet 103 of 111

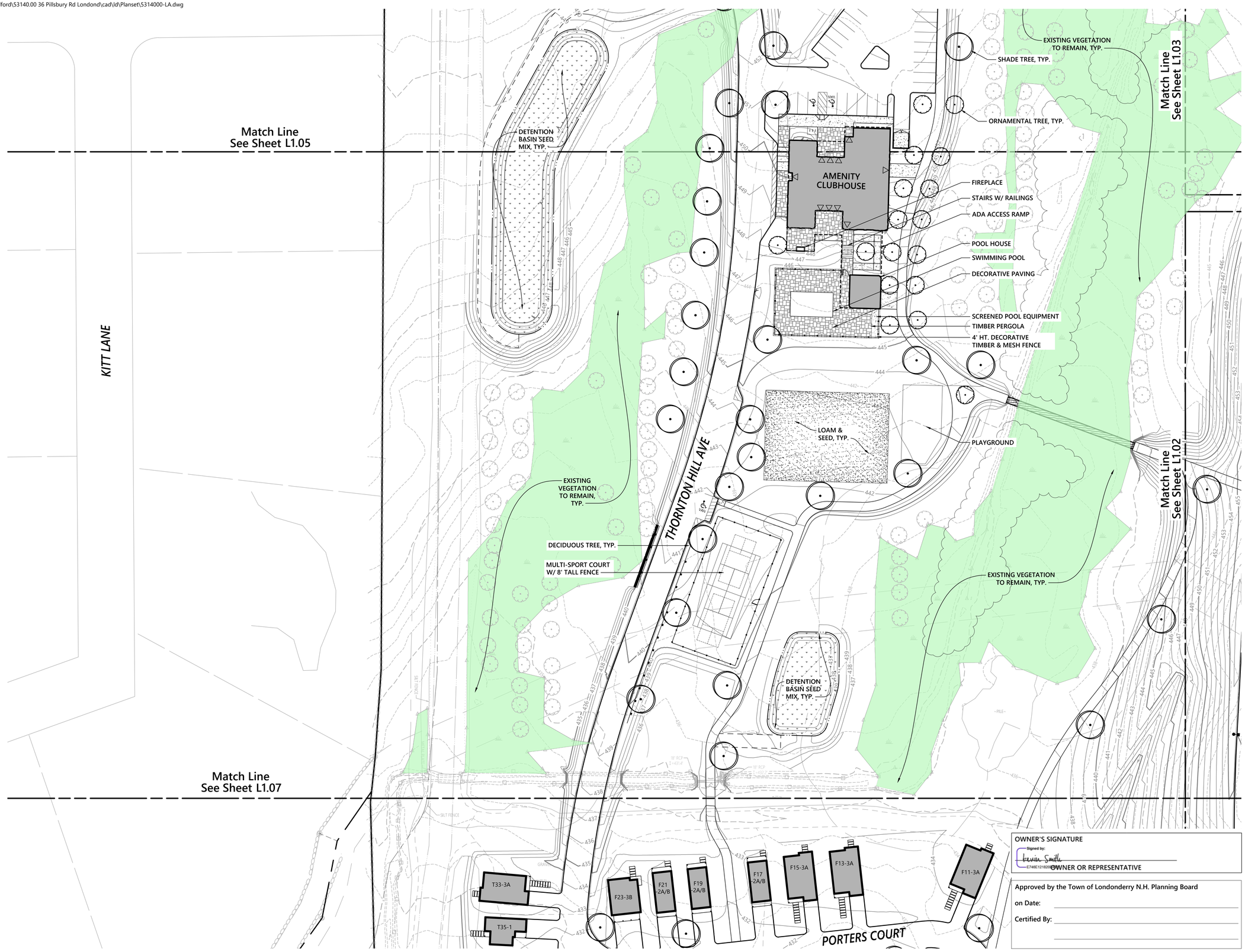
Project Number
53140.00

OWNER'S SIGNATURE
Signed by: Kevin Smith
E746E121820...
OWNER OR REPRESENTATIVE

Approved by the Town of Londonderry N.H. Planning Board
on Date: _____
Certified By: _____
_____

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OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E1218204...

OWNER OR REPRESENTATIVE

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

on Date: _____

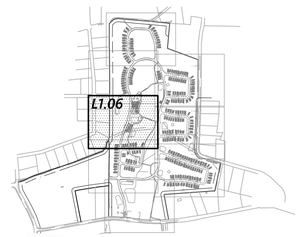
Certified By: _____

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LICENSED LANDSCAPE ARCHITECT
ERIK
V.
BEDNAREK
00175
STATE OF NEW HAMPSHIRE
11/12/2025

0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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2	Planning Board Submission	11-13-2025	EKG

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Date: February 20, 2025

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Drawing Title
Landscape Plan 6

Drawing Number
L1.06

Sheet 104 of 111

Project Number
53140.00

Saved Tuesday, November 11, 2025 11:23:18 AM ALOUW Plotted Tuesday, November 11, 2025 3:01:43 PM Jason Howe

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OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E1218206...

OWNER OR REPRESENTATIVE

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

on Date: _____

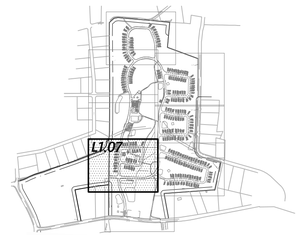
Certified By: _____

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LICENSED LANDSCAPE ARCHITECT
ERIK
BEDNAREK
00175
STATE OF NEW HAMPSHIRE
11/12/2025

0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: **Permitting**
Date: **February 20, 2025**

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Drawing Title
Landscape Plan 7

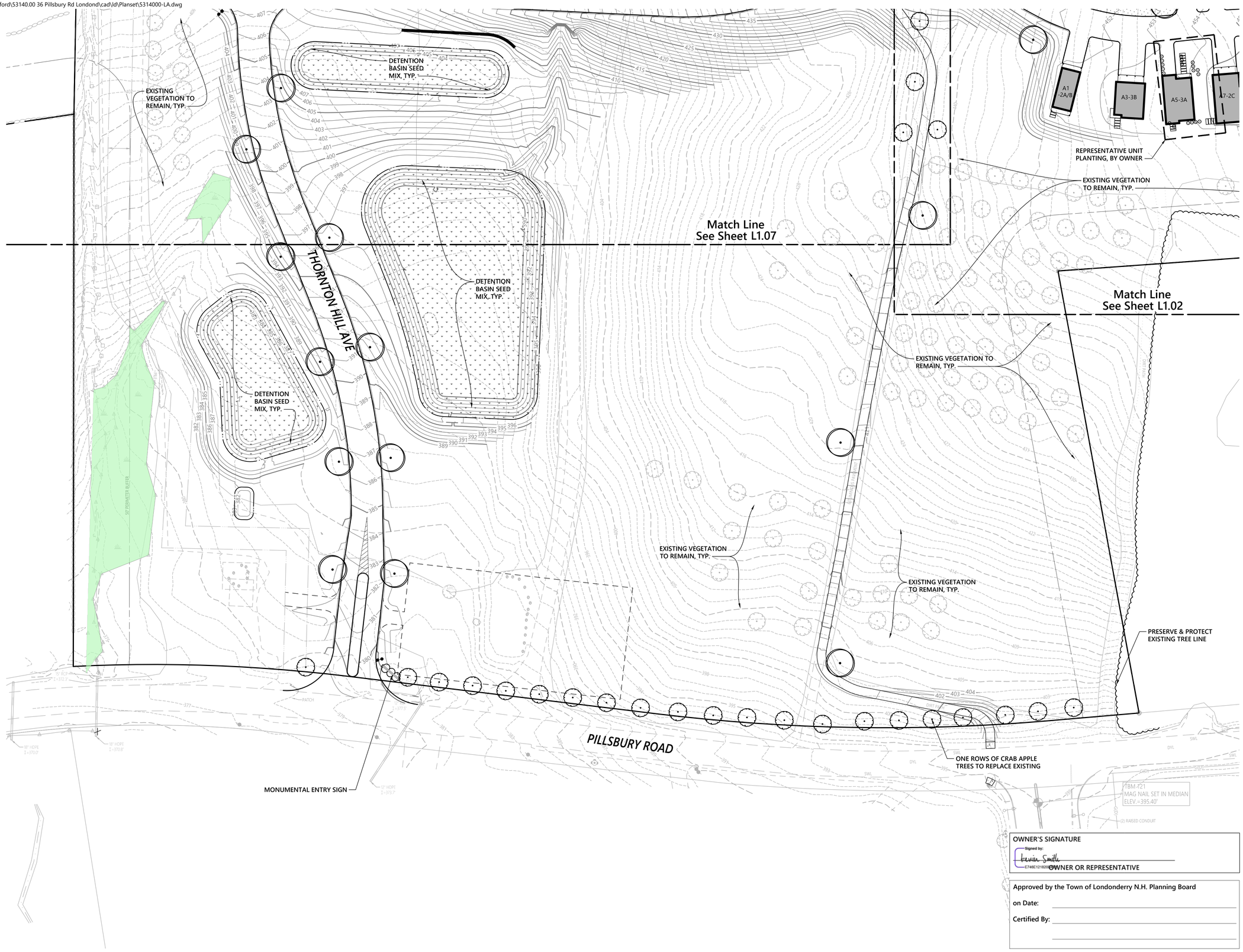
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L1.07

Sheet 105 of 111

Project Number
53140.00

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OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E1218204...

OWNER OR REPRESENTATIVE

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

on Date: _____

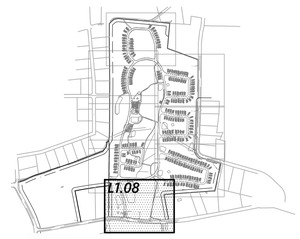
Certified By: _____

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Suite 200
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603.391.3900





0 20 40 80 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: Permitting
Date: February 20, 2025

Not Approved for Construction

Drawing Title
Landscape Plan 8

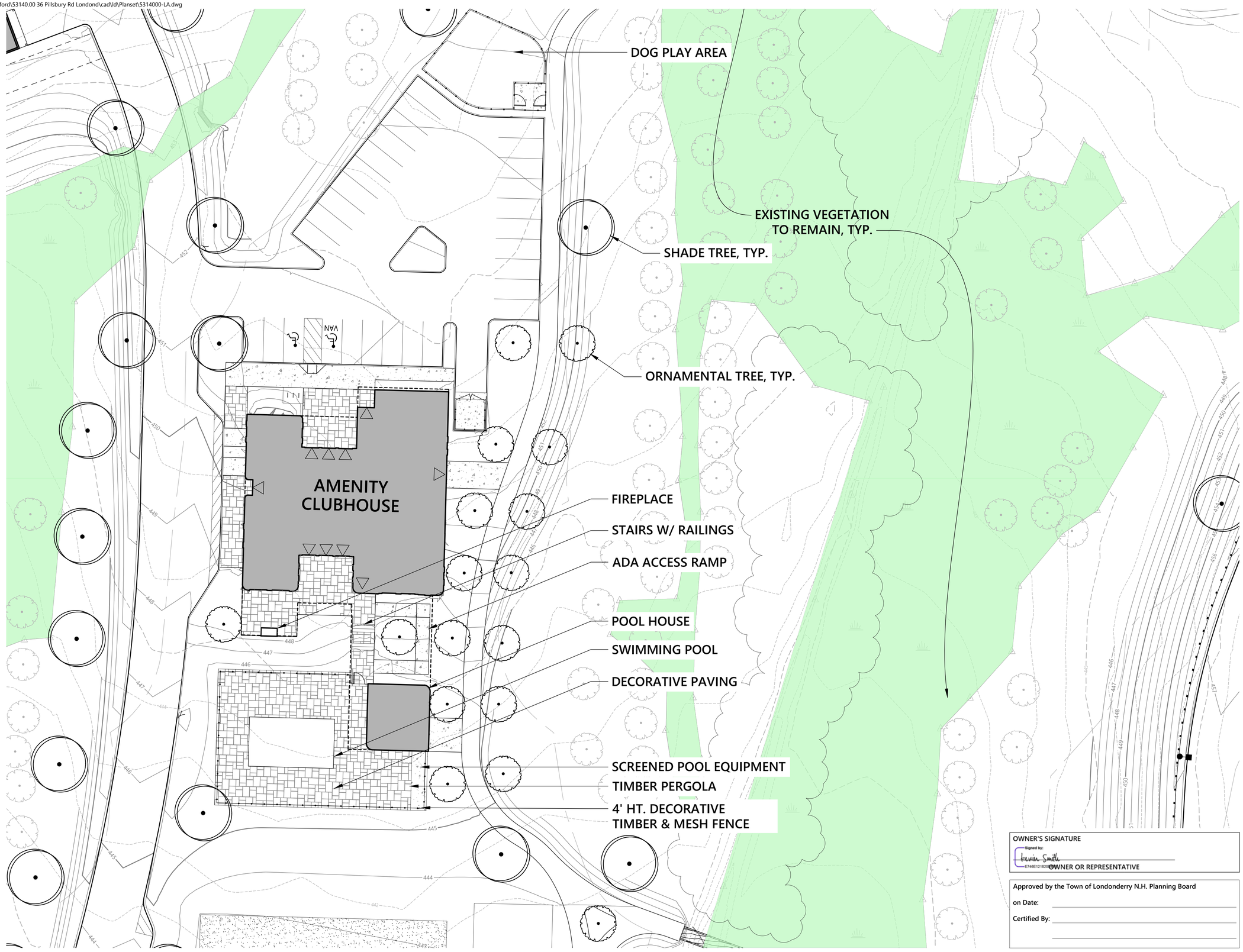
Drawing Number
L1.08

Sheet 106 of 111

Project Number
53140.00

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Bedford, NH 03110
603.391.3900



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ERIK
BEDNAREK
00175
STATE OF NEW HAMPSHIRE
11/12/2025

0 10 20 40 Feet

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by: BJZ
Checked by: DHF

Issued for: Permitting
Date: February 20, 2025

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Drawing Title: Landscape Plan 9

Drawing Number: L1.09

Sheet 107 of 111

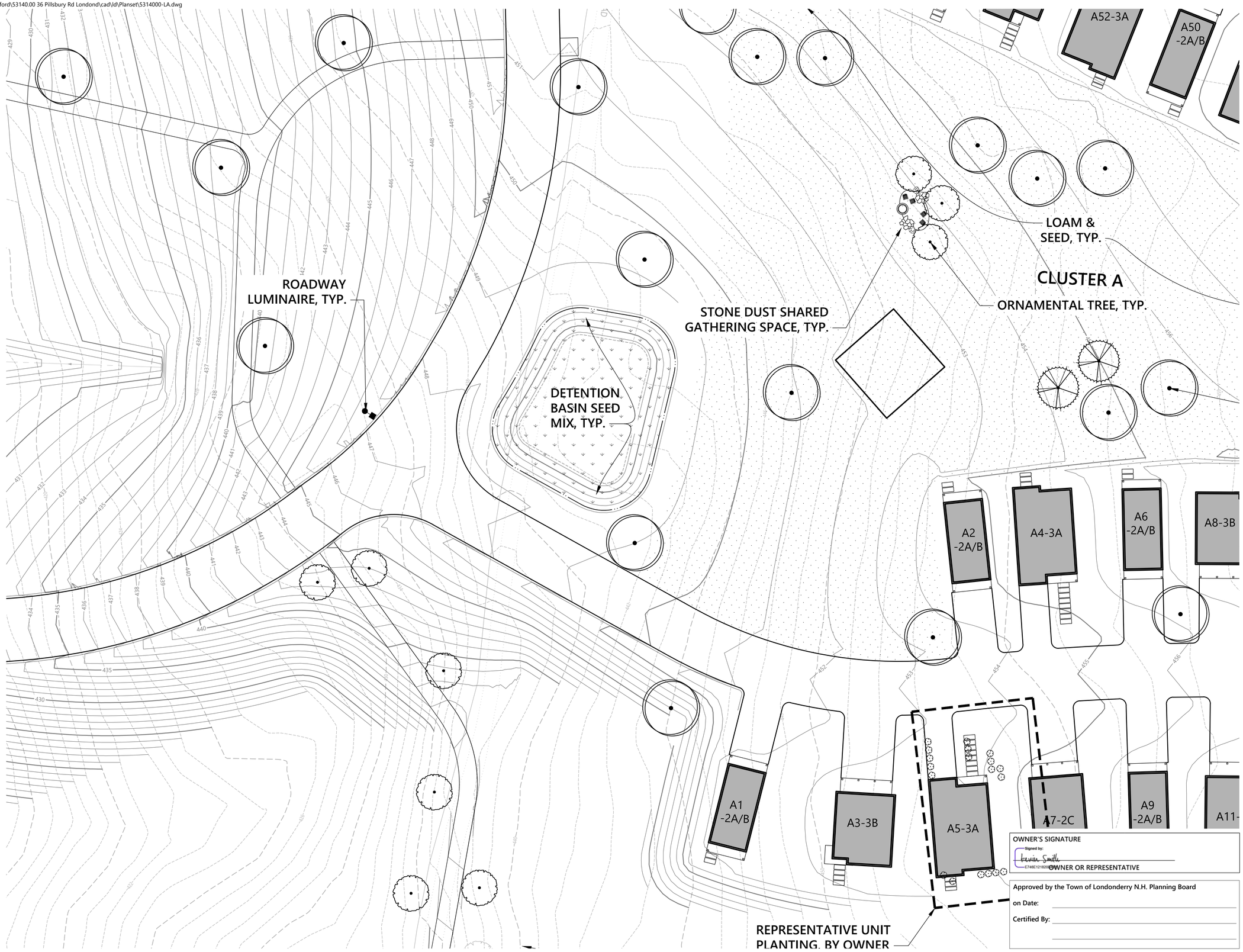
Project Number: 53140.00

OWNER'S SIGNATURE
Signed by: Kevin Smith
E746E121820C...
OWNER OR REPRESENTATIVE

Approved by the Town of Londonderry N.H. Planning Board
on Date: _____
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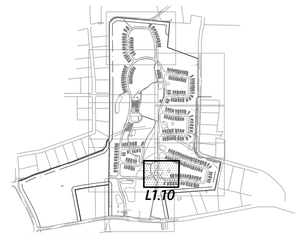
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11/12/2025

0 10 20 40 Feet

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100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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2	Planning Board Submission	11-13-2025	EKG

Designed by BJZ | Checked by DHF

Issued for: Permitting

Date: February 20, 2025

Not Approved for Construction

Drawing Title
Landscape
Plan 10

Drawing Number
L1.10

Sheet 108 of 111

Project Number
53140.00

OWNER'S SIGNATURE

Signed by: Kevin Smith
E746E1218206...

OWNER OR REPRESENTATIVE

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

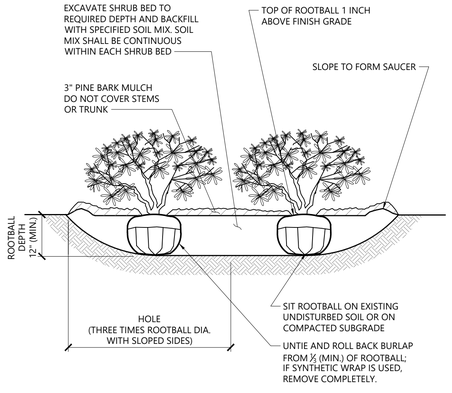
on Date: _____

Certified By: _____

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Saved Tuesday, November 11, 2025 3:56:21 PM JHOWE Plotted Tuesday, November 11, 2025 4:14:34 PM Jason Howe

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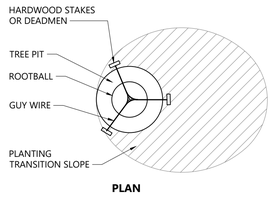
NOTES

1. LOOSEN ROOTS AT THE OUTER EDGE OF ROOTBALL OF CONTAINER GROWN SHRUBS.

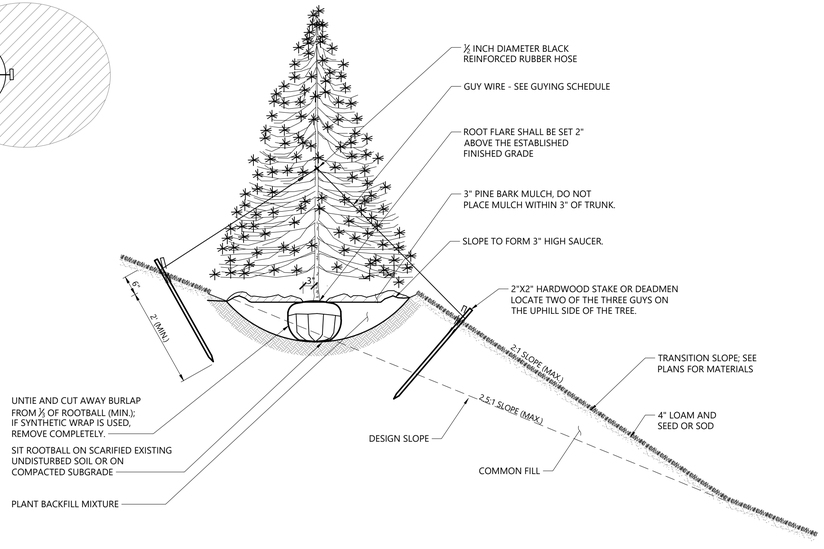
Shrub Bed Planting

1/16

N.T.S. Source: VHB LD_601



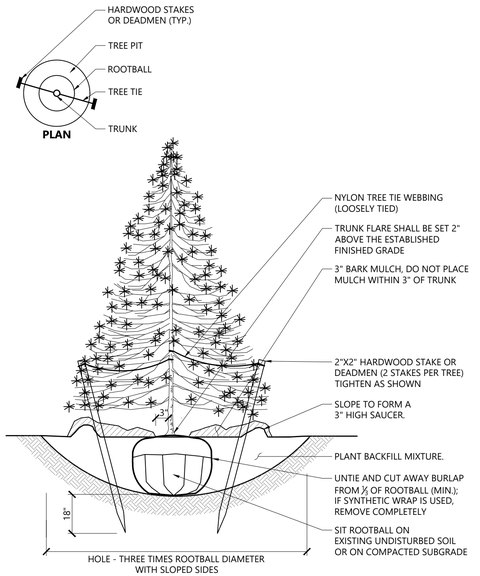
PLAN



Tree Planting on Slope

1/16

N.T.S. Source: VHB LD_605



PLAN

Evergreen Tree Planting

9/21

N.T.S. Source: VHB LD_604

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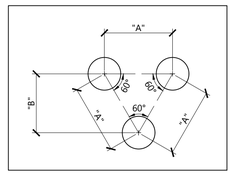
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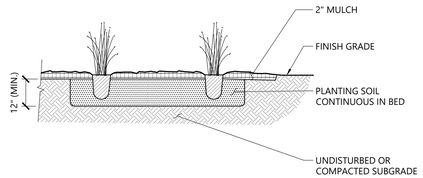
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Suite 200
Bedford, NH 03110
603.391.3900

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11/12/2025

PLANT SPACING	
PLANT SPACING("A")	ROW SPACING ("B")
6 IN. O.C.	5 IN. O.C.
8 IN. O.C.	7 IN. O.C.
10 IN. O.C.	8 ⅔ IN. O.C.
12 IN. O.C.	10 ⅓ IN. O.C.
15 IN. O.C.	13 IN. O.C.
18 IN. O.C.	16 IN. O.C.
24 IN. O.C.	21 IN. O.C.
30 IN. O.C.	26 IN. O.C.
36 IN. O.C.	30 IN. O.C.
48 IN. O.C.	42 IN. O.C.
54 IN. O.C.	48 IN. O.C.
60 IN. O.C.	54 IN. O.C.

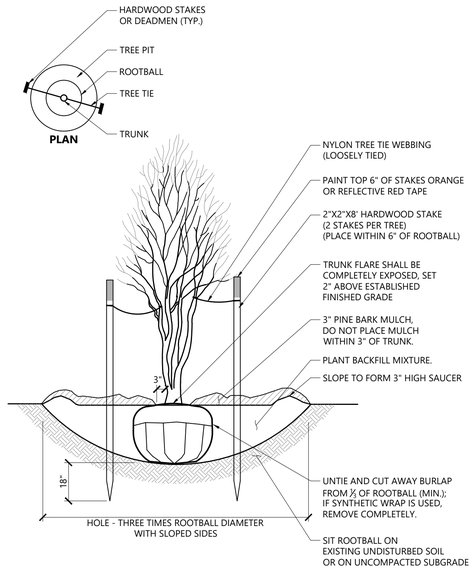




Perennial and Ornamental Grass Planting

1/16

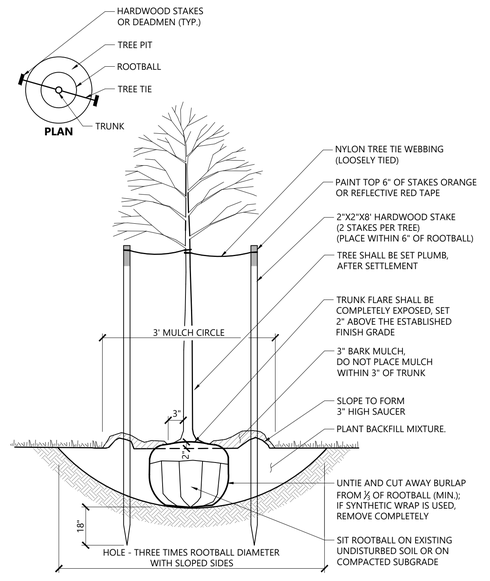
N.T.S. Source: VHB LD_618



Multistem Tree Planting

9/21

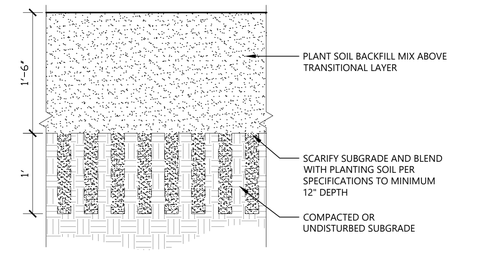
N.T.S. Source: VHB LD_606



Tree Planting (For Trees Under 4" Caliper)

9/21

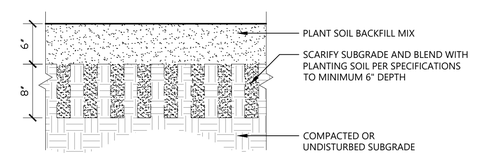
N.T.S. Source: VHB LD_602



Soil Preparation Groundcover and Shrubs

11/15

N.T.S. Source: VHB LD_



Soil Preparation at Lawn

11/15

N.T.S. Source: VHB LD_

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051

Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by | Checked by

Issued for | Date

Permitting February 20, 2025

Not Approved for Construction

Drawing Title

Landscape Details

Drawing Number

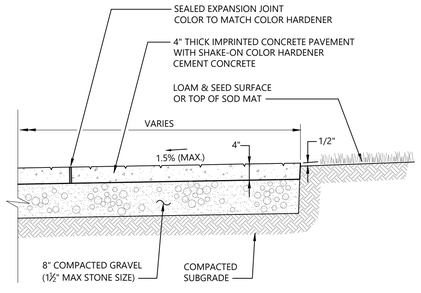
L2.01

Sheet 109 of 111

Project Number

53140.00

Saved Tuesday, June 17, 2025 9:27:19 AM ALOUW Plotted Tuesday, November 11, 2025 3:05:14 PM Jason Howe



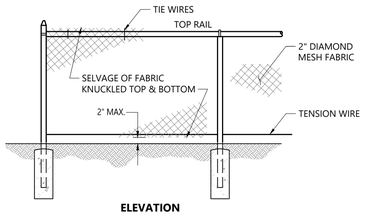
SECTION

NOTES

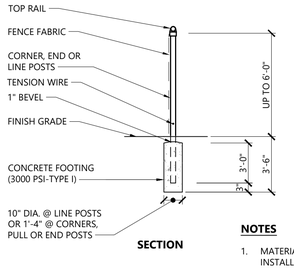
1. PROVIDE SEALED EXPANSION JOINTS WITH PREFORMED JOINT FILLER AT 30 FEET OR CLOSER O.C. WHERE NOT OTHERWISE INDICATED ON THE PLANS.

Stamped Concrete

N.T.S. Source: VHB



ELEVATION



SECTION

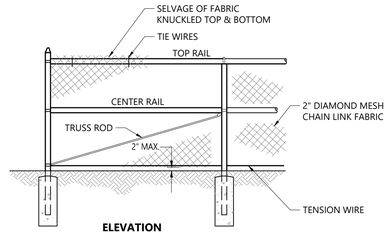
NOTES

1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

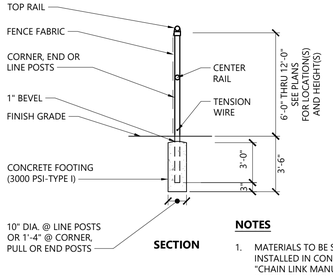
Chain Link Fence up to 6'

10/20

N.T.S. Source: VHB LD_481



ELEVATION



SECTION

NOTES

1. MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURER'S INSTITUTE" PRODUCT MANUAL.

6' to 12' Chain Link Fence

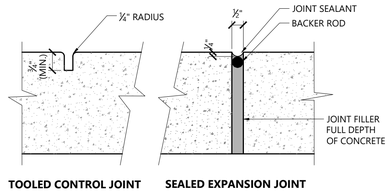
10/20

N.T.S. Source: VHB LD_480

..\Planmisc\LA Details\Fencing\Cedar wood with corten mesh.jpg

Ornamental Timber Fence with Mesh Panels

N.T.S. Source: VHB

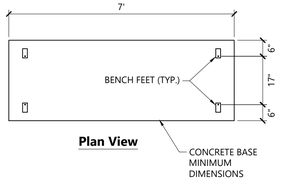


TOOLED CONTROL JOINT **SEALED EXPANSION JOINT**

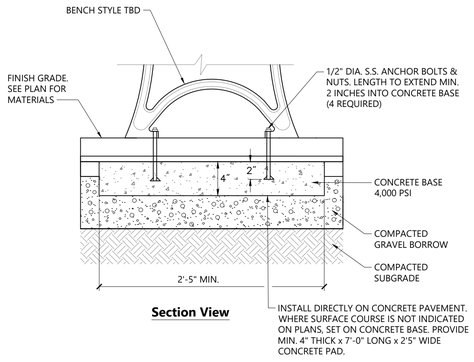
Concrete Joints

1/16

N.T.S. Source: VHB LD_840



Plan View

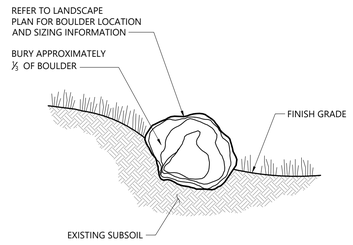


Section View

Bench Installation on Concrete

11/15

N.T.S. Source: VHB LD_



NOTES

1. GRANITE BOULDERS TO BE PLACED BY STRAPS OR CABLES WITH CARPET TO PREVENT SCARRING.
2. BOULDERS WITH EXCESSIVE SCARRING WILL BE REJECTED.
3. BOULDERS SHALL BE WEATHERED FIELD STONE.

Boulder Installation

1/16

N.T.S. Source: VHB LD_607

vhb.com

vhb

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

ERIK N. BEDNARek
LICENSED LANDSCAPE ARCHITECT
00175
STATE OF NEW HAMPSHIRE
11/12/2025

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by | Checked by

Issued for | Date

Permitting February 20, 2025

Not Approved for Construction

Drawing Title

Landscape Details

Drawing Number

L2.02

Sheet 110 of 111

Project Number
53140.00

Saved Tuesday, June 17, 2025 9:27:19 AM ALOUW Plotted Tuesday, November 11, 2025 3:05:28 PM Jason Howe



Amenity and Sales Building "Fin" Sign



Street Name Signs



Walking Path Sign



Amenity Building Sign

Representative Wayfinding Signage Concepts

11/15

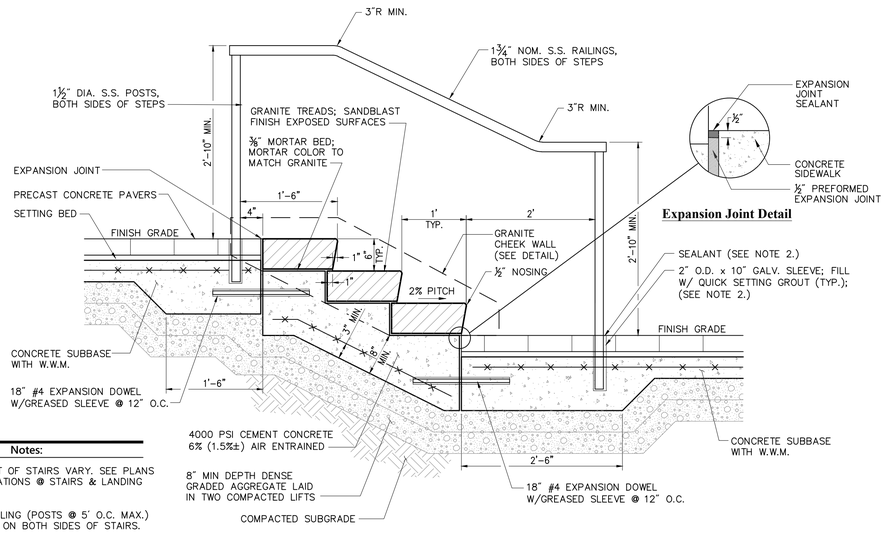
N.T.S. Source: VHB LD_



Representative Monumental Entry Sign

11/15

N.T.S. Source: VHB LD_



Expansion Joint Detail

Notes:

1. SPACE & HEIGHT OF STAIRS VARY. SEE PLANS FOR SPOT ELEVATIONS @ STAIRS & LANDING LENGTHS.
2. CONTINUOUS RAILING (POSTS @ 5' O.C. MAX.) SHALL BE USED ON BOTH SIDES OF STAIRS.
3. WIDTH OF STEPS SHALL BE AS INDICATED ON THE PLANS AS MEASURED BETWEEN INSIDE FACE OF CHEEK WALLS.

Granite Steps - 3 Risers

3/17

1" = 1'-0" Source: VHB

vhb.com

vhb

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

LICENSED LANDSCAPE ARCHITECT
ERIK N. BEDNAREK
00175
STATE OF NEW HAMPSHIRE
11/12/2025

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street
Hudson, NH 03051
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Middleton, MA, 01949

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Response to Town Comments	06-13-2025	DHF
2	Planning Board Submission	11-13-2025	EKG

Designed by | Checked by

Issued for: **Permitting** Date: **February 20, 2025**

Not Approved for Construction

Drawing Title
Landscape Details

Drawing Number
L2.03

Sheet 111 of 111

Project Number
53140.00

Saved Tuesday, June 17, 2025 9:27:19 AM ALOUW Plotted Tuesday, November 11, 2025 3:05:39 PM Jason Howe

\\vhb.com\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\sr\planset\53140.00-EX-PLAN.dwg

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: NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0 (JANUARY 2012),* SUPPLIMENTED 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 *NORTHCENTRAL 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).*

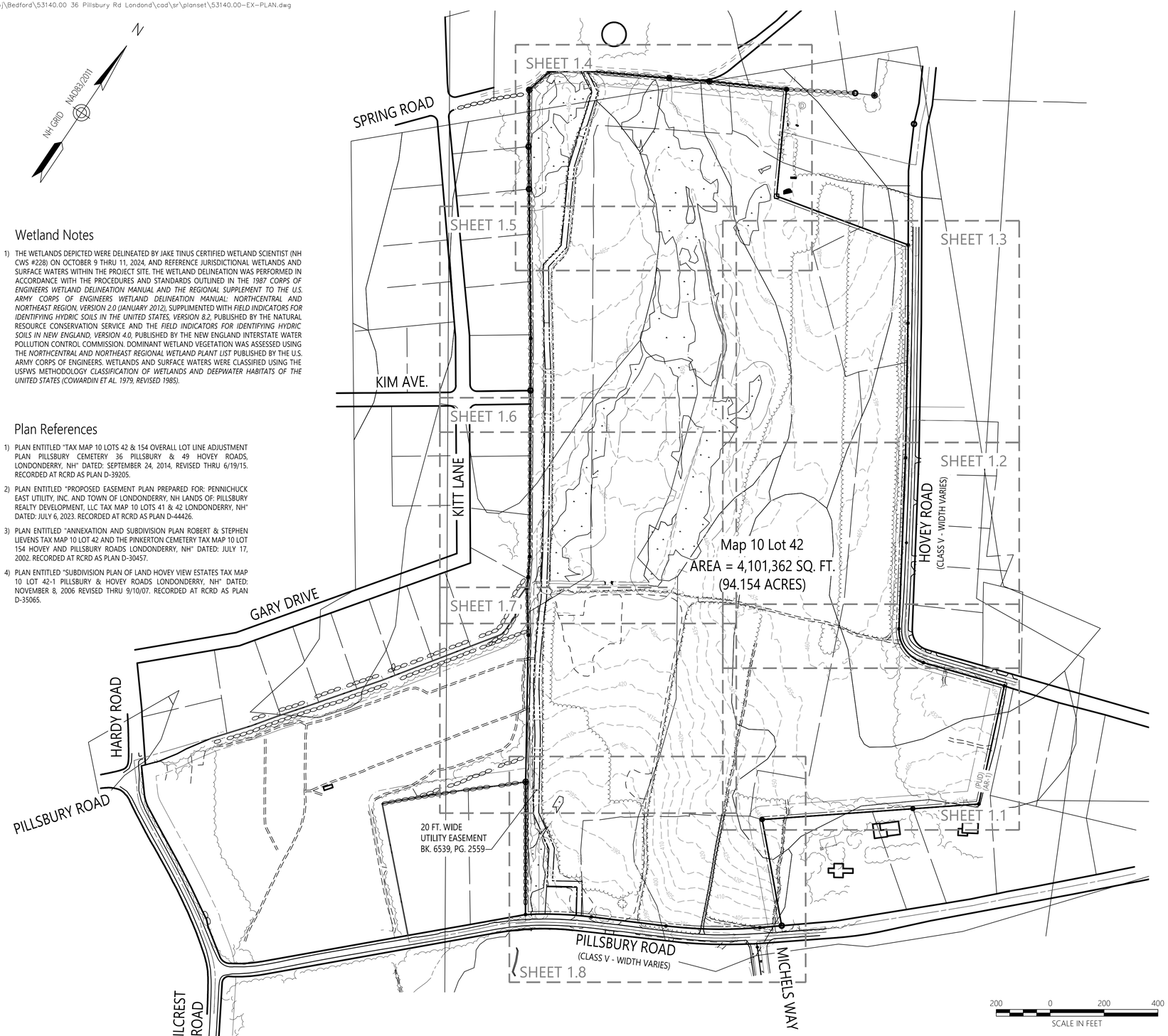
Plan References

1) PLAN ENTITLED "TAX MAP 10 LOTS 42 & 154 OVERALL LOT LINE ADJUSTMENT PLAN PILLSBURY CEMETERY 36 PILLSBURY & 49 HOVEY ROADS, LONDONDERRY, NH" DATED: SEPTEMBER 24, 2014, REVISED THRU 6/19/15. RECORDED AT RCRD AS PLAN D-39205.

2) PLAN ENTITLED "PROPOSED EASEMENT PLAN PREPARED FOR: PENNICHUCK EAST UTILITY, INC. AND TOWN OF LONDONDERRY, NH LANDS OF: PILLSBURY REALTY DEVELOPMENT, LLC TAX MAP 10 LOTS 41 & 42 LONDONDERRY, NH" DATED: JULY 6, 2023. RECORDED AT RCRD AS PLAN D-44426.

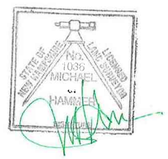
3) PLAN ENTITLED "ANNEXATION AND SUBDIVISION PLAN ROBERT & STEPHEN LIEVENS TAX MAP 10 LOT 42 AND THE PINKERTON CEMETERY TAX MAP 10 LOT 154 HOVEY AND PILLSBURY ROADS LONDONDERRY, NH" DATED: JULY 17, 2002. RECORDED AT RCRD AS PLAN D-30457.

4) PLAN ENTITLED "SUBDIVISION PLAN OF LAND HOVEY VIEW ESTATES TAX MAP 10 LOT 42-1 PILLSBURY & HOVEY ROADS LONDONDERRY, NH" DATED: NOVEMBER 8, 2006 REVISED THRU 9/10/07. RECORDED AT RCRD AS PLAN D-35065.



Certification

I HEREBY REPORT THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF: THIS PLAN WAS PREPARED FROM A FIELD SURVEY SUPERVISED BY ME AND MADE IN CONFORMANCE WITH THE STANDARDS PROMULGATED IN NH LAN 500 FOR A STANDARD PROPERTY SURVEY AND MEETS THE ACCURACY STANDARD FOR AN URBAN CLASS REAL PROPERTY SURVEY.



Benchmarks

1. TBM 112 - MAG NAIL SET IN PAVEMENT ON HOVEY ROAD, ELEV.=458.60'
2. TBM 121 - MAG NAIL SET IN MEDIAN ON MICHELS WAY, ELEV.=395.40'

200 0 200 400
SCALE IN FEET

No.	Revision	Date	Appvd.
1	RESPONSE TO TOWN COMMENTS	6/13/2025	MJH
2	PLANNING BOARD SUBMISSION	11/13/2025	MJH

General Notes

1) THE PURPOSE OF THE PLAN IS TO DEPICT THE PARCEL BOUNDARIES AND EXISTING SURFACE SITE CONDITIONS AND TOPOGRAPHY OBSERVED IN SEPTEMBER AND OCTOBER 2024.

2) THE PROPERTY LINES SHOWN ON THIS PLAN ARE BASED UPON AN ACTUAL FIELD SURVEY CONDUCTED BY VHB, INC. IN JULY AND SEPTEMBER 2024, AND FROM DEEDS AND PLANS OF RECORD.

3) 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.

4) THIS SURVEY MEETS THE MINIMUM ACCURACY REQUIREMENTS OF AN URBAN CLASS SURVEY PROMULGATED UNDER LAN 503.04.

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) HORIZONTAL DATUM IS BASED ON NH. GRID SYSTEM, NAD 1983/2011. ELEVATIONS SHOWN ON THIS PLAN REFER TO NAVD OF 1988/2018 ESTABLISHED FROM STATIC GPS OBSERVATIONS MADE ON JULY 31, 2024, POSTPROCESSED USLING 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) 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:

REQUIRED	
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

9) THE TREE SYMBOL OUTLINE SHOWN ON THIS PLAN DOES NOT REPRESENT THE ACTUAL TREE CANOPY.

10) MONUMENTS TO BE SET NOTED WILL BE INSTALLED IN ACCORDANCE WITH SECTION 3.02 OF THE LONDONDERRY SITE PLAN REGULATIONS

NRCS Soils Legend

29B WOODBRIDGE FINE SANDY LOAM
3 TO 8 PERCENT SLOPES

43D CANTON FINE SANDY LOAM
15 TO 25 PERCENT SLOPES, VERY STONY

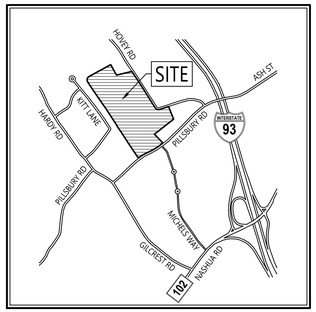
140B CHATFIELD-HOLLIS-CANTON COMPLEX
0 TO 8 PERCENT SLOPES, ROCKY

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

447A SCITUATE-NEWFIELDS COMPLEX
0 TO 3 PERCENT SLOPES, VERY STONY

447B SCITUATE-NEWFIELDS COMPLEX
3 TO 8 PERCENT SLOPES, VERY STONY

657A RIDGEBURY FINE SANDY LOAM
0 TO 3 PERCENT SLOPES, VERY STONY



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

Legend

- DRAIN MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- MANHOLE
- HH HAND HOLE
- WATER GATE
- FIRE HYDRANT
- GAS GATE
- BOLLARD w/LIGHT
- STREET SIGN
- LIGHT POLE
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MONITORING WELL
- FLOOD LIGHT
- W WELL
- MARSH
- F.F.E.=45.27' FINISHED FLOOR ELEVATION
- CNO COULD NOT OPEN
- NPV NO PIPES VISIBLE
- DYL DOUBLE YELLOW LINE
- DWL DASHED WHITE LINE
- SYL SINGLE YELLOW LINE
- 8"TREE DECIDUOUS TREE WITH SIZE
- 6"TREE CONIFEROUS TREE WITH SIZE
- EOP EDGE OF PAVEMENT
- VGC VERTICAL GRANITE CURB
- GUARDRAIL
- CHAIN LINK FENCE
- (PS1) (C) DRAINAGE LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- (P41) (C) SEWER LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- OHW OVERHEAD WIRE
- E UNDERGROUND ELECTRIC
- T TELEPHONE LINE
- G GAS LINE
- W WATER LINE
- STONE WALL
- TREE LINE
- BF1-100 LIMIT OF BANK
- WF1-100 VEGETATED WETLAND BOUNDARY
- SOILS LINE

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by	Checked by

Issued for	Date
Permitting	**February 20, 2025**

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street Hudson, NH 03051

Prepared For: Procopio Companies
35 Village Road, Suite 702
Middleton, MA 01949

Scale: 1"=150'

Drawing Title
Existing Conditions Master Plan

Drawing Number
Sv-1.0

Sheet 1 of 9

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

Project Number
53140.00

Saved Monday, November 10, 2025 6:13:46 PM PGUERTIN Plotted Wednesday, November 12, 2025 1:30:47 PM Mike Hammer

\\vhb\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\sr\planset\53140.00-EX-PLAN.dwg

SEE SHEET 1.2

SEE SHEET 1.7



Certification

I HEREBY REPORT THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE. INFORMATION, AND BELIEF: THIS PLAN WAS PREPARED FROM A FIELD SURVEY SUPERVISED BY ME AND MADE IN CONFORMANCE WITH THE STANDARDS PROMULGATED IN NH LAN 500 FOR A STANDARD PROPERTY SURVEY AND MEETS THE ACCURACY STANDARD FOR AN URBAN CLASS REAL PROPERTY SURVEY.

STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 1036 — MICHAEL L. HAMMER

Benchmarks

1. TBM 112 - MAG NAIL SET IN PAVEMENT ON HOVEY ROAD, ELEV.=458.60'
2. TBM 121 - MAG NAIL SET IN MEDIAN ON MICHELS WAY, ELEV.=395.40'

No.	Revision	Date	Appvd.
1	RESPONSE TO TOWN COMMENTS	6/13/2025	MJH
2	PLANNING BOARD SUBMISSION	11/13/2025	MJH

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for | Date

Permitting | **February 20, 2025**

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street Hudson, NH 03051

Prepared For: Procopio Companies
35 Village Road, Suite 702
Middleton, MA 01949

Scale: 1"=40'

Drawing Title

Existing Conditions Plan of Land

Drawing Number

Sv-1.1

Sheet 2 of 9

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

Project Number **53140.00**

Saved Monday, November 10, 2025 10:57:08 AM PQUERTIN Plotted Monday, November 10, 2025 11:09:15 AM Paul Guertin



40 0 40 80
SCALE IN FEET

Certification

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STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 1036 — MICHAEL J. HAMMER — SEAL

Benchmarks

1. TBM 112 - MAG NAIL SET IN PAVEMENT ON HOVEY ROAD, ELEV.=458.60'
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No.	Revision	Date	Appvd.
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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for | Date

Permitting | **February 20, 2025**

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street Hudson, NH 03051

Prepared For: Procopio Companies
35 Village Road, Suite 702
Middleton, MA 01949

Scale: 1"=40'

Drawing Title

Existing Conditions Plan of Land

Drawing Number

Sv-1.2

Sheet 3 of 9

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

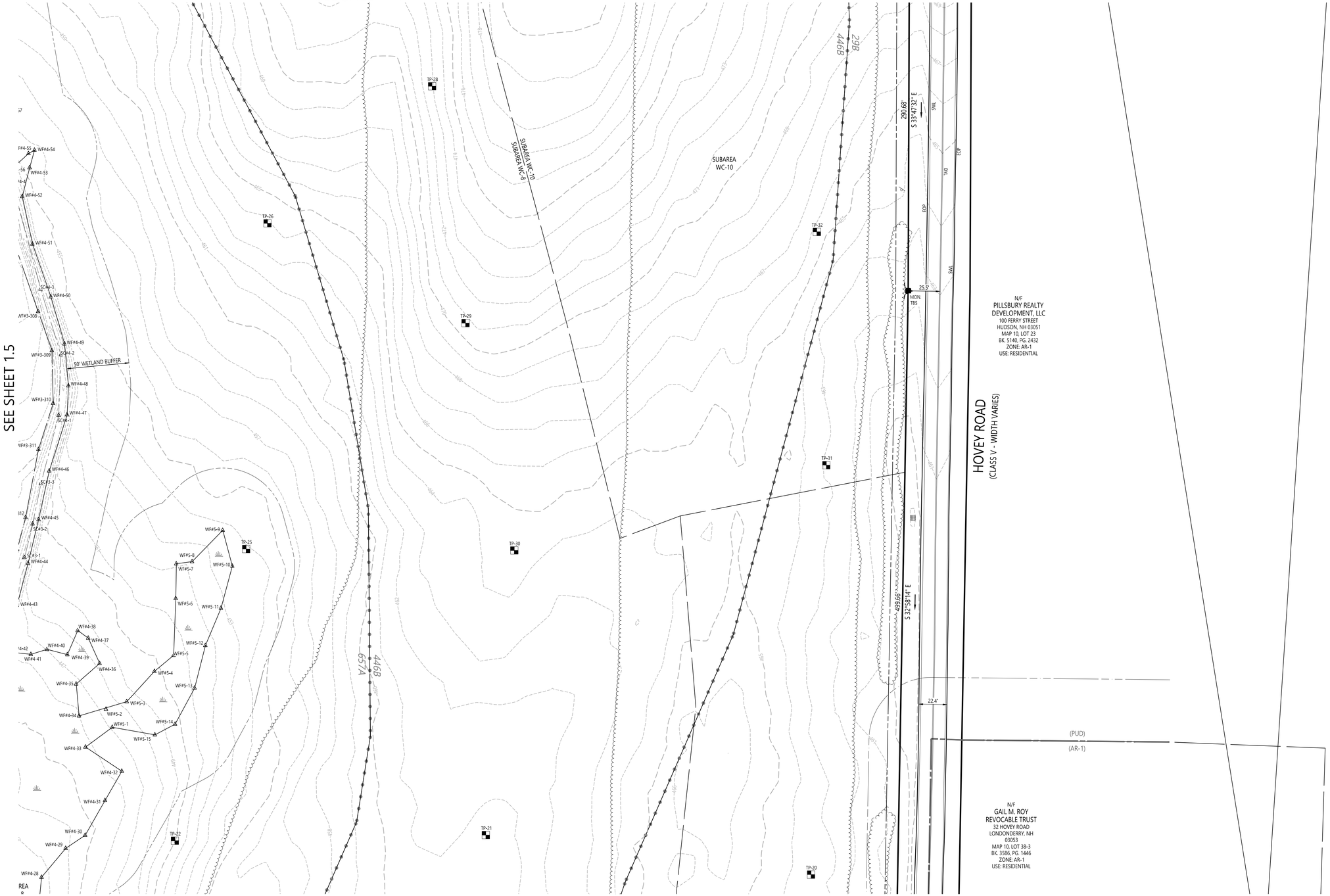
Project Number **53140.00**

Saved Monday, November 10, 2025 10:57:08 AM PGUERTIN Plotted Monday, November 10, 2025 11:09:28 AM Paul Guertin

\\vhb\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\sr\planset\53140.00-EX-PLAN.dwg

SEE SHEET 1.4

SEE SHEET 1.5



SEE SHEET 1.2

40 0 40 80
SCALE IN FEET

Certification

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STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR No. 1036 MICHAEL J. HAMMER SIGNATURE

Benchmarks

1. TBM 112 - MAG NAIL SET IN PAVEMENT ON HOVEY ROAD, ELEV.=458.60'
2. TBM 121 - MAG NAIL SET IN MEDIAN ON MICHELS WAY, ELEV.=395.40'

No.	Revision	Date	Appvd.
1	RESPONSE TO TOWN COMMENTS	6/13/2025	MJH
2	PLANNING BOARD SUBMISSION	11/13/2025	MJH

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for | Date

Permitting **February 20, 2025**

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street Hudson, NH 03051

Prepared For: Procopio Companies
35 Village Road, Suite 702
Middleton, MA 01949

Scale: **1"=40'**

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-1.3

Sheet 4 of 9

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

Project Number **53140.00**

Saved Monday, November 10, 2025 10:57:08 AM PGUERTIN Plotted Monday, November 10, 2025 11:09:43 AM Paul Guertin

SPRING ROAD
(CLASS VI)

MONUMENT TO BE SET (TYP.)

N 46°01'58" E 62.14'

N 60°57'55" E 386.50'

N 60°35'59" E 148.78'

N 61°53'45" E 288.35'

DRILL HOLE (FOUND)

N/F
PENNICHUCK EAST UTILITY, INC.
25 WALNUT ST.,
P.O. BOX 428
NASHUA, NH 03060
MAP 10, LOT 142
BK. 5214, PG. 246
ZONE: AR-1
USE: COMMERCIAL

N/F
IWG II, LLC
1199 N. FAIRFAX ST. SUITE 700
ALEXANDRIA, VA 22314
MAP 10, LOT 18
BK. 5869, PG. 2469
ZONE: AR-1
USE: COMMERCIAL

(AR-1)
(PUD)

50' PERIMETER BUFFER

50' WETLAND BUFFER

IRON ROD UP NO CAP (FOUND)

N/F
DAVID COSCIA
34 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-25
BK. 6160, PG. 1344
ZONE: AR-1
USE: RESIDENTIAL

N 18°00'20" E 99.17'

N 33°20'20" W 210.70'

20 FT. WIDE UTILITY EASEMENT BK. 6539, PG. 2559

IRON PIPE LEANING (FOUND)

N/F
ANDREA J. BALDWIN REVOCABLE TRUST
32 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-24
BK. 6237, PG. 1734
ZONE: AR-1
USE: RESIDENTIAL

N 34°34'28" W 157.72'

IRON PIPE LEANING (FOUND)

N/F
PETER F. GALLO
30 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-23
BK. 4369, PG. 181
ZONE: AR-1
USE: RESIDENTIAL

N/F
JAKE ANTHONY PELLETIER
28 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-22
BK. 6186, PG. 2584
ZONE: AR-1
USE: RESIDENTIAL

EDGE OF WOODS

EDGE OF BRUSH

446B 447A

446B 657A

657A 447A

SUBAREA WC-7

SUBAREA WC-8

TP-52

TP-27

TP-34

STORMWATER BASIN

CONCRETE WEIR

N/F
TOWN OF LONDONDERRY
2688 MAMMOTH ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 154
BK. 4294, PG. 2802
ZONE: AR-1 / PUD-1
USE: CEMETERY

S 28°41'38" E 398.10'

GRAN. BOUND W/D.H. FIRM (FOUND)

10' BUILDING SETBACK

NH GRID NAD83/2011

N

SEE SHEET 1.2

SCALE IN FEET
40 0 40 80

Certification

I HEREBY REPORT THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF: THIS PLAN WAS PREPARED FROM A FIELD SURVEY SUPERVISED BY ME AND MADE IN CONFORMANCE WITH THE STANDARDS PROMULGATED IN NH LAN 500 FOR A STANDARD PROPERTY SURVEY AND MEETS THE ACCURACY STANDARD FOR AN URBAN CLASS REAL PROPERTY SURVEY.

STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 1036 MICHAEL HAMMER

Benchmarks

1. TBM 112 - MAG NAIL SET IN PAVEMENT ON HOVEY ROAD, ELEV.=458.60'
2. TBM 121 - MAG NAIL SET IN MEDIAN ON MICHELS WAY, ELEV.=395.40'

No.	Revision	Date	Appvd.
1	RESPONSE TO TOWN COMMENTS	6/13/2025	MJH
2	PLANNING BOARD SUBMISSION	11/13/2025	MJH

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for | Date

Permitting **February 20, 2025**

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street Hudson, NH 03051

Prepared For: Procopio Companies
35 Village Road, Suite 702
Middleton, MA 01949

Scale: 1"=40'

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-1.4

Sheet 5 of 9

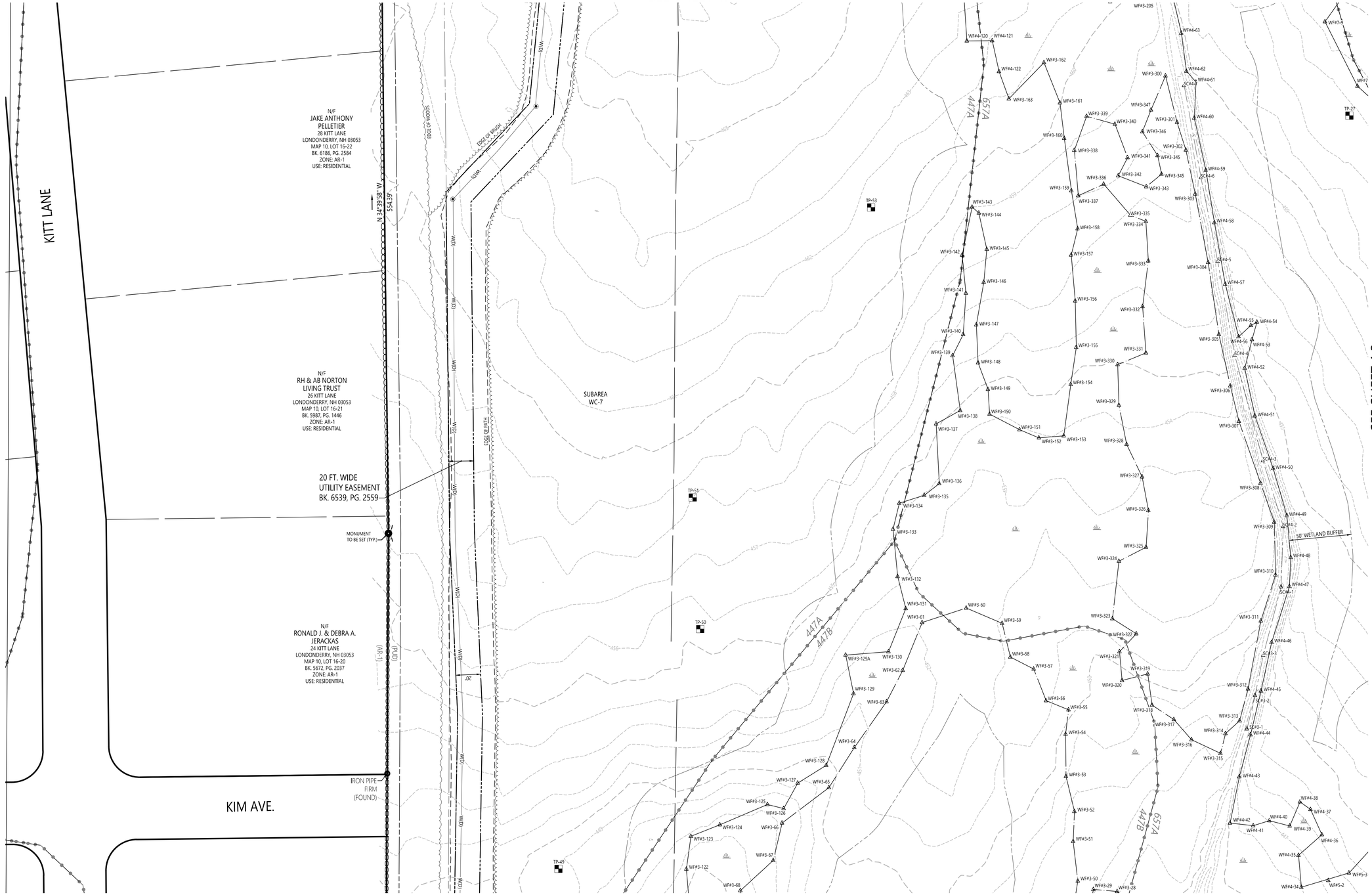
Vanasse Hangen Brustlin, Inc.
2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
603.391.3900 • FAX 603.518.7495

Project Number **53140.00**

Saved Monday, November 10, 2025 10:57:08 AM PQUERTIN Plotted Monday, November 10, 2025 11:09:59 AM Paul Guertin

SEE SHEET 1.4

SEE SHEET 1.3

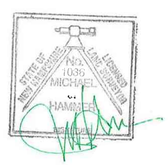


40 0 40 80
SCALE IN FEET

SEE SHEET 1.6

Certification

I HEREBY REPORT THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF: THIS PLAN WAS PREPARED FROM A FIELD SURVEY SUPERVISED BY ME AND MADE IN CONFORMANCE WITH THE STANDARDS PROMULGATED IN NH LAN 500 FOR A STANDARD PROPERTY SURVEY AND MEETS THE ACCURACY STANDARD FOR AN URBAN CLASS REAL PROPERTY SURVEY.



Benchmarks

1. TBM 112 - MAG NAIL SET IN PAVEMENT ON HOVEY ROAD, ELEV.=458.60'
2. TBM 121 - MAG NAIL SET IN MEDIAN ON MICHELS WAY, ELEV.=395.40'

No.	Revision	Date	Appvd.
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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for | Date

Permitting **February 20, 2025**

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100 Ferry Street Hudson, NH 03051

Prepared For: Procopio Companies
35 Village Road, Suite 702
Middleton, MA 01949

Scale: 1"=40'

Drawing Title

Existing Conditions Plan of Land

Drawing Number

Sv-1.5

Sheet 6 of 9

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2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
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Project Number **53140.00**

Saved Monday, November 10, 2025 10:57:08 AM PQUERTIN Plotted Monday, November 10, 2025 11:10:13 AM Paul Guertin

SEE SHEET 1.5

SEE SHEET 1.2

SEE SHEET 1.7

N/F
JOLENE E. GAWRYS
22 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-19
BK. 5935, PG. 2309
ZONE: AR-1
USE: RESIDENTIAL

N/F
ALAN D. & DONNA M. SCHMIDT
20 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-18
BK. 3350, PG. 2892
ZONE: AR-1
USE: RESIDENTIAL

N/F
STEVEN BRATHWAITE
18 KITT LANE
LONDONDERRY, NH 03053
MAP 10, LOT 16-17
BK. 6361, PG. 291
ZONE: AR-1
USE: RESIDENTIAL

N/F
KEVIN BAILEY
16 GARY DRIVE
LONDONDERRY, NH 03053
MAP 10, LOT 16-16
BK. 5240, PG. 2874
ZONE: AR-1
USE: RESIDENTIAL

N 33°43'12" W
809.45'

N 30°07'25" W
71.69'

MONUMENT TO BE SET (TYP.)

SILT FENCE

SUBAREA WC-8

447B
140B

657A
140C

GRAVEL

~PILE~

NH GRID NAD83/2011

40 0 40 80
SCALE IN FEET

Certification

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STATE OF NEW HAMPSHIRE LICENSED LAND SURVEYOR NO. 1036 MICHAEL S. HAMMER

Benchmarks

1. TBM 112 - MAG NAIL SET IN PAVEMENT ON HOVEY ROAD, ELEV.=458.60'
2. TBM 121 - MAG NAIL SET IN MEDIAN ON MICHELS WAY, ELEV.=395.40'

No.	Revision	Date	Appvd.
1	RESPONSE TO TOWN COMMENTS	6/13/2025	MJH
2	PLANNING BOARD SUBMISSION	11/13/2025	MJH

Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for | Date

Permitting **February 20, 2025**

Record Owner: Pillsbury Realty Development, LLC
100 Ferry Street Hudson, NH 03051

Prepared For: Procopio Companies
35 Village Road, Suite 702
Middleton, MA 01949

Scale: 1"=40'

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-1.6

Sheet 7 of 9

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2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
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Project Number **53140.00**

Saved Monday, November 10, 2025 10:57:08 AM PGUERTIN Plotted Monday, November 10, 2025 11:10:29 AM Paul Guertin

\\vhb\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\sr\planset\53140.00-EX-PLAN.dwg

SEE SHEET 1.6



SEE SHEET 1.1

SEE SHEET 1.8

40 0 40 80
SCALE IN FEET

N
NH GRID NAD83/2011

Certification

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STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 1036 — MICHAEL W. HAMMER

Benchmarks

1. TBM 112 - MAG NAIL SET IN PAVEMENT ON HOVEY ROAD, ELEV.=458.60'
2. TBM 121 - MAG NAIL SET IN MEDIAN ON MICHELS WAY, ELEV.=395.40'

No.	Revision	Date	Appvd.
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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for: **Permitting** | Date: **February 20, 2025**

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100 Ferry Street Hudson, NH 03051

Prepared For: Procopio Companies
35 Village Road, Suite 702
Middleton, MA 01949

Scale: **1"=40'**

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-1.7

Sheet 8 of 9

Vanasse Hangen Brustlin, Inc.
2 Bedford Farms Drive, Suite 200
Bedford, New Hampshire 03110
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Project Number **53140.00**

Saved Monday, November 10, 2025 10:57:08 AM PGUERTIN Plotted Monday, November 10, 2025 11:10:44 AM Paul Guertin

SEE SHEET 1.7

SEE SHEET 1.1

SEE SHEET 1.1

20 FT. WIDE
UTILITY EASEMENT
BK. 6539, PG. 2559

N 33°55'54" W
492.51'

N/F
JAMES D. VELIE
38 PILLSBURY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 43
BK. 6283, PG. 1706
ZONE: AR-1
USE: RESIDENTIAL

(AR-1)
(PUD)

50' PERIMETER BUFFER

APPROXIMATE LOCATION
OF SEPTIC SYSTEM FIELD

EVIDENCE OF LEACH FIELD
OBSERVED BY SURVEY

R=1438.61'
L=244.86'
Δ=9°45'07"
CHB=S 58°02'35" W
CHD=244.56'

MONUMENT
TO BE SET (TYP.)

279.19'
S 62°55'09" W

545' ROW

568' ROW

SUBAREA WC-8
SUBAREA WC-1

SUBAREA
WC-1

R=1688.20'
L=348.75'
Δ=11°50'10"
CHB=N 57°00'04" E
CHD=348.13'

S 44°23'45" E
400.69'

IRON ROD
UP NO CAP
(FOUND)

IRON PIPE
FIRM
(FOUND)

81.18'
S 51°04'59" W

PILLSBURY ROAD
(CLASS V - WIDTH VARIES)

N/F
PILLSBURY REALTY
DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051
MAP 10, LOT 41
BK. 5994, PG. 660
ZONE: AR-1
USE: MIXED USE

TBM 121
MAG NAIL SET IN MEDIAN
ELEV.=395.40'

NH GRID NAD83/2011

40 0 40 80
SCALE IN FEET

Certification

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STATE OF NEW HAMPSHIRE — LAND SURVEYOR — No. 10361 — MICHAEL J. HAMMER — REGISTERED

Benchmarks

1. TBM 112 - MAG NAIL SET IN PAVEMENT ON HOVEY ROAD, ELEV.=458.60'
2. TBM 121 - MAG NAIL SET IN MEDIAN ON MICHELS WAY, ELEV.=395.40'

No.	Revision	Date	Appvd.
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Thornton Hill

Map 10, Lot 42 - 36 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for | Date

Permitting | **February 20, 2025**

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100 Ferry Street Hudson, NH 03051

Prepared For: Procopio Companies
35 Village Road, Suite 702
Middleton, MA 01949

Scale: 1"=40'

Drawing Title
Existing Conditions Plan of Land

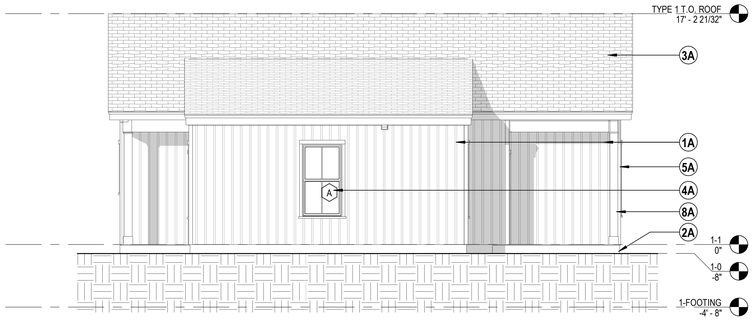
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Sv-1.8

Sheet 9 of 9

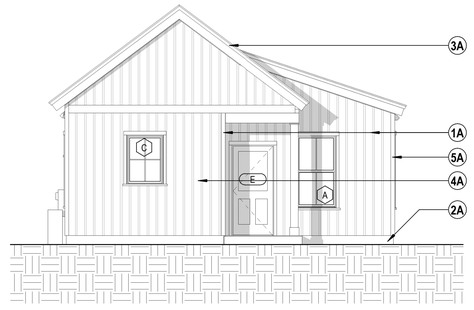
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Project Number
53140.00

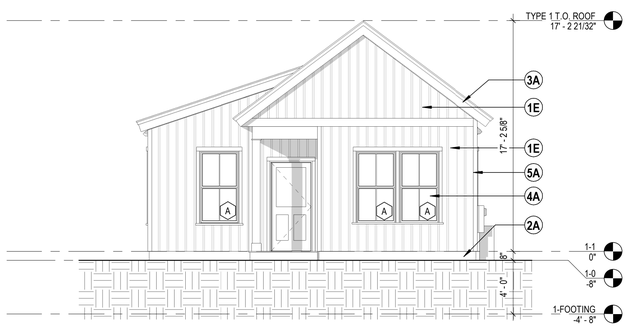
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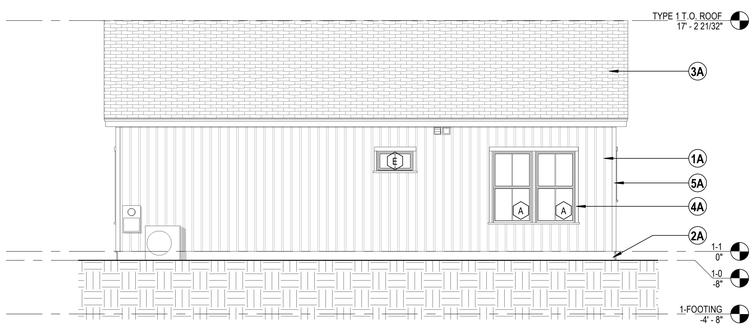
4 UNIT TYPE 1 EAST EXTERIOR ELEVATION
3/16" = 1'-0"



3 UNIT TYPE 1 NORTH EXTERIOR ELEVATION
3/16" = 1'-0"



2 UNIT TYPE 1 SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



1 UNIT TYPE 1 WEST EXTERIOR ELEVATION
3/16" = 1'-0"

#A ELEVATION KEY NOTE SCHEDULE	
Number	Description
1A	VINYL CLAPBOARD SIDING, 4" EXPOSURE, BASIS OF DESIGN CERTAINTEED MONOGRAM
1B	VINYL TRANSITION TRIM
1C	EXPOSED RAFTER TAILS; PAINTED WOOD OR PVC CLAD
1D	VINYL CORNER BOARD
1E	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
2A	EXPOSED CONCRETE FROST WALL
3A	ARCHITECTURAL GRADE ASPHALT SHINGLE, BASIS OF DESIGN CERTAINTEED LANDMARK
4A	VINYL DOUBLE HUNG WINDOWS WITH DIVIDED LIGHT, BASIS OF DESIGN ANDERSEN 100 SERIES
5A	PVC TRIM BOARD, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
6A	SECTIONAL OVERHEAD DOOR, BASIS OF DESIGN OVERHEAD DOOR CORP. THERMACORE
7A	EXPOSED RAFTER TAILS; PAINTED WOOD OR PVC CLAD
8A	PREMADE COLUMN COVER WITH TRIM, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
9A	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
10A	GABLE BRACKET; BOD FYPON ASHER
10B	PVC KNEE BRACE; BASIS OF DESIGN FYPON BKT8X29X4
10C	GABLE BRACKET; BASIS OF DESIGN FYPON MEIER
10D	PVC KNEE BRACE; BASIS OF DESIGN FYPON BKTS18X24X6S

THORNTON HILL

MAP 10, LOT 42 - 36
PILLSBURY ROAD,
LONDONDERRY NH 03053

PROJECT #2417

PROCOPIO ENTERPRISES, LLC
35 VILLAGE ROAD, 7TH FLOOR (702)
MIDDLETOWN, MA 01949
P (781) 233-3190

utile
ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
BOSTON, MA 02111
P 617 423.7200
utiledesign.com
ARCHITECT

H+O
100 SUMMER STREET
SUITE 1600
BOSTON, MA 02110
P 617 938 3349
STRUCTURAL

VHB
2 BEDFORD FARMS DR
SUITE 200
BEDFORD, NH 03110
P 603 391 3900
CIVIL

VHB
2 BEDFORD FARMS DR
SUITE 200
BEDFORD, NH 03110
P 603 391 3900
LANDSCAPE

STAMP

ISSUE DATE	DOCUMENT SUBMISSION
02/20/2025	PERMITTING
04/11/2025	DD PRICING
05/08/2025	CD PRICING

ISSUE DATE	REVISIONS ON SHEET

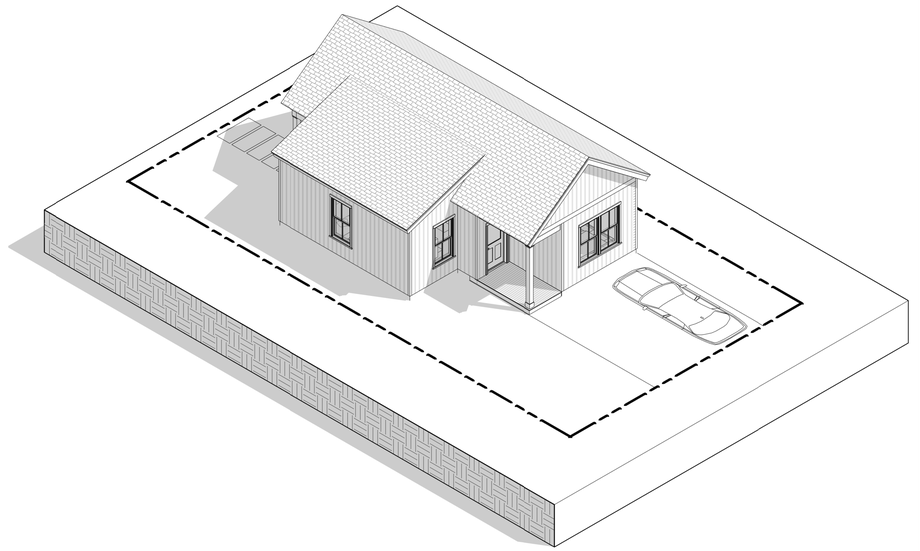
NOTE: LEGIBILITY OF PERFORMANCE CRITERIA AND DETAILING SCOPE REQUIRES THAT DRAWINGS BE VIEWED OR PRINTED IN COLOR - COORDINATE AS REQUIRED TO DETERMINE FULL PROJECT SCOPE

SCALE **3/16" = 1'-0"**
UTILE PROJECT NUMBER **2417**

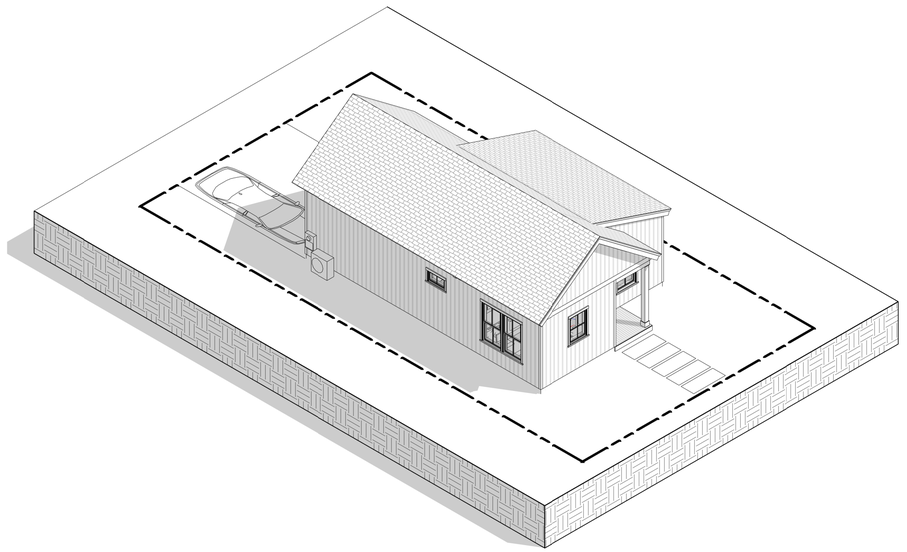
UNIT TYPE 1 - EXTERIOR ELEVATIONS

A-1-3.01

11/10/2023 3:02:21 PM



2 UNIT TYPE 1 - AXONOMETRIC 2



1 UNIT TYPE 1 - AXONOMETRIC 1

THORNTON HILL

MAP 10, LOT 42 - 36
PILLSBURY ROAD,
LONDONDERRY NH 03053

PROJECT #2417

PROCOPIO ENTERPRISES, LLC
35 VILLAGE ROAD, 7TH FLOOR (702)
MIDDLETOWN, MA 01949
P (781) 233-3190

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ARCHITECTURE + URBAN DESIGN
115 KINGSTON ST
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P 617 423.7200
utiledesign.com
ARCHITECT

H+O
100 SUMMER STREET
SUITE 1600
BOSTON, MA 02110
P 617 938 3349
STRUCTURAL

VHB
2 BEDFORD FARMS DR
SUITE 200
BEDFORD, NH 03110
P 603 391 3900
CIVIL

VHB
2 BEDFORD FARMS DR
SUITE 200
BEDFORD, NH 03110
P 603 391 3900
LANDSCAPE

STAMP

ISSUE DATE	DOCUMENT SUBMISSION
02/20/2025	PERMITTING
04/11/2025	DD PRICING
05/08/2025	CD PRICING

ISSUE DATE	REVISIONS ON SHEET

NOTE: LEGIBILITY OF PERFORMANCE CRITERIA AND DETAILING SCOPE REQUIRES THAT DRAWINGS BE VIEWED OR PRINTED IN COLOR - COORDINATE AS REQUIRED TO DETERMINE FULL PROJECT SCOPE.

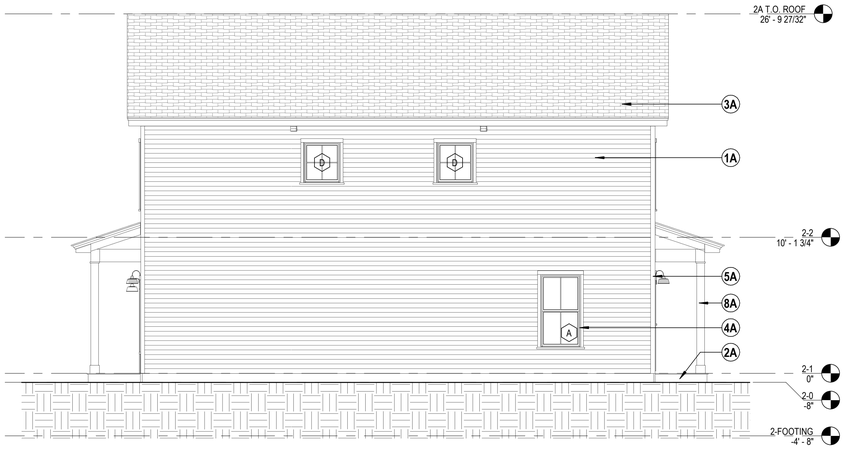
SCALE

UTILE PROJECT NUMBER
2417

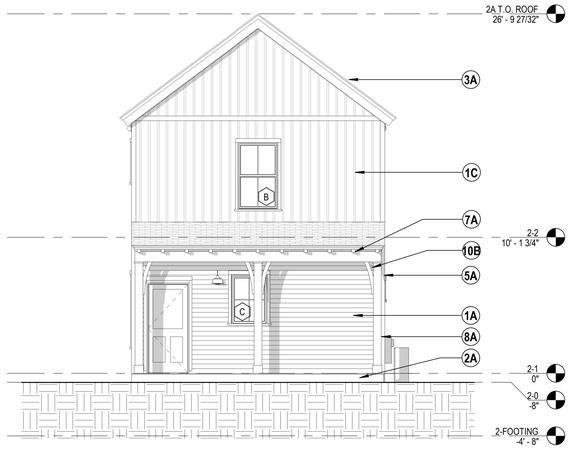
UNIT TYPE 1 - AXONOMETRICS

A-1-3.11

11/10/2025 2:56:47 PM

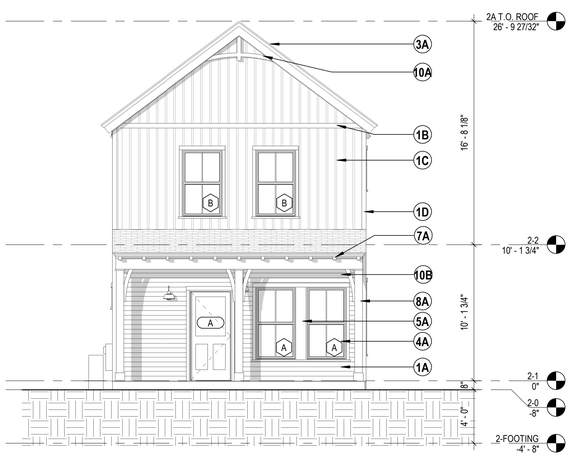


4 UNIT TYPE 2A EAST EXTERIOR ELEVATION
3/16" = 1'-0"

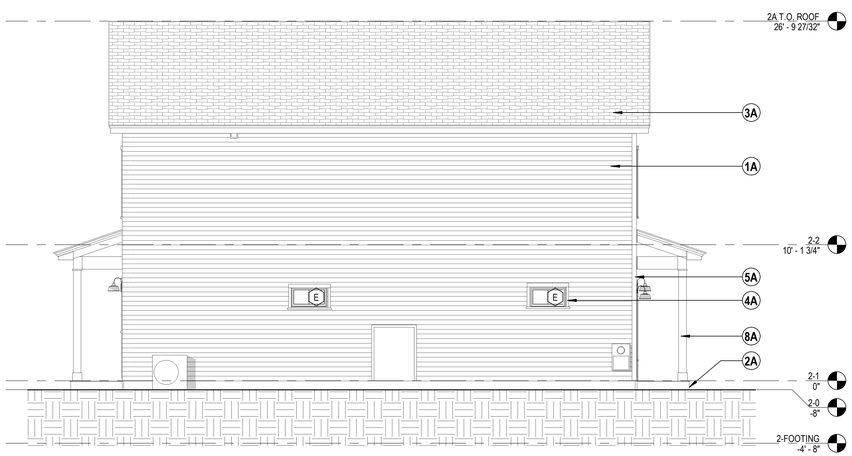


3 UNIT TYPE 2A NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

#A ELEVATION KEY NOTE SCHEDULE	
Number	Description
1A	VINYL CLAPBOARD SIDING, 4" EXPOSURE, BASIS OF DESIGN CERTAINTEED MONOGRAM
1B	VINYL TRANSITION TRIM
1C	EXPOSED RAFTER TAILS; PAINTED WOOD OR PVC CLAD
1D	VINYL CORNER BOARD
1E	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
2A	EXPOSED CONCRETE FROST WALL
3A	ARCHITECTURAL GRADE ASPHALT SHINGLE, BASIS OF DESIGN CERTAINTEED LANDMARK
4A	VINYL DOUBLE HUNG WINDOWS WITH DIVIDED LIGHT, BASIS OF DESIGN ANDERSEN 100 SERIES
5A	PVC TRIM BOARD, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
6A	SECTIONAL OVERHEAD DOOR, BASIS OF DESIGN OVERHEAD DOOR CORP. THERMACORE
7A	EXPOSED RAFTER TAILS; PAINTED WOOD OR PVC CLAD
8A	PREMADE COLUMN COVER WITH TRIM, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
9A	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
10A	GABLE BRACKET; BOD FYPON ASHER
10B	PVC KNEE BRACE; BASIS OF DESIGN FYPON BKT8X29X4
10C	GABLE BRACKET; BASIS OF DESIGN FYPON MEIER
10D	PVC KNEE BRACE; BASIS OF DESIGN FYPON BKTS18X24X6S



2 UNIT TYPE 2A SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



1 UNIT TYPE 2A WEST EXTERIOR ELEVATION
3/16" = 1'-0"

THORNTON HILL
MAP 10, LOT 42 - 36
PILLSBURY ROAD,
LONDONDERRY NH 03053
PROJECT #2417

PROCOPIO ENTERPRISES, LLC
35 VILLAGE ROAD, 7TH FLOOR (702)
MIDDLETOWN, MA 01949
P (781) 233-3190

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STRUCTURAL

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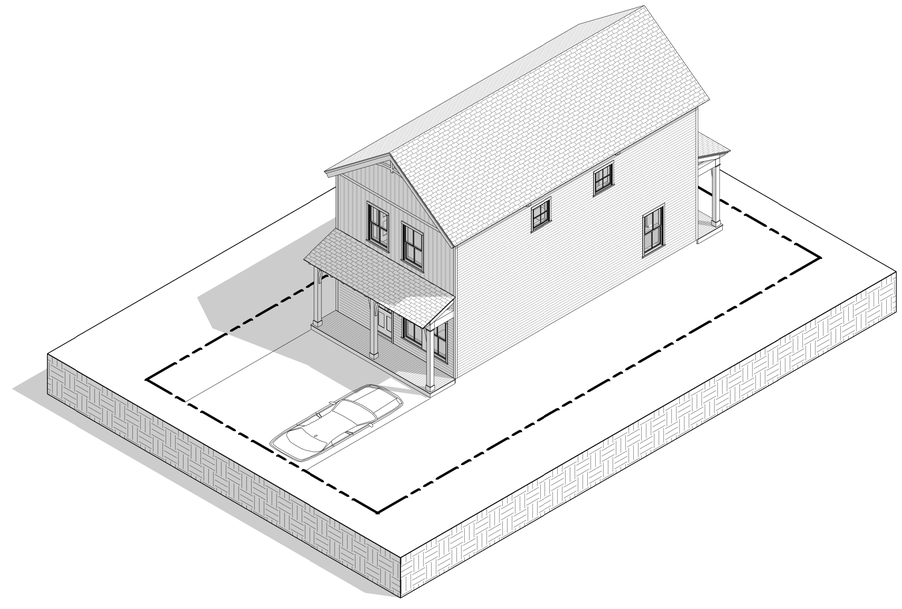
NOTE: LEGIBILITY OF PERFORMANCE CRITERIA AND DETAILING SCOPE REQUIRES THAT DRAWINGS BE VIEWED OR PRINTED IN COLOR - COORDINATE AS REQUIRED TO DETERMINE FULL PROJECT SCOPE

SCALE **3/16" = 1'-0"**
UTILE PROJECT NUMBER **2417**

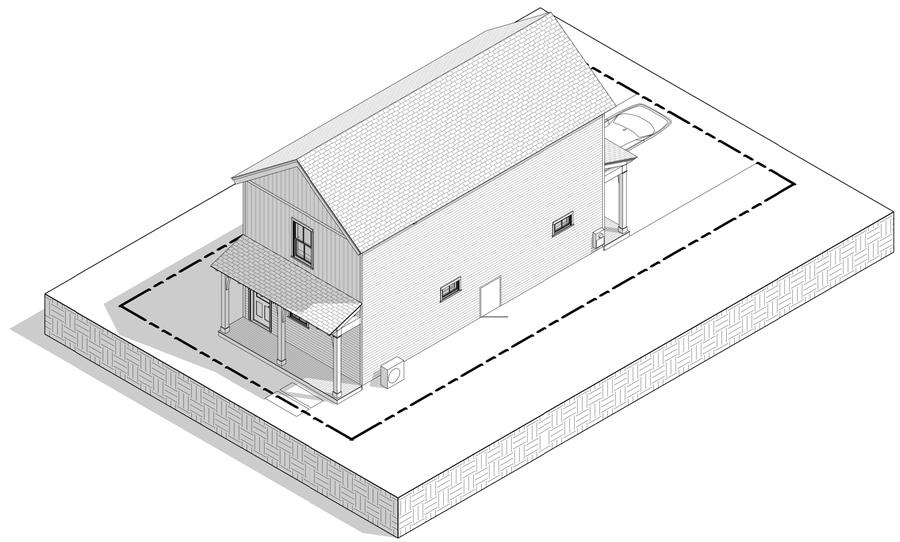
UNIT TYPE 2A - EXTERIOR ELEVATIONS

A-2A-3.01

11/10/2025 2:56:52 PM



2 UNIT TYPE 2A - AXONOMETRIC 1



1 UNIT TYPE 2A - AXONOMETRIC 2

THORNTON HILL

MAP 10, LOT 42 - 36
PILLSBURY ROAD,
LONDONDERRY NH 03053

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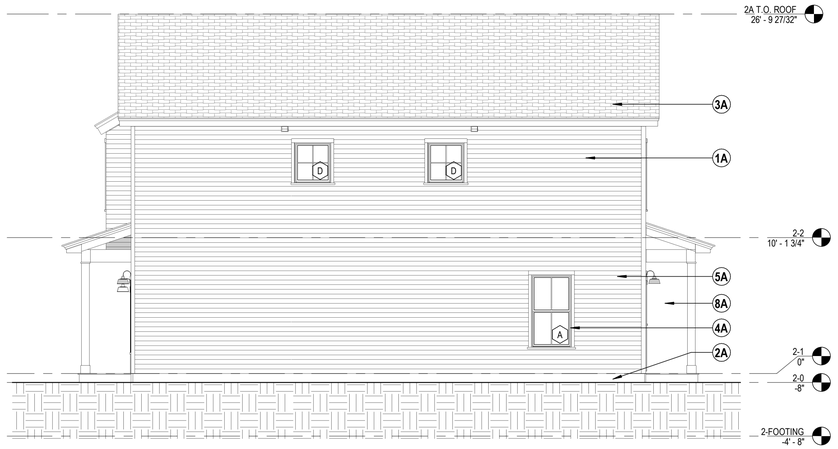
SCALE

UTILE PROJECT NUMBER
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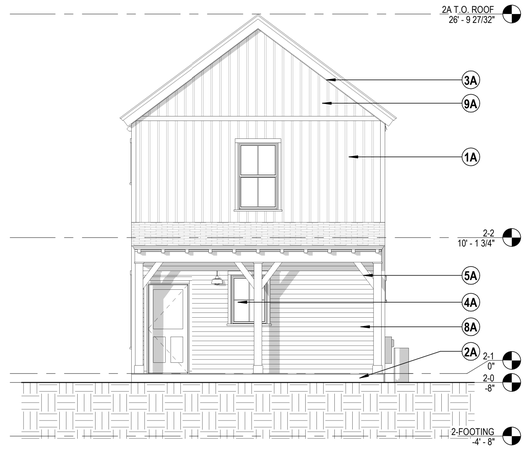
UNIT TYPE 2A - AXONOMETRICS

A-2A-3.11

11/10/2025 2:56:55 PM



4 UNIT TYPE 2B EAST EXTERIOR ELEVATION
3/16" = 1'-0"



3 UNIT TYPE 2B NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

#A	ELEVATION KEY NOTE SCHEDULE
Number	Description
1A	VINYL CLAPBOARD SIDING, 4" EXPOSURE, BASIS OF DESIGN CERTAINTEED MONOGRAM
1B	VINYL TRANSITION TRIM
1C	EXPOSED RAFTER TAILS; PAINTED WOOD OR PVC CLAD
1D	VINYL CORNER BOARD
1E	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
2A	EXPOSED CONCRETE FROST WALL
3A	ARCHITECTURAL GRADE ASPHALT SHINGLE, BASIS OF DESIGN CERTAINTEED LANDMARK
4A	VINYL DOUBLE HUNG WINDOWS WITH DIVIDED LIGHT, BASIS OF DESIGN ANDERSEN 100 SERIES
5A	PVC TRIM BOARD, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
6A	SECTIONAL OVERHEAD DOOR, BASIS OF DESIGN OVERHEAD DOOR CORP. THERMACORE
7A	EXPOSED RAFTER TAILS; PAINTED WOOD OR PVC CLAD
8A	PREMADE COLUMN COVER WITH TRIM, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
9A	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
10A	GABLE BRACKET; BOD FYPON ASHER
10B	PVC KNEE BRACE; BASIS OF DESIGN FYPON BKT8X29X4
10C	GABLE BRACKET; BASIS OF DESIGN FYPON MEIER
10D	PVC KNEE BRACE; BASIS OF DESIGN FYPON BKTS18X24X6S

2 UNIT TYPE 2B SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"

1 UNIT TYPE 2B WEST EXTERIOR ELEVATION
3/16" = 1'-0"

THORNTON HILL

MAP 10, LOT 42 - 36
PILLSBURY ROAD,
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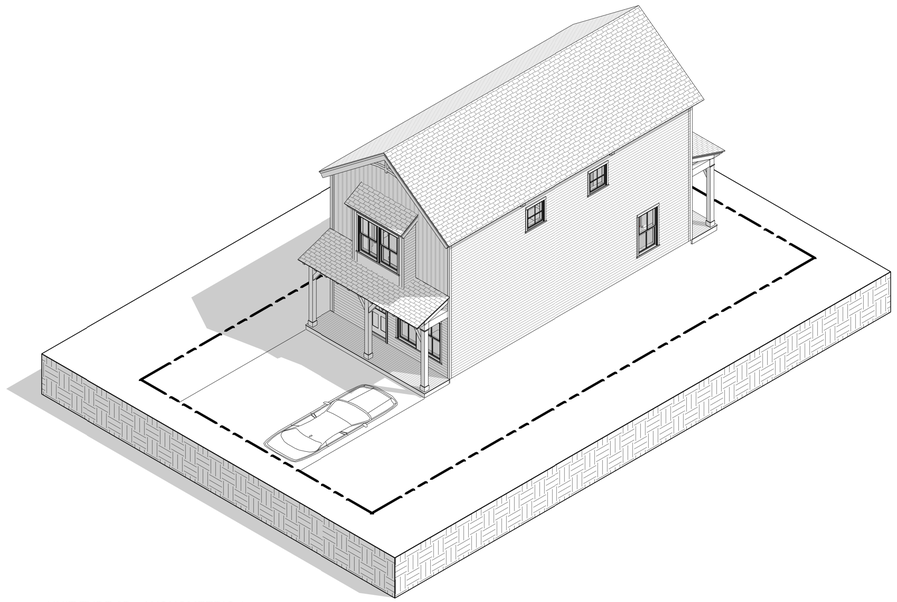
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SCALE **3/16" = 1'-0"**
UTILE PROJECT NUMBER **2417**

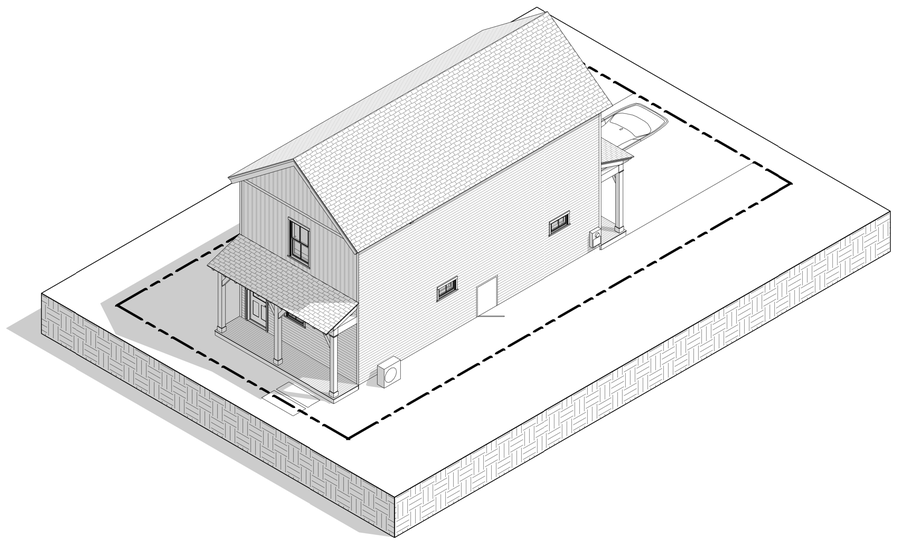
UNIT TYPE 2B - EXTERIOR ELEVATIONS

A-2B-3.01

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2 UNIT TYPE 2B - AXONOMETRIC 1



1 UNIT TYPE 2B - AXONOMETRIC 2

THORNTON HILL

MAP 10, LOT 42 - 36
PILLSBURY ROAD,
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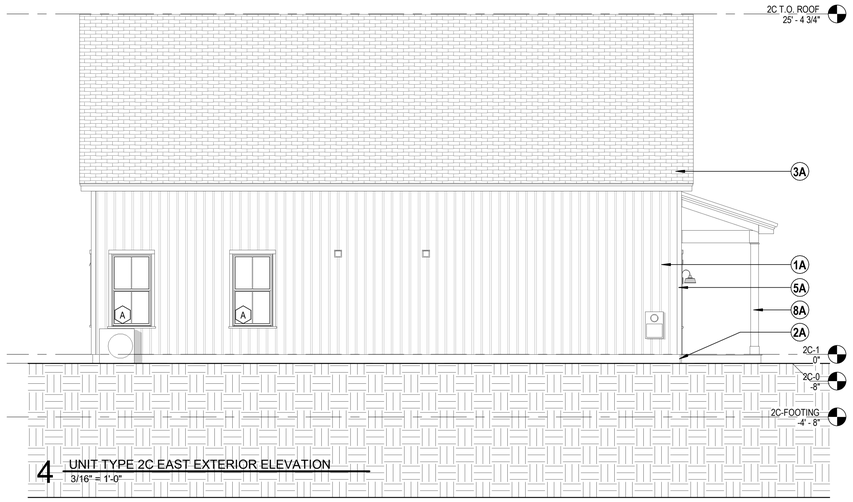
SCALE

UTILE PROJECT NUMBER
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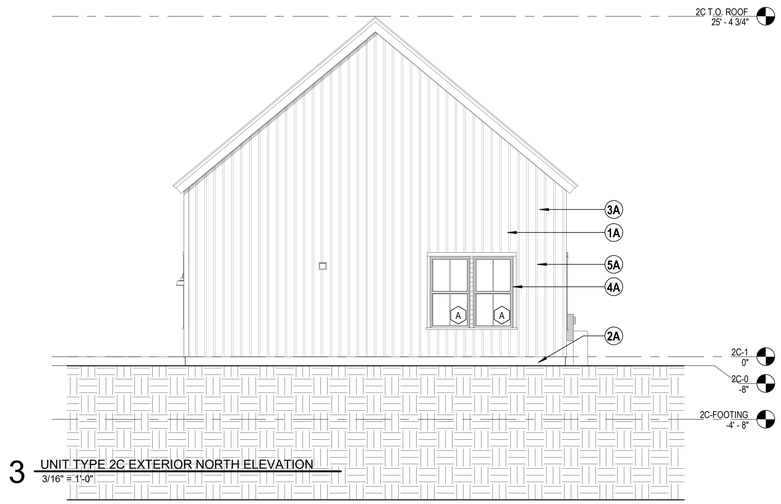
UNIT TYPE 2B - AXONOMETRICS

A-2B-3.11

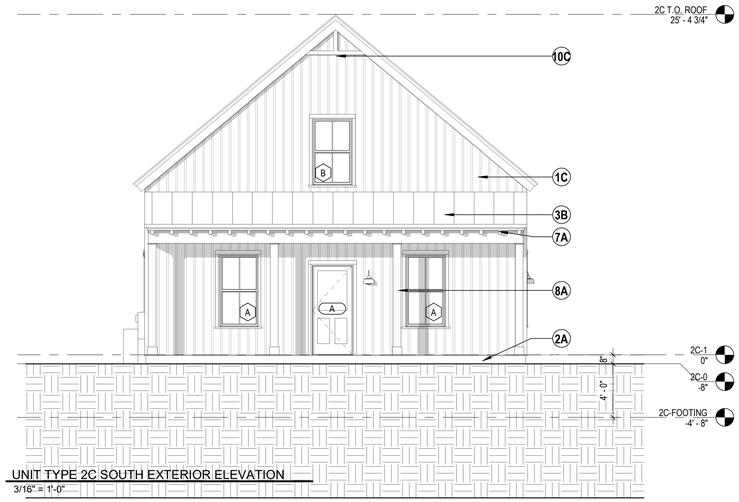
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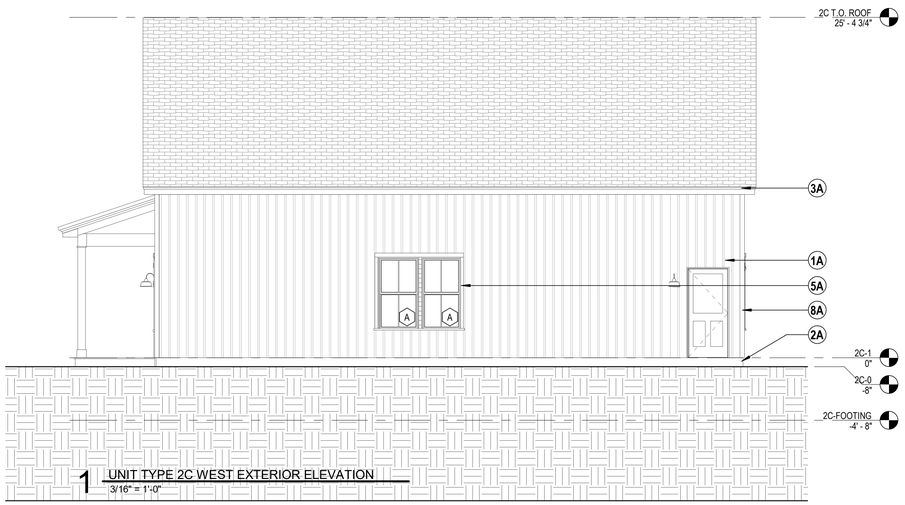
4 UNIT TYPE 2C EAST EXTERIOR ELEVATION
3/16" = 1'-0"



3 UNIT TYPE 2C EXTERIOR NORTH ELEVATION
3/16" = 1'-0"



2 UNIT TYPE 2C SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



1 UNIT TYPE 2C WEST EXTERIOR ELEVATION
3/16" = 1'-0"

#A	ELEVATION KEY NOTE SCHEDULE
Number	Description
1A	VINYL CLAPBOARD SIDING, 4" EXPOSURE, BASIS OF DESIGN CERTAINTEED MONOGRAM
1B	VINYL TRANSITION TRIM
1C	EXPOSED RAFTER TAILS; PAINTED WOOD OR PVC CLAD
1D	VINYL CORNER BOARD
1E	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
2A	EXPOSED CONCRETE FROST WALL
3A	ARCHITECTURAL GRADE ASPHALT SHINGLE, BASIS OF DESIGN CERTAINTEED LANDMARK
4A	VINYL DOUBLE HUNG WINDOWS WITH DIVIDED LIGHT, BASIS OF DESIGN ANDERSEN 100 SERIES
5A	PVC TRIM BOARD, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
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THORNTON HILL

MAP 10, LOT 42 - 36
PILLSBURY ROAD,
LONDONDERRY NH 03053

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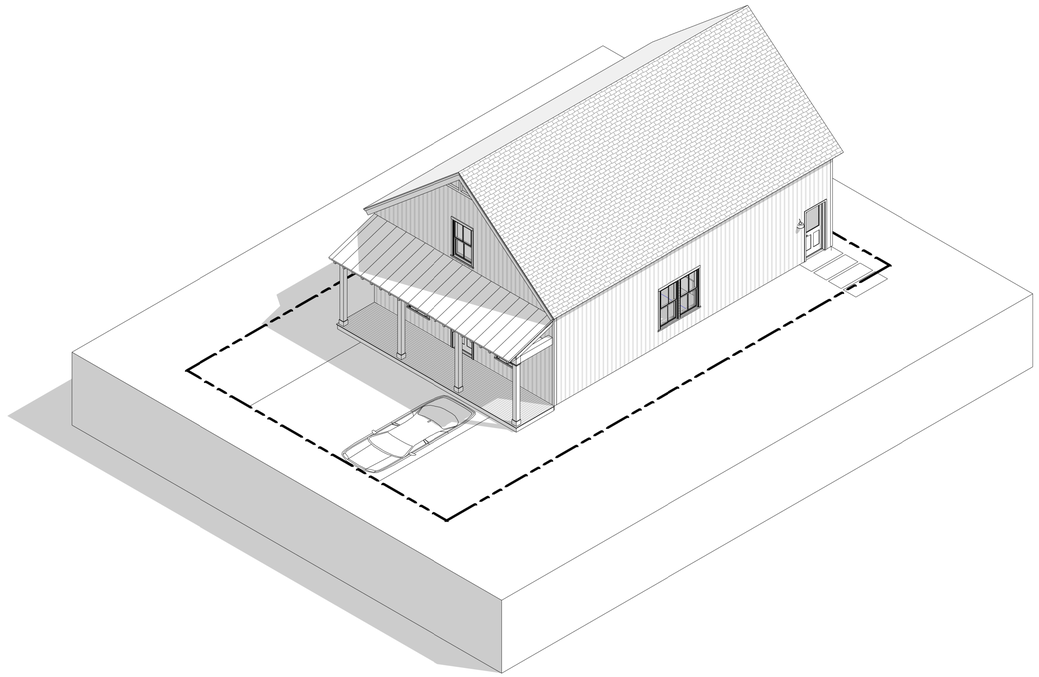
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SCALE **3/16" = 1'-0"**
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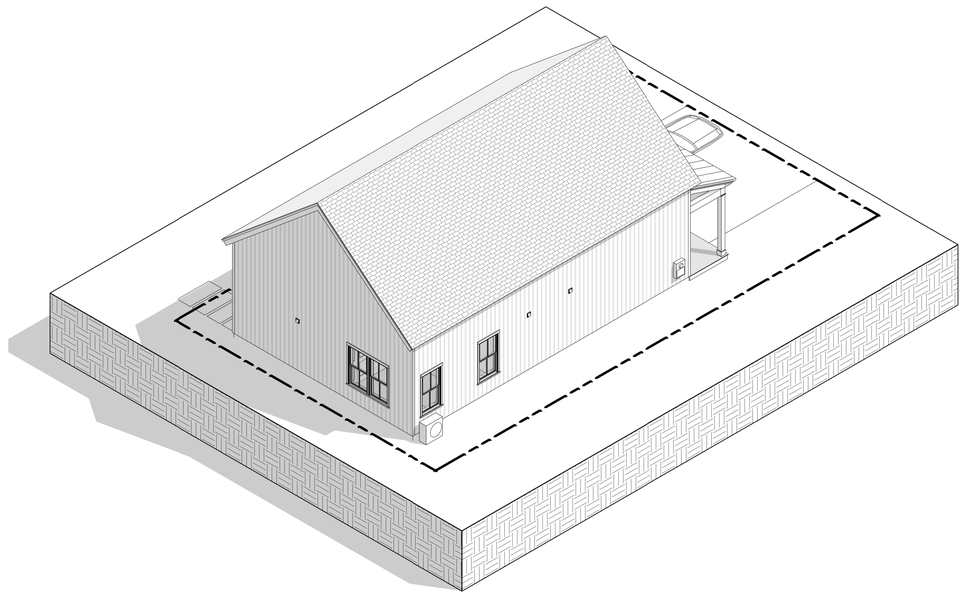
UNIT TYPE 2C - EXTERIOR ELEVATIONS

A-2C-3.01

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2 UNIT TYPE 2C - AXONOMETRIC 1



1 UNIT TYPE 2C - AXONOMETRIC 2

THORNTON HILL

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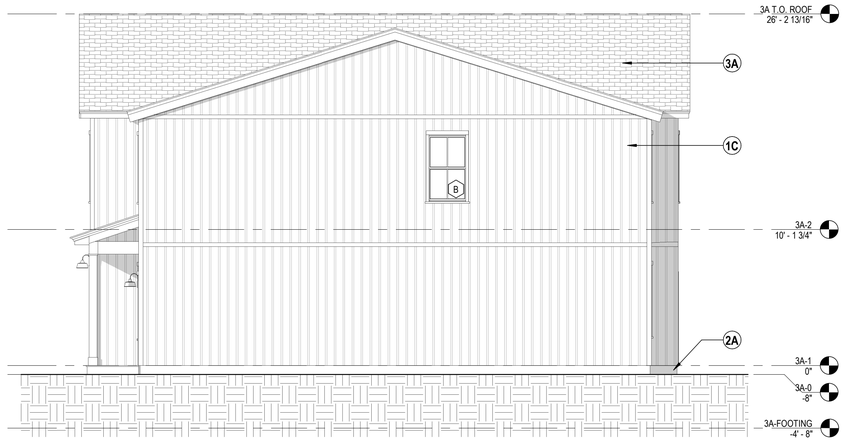
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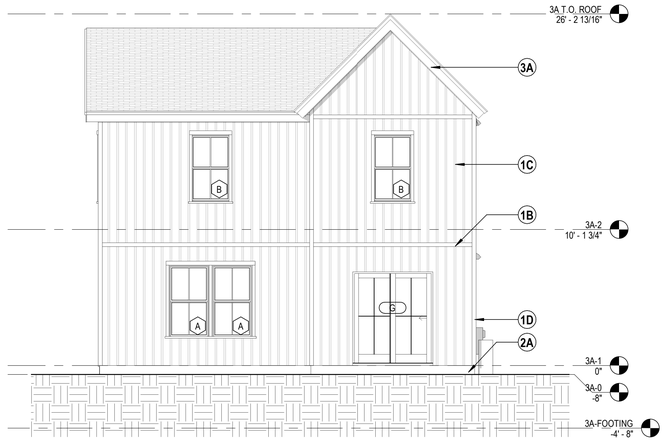
UNIT TYPE 2C - AXONOMETRICS

A-2C-3.11

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4 UNIT TYPE 3A EAST EXTERIOR ELEVATION
3/16" = 1'-0"

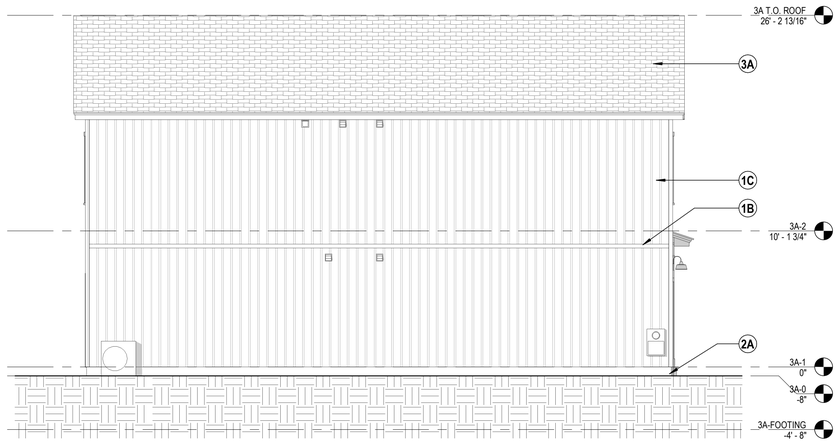


3 UNIT TYPE 3A NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

#A ELEVATION KEY NOTE SCHEDULE	
Number	Description
1A	VINYL CLAPBOARD SIDING, 4" EXPOSURE, BASIS OF DESIGN CERTAINTEED MONOGRAM
1B	VINYL TRANSITION TRIM
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1D	VINYL CORNER BOARD
1E	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
2A	EXPOSED CONCRETE FROST WALL
3A	ARCHITECTURAL GRADE ASPHALT SHINGLE, BASIS OF DESIGN CERTAINTEED LANDMARK
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2 UNIT TYPE 3A SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



1 UNIT TYPE 3A WEST EXTERIOR ELEVATION
3/16" = 1'-0"

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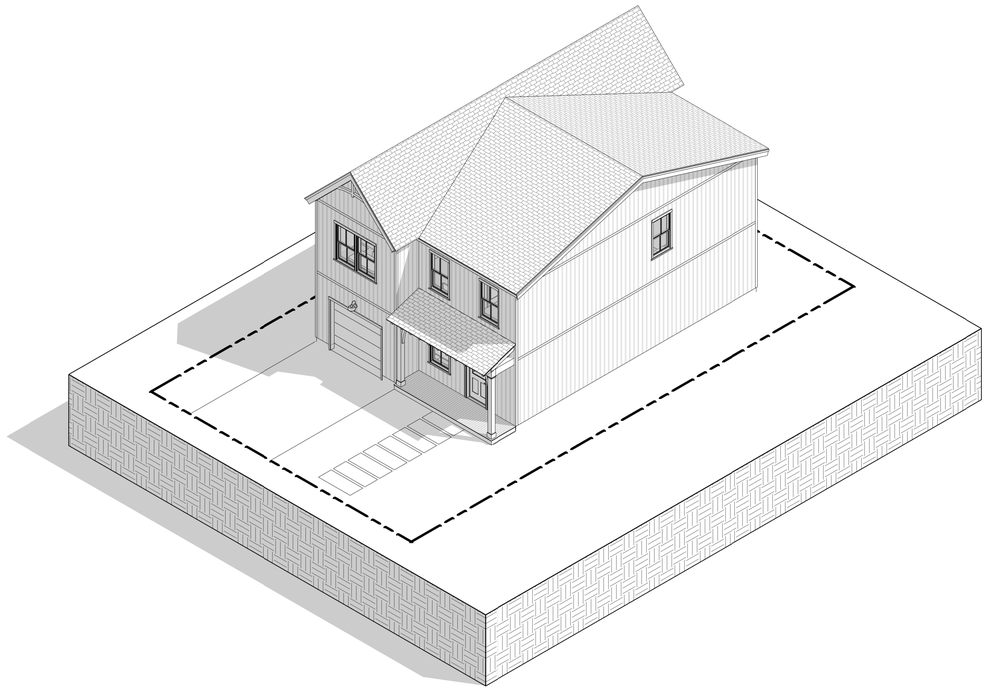
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SCALE **3/16" = 1'-0"**
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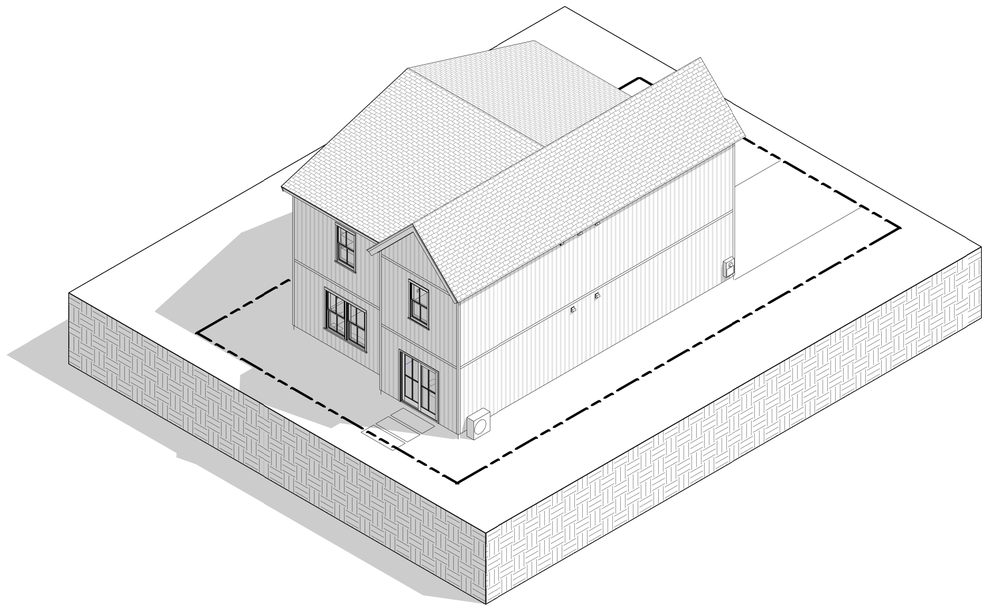
UNIT TYPE 3A - EXTERIOR ELEVATIONS

A-3A-3.01

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2 UNIT TYPE 3A - AXONOMETRIC 1



1 UNIT TYPE 3A - AXONOMETRIC 2

THORNTON HILL

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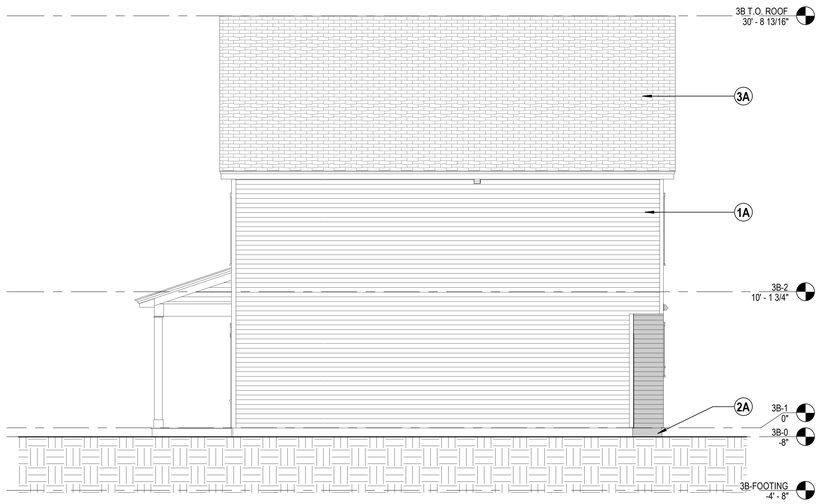
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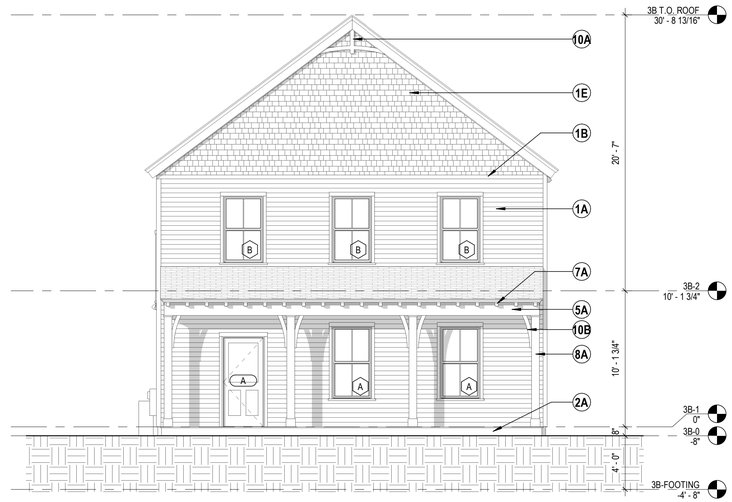
UNIT TYPE 3A - AXONOMETRICS

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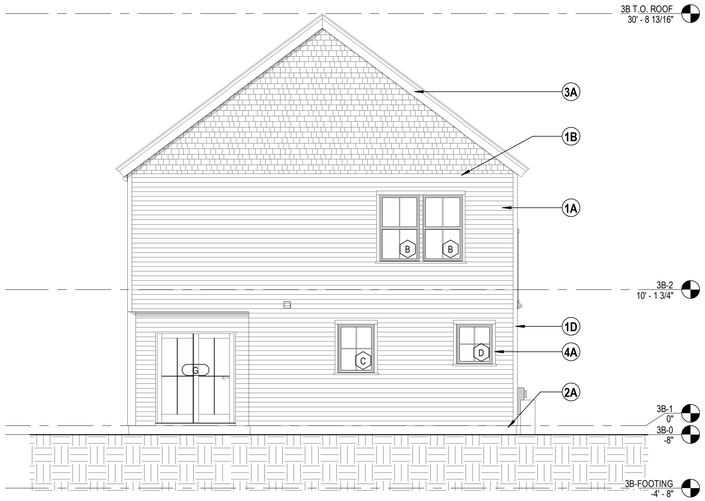


4 UNIT TYPE 3B EAST EXTERIOR ELEVATION
3/16" = 1'-0"

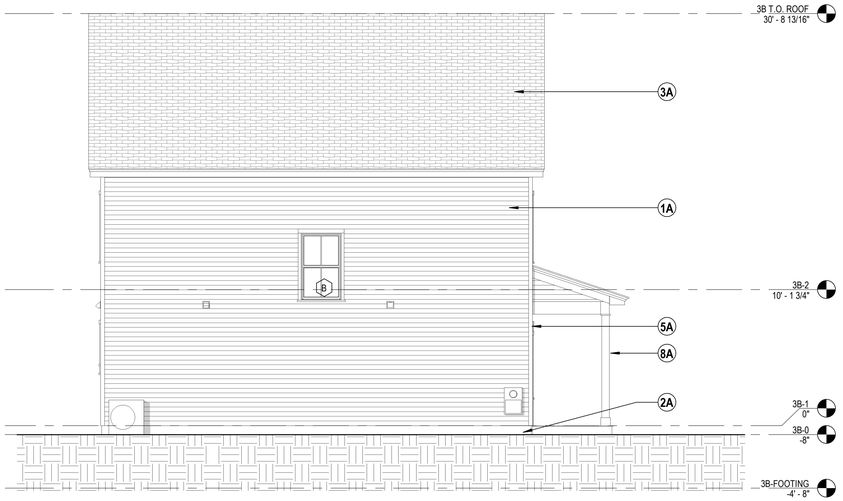


3 UNIT TYPE 3B NORTH EXTERIOR ELEVATION
3/16" = 1'-0"

#A	ELEVATION KEY NOTE SCHEDULE
Number	Description
1A	VINYL CLAPBOARD SIDING, 4" EXPOSURE, BASIS OF DESIGN CERTAINTEED MONOGRAM
1B	VINYL TRANSITION TRIM
1C	EXPOSED RAFTER TAILS; PAINTED WOOD OR PVC CLAD
1D	VINYL CORNER BOARD
1E	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
2A	EXPOSED CONCRETE FROST WALL
3A	ARCHITECTURAL GRADE ASPHALT SHINGLE, BASIS OF DESIGN CERTAINTEED LANDMARK
4A	VINYL DOUBLE HUNG WINDOWS WITH DIVIDED LIGHT, BASIS OF DESIGN ANDERSEN 100 SERIES
5A	PVC TRIM BOARD, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
6A	SECTIONAL OVERHEAD DOOR, BASIS OF DESIGN OVERHEAD DOOR CORP. THERMACORE
7A	EXPOSED RAFTER TAILS; PAINTED WOOD OR PVC CLAD
8A	PREMADE COLUMN COVER WITH TRIM, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
9A	VINYL SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
10A	GABLE BRACKET; BOD FYPON ASHER
10B	PVC KNEE BRACE; BASIS OF DESIGN FYPON BKT8X29X4
10C	GABLE BRACKET; BASIS OF DESIGN FYPON MEIER
10D	PVC KNEE BRACE; BASIS OF DESIGN FYPON BKTS18X24X6S



2 UNIT TYPE 3B SOUTH EXTERIOR ELEVATION
3/16" = 1'-0"



1 UNIT TYPE 3B WEST EXTERIOR ELEVATION
3/16" = 1'-0"

THORNTON HILL
MAP 10, LOT 42 - 36
PILLSBURY ROAD,
LONDONDERRY NH 03053
PROJECT #2417

PROCOPIO ENTERPRISES, LLC
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04/11/2025	DD PRICING
05/08/2025	CD PRICING

ISSUE DATE	REVISIONS ON SHEET

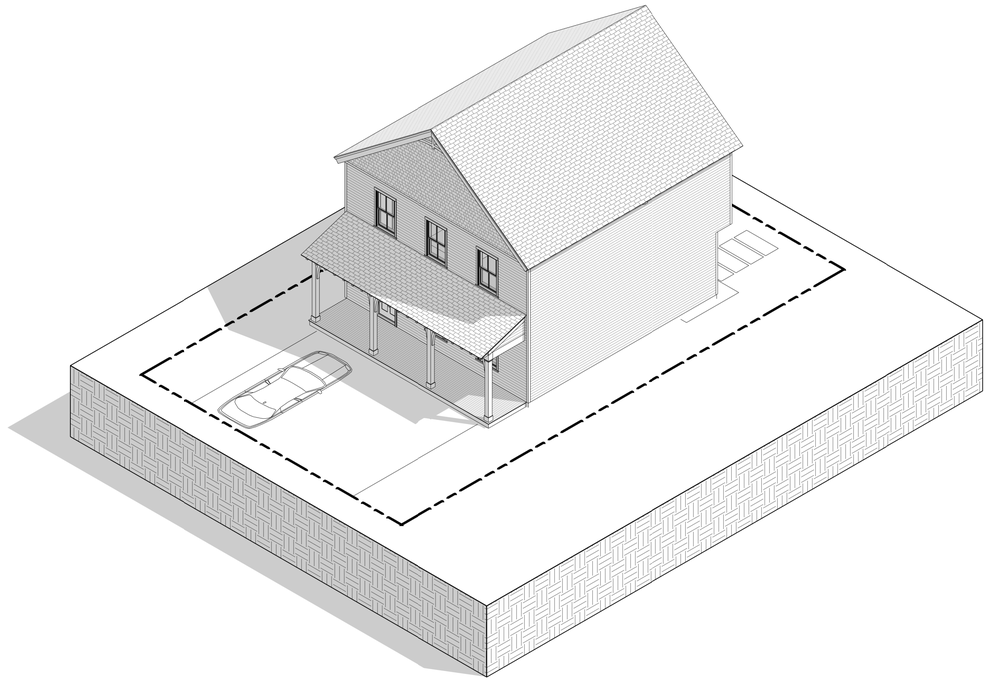
NOTE: LEGIBILITY OF PERFORMANCE CRITERIA AND DETAILING SCOPE REQUIRES THAT DRAWINGS BE VIEWED OR PRINTED IN COLOR - COORDINATE AS REQUIRED TO DETERMINE FULL PROJECT SCOPE

SCALE **3/16" = 1'-0"**
UTILE PROJECT NUMBER **2417**

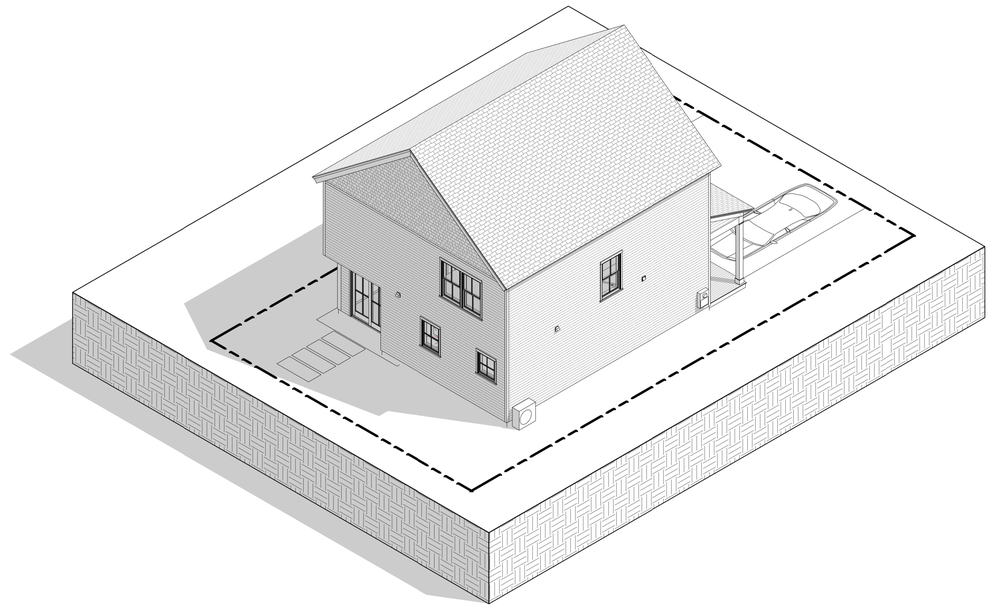
UNIT TYPE 3B - EXTERIOR ELEVATIONS

A-3B-3.01

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2 UNIT TYPE 3B - AXONOMETRIC 1



1 UNIT TYPE 3B - AXONOMETRIC 2

THORNTON HILL

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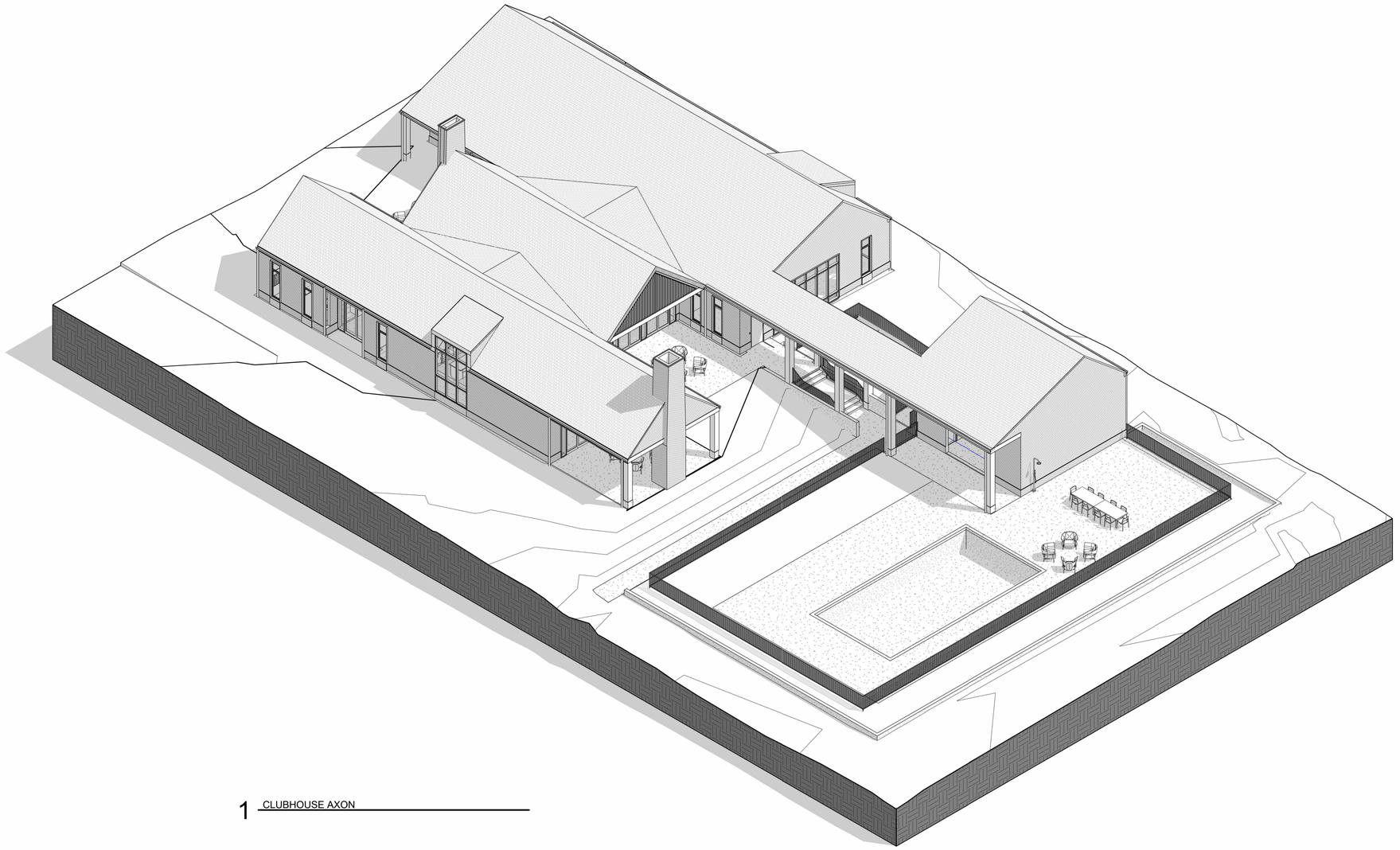
SCALE

UTILE PROJECT NUMBER
2417

UNIT TYPE 3B - AXONOMETRICS

A-3B-3.11

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1 CLUBHOUSE AXON

THORNTON HILL

MAP 10, LOT 42 - 36
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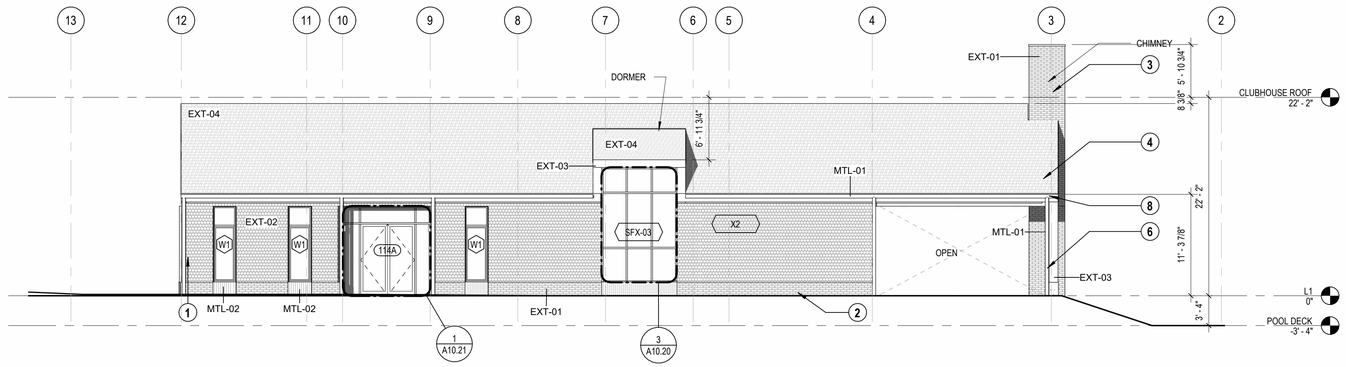
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CLUBHOUSE AXON

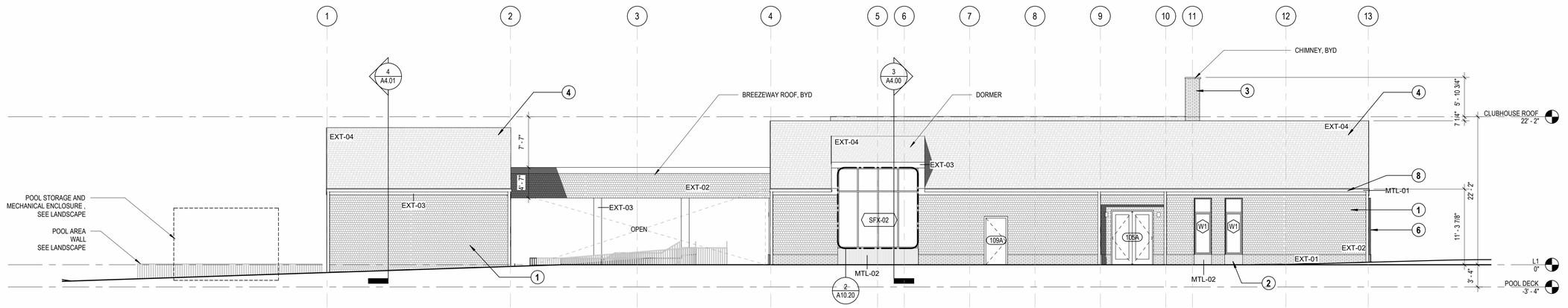
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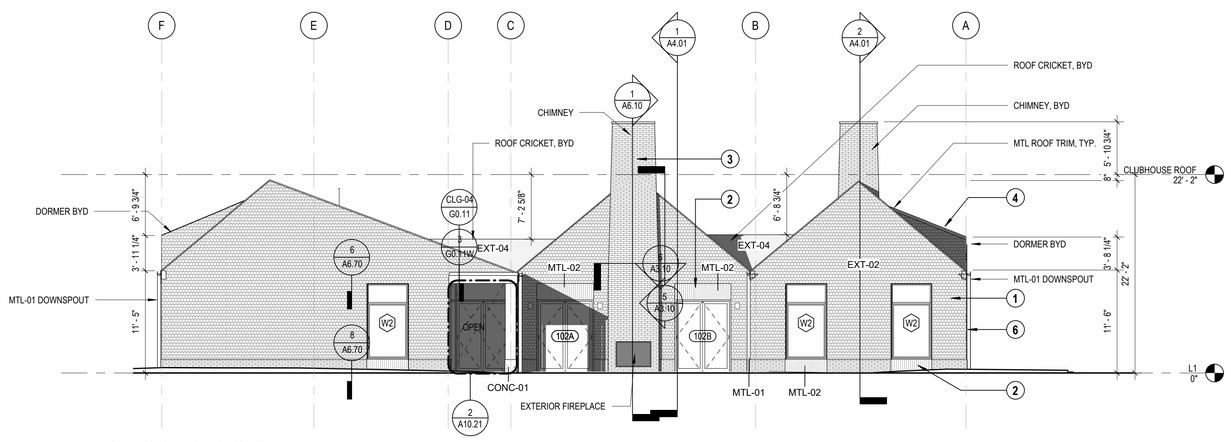
#A ELEVATION KEY NOTE SCHEDULE	
Number	Description
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2	PTD MTL PANEL
2A	BRICK WATER TABLE
3	BRICK A, RUNNING BOND
4	ASPHALT SHINGLES
6	DOWNSPOUT
7	GLAZED STOREFRONT W/ANODIZED ALUM FRAMES
8	GALVANIZED HALF-ROUND GUTTER



3 WEST ELEVATION - 01
1/8" = 1'-0"



2 EAST ELEVATION 01
1/8" = 1'-0"



1 NORTH ELEVATION 01
1/8" = 1'-0"

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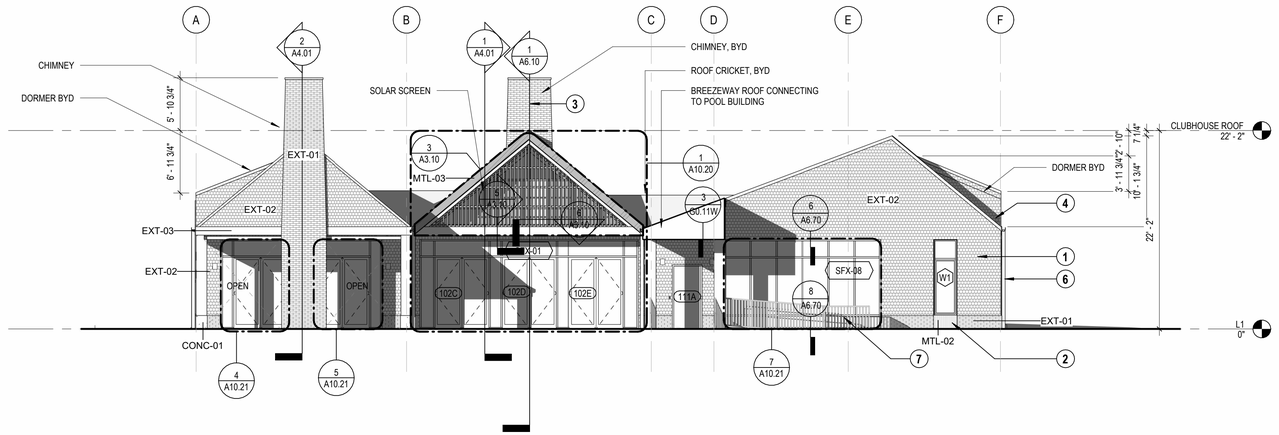
SCALE **1/8" = 1'-0"**
UTILE PROJECT NUMBER **2417**

EXTERIOR ELEVATIONS - CLUBHOUSE

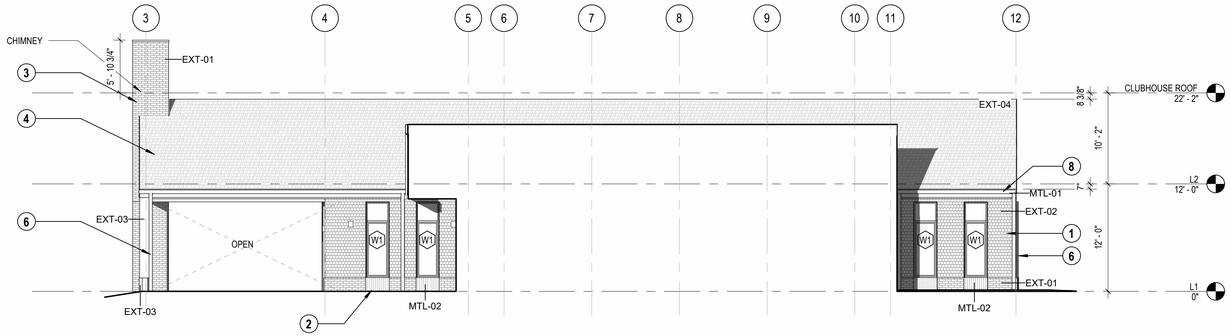
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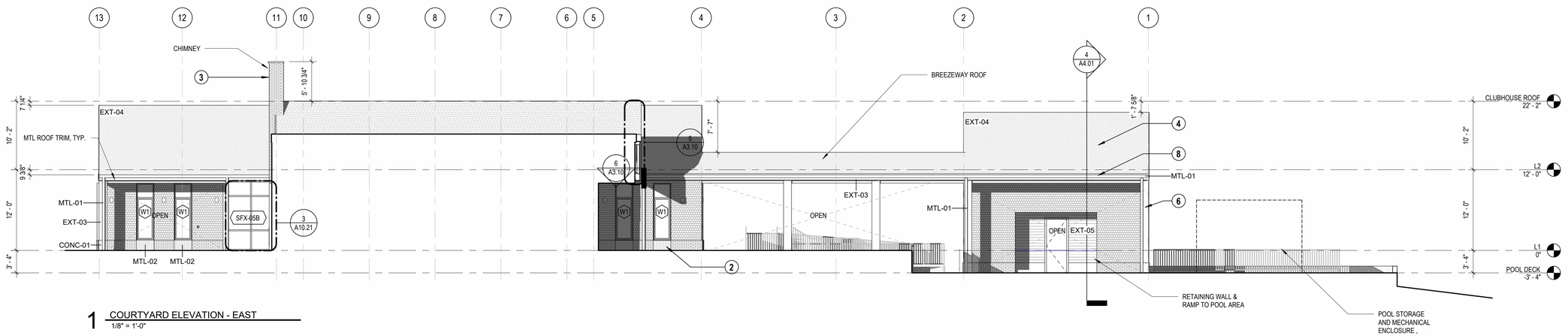
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3	BRICK A, RUNNING BOND
4	ASPHALT SHINGLES
6	DOWNSPOUT
7	GLAZED STOREFRONT W/ANODIZED ALUM FRAMES
8	GALVANIZED HALF-ROUND GUTTER



5 COURTYARD ELEVATION - NORTH
1/8" = 1'-0"



4 COURTYARD ELEVATION - WEST
1/8" = 1'-0"



1 COURTYARD ELEVATION - EAST
1/8" = 1'-0"

THORNTON HILL

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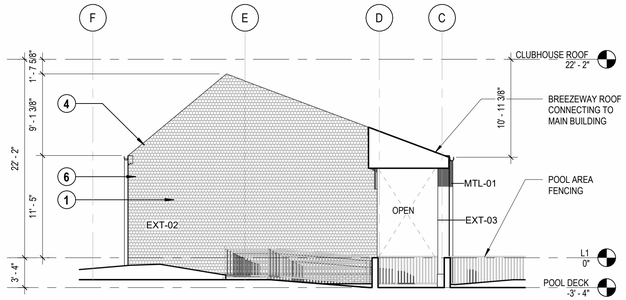
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SCALE **1/8" = 1'-0"**
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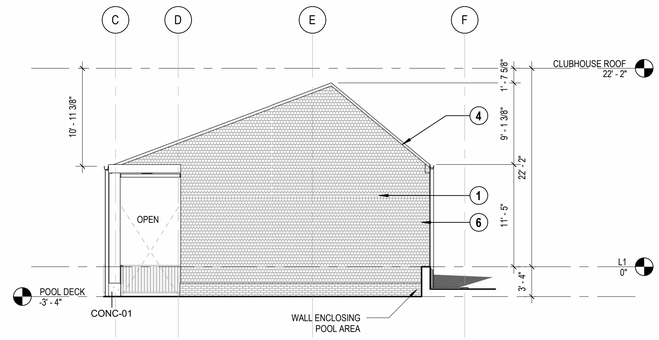
EXTERIOR ELEVATIONS - CLUBHOUSE

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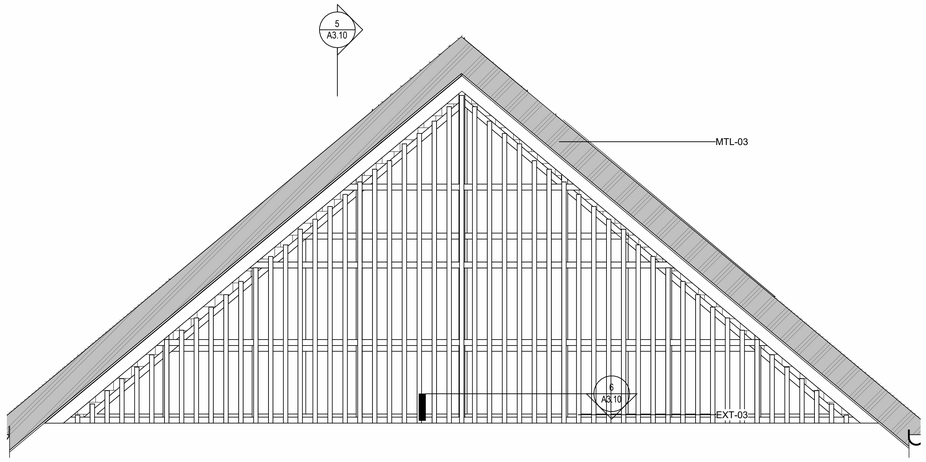


1 PATIO ELEVATION - SOUTH
1/8" = 1'-0"

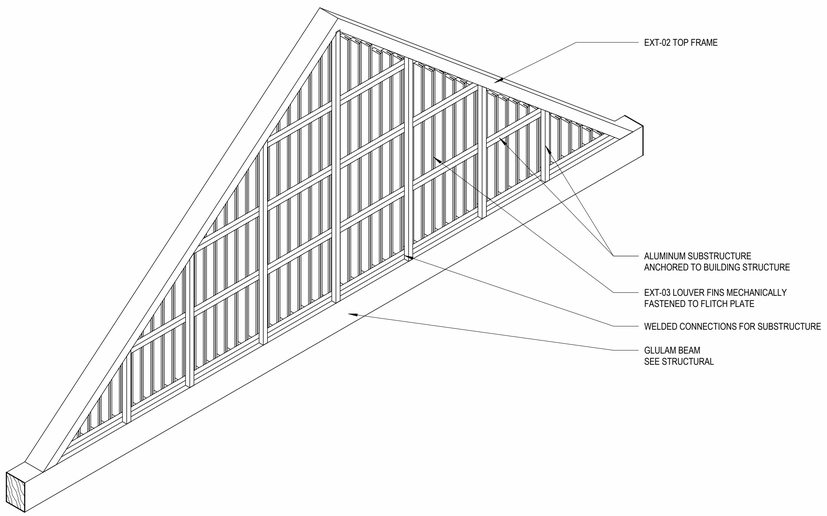


2 POOL BUILDING SOUTH ELEVATION
1/8" = 1'-0"

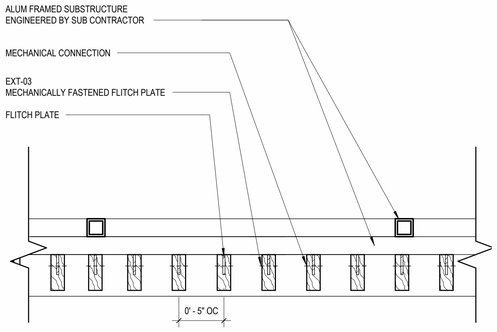
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8	GALVANIZED HALF-ROUND GUTTER



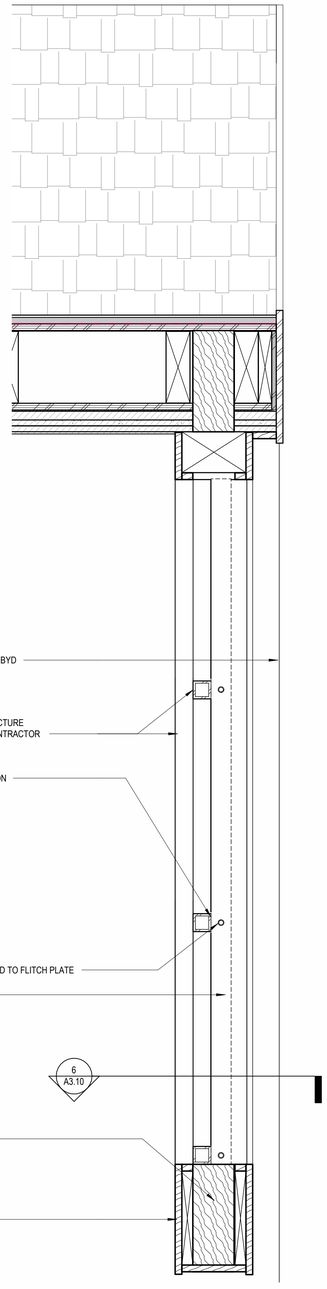
3 EXTERIOR ELEVATION SOUTH - SOLAR SCREEN
1/2" = 1'-0"



4 CLUBHOUSE SOLAR SCREEN - REAR AXONOMETRIC



6 CLUBHOUSE SOLAR SCREEN PLAN DETAIL
1 1/2" = 1'-0"



5 CLUBHOUSE SOLAR SCREEN SECTION DETAIL
1 1/2" = 1'-0"

THORNTON HILL
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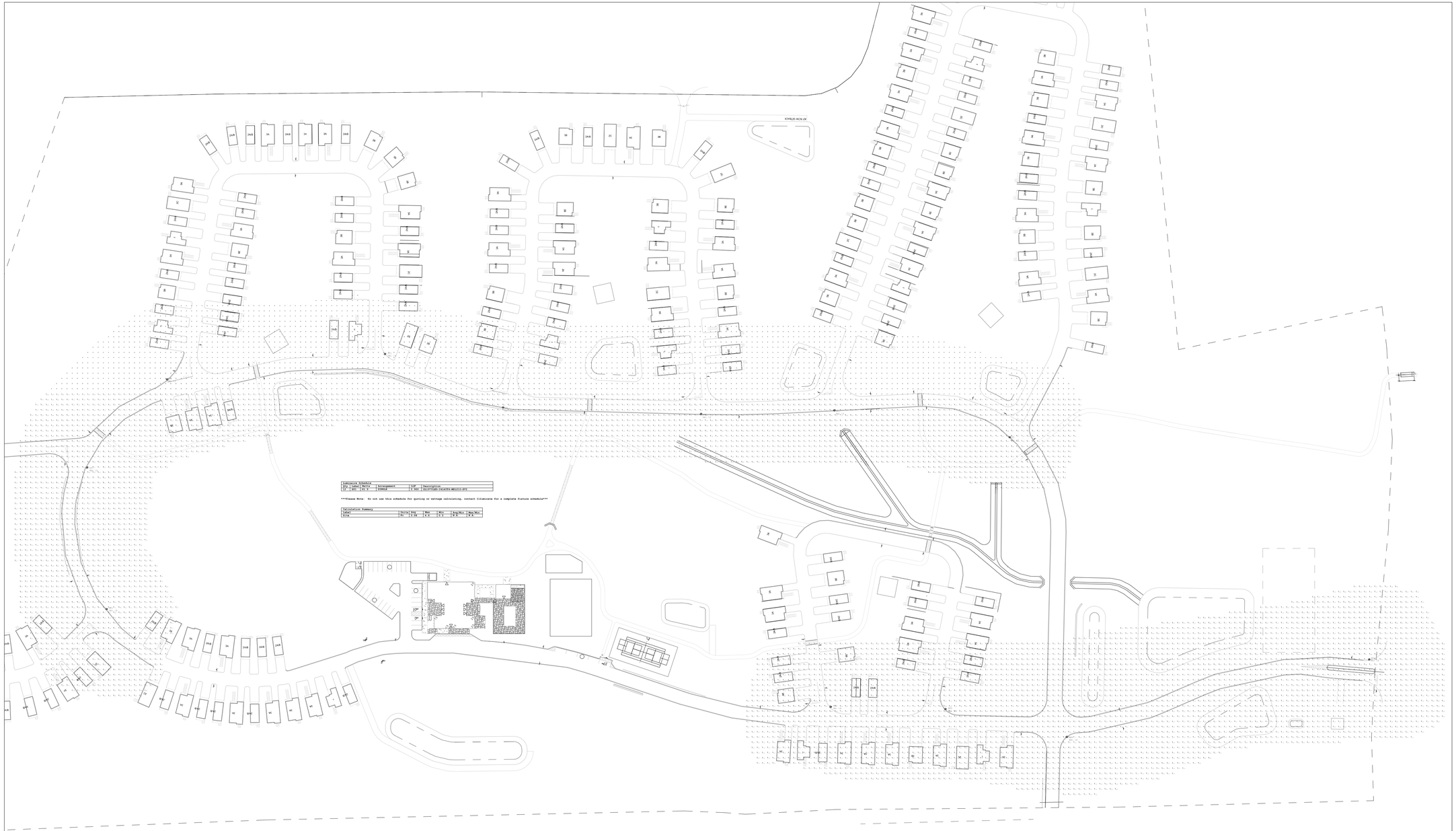
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SCALE **As indicated**
UTILE PROJECT NUMBER **2417**

EXTERIOR ELEVATIONS - CLUBHOUSE

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Luminaire Schedule				
Symbol	Qty	Arrangement	Lum	Description
SA	145	Single	13402	ILLUMIGARI-D14PW-WB1017-DTS

Release Note: Do not use this schedule for quoting or wattage calculating, contact Illuminate for a complete fixture schedule

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
Site	Fc	0.68	4.6	0.1	6.8	46

Project:
Pillsbury NH Housing Project - Site

Contact:
Sean Goulding
Specification Sales
(781) 272-2300 X211
sgoulding@omnilite.com

Generated For:
VHB

Detail: Photometric Calculation
Date: 11/12/2025
Revision: 1
Scale: 1" = 60'-0"
Drawn By: SHJ

Drawing Number:

L-1

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