Site Plans

Issued for	**Permitting**
Date Issued	**October 14, 2025**
Latest Issue	**February 12, 2026**

Rosecrans Drive at Thornton Hill

44 Pillsbury Road
Londonderry, NH 03053



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Reference Drawings

No.	Drawing Title	Latest Issue
Sv1.0	Existing Conditions Master Plan	February 12, 2026
Sv1.1-Sv1.3	Existing Conditions Plan of Land	February 12, 2026
A1.00-A3.00	Architectural Drawings	February 6, 2026
L-1	Site Photometric Plan	February 10, 2026

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Applicant

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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

Assessor's Map: 10
Lot: 15

OWNER'S SIGNATURE

Signed by: Kevin Smith
1B4EADDCA6B2434...

OWNER OR REPRESENTATIVE

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

on Date: _____

Certified By: _____

_____

STATE OF NEW HAMPSHIRE
ERIC K. GERADE
No.13672
LICENSED
PROFESSIONAL ENGINEER
2/12/2026

\\VHB.COM\GBLPRO\BEDFORD\53140.00 36 PILLSBURY RD LONDOND\CAD\LDV\CONCEPTS\44 PILLSBURY RD\CAD\LDV\PLANSETS\53140 44-COV
12 February 2026

VHB Project : 53140.00 44 Pillsbury Road
Issued for : Permitting 2/12/2026

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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
WL	WL	WETLAND LINE WITH FLAG
		FLOODPLAIN
BLS	BLS	BORDERING LAND SUBJECT TO FLOODING
BZ	BZ	WETLAND BUFFER ZONE
NDZ	NDZ	NO DISTURB ZONE
200'RA	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
CC	ECC	EXTRUDED CONCRETE CURB
CC	MCC	MONOLITHIC CONCRETE CURB
CC	PCC	PRECAST CONC. CURB
SGE	SGE	SLOPED GRAN. EDGING
VGC	VGC	VERT. GRAN. CURB
		LIMIT OF CURB TYPE
		SAWCUT
		BUILDING
EN	EN	BUILDING ENTRANCE
LD	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
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
		TRENCH DRAIN
		PLUG OR CAP
CO	CO	CLEANOUT
		FLARED END SECTION
		HEADWALL
S	S	SEWER MANHOLE CONCENTRIC
S	S	SEWER MANHOLE ECCENTRIC
CS	CS	CURB STOP & BOX
WV	WV	WATER VALVE & BOX
TSV	TSV	TAPPING SLEEVE, VALVE & BOX
	HYD	FIRE DEPARTMENT CONNECTION
HYD	HYD	FIRE HYDRANT
WM	WM	WATER METER
PIV	PIV	POST INDICATOR VALVE
W	W	WATER WELL
GG	GG	GAS GATE
GM	GM	GAS METER
EMH	EMH	ELECTRIC MANHOLE
EM	EM	ELECTRIC METER
		LIGHT POLE
TMH	TMH	TELEPHONE MANHOLE
T	T	TRANSFORMER PAD
		UTILITY POLE
		GUY POLE
		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 60 SINGLE FAMILY CONDOMINIUM HOMES (3 BEDROOMS).
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.

Utilities

1. THE UTILITY COMPANIES SERVICING THE PROJECT AREA ARE:

   A. WATER: PENNICHUCK WATER WORKS
   B. SEWER: LONDONDERRY DEPARTMENT OF PUBLIC WORKS
   C. ELECTRIC: EVERSOURCE
   D. TELEPHONE: CONSOLIDATED COMMUNICATIONS
   E. CABLE TV: COMCAST

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.

5. 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 (TELEPHONE, ELECTRIC, FIRE ALARM, ETC.). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH OWNER AND ARCHITECT.
6. 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.

7. 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

8. 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.
9. 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 20 FEET IN DEPTH AND GREATER, THE MINIMUM DIAMETER SHALL BE 5 FEET.

Layout and Materials

1. DIMENSIONS ARE FROM THE FACE OF CURB, FACE OF BUILDING, FACE OF WALL, AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED.
2. CURB RADII ARE 3 FEET UNLESS OTHERWISE NOTED.
3. CURBING SHALL BE CAPE COD BERM (CCB) WITHIN THE SITE UNLESS OTHERWISE INDICATED ON THE PLANS.
4. 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.
5. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A LICENSED LAND SURVEYOR (LLS).
6. 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.

Phasing

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.

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.
   C. NO WETLANDS WERE IDENTIFIED ON THE 44 PILLSBURY ROAD PARCEL (SUBJECT PROPERTY) AND SHOWN ON THE ADJACENT 36 PILLSBURY ROAD PARCEL FOR REFERENCE.

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 TO BE SUBMITTED
2. NHDES SEWER CONNECTION PERMIT TO BE SUBMITTED
3. NH SUBDIVISION APPROVAL TO BE SUBMITTED
4. EPA CONSTRUCTION GENERAL PERMIT TO BE SUBMITTED
5. LONDONDERRY SEWER CONNECTION PERMIT TO BE SUBMITTED
6. LONDONDERRY STORMWATER PERMIT TO BE SUBMITTED

Rock Blasting (IF REQUIRED)

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: APPROPRIATE PRACTICES SHALL BE DEVELOPED AND IMPLEMENTED TO PREVENT MISFIRES.

4. MUCK PILE MANAG

Notes

A. THE PURPOSE OF THESE PLANS IS TO DEPICT THE PROPOSED SITE DEVELOPMENT OF 60 SINGLE FAMILY CONDOMINIUM HOMES (3 BEDROOMS).

B. THE PROJECT PARCEL IS TAX MAP 10 LOT 15.

C. THE PROJECT PARCEL IS A TOTAL 22.6 ACRES (EXISTING AND PROPOSED).

D. THE PROJECT PARCEL IS LOCATED IN THE AGRICULTURAL-RESIDENTIAL 1 (AR-1) ZONE. THE PROJECT PARCEL IS LOCATED IN THE WOODMONT COMMONS (WC-7, WC-8) OVERLAY DISTRICT.

E. THERE IS NO MINIMUM LOT AREA IN THE WOODMONT COMMONS OVERLAY DISTRICT. THE PROJECT PARCEL IS SUBJECT TO A 40 FOOT FRONT YARD SETBACK, 30 FOOT SIDE YARD SETBACKS, AND A 35 FOOT REAR YARD SETBACK.

F. THE EXISTING USE OF THE PROJECT PARCEL IS A FORMER APPLE ORCHARD. THE PROJECT PROPOSES SINGLE-FAMILY RESIDENTIAL USE.

G. THE PROJECT REQUIRES 120 PARKING SPACES AND PROVIDES 138 PARKING SPACES.

H. THERE IS NO MINIMUM GREEN AREA IN THE WOODMONT COMMONS OVERLAY DISTRICT. THE PROJECT PROVIDES 78.6% GREEN AREA.

I. THERE IS NO MAXIMUM BUILDING COVERAGE IN THE WOODMONT COMMONS DISTRICT. THE PROJECT PROVIDES 12.1% BUILDING COVERAGE.

J. THE SANITARY SEWER COMPANY SERVICING THE PROJECT AREA IS THE LONDONDERRY DEPARTMENT OF PUBLIC WORKS.

K. THE WATER SUPPLY SOURCE COMPANY SERVICING THE PROJECT AREA IS PENNICHUCK WATER WORKS.

L. A WAIVER HAS BEEN REQUESTED FROM SECTION 3.04 OF THE SITE PLAN REGULATIONS - GOVERNING UTILITY SPACING FROM ROAD CENTERLINE.

M. NO FEMA FLOOD ZONES ARE PRESENT ON THE SITE.

N. THE PROPOSED PROJECT REQUIRES THE FOLLOWING PERMITS:

- N.A. NHDES ALTERATION OF TERRAIN PERMIT
- N.B. NHDES SEWER CONNECTION PERMIT
- N.C. NH SUBDIVISION APPROVAL
- N.D. EPA CONSTRUCTION GENERAL PERMIT
- N.E. LONDONDERRY SEWER CONNECTION PERMIT
- N.F. LONDONDERRY STORMWATER PERMIT

O. NO PLANNING BOARD WAIVERS NOR CONDITIONAL USE PERMITS AT HAVE BEEN GRANTED AT THIS TIME.

P. THE CONSTRUCTION SEQUENCE IS TO OCCUR AS FOLLOWS:

- P.A. SURVEY AND STAKE LIMITS OF CLEARING AND GRUBBING.
- P.B. 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.
- P.C. CLEAR AND GRUB ALL AREAS TO BE DISTURBED BY CONSTRUCTION AND PERFORM DEMOLITION OPERATIONS.
- P.D. REPAIR, CLEAN, AND REPLACE ANY SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS.
- P.E. STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK AND STOCKPILE EXCESS MATERIAL.
- P.F. CONSTRUCT TEMPORARY SEDIMENTATION BASINS AS REQUIRED.
- P.G. PONDS AND SWALES SHALL BE INSTALLED EARLY ON IN THE CONSTRUCTION SEQUENCE.
- P.H. 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.
- P.I. PREPARE BUILDING PAD TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
- P.J. INSTALL SEWER SYSTEM, DRAINAGE SYSTEM, AND OTHER UTILITIES IN ACCORDANCE WITH THE PLANS AND DETAILS.
- P.K. INSTALL STRAW BALES AND INLET PROTECTION AT ALL CATCH BASINS AS THEY ARE CONSTRUCTED, IN ACCORDANCE WITH THE DETAILS.
- P.L. PERFORM FINAL/FINE GRADING INCLUDING SLOPE STABILIZATION BLANKETS.
- P.M. PERFORM ALL REMAINING SITE CONSTRUCTION. (I.E. BUILDING AND PAVEMENT AREAS).
- P.N. LOAM AND SEED ALL DISTURBED AREAS.
- P.O. REMOVE TEMPORARY EROSION CONTROL MEASURES, SILT FENCE, ETC. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER.
- P.P. CLEAN ALL DRAINAGE BASINS, STRUCTURES, PIPES, AND SUMPS WITHIN THE PROJECT LIMITS OF ALL SILT AND DEBRIS.

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

R. 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 PROTECTION AT NO EXPENSE TO THE TOWN.

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

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

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



Condominium Lot Information

House Number	Limited Common Area (LCA)	
2	4728 SF	0.109 AC
3	6076 SF	0.139 AC
4	4799 SF	0.110 AC
6	5557 SF	0.128 AC
8	5936 SF	0.136 AC
10	5715 SF	0.131 AC
12	5902 SF	0.135 AC
14	6000 SF	0.138 AC
15	4886 SF	0.112 AC
16	6000 SF	0.138 AC
17	5500 SF	0.126 AC
18	6000 SF	0.138 AC
19	5500 SF	0.126 AC
20	5850 SF	0.134 AC
21	5500 SF	0.126 AC
22	6000 SF	0.138 AC
23	5350 SF	0.123 AC
24	6068 SF	0.139 AC
25	5519 SF	0.127 AC

Condominium Lot Information

House Number	Limited Common Area (LCA)	
26	6209 SF	0.143 AC
27	5550 SF	0.127 AC
28	7301 SF	0.168 AC
29	5446 SF	0.125 AC
30	7375 SF	0.169 AC
31	5272 SF	0.121 AC
32	5925 SF	0.136 AC
33	5500 SF	0.126 AC
34	6000 SF	0.138 AC
35	5350 SF	0.123 AC
36	5987 SF	0.137 AC
37	5654 SF	0.130 AC
38	5915 SF	0.136 AC
40	5908 SF	0.136 AC
41	5620 SF	0.129 AC
42	6000 SF	0.138 AC
43	6000 SF	0.138 AC
44	6000 SF	0.138 AC
45	4904 SF	0.113 AC

Condominium Lot Information

House Number	Limited Common Area (LCA)	
46	6000 SF	0.138 AC
48	5891 SF	0.135 AC
50	5844 SF	0.134 AC
52	5754 SF	0.132 AC
53	5765 SF	0.132 AC
54	5350 SF	0.123 AC
55	5917 SF	0.136 AC
56	5500 SF	0.126 AC
58	5682 SF	0.130 AC
60	5991 SF	0.138 AC
62	4839 SF	0.111 AC
63	4839 SF	0.111 AC
64	5662 SF	0.130 AC
65	6000 SF	0.138 AC
67	6005 SF	0.138 AC
69	5990 SF	0.138 AC
71	5140 SF	0.118 AC
73	5472 SF	0.126 AC
75	5350 SF	0.123 AC

Condominium Lot Information

House Number	Limited Common Area (LCA)	
77	5500 SF	0.126 AC
79	5500 SF	0.126 AC
81	5602 SF	0.129 AC

* Existing Lot Area = 22.6 Acres, Proposed Common Area = 14.6 Acres

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

0 40 80 160Feet

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

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF | Checked by DHF

Issued for: Permitting — Date: October 14, 2025

Not Approved for Construction

Drawing Title: Condominium Plan

Drawing Number: C1.01

Sheet 2 of 41

Project Number: 53140.44

STATE OF NEW HAMPSHIRE - ERIC K. GERADE No.13872 LICENSED PROFESSIONAL ENGINEER - 2/12/2026

Saved Wednesday, February 11, 2026 10:46:13 PM JHOWE Plotted Thursday, February 12, 2026 9:20:57 AM Jason Howe

\\vhb.com\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\ld\Concepts\44 Pillsbury Rd\cad\ld\Planset\5314044-OSP.dwg



Zoning Summary Chart

Zoning District:	Agricultural-Residential (AR-1)
Overlay District:	Woodmont Commons PUD (WC-7, WC-8)

Zoning Regulation Requirements	Required*	Provided
MINIMUM LOT AREA	-	22.6 Acres **
FRONTAGE	150 Feet	1,490 Feet
FRONT YARD SETBACK	40 Feet	272.1 Feet
SIDE YARD SETBACK	30 Feet	23.3 Feet
REAR YARD SETBACK	35 Feet	19.3 Feet
MAXIMUM BUILDING HEIGHT	50 Feet	<50 Feet
PERCENT BUILDING COVERAGE	-	12.1 %
PERCENT GREEN AREA	-	78.6%

* Zoning regulation requirements as specified in the Town of Londonderry, NH Zoning Ordinance as Amended Through 2012.
** Project specific lot area, sub area to Woodmont Commons PUD

Parking Summary Chart

Description	Size Required	Size Provided	Spaces Required	Spaces Provided
RESIDENTIAL DWELLING SPACES	9 x 20	9 x 20	120	120
VISITOR SPACES	9 x 20	9 x 20	0	18
TOTAL SPACES			120	138

Parking Requirements:

RESIDENTIAL DWELLING	60 UNITS	x	2 SPACES	/	1 UNIT	= 120 SPACES
			TOTAL PARKING REQUIRED			= 120 SPACES

Sign Summary

M.U.T.C.D. Number	Specification Width	Specification Height	Desc.
R1-1	30"	30"	STOP
R2-1-15	24"	30"	SPEED LIMIT 15
R8-31	12"	18"	NO PARKING FIRE LANE
R5-11	30"	24"	AUTHORIZED VEHICLES ONLY

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. THE APPLICANT WILL APPLY FOR 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 15 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.
11. STONES FROM STONEWALLS TO BE DISTURBED SHALL BE SAVED AND STONEWALLS RECONSTRUCTED AS SHOWN.

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.

OWNER'S SIGNATURE

Signed by: Kevin Smith 08AE4DDC6445240...

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
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0 40 80 160Feet

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

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by: BJZ
Checked by: DHF

Issued for: Permitting
Date: October 14, 2025

Not Approved for Construction

Drawing Title: Overall Site Plan

Drawing Number: C2.00

Sheet 3 of 41

Project Number: 53140.44

STATE OF NEW HAMPSHIRE - ERIC K. GERADE No.13072 LICENSED PROFESSIONAL ENGINEER
2/12/2026

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0 15 30 60 Feet

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Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by: SJF
Checked by: DHF

Issued for: Permitting
Date: October 14, 2025

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Drawing Title: Layout and Materials Plan 1

Drawing Number: C2.01

Sheet 4 of 41

Project Number: 53140.44

STATE OF NEW HAMPSHIRE - ERIC K. GERADE No.13872 LICENSED PROFESSIONAL ENGINEER
2/12/2026

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Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF
Checked by DHF

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Date
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Drawing Title
Layout and Materials Plan 2

Drawing Number
C2.02

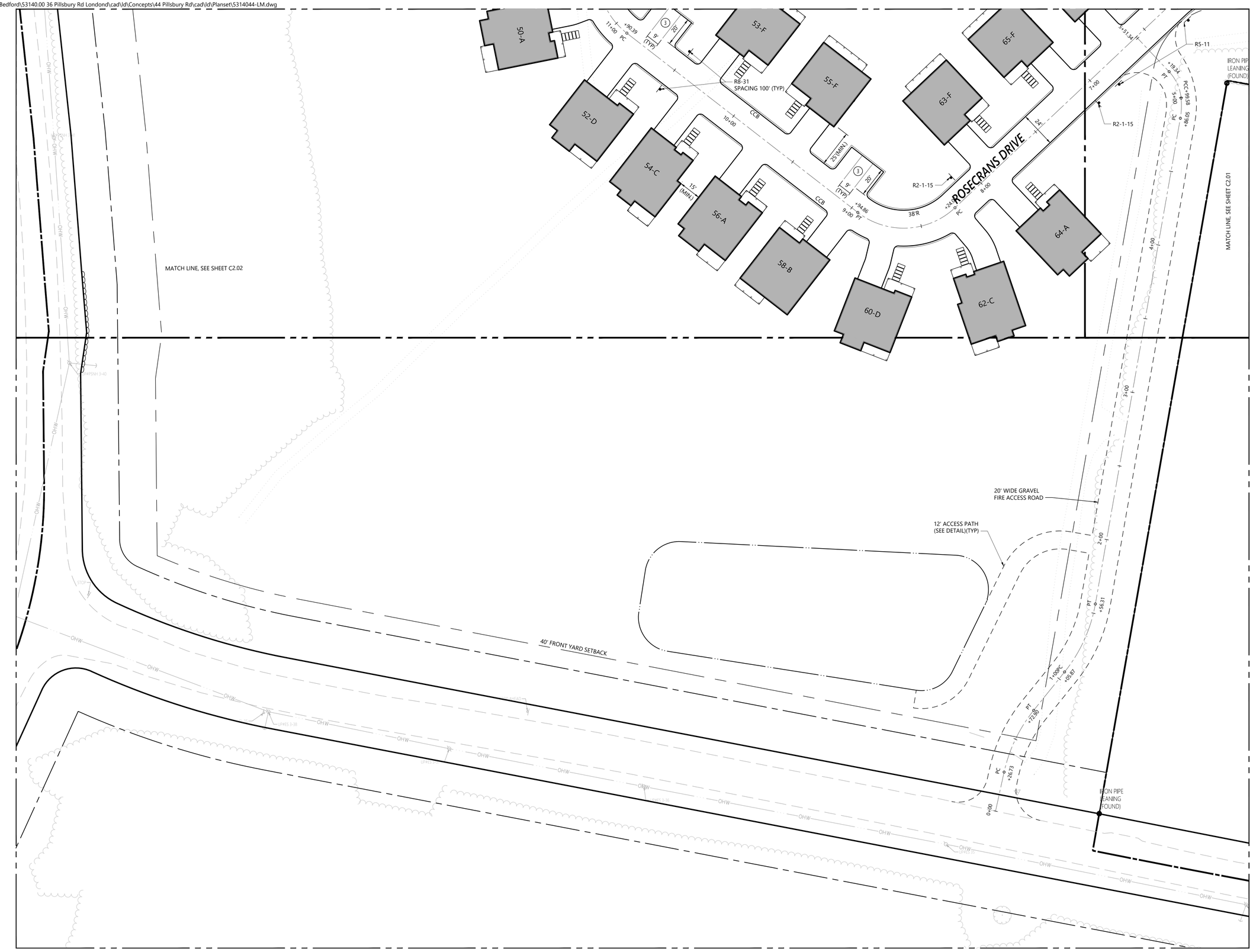
STATE OF NEW HAMPSHIRE
ERIC K. GERADE No.13672 LICENSED PROFESSIONAL ENGINEER
2/12/2026

Sheet 5 of 41

Project Number
53140.44

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Issued for: Permitting

Date: October 14, 2025

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Drawing Title
Layout and Materials Plan 3

Drawing Number
C2.03

STATE OF NEW HAMPSHIRE
ERIC K. GERADE
No.13872
LICENSED PROFESSIONAL ENGINEER
2/11/2026

Sheet 6 of 41

Project Number
53140.44

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Drawing Title
Sight Distance Plan

Drawing Number
C2.04

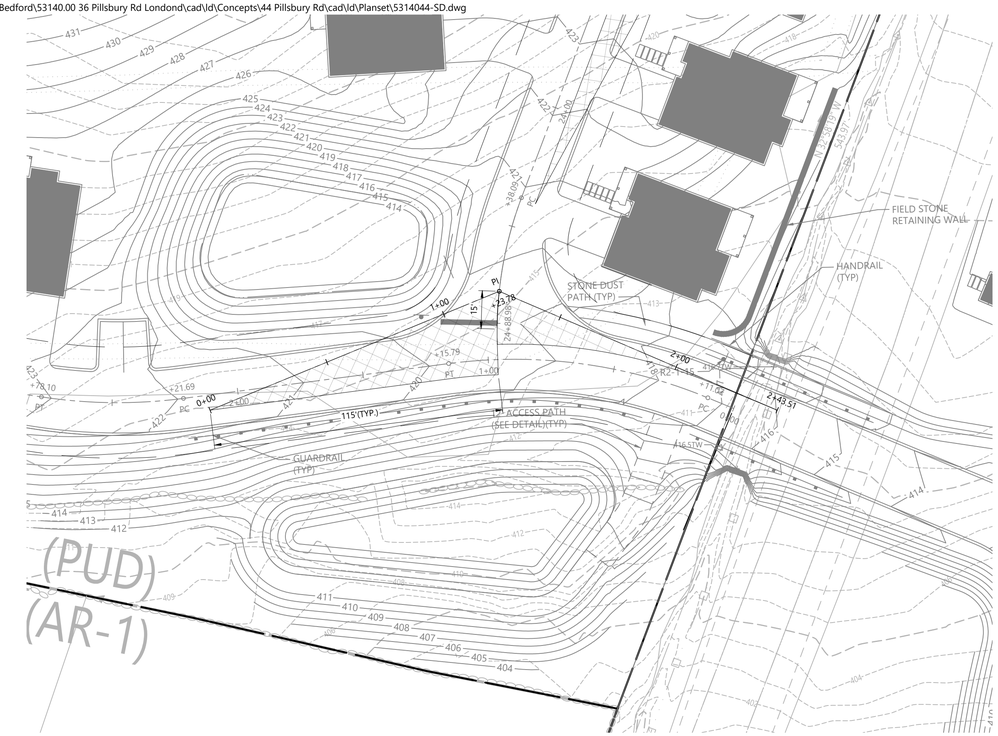
STATE OF NEW HAMPSHIRE
ERIC K. GERADE
No.13872
LICENSED PROFESSIONAL ENGINEER
2/11/2026

Sheet 7 of 41

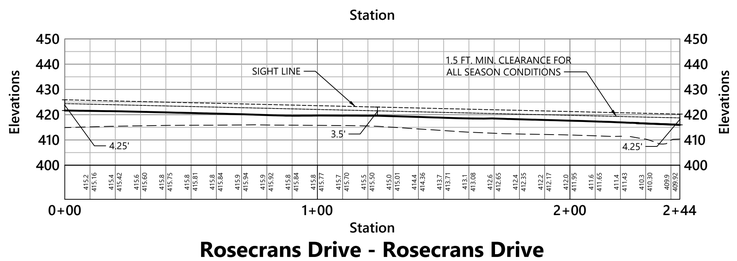
Project Number
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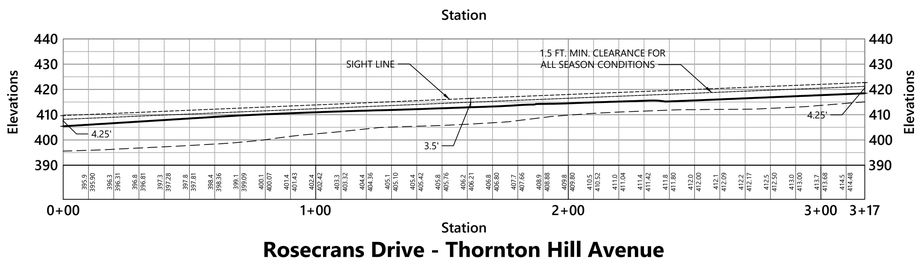
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Rosecrans Drive - Rosecrans Drive



Rosecrans Drive - Thornton Hill Avenue

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Drawing Title
Sight Distance Plan and Profile

Drawing Number
C2.05

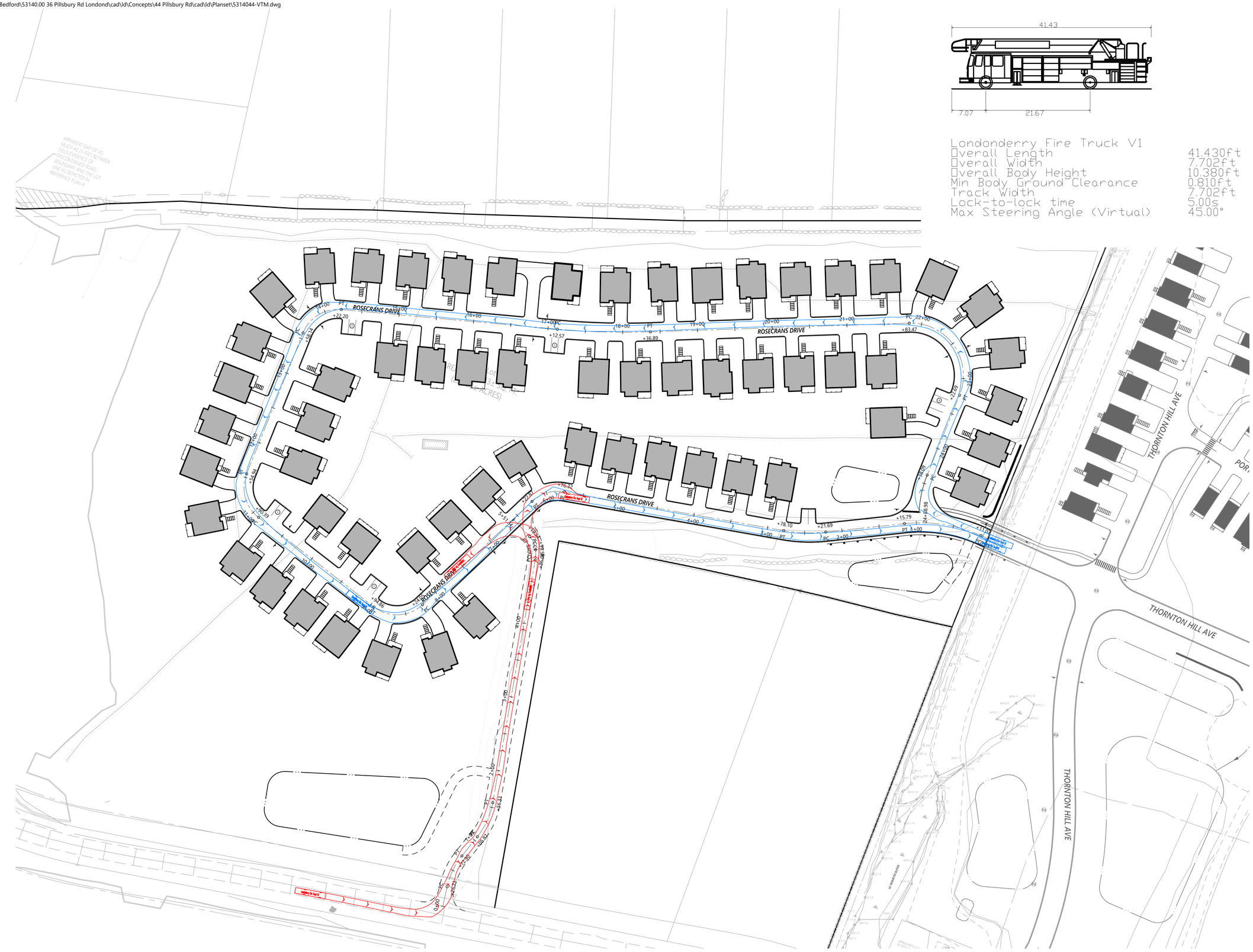
Sheet 8 of 41

Project Number
53140.44

STATE OF NEW HAMPSHIRE
ERIC K. GERADE No.13872
LICENSED PROFESSIONAL ENGINEER
2/12/2026

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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 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Drawing Title
Vehicle Access Plan

Drawing Number
C2.06

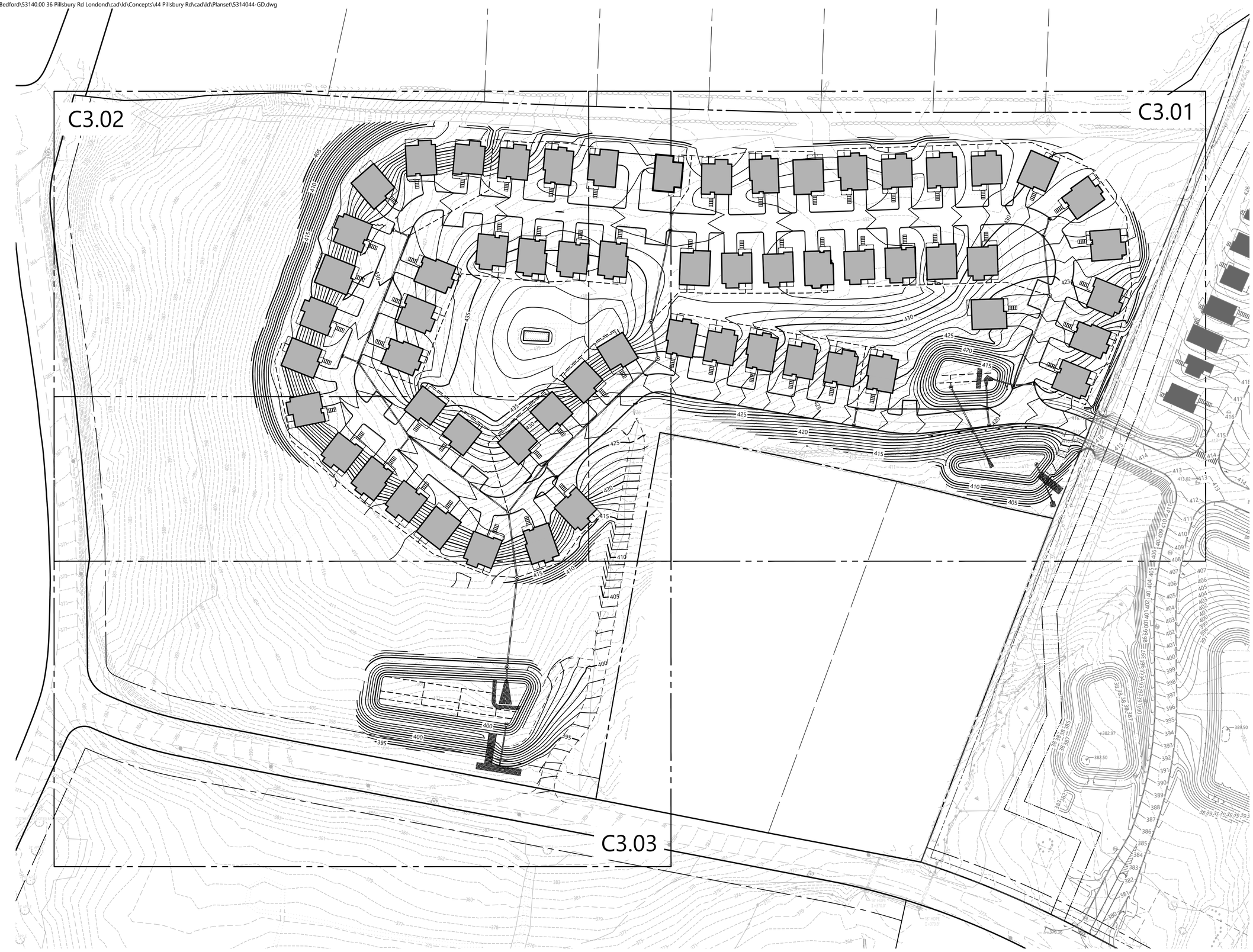
Sheet 9 of 41

Project Number
53140.44

STATE OF NEW HAMPSHIRE - ERIC K. GERADE No.13672 LICENSED PROFESSIONAL ENGINEER - 2/12/2026

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by: SJF
Checked by: DHF

Issued for: Permitting
Date: October 14, 2025

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Drawing Title
Overall Grading and Drainage Plan

Drawing Number
C3.00

STATE OF NEW HAMPSHIRE - ERIC K. GERADE No.13672 LICENSED PROFESSIONAL ENGINEER - 2/12/2026

Sheet 10 of 41

Project Number
53140.44

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF | Checked by DHF

Issued for: Permitting

Date: October 14, 2025

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Drawing Title
Grading and Drainage Plan 1

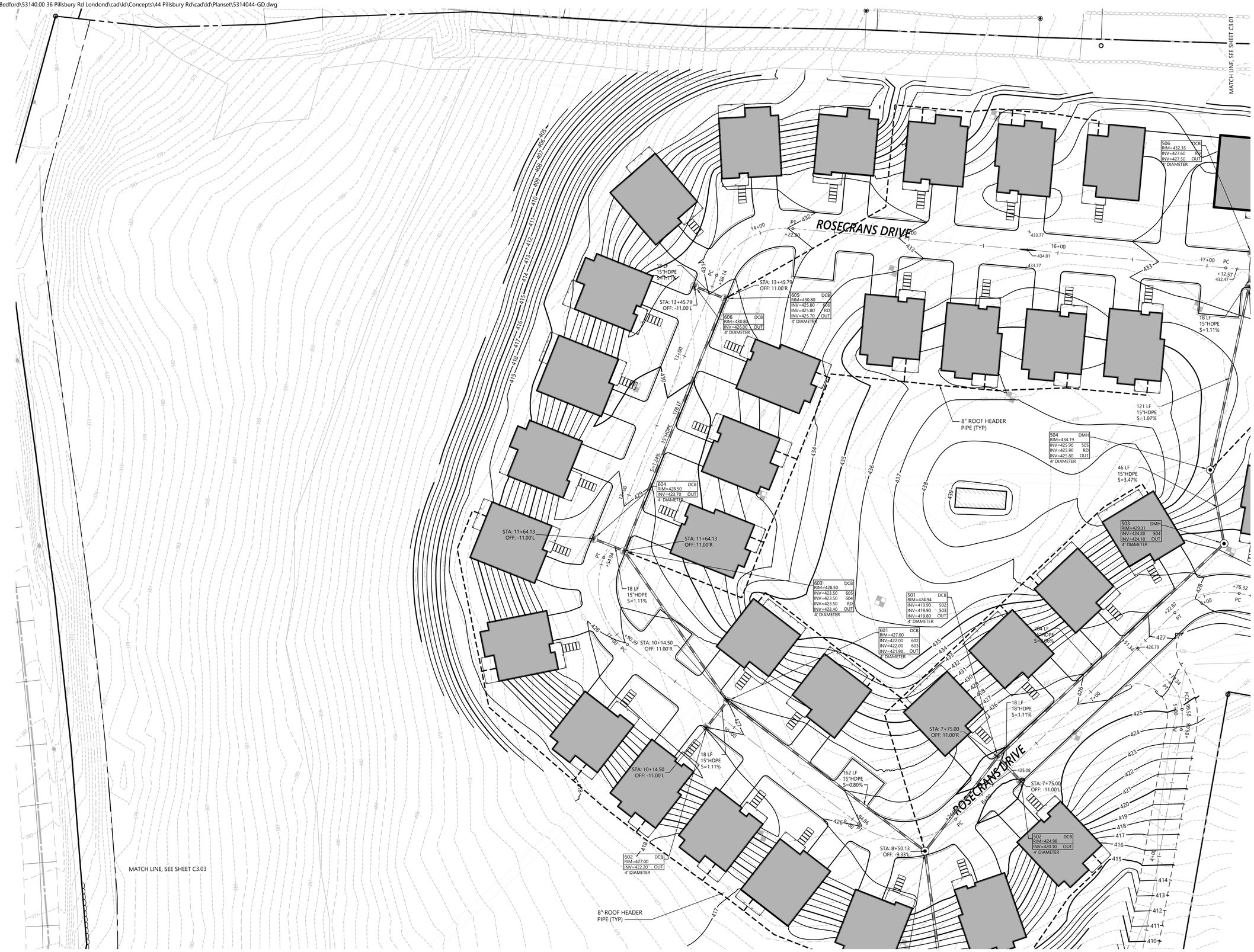
Drawing Number
C3.01

Sheet 11 of 41

Project Number
53140.44

STATE OF NEW HAMPSHIRE
ERIC K. GERADE
No.13972
LICENSED PROFESSIONAL ENGINEER
2/11/2026

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Drawing Title
Grading and Drainage Plan 2

Drawing Number
C3.02

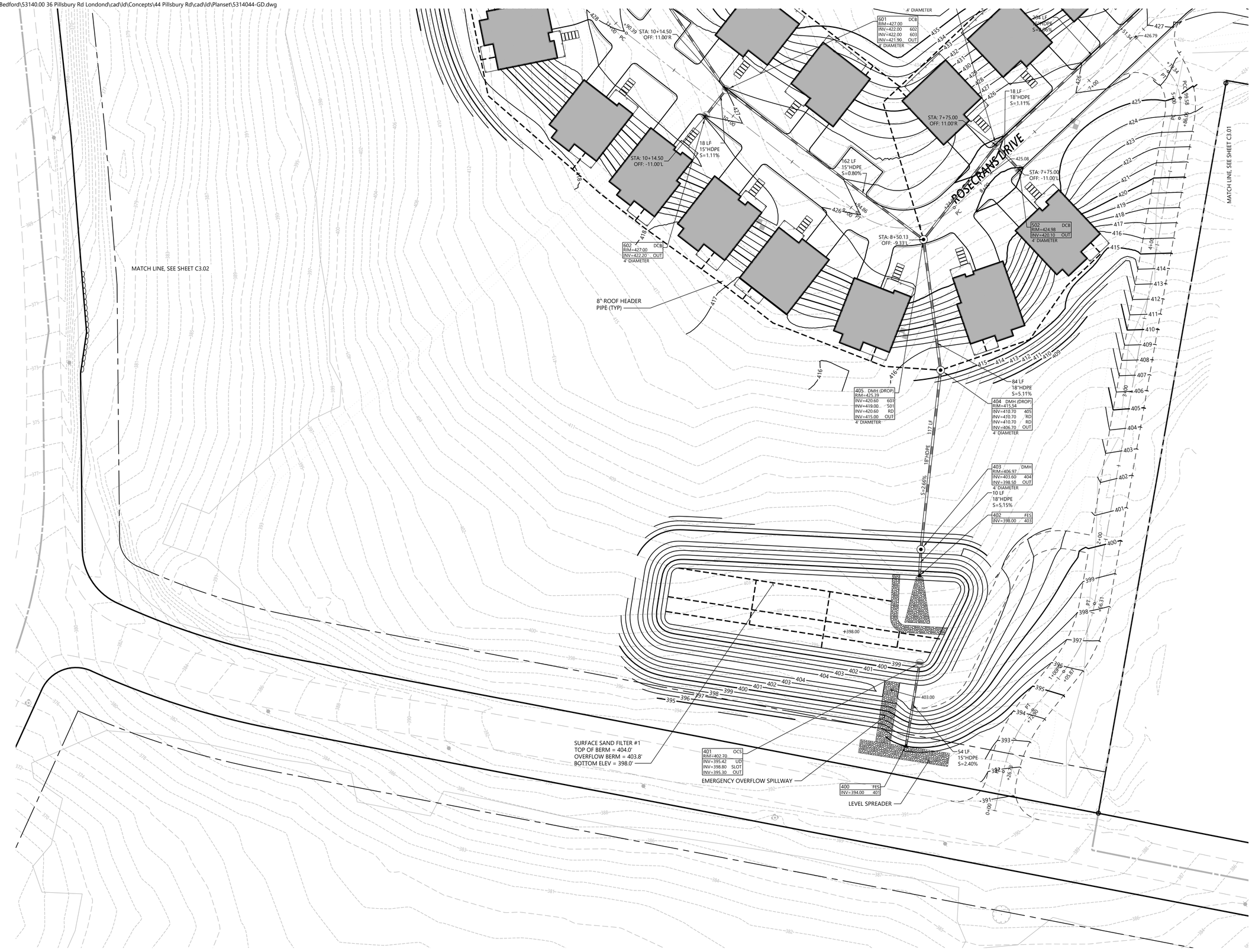
Sheet 12 of 41

Project Number
53140.44

STATE OF NEW HAMPSHIRE
ERIC K. GERADE
No.13872
LICENSED PROFESSIONAL ENGINEER
2/12/2026

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Drawing Title
Grading and Drainage Plan 3

Drawing Number
C3.03

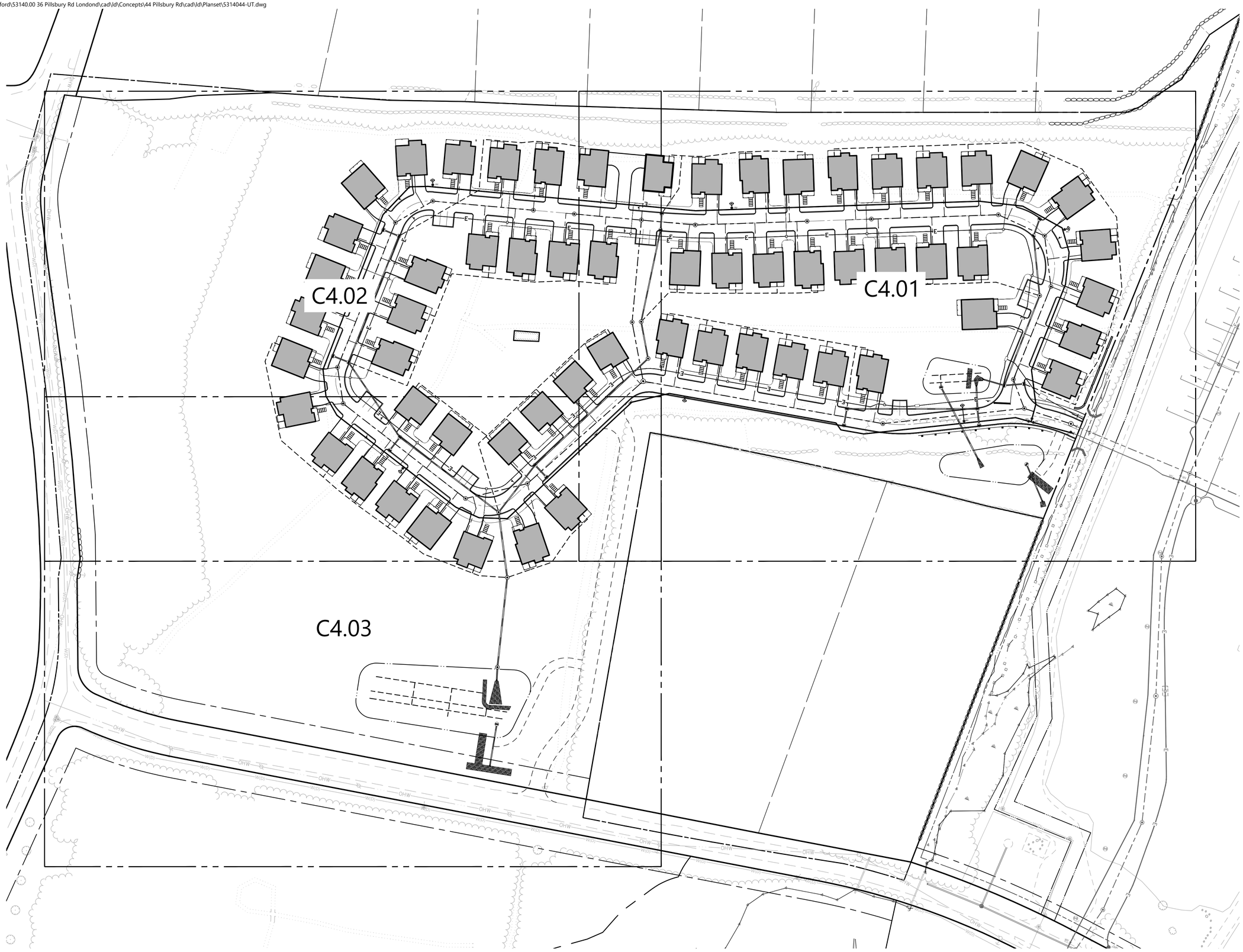
STATE OF NEW HAMPSHIRE
ERIC K. GERADE
No. 13072
LICENSED PROFESSIONAL ENGINEER
2/12/2026

Sheet 13 of 41

Project Number
53140.44

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No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Drawing Title
Overall Utility Plan

Drawing Number
C4.00

STATE OF NEW HAMPSHIRE - ERIC K. GERADE No.13672 LICENSED PROFESSIONAL ENGINEER
2/12/2026

Sheet 14 of 41

Project Number
53140.44

Saved Thursday, February 12, 2026 3:19:41 AM BZOLLER Plotted Thursday, February 12, 2026 8:50:09 AM Jason Howe



Saved Wednesday, February 11, 2026 4:39:22 PM JHOWE Plotted Thursday, February 12, 2026 1:17:21 AM Ben Zoller

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Map 10, Lot 15 - 44 Pillsbury Road
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No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

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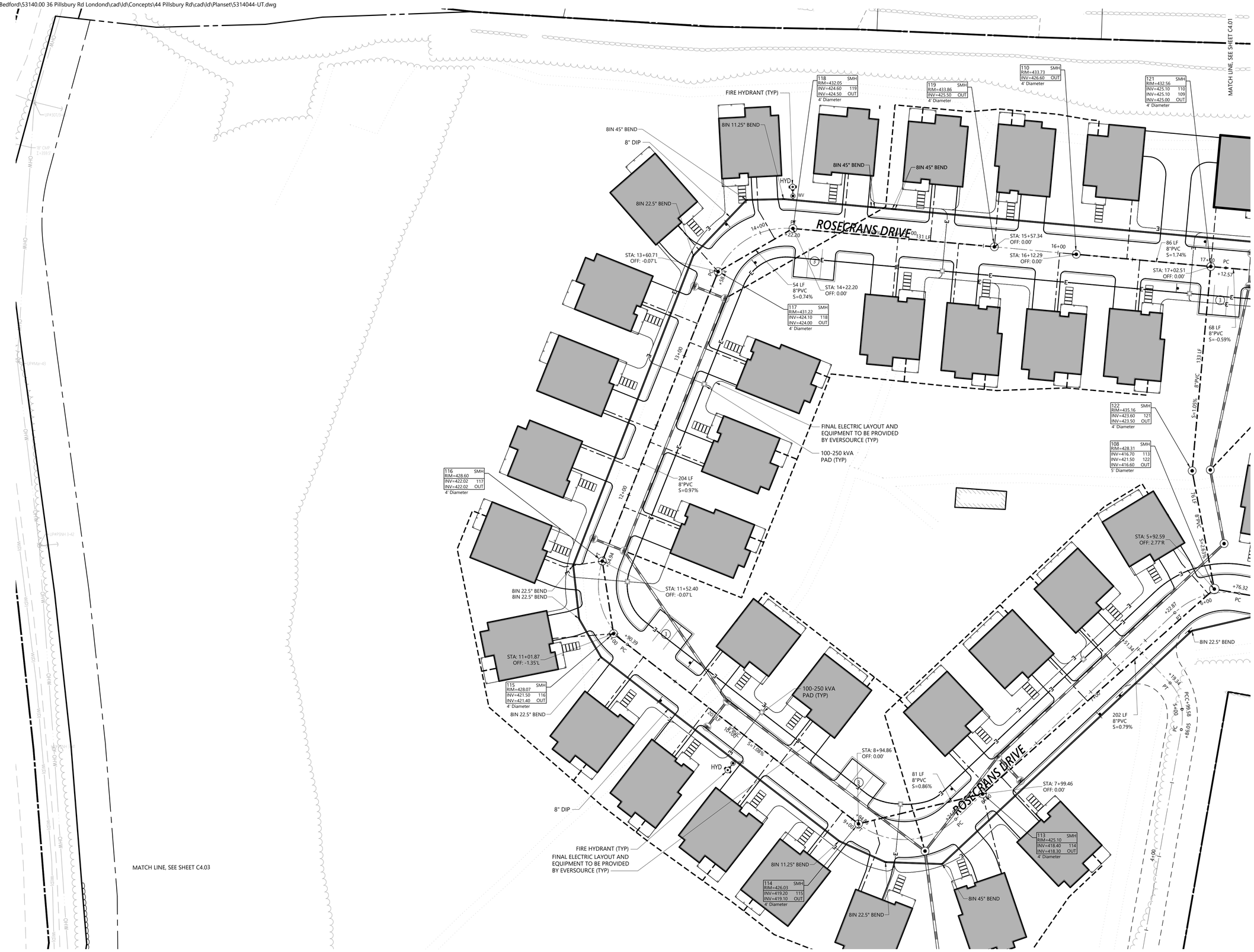
Drawing Title
Utility Plan 1

Drawing Number
C4.01

STATE OF NEW HAMPSHIRE
ERIC K. GERADE
No. 13672
LICENSED PROFESSIONAL ENGINEER
2/12/2026

Sheet 15 of 41

Project Number
53140.44



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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF
Checked by DHF
Issued for Permitting
Date October 14, 2025

Not Approved for Construction

Drawing Title
Utility Plan 2

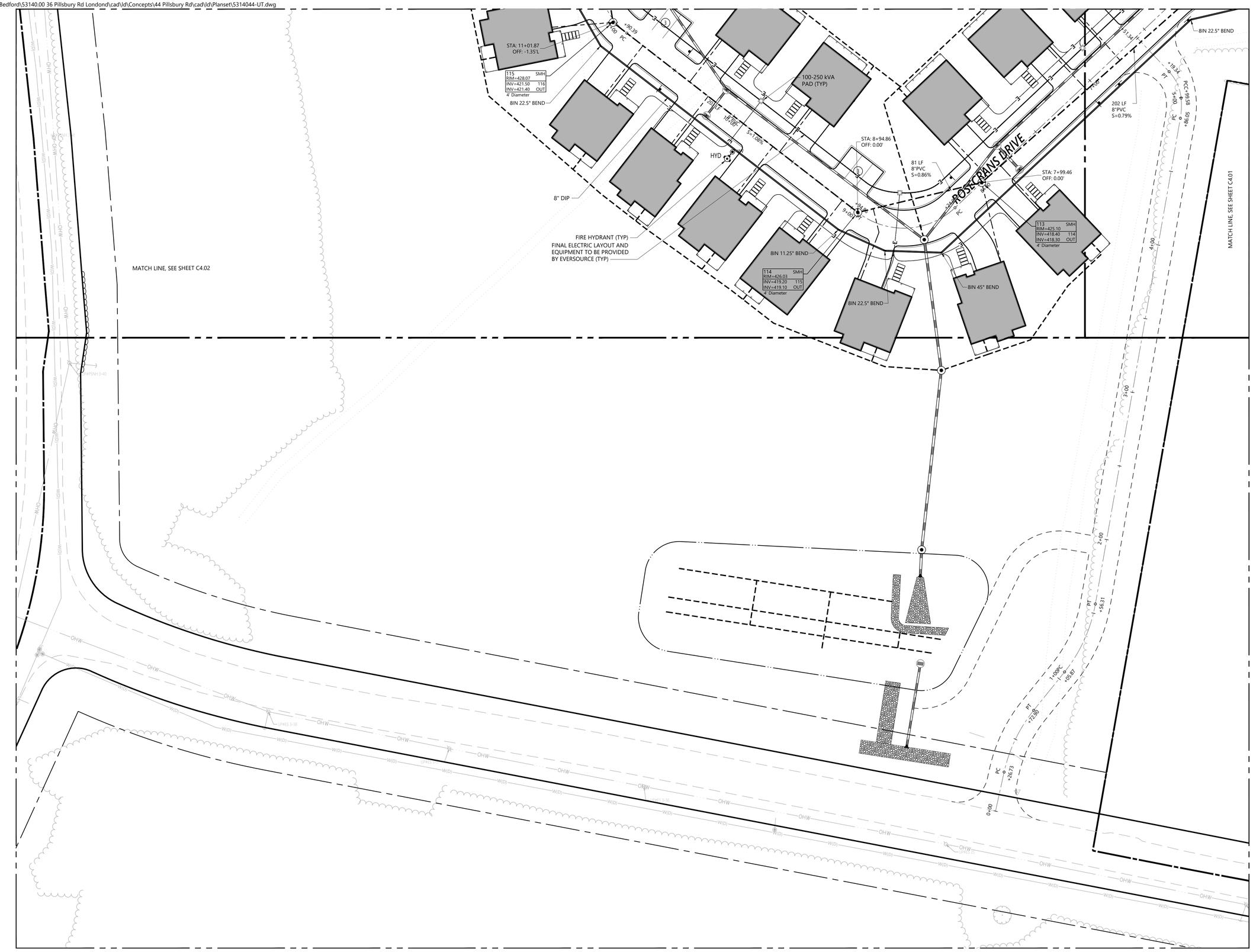
Drawing Number
C4.02

Sheet 16 of 41

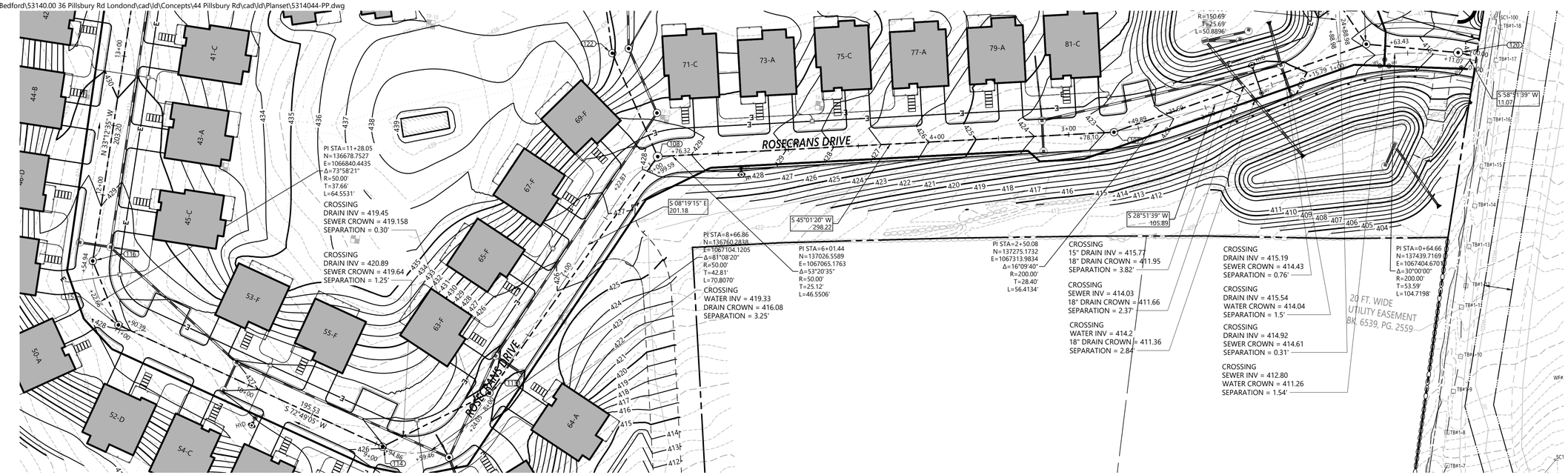
Project Number
53140.44

STATE OF NEW HAMPSHIRE - ERIC K. GERADE No.13872 LICENSED PROFESSIONAL ENGINEER
2/12/2026

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STA: 11+01.87
OFF: -1.35'L
115 SMH
RIM=428.07
INV=421.50 116
INV=421.40 OUT
4' Diameter
8IN 22.5° BEND
8" DIP
FIRE HYDRANT (TYP)
FINAL ELECTRIC LAYOUT AND EQUIPMENT TO BE PROVIDED BY EVERSOURCE (TYP)
MATCH LINE, SEE SHEET C4.02
100-250 kVA PAD (TYP)
HYD
202 LF 8"PVC S=1.00%
STA: 8+94.86
OFF: 0.00'
81 LF 8"PVC S=0.86%
ROSECRANS DRIVE
STA: 7+99.46
OFF: 0.00'
8IN 11.25" BEND
114 SMH
RIM=426.03
INV=419.20 115
INV=419.10 OUT
4' Diameter
8IN 22.5° BEND
8IN 45° BEND
113 SMH
RIM=425.10
INV=418.40 114
INV=418.30 OUT
4' Diameter
8IN 22.5° BEND
202 LF 8"PVC S=0.79%
MATCH LINE, SEE SHEET C4.01
OHW
W(D)
OHW
W(D)
OHW
W(D)

\\vhb.com\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\ld\Concepts\44 Pillsbury Rd\cad\ld\Planset\5314044-PP.dwg

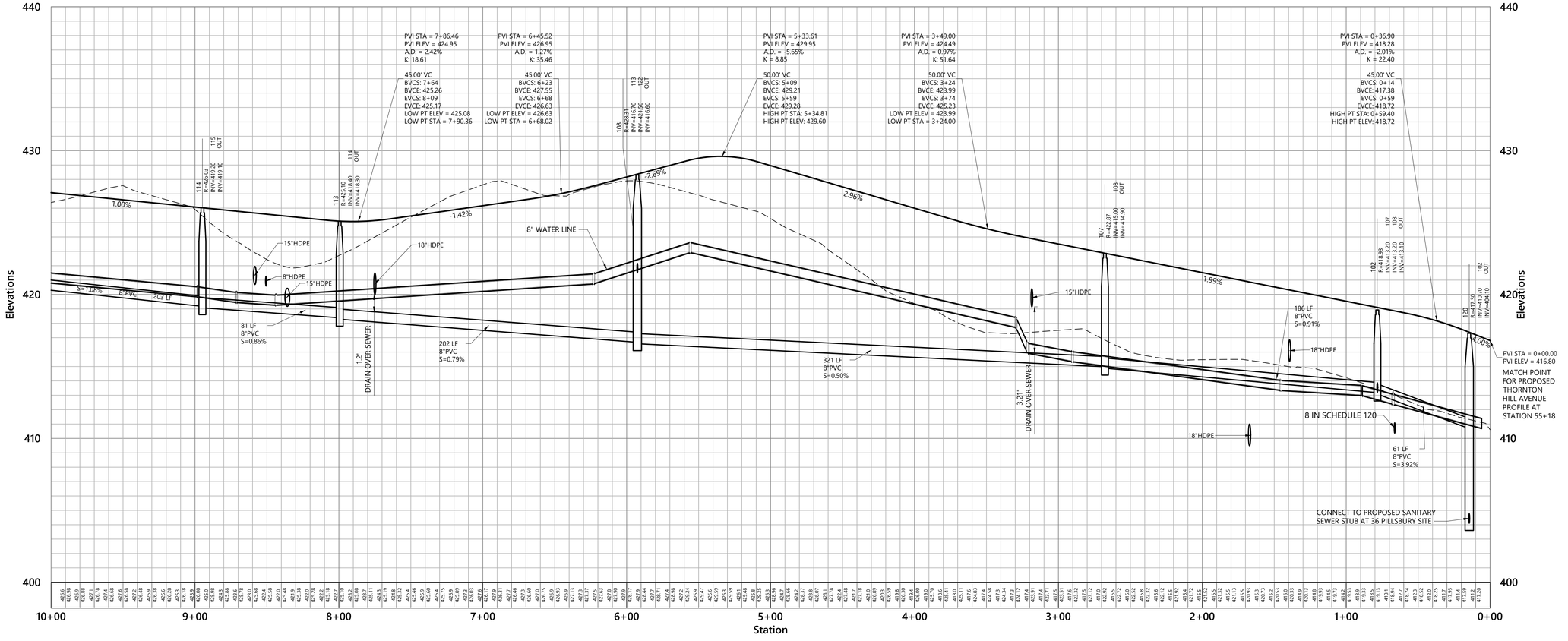


NOTE: ALL VERTICAL UTILITY CROSSINGS WHICH OCCUR AT THE ROADWAY CENTERLINE ARE DIMENSIONED IN THE ROADWAY PROFILES; CROSSINGS WHICH OCCUR OUTSIDE OF THE ROADWAY CENTERLINE ARE LABELED IN PLAN VIEW.

PLAN

Vert. 0 2 4 8 Feet
Horiz. 0 20 40 80 Feet

PROFILE



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603.391.3900

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

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF | Checked by DHF

Issued for: Permitting — Date: October 14, 2025

Not Approved for Construction

Drawing Title: Roadway Plan and Profile 1

Drawing Number: C5.01

Sheet 18 of 41

Project Number: 53140.44

STATE OF NEW HAMPSHIRE – ERIC K. GERADE No.13072 – LICENSED PROFESSIONAL ENGINEER – 2/12/2026

Saved Wednesday, February 11, 2026 11:28:45 PM BZOLLER Plotted Thursday, February 12, 2026 12:59:09 AM Ben Zoller

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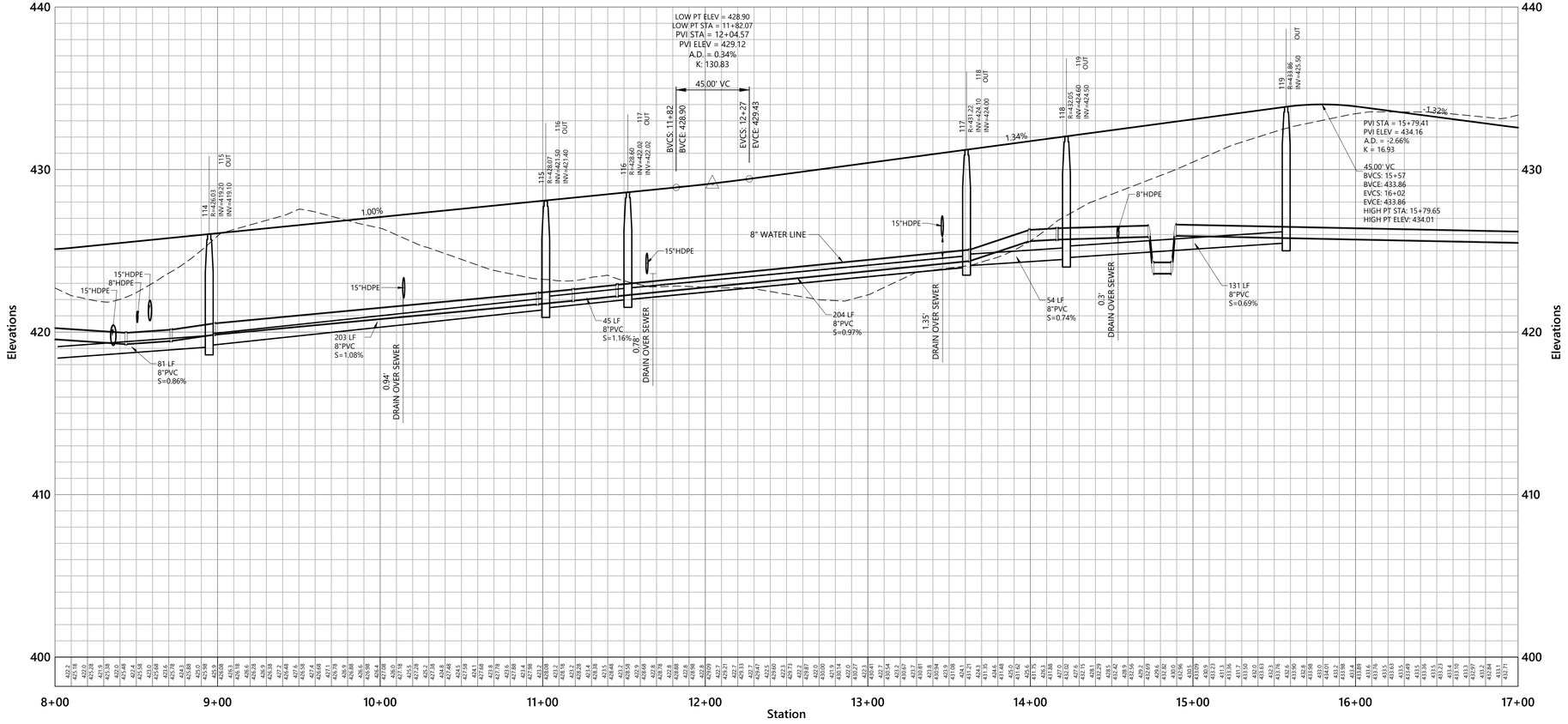


PLAN

Vert. 0 2 4 8 Feet
Horiz. 0 20 40 80 Feet

NOTE: ALL VERTICAL UTILITY CROSSINGS WHICH OCCUR AT THE ROADWAY CENTERLINE ARE DIMENSIONED IN THE ROADWAY PROFILES; CROSSINGS WHICH OCCUR OUTSIDE OF THE ROADWAY CENTERLINE ARE LABELED IN PLAN VIEW.

PROFILE



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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Issued for: Permitting — Date: October 14, 2025

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Drawing Title: Roadway Plan and Profile 2

Drawing Number: C5.02

Sheet 19 of 41

Project Number: 53140.44

STATE OF NEW HAMPSHIRE – ERIC K. GERADE No.13072 LICENSED PROFESSIONAL ENGINEER – 2/12/2026

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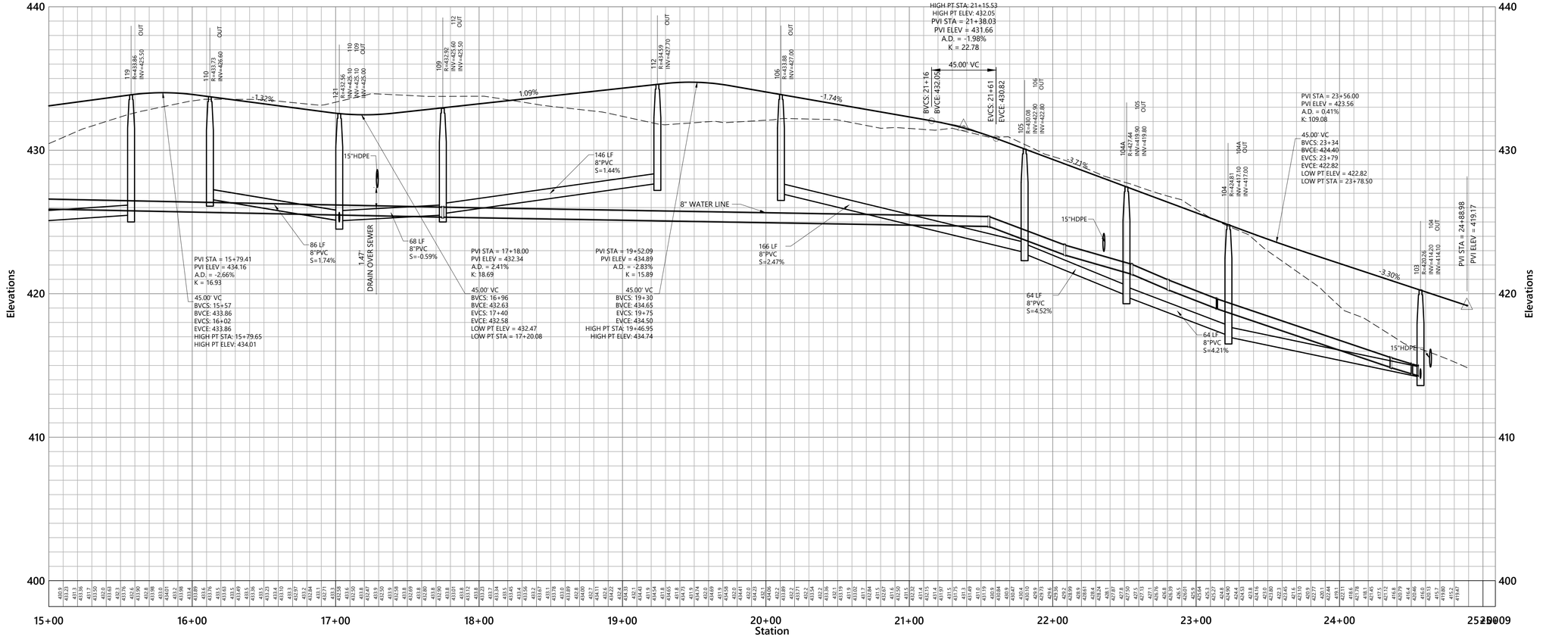


NOTE: ALL VERTICAL UTILITY CROSSINGS WHICH OCCUR AT THE ROADWAY CENTERLINE ARE DIMENSIONED IN THE ROADWAY PROFILES; CROSSINGS WHICH OCCUR OUTSIDE OF THE ROADWAY CENTERLINE ARE LABELED IN PLAN VIEW.

PLAN

Vert. 0 2 4 8 Feet
Horiz. 0 20 40 80 Feet

PROFILE



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Map 10, Lot 15 - 44 Pillsbury Road
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No.	Revision	Date	Appvd
1	Site Plan Application Submission	02/12/2026	EKG

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Date October 14, 2025

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Drawing Title
Roadway Plan And Profile 3

Drawing Number
C5.03

Sheet 20 of 41

Project Number
53140.44



Saved Wednesday, February 11, 2026 11:28:45 PM BZOLLER Plotted Thursday, February 12, 2026 1:10:33 AM Ben Zoller

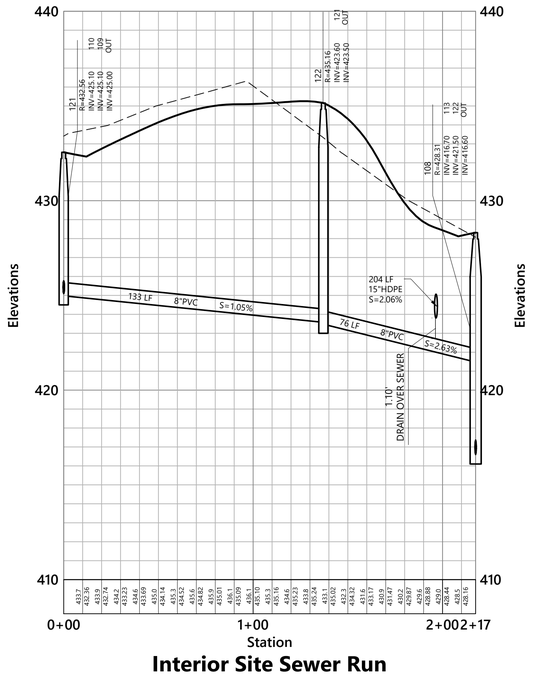
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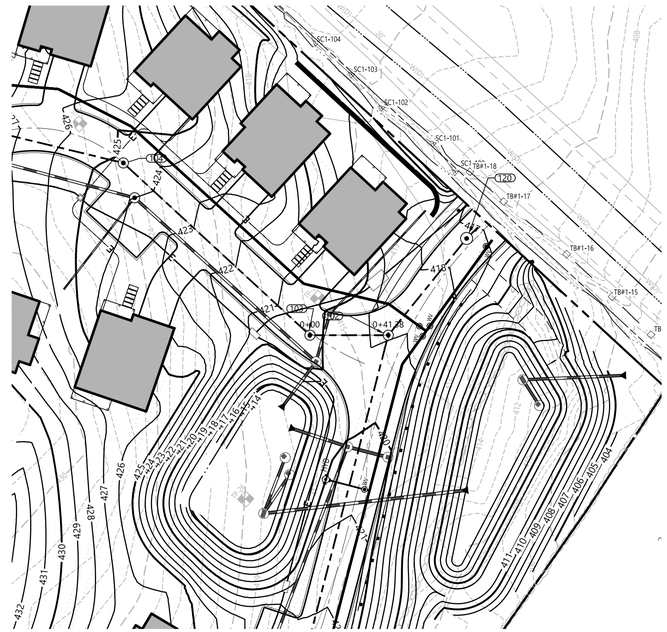
PLAN

Vert. 0 2 4 8 Feet
Horiz. 0 20 40 80 Feet

PROFILE



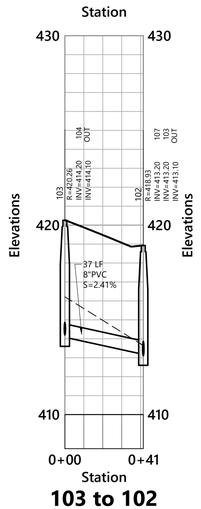
Interior Site Sewer Run



PLAN

Vert. 0 2 4 8 Feet
Horiz. 0 20 40 80 Feet

PROFILE



103 to 102

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Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Date: October 14, 2025

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Drawing Title

Additional Sewer Plans And Profiles

Drawing Number

C5.04

Sheet 21 of 41

Project Number 53140.44

STATE OF NEW HAMPSHIRE - ERIC K. GERADE No.13672 LICENSED PROFESSIONAL ENGINEER - 2/12/2026

Saved Wednesday, February 11, 2026 11:28:45 PM BZOLLER Plotted Thursday, February 12, 2026 1:14:03 AM Ben Zoller

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0 30 60 120Feet

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Checked by: DHF

Issued for: Permitting
Date: October 14, 2025

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Drawing Title
Overall Erosion Control Plan

Drawing Number
C6.00

Sheet 22 of 41

Project Number
53140.44

STATE OF NEW HAMPSHIRE – ERIC K. GERADE No.13072 LICENSED PROFESSIONAL ENGINEER – 2/12/2026

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0 15 30 60 Feet

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by: SJF
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Issued for: Permitting
Date: October 14, 2025

Not Approved for Construction

Drawing Title
Erosion Control Plan 1

Drawing Number
C6.01

Sheet 23 of 41

Project Number
53140.44

STATE OF NEW HAMPSHIRE
ERIC K. GERADE No.13672
LICENSED PROFESSIONAL ENGINEER
2/12/2026

Saved Wednesday, February 11, 2026 11:28:04 AM JHOWE Plotted Thursday, February 12, 2026 1:03:36 AM Ben Zoller

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0 15 30 60 Feet

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Site Plan Application Submission	02/12/2026	EKG

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Date: October 14, 2025

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Drawing Title
Erosion Control Plan 2

Drawing Number
C6.02

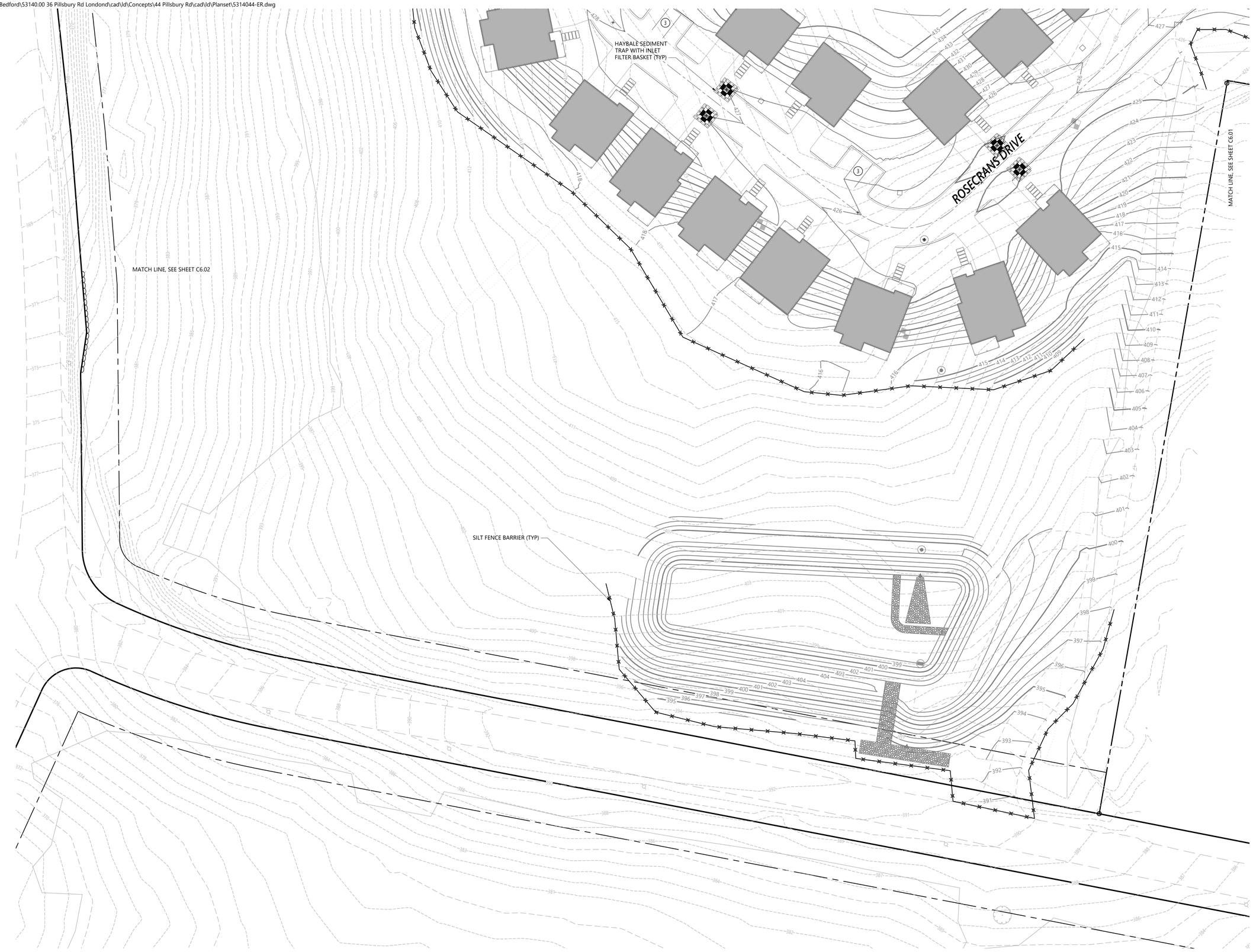
STATE OF NEW HAMPSHIRE - ERIC K. GERADE No.13672 LICENSED PROFESSIONAL ENGINEER
2/12/2026

Sheet 24 of 41

Project Number
53140.44

Saved Wednesday, February 11, 2026 11:28:04 AM JHOWE Plotted Thursday, February 12, 2026 1:06:07 AM Ben Zoller

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0 15 30 60 Feet

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Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

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Date: October 14, 2025

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Drawing Title
Erosion Control Plan 3

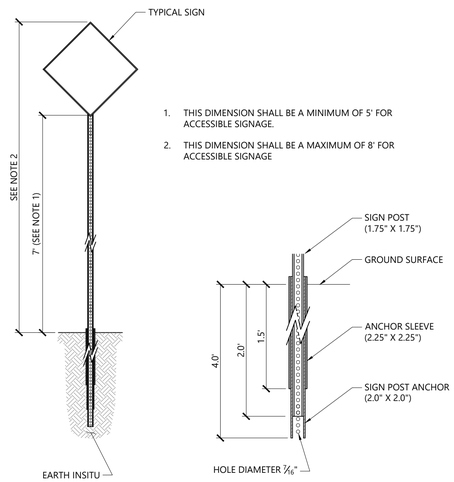
Drawing Number
C6.03

STATE OF NEW HAMPSHIRE – ERIC K. GERADE No.13672 LICENSED PROFESSIONAL ENGINEER – 2/12/2026

Sheet 25 of 41

Project Number
53140.44

\\vhb.com\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\ld\Concepts\44 Pillsbury Rd\cad\ld\Planset\5314044-DT.dwg

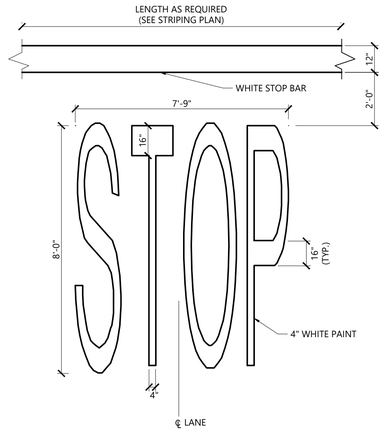


1. THIS DIMENSION SHALL BE A MINIMUM OF 5' FOR ACCESSIBLE SIGNAGE.
2. THIS DIMENSION SHALL BE A MAXIMUM OF 8' FOR ACCESSIBLE SIGNAGE

Sign Post - Type 'B'

3/19

N.T.S. | Source: VHB | LD_702



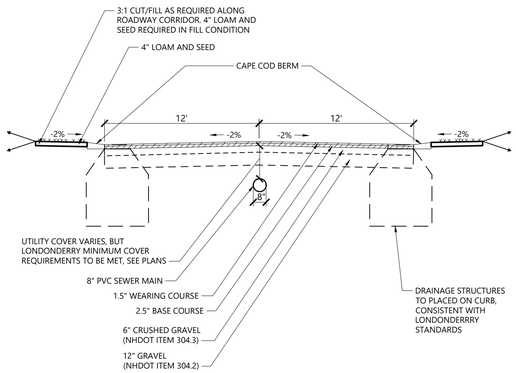
NOTES

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

Pavement Markings - Stop Marking & Bar

1/16

N.T.S. | Source: VHB | LD_554

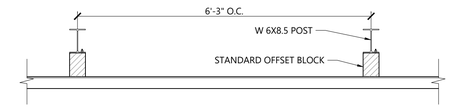


NOTES

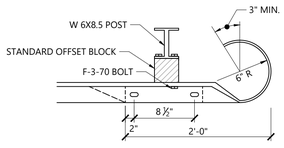
1. LOCATION OF WATER LINE VARIES. SEE PLAN FOR LOCATION.

24' Roadway Section Detail

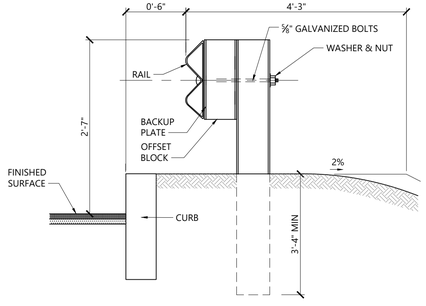
N.T.S. | Source: VHB



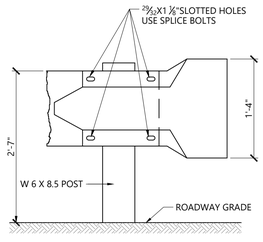
PLAN VIEW



PLAN VIEW



SECTION VIEW

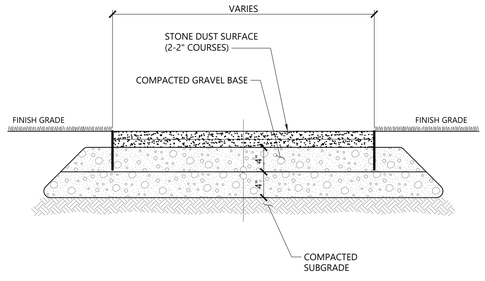


ELEVATION VIEW

Steel Beam Guardrail with Steel Post

10/20

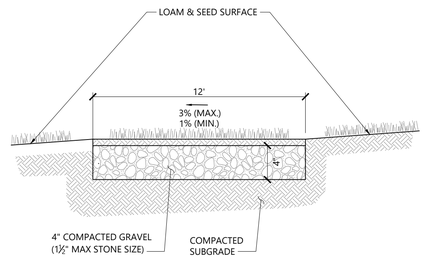
N.T.S. | Source: VHB | LD_456



Stonedust Path

02/25

N.T.S. | Source: VHB | REV



SECTION

12' Access Path

11/25

N.T.S. | Source: VHB | REV

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
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No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by: SJF | Checked by: DHF

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Drawing Title: Site Details 1

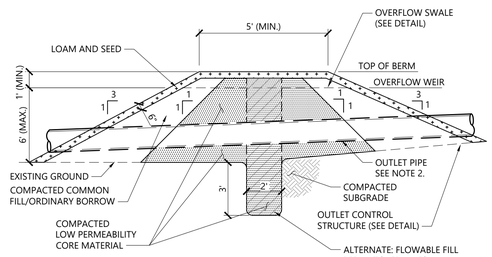
Drawing Number: C7.01



Sheet 26 of 41

Project Number: 53140.44

Saved Thursday, February 12, 2026 12:09:03 AM BZOLLER Plotted Thursday, February 12, 2026 1:10:03 AM Ben Zoller



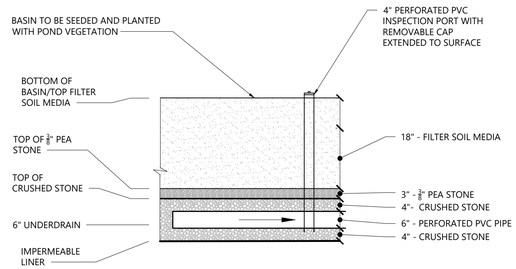
NOTES

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.

Detention Basin Berm Section

12/20

N.T.S. Source: VHB LD_160



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

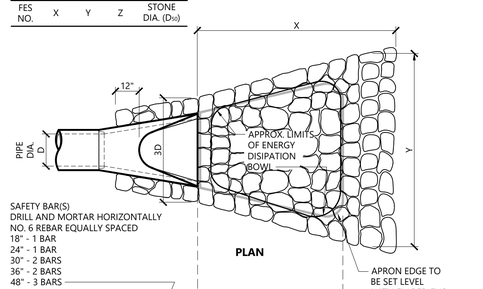
   * ALTERNATIVELY, USE MEDIA SPECIFIED IN THE ALTERATION OF TERRAIN RULES, Env-Wq 1508.07(k)
2. ⅜" PEASTONE SHALL CONFORM TO ASTM-33 #8 GRADATION, OR APPROVED EQUAL.

Basin Sand Filter

N.T.S. Source: VHB

RIPRAP STONE

FES NO.	X	Y	Z	STONE DIA. (D_{50})



SECTION A-A

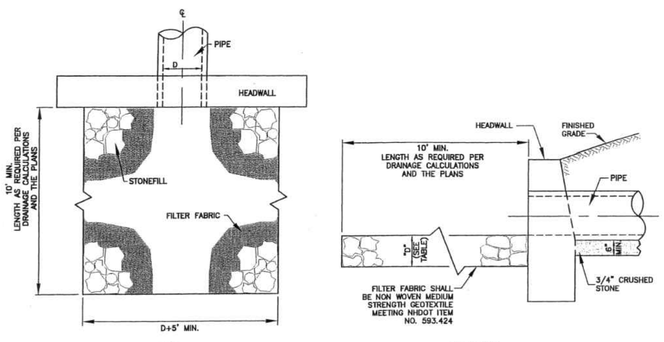
Flared End Section (FES) with Stone Protection

3/19

N.T.S. Source: VHB LD_134

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PLAN ELEVATION

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:

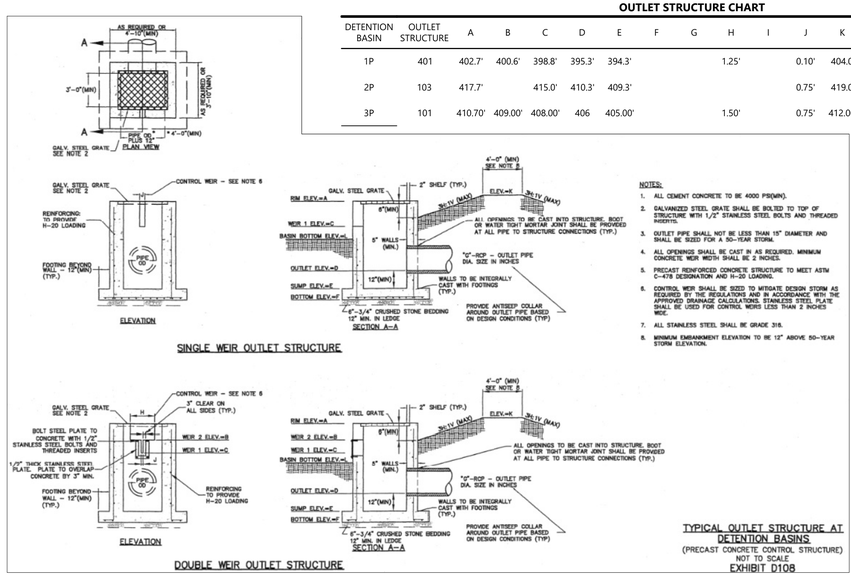
% OF PASSING BY WEIGHT	STONE SIZES C1 D = BLANKET THICKNESS 12"	C2 18"	C3 24"
100%	8"	12"	18"
85%	7"	11"	16"
50%	5"	8"	12"
15%	2"	3"	4"

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

HEADWALL WITH STONEFILL APRON
NOT TO SCALE
EXHIBIT D107

OUTLET STRUCTURE CHART

DETENTION BASIN	OUTLET STRUCTURE	A	B	C	D	E	F	G	H	I	J	K	L	UNDERDRAIN DIAMETER	UNDERDRAIN CAP DIAMETER
1P	401	402.7'	400.6'	398.8'	395.3'	394.3'			1.25'		0.10'	404.0'	398.0'	6.0"	1.0"
2P	103	417.7'		415.0'	410.3'	409.3'					0.75'	419.0'	414.0'	6.0"	2.0"
3P	101	410.70'	409.00'	408.00'	406	405.00'			1.50'		0.75'	412.00'	408.00'	-	-



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Designed by SJF Checked by DHF

Issued for Date

Permitting October 14, 2025

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Drawing Title

Site Details 2

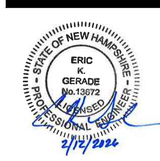
Drawing Number

C7.02

Sheet 27 of 41

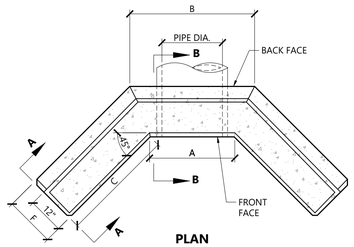
Project Number

53140.44

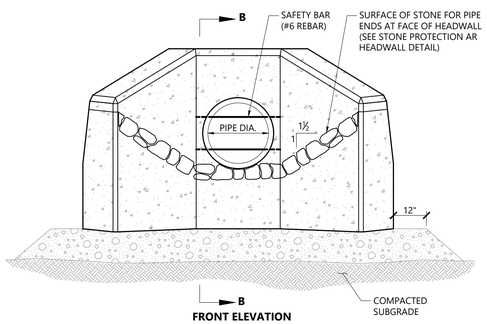


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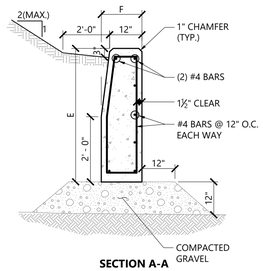
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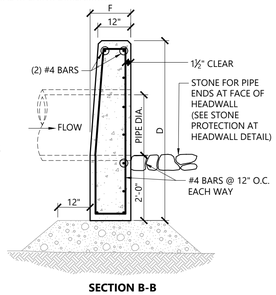
PLAN



FRONT ELEVATION



SECTION A-A



SECTION B-B

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

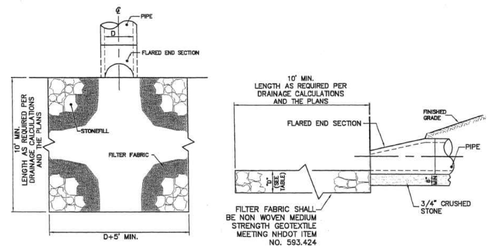
NOTES

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



PLAN ELEVATION

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 C2 C3 D = BLANKET THICKNESS 12" 18" 24"
100%	6" 12" 18"
85%	7" 11" 16"
50%	5" 8" 12"
15%	2" 3" 4"

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

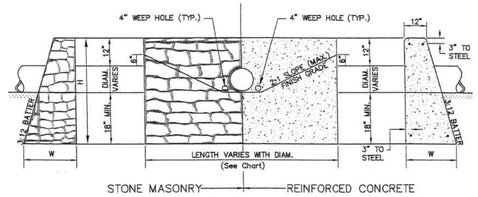
TYPICAL PIPE END SECTION (FLARED END) WITH STONEFILL APRON

NOT TO SCALE

EXHIBIT D105

DRAIN PIPE DIAMETER	12"	15"	18"	24"	30"
LENGTH	3'-6"	4'-6"	5'-6"	7'-6"	9'-6"
HEIGHT (H)	3'-6"	3'-9"	4'-0"	4'-6"	5'-0"
BOTTOM WIDTH (W)	1'-10.5"	1'-11.25"	2'-0"	2'-1.5"	2'-3"
CONC. (Cu.Yd.)	0.61	0.85	1.13	1.78	2.58
STEEL (Lbs.)	9	11	14	20	25

ALL STEEL SHALL BE #4 BARS, MEETING NHDOT REQUIREMENTS



NOTES:
1. ALL CONCRETE SHALL BE CLASS A
2. ALL HEADWALLS SHALL MEET NHDOT REQUIREMENTS. FOR LARGER PIPE DIAMETERS, USE THE NHDOT STANDARD PLANS.

HEADWALLS (MASONRY & CONCRETE)

NOT TO SCALE

EXHIBIT D106

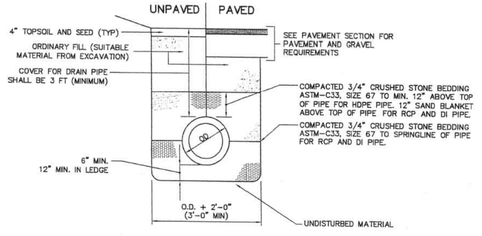
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Prepared For: Procopio Enterprises, LLC
35 Village Road, 7th Floor (702)
Middleton, MA, 01949



NOTE:

DRAIN PIPE SHALL BE 15" DIAMETER MIN.

PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N-12 (CORRUGATED EXTERIOR/SMOOTH INTERIOR) OR EQUAL MEETING AASHTO M-252 AND H-20 LOADING.

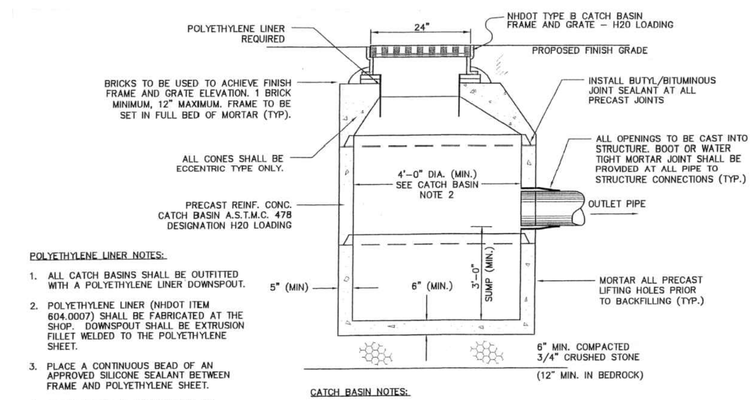
DI DRAIN PIPE SHALL BE CL. 50.

RC DRAIN PIPE SHALL BE CLASS III UNLESS OTHERWISE NOTED.

TYPICAL DRAIN PIPE TRENCH

NOT TO SCALE

EXHIBIT D101



POLYETHYLENE LINER NOTES:

1. ALL CATCH BASINS SHALL BE OUTFITTED WITH A POLYETHYLENE LINER DOWNSPOUT.
2. POLYETHYLENE LINER (NHDOT ITEM 604.0007) SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
3. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT BETWEEN FRAME AND POLYETHYLENE SHEET.
4. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).
5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH CURB).
6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 3" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.

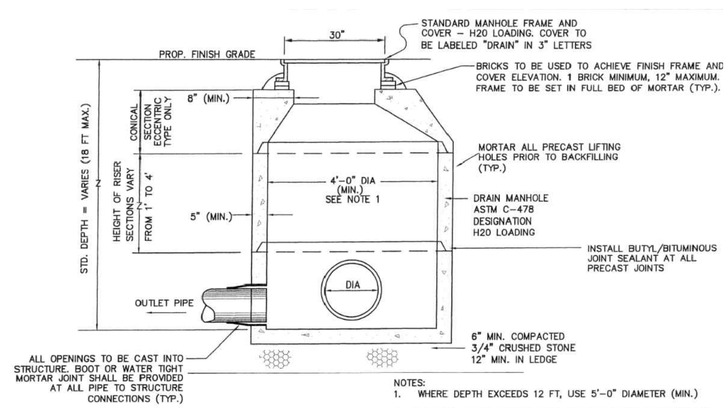
CATCH BASIN NOTES:

1. WHERE DEPTH EXCEEDS 12 FT, USE 5'-0" DIAMETER (MIN.) MAXIMUM DEPTH = 18 FEET
2. MINIMUM PIPE DROP (INLET TO OUTLET) SHALL BE 3" UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
3. ALL BOOTS, GASKETS AND SEALANTS SHALL BE IN ACCORDANCE WITH MANUFACTURES WRITTEN INSTRUCTIONS

CATCH BASIN DETAIL

NOT TO SCALE

EXHIBIT D104



NOTES:
1. WHERE DEPTH EXCEEDS 12 FT, USE 5'-0" DIAMETER (MIN.)
2. MINIMUM PIPE DROP (INLET TO OUTLET) SHALL BE 3" UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
3. ALL BOOTS, GASKETS AND SEALANTS SHALL BE IN ACCORDANCE WITH MANUFACTURES WRITTEN INSTRUCTIONS

PRECAST DRAIN MANHOLE DETAIL

NOT TO SCALE

EXHIBIT D103

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF Checked by DHF

Issued for Permitting Date October 14, 2025

Not Approved for Construction

Drawing Title: Site Details 3

Drawing Number: C7.03

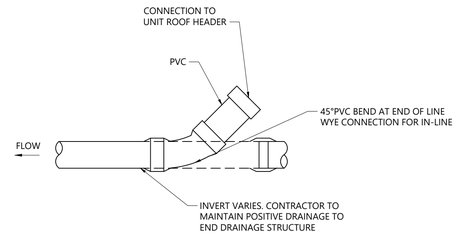
Sheet 28 of 41

Project Number: 53140.44



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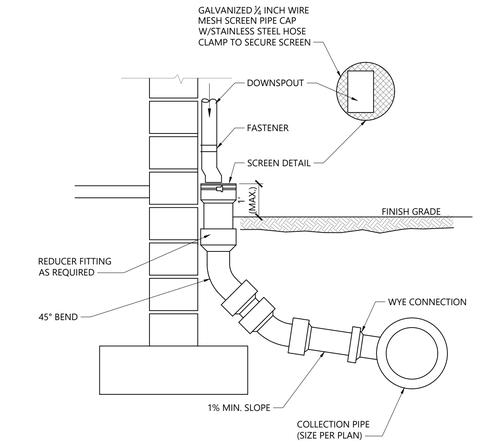
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Roof Header Connection

2/26

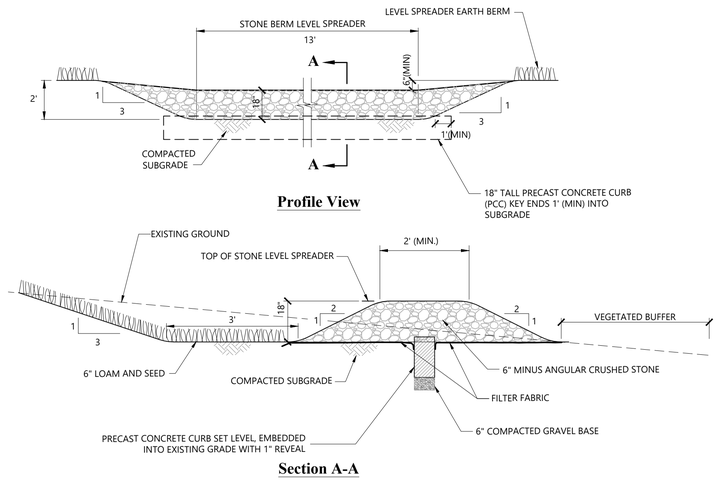
N.T.S. Source: VHB REV



Downspout Rain Leader

1/16

N.T.S. Source: VHB LD_195



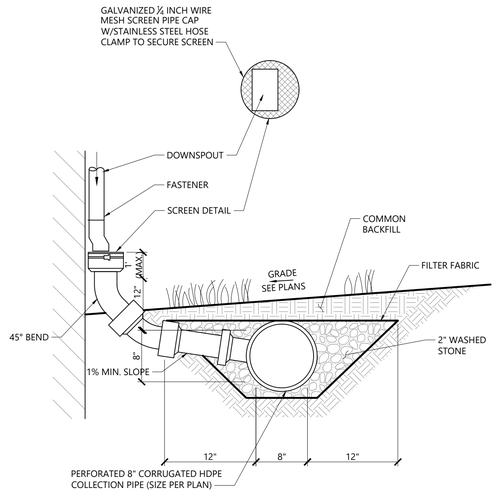
NOTES:

1. SEE GRADING AND DRAINAGE PLANS FOR ELEVATIONS.
2. ANY DISTURBED AREA DOWNSLOPE FROM THE LEVEL SPREADER SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS AND REVEGETATED.

Stone Berm Level Spreader Detail

1/16

N.T.S. Source: VHB



NOTES

1. SEE PLAN VIEW FOR SLOPES OF HEADER DRAINAGE SYSTEM.
2. COMBINATION DOWNSPOUT AND FRENCH DRAIN TO BE UTILIZED WHERE FINISHED GRADE SLOPES ARE DIRECTED TOWARDS DWELLING UNITS. IN ALL OTHER INSTANCES WHERE FINISHED GRADE IS DIRECTED AWAY FROM DWELLING UNITS, THE DOWNSPOUT RAIN LEADER DETAIL SHALL BE REFERENCED, THIS SHEET.

Combination Downspout and French Drain

1/16

N.T.S. Source: VHB REV LD_184

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF Checked by DHF

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Drawing Title

Site Details 4

Drawing Number

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Project Number

53140.44



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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 AT LEAST 2 DAYS OF ADVANCE NOTICE

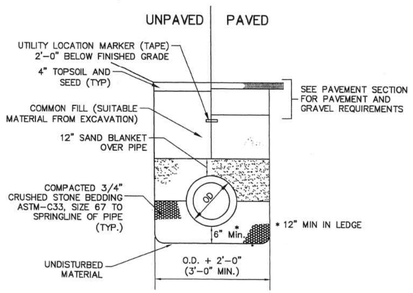
2. THE SEWER SERVICE MANHOLES SHALL BE VACUUM TESTED AND THE PVC PIPING PRESSURE TESTED WITH AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL PRESENT ON SITE AS A WITNESS. SEWER MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ENV-WQ 704.17 AND GRAVITY SEWER PIPE SHALL 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.

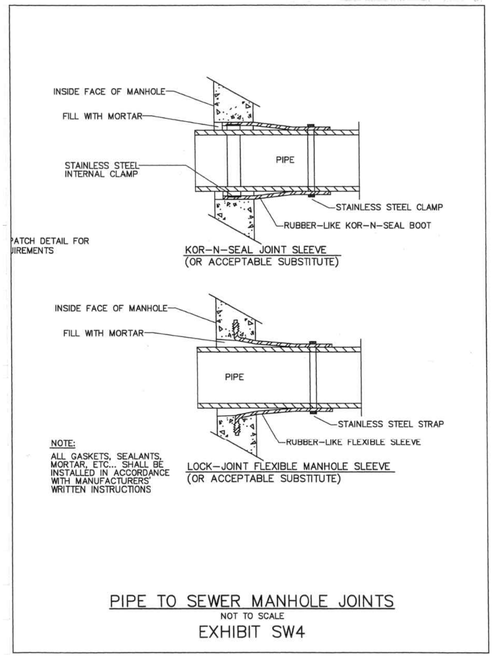
4. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD VERIFY AS-BUILT CONDITIONS AT SMH 102 (BY OTHERS) AND THE STUB (BY OTHERS) BETWEEN SMH 101 AND 102 AND REPORT BACK DISCREPANCIES TO THE DESIGN ENGINEER.

Sewer Notes 6/10

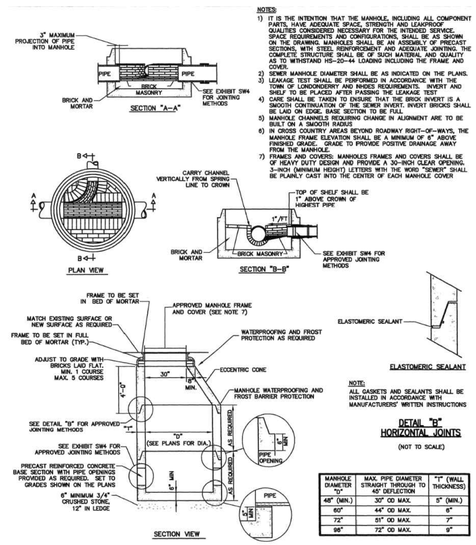
N.T.S. Source: VHB LD_



TYPICAL SEWER PIPE TRENCH
NOT TO SCALE
EXHIBIT SW1

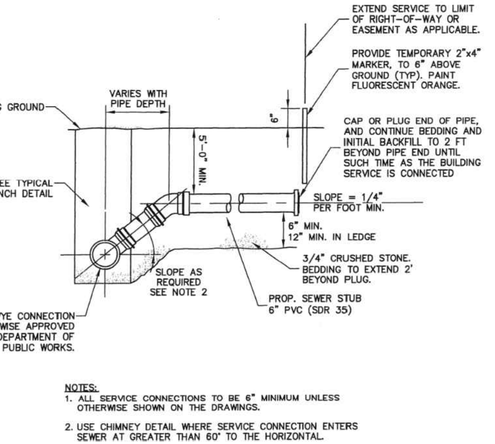


PIPE TO SEWER MANHOLE JOINTS
NOT TO SCALE
EXHIBIT SW4



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

TYPICAL SEWER MANHOLE
NOT TO SCALE
EXHIBIT SW2

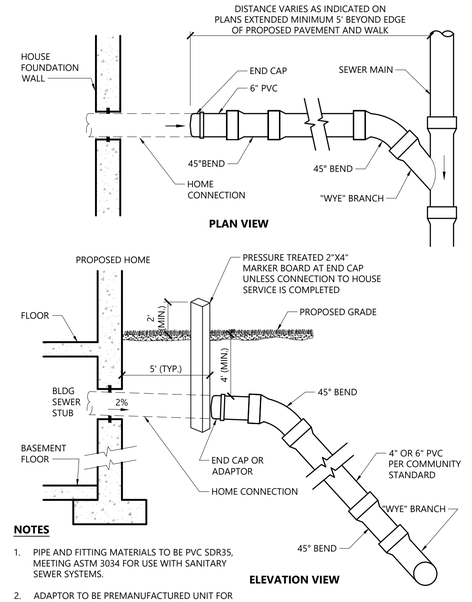


NOTES:
1. MINIMUM 5'-0" DIAMETER MANHOLES SHALL BE USED AT ALL INTERNAL DROP MANHOLE CONNECTIONS. SEE PLANS FOR MANHOLE DIAMETER.
2. INTERNAL DROP SEWER MANHOLE CONNECTIONS TO BE USED WHERE THE DIFFERENCE BETWEEN INVERT IN AND INVERT OUT IS GREATER THAN 2'-0".

TYPICAL SEWER MANHOLE WITH INTERNAL DROP CONNECTION
NOT TO SCALE
EXHIBIT SW3

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

DETAIL FOR SEWER SERVICE CONNECTION
NOT TO SCALE
EXHIBIT SW5



NOTES
1. PIPE AND FITTING MATERIALS TO BE PVC SDR35, MEETING ASTM 3034 FOR USE WITH SANITARY SEWER SYSTEMS.
2. ADAPTOR TO BE PREMANUFACTURED UNIT FOR CONNECTION OF PIPE TYPES

Typical Wye and Chimney Detail (Residential) 1/16

N.T.S. Source: VHB LD_222

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
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No.	Revision	Date	Appvd.
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Issued for Permitting Date October 14, 2025

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Drawing Title
Site Details 5

Drawing Number
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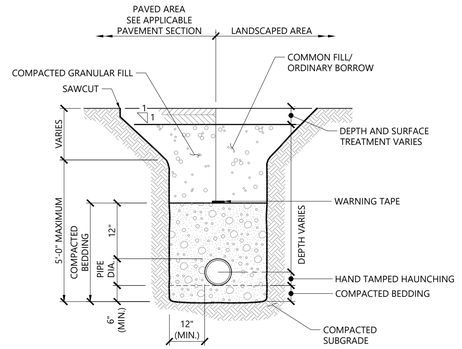
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Project Number
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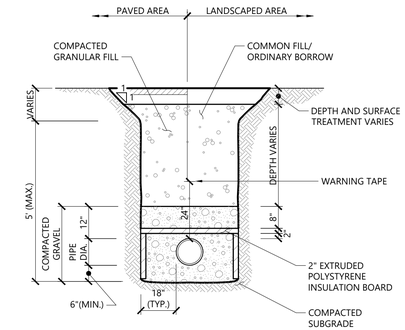
NOTES

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

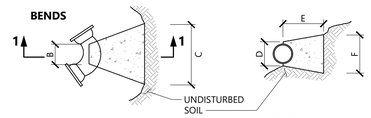
12/19

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

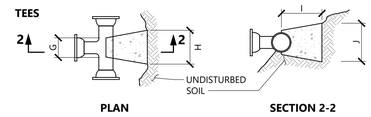


Plan **SECTION 1-1**

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**

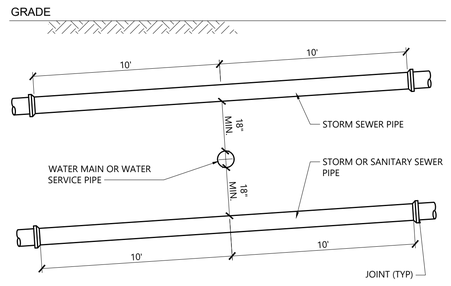
NOTES

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



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

vhb.com

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

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF | Checked by DHF

Issued for: Permitting | Date: October 14, 2025

Not Approved for Construction

Drawing Title: Site Details 6

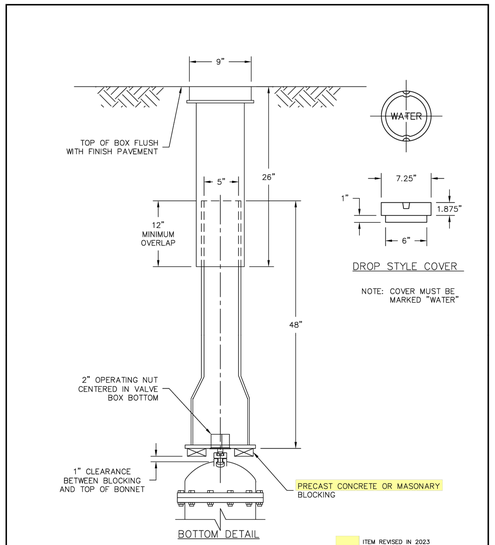
Drawing Number: C7.06

Sheet 31 of 41

Project Number: 53140.44



Saved Thursday, February 12, 2026 12:09:03 AM BZOLLER Plotted Thursday, February 12, 2026 1:06:42 AM Ben Zoller

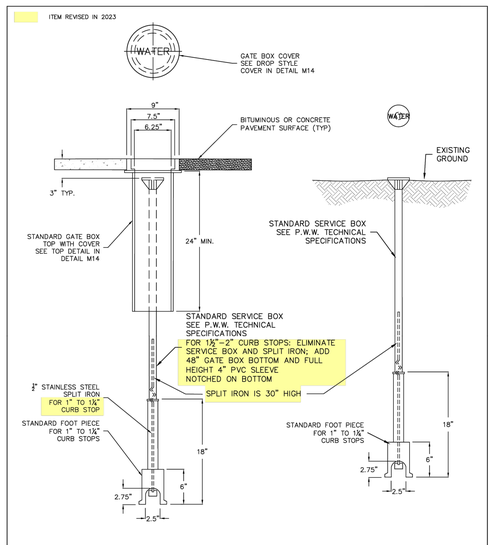


ITEM REVISED IN 2023

NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.

PENNICHUCK WATER

DETAIL M14
TYPICAL VALVE BOX DETAIL
PENNICHUCK WATER WORKS, INC.
REV: 03-15-2023 SCALE: NTS

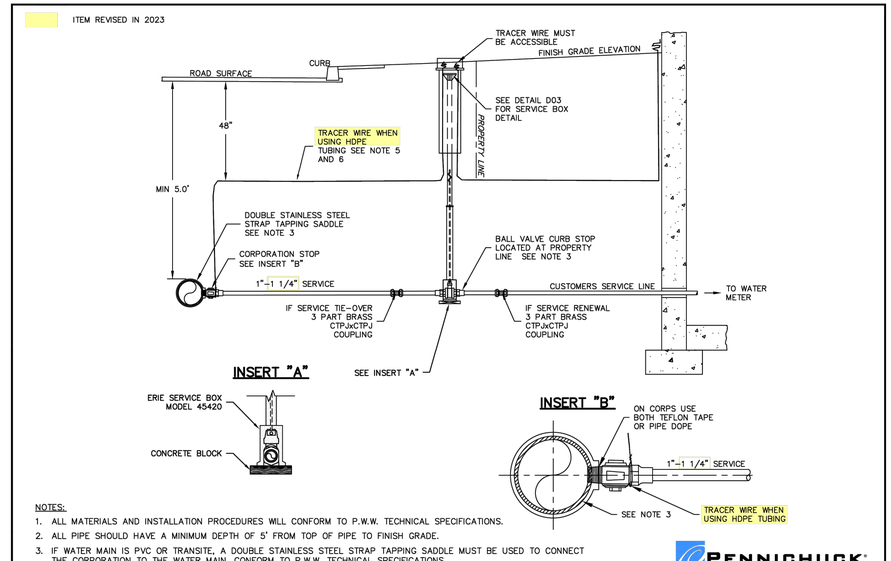


NOTE:
ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.

PENNICHUCK WATER

DETAIL D03
TYPICAL SERVICE BOX DETAIL IN PAVED AREAS
PENNICHUCK WATER WORKS, INC.
REV: 03-15-2023 SCALE: NTS

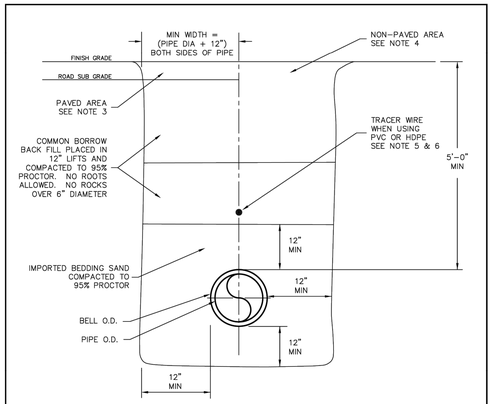
ITEM REVISED IN 2023



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. IF WATER MAIN IS PVC OR TRANSITE, A DOUBLE STAINLESS STEEL STRAP TAPPING SADDLE MUST BE USED TO CONNECT THE CORPORATION TO THE WATER MAIN. CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
4. IF TAPPING A FIRE SERVICE, THEN SEE DETAIL D15 AND D16.
5. USE 10-GAUGE SOLID-CORE COATED BLUE TRACER WIRE PER P.W.W. TECHNICAL SPECIFICATIONS. SPLICES REQUIRE SNAKEBITE LSC1030C LOCKING CONNECTORS OR EQUAL.
6. INSTALL 3" WIDE BLUE UNDERGROUND WARNING TAPE.
7. SERVICE TO BE PLACED ON 1' COMPACTED SAND BED AND COVERED IN 1' COMPACTED SAND BED.

PENNICHUCK WATER

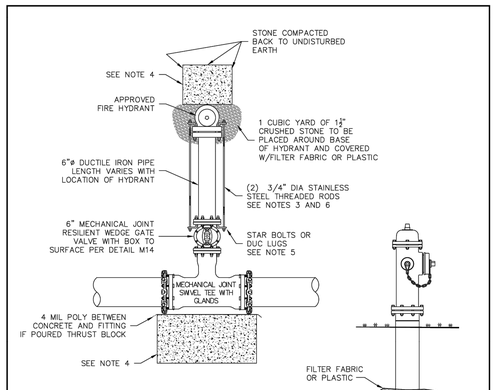
DETAIL D01
TYPICAL 1"-1 1/4" SERVICE & VALVE BOX INSTALLATION DETAIL
PENNICHUCK WATER WORKS, INC.
REV: 03-15-2023 SCALE: NTS



NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5'-0" FROM TOP OF PIPE TO FINISH GRADE.
3. REQUIREMENTS FOR SUBBASE AND BASE MATERIAL TYPE ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN PAVED AREAS.
4. REQUIREMENTS FOR GRAVEL, LOAM AND/OR SEED ARE TO BE IN ACCORDANCE WITH LOCAL AUTHORITY HAVING LOCAL JURISDICTION IN NON-PAVED AREAS.
5. USE 10-GAUGE SOLID-CORE COATED TRACER WIRE PER P.W.W. TECHNICAL SPECIFICATIONS.
6. INSTALL 3" WIDE BLUE UNDERGROUND WARNING TAPE.

PENNICHUCK WATER

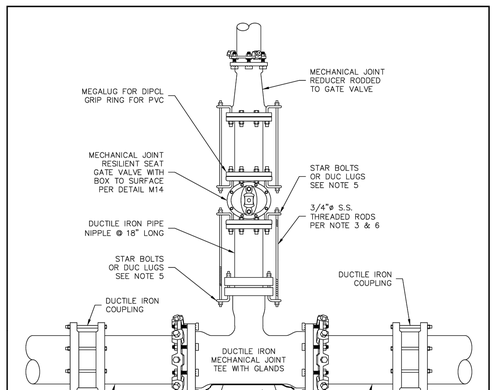
DETAIL M02.1
TYPICAL TRENCH DETAIL
PENNICHUCK WATER WORKS, INC.
REV: 11-1-2021 SCALE: NTS



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 2'x2'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL M10.
5. SEE PWW TECHNICAL SPECIFICATION SECTION 01600.C.16.F
6. ALL MECHANICAL JOINT FITTINGS SEPARATED BY PIPE LENGTH OF 10 FEET OR LESS MUST BE RODDED PER PWW TECHNICAL SPECIFICATION SECTION 01600E.2.F IF SEPARATION IS MORE THAN 10 FEET SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.

PENNICHUCK WATER

DETAIL M15
TYPICAL HYDRANT INSTALLATION
PENNICHUCK WATER WORKS, INC.
REV: 11-1-2021 SCALE: NTS



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS. 10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE. 12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 2'x2'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL M10.
5. SEE PWW TECHNICAL SPECIFICATION SECTION 01600.C.16.F
6. ALL MECHANICAL JOINT FITTINGS SEPARATED BY PIPE LENGTH OF 10 FEET OR LESS MUST BE RODDED PER PWW TECHNICAL SPECIFICATION SECTION 01600E.2.F IF SEPARATION IS MORE THAN 10 FEET SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.

PENNICHUCK WATER

DETAIL M09
TYPICAL TEE INSTALLATION ON EXISTING MAIN
PENNICHUCK WATER WORKS, INC.
REV: 11-1-2021 SCALE: NTS

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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
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Designed by SJF
Checked by DHF
Issued for Permitting
Date October 14, 2025

Not Approved for Construction

Drawing Title
Site Details 7

Drawing Number
C7.07

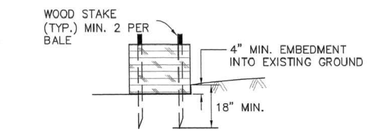


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Project Number
53140.44

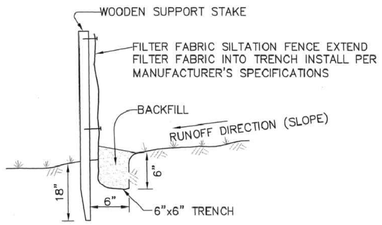
Saved Thursday, February 12, 2026 12:09:03 AM BZOLLER Plotted Thursday, February 12, 2026 1:15:12 AM Ben Zoller

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STAKED HAYBALE DETAIL

(NOT TO SCALE)



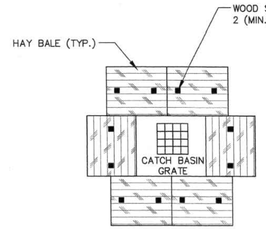
SILT FENCE DETAIL

(NOT TO SCALE)

DETAILS FOR HAYBALE AND SILT FENCE INSTALLATION

NOT TO SCALE

EXHIBIT EC1



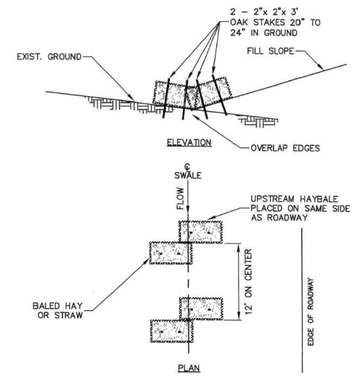
NOTES:

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

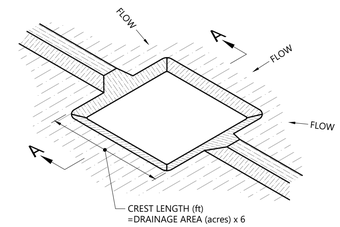
EXHIBIT EC2



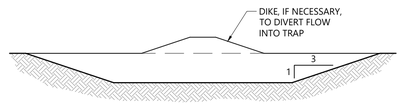
DETAILS FOR HAY BALE CHECK DAM

NOT TO SCALE

EXHIBIT EC3



ISOMETRIC VIEW



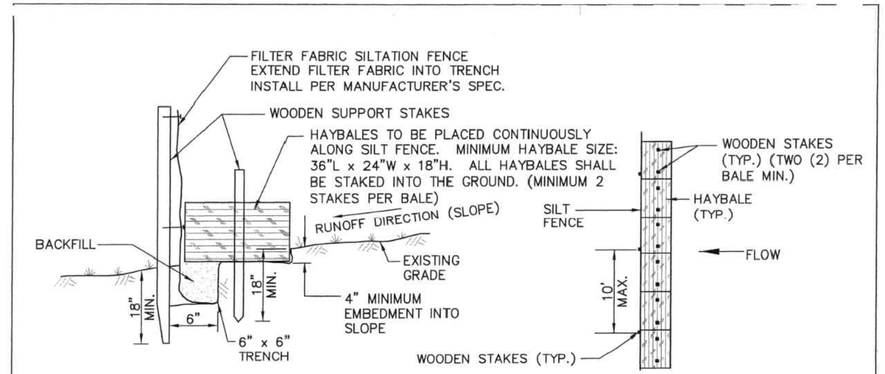
SECTION A-A

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



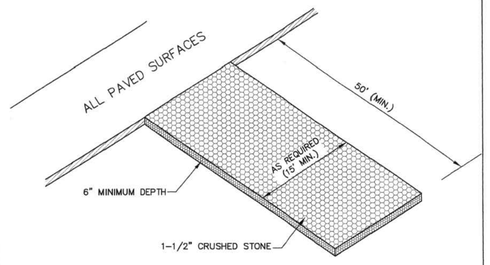
SECTION VIEW **PLAN VIEW**

NOTE: TO BE USED AT INLET END OF ALL CULVERTS AND DRAINAGE STRUCTURES.

DETAIL FOR SILT FENCE WITH HAY BALES

NOT TO SCALE

EXHIBIT EC4

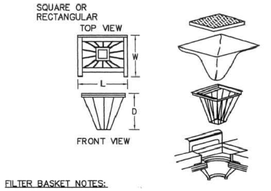


TO BE USED AT ALL STOCKPILE AND/OR STAGING AREAS.

DETAIL FOR CRUSHED STONE CONSTUCTION ENTRANCE

NOT TO SCALE

EXHIBIT EC5



FILTER BASKET NOTES:

1. INLET BASKETS SHALL BE USED ON ALL CATCH BASINS WITHIN THE PROJECT LIMITS WITHIN PAVED AREAS. INLET FILTER BASKETS SHALL BE "SILT SACK®" OR APPROVED EQUAL.
2. FILTER FABRIC SHALL BE PUSHED DOWN AND FORMED TO THE SHAPE OF THE BASKET. THE SHEET OF FABRIC SHALL BE LARGE ENOUGH TO BE SUPPORTED BY THE BASKET FRAME WHEN HOLDING SEDIMENT AND EXTEND AT LEAST 6 INCHES PAST THE FRAME. THE INLET GRATE SHALL BE PLACED OVER THE BASKET/FRAME AND WILL SERVE AS THE FABRIC ANCHOR.
3. THE FILTER FABRIC SHALL BE A GEO-TEXTILE FABRIC: POLYESTER, POLYPROPYLENE, STABILIZED NYLON, POLYETHYLENE OR POLYVINYLIDENE CHLORIDE MEETING THE FOLLOWING SPECIFICATIONS:
   GRAB STRENGTH: 300 lb. MINIMUM IN ANY PRINCIPAL DIRECTION (ASTM D-4632).
   MULLEN BURST STRENGTH: MINIMUM 800 psi (ASTM D-3786).
4. THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 40 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 40 gpm/sq. ft.
5. THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
6. INLET BASKETS SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.

DETAIL FOR INLET FILTER BASKET

NOT TO SCALE

EXHIBIT EC6

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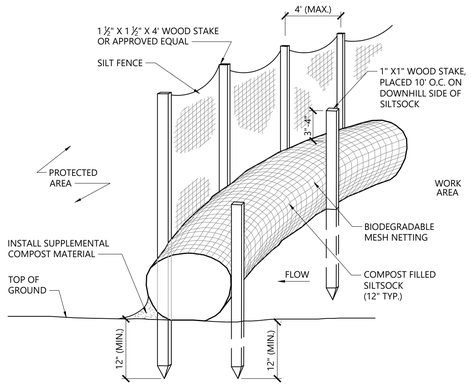
Drawing Number: C7.08



Sheet 33 of 41

Project Number: 53140.44

Saved Thursday, February 12, 2026 12:09:03 AM BZOLLER Plotted Thursday, February 12, 2026 1:01:54 AM Ben Zoller



NOTES

1. SILTSOCK SHALL BE FILTREXX SILTSOXX, OR APPROVED EQUAL.
2. SILTSOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILTSOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. UPON SITE STABILIZATION, COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OF OFFSITE.

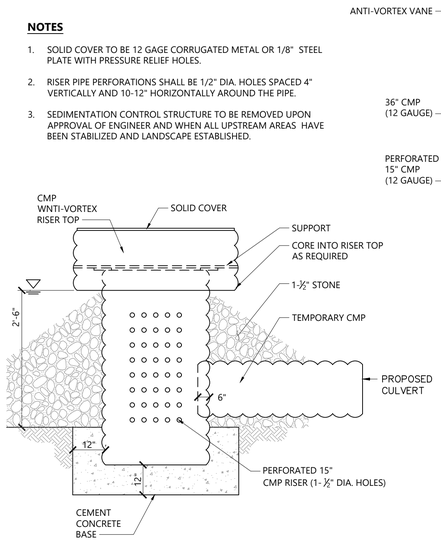
Siltsock / Silt Fence Barrier

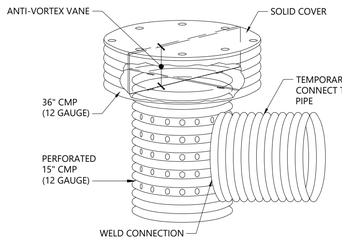
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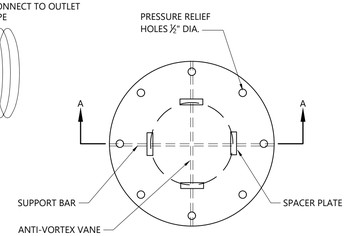
N.T.S. | Source: VHB | REV | LD_658-A

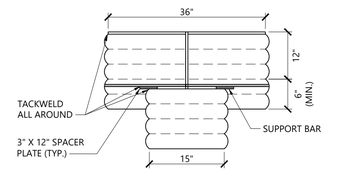
NOTES

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/

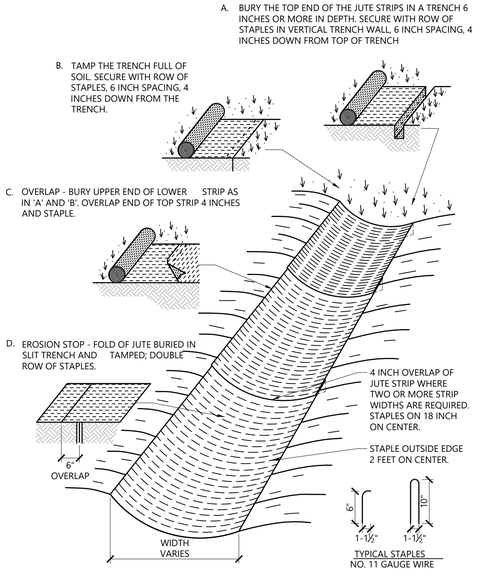
N.T.S. | Source: VHB | LD_6

A. BURY THE TOP END OF THE JUTE STRIPS IN A TRENCH 6 INCHES OR MORE IN DEPTH. SECURE WITH ROW OF STAPLES IN VERTICAL TRENCH WALL, 6 INCH SPACING, 4 INCHES DOWN FROM TOP OF TRENCH

B. TAMP THE TRENCH FULL OF SOIL. SECURE WITH ROW OF STAPLES, 6 INCH SPACING, 4 INCHES DOWN FROM THE TRENCH.

C. OVERLAP - BURY UPPER END OF LOWER STRIP AS IN 'A' AND 'B'. OVERLAP END OF TOP STRIP 4 INCHES AND STAPLE.

D. EROSION STOP - FOLD OF JUTE BURIED IN SLIT TRENCH AND TAMPED; DOUBLE ROW OF STAPLES.

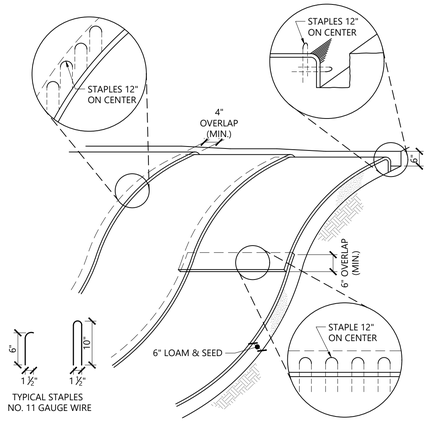


* INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS

Erosion Control Blanket Swale Installation

1/16

N.T.S. | Source: VHB | LD_681



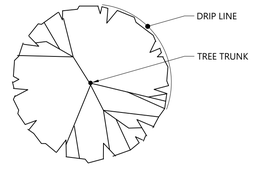
NOTES

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 ½ INCHES MATERIAL UTILIZED.

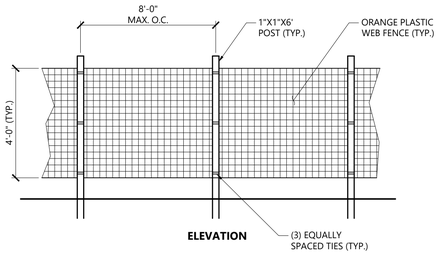
Erosion Control Blanket Slope Installation

10/20

N.T.S. | Source: VHB | LD_680



PLAN



ELEVATION

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

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
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Designed by: SJF | Checked by: DHF

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Drawing Title: Site Details 9

Drawing Number: C7.09

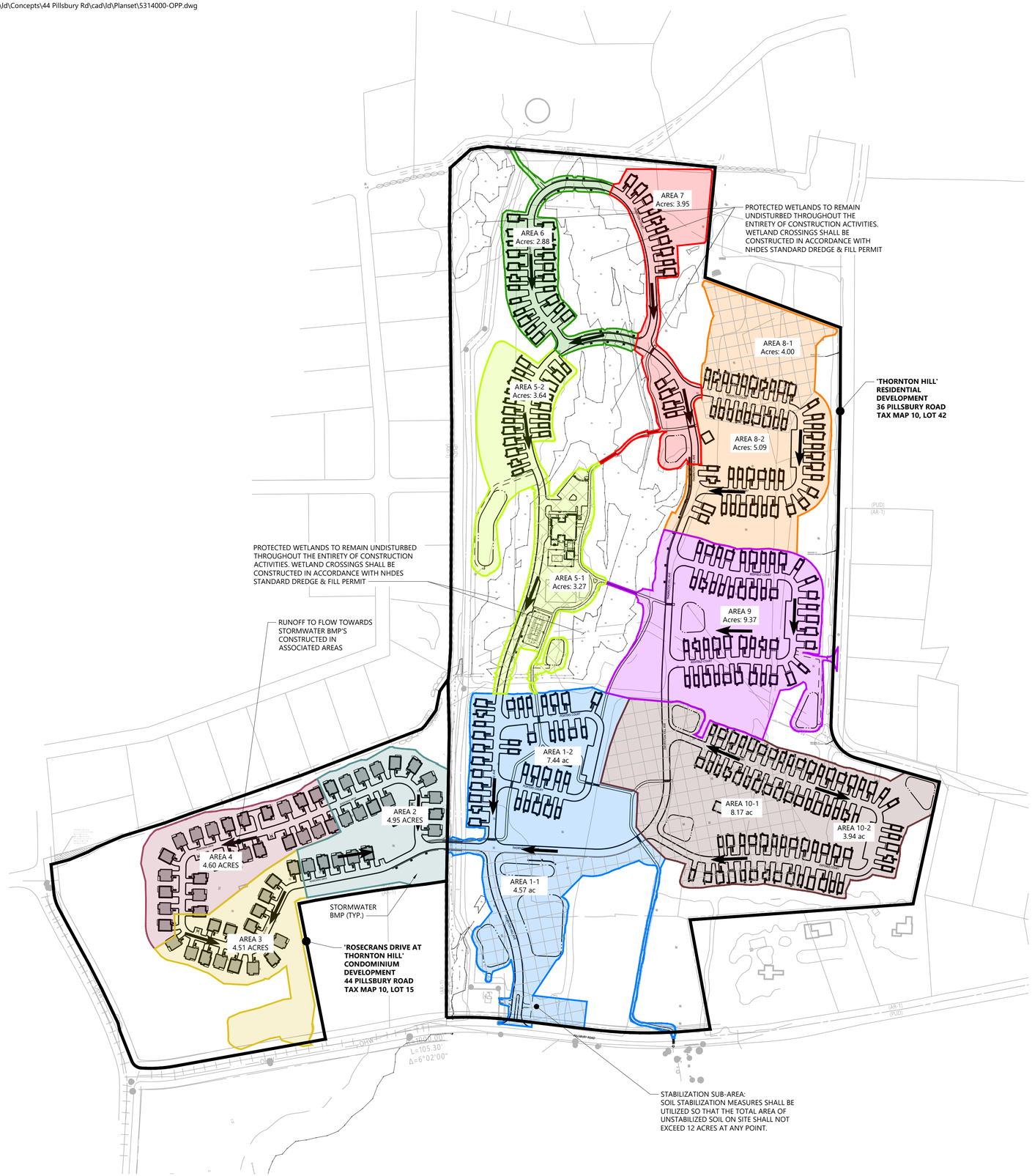
Sheet 34 of 41

Project Number: 53140.44



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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.

(e) 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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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

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Issued for: Permitting
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Not Approved for Construction

Drawing Title
Overall Sequencing Plan: Thornton Hill & Rosecrans Drive Developments

Drawing Number
C8.00

STATE OF NEW HAMPSHIRE · ERIC K. GERADE No.13672 LICENSED PROFESSIONAL ENGINEER · 2/12/2026

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Project Number
53140.44

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Notes

INTRODUCTION

VHB HAS PREPARED THE FOLLOWING STORMWATER MANAGEMENT SYSTEM INSPECTION & MAINTENANCE MANUAL FOR THE RESIDENTIAL PROJECT LOCATED AT 44 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.

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 & FOOD. A COPY IS PROVIDED AT THE END OF THIS MANUAL.

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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Drawing Title: Inspection and Maintenance Notes

Drawing Number: C9.01

Sheet 36 of 41

Project Number: 53140.44



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Stormwater Management System
Inspection & Maintenance Log

BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed (*List Items/Comments*)	Date of Cleaning/Repair	Performed By

Stormwater Management System
Inspection & Maintenance Log

BMP/System Component	Date Inspected	Inspector	Cleaning/Repair Needed (*List Items/Comments*)	Date of Cleaning/Repair	Performed By

Stormwater Management System
Inspection & Maintenance Log

Notes:

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

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.
Detention Basin/Surface Sand Filter	2 times per year	Check for sediment accumulation, clogging, trash and debris.	Clean/repair as needed.
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.

vhb.com

2 Bedford Farms Drive
Suite 200
Bedford, NH 03110
603.391.3900

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

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by BJZ | Checked by DHF

Issued for: **Permitting** | Date: **October 14, 2025**

Not Approved for Construction

Drawing Title
Inspection and Maintenance Checklists and Logs

Drawing Number
C9.02

Sheet 37 of 41

Project Number
53140.44

STATE OF NEW HAMPSHIRE
ERIC K. GERADE
No. 13672
LICENSED
PROFESSIONAL ENGINEER
2/12/2026

Saved Wednesday, February 11, 2026 11:52:07 PM BZOLLER Plotted Thursday, February 12, 2026 1:13:11 AM Ben Zoller

\\vhb\gbl\proj\Bedford\53140.00 36 Pillsbury Rd Londond\cad\ld\Concepts\44 Pillsbury Rd\cad\ld\Planset\5314044-LA.dwg



PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES				
AR	7	Acer rubrum	Red Maple	2 1/2 - 3" CAL.
AS	4	Acer saccharum `Green Mountain`	Green Mountain Sugar Maple	2 1/2 - 3" CAL.
BN	3	Betula nigra `Heritage`	Heritage River Birch	10 - 12' HT./Multi-Stem
GB	3	Ginkgo biloba	Maidenhair Tree	2 1/2 - 3" CAL.
LSR	5	Liquidambar styraciflua `Rotundiloba`	Rotundiloba Seedless Sweetgum	2 1/2 - 3" CAL.
NS	4	Nyssa sylvatica	Black Tupelo	2 1/2 - 3" CAL.
PAB	3	Platanus acerifolia `Bloodgood`	London Planetree	2 1/2 - 3" CAL.
QA	4	Quercus alba	White Oak	2 1/2 - 3" CAL.
QC	6	Quercus coccinea	Scarlet Oak	2 1/2 - 3" CAL.
QP	7	Quercus palustris	Pin Oak	2 1/2 - 3" CAL.
UA	7	Ulmus americana `Valley Forge`	Valley Forge American Elm	2 1/2 - 3" CAL.
EVERGREEN TREES				
AC	22	Abies concolor	White Fir	6 - 7' HT.
PG	26	Picea glauca	White Spruce	6 - 7' HT.
PS	27	Pinus strobus	White Pine	6 - 7' HT.
FLOWERING TREES				
ACS	14	Amelanchier canadensis	Shadblow Serviceberry	8 - 10' HT./Multi-Stem
MS	18	Malus hybrid `Spring Snow`	Spring Snow Crab Apple	2 - 2 1/2" CAL.
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
SOD/SEED				
DB	11,316 sf	Detention Basin Seed Mix	Detention Basin Seed Mix	seed

DETENTION BASIN SEED MIX

MEADOW MIX

OWNER'S SIGNATURE

Signed by: Kevin Smith
08414DDC44524343

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

0 15 30 60 Feet

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

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

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by: SJF
Checked by: DHF

Issued for: Permitting
Date: October 14, 2025

Not Approved for Construction

Drawing Title: Planting Plan

Drawing Number: L1.01

Sheet 38 of 41

Project Number: 53140.44

ERIK J. BEDNAREK — LICENSED LANDSCAPE ARCHITECT — 00175 — STATE OF NEW HAMPSHIRE

FEBRUARY 11, 2026

Saved Wednesday, February 11, 2026 4:41:25 PM JOSHUALEMIEUX Plotted Wednesday, February 11, 2026 4:50:00 PM Joshua Lemieux

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OWNER'S SIGNATURE

Signed by: Kevin Smith
09AE4DDC4492434...

OWNER OR REPRESENTATIVE

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

on Date: _____

Certified By: _____

_____

DETENTION BASIN SEED MIX

EROSION CONTROL SEED MIX

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0 15 30 60 Feet

Record Owner: Pillsbury Realty Develop LLC
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Hudson, NH 03051

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

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

No.	Revision	Date	Apprvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF | Checked by DHF

Issued for: Permitting

Date: October 14, 2025

Not Approved for Construction

Drawing Title: Planting Plan

Drawing Number: L1.02

Sheet 39 of 41

Project Number: 53140.44

LICENSED LANDSCAPE ARCHITECT
ERIK J. BEDNAREK
00175
STATE OF NEW HAMPSHIRE

FEBRUARY 11, 2026

Planting Notes

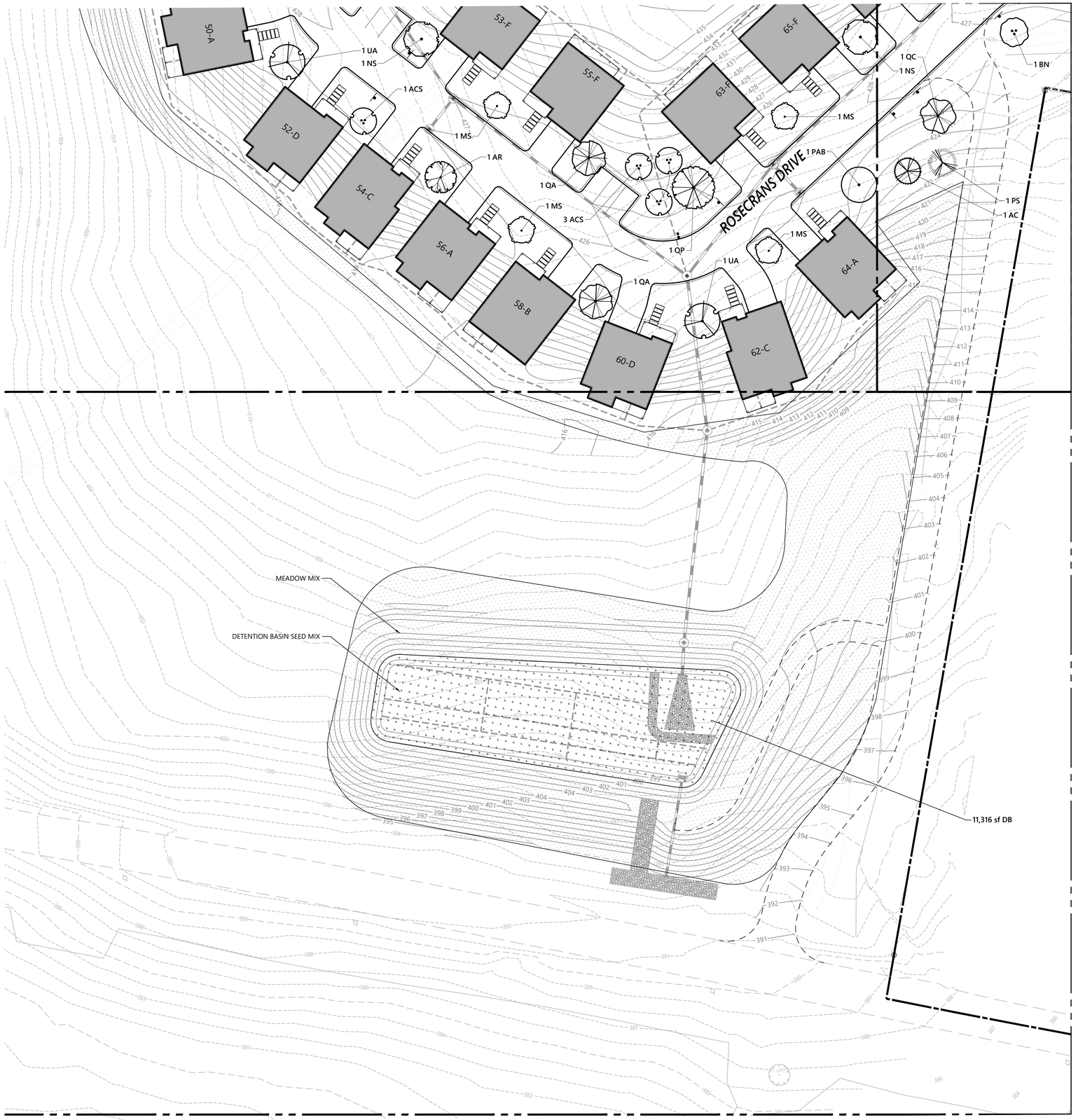
1. AS SHOWN, APPROX. 1050 EXISTING TREES WILL REMAIN.
2. ALL PROPOSED PLANTING LOCATIONS SHALL BE STAKED AS SHOWN ON THE PLANS FOR FIELD REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL BELOW GRADE AND ABOVE GROUND UTILITIES AND NOTIFY 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 "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.

DETENTION BASIN SEED MIX

MEADOW MIX



OWNER'S SIGNATURE

Signed by: kevin Smith
0B4E4DCC4452416...

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 15 30 60 Feet

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

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

Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road Londonderry, New Hampshire 03053

No.	Revision	Date	Appvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF | Checked by DHF

Issued for: Permitting

Date: October 14, 2025

Not Approved for Construction

Drawing Title: Planting Plan

Drawing Number: L1.03

Sheet 40 of 41

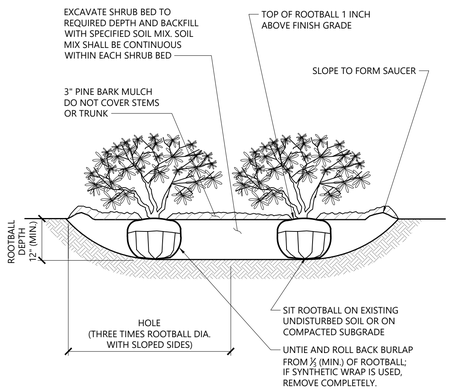
Project Number: 53140.44

LICENSED LANDSCAPE ARCHITECT ERIK J. BEDNAREK 00175 STATE OF NEW HAMPSHIRE

FEBRUARY 11, 2026

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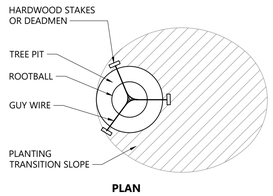
NOTES

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

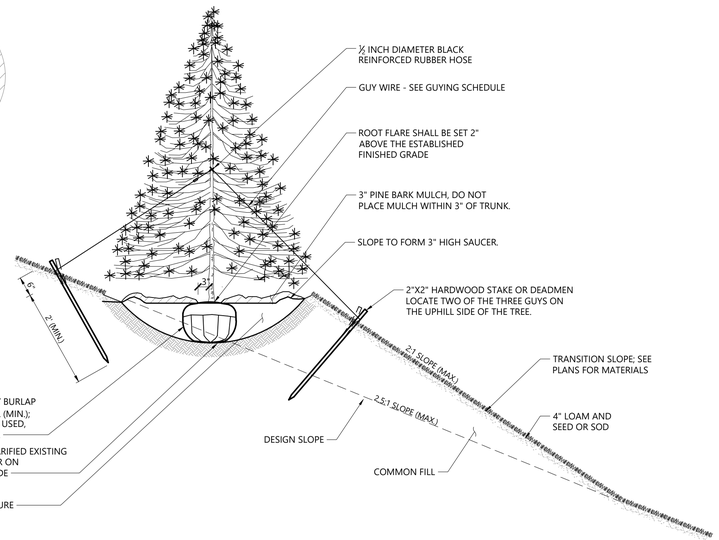
Shrub Bed Planting

1/16

N.T.S. Source: VHB LD_601



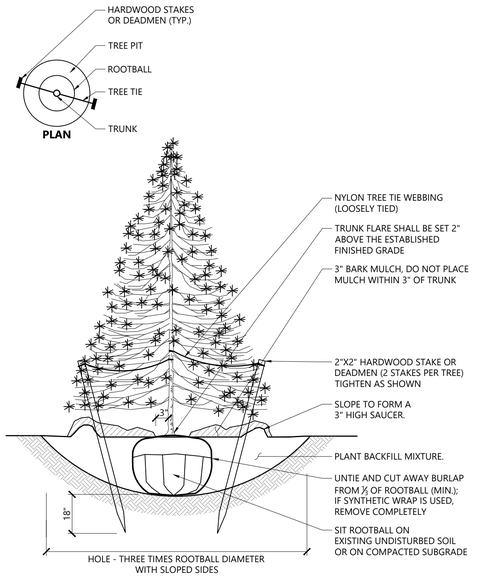
PLAN



Tree Planting on Slope

1/16

N.T.S. Source: VHB LD_605



PLAN

Evergreen Tree Planting

9/21

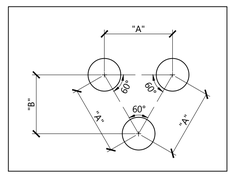
N.T.S. Source: VHB LD_604

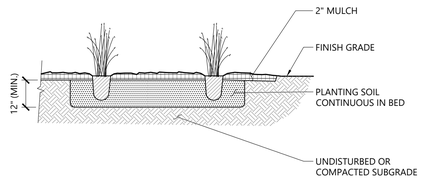
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Bedford, NH 03110
603.391.3900

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 ⅔ 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.

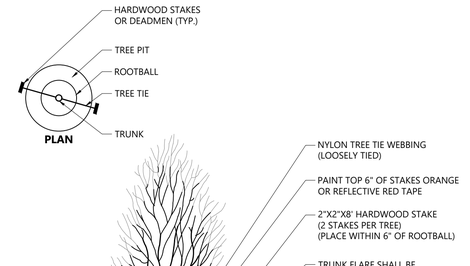




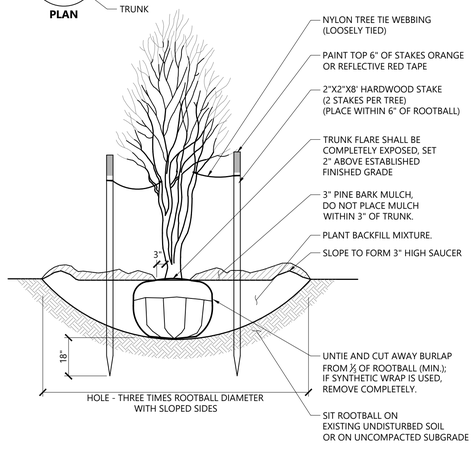
Perennial and Ornamental Grass Planting

1/16

N.T.S. Source: VHB LD_618



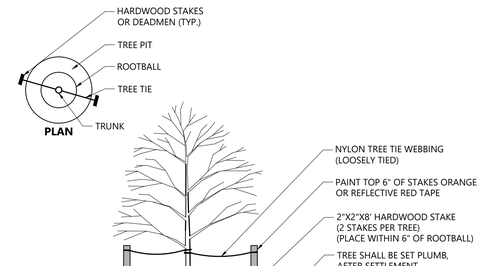
PLAN



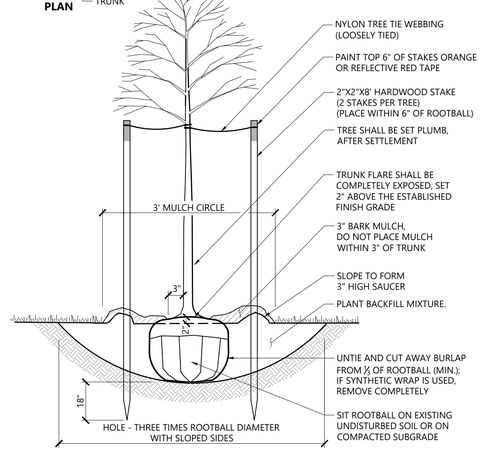
Multistem Tree Planting

9/21

N.T.S. Source: VHB LD_606



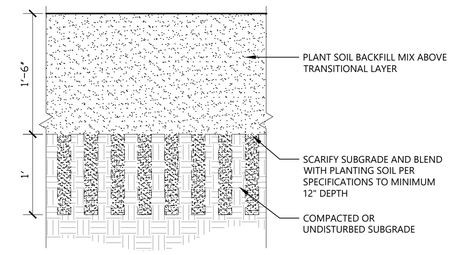
PLAN



Tree Planting (For Trees Under 4" Caliper)

9/21

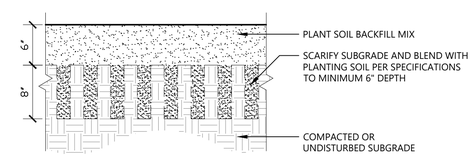
N.T.S. Source: VHB LD_602



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 Develop LLC
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Prepared For: Procopio Enterprises, LLC
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Rosecrans Drive at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
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No.	Revision	Date	Apprvd.
1	Site Plan Application Submission	02/12/2026	EKG

Designed by SJF | Checked by DHF

Issued for: Permitting

Date: October 14, 2025

Not Approved for Construction

Drawing Title: Landscape Details 1

Drawing Number: L2.01

Sheet 41 of 41

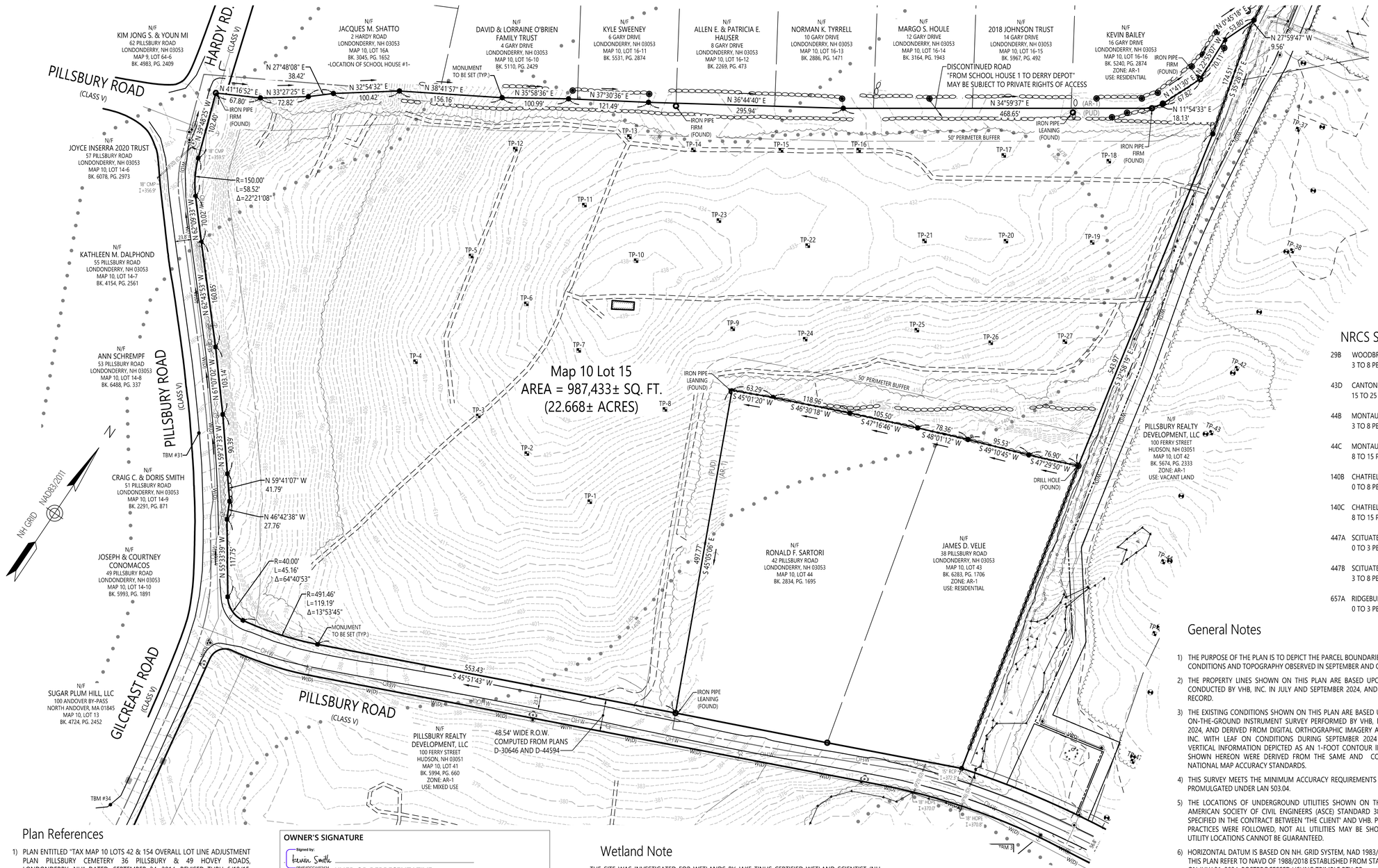
Project Number: 53140.44

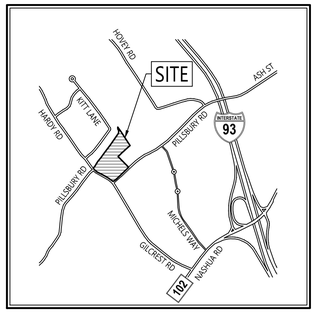


FEBRUARY 11, 2026

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

Legend

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

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
44B	MONTAUK FINE SANDY LOAM 3 TO 8 PERCENT SLOPES
44C	MONTAUK FINE SANDY LOAM 8 TO 15 PERCENT SLOPES
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

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) NO WELLS WERE OBSERVED ON THE PROPERTY IN THE COURSE OF THIS SURVEY.
9) 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

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

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 "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.
3) PLAN ENTITLED "PLAN OF LAND OF CHARLES E. & ROGER D. ANDERSON LONDONDERRY, NH" DATED: SEPTEMBER 1963. RECORDED AT THE RCRD AS PLAN 284 IN DRAWER III, SECTION H.
3) PLAN ENTITLED "SKETCH PLAN OF PART OF CHARLES E. & ROGER D. ANDERSON LAND LONDONDERRY, NH" DATED: JUNE 1964. RECORDED AT THE RCRD AS PLAN 285 IN DRAWER I, SECTION C.
4) PLAN ENTITLED "SUBDIVISION PLAN IN LONDONDERRY, NH 2ND ADDITION TO SUNDY LEE TERRACE"NDATED: DEC. 1970. RECORDED AT THE RCRD AS PLAN C-2103.
5) PLAN ENTITLED "PLAN OF LAND IN LONDONDERRY, NH TAX MAP 10 LOT 40 & 40-1" DATED: APRIL 2003, RECORDED AT THE RCRD AS PLAN D-30646.
6) PLAN ENTITLED "SUBDIVISION PLAN (MAP 10, LOT 41) WOODMONT COMMONS PLANNED UNIT DEVELOPMENT PILLSBURY ROAD, MICHELS WAY AND WOODMONT AVE LONDONDERRY, NEW HAMPSHIRE" DATED: 2 MAY 2023. RECORDED AT THE RCRD AS PLAN D-44594.
7) PLAN ENTITLED "SURVEY WORKSHEET OF MAP 10 LOT 15-0" PREPARED BY TFM UNDATED, NOT RECORDED.

OWNER'S SIGNATURE

Signed by: Kevin Smith
0B4E4ADCC4452E42...

OWNER OR REPRESENTATIVE

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

on Date: _____

Certified By: _____

_____

Survey Endorsement

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION SHOWN ON THE PLAN REFERENCED AND A FIELD SURVEY MADE ON THE GROUND IN JULY AND SEPTEMBER 2024, HAVING A MAXIMUM ERROR OF CLOSURE BETTER THAN 1 IN 10,000.

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

DATE

MICHAEL J. HAMMER, LLS #1036

Wetland Note

THE SITE WAS INVESTIGATED FOR WETLANDS BY JAKE TINUS CERTIFIED WETLAND SCIENTIST (NH CWS #228) ON NOVEMBER 25, 2024 AND NO EVIDENCE OF WETLANDS WAS FOUND ON THE SUBJECT PROPERTY. WETLANDS ON THE ADJACENT PARCEL WERE MAPPED BY JAKE TINUS ON OCTOBER 9 THRU 11, 2024.

Benchmarks

1. TBM 31 - MAG NAIL SET IN PAVEMENT ON PILLSBURY ROAD, ELEV.=368.09'
2. TBM 34 - MAG NAIL SET IN PAVEMENT ON PILLSBURY ROAD, ELEV.=361.87'
3. TBM 2 - NAIL SET IN U.POLE (PSNH 3/27), ELEV.=384.09'
4. TBM 3 - MAG NAIL FOUND IN U.POLE (PSNH 3/29), ELEV.=377.81'
5. TBM 4 - NAIL SET IN U.POLE (EVERSOURCE 35), ELEV.=390.57'

80 0 80 160
SCALE IN FEET

No.	Revision	Date	Appvd.
1	SITE PLAN APPLICATION SUBMISSION	2/12/2026	MJH

Liberty Court at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for | Date

Permitting | **October 14, 2025**

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

Scale: 1"=80'

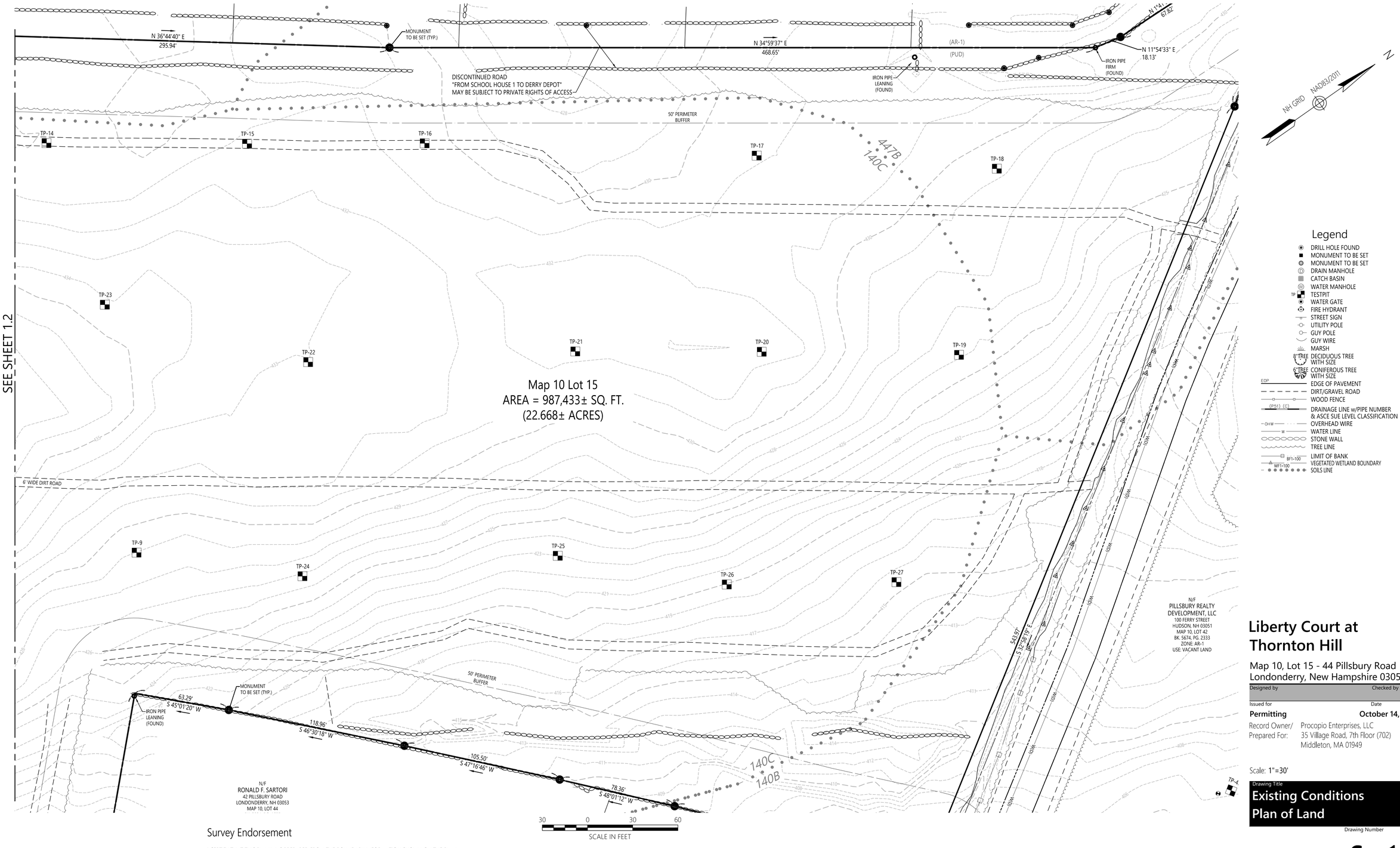
Drawing Title
Existing Conditions Master Plan

Drawing Number
Sv-1.0

Sheet 1 of 4

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**



Legend

- DRILL HOLE FOUND
- MONUMENT TO BE SET
- MONUMENT TO BE SET
- DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE
- TESTPIT
- WATER GATE
- FIRE HYDRANT
- STREET SIGN
- UTILITY POLE
- GUY POLE
- GUY WIRE
- MARSH
- 8" TREE DECIDUOUS TREE WITH SIZE
- 6" TREE CONIFEROUS TREE WITH SIZE
- EDGE OF PAVEMENT
- DIRT/GRAVEL ROAD
- WOOD FENCE
- (PS1) (C) DRAINAGE LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- OHW OVERHEAD WIRE
- W WATER LINE
- STONE WALL
- TREE LINE
- BF1-100 LIMIT OF BANK
- WF1-100 VEGETATED WETLAND BOUNDARY
- SOILS LINE

Survey Endorsement

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DATE MICHAEL J. HAMMER, LLS #1036

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Liberty Court at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for: **Permitting** | Date: **October 14, 2025**

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Middleton, MA 01949

Scale: 1"=30'

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-1.1

Sheet 2 of 4

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**

PILLSBURY ROAD
(CLASS V)

N/F
JOYCE INSERRA 2020 TRUST
57 PILLSBURY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 14-6
BK. 6078, PG. 2973

N/F
KATHLEEN M. DALPHOND
55 PILLSBURY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 14-7
BK. 4154, PG. 2561

N/F
ANN SCHREMPF
53 PILLSBURY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 14-8
BK. 6488, PG. 337

N 41°16'52" E 67.80'
N 33°27'25" E 72.82'
N 32°54'32" E 100.42'
N 38°41'57" E 156.16'
N 35°58'36" E 100.99'
N 37°30'36" E 121.49'
N 19°38'25" W 102.40'
N 62°43'53" W 160.85'
N 62°09'53" W 102.02'
N 61°07'02" W 103.14'
R=150.00'
L=58.52'
Δ=22°21'08"

IRON PIPE FIRM (FOUND)
MONUMENT TO BE SET (TYP.)
50' PERIMETER BUFFER
MOWED PATH
BUILDING
18" CMP I=359.5'
18" CMP I=356.9'
UP#30T3
UP#SNH 3-43
UP#Mar-43
UP#SNH 3-42
UP#SNH 3-41
LOP AHEAD
TBM #31

TP-3
TP-4
TP-5
TP-6
TP-7
TP-8
TP-10
TP-11
TP-12
TP-13

44C
140C
44B
140C

MATCH LINE SEE SHEET 1.3
MATCH LINE SEE SHEET 1.1

Map 10 Lot 15
AREA = 987,433± SQ. FT.
(22.668± ACRES)

NH GRID NAD83/2011

30 0 30 60
SCALE IN FEET

Legend

- DRILL HOLE FOUND
- MONUMENT TO BE SET
- MONUMENT TO BE SET
- DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE
- TP TESTPIT
- WATER GATE
- FIRE HYDRANT
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- GUY WIRE
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- DIRT/GRAVEL ROAD
- WOOD FENCE
- (PS1) (C) DRAINAGE LINE w/PIPE NUMBER & ASCE SUE LEVEL CLASSIFICATION
- OH-W OVERHEAD WIRE
- W WATER LINE
- STONE WALL
- TREE LINE
- BF1-100 LIMIT OF BANK
- WF1-100 VEGETATED WETLAND BOUNDARY
- SOILS LINE

Survey Endorsement

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DATE

MICHAEL J. HAMMER, LLS #1036

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No.	Revision	Date	Appvd.
1	SITE PLAN APPLICATION SUBMISSION	2/12/2026	MJH

Liberty Court at Thornton Hill

Map 10, Lot 15 - 44 Pillsbury Road
Londonderry, New Hampshire 03053

Designed by | Checked by

Issued for: **Permitting** | Date: **October 14, 2025**

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

Scale: 1"=30'

Drawing Title
Existing Conditions Plan of Land

Drawing Number
Sv-1.2

Sheet 3 of 4

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**

MATCH LINE SEE SHEET 1.2

N/F
CRAIG C. & DORIS SMITH
51 PILLSBURY ROAD
LONDONDERRY, NH 03053
MAP 10, LOT 14-9
BK. 2291, PG. 871

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

N 59°27'53" W
90.39'

N 59°41'07" W
41.79'

N 46°42'38" W
27.76'

PSNH 3-40

N 55°33'59" W
117.75'

R=40.00'
L=45.16'
Δ=64°40'53"

R=491.46'
L=119.19'
Δ=13°53'45"

STOP

MONUMENT
TO BE SET (TYP.)

GILCREAST ROAD
(CLASS V)

STOP AHEAD

Map 10 Lot 15
AREA = 987,433± SQ. FT.
(22.668± ACRES)

TP-2

TP-1

S 45°05'06" E
497.77'

(PUD)
(AR-1)

140C
140B

UP#ES 3-38

UP#ES 3-37

UP#ES 3-36

UP#ES 35

553.43'
S 45°51'43" W

WOOD FENCE
GATE

IRON PIPE
LEANING
(FOUND)

PILLSBURY ROAD
(CLASS V)

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

48.54' WIDE R.O.W.
COMPUTED FROM PLANS
D-30646 AND D-44594

N
NH GRID
NAD83/2011

Legend

- DRILL HOLE FOUND
- MONUMENT TO BE SET
- MONUMENT TO BE SET
- DRAIN MANHOLE
- CATCH BASIN
- WATER MANHOLE
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- WATER GATE
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STATE OF NEW HAMPSHIRE — LICENSED LAND SURVEYOR — NO. 1036 — MICHAEL J. HAMMER

DATE

MICHAEL J. HAMMER, LLS #1036

30 0 30 60
SCALE IN FEET

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Sheet 4 of 4

Vanasse Hangen Brustlin, Inc.
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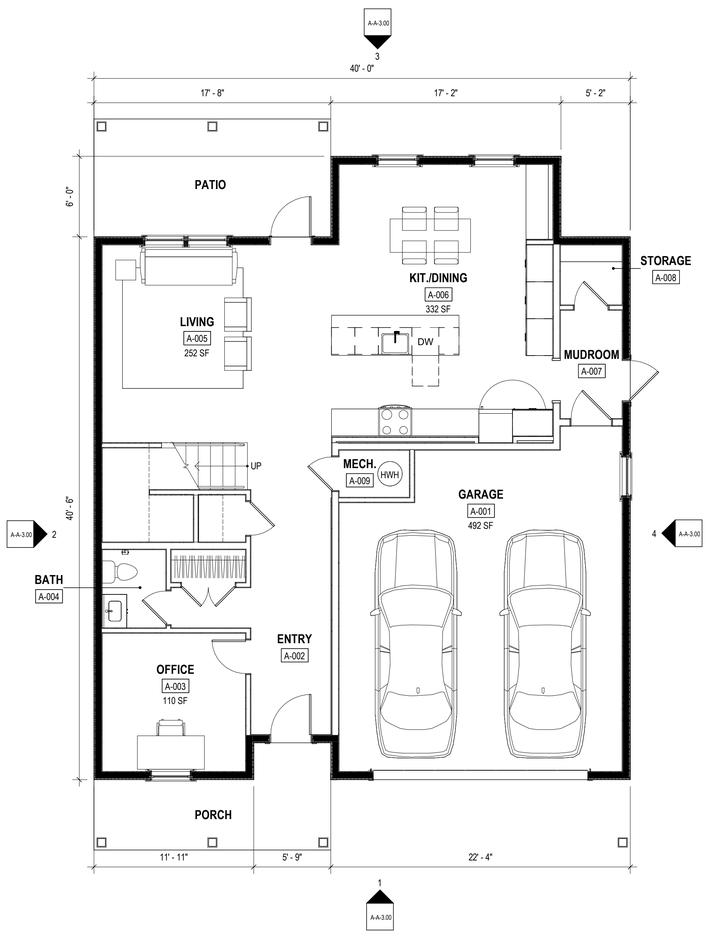
Project Number
53140.00

UNIT TYPE AREAS:

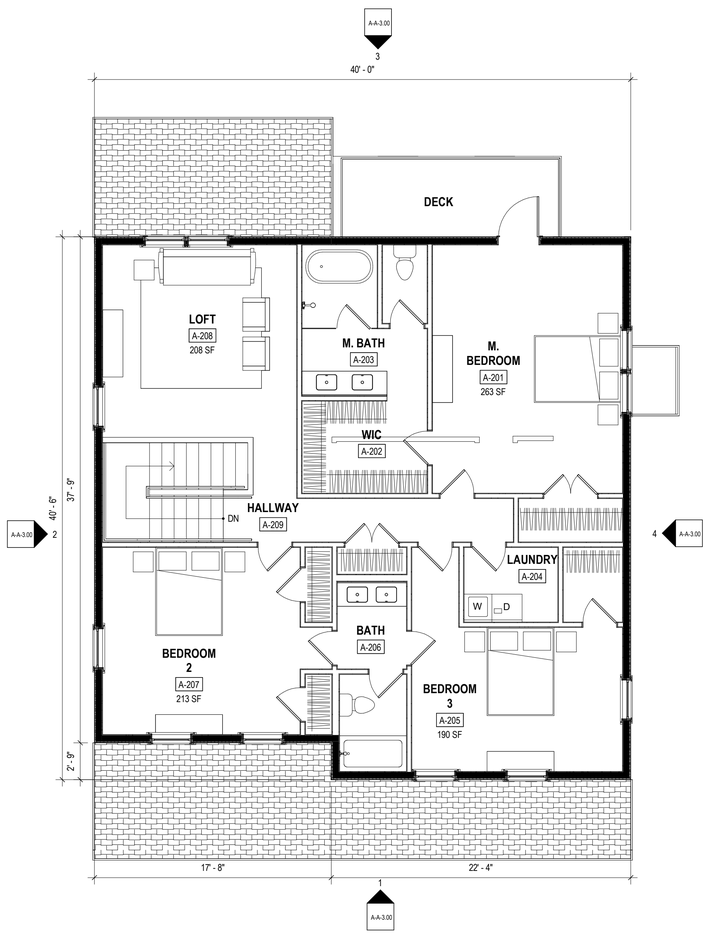
UNIT TYPE A:
GROUND FLOOR: 1,101 SF (GARAGE: 505 SF)
SECOND FLOOR: 1395 SF
TOTAL: 2,496 SF (WITH GARAGE: 3,001 SF)
UNIT TYPE B:
GROUND FLOOR: 1,177 SF (522 GARAGE)
SECOND FLOOR: 1,377 SF
TOTAL: 2,554 SF (WITH GARAGE: 3,076 SF)
UNIT TYPE C:
GROUND FLOOR: 1,033 SF (GARAGE: 595 SF)
SECOND FLOOR: 1,477 SF
TOTAL: 2,510 SF (WITH GARAGE: 3,105)
UNIT TYPE D:
GROUND FLOOR: 1,101 SF (GARAGE: 430 SF)
SECOND FLOOR: 1,176 SF
TOTAL: 2,277 SF (WITH GARAGE: 2,707 SF)
UNIT TYPE E:
GROUND FLOOR: 1,086 SF (GARAGE: 503 SF)
SECOND FLOOR: 1,492 SF
TOTAL: 2,578 SF (WITH GARAGE: 3,143)
UNIT TYPE F:
GROUND FLOOR: 246 SF (GARAGE: 479 SF)
SECOND FLOOR: 1,372 SF
THIRD FLOOR: 1,001 SF
TOTAL: 2,619 SF (WITH GARAGE: 3,098 SF)

GENERAL FLOOR PLAN NOTES:

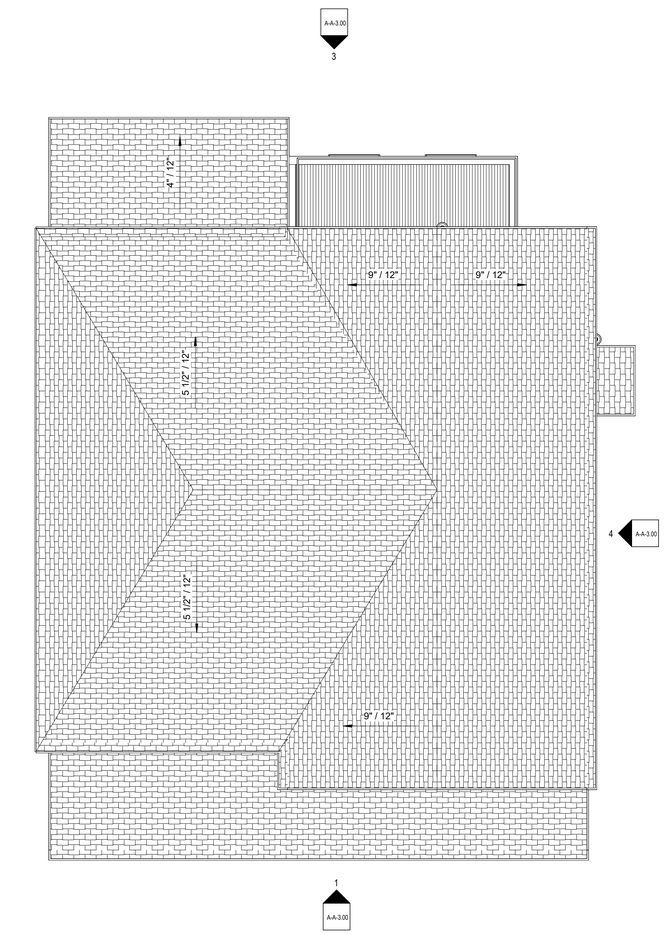
1. *OVERALL DIMENSIONS ARE TO GRIDLINES, F.O.STUD, U.N.O.*
2. *OPENING DIMENSIONS TO CENTER OF OPENING*
3. REFER TO LIFE SAFETY PLANS AND ASSEMBLY SHEETS TO DETERMINE ALL REQUIRED RATINGS.
4. COORDINATE ALL LOAD BEARING ELEMENTS WITH STRUCTURAL DWGS.
5. FIRE CAULK ALL PENETRATIONS AND JOINTS AT RATED ASSEMBLIES.
6. REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION.
7. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
8. *ALL DOORS LOCATED 6" FROM ADJACENT WALL, U.N.O.*
9. PROVIDE WATER AND MOLD RESISTANT GWB IN ALL AREAS HAVING WATER SOURCE INCLUDING BUT NOT LIMITED TO BATHROOMS, KITCHENS, UTILITY CLOSETS, LAUNDRY ROOMS/CLOSETS AND CHASE WALLS.
10. CONFIRM ALL APPLIANCE / PLUMBING FIXTURE DIMENSIONS WITH FINAL EQUIPMENT SELECTIONS.
11. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS, LOCATE PER CODE REQ'S AND MAINTAIN RATING AS REQUIRED AT RATED WALLS. COORDINATE FINAL LOCATION IN FIELD WITH ARCHITECT.
12. REFER TO AIR SEALING DETAILS FOR ADDITIONAL REQUIREMENTS.
13. REFER TO PARTITION TYPE SHEET FOR PARTITION INFORMATION AND TAG TYPES.
14. REFER TO DOOR SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.



3 UNIT TYPE A - GROUND FLOOR
3/16" = 1'-0"



2 UNIT TYPE A - SECOND FLOOR
3/16" = 1'-0"



1 UNIT TYPE A - ROOF PLAN
3/16" = 1'-0"

THORNTON HILL

MAP 10, LOT 15, 44
PILLSBURY ROAD,
LONDONDERRY NH 03053

PROJECT #2527

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

NOT FOR CONSTRUCTION

STAMP

ISSUE DATE **DOCUMENT SUBMISSION**

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 **As indicated**
UTILE PROJECT NUMBER **2417**

UNIT TYPE A - FLOOR PLANS

A-A-1.00

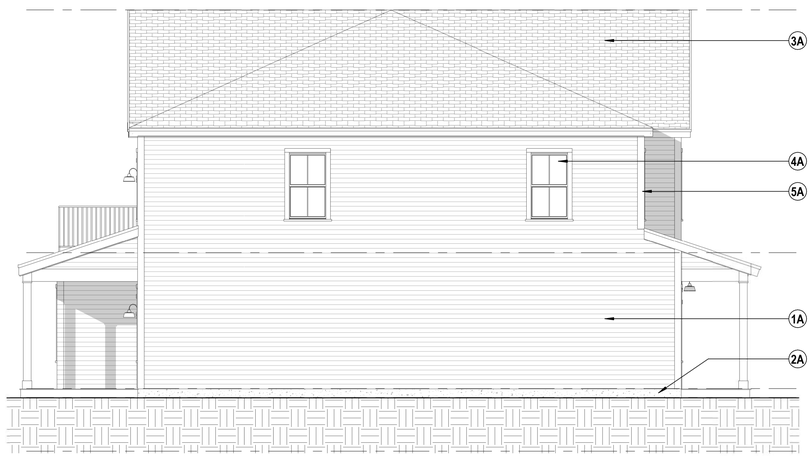
2/6/2026 3:39:08 PM



4 UNIT TYPE A - SIDE ELEVATION 2
3/16" = 1'-0"



3 UNIT TYPE A - REAR ELEVATON
3/16" = 1'-0"



2 UNIT TYPE A - SIDE ELEVATION 1
3/16" = 1'-0"



1 UNIT TYPE A - FRONT 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 SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
1C	VINYL CLAPBOARD SIDING, BOARD AND BATTEN, BASIS OF DESIGN CERTAINTEED MONOGRAM
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	PREMADE COLUMN COVER WITH TRIM, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
8A	BRICK; COLOR AND PATTERN TBD
8B	STONE; COLOR AND PATTERN TBD

FACADE ALTERNATES

1. SHUTTERS AT FRONT FACADE WINDOWS
2. SHAKE-STYLE SHINGLES IN LIEU OF BOARD AND BATTEN
3. TRELLIS IN LIEU OF GARAGE ROOF OVERHANG
4. STONE/BRICK CLADDING BELOW GARAGE ROOF OVERHANG
5. STANDING SEAM LOWER ROOF IN LIEU OF ASPHALT SHINGLE
6. GARAGE DOOR STYLE
7. NO CANOPY AT SIDE ENTRANCE

THORNTON HILL

MAP 10, LOT 15, 44
PILLSBURY ROAD,
LONDONDERRY NH 03053

PROJECT #2527

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utiledesign.com
ARCHITECT

H+O
100 SUMMER STREET
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P 617 938 3349
STRUCTURAL

VHB
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CIVIL

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LANDSCAPE

NOT FOR CONSTRUCTION

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SCALE **As indicated**
UTILE PROJECT NUMBER **2417**

UNIT TYPE A - EXTERIOR ELEVATIONS

A-A-3.00

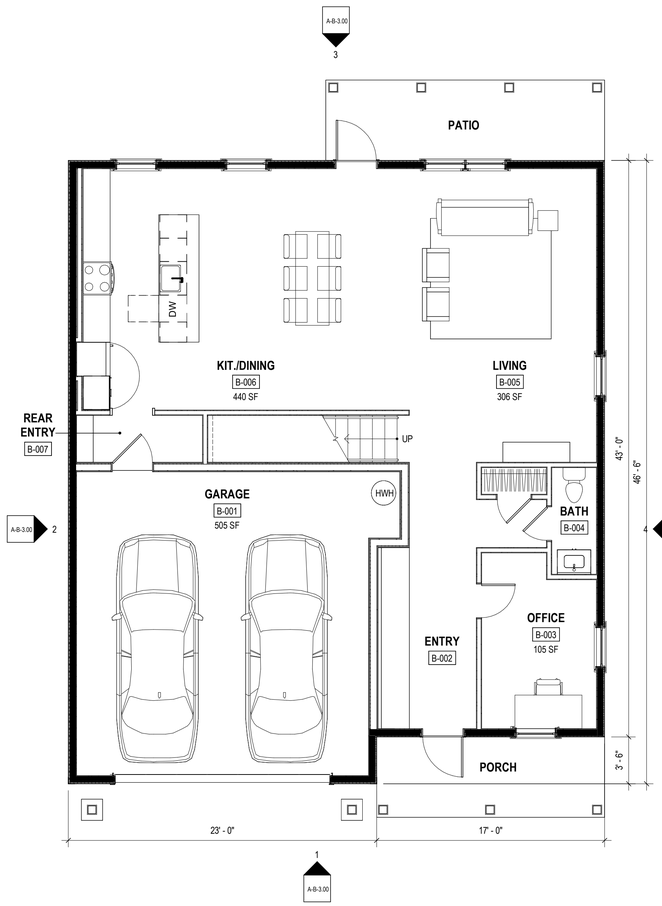
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UNIT TYPE AREAS:

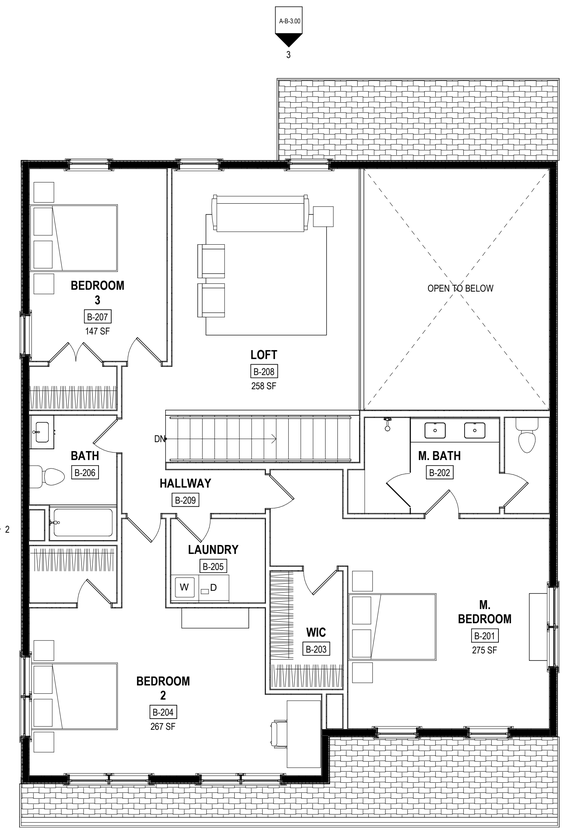
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GENERAL FLOOR PLAN NOTES:

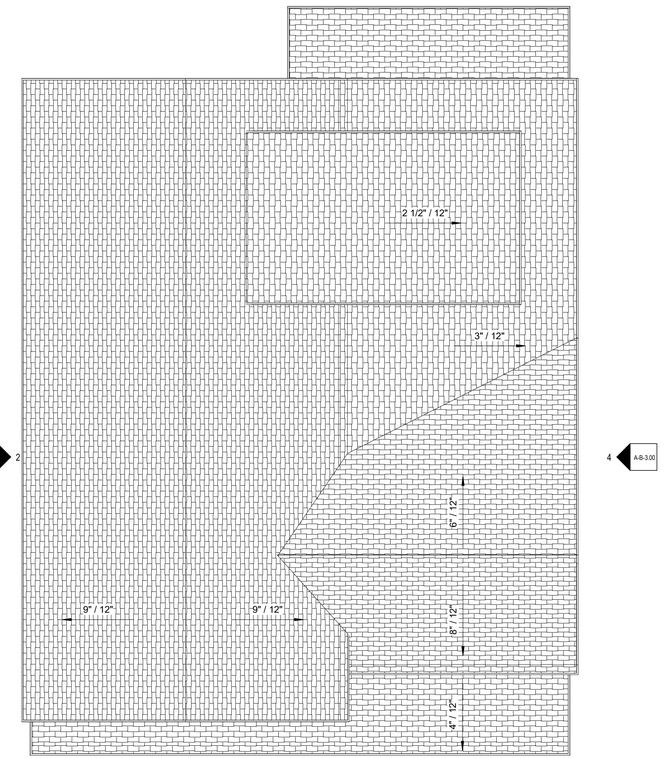
1. *OVERALL DIMENSIONS ARE TO GRIDLINES, F.O.STUD, U.N.O.*
2. *OPENING DIMENSIONS TO CENTER OF OPENING*
3. REFER TO LIFE SAFETY PLANS AND ASSEMBLY SHEETS TO DETERMINE ALL REQUIRED RATINGS.
4. COORDINATE ALL LOAD BEARING ELEMENTS WITH STRUCTURAL DWGS.
5. FIRE CAULK ALL PENETRATIONS AND JOINTS AT RATED ASSEMBLIES.
6. REFER TO ENLARGED PLANS FOR ADDITIONAL INFORMATION.
7. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
8. *ALL DOORS LOCATED 6" FROM ADJACENT WALL, U.N.O.*
9. PROVIDE WATER AND MOLD RESISTANT GWB IN ALL AREAS HAVING WATER SOURCE INCLUDING BUT NOT LIMITED TO BATHROOMS, KITCHENS, UTILITY CLOSETS, LAUNDRY ROOMS/CLOSETS AND CHASE WALLS.
10. CONFIRM ALL APPLIANCE / PLUMBING FIXTURE DIMENSIONS WITH FINAL EQUIPMENT SELECTIONS.
11. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS, LOCATE PER CODE REQ'S AND MAINTAIN RATING AS REQUIRED AT RATED WALLS. COORDINATE FINAL LOCATION IN FIELD WITH ARCHITECT.
12. REFER TO AIR SEALING DETAILS FOR ADDITIONAL REQUIREMENTS.
13. REFER TO PARTITION TYPE SHEET FOR PARTITION INFORMATION AND TAG TYPES.
14. REFER TO DOOR SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.



3 UNIT TYPE B - GROUND FLOOR
3/16" = 1'-0"



2 UNIT TYPE B - SECOND FLOOR
3/16" = 1'-0"



1 UNIT TYPE B - ROOF PLAN
3/16" = 1'-0"

THORNTON HILL

MAP 10, LOT 15, 44
PILLSBURY ROAD,
LONDONDERRY NH 03053

PROJECT #2527

PROCOPIO ENTERPRISES, LLC
35 VILLAGE ROAD, 7TH FLOOR (702)
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SCALE **As indicated**
UTILE PROJECT NUMBER **2417**

UNIT TYPE B - FLOOR PLANS

A-B-1.00

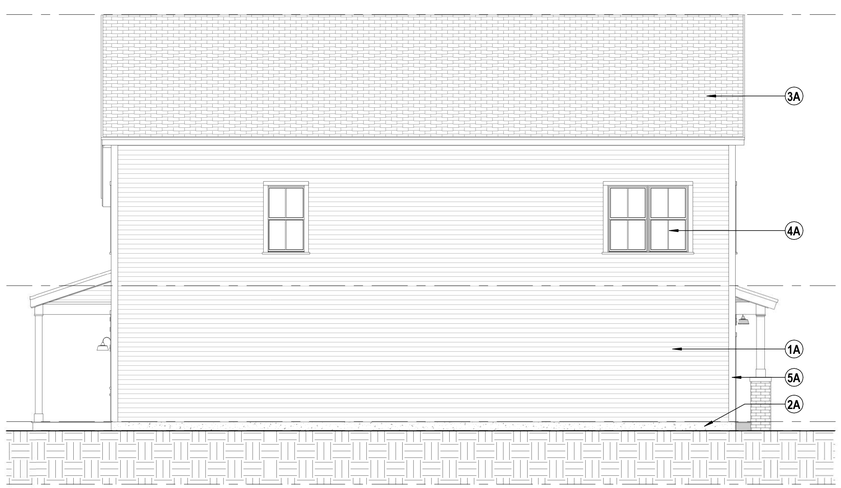
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4 UNIT TYPE B - SIDE ELEVATION 2
3/16" = 1'-0"



3 UNIT TYPE B - REAR ELEVATION
3/16" = 1'-0"



2 UNIT TYPE B - SIDE ELEVATION 1
3/16" = 1'-0"



1 UNIT TYPE B - FRONT 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 SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
1C	VINYL CLAPBOARD SIDING, BOARD AND BATTEN, BASIS OF DESIGN CERTAINTEED MONOGRAM
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	PREMADE COLUMN COVER WITH TRIM, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
8A	BRICK; COLOR AND PATTERN TBD
8B	STONE; COLOR AND PATTERN TBD

FACADE ALTERNATES

1. ROUND COLUMNS IN LIEU OF SQUARE COLUMNS
2. STONE PIERS IN LIEU OF BRICK PIERS
3. SHUTTERS AT FRONT FACADE WINDOWS
4. STONE UNDER PORCH
5. FYPON HEADERS AT WINDOWS
6. GARAGE DOOR STYLE

THORNTON HILL

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SCALE **As Indicated**
UTILE PROJECT NUMBER **2417**

UNIT TYPE B - EXTERIOR ELEVATIONS

A-B-3.00

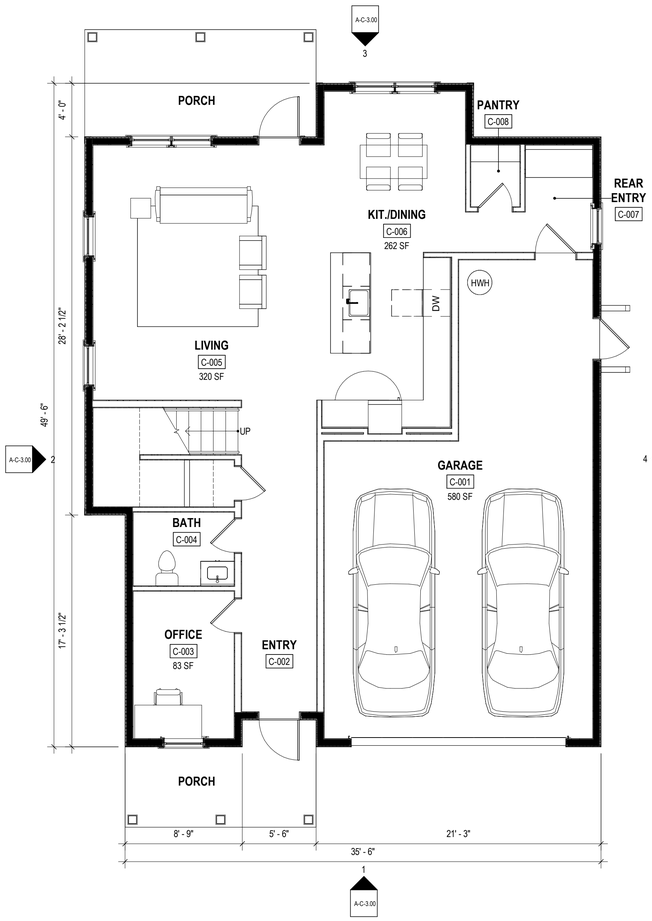
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UNIT TYPE AREAS:

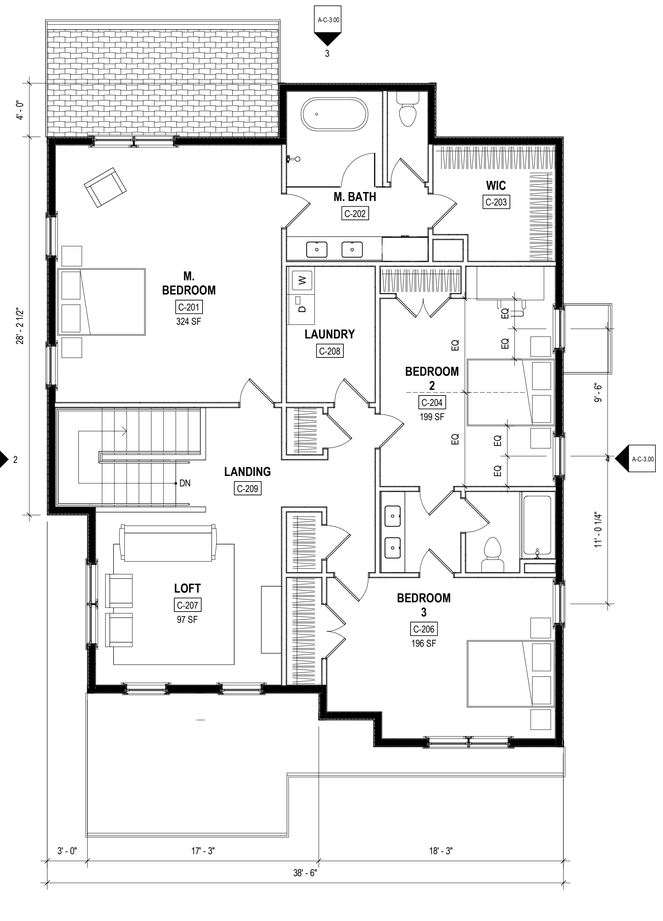
UNIT TYPE A:
GROUND FLOOR: 1,101 SF (GARAGE: 505 SF)
SECOND FLOOR: 1395 SF
TOTAL: 2,496 SF (WITH GARAGE: 3,001 SF)
UNIT TYPE B:
GROUND FLOOR: 1,177 SF (522 GARAGE)
SECOND FLOOR: 1,377 SF
TOTAL: 2,554 SF (WITH GARAGE: 3,076 SF)
UNIT TYPE C:
GROUND FLOOR: 1,033 SF (GARAGE: 595 SF)
SECOND FLOOR: 1,477 SF
TOTAL: 2,510 SF (WITH GARAGE: 3,105)
UNIT TYPE D:
GROUND FLOOR: 1,101 SF (GARAGE: 430 SF)
SECOND FLOOR: 1,176 SF
TOTAL: 2,277 SF (WITH GARAGE: 2,707 SF)
UNIT TYPE E:
GROUND FLOOR: 1,086 SF (GARAGE: 503 SF)
SECOND FLOOR: 1,492 SF
TOTAL: 2,578 SF (WITH GARAGE: 3,143)
UNIT TYPE F:
GROUND FLOOR: 246 SF (GARAGE: 479 SF)
SECOND FLOOR: 1,372 SF
THIRD FLOOR: 1,001 SF
TOTAL: 2,619 SF (WITH GARAGE: 3,098 SF)

GENERAL FLOOR PLAN NOTES:

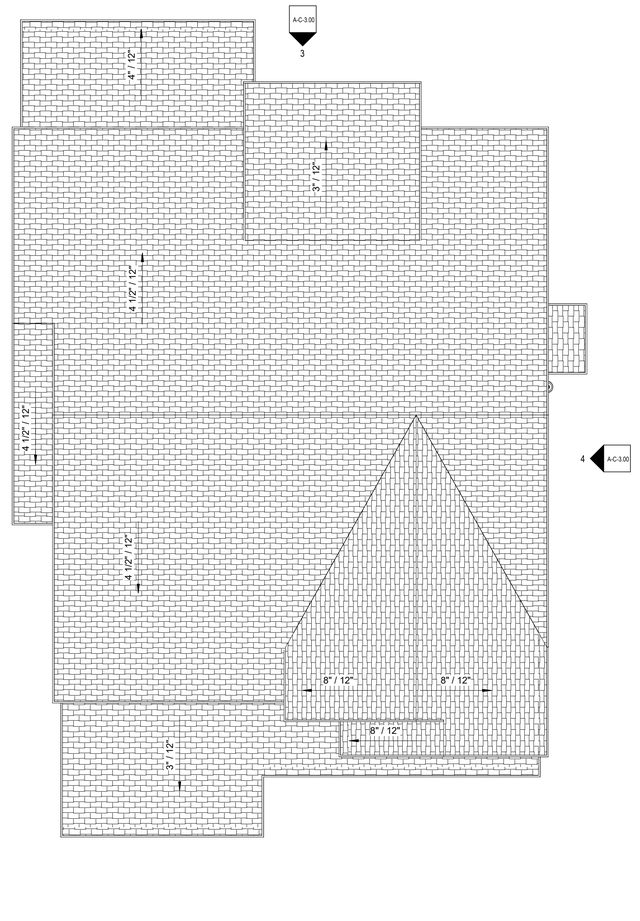
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3 UNIT TYPE C - GROUND FLOOR
3/16" = 1'-0"



2 UNIT TYPE C - SECOND FLOOR
3/16" = 1'-0"



1 UNIT TYPE C - ROOF PLAN
3/16" = 1'-0"

THORNTON HILL

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PROJECT #2527

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SCALE: **As indicated**
UTILE PROJECT NUMBER: **2417**

UNIT TYPE C - FLOOR PLANS

A-C-1.00

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4 UNIT TYPE C - SIDE ELEVATION 2
3/16" = 1'-0"



3 UNIT TYPE C - REAR ELEVATION
3/16" = 1'-0"



2 UNIT TYPE C - SIDE ELEVATION 1
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8A	BRICK; COLOR AND PATTERN TBD
8B	STONE; COLOR AND PATTERN TBD

FACADE ALTERNATES

1. SHUTTERS AT FRONT FACADE WINDOWS
2. ROUND COLUMNS IN LIEU OF SQUARE COLUMNS
3. GARAGE DOOR STYLE
4. NO CANOPY AT SIDE ENTRANCE

THORNTON HILL

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UNIT TYPE C - EXTERIOR ELEVATIONS

A-C-3.00

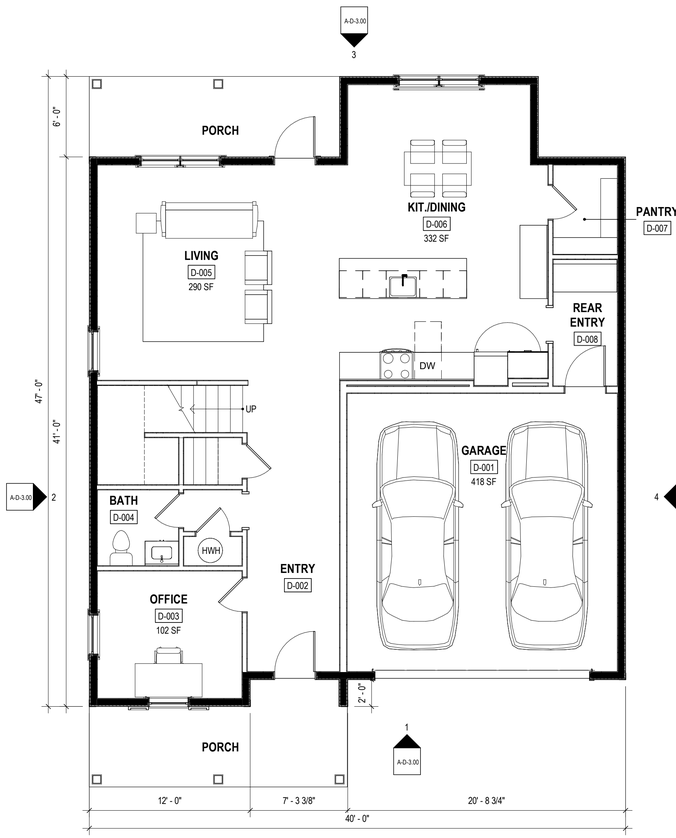
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UNIT TYPE AREAS:

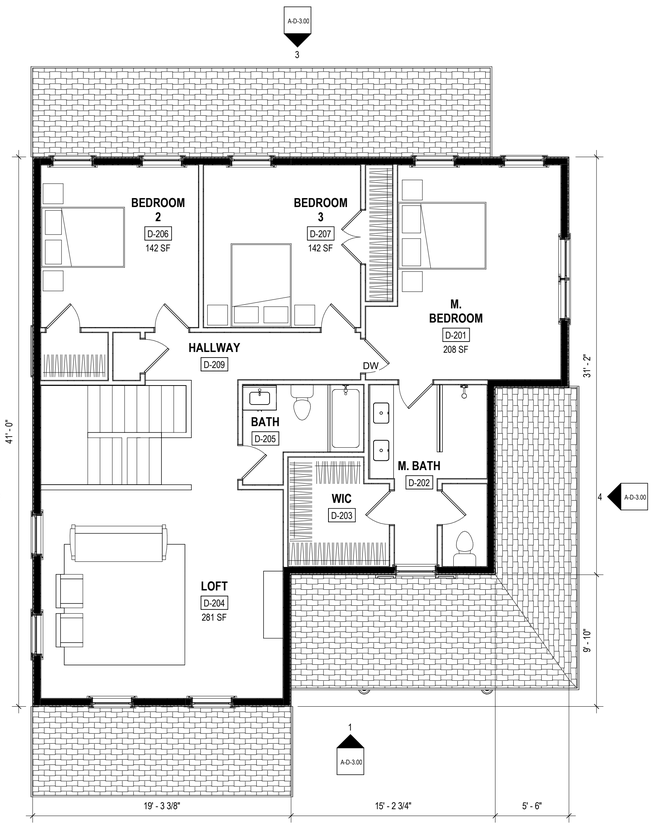
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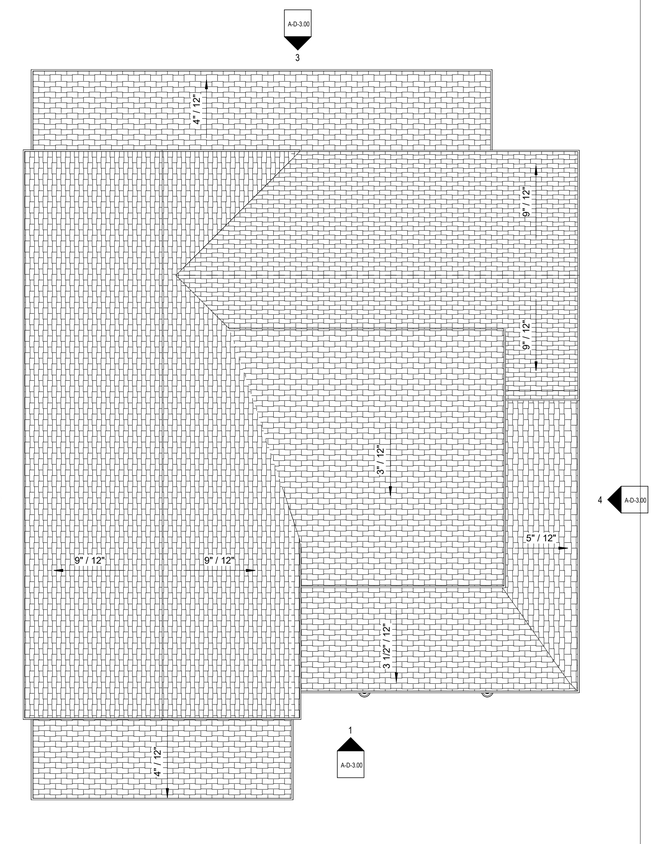
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3 UNIT TYPE D - GROUND FLOOR
3/16" = 1'-0"



2 UNIT TYPE D - SECOND FLOOR
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UNIT TYPE D - FLOOR PLANS

A-D-1.00

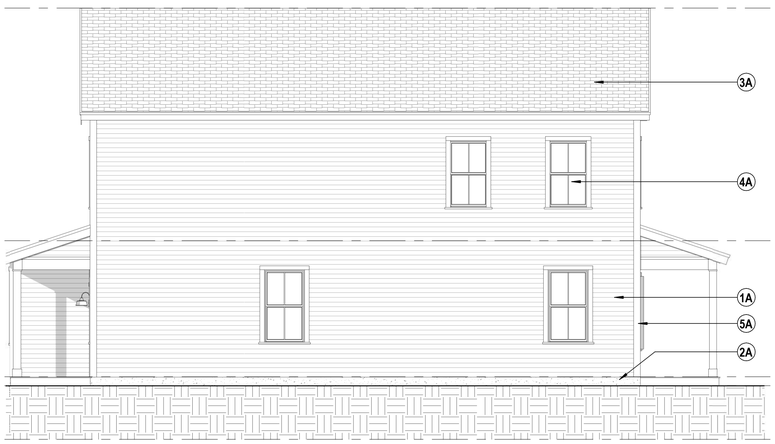
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FACADE ALTERNATES

1. SHUTTER STYLE
2. SHUTTERS AT FRONT FACADE WINDOWS
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THORNTON HILL

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UNIT TYPE D - EXTERIOR ELEVATIONS

A-D-3.00

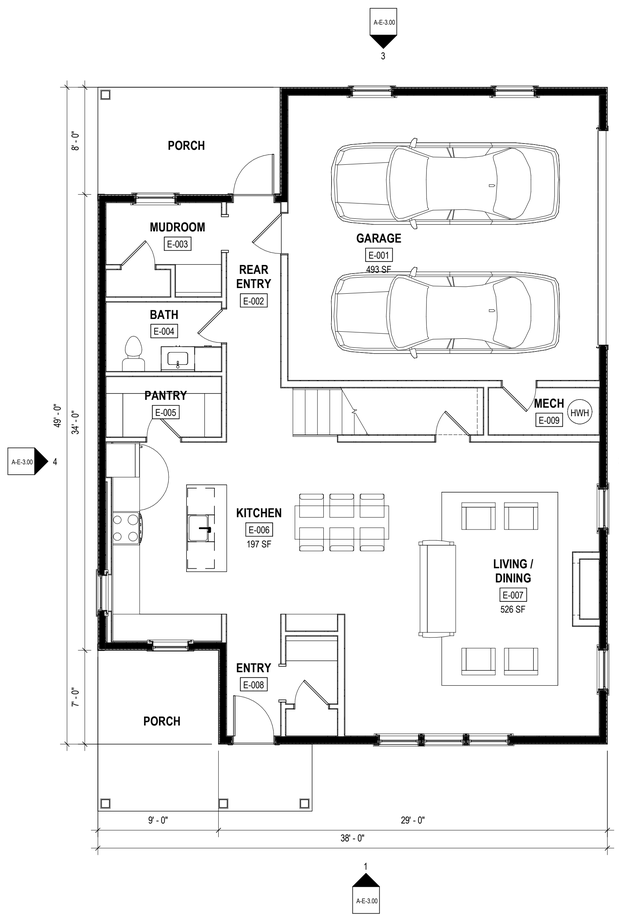
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UNIT TYPE AREAS:

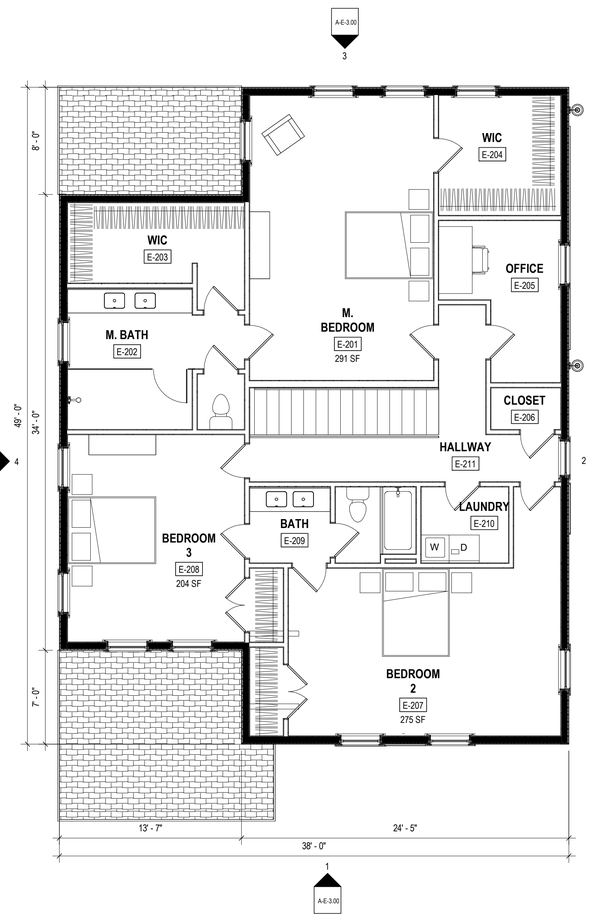
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TOTAL: 2,619 SF (WITH GARAGE: 3,098 SF)

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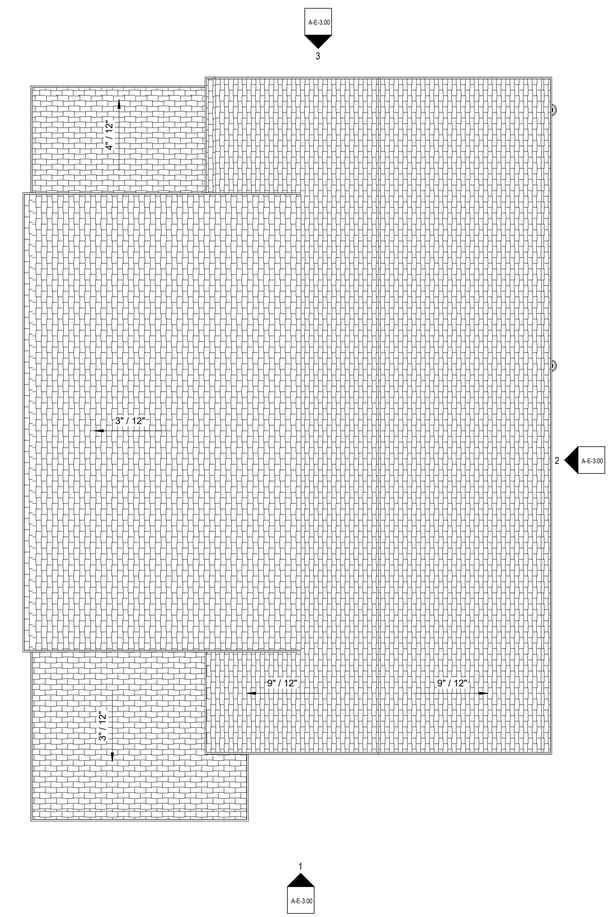
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7. REFER TO FINISH SCHEDULE FOR ADDITIONAL INFORMATION.
8. *ALL DOORS LOCATED 6" FROM ADJACENT WALL, U.N.O.*
9. PROVIDE WATER AND MOLD RESISTANT GWB IN ALL AREAS HAVING WATER SOURCE INCLUDING BUT NOT LIMITED TO BATHROOMS, KITCHENS, UTILITY CLOSETS, LAUNDRY ROOMS/CLOSETS AND CHASE WALLS.
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11. PROVIDE SEMI-RECESSED FIRE EXTINGUISHER CABINETS, LOCATE PER CODE REQ'S AND MAINTAIN RATING AS REQUIRED AT RATED WALLS. COORDINATE FINAL LOCATION IN FIELD WITH ARCHITECT.
12. REFER TO AIR SEALING DETAILS FOR ADDITIONAL REQUIREMENTS.
13. REFER TO PARTITION TYPE SHEET FOR PARTITION INFORMATION AND TAG TYPES.
14. REFER TO DOOR SCHEDULE AND DETAILS FOR ADDITIONAL INFORMATION.



3 UNIT TYPE E - GROUND FLOOR
3/16" = 1'-0"



2 UNIT TYPE E - SECOND FLOOR
3/16" = 1'-0"



1 UNIT TYPE E - ROOF PLAN
3/16" = 1'-0"

THORNTON HILL

MAP 10, LOT 15, 44
PILLSBURY ROAD,
LONDONDERRY NH 03053

PROJECT #2527

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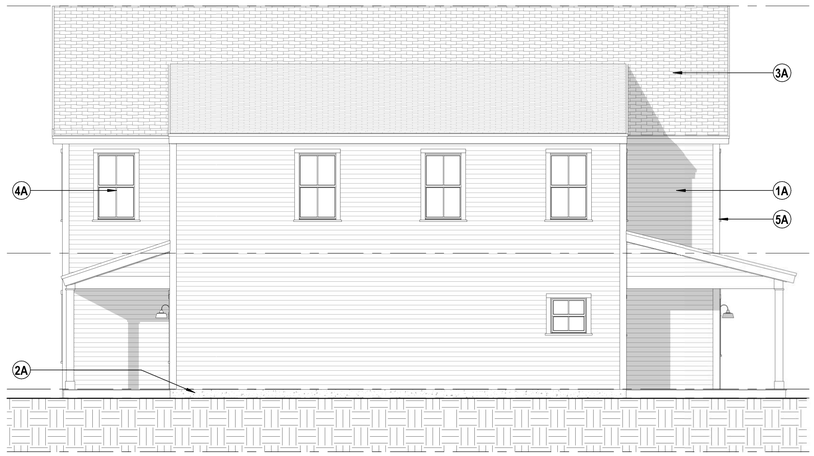
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SCALE **As indicated**
UTILE PROJECT NUMBER **2417**

UNIT TYPE E - FLOOR PLANS

A-E-1.00

2/6/2026 3:30:30 PM



4 UNIT TYPE E - SIDE ELEVATION 2
3/16" = 1'-0"



3 UNIT TYPE E - REAR ELEVATION
3/16" = 1'-0"



2 UNIT TYPE E - SIDE ELEVATION 1
3/16" = 1'-0"



1 UNIT TYPE E - FRONT 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 SHAKE SHINGLE, BASIS OF DESIGN CERTAINTEED CEDAR IMPRESSIONS
1C	VINYL CLAPBOARD SIDING, BOARD AND BATTEN, BASIS OF DESIGN CERTAINTEED MONOGRAM
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	PREMADE COLUMN COVER WITH TRIM, BASIS OF DESIGN CERTAINTEED RESTORATION MILLWORK
8A	BRICK; COLOR AND PATTERN TBD
8B	STONE; COLOR AND PATTERN TBD

FACADE ALTERNATES

1. SHUTTERS AT FRONT FACADE WINDOWS
2. SHAKE-STYLE SHINGLES IN LIEU OF BOARD AND BATTEN
3. STONE UNDER PORCH
4. ROUND COLUMNS IN LIEU OF SQUARE COLUMNS

THORNTON HILL

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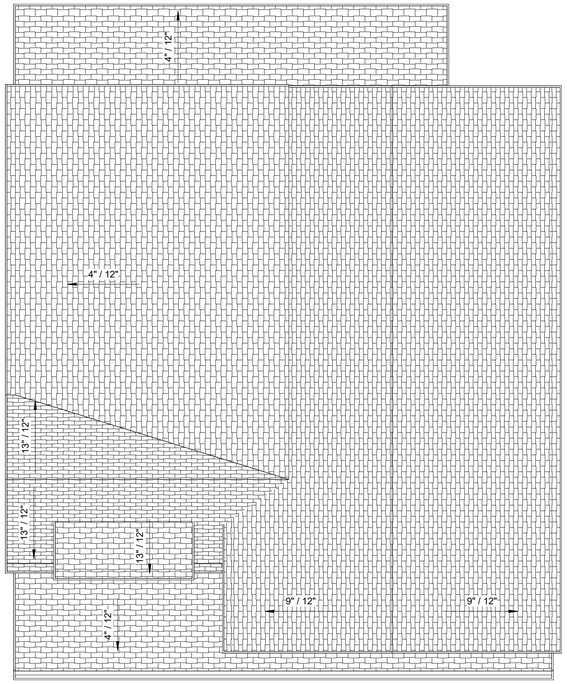
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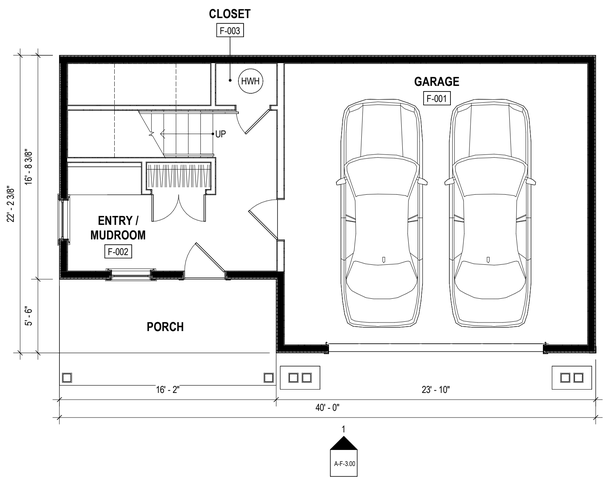
UNIT TYPE E - EXTERIOR ELEVATIONS

A-E-3.00

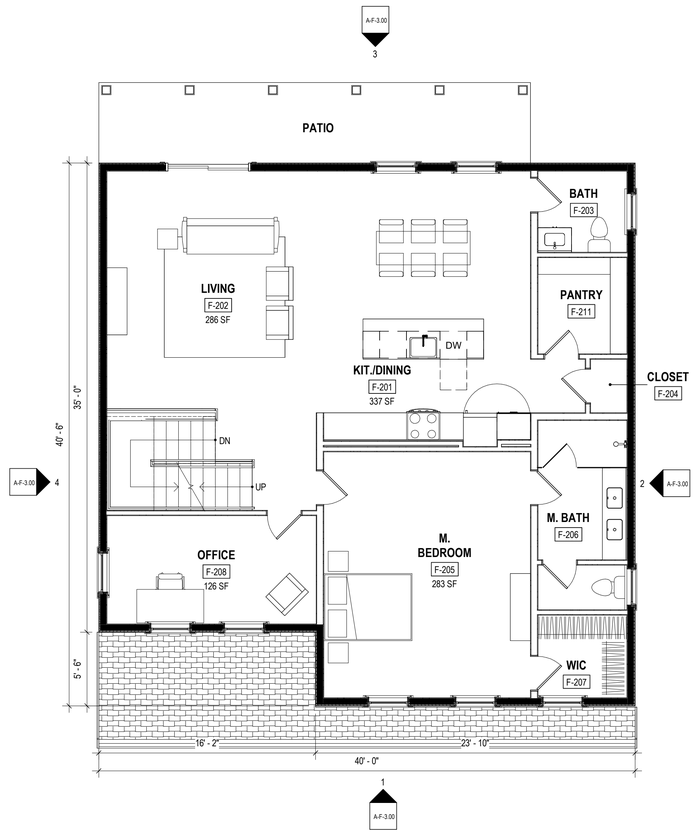
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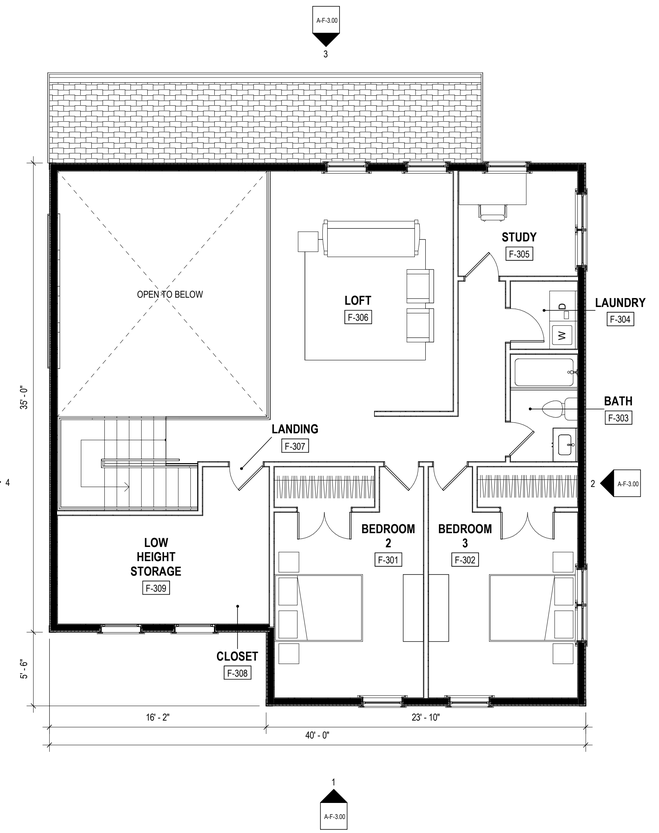
4 UNIT TYPE F - ROOF PLAN
3/16" = 1'-0"



3 UNIT TYPE F - GROUND FLOOR
3/16" = 1'-0"



2 UNIT TYPE F - SECOND FLOOR
3/16" = 1'-0"



1 UNIT TYPE F - THIRD FLOOR
3/16" = 1'-0"

UNIT TYPE AREAS:

UNIT TYPE A:
GROUND FLOOR: 1,101 SF (GARAGE: 505 SF)
SECOND FLOOR: 1395 SF
TOTAL: 2,496 SF (WITH GARAGE: 3,001 SF)
UNIT TYPE B:
GROUND FLOOR: 1,177 SF (522 GARAGE)
SECOND FLOOR: 1,377 SF
TOTAL: 2,554 SF (WITH GARAGE: 3,076 SF)
UNIT TYPE C:
GROUND FLOOR: 1,033 SF (GARAGE: 595 SF)
SECOND FLOOR: 1,477 SF
TOTAL: 2,510 SF (WITH GARAGE: 3,105)
UNIT TYPE D:
GROUND FLOOR: 1,101 SF (GARAGE: 430 SF)
SECOND FLOOR: 1,176 SF
TOTAL: 2,277 SF (WITH GARAGE: 2,707 SF)
UNIT TYPE E:
GROUND FLOOR: 1,086 SF (GARAGE: 503 SF)
SECOND FLOOR: 1,492 SF
TOTAL: 2,578 SF (WITH GARAGE: 3,143)
UNIT TYPE F:
GROUND FLOOR: 246 SF (GARAGE: 479 SF)
SECOND FLOOR: 1,372 SF
THIRD FLOOR: 1,001 SF
TOTAL: 2,619 SF (WITH GARAGE: 3,098 SF)

GENERAL FLOOR PLAN NOTES:

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UNIT TYPE F - FLOOR PLANS

A-F-1.00

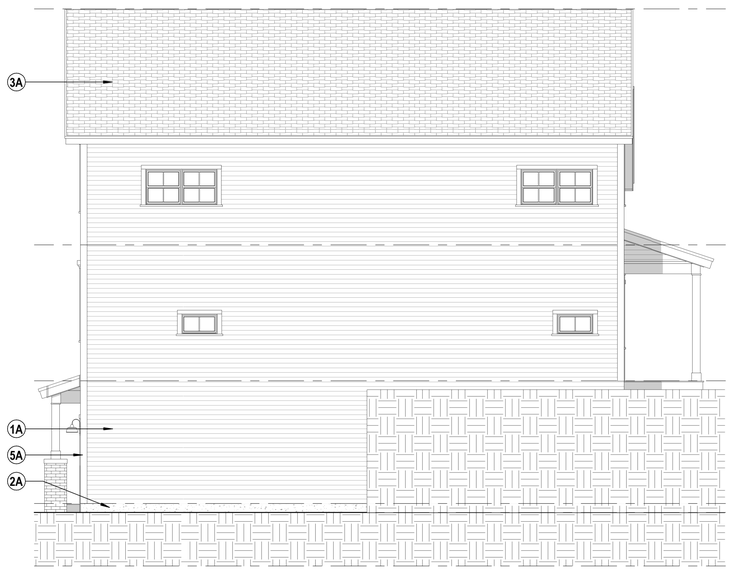
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4 UNIT TYPE F - SIDE ELEVATION 2
3/16" = 1'-0"



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8A	BRICK; COLOR AND PATTERN TBD
8B	STONE; COLOR AND PATTERN TBD

FACADE ALTERNATES

1. DENTIL IN LIEU OF BRACKETS
2. BRICK IN LIEU OF STONE
3. HEADER STYLE
4. FLUTED IN LIEU OF SMOOTH CORNERS
5. GARAGE DOOR STYLE

THORNTON HILL

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SCALE
As indicated

UTILE PROJECT NUMBER
2417

UNIT TYPE F - EXTERIOR ELEVATIONS

A-F-3.00

2/6/2026 3:39:39 PM



STREETSCAPE UNIT TYPE A



STREETSCAPE UNIT TYPE B



STREETSCAPE UNIT TYPE C



STREETSCAPE UNIT TYPE D



STREETSCAPE UNIT TYPE E



STREETSCAPE UNIT TYPE F

THORNTON HILL

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SCALE **1/8" = 1'-0"**

UTILE PROJECT NUMBER **2417**

ELEVATIONS

A-3.00

2/6/2026 3:39:43 PM


38-A
Type A
36-D
Type D
34-A
Type A
32-C
Type C
30-E
Type E
28-E
Type E
26-A
Type A
24-C
Type C
22-B
Type B
20-C
Type C
18-D
Type D
16-A
Type A
14-D
Type D
12-B
Type B
10-C
Type C
8-A
Type A
6-D
Type D
4-C
Type C
2-A
Type A
40-B
Type B
42-A
Type A
41-2
Type C
44-B
Type B
43-A
Type A
46-D
Type D
45-C
Type C
48-B
Type B
50-A
Type A
53-F
Type F
55-F
Type F
52-D
Type D
54-C
Type C
56-A
Type A
58-B
Type B
60-D
Type D
62-C
Type C
64-A
Type A
63-F
Type F
65-F
Type F
67-F
Type F
69-F
Type F
71-C
Type C
73-A
Type A
75-C
Type C
77-A
Type A
79-A
Type A
81-C
Type C
37-A
Type A
35-C
Type C
33-A
Type A
31-C
Type C
29-B
Type B
27-A
Type A
25-D
Type D
23-C
Type C
21-D
Type D
19-A
Type A
17-B
Type B
15-D
Type D
3-B
Type B
1-A
Type A
41-1
CCB
CCB
CCB