

GENERAL INFORMATION

OWNER/PREPARED FOR

MAP 10 LOT 109 (LONDONDERRY)
TAMARA & HARRY LAMPES
6 DICKEY STREET
DERRY, NH 03038
BK.6561 PG.2390

RESOURCE LIST (LONDONDERRY)

PLANNING & ECONOMIC DEVELOPMENT

2688 MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 129
KELLIE CARON

BUILDING & ZONING ENFORCEMENT

2688 MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 161
NICK CODNER

PUBLIC WORKS

2688 MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 152
DAVE WHOLLEY

ENGINEERING & ENVIRONMENTAL SERVICES

2688 MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 146
JOHN TROTTER, PE

POLICE DEPARTMENT

2688 MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1118
KIM ALAN BERNARD; CHIEF

FIRE DEPARTMENT

280 MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1124
BRIAN JOHNSON; CHIEF

RESOURCE LIST (DERRY)

PLANNING DEPARTMENT

14 MANNING ROAD
DERRY, NH 03038
603-432-6110
GEORGE SIORAS, AICP, PLANNING DIRECTOR

BUILDING & CODE ENFORCEMENT

14 MANNING ROAD
DERRY, NH 03038
603-432-6148
ROBERT MACKEY, CODE ENFORCEMENT DIR.

PUBLIC WORKS

14 MANNING ROAD
DERRY, NH 03038
603-432-6144
MIKE FOWLER, PE DIRECTOR

POLICE DEPARTMENT

1 MUNICIPAL DRIVE
DERRY, NH 03038
603-432-6119
GEORGE R FEOLE, CHIEF OF POLICE

FIRE DEPARTMENT

14 MANNING ROAD
DERRY, NH 03038
603-432-6121
JAMES RICHARDSON; CHIEF

DERRY WATER

14 MANNING STREET
DERRY, NH 03038
603-432-6147
TOM CARRIER

ABUTTERS

MAP 10 LOT 104
SYLVESTRE ERIC J. + JANEL HELEN
15 DICKEY ST
DERRY, NH 03038
BK.6011 PG.2553

MAP 10 LOT 105 (LONDONDERRY)
MAP 26 LOT 61 (DERRY)
WAYNE D. MACDONALD
11 DICKEY ST
DERRY, NH 03038
BK.4612 PG.2713

MAP 10 LOT 106 (LONDONDERRY)
MAP 26 LOT 60 (DERRY)
RICHARD W. &
RICHARD E. BOULETTE
4 LINWOOD AVE
DERRY, NH 03038
BK.3061 PG.178

MAP 10 LOT 108
THOMPSON HOLDING LLC
3 MARMON DR
NASHUA, NH 03060
BK.6437 PG.524

MAP 10 LOT 110
CARRIE A. BROLLIER
14 DICKEY ST
DERRY, NH 03038
BK.6435 PG.840

MAP 10 LOT 115
TWELVE LONDONDERRY ROAD REALTY LLC
71 MAMMOTH RD
LONDONDERRY, NH 03053
BK. 5956 PG.882

MAP 10 LOT 121
WINDHAM REALTY LLC
8 ACTION BLVD
LONDONDERRY, NH 03053
BK.6474 PG.198

CHANGE OF USE PLAN

6 DICKEY STREET, LONDONDERRY, NH

INDEX OF SHEETS

SHEET	SHEET TITLE
C-1	COVER
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EC-1	EXISTING CONDITIONS PLAN
C-3	SITE PREPARATION & DEMOLITION PLAN
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C-12 - C-14	DETAILS

PERMITS/APPROVALS

	NUMBER APPROVED	EXPIRES
LONDONDERRY PLANNING SITE DESIGN REVIEW APPROVAL	-	-
TOWN OF LONDONDERRY STORMWATER PERMIT	-	-
TOWN OF LONDONDERRY - PERMIT TO CONDUCT WORK IN THE TOWN'S RIGHT OF WAY	-	-

VARIANCES/WAIVERS

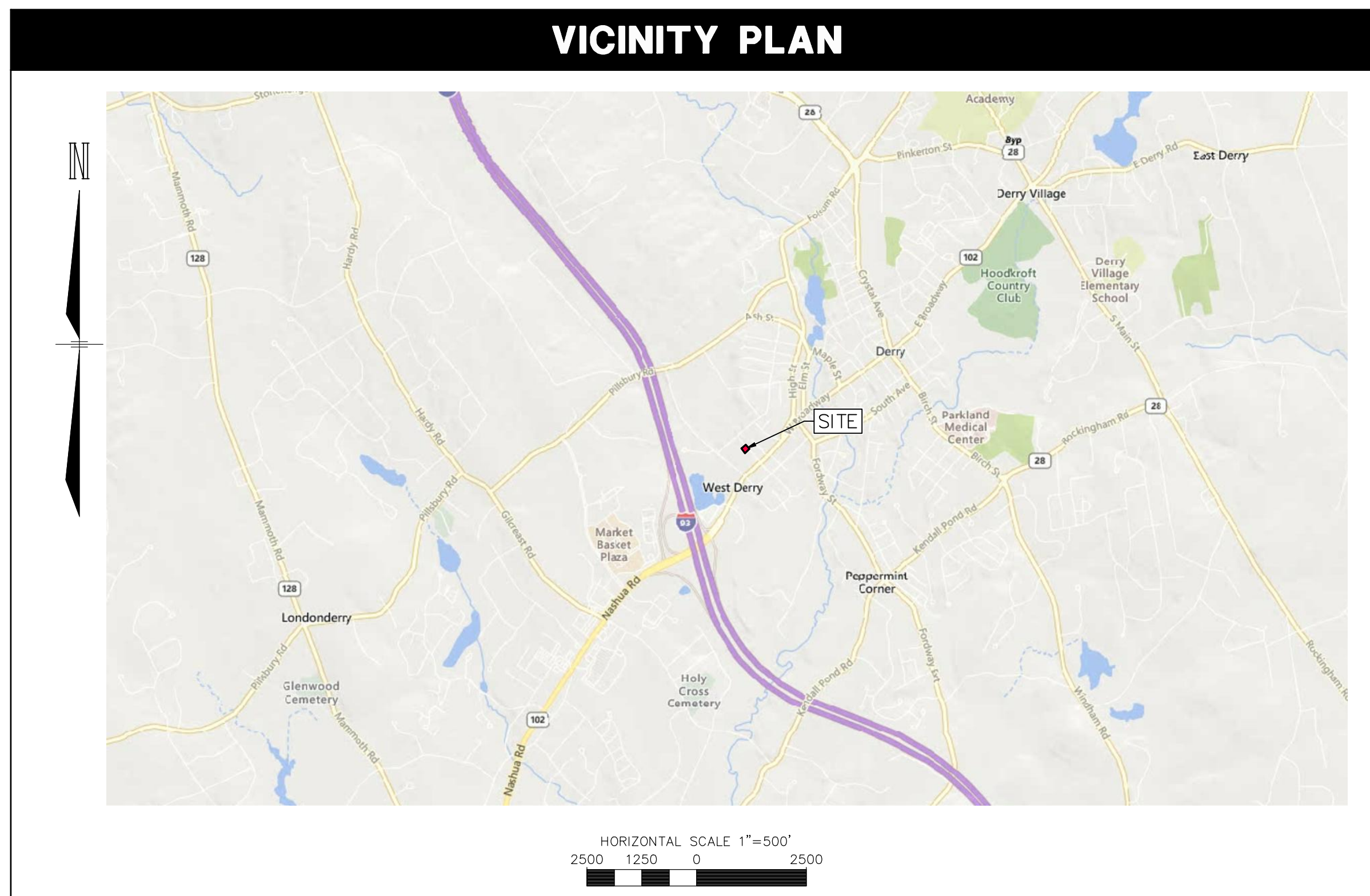
THE FOLLOWING VARIANCES WERE REQUESTED OF THE TOWN OF LONDONDERRY ZONING BOARD OF ADJUSTMENT ON OCTOBER 21, 2025:

- SECTION 4.3.2.A (MINIMUM LOT SIZE): TO ALLOW THE EXISTING LOT AREA OF 0.41 ACRES TO BE ACCEPTABLE WHERE A MINIMUM LOT SIZE OF ONE (1) ACRE IS REQUIRED.
- SECTION 4.3.2.A (MINIMUM FRONTAGE): TO ALLOW THE EXISTING LOT FRONTAGE OF 125.56 FEET TO BE ACCEPTABLE WHERE A 150 FOOT MINIMUM FRONTAGE IS REQUIRED.
- SECTION 4.3.3.A.1 (FRONT SETBACK): TO ALLOW THE EXISTING BUILDING TO BE WITHIN THE 60 FOOT FRONT SETBACK.
- SECTION 4.3.3.A.2 (SIDE SETBACK): TO ALLOW THE EXISTING BUILDING AND PROPOSED/RELOCATED SHED TO BE WITHIN THE 30 FOOT SIDE SETBACK.
- SECTION 4.3.3.A.3 (REAR SETBACK): TO ALLOW THE EXISTING GARAGE AND PROPOSED/RELOCATED SHED TO BE WITHIN THE 30 FOOT REAR SETBACK.
- SECTION 4.3.3.B.1 (GREEN SPACE BUFFER): TO ALLOW THE EXISTING BUILDING AND GARAGE, AND PROPOSED/RELOCATED SHED TO BE WITHIN THE GREEN SPACE BUFFER.
- SECTION 4.3.3.A.1 (RESIDENTIAL BUFFER): TO ALLOW A RESIDENTIAL BUFFER OF 26.1 FEET WHERE 50 FEET IS REQUIRED.

THE FOLLOWING WAIVERS FROM THE TOWN OF LONDONDERRY SITE REVIEW REGULATIONS AND CHECKLIST ARE BEING REVIEWED BY THE PLANNING BOARD:

- LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10.G.1:
TO ALLOW LESS THAN THE REQUIRED (8%) OVERALL INTERIOR AREA OF THE PROPOSED PARKING LOT TO BE DEDICATED TO LANDSCAPED AREAS. (0% PROVIDED).
- LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10.G.3:
TO ALLOW LESS THAN THE REQUIRED AMOUNT OF INTERIOR SHADE TREES (1 TREE) FOR THE TOTAL PROPOSED PARKING SPACE COUNT (16 SPACES). (0 INTERIOR TREES PROVIDED).
- LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10.G.4:
TO ALLOW NO CURBING ON THE EDGE OF PAVEMENT SO PATRONS CAN WALK AROUND THE DISPLAY VEHICLES WITHOUT OBSTRUCTION.
- LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10.G.5:
TO ALLOW LESS THAN THE REQUIRED AMOUNT OF PERIMETER SHADE TREES (15 TREES) FOR THE TOTAL PARKING LOT PERIMETER (300 FEET). (5 PARKING PERIMETER TREES PROVIDED).
- SITE LIGHTING PLAN PER SECTION 3.13:
NO NEW EXTERIOR SITE LIGHTING IS PROPOSED. EXISTING SITE SECURITY LIGHTING TO REMAIN IN SERVICE.
- SITE PLAN APPLICATION CHECKLIST ITEM XI.5(A) THRU XI.5(F) SUPPORTING DOCUMENTATION: TO OMIT UTILITY CLEARANCE LETTERS AS NO PROPOSED UTILITY SERVICES ARE REQUIRED DUE TO THE CONSTRUCTION OF ONLY A VEHICLE STORAGE LOT.

VICINITY PLAN



OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE.

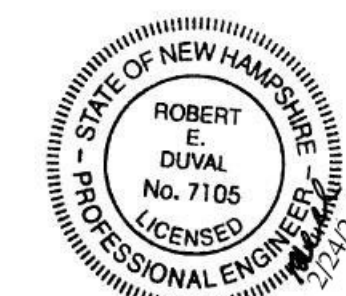
OWNER OR AUTHORIZED AGENT DATE _____

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

ON _____

BOARD MEMBER _____ AND _____

BOARD MEMBER _____



REV	DATE	DESCRIPTION	PWH	JSH	DR	CK
1	1/27/2026	REV. PER DRC COMMENTS				

TAX MAP 10 LOT 109
COVER SHEET
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

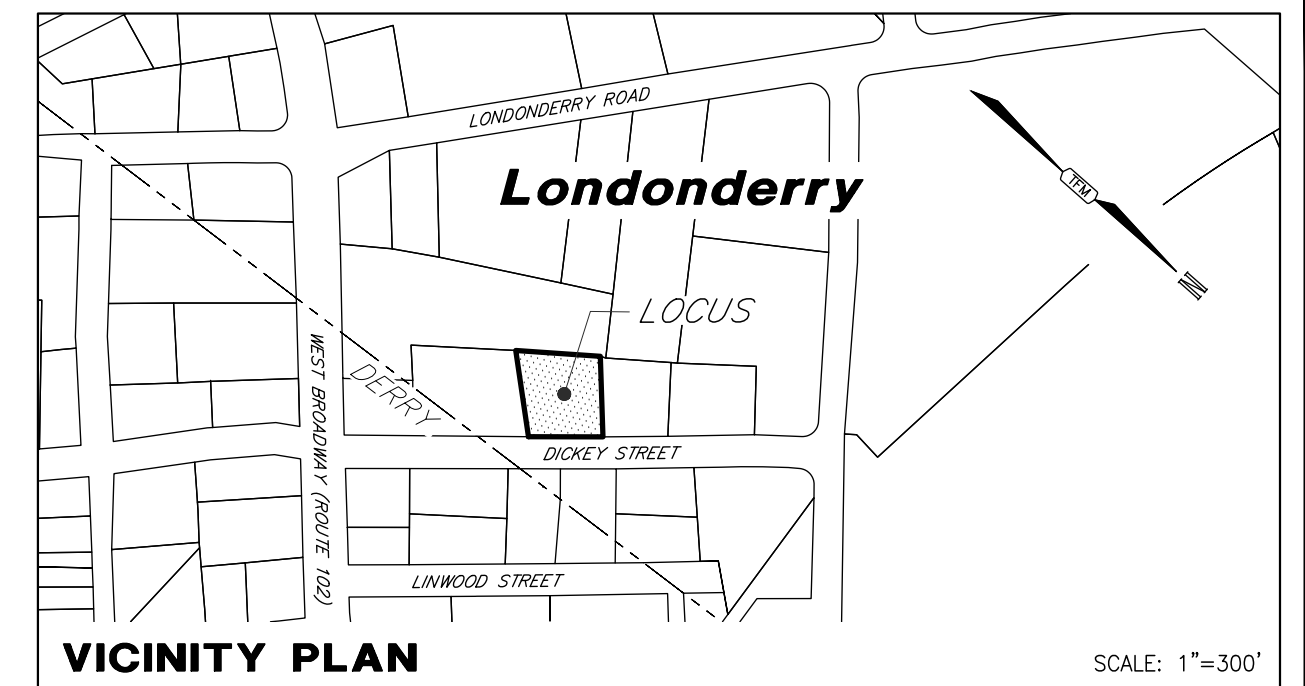
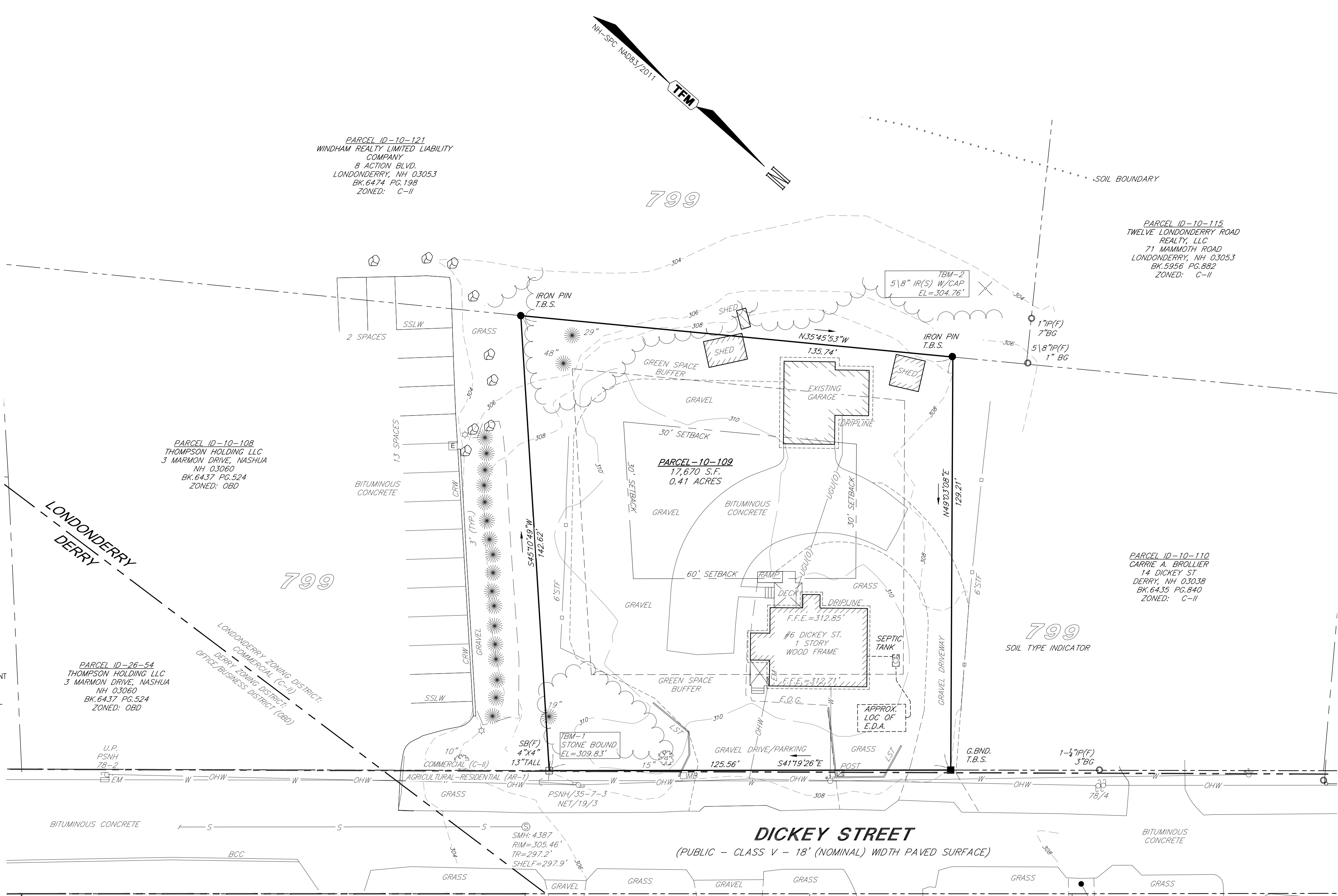
FILE: 18301.00 DR CK CADFILE: 18301-00 COVER-DETAILS C-1

LEGEND

- SEWER MANHOLE
- WATER SHUT OFF
- GAS SHUT OFF
- GUY WIRE
- LIGHT POLE
- IRRIGATION CONTROL VALVE
- UTILITY POLE
- MAIL BOX
- ELECTRIC METER
- TRANSFORMER PAD
- BOULDER
- DECIDUOUS TREE
- CONIFEROUS TREE
- IRON PIPE/ROD
- STONE/CONCRETE BOUND
- CLEAN OUT
- TEMPORARY BENCHMARK
- BELOW GRADE
- INVERT
- IRON PIPE
- IRON ROD
- RIM ELEVATION
- SET
- SQUARE FEET
- STONE BOUND
- STOCKADE FENCE
- TEMPORARY BENCHMARK
- TROUGH
- LANDSCAPE TIMBER
- TOP OF SEWER TROUGH
- TYPICAL
- SINGLE SOLID WHITE LINE
- ABOVE GRADE
- BITUMINOUS CONCRETE CURB
- CONCRETE RETAINING WALL
- DRILL HOLE
- ELEVATION
- FINISHED FLOOR ELEVATION
- FOUND
- SEWER LINE
- WATER LINE
- OVERHEAD UTILITIES
- CONTIGUES TO UNKNOWN TERMINUS
- WOOD FENCE
- TREELINE
- UNDERGROUND UTILITIES PER OWNER

NRCS SOILS LEGEND

THE ENTIRE PROPERTY CONSISTS OF THE SAME SOIL TYPE
799 URBAN LAND - CANTON COMPLEX, 3 TO 15 PERCENT SLOPES
 SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE (NRCS).



NOTES

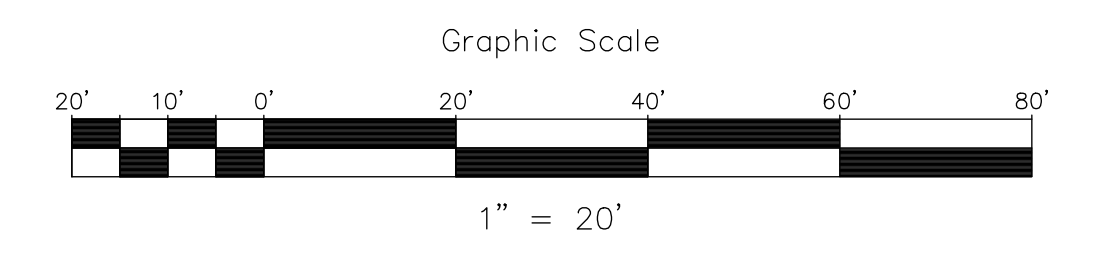
1. OWNER OF RECORD: LEON H. LAMPES, TAMARA A. LAMPES & HARRY L. LAMPES
6 DICKEY STREET, DERRY, NEW HAMPSHIRE 03038
DEED REFERENCE: BK. 6561, PG. 2390
AREA: 17,670 S.F. OR 0.41 ACRES
2. 10-109 INDICATES TAX MAP AND LOT NUMBER.
3. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT AT TAX MAP 10, LOT 109, LOCATED AT THE SOUTHWESTERLY SIDE OF DICKEY STREET IN LONDONDERY, NEW HAMPSHIRE AS SHOWN HEREON AND NO OTHER PURPOSE.
4. CURRENT ZONING IS COMMERCIAL-II "C-II"
 MINIMUM LOT SIZE: 1 ACRE
 MINIMUM LOT FRONTAGE: 150 FEET
 MINIMUM WIDTH: N/A
 MINIMUM FRONT BUILDING SETBACKS: 60 FEET
 MINIMUM SIDE BUILDING SETBACKS: 30 FEET
 MINIMUM REAR BUILDING SETBACKS: 30 FEET
5. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 330150339E, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
6. HORIZONTAL DATUM: NH SPC NAD83/2011. VERTICAL DATUM: NAVD88. DATUMS WERE OBTAINED BY ON-SITE GPS OBSERVATIONS WITH SURVEY GRADE GPS UNITS.
 BENCHMARKS SET: TBM-1: 4"x4" STONE BOUND FOUND AT THE EASTERLY CORNER OF THE SUBJECT PARCEL, 13" TALL, AS SHOWN HEREON. ELEVATION: 309.83'
 TBM-2: 5/8" IRON ROD WITH CAP SET FLUSH TO GRADE, LOCATED AT THE WESTERLY CORNER OF THE SUBJECT PARCEL, AS SHOWN HEREON. ELEVATION: 304.76'
7. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
8. THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
9. THE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 20, 2025, MARCH 21, 2025 AND AUGUST 18, 2025.
10. THE LOCATION OF THE EFFLUENT DISPOSAL AREA SHOWN IS PER THE OWNER.

REFERENCE PLANS

1. RCRD PLAN NO. 186 ENTITLED "PLAN OF SUNNYSIDE PARK DERRY, NH" DATED JUNE 1, 1908.
2. RCRD PLAN NO. C-3352 ENTITLED "PLAN OF LAND IN DERRY, NH FOR W. DEREMER, OAK STREET, DERRY, NH" DATED OCTOBER 6, 1972.
3. RCRD PLAN NO. D-20891 ENTITLED "PLAN OF LAND LOCATED IN DERRY & LONDONDERY, NH" DATED JANUARY 13, 1991.

OWNER'S SIGNATURE

 2/16/26
 OWNER OR REPRESENTATIVE DATE



TAX MAP 10 LOT 109
EXISTING CONDITIONS PLAN
LAMPES PROPERTY
 6 DICKEY STREET
 LONDONDERY, NEW HAMPSHIRE
 OWNED BY & PREPARED FOR:
LEON & TAMARA LAMPES
 SCALE: 1" = 20' SEPTEMBER 5, 2025

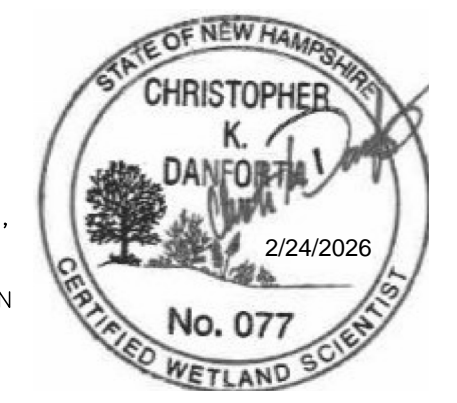
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION "IT'S THE LAW"

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REV.	DATE	DESCRIPTION	DR.	CHK.
1	2-16-26	ADDRESS 3RD PARTY REVIEW COMMENTS	MRD	MRD

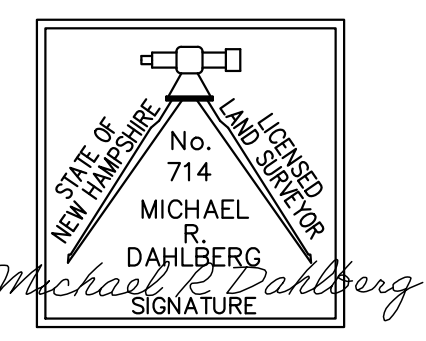
WETLAND SCIENTIST CERTIFICATION

ON AUGUST 27, 2025, I CONDUCTED AN ONSITE REVIEW OF THE PROPERTY LOCATED AT 6 DICKEY STREET IN LONDONDERY, NH. THE PROPERTY, IDENTIFIED AS TAX MAP 10, LOT 109 IS APPROXIMATELY 0.41 ACRES AND IS CURRENTLY DEVELOPED AND USED AS AN AUTO SALES LOT. THE PURPOSE OF THE SITE VISIT WAS TO CONFIRM WHETHER JURISDICTIONAL WETLANDS, AS DEFINED IN THE US ARMY CORPS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) AND THE REGIONAL SUPPLEMENT, NORTH CENTRAL AND NORTHEAST REGION, VER. 2.0), BASED ON THIS CRITERIA AND REFERENCES TO JURISDICTIONAL AREAS PROMULGATED IN THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WETLANDS BUREAU RULES (ENV-WT 406) IT WAS DETERMINED THAT THERE ARE NO JURISDICTIONAL AREAS WITHIN OR ADJACENT TO THIS PROPERTY. CHRISTOPHER K. DANFORTH, NH CWS #0077



SURVEYOR'S CERTIFICATION

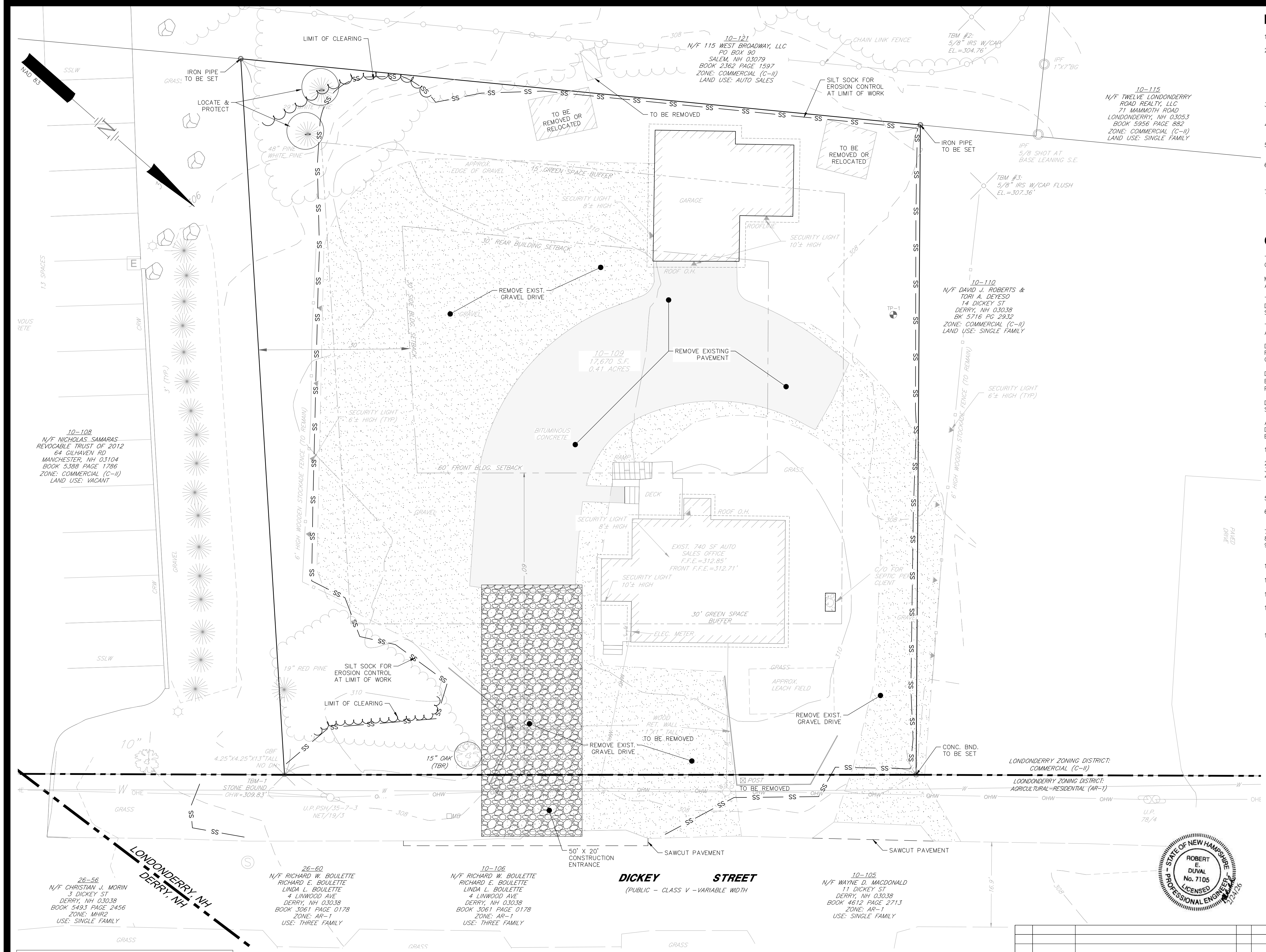
I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).
 I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18-III)
 Michael R. Dahlberg
 LICENSED LAND SURVEYOR
 02-16-2026
 DATE



TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists
 48 Constitution Drive
 Bedford, NH 03110
 Phone (603) 472-4488
 Fax (603) 472-9747
 www.tfmoran.com

18301.00	DR	LR	FB	2047-54
	CK	MRD	CADFILE	18301-00 Survey

SHEET 1 OF 1



- ### NOTES
- SEE NOTES ON SHEET C-02.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATIONS, SIZE, AND ELEVATIONS OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS PRIOR TO THE START OF ANY DEMOLITION. THE LOCATIONS SHOWN ON THESE PLANS ARE NOT GUARANTEED BY THE OWNER OR THE ENGINEER. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES INTERFERING WITH THE PROPOSED DEMOLITION TO DETERMINE APPROPRIATE ACTION TO BE TAKEN BEFORE PROCEEDING WITH THE WORK. IT IS ALSO THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK AT NO ADDITIONAL COST TO THE OWNER.
 - THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - THE CONTRACTOR SHALL VERIFY ALL SURVEY INFORMATION IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO THE START OF CONSTRUCTION.
 - CONSTRUCTION DEBRIS AND INVASIVE SPECIES SHALL BE REMOVED FROM SITE AND DISPOSED OF IN A LEGAL MANNER.
 - PRIOR TO THE START OF WORK, THE CONTRACTOR SHALL PLACE ORANGE CONSTRUCTION FENCING AROUND EACH TREE TO BE RETAINED THROUGHOUT CONSTRUCTION. NO STOCKPILES OF MATERIAL ARE PERMITTED WITHIN THE DRIP LINE OF THE TREES TO BE SAVED.
 - CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY IF ANY TREES ARE DAMAGED DURING CONSTRUCTION.

- ### CONSTRUCTION SEQUENCE NOTES
- TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.
- MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.
- THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.
- THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.
- DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
- DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO STORMWATER BMP'S. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.
- DO NOT PLACE STORMWATER BMP'S INTO SERVICE UNTIL THE CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- AFTER THE INFILTRATION SYSTEM IS EXCAVATED TO THE FINAL DESIGN ELEVATION, THE FLOOR SHOULD BE DEEPLY TILLED WITH A ROTARY TILLER OR DISC HARROW TO RESTORE THE INFILTRATION RATES, FOLLOWED BY A PASS WITH A LEVELING DRAG.
- INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
 - STORMWATER TREATMENT PONDS AND SWALES SHALL BE INSTALLED BEFORE ROUGH GRADING THE SITE.
 - DURING CONSTRUCTION EVERY EFFORT SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
 - DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
 - CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SLOPES SHALL BE SEEDED WITHIN 72 HOURS AFTER GRADING.
 - ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
 - CONSTRUCT TEMPORARY CULVERTS AND DIVERSIONS AS REQUIRED.
 - BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
 - PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS. PARKING LOTS SHALL BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
 - INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
 - COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
 - REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BECOME FIRMLY ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE.
 - DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURB LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
 - SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

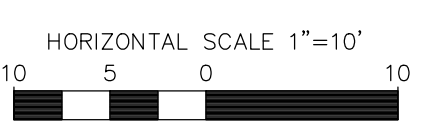
TAX MAP 10 LOT 109
SITE PREPARATION AND DEMOLITION PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

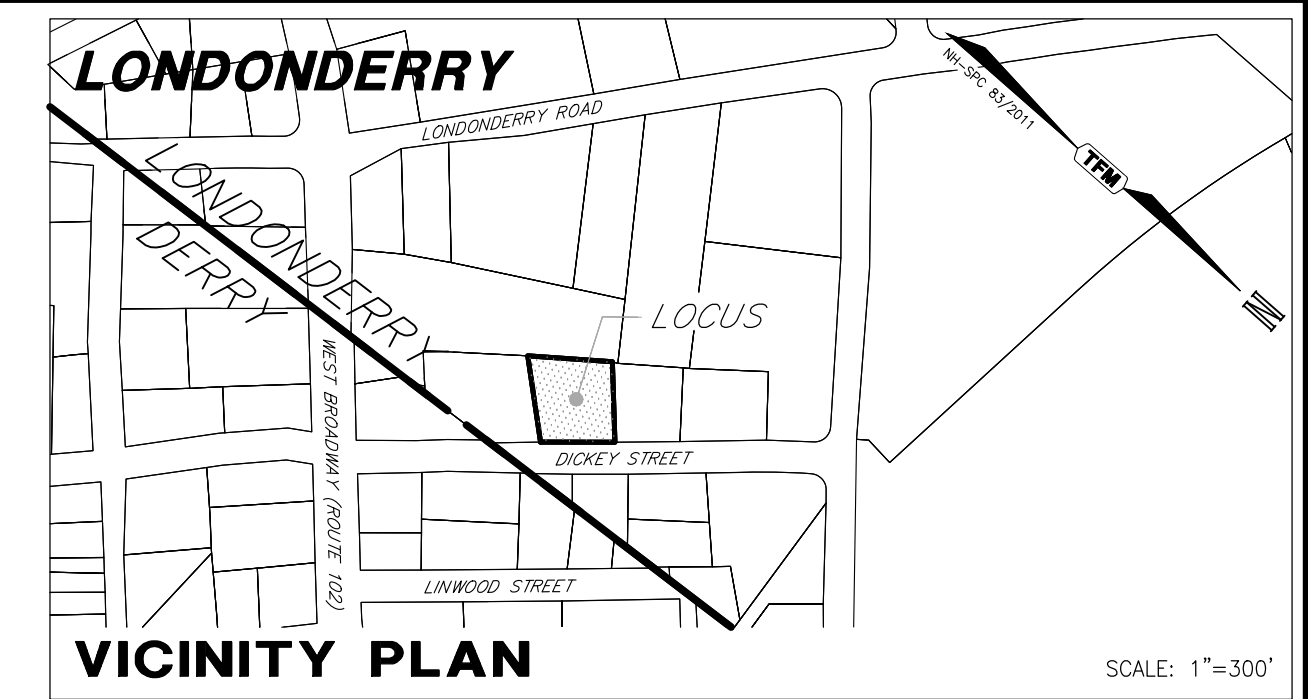
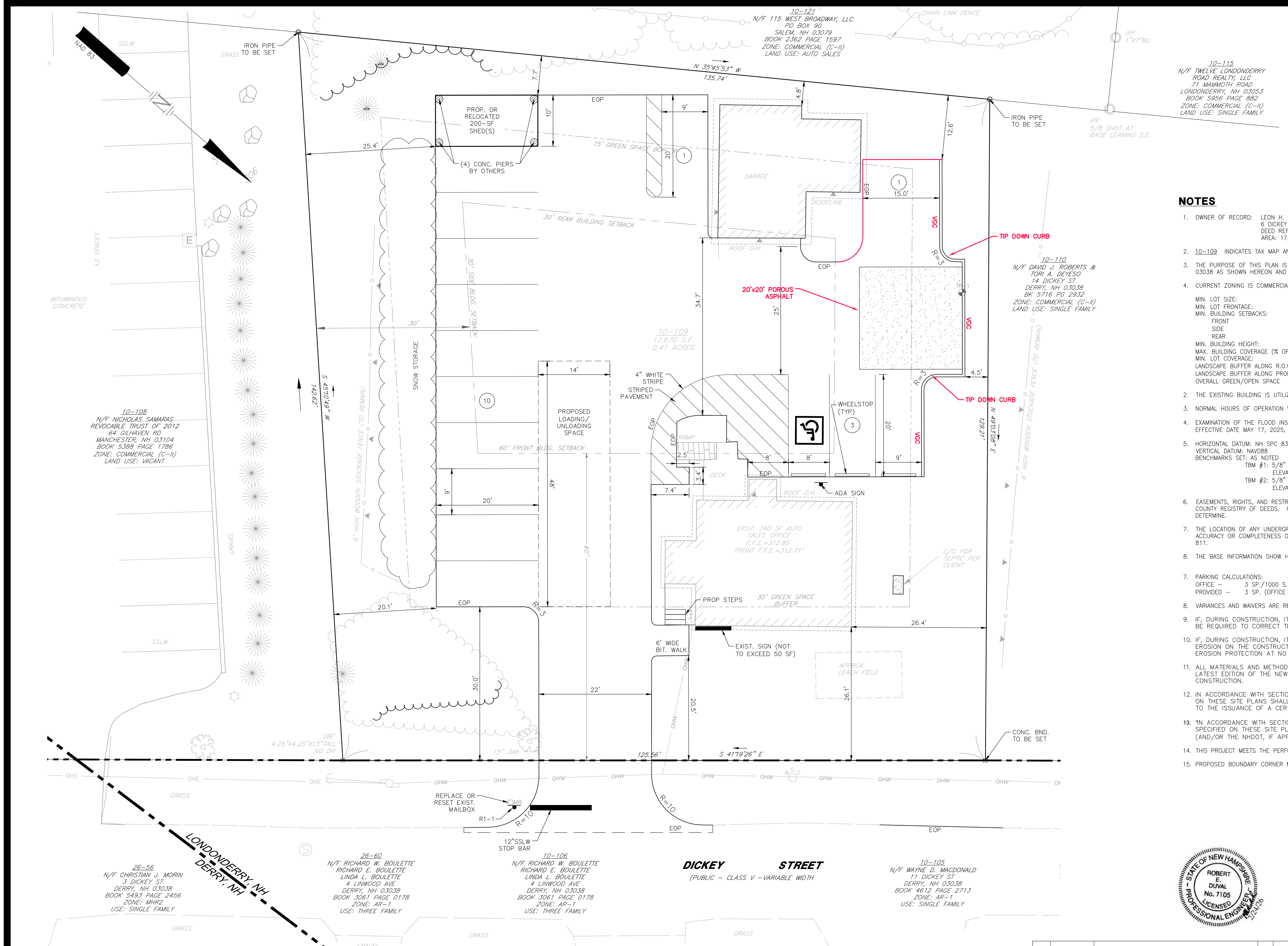


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REV	DATE	DESCRIPTION	DR	CK
1	1/27/2026	REV. PER DRC COMMENTS	PWH	JSH

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	18301.00	18301-00 DESIGN_LAYOUT



NOTES

- OWNER OF RECORD: LEON H. LAMPES & TAMARA A. LAMPES
6 DICKEY ST, DERRY NH 03038
DEED REFERENCE: BK. 6561 PG. 2392
AREA: 17,670 S.F.± OR 0.406 ACRES±
- 10-109 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE IMPROVEMENTS ON TAX MAP 10, LOT 109, LOCATED AT 6 DICKEY STREET, DERRY NH 03038 AS SHOWN HEREON AND FOR NO OTHER PURPOSE.
- CURRENT ZONING IS COMMERCIAL II ZONING DISTRICT.

	REQUIRED	PROVIDED
MIN. LOT SIZE:	1 ACRE	0.406 ACRES
MIN. LOT FRONTAGE:	150'	125.56'
MIN. BUILDING SETBACKS:		
FRONT	60'	26.1'
SIDE	30'	26.4'
REAR	30'	4.8'
MIN. BUILDING HEIGHT:	50'	24'±
MAX. BUILDING COVERAGE (% OF LOT AREA):	25%	10%
MIN. LOT COVERAGE:	66%	52.5%
LANDSCAPE BUFFER ALONG R.O.W	30'	26.1'
LANDSCAPE BUFFER ALONG PROP. LINES	15'	4.5'
OVERALL GREEN/OPEN SPACE	33%	47.4% (8,376 SF LONDONDERRY)
- THE EXISTING BUILDING IS UTILIZED FOR WHOLESALE AUTO SALES AND IS SERVICED BY ON-SITE SEPTIC AND MUNICIPAL WATER FROM DERRY.
- NORMAL HOURS OF OPERATION WILL BE MONDAY THROUGH SATURDAY 9 AM - 5 PM BY APPOINTMENT ONLY.
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 3301500339E, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- HORIZONTAL DATUM: NH SP3 83/2011
VERTICAL DATUM: NAVD83
BENCHMARKS SET: AS NOTED
TBM #1: 5/8" IRON ROD WITH CAP SET FLUSH
ELEVATION: 307.36'
TBM #2: 5/8" IRON ROD WITH CAP
ELEVATION: 304.76'
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. T.F. MORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- THE BASE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 21, 2025.
- PARKING CALCULATIONS:
OFFICE - 3 SP./1000 S.F. = 2 SPACES
PROVIDED - 3 SP. (OFFICE INCL. 1 ACCESSIBLE) + 13 SP. (VEHICLE SALES) = 16 TOTAL SPACES
- VARIANCES AND WAIVERS ARE REQUESTED. SEE COVER SHEET.
- 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.
- 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.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
- 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.
- 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 (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THIS PROJECT MEETS THE PERFORMANCE STANDARDS NOTED IN SECTION 5.16 OF THE ZONING ORDINANCE PER ITEM II.7 OF THE CHECKLIST.
- PROPOSED BOUNDARY CORNER MONUMENTS SHALL BE SET BY A NH LICENSED SURVEYOR.



TAX MAP 10 LOT 109
SITE LAYOUT PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

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OWNER'S SIGNATURE

THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE.

 OWNER OR AUTHORIZED AGENT

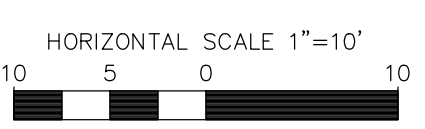
 DATE

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

ON _____ AND _____

BOARD MEMBER _____ AND _____

BOARD MEMBER _____ AND _____

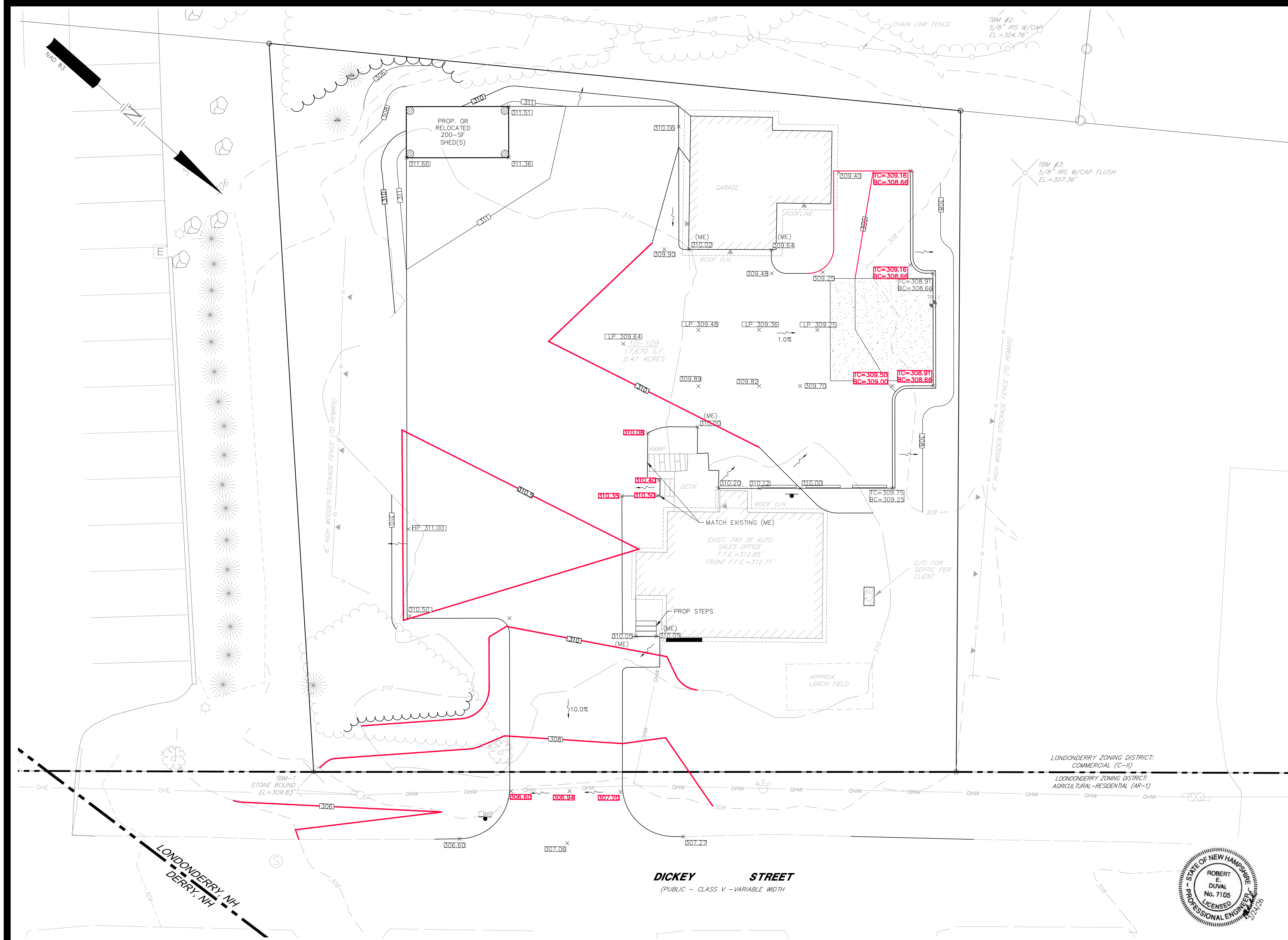


REV	DATE	DESCRIPTION	DR	CK
1	1/27/2026	REV. PER DRC COMMENTS	PWH	JSH

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- NOTES**
- SEE NOTES ON SHEET C-02.
 - PROPOSED SPOT GRADES ARE PROVIDED TO THE NEAREST 0.05. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE FINISHED GRADES MEET ADA STANDARDS FOR WHEEL CHAIR RAMPS, HANDICAP SPACES AND ACCESS AISLES, CROSSWALKS, SIDEWALKS, ETC.
 - ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.

NRCS SOILS LEGEND

799 URBAN LAND - CANTON COMPLEX, 3 TO 15 PERCENT SLOPES

SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE (NRCS).

TEST PIT DATA

TESTPIT #1

DATE 08/15/2025 BY M.R.R

ELEV.=307.36

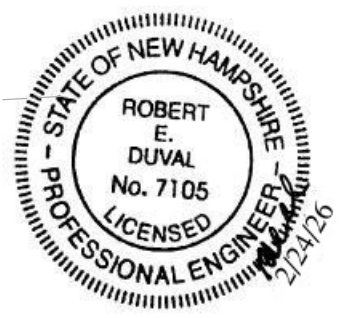
0"	Ap 10YR 3/3, FINE SANDY LOAM, MASSIVE-WEAK, VERY FRIABLE	ELEV.=307.36
12"	B 10YR 5/4, FINE SANDY LOAM, MASSIVE-WEAK, VERY FRIABLE	
28"	C 10YR 6/6, FINE SANDY LOAM BLOCKY-WEAK, FRIABLE, FRACT. LEDGE	ELEV.=301.86
66"		

ESHWT: 66"+
 OW: NOT OBSERVED
 ROOTS: NOT OBSERVED
 LEDGE: 66"
 PERC. TEST: 3 MIN/IN @ 40" OR 20 INCHES/HOUR (SAFETY FACTOR OF 2 =10 INCHES/HOUR)

TAX MAP 10 LOT 109
GRADING AND DRAINAGE PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038

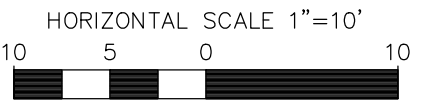
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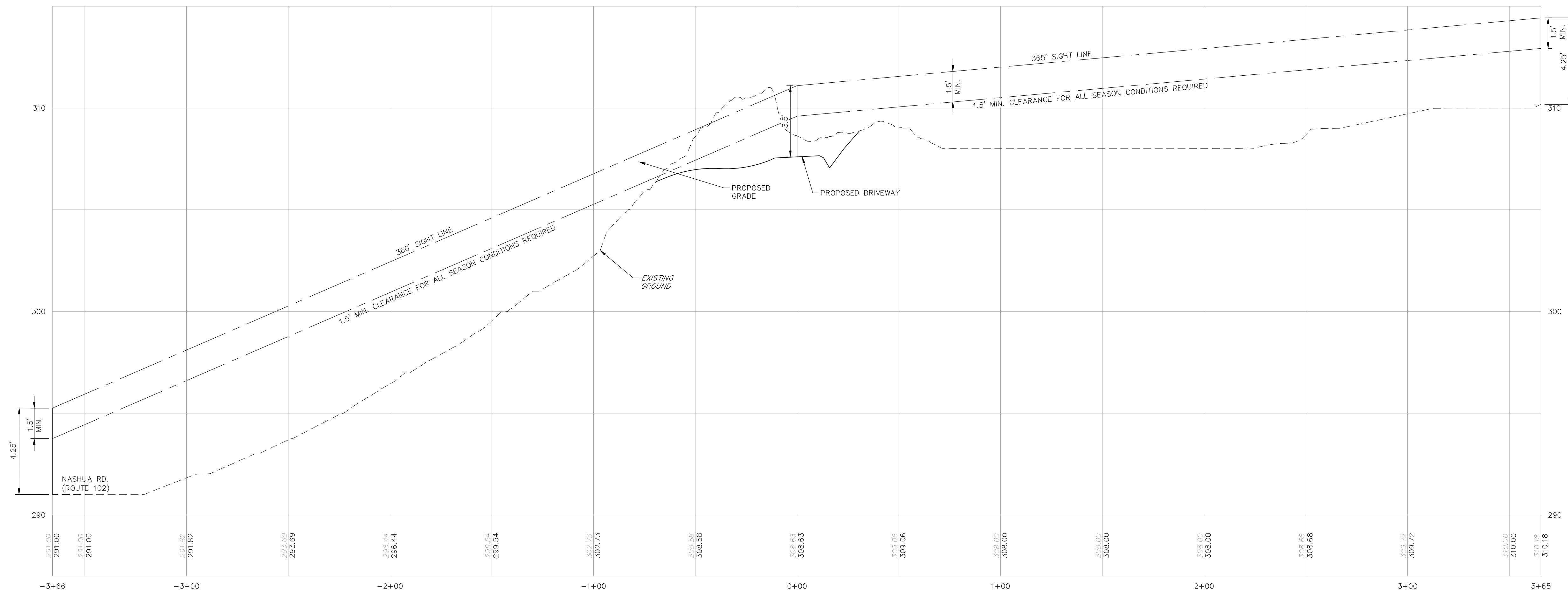
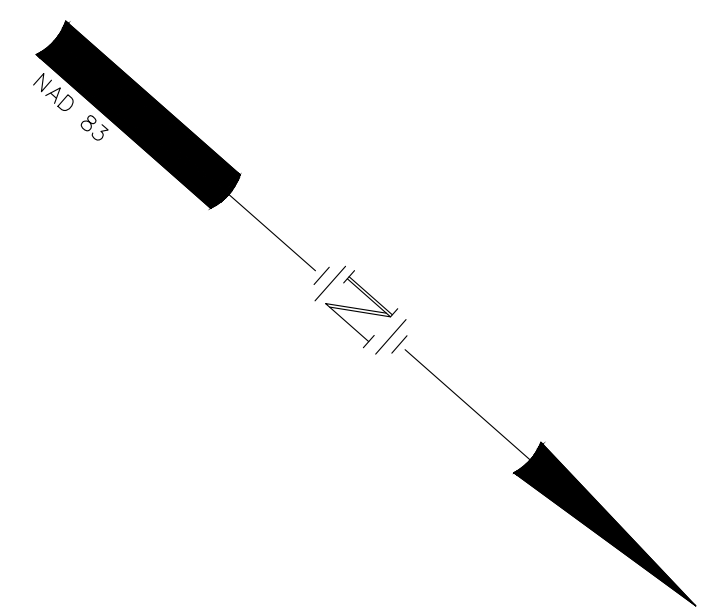
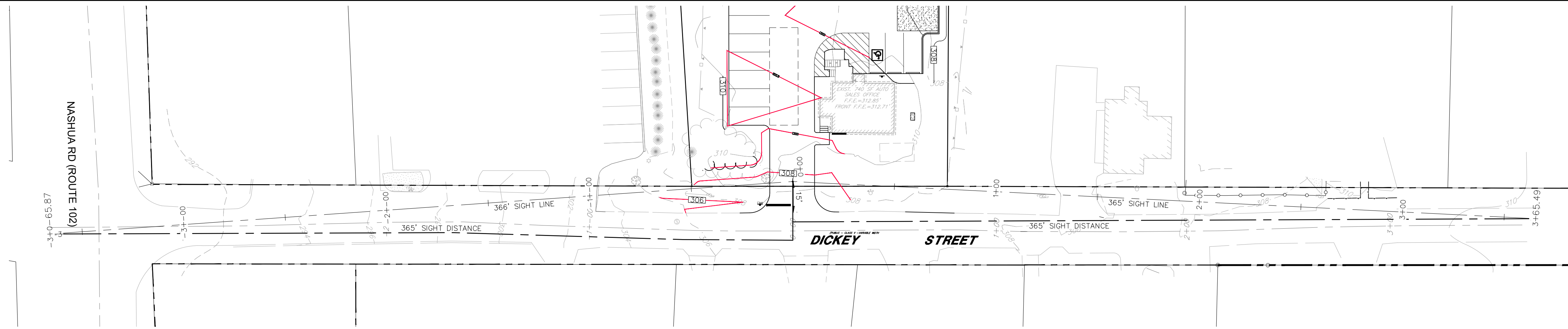


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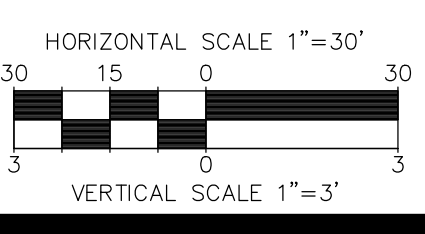
TAX MAP 10 LOT 109
SIGHT DISTANCE PLAN AND PROFILE
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

NOTES

1. THE MINIMUM SIGHT DISTANCE SHALL BE 365 FEET IN ALL DIRECTIONS MEETING THE REQUIREMENTS FOR ROADWAY INTERSECTIONS AND EXHIBIT D3 OF THE LONDONDERRY SUBDIVISION REGULATIONS UNLESS OTHERWISE REQUIRED BY THE NHDOT AS PART OF A STATE DRIVEWAY PERMIT. THE APPLICANT SHALL OBTAIN APPROPRIATE VISIBILITY EASEMENTS OVER THE PARCELS TO MEET THE SIGHT DISTANCE REQUIREMENTS IF REQUIRED.



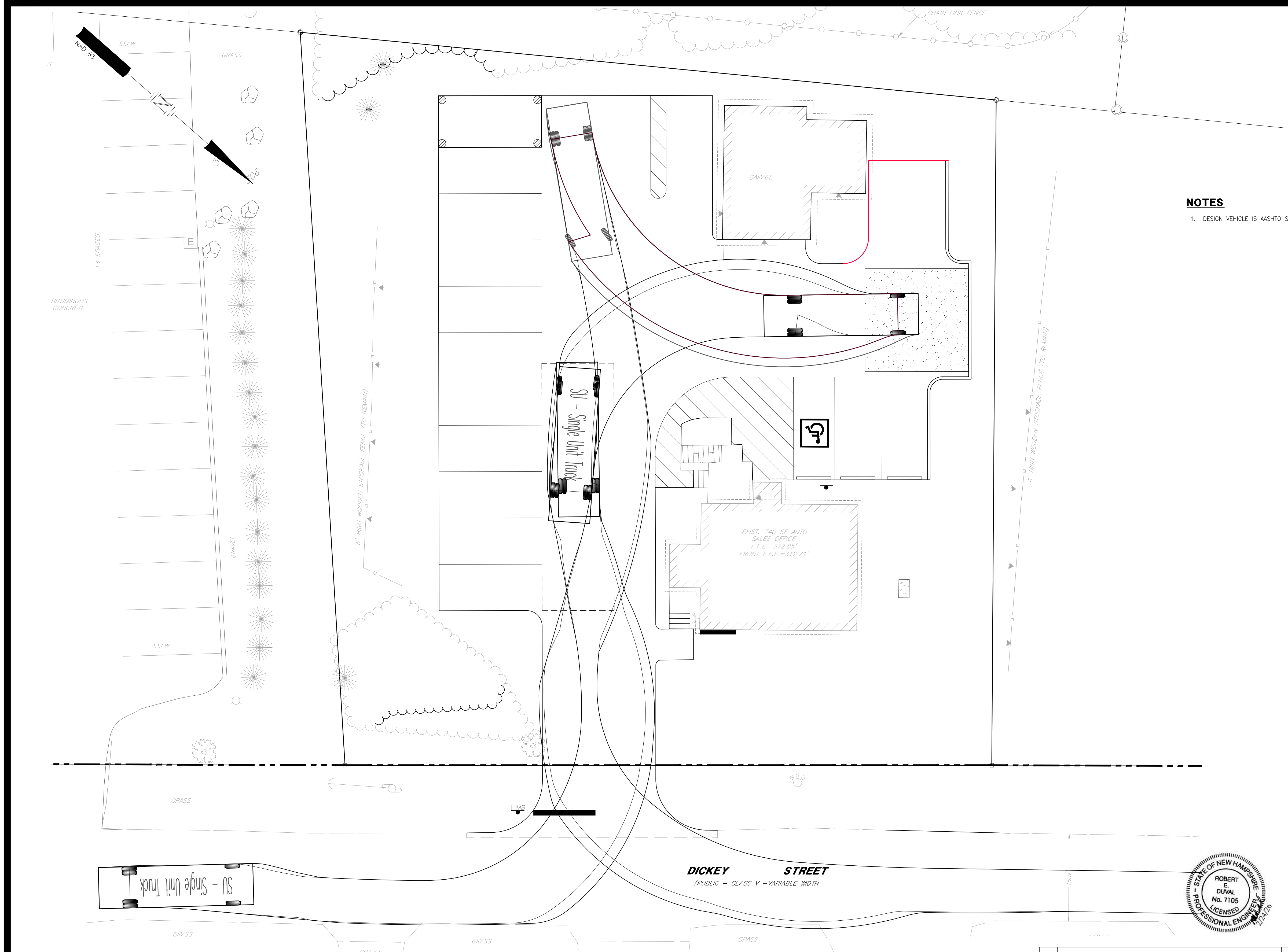
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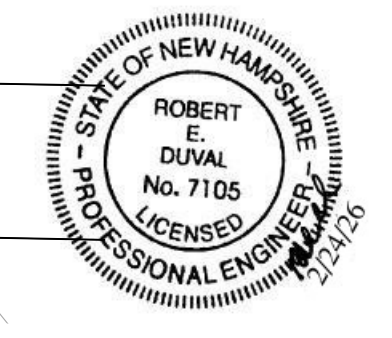
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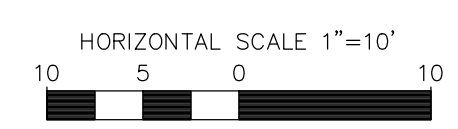


NOTES
 1. DESIGN VEHICLE IS AASHTO SUV30



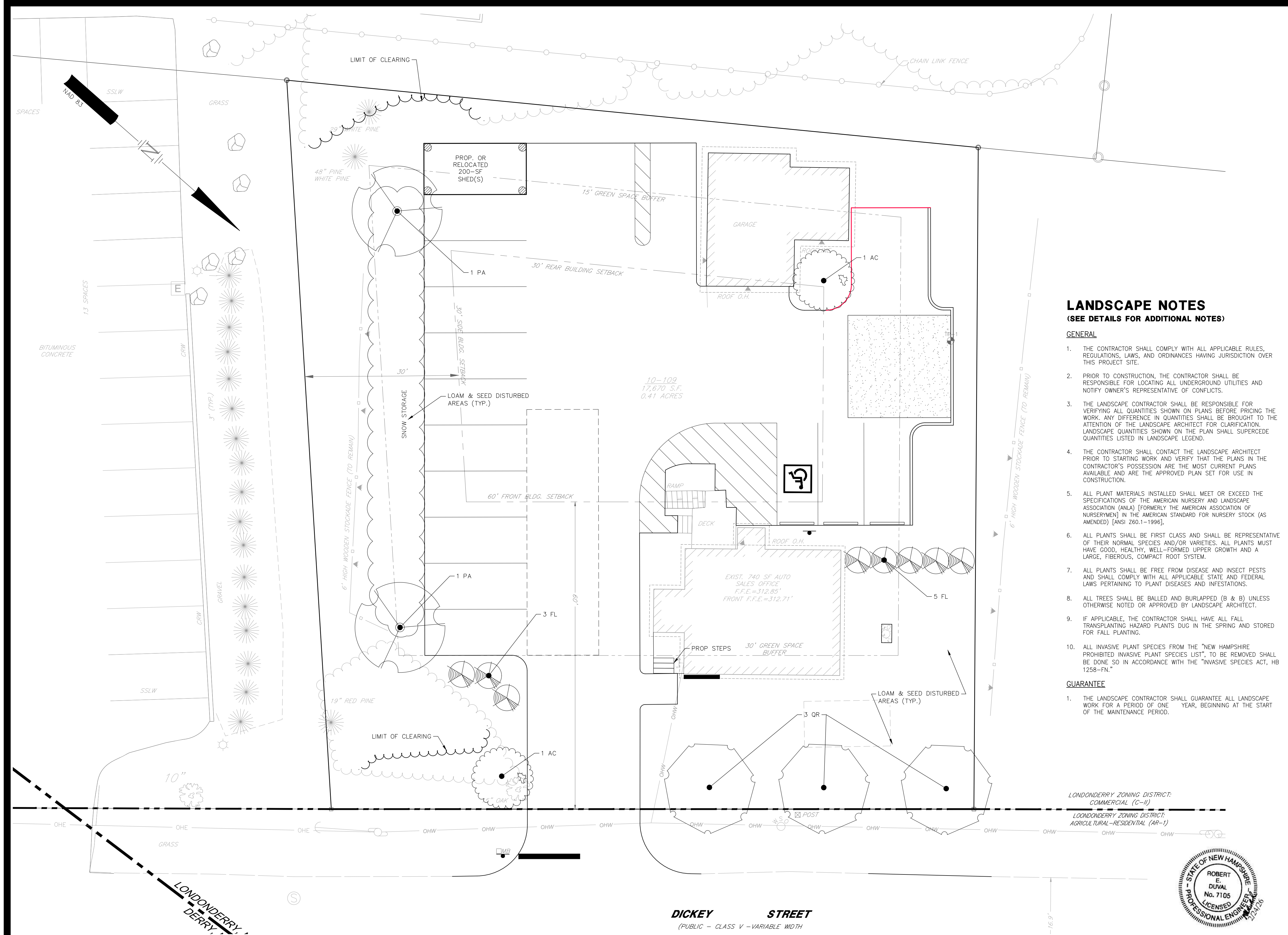
TAX MAP 10 LOT 109
TURNING MOVEMENTS
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH
 OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038
NOVEMBER 6, 2025

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LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
PA	2	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	2 1/2" TO 3" CAL.	B&B
OR	3	QUERCUS RUBRA RED OAK	2 1/2" TO 3" CAL.	B&B
AC	2	AMELANCHEIR CANADENSIS SHADBLow SERVICEBERRY	2 1/2" TO 3" CAL.	B&B
FL	8	FORSYTHIA 'LYNWOOD GOLD' LYNWOOD GOLD FORSYTHIA	3' TO 4'	B&B

LANDSCAPE REQUIREMENTS

- GREEN SPACE REQUIREMENT:
30' GREEN SPACE AREA ALONG ROW.
15' GREEN SPACE AREA ALONG SIDE AND REAR LOT LINES. WAIVER REQUIRED
- INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
(3.10g1, OF SITE PLAN REG'S)
FRONT EXISTING PARKING LOT: 10% LANDSCAPE AREA REQUIRED.
REQUIRED: N/A

SIDE EXISTING PARKING LOT (1,064 SF): 8% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 85 SF
PROVIDED: 0 SF (0.0%) WAIVER REQUIRED

REAR PARKING LOT (7,085 SF): 5% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 354 SF
PROVIDED: 491 SF (6.9%)
- INTERNAL PARKING LOT LANDSCAPING:
(3.10g3, OF SITE PLAN REG'S)
EXISTING PARKING LOT, 1 TREE/15 PARKING SPACES (16 SPACES/15) = 1 TREE
TOTAL TREES REQUIRED = 1
TREES PROVIDED = 1 TREES
- (3.10g4, OF SITE PLAN REG'S)
ALL LANDSCAPED AREAS SHALL BE PROTECTED FROM ENCROACHMENT BY VEHICLES BY MEANS OF CURBING, LANDSCAPING TIMBERS, CURB STOPS, OR OTHER ACCEPTABLE MEANS. WAIVER REQUIRED
- PARKING LOT PERIMETER LANDSCAPING:
(3.10g5, OF SITE PLAN REG'S)
PARKING LOT, 1 SHADE TREE/20' OF PARKING PERIMETER = 300' L.F./20' = 15 TREES
TOTAL TREES REQUIRED = 15
TREES PROVIDED = 0 TREES WAIVER REQUIRED

SCREENING
1 SHADE TREE/450' OF PARKING PERIMETER=300' L.F. (42' FACING RIGHT OF WAY)/50' = 6 TREES
*1 TREE PER 50' WHEN SCREENING IS REQUIRED.
TOTAL TREES REQUIRED = 6
TREES PROVIDED = 6 WAIVER REQUIRED
- SCREENING FROM PUBLIC RIGHT-OF-WAY:
(3.10g6, OF SITE PLAN REG'S)
AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3-1/2 FEET ABOVE GRADE.
PROVIDED: 8 FORSYTHIA SHRUBS (DICKEY STREET)
- ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMPERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (-30 TO -20 DEGREES) AND ZONE 5 (-20 TO -10 DEGREES). THE PLANT MATERIALS SHOWN ON THIS PLAN HAVE A HARDINESS ZONE TO MEET THAT OF SOUTHERN NH.
- AT TIME OF PLANTING:
ALL TREES SHALL BE A MINIMUM OF 2.5" TO 3" CALIPER.
ALL ORNAMENTAL TREES SHALL BE A MINIMUM OF 1.5" TO 2" CALIPER.
ALL EVERGREEN TREES SHALL BE A MINIMUM OF 5' TO 6' HIGH.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE THROUGHOUT CONSTRUCTION OF PROTECTIVE TREE FENCING LOCATED 12" INCHES OFF THE THE DRIPLINE OF ALL TREES TO BE PROTECTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS REQUIRED TO HAVE ALL NO-CUT ZONES DELINEATED IN THE FIELD.
- THE CONTRACTOR/APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF "ANY TREES DESIGNATED TO REMAIN, WHICH HAVE BEEN DAMAGED, KILLED OR REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES". SEE TOWN OF LONDONDERRY "LANDSCAPE DESIGN STANDARDS" SECTION 3.10.D OF THE SITE PLAN REGULATIONS.
- THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS ONCE CONSTRUCTION IS COMPLETED AS OUTLINED IN THE TOWN OF LONDONDERRY, "LANDSCAPE DESIGN STANDARDS" SECTION 3.10.F OF THE SITE PLAN REGULATIONS.
- NO PLANT CONFLICTS WITH SNOW STORAGE AREAS, LIGHT FIXTURES & UNDERGROUND UTILITIES.
- NO LANDSCAPING CONFLICTS WITH SIGHT DISTANCE
- TREES SHALL BE PLANTED NO CLOSER THAN 5' FROM EDGE OF PAVEMENT/CURB LINE.

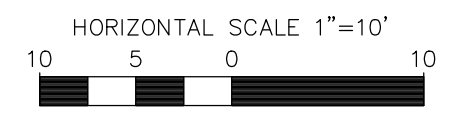
**LANDSCAPE NOTES
(SEE DETAILS FOR ADDITIONAL NOTES)**

- GENERAL**
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
 - THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON PLANS BEFORE PRICING THE WORK. ANY DIFFERENCE IN QUANTITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR CLARIFICATION. LANDSCAPE QUANTITIES SHOWN ON THE PLAN SHALL SUPERCEDE QUANTITIES LISTED IN LANDSCAPE LEGEND.
 - THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT PRIOR TO STARTING WORK AND VERIFY THAT THE PLANS IN THE CONTRACTOR'S POSSESSION ARE THE MOST CURRENT PLANS AVAILABLE AND ARE THE APPROVED PLAN SET FOR USE IN CONSTRUCTION.
 - ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION (ANLA) [FORMERLY THE AMERICAN ASSOCIATION OF NURSERMEN] IN THE AMERICAN STANDARD FOR NURSERY STOCK (AS AMENDED) [ANSI Z60.1-1996].
 - ALL PLANTS SHALL BE FIRST CLASS AND SHALL BE REPRESENTATIVE OF THEIR NORMAL SPECIES AND/OR VARIETIES. ALL PLANTS MUST HAVE GOOD, HEALTHY, WELL-FORMED UPPER GROWTH AND A LARGE, FIBEROUS, COMPACT ROOT SYSTEM.
 - ALL PLANTS SHALL BE FREE FROM DISEASE AND INSECT PESTS AND SHALL COMPLY WITH ALL APPLICABLE STATE AND FEDERAL LAWS PERTAINING TO PLANT DISEASES AND INFESTATIONS.
 - ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY LANDSCAPE ARCHITECT.
 - IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.
 - ALL INVASIVE PLANT SPECIES FROM THE "NEW HAMPSHIRE PROHIBITED INVASIVE PLANT SPECIES LIST", TO BE REMOVED SHALL BE DONE SO IN ACCORDANCE WITH THE "INVASIVE SPECIES ACT, HB 1258-FN."
- GUARANTEE**
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

TAX MAP 10 LOT 109
LANDSCAPING PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH
 OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038
NOVEMBER 6, 2025



DICKEY STREET
 (PUBLIC - CLASS V - VARIABLE WIDTH)



APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD

ON _____ AND _____
 BOARD MEMBER _____ AND _____
 BOARD MEMBER _____ AND _____

REV	DATE	DESCRIPTION	DR	CK
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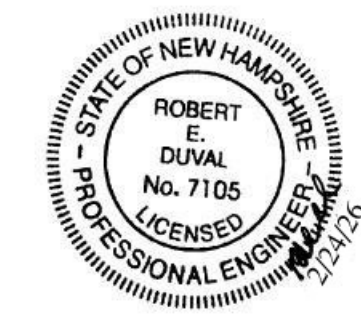
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NOTES

- IT IS BEING PROPOSED TO CONSTRUCT A NEW PARKING LOT AND DRAINAGE IMPROVEMENTS AT 6 DICKEY STREET IN LONDONDERRY, NH AND TAX MAP 10, LOT 109, AS SHOWN HEREON.
- TOTAL SITE AREA: 0.41 AC
TOTAL AREA OF DISTURBANCE: 0.35 AC
- SOILS SHOWN ARE FROM THE SOIL SURVEY OF ROCKINGHAM COUNTY, NH, EASTERN PART, PREPARED BY USDA-SOIL CONSERVATION SERVICES.
799 = URBAN LAND - CANTON COMPLEX, 3 TO 15 PERCENT SLOPES
- STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH, AND SLOPE INFORMATION.
POST-CONSTRUCTION RUNOFF COEFFICIENT: C=0.83
IMPERVIOUS SURFACE AREA: 0.208± AC
- STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:**
TEMPORARY STABILIZATION - TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE CONSTRUCTION SITE THAT WILL NOT BE REDISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. THE TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 1.1 LBS PER 1,000 SF. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY. AREAS OF THE SITE THAT WILL BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILES AND A STONE SUB-BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED. CALCIUM CHLORIDE SHALL BE USED FOR DUST CONTROL, IF NEEDED.
PERMANENT STABILIZATION - DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 3 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIX SHALL BE AS SPECIFIED BY THE LANDSCAPE PLAN NOTES OR MAY OTHERWISE CONSIST OF 0.45 LBS/1,000 SF TALL FESCUE, 0.20 LBS/1,000 SF CREEPING RED FESCUE, AND 0.20 LBS/1,000 SF BIRDSFOOT TREFLOID. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE IF 10-20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY.
- STRUCTURAL PRACTICES FOR EROSION AND SEDIMENTATION CONTROL**
SILT SOCK - WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT SOCK WILL BE INSTALLED BY OTHERS. POSTS SHALL BE USED WITH AT LEAST 6" OF THE POST BURIED BELOW THE GROUND SURFACE TO PREVENT THE SILT SOCK FROM FORMING GAPS NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE SILT SOCK WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.
STABILIZED CONSTRUCTION ENTRANCE - WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL AT THE ENTRANCE TO THE CONSTRUCTION SITE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS OFF THE SITE. THE STABILIZED ENTRANCE WILL BE 20'-WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12" OF STONE. THE STABILIZED ENTRANCE SHALL BE MAINTAINED UNTIL THE REMAINDER OF THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEEPED ON A WEEKLY BASIS TO REMOVE EXCESS MUD AND DIRT FROM BEING TRACKED FROM THE SITE. TRUCKS HAULING MATERIAL TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPULIN.
- STORM WATER MANAGEMENT**
STORM WATER DRAINAGE FOR DEVELOPED AREAS WILL BE SURFACE DRAINED TO A PERMEABLE PAVEMENT SECTION. APPROXIMATELY 0.035 ACRES OF THE 0.41 ACRE SITE WILL REMAIN UNTOUCHED AND IN ITS ORIGINAL STATE. WHEN CONSTRUCTION IS COMPLETE THE MAJORITY OF THE SITE WILL DRAIN TO THE PROPOSED INFILTRATION SYSTEM (PERMEABLE PAVEMENT).
- ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURE DUMPSTERS OR APPROVED ENCLOSURE AND REMOVED FROM THE SITE ON A WEEKLY BASIS. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE. PORTABLE TOILET SANITARY WASTE FACILITIES WILL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED/DISPOSED OF ON A REGULAR BASIS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.
- A LIST OF CONSTRUCTION ITEMS AND OTHER PRODUCTS USED ON THIS PROJECT SHALL BE KEPT ON RECORD WITH THIS PLAN ONSITE. ALL CHEMICALS, PETROLEUM PRODUCTS AND OTHER MATERIALS USED DURING CONSTRUCTION SHALL BE STORED IN A SECURE AREA, AND PRECAUTIONS USED TO PREVENT POTENTIAL SOURCES OF CONTAMINATION OR POLLUTION. ANY SPILL OF THESE TYPES OF SUBSTANCES SHALL BE CLEANED UP AND DISPOSED OF IN A LEGAL MANNER AS SPECIFIED BY STATE REGULATIONS AND THE MANUFACTURER. ANY SPILL IN AMOUNTS EQUAL TO OR EXCEEDING REPORTABLE QUANTITY AS DEFINED BY THE EPA SHALL TAKE THE FOLLOWING STEPS:
- NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT (888) 424-8802; IN WASHINGTON, D.C., CALL (202) 426-2675.
- WITHIN 14 DAYS, SUBMIT A WRITTEN DESCRIPTION OF THE RELEASE TO THE EPA REGIONAL OFFICE PROVIDING THE DATE AND CIRCUMSTANCES OF THE RELEASE AND THE STEPS TO BE TAKEN TO PREVENT ANOTHER RELEASE.
- MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE THE INFORMATION LISTED ABOVE.

- PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
 - ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION;
 - IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.
- PRODUCT SPECIFIC PRACTICES:**
THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:
- PETROLEUM PRODUCTS:**
ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
- FERTILIZERS:**
FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.
- SPILL CONTROL PRACTICES:**
IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
- MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
- MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SANDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
- THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
- SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
- THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
- THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY-TO-DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL EACH RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.
- THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING DATES OF MAJOR GRADING ACTIVITIES, DATES WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED ON A PORTION OF THE SITE, DATES WHEN WORK IS COMPLETED ON A PORTION OF THE SITE, AND DATES WHEN STABILIZATION MEASURES ARE INITIATED ONSITE.
- THE CONTRACTOR SHALL PERFORM INSPECTIONS OR HAVE A CONSULTING ENGINEER PERFORM INSPECTIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM OF 0.5" OR GREATER. INSPECTIONS REPORTS ARE TO BE KEPT ON FILE AT THE SITE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE QUALIFIED INSPECTOR.



TAX MAP 10 LOT 109
STORMWATER MANAGEMENT PLAN
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

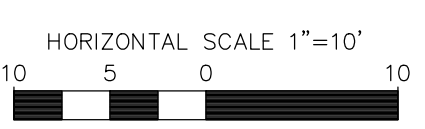
OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

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REV	DATE	DESCRIPTION	DR	CK
1	1/27/2026	REV. PER DRC COMMENTS	PWH	JSH

18301.00

18301-00 DESIGN_LAYOUT

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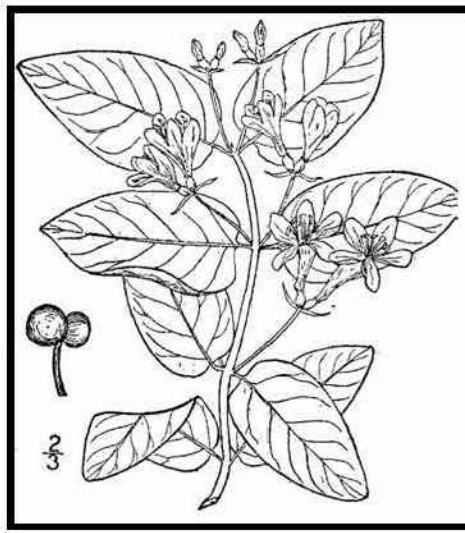
18301-00



Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquis Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Tatarian honeysuckle
Lonicera tatarica
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. An illustrated flora of the northern United States, Canada and the British Possessions. Vol. 3: 282.

Non-native invasive plants crowd out natives in natural and managed landscapes. They cost taxpayers billions of dollars each year from lost agricultural and forest crops, decreased biodiversity, impacts to natural resources and the environment, and the cost to control and eradicate them.

Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed.

Knowing how a particular plant reproduces indicates its method of spread and helps determine the appropriate disposal method. Most are spread by seed and are dispersed by wind, water, animals, or people. Some reproduce by vegetative means from pieces of stems or roots forming new plants. Others spread through both seed and vegetative means.

Because movement and disposal of viable plant parts is restricted (see NH Regulations), viable invasive parts can't be brought to most transfer stations in the state. Check with your transfer station to see if there is an approved, designated area for invasives disposal. This fact sheet gives recommendations for rendering plant parts non-viable.

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

New Hampshire Regulations

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)
No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr. 3802.01)

How and When to Dispose of Invasives?

To prevent seed from spreading remove invasive plants before seeds are set (produced). Some plants continue to grow, flower and set seed even after pulling or cutting. Seeds can remain viable in the ground for many years. If the plant has flowers or seeds, place the flowers and seeds in a heavy plastic bag "head first" at the weeding site and transport to the disposal site. The following are general descriptions of disposal methods. See the chart for recommendations by species.

Burning: Large woody branches and trunks can be used as firewood or burned in piles. For outside burning, a written fire permit from the local forest fire warden is required unless the ground is covered in snow. Brush larger than 5 inches in diameter can't be burned. Invasive plants with easily airborne seeds like black swallow-wort with mature seed pods (indicated by their brown color) shouldn't be burned as the seeds may disperse by the hot air created by the fire.

Bagging (solarization): Use this technique with soft-tissue plants. Use heavy black or clear plastic bags (contractor grade), making sure that no parts of the plants poke through. Allow the bags to sit in the sun for several weeks and on dark pavement for the best effect.

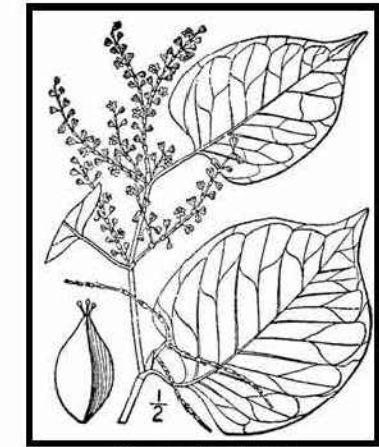
Tarping and Drying: Pile material on a sheet of plastic and cover with a tarp, fastening the tarp to the ground and monitoring it for escapes. Let the material dry for several weeks, or until it is clearly nonviable.

Chipping: Use this method for woody plants that don't reproduce vegetatively.

Burying: This is risky, but can be done with watchful diligence. Lay thick plastic in a deep pit before placing the cut up plant material in the hole. Place the material away from the edge of the plastic before covering it with more heavy plastic. Eliminate as much air as possible and toss in soil to weight down the material in the pit. Note that the top of the buried material should be at least three feet underground. Japanese knotweed should be at least 5 feet underground!

Drowning: Fill a large barrel with water and place soft-tissue plants in the water. Check after a few weeks and look for rotted plant material (roots, stems, leaves, flowers). Well-rotted plant material may be composted. A word of caution- seeds may still be viable after using this method. Do this before seeds are set. This method isn't used often. Be prepared for an awful stink!

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.



Japanese knotweed
Polygonum cuspidatum
USDA-NRCS PLANTS Database / Britton, N.L., and A. Brown. 1913. An illustrated flora of the northern United States, Canada and the British Possessions. Vol. 1: 676.

Suggested Disposal Methods for Non-Native Invasive Plants

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple <i>(Acer platanoides)</i> European barberry <i>(Berberis vulgaris)</i> Japanese barberry <i>(Berberis thunbergii)</i> autumn olive <i>(Elaeagnus umbellata)</i> burning bush <i>(Euonymus alatus)</i> Morrow's honeysuckle <i>(Lonicera morrowii)</i> Tatarian honeysuckle <i>(Lonicera tatarica)</i> showy bush honeysuckle <i>(Lonicera x bella)</i> common buckthorn <i>(Rhamnus cathartica)</i> glossy buckthorn <i>(Frangula alnus)</i>	↑ Fruit and Seeds ↓	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Use as firewood. ▪ Make a brush pile. ▪ Chip. ▪ Burn. After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip once all fruit has dropped from branches. ▪ Leave resulting chips on site and monitor.
oriental bittersweet <i>(Celastrus orbiculatus)</i> multiflora rose <i>(Rosa multiflora)</i>	↑ Fruits, Seeds, Plant Fragments ↓	Prior to fruit/seed ripening Seedlings and small plants ▪ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ▪ Make a brush pile. ▪ Burn. After fruit/seed is ripe Don't remove from site. ▪ Burn. ▪ Make a covered brush pile. ▪ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard <i>(Alliaria petiolata)</i> spotted knapweed <i>(Centaurea maculosa)</i> ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort <i>(Cynanchum nigrum)</i> ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort <i>(Cynanchum rossicum)</i> giant hogweed <i>(Heracleum mantegazzianum)</i> ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket <i>(Hesperis matronalis)</i> perennial pepperweed <i>(Lepidium latifolium)</i> purple loosestrife <i>(Lythrum salicaria)</i> Japanese stilt grass <i>(Microstegium vimineum)</i> mule-a-minute weed <i>(Polygomon perforatum)</i>	↑ Fruits and Seeds ↓	Prior to flowering Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed <i>(Phragmites australis)</i> Japanese knotweed <i>(Polygonum cuspidatum)</i> Bohemian knotweed <i>(Polygonum x bohemicum)</i>	↑ Fruits, Seeds, Plant Fragments ↓	Small infestation ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. Large infestation ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

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STORMWATER PRACTICES - MAINTENANCE GUIDELINES

(INSPECTED TWICE A YEAR)
PERMEABLE PAVEMENT/CONCRETE
MAINTENANCE REQUIREMENTS:
ROUTINE MAINTENANCE:

- SHOULD INCLUDE VISUAL INSPECTION OF THE PERVIOUS PAVEMENT TO ENSURE THAT IT IS CLEAN OF DEBRIS AND SEDIMENTS, AND THAT IT WILL DEWATER BETWEEN STORMS.
- ROUTINE MAINTENANCE CLEANING PROCEDURES WOULD INCLUDE BLOWING (WITH LEAF BLOWER OR SIMILAR EQUIPMENT), TRUCK-SWEEPING AND/OR DRY VACUUMING.
- MAINTENANCE SHOULD BE PERFORMED AS NEEDED TO KEEP THE ENTIRE PERVIOUS CONCRETE AREA CLEAN. VISUALLY INSPECT THE PAVEMENT PERIODICALLY DURING OR IMMEDIATELY FOLLOWING A RAIN EVENT. PONDING OR PUDDLES ARE SIGNS THAT IT IS TIME TO CLEAN THE PAVEMENT. IN SOME AREAS.
- MOSS GROWTH CAN BE AN ISSUE. MOSS CAN BE CONTROLLED BY SPRINKLING BAKING SODA ON THE SURFACE, FOLLOWED BY A DRY VACUUMING WITHIN A FEW WEEKS. MOSS GROWTH CAN BE RETARDED/ELIMINATED WITH LIME WATER APPLICATIONS.

PERIODIC MAINTENANCE:

- PERFORM PERIODIC MAINTENANCE JUST BEFORE WINTER TO INSURE THAT THE PERVIOUS CONCRETE VOIDS ARE CLEAN AND FREE OF NON COMPRESSIBLE MATERIALS THAT MAY INHIBIT DRAINING AND, THEREFORE, COULD CONTRIBUTE TO FREEZE-THAW DAMAGE.
- PERIODIC MAINTENANCE MAY BE REQUIRED FOLLOWING WINTER TO REMOVE ANY ANTI-SKID MATERIALS THAT MAY HAVE BEEN USED. PROPER CLEANING PROCEDURES WOULD INCLUDE PRESSURE WASHING AND/OR VACUUMING THE AREA WITH EITHER A DRY VACUUM OR A REGENERATIVE VACUUM SWEEPER. CARE SHOULD BE TAKEN TO AVOID EXTREMELY HIGH PRESSURES WITH A PRESSURE WASHER, AS THIS CAN DEGRADE THE BONDING CEMENT PASTE AND INCREASE RAVELING. CLEANING EQUIPMENT SHOULD ALLOW FOR THE DEBRIS TO BE BAGGED AND REMOVED FROM THE UNIT SO IT CAN BE WEIGHED

WINTER MAINTENANCE REQUIREMENTS:

- PERVIOUS CONCRETE SHOULD NEVER BE USED AS A STORAGE AREA TO PILE SNOW FROM OTHER AREAS.
- ANTI-ICING PRE-TREATMENTS SHOULD NEVER BE USED ON PERVIOUS CONCRETE PAVEMENTS. IF THESE PRODUCTS ARE USED ON ADJACENT PAVEMENTS, CARE SHOULD BE TAKEN TO PREVENT THE ADJACENT RUNOFF FROM INFILTRATING THE PERVIOUS CONCRETE.
- DEICERS CONTAINING MAGNESIUM CHLORIDE, CALCIUM MAGNESIUM ACETATE OR POTASSIUM ACETATE SHOULD NEVER BE USED ON PERVIOUS CONCRETE PAVEMENT.
- DEICING AGENTS THAT CONTAIN FERTILIZER INGREDIENTS SUCH AS AMMONIUM SULFATE AND AMMONIUM NITRATE CAUSE CHEMICAL DETERIORATION TO ANY PORTLAND CEMENT-BASED CONCRETE PAVEMENT AND SHOULD NEVER BE USED.
- CALCIUM CHLORIDE IMPREGNATED SAND CAN BE USED FOR DEICING PAVEMENTS AFTER THE FIRST YEAR.
- COARSE SAND (MINIMUM 1/8"), OR SMALL CRUSHED AGGREGATE (1/4 - 10, OR SIMILAR GRADATION) CAN BE USED AS AN ANTI-SKID MATERIAL WITH THE UNDERSTANDING THAT VACUUM CLEANING WILL BE PERFORMED AFTER THE WINTER SEASON. FINE SANDS SUCH AS MASONRY SAND OR PLAY SAND SHOULD NOT BE USED ON PERVIOUS CONCRETE PAVEMENTS!
- SNOW PLOWING CAN BE PERFORMED WITH TRUCKS MOUNTED WITH PLOWS, BUT THE PLOW SHOULD BE FITTED WITH A POLYURETHANE CUTTING EDGE. USE OF SNOW BLOWERS MAY BE A BETTER ALTERNATIVE TO PLOWING, IF AVAILABLE
- A SITE MAINTENANCE LOG WILL BE KEPT. THIS LOG WILL RECORD THE DATES WHEN MAINTENANCE TASKS WERE COMPLETED, THE PERSON WHO COMPLETED THE TASK, AND ANY OBSERVATIONS OF MALFUNCTIONS IN COMPONENTS OF THE STORMWATER MANAGEMENT SYSTEM AND INCLUDE A PHOTOGRAPH OF THE BASIN.

SYSTEM COMPONENTS

DRIVEWAY, SIDEWALK, AND PARKING AREAS:

MAINTENANCE REQUIREMENTS:

- SEDIMENTS AND DEBRIS SHOULD BE REMOVED AND DISPOSED FROM IMPERVIOUS AREAS BY POWER-BROOM SWEEPING.
- SWEEP AT LEAST TWO (2) TIMES PER YEAR AND ON A MORE FREQUENT BASIS DEPENDING ON SANDING OPERATIONS.
- ALL RESULTING SWEEPINGS SHALL BE COLLECTED AND PROPERLY DISPOSED OF OFFSITE IN ACCORDANCE WITH NHDES AND OTHER APPLICABLE REQUIREMENTS.

LAWNS AND LANDSCAPING AREAS:

MAINTENANCE REQUIREMENTS:

- INSPECT, MAINTAIN, AND REPAIR AS NECESSARY DEVELOPMENT AREA LAWNS AND LANDSCAPED AREAS TO ENSURE A STABILIZED SURFACE.
- MAINTAIN LAWN AREAS WITH HEALTHY TURF. TAKE STEPS TO NECESSARY TO RESTORE DISTRESSED TURF TO GOOD HEALTH.
- ENSURE THAT LANDSCAPE MULCH MATERIALS IS REFRESHED AS NECESSARY, AND DOES NOT WASH ONTO SIDEWALKS OR OTHER ADJACENT SURFACES.

GRASS CONVEYANCE SWALES:

MAINTENANCE REQUIREMENTS:

- GRASSED CHANNELS SHOULD BE INSPECTED ANNUALLY FOR SEDIMENT ACCUMULATION, EROSION AND CONDITION OF SURFACE LINING.
- REPAIRS, INCLUDING VEGETATION REPLACEMENT, SHOULD BE MADE BASED ON INSPECTION.
- REMOVE SEDIMENT AND DEBRIS ANNUALLY, OR MORE FREQUENTLY AS WARRANTED BY INSPECTION.
- MOW VEGETATED CHANNELS AT LEAST ONCE A YEAR TO CONTROL ESTABLISHMENT OF WOODY VEGETATION. IT IS RECOMMENDED TO CUT GRASS NO SHORTER THAN 4 INCHES.

CONTROL OF INVASIVE PLANTS

DURING MAINTENANCE ACTIVITIES, CHECK FOR THE PRESENCE OF INVASIVE PLANTS. IF INVASIVE PLANTS ARE FOUND, THEY SHALL BE CONTROLLED AND REMOVED IN A SAFE MANNER AS DESCRIBED ON THE FOLLOWING PAGES.

INVASIVE PLANTS ARE INTRODUCED, 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. THEY ALSO CAN ARRIVE AS "HITCHHIKERS" AMONG SHIPMENTS OF OTHER PLANTS, SEEDS, PACKING MATERIALS OR FRESH PRODUCE. INVASIVE PLANTS CAN CAUSE HARM BY:

- BECOMING WEEDY AND OVERGROWN;
- KILLING ESTABLISHED SHADE TREES;
- OBSTRUCTING PIPES AND DRAINAGE SYSTEMS
- FORMING DENSE BEDS IN WATER
- LOWERING WATER LEVELS IN LAKES, STREAMS, AND WETLANDS
- DESTROYING NATURAL COMMUNITIES
- PROMOTING EROSION ON STREAM BANKS AND HILLSIDES
- RESISTING CONTROL EXCEPT BY HAZARDOUS CHEMICALS.

STORMWATER PRACTICES - SCHEDULE OF MAINTENANCE

THE FOLLOWING PRACTICES SHALL BE INSPECTED TWICE ANNUALLY, ONCE FOLLOWING SNOWMELT (SPRING) AND ONCE FOLLOWING LEAF-DROP (FALL):

- PERMEABLE PAVEMENT/CONCRETE
- PAVEMENT/WALKWAY

THE FOLLOWING PRACTICES SHALL BE INSPECTED ANNUALLY FOLLOWING SNOWMELT (SPRING):

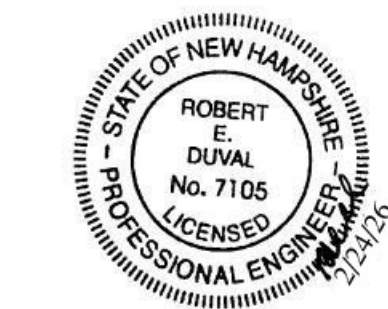
- LAWNS/LANDSCAPE AREAS
- GRASS CONVEYANCE SWALE

INSPECTION CHECKLIST		
Date:	Project Name:	
Inspector's Name:		
Inspector's Contact Information:		
<input type="checkbox"/> 1st Yearly Inspector	BMPs to be Inspected: All	
<input type="checkbox"/> 2nd Yearly Inspector	BMPs to be Inspected: Treatment and Pretreatment Practices	
BMP	Maintenance Required	Corrective Action Needed and Notes
Refer to following Inspection & Maintenance Plan for BMP Location		
1	PARKING LOT SWEEPING	YES/NO
2	PERMEABLE PAVEMENT/CONCRETE	YES/NO
3	LAWNS & LANDSCAPE AREA	YES/NO
4	GRASS SWALE	YES/NO

DE-ICING NOTE:

A DE-ICING LOG SHOULD BE IMPLEMENTED DURING WINTER MONTHS TO KEEP RECORDS OF THE SNOW/ICE MAINTENANCE NEEDED DURING STORM EVENTS. A NEW HAMPSHIRE CERTIFIED GREEN SNOPRO SALT APPLICATOR SHALL BE EMPLOYED TO MANAGE THE SNOW AND ICE REMOVAL FOR THE SITE. DEICING MATERIALS AND APPLICATION RATES SHALL BE REPORTED USING NHDES STANDARDS.

ADDITIONAL INFORMATION ON SALT REDUCTION INITIATIVES CAN BE OBTAINED AT:
[HTTP://WWW.DES.NH.GOV/ORGANIZATION/DIVISIONS/WATER/WMB/WAS/SALT-REDUCTION-INITIATIVE/DOCUMENTS/WMB-26.PDF](http://www.DES.NH.GOV/ORGANIZATION/DIVISIONS/WATER/WMB/WAS/SALT-REDUCTION-INITIATIVE/DOCUMENTS/WMB-26.PDF)



TAX MAP 10 LOT 109
INSPECTION AND MAINTENANCE PLAN 2
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025

Be diligent looking for seedlings for years in areas where removal and disposal took place.

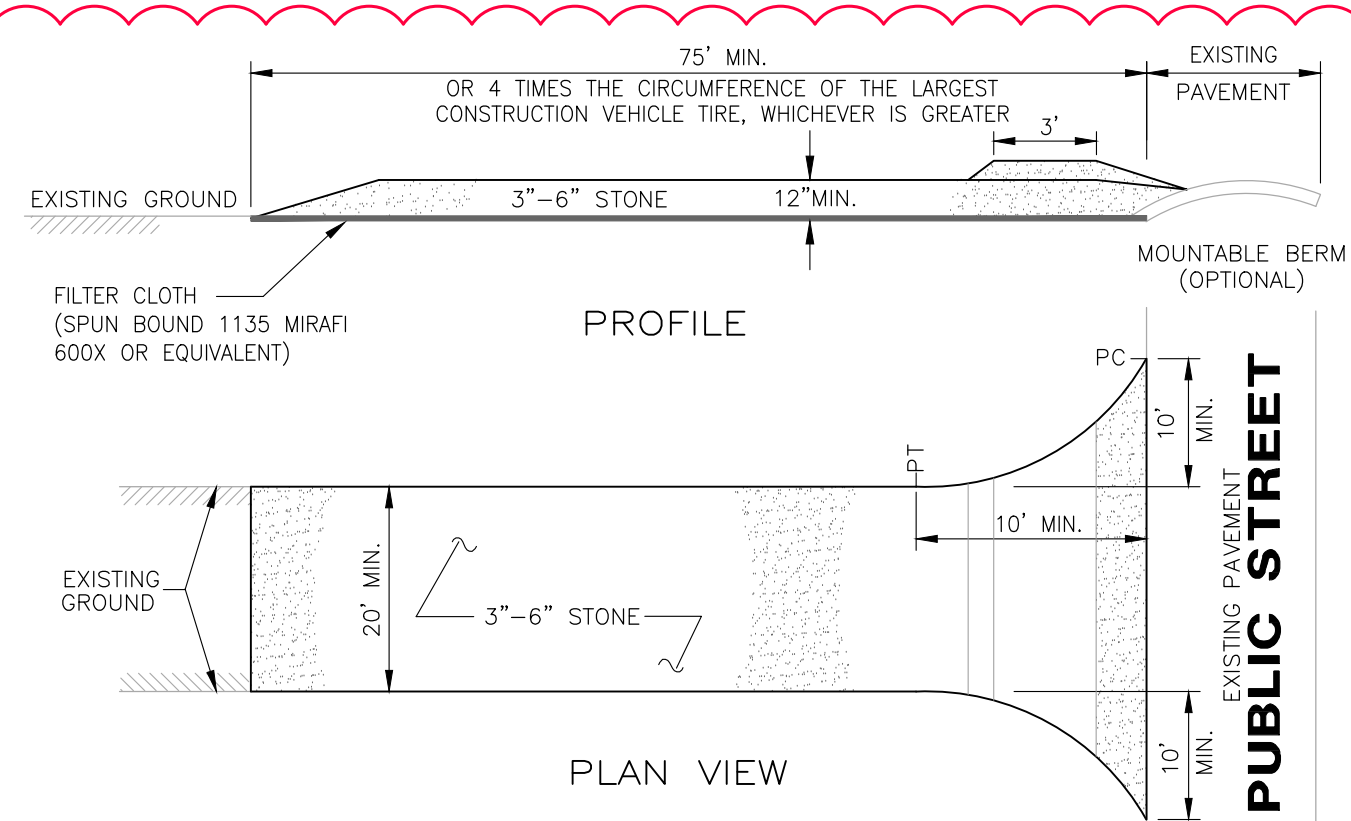
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1	1/27/2026	REV. PER DRC COMMENTS	PWH	JSH
REV	DATE	DESCRIPTION	DR	CK

18301.00	DR	CADFILE	18301-00 DESIGN_LAYOUT	C-11
Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists		48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com		



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

USDA - SCS STABILIZED CONSTRUCTION ENTRANCE

SEE PLAN FOR PROPOSED LOCATION NOT TO SCALE

CONSTRUCTION SEQUENCE NOTES

1. PRIOR TO INSTALLATION OF CONSTRUCTION ENTRANCE, CONSTRUCT DRIVEWAY SUBGRADE ACCORDING TO GRADING PLAN TO ENSURE SITE RUNOFF IS DIRECTED AWAY FROM STREET.
 2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
 3. CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
 4. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
 5. ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTRUCTION ACTIVITY CEASES. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED.
- AN AREA SHALL BE CONSIDERED STABILIZED IF:
- A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED, OR
 - D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
6. CONSTRUCT PARKING BINDER COURSE AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
 7. INSTALL PERMEABLE PAVER SECTIONS AND CONCRETE PAVEMENT.
 8. INSTALL PAVEMENT WEARING COURSE.
 9. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
 10. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
 11. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.

GENERAL NOTES

1. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
3. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
4. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
5. REFER TO THE TOWN STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
6. THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS PRIOR TO DIRECTING FLOW TO THEM.
7. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

WINTER CONSTRUCTION

IN ADDITION TO THE OTHER NOTES CONTAINED ON THIS PLAN, THE FOLLOWING MUST BE IMPLEMENTED:

1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
2. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
3. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
4. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THE SAME DAY.
5. IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.
6. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
7. A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.

OVERWINTER STABILIZATION

1. PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.
2. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING, ELSEWHERE, THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
3. ALL DISTURBED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
4. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.
5. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
6. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR MIX FOR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.
7. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
8. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

EROSION CONTROL NOTES

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.

EROSION CONTROL NOTES (CONT.)

5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

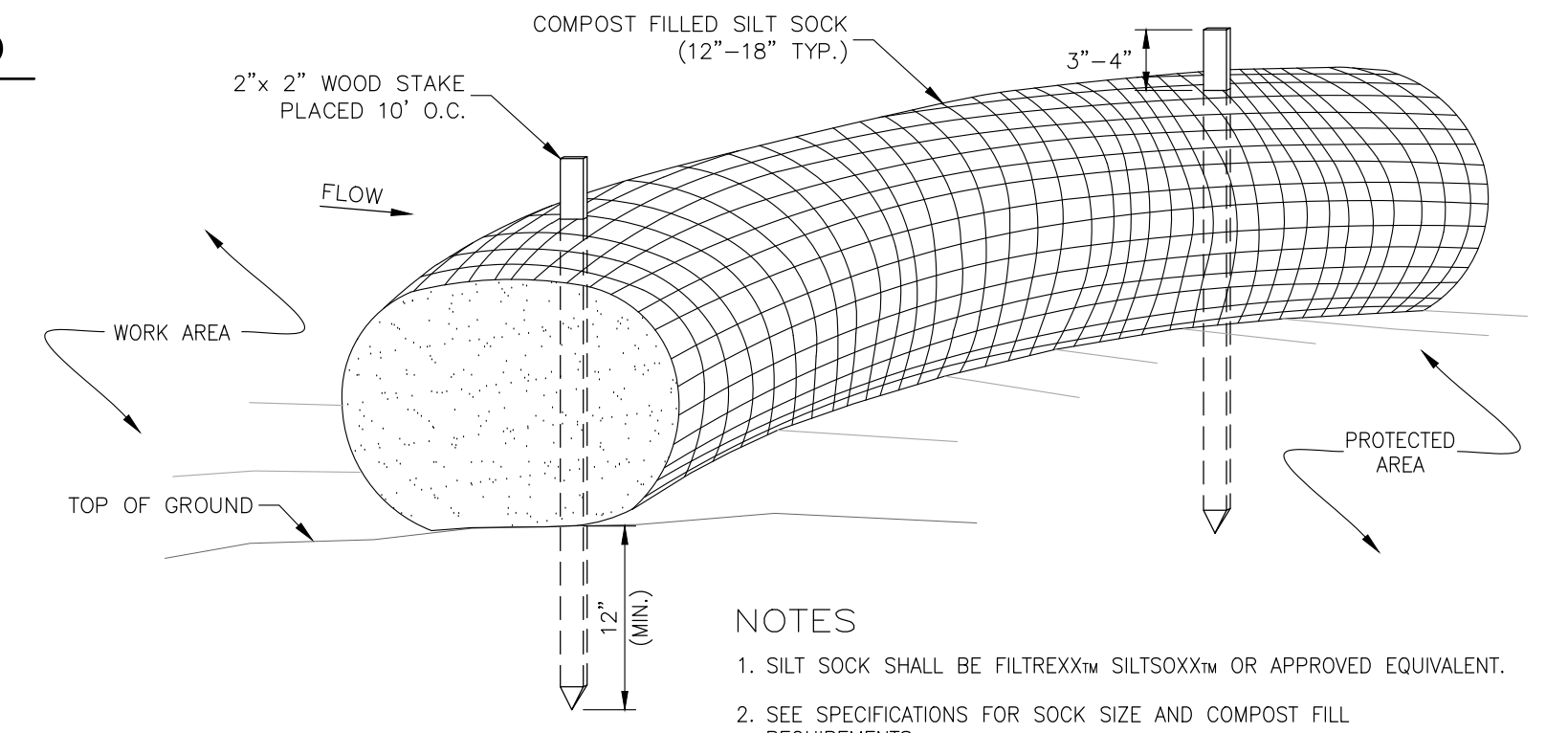
TYPICAL LAWN MIX (MIN. 200 LBS./ACRE):
 33% CREEPING RED FESCUE (MIN. 66 LBS./ACRE)
 42% PERENNIAL RYEGRASS (MIN. 84 LBS./ACRE)
 21% KENTUCKY BLUEGRASS (MIN. 42 LBS./ACRE)
 4% REDTOP (MIN. 8 LBS./ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS./ACRE)
 100% ANNUAL RYE

- A. PLACING LOAM ON SITE
 - a. ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
 - b. PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.
 - B. SEED BED PREPARATION
 - a. AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDED SHALL BE LOOSENEED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.
6. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
 7. HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
 8. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS AREA NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
 9. WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.

STOCKPILE NOTES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERMS, SANDBAGS OR OTHER APPROVED PRACTICES.
3. STOCKPILES SHOULD BE SURROUNDED BY SEDIMENT BARRIERS, SUCH AS SILT FENCE OR SILT SOCK, TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.
4. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
5. PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
6. INACTIVE STOCKPILES
 - a. INACTIVE SOIL STOCKPILES SHOULD BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS AT ALL TIMES.
 - b. INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS AND OTHER SIMILAR MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHOULD ALSO BE COVERED.
7. ACTIVE STOCKPILES
 - a. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
 - b. WHEN A STORM EVENT IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.



- NOTES**
1. SILT SOCK SHALL BE FILTREXXSM SILT SOCKSM OR APPROVED EQUIVALENT.
 2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
 3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
 4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

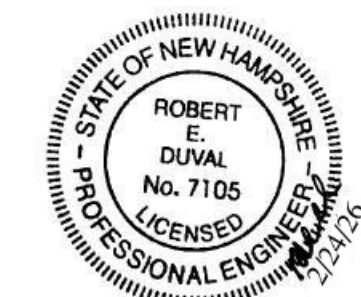
SILT SOCK

NOT TO SCALE

TAX MAP 10 LOT 109
SITE PREPARATION DETAILS
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025



REV	DATE	DESCRIPTION	DR	CK
1	1/27/2026	REV. PER DRC COMMENTS	PWH	JSH

TFM Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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LANDSCAPE NOTES

(SEE DETAILS FOR ADDITIONAL NOTES)

SITE AND SOIL PREPARATION

- WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.
- ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SODDED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 6 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.
- LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.0. LOAM SHALL CONTAIN A MINIMUM OF TWO PERCENT (2%) AND A MAXIMUM OF FIVE PERCENT (5%) ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. SOIL TEXTURE SHALL BE SANDY SILT LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%, AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
- NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.
- SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO SPREADING OPERATIONS.
- APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.
- THE BURDEN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.

SEEDING

- ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANTING IN ANY GIVEN AREA OF THE PROJECT SITE.
- SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEEDED OR SODDED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.

ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

PARK SEED MIX (NHDOT TYPE 15) MIN. 120 LBS/ACRE:
 33% CREEPING RED FESCUE (MIN. 40 LBS/ACRE)
 42% PERENNIAL RYEGRASS (MIN. 50 LBS/ACRE)
 21% KENTUCKY BLUEGRASS (MIN. 25 LBS/ACRE)
 4% REDTOP (MIN. 5 LBS/ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
 100% ANNUAL RYE

SLOPE SEED (WF) (NHDOT TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 95 LBS/ACRE):

38% CREEPING RED FESCUE (MIN. 35 LBS/ACRE)
 32% PERENNIAL RYEGRASS (MIN. 30 LBS/ACRE)
 5% REDTOP (MIN. 5 LBS/ACRE)
 5% ALSIKE CLOVER (MIN. 5 LBS/ACRE)
 5% BIRDSFOOT TREFLOIL (MIN. 5 LBS/ACRE)
 3% LANCE-LEAF COREOPSIS (MIN. 4 LBS/ACRE)
 3% OXEYE DAISY (MIN. 3 LBS/ACRE)
 3% BLACKEYED SUSAN (MIN. 4 LBS/ACRE)
 3% WILD LUPINE (MIN. 4 LBS/ACRE)

SLOPE SEED (NHOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 80 LBS/ACRE):

44% CREEPING RED FESCUE (MIN. 35 LBS/ACRE)
 38% PERENNIAL RYEGRASS (MIN. 30 LBS/ACRE)
 6% REDTOP (MIN. 5 LBS/ACRE)
 6% ALSIKE CLOVER (MIN. 5 LBS/ACRE)
 6% BIRDSFOOT TREFLOIL (MIN. 5 LBS/ACRE)

PLANTING

- EXCAVATE PITS, PLANTERS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
- ANY LEDGE OR RUBBLE MATERIAL SHALL BE FRACTURED TO A DEPTH OF 3 FEET AND EXCAVATED TO A DEPTH OF 30 INCHES FOR TREE POCKETS AND 18 INCHES FOR SHRUB BEDS. THIS PROCEDURE SHALL BE HANDLED BY THE SITE CONTRACTOR. SITE TOPSOIL SHALL BE DEPOSITED IN ALL EXCAVATED POCKETS.
- DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
- FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.
- DISH TOP OF BACKFILL TO ALLOW FOR MULCH - PLANT SAUCERS SHALL BE AS SHOWN ON DETAIL SHEETS; 6" DIAMETER FOR ALL DECIDUOUS TREES, AND FOR EVERGREEN TREES A RADIUS 2' BEYOND THE OUTER MOST BRANCHES.
- MULCH TREES, SHRUBS, PLANTERS AND BEDS. PROVIDE NOT LESS THAN 3" THICKNESS OF BARK MULCH, 3/8"-2" OF WIDTH, AND WORK INTO TOP OF BACKFILL. FINISH LEVEL WITH ADJACENT FINISH GRADES AS DIRECTED IN THE FIELD.
- TREEGATOR WATERING SYSTEM OR APPROVED EQUAL SHALL BE INSTALLED FOR ALL DECIDUOUS TREES AT TIME OF PLANTING AND REMOVED BEFORE FROST. WATERING RATE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
- ALL PLANT MATERIALS SHALL HAVE DEAD OR DAMAGED BRANCHES REMOVED AT TIME OF PLANTING. ALL TAGS AND RIBBONS SHALL BE REMOVED AT THIS TIME.
- THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.

LANDSCAPE MAINTENANCE

LAWN

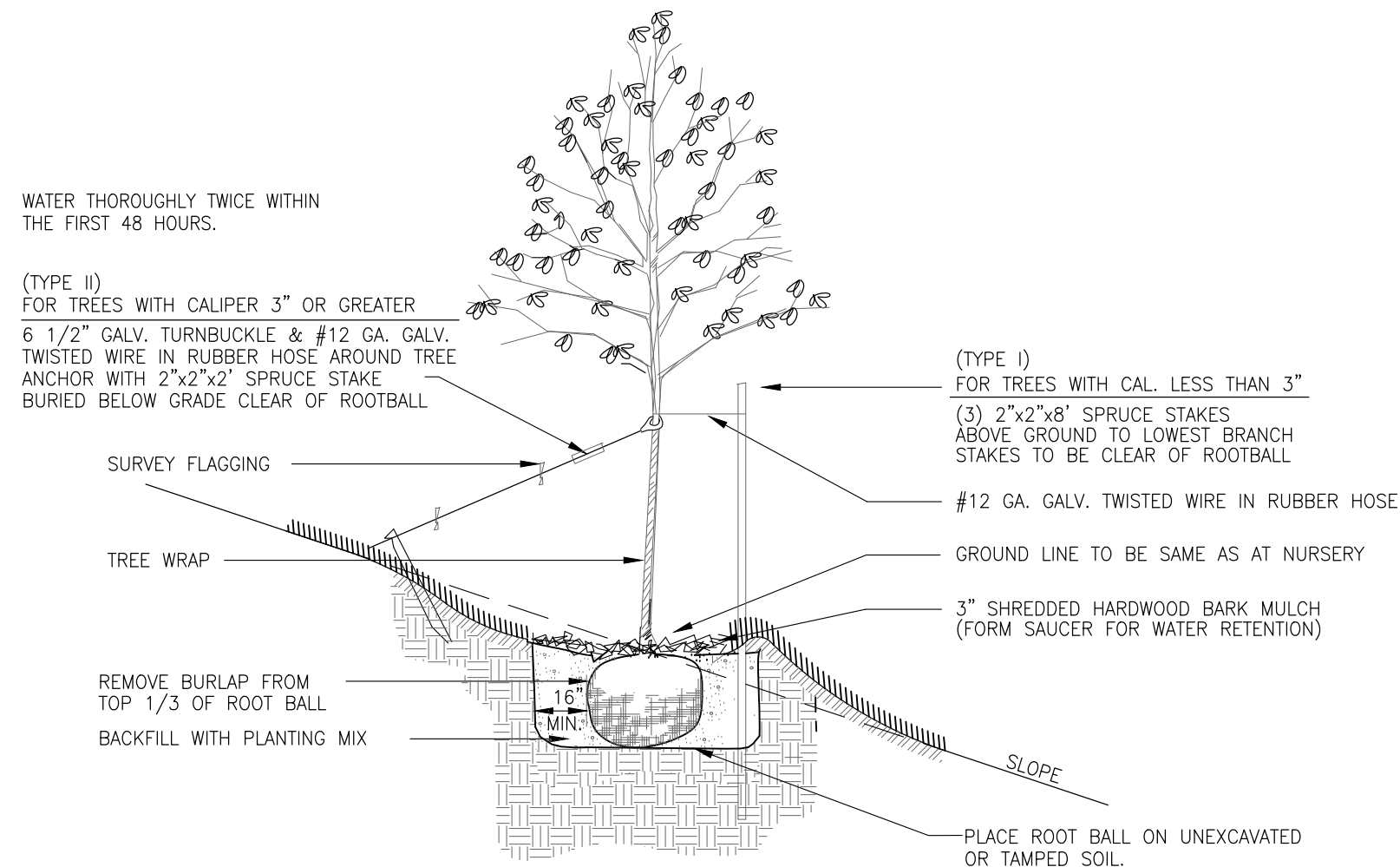
- BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:
 - SEEDED LAWNS: 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - WHEN FULL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF PLANTING SEASON, OR IF LAWN IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.
 - SODDED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - PLUGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 - SPRIGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
 - IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH. ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
- WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP LAWN UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES (100 mm).
 - SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
 - WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.
- MOW LAWN AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIC HEIGHT WITHOUT CUTTING MORE THAN 40 PERCENT OF GRASS HEIGHT. REMOVE NO MORE THAN 40 PERCENT OF GRASS-LEAF GROWTH IN INITIAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT.
 - WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.
- LAWN POSTFERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.
 - USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 lb/1,000 SF (0.45 kg/92.9 SM) TO LAWN AREA.

MEADOW

- BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE MEADOW IS ESTABLISHED, BUT FOR NOT LESS THAN 40 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
- MAINTAIN AND ESTABLISH MEADOW BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH.
- WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP MEADOW UNIFORMLY MOIST.
 - SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
 - WATER LAWN AT A MINIMUM RATE OF 1/2 INCH (13 mm) PER WEEK FOR 4 WEEKS.

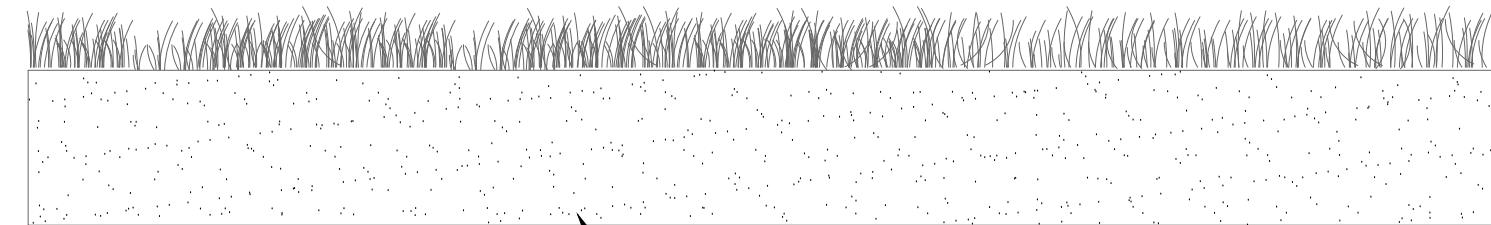
TREES AND SHRUBS:

- PRUNING SHOULD BE STARTED EARLY AND KEPT UP AT REGULAR INTERVALS. TREES SHOULD BE PRUNED AND SHAPED TO AVOID SPLITTING LATER IN LIFE. BROKEN TOPS AND BRANCHES SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INJURY. BROKEN, WEAK OR DISEASED BRANCHES SHOULD BE REMOVED FIRST, DEAD BRANCHES SECOND AND HEALTHY BRANCHES LAST.
- TREES AND SHRUBS SHOULD BE PROTECTED AGAINST DAMAGE INCURRED WITH LAWN MOWERS AND GARDEN EQUIPMENT. KEEPING GRASS AWAY FROM TREE TRUNKS WITH THE USE OF MULCH IS RECOMMENDED.
- THE USE OF ROAD SALT AROUND TREES AND SHRUBS SHOULD BE AVOIDED OR MINIMIZED.
- LANDSCAPED AREAS SHALL BE ROUTINELY MAINTAINED FREE OF DEBRIS AND LITTER. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.



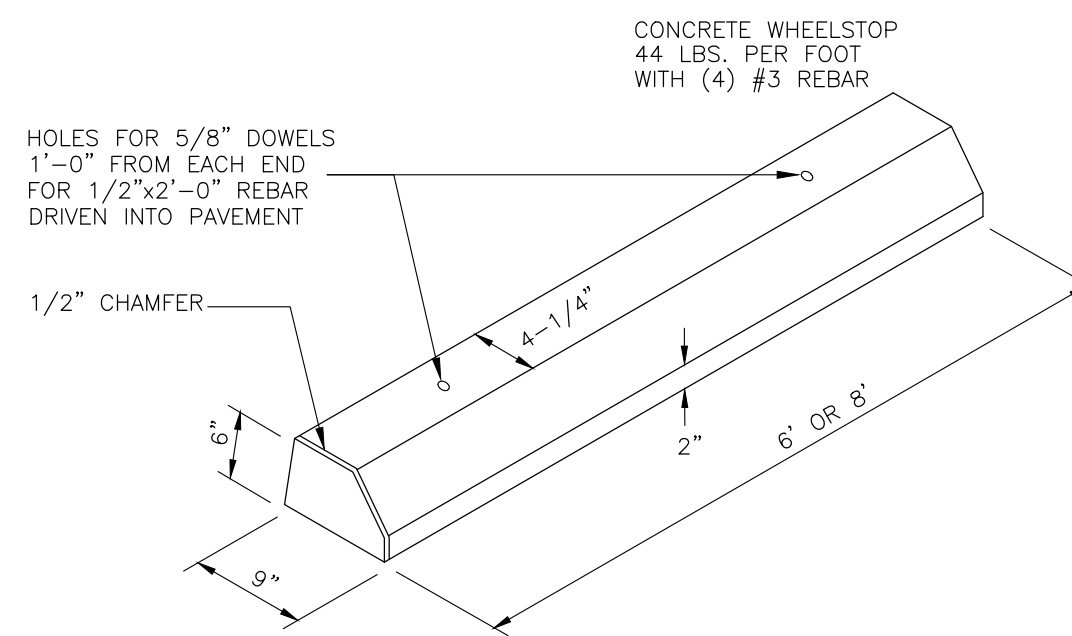
TREE PLANTING ON SLOPE DETAIL

NOT TO SCALE



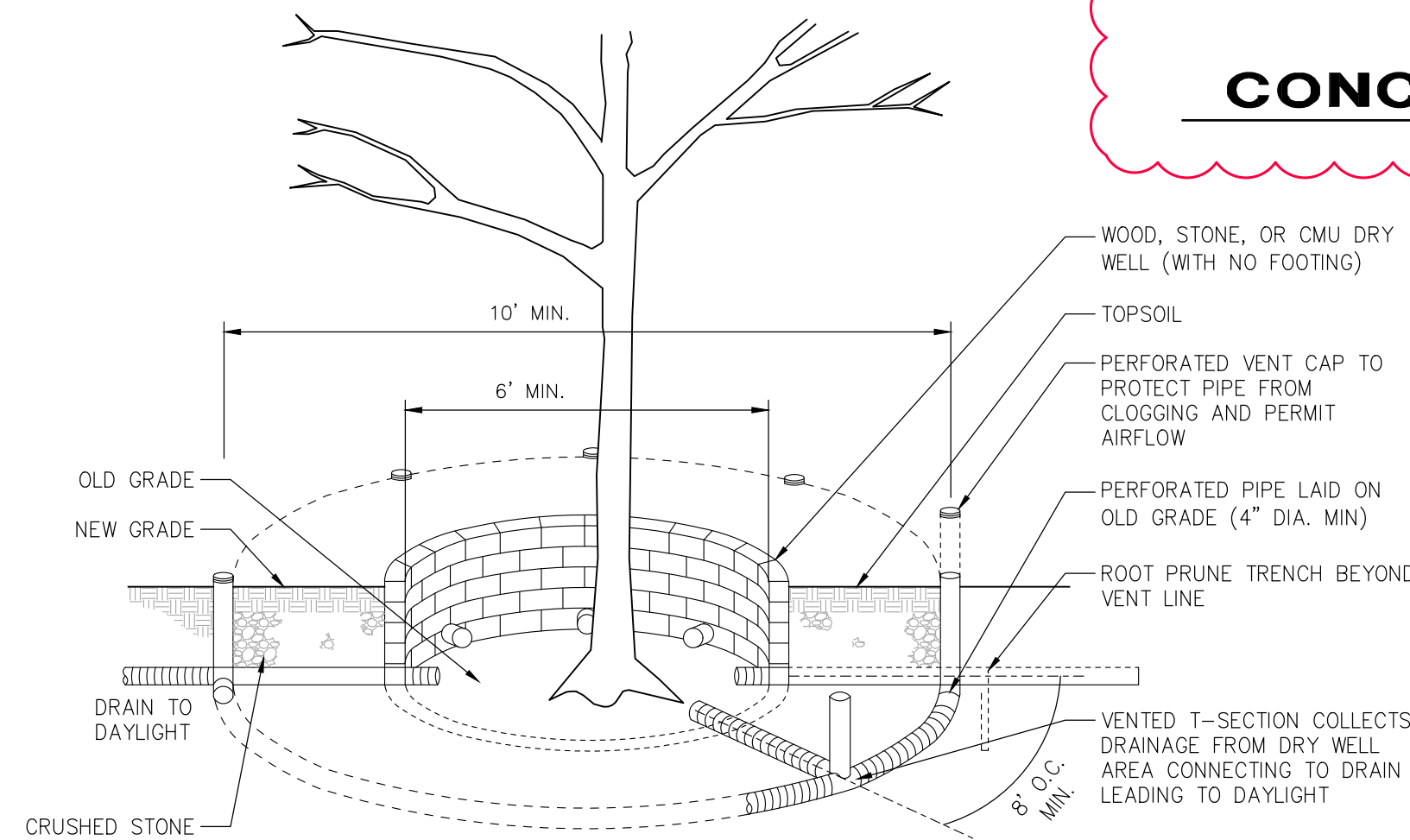
LOAM & SEED

NOT TO SCALE



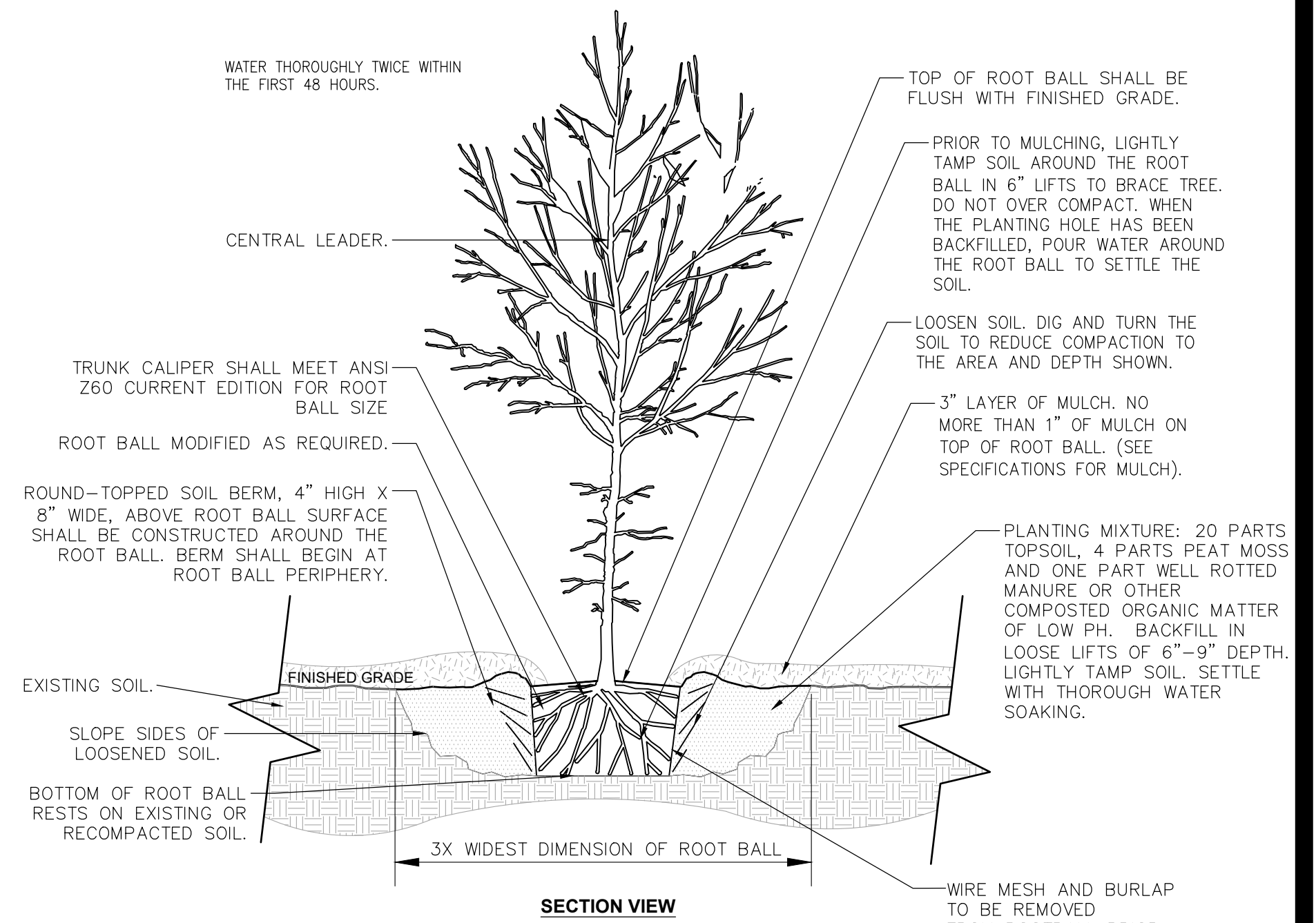
CONCRETE WHEELSTOP

NOT TO SCALE



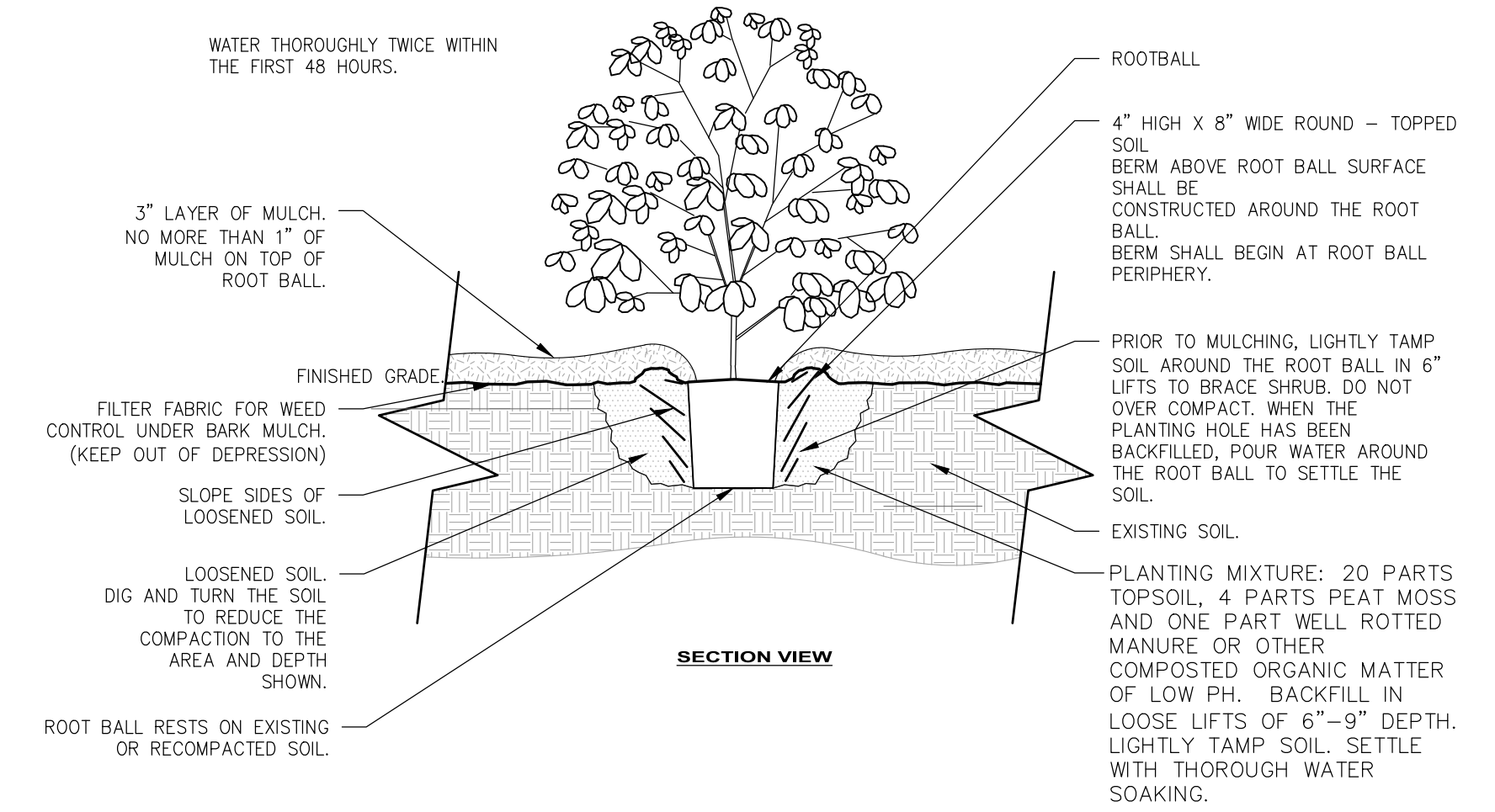
TREE WELL FOR AFFECTED TREES

NOT TO SCALE



TREE WITH MULCH BERM

NOT TO SCALE

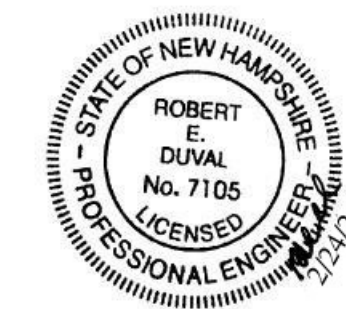


SHRUB PLANTING

NOT TO SCALE

TAX MAP 10 LOT 109
LANDSCAPE DETAILS
BROADWAY AUTO SALES
6 DICKEY STREET, LONDONDERRY, NH
 OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038

NOVEMBER 6, 2025



REV	DATE	DESCRIPTION	DR	CK
1	1/27/2026	REV. PER DRC COMMENTS	PWH	JSH

18301.00	DR	CADFILE	18301-00 COVER-DETAILS	C-14
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Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

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