

Approved on January 23, 2020

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
November 21, 2019

I. The meeting was called to order at 7 p.m. In attendance: Chairman Krystopher Kenney; Vice Chairman Art Rugg, Commissioners, Victoria Gorveatt and Sue Joudrey, Alternate Commissioner Jason Knights, and Associate Planner Laura Gandia.

Chair Kenney appointed Alternate Commissioner Jason Knights to vote for Commissioner David Colglazier.

II. Vice-Chairman Rugg moved and Alternate Commissioner Knights seconded a motion to approve the minutes of the September 26, 2019 meeting minutes. The motion was granted, 4-0-1.

III. Design/Formal Review Applications:

- A. Application for design review of a site plan for a gas station and convenience store with drive through, and a bank with a drive through, 174 Rockingham Road (Map 15 Lot 61, Zoned C-II & RTE 28 POD) and 178 Rockingham Road (Map 15 Lot 61-7, Zoned C-II & RTE 28 POD), 2V Londonderry, LLC (Owners and Applicant)

Jeff Kevan, TFMoran, 48 Constitution Drive, Bedford, New Hampshire and Alex Vailas, owner, appeared before the Commission. J. Kevan described the site with its wetlands, driveway locations, etc. and stated that he is here on a preliminary basis recognizing that he will need to return with more information. At this point, he was hoping to obtain some input from the Commission on building design, material and color. He provided the Commission with a list of proposed plantings, proposed architectural renderings pointing out that these renderings are subject to change depending on which tenants are acquired and any branding required by those tenants. A. Vailas offered suggestions for materials for the building such as barn board, corrugated materials and materials that would reflect a rustic/colonial type of décor. A. Rugg favored the old barn style and expressed concerns over the look of the canopy preferring to have it of a colonial style with peaked roofs. K. Keeney also expressed the same desire pointing out that the site should encompass a small town feel and questioned the location and screening of the roof equipment. V. Gorveatt expressed concern over the competing styles between the gas station and the bank and how the two buildings should complement each other and have a colonial feel. The consensus of the commissioners were to have the site appear as a little village and favored the look and feel of the renderings presented at the meeting. J. Knights asked for signage details and J. Kevan stated that he would have those at the next meeting. K. Kenney also asked for a lighting plan. J. Kevan briefly described the lighting of consisting of 20 ft. poles. K. Kenney asked that lilacs be incorporated into the

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landscaping plan. A. Vailas briefly discussed the possibility of the bank being finished with brick and clapboard.

J. Knights made a motion that the review be continued until January 23, 2020 and the applicant return with the requested materials as outlined on the DRC comment review sheet.

A. Rugg seconded the motion. The motion was granted, 5-0-0.

- B. Application for design review for the construction of an accessory outbuilding and associated site improvements, 11 Liberty Drive, Map 16 Lot 60-9, Zoned IND-II, AmeriGas Propane, LP (Owner & Applicant)

Michael Malynowski, P.E., Allen & Major, Associates, Inc., 400 Harvey Road, Manchester, NH addressed the Commission. He briefly described the project which consists of replacing an elevated loading dock with a cross dock/metal building. He noted that there are some storage areas that need to be cleaned up and materials removed from buffers on the property which will happen as part of the site plan review process. He stated that the building will be enclosed on three side and open on the fourth to allow the propane trucks to back in and load/unload tanks and to provide service to those tanks. He noted that the proposed building is about 300 feet from the road and will be a brown color. The commissioners had no concerns with the project as presented and K. Kenney stated that the application was accepted as presented.

IV. Staff Reports:

- A. Application for design review of a subdivision plan for a lot line adjustment between 174 Rockingham Road (Map 15 Lot 61, Zoned C-II & RTE 28 POD) and 178 Rockingham Road (Map 15 Lot 61-7, Zoned C-II & RTE 28 POD), 2V Londonderry, LLC (Owners and Applicant)

Associate Planner L. Gandia reviewed the lot line adjustment and consolidation plan with the Commission and there were no objections.

- B. Application for design review of a condominium conversion at 53 Chase Road, Map 1 Lot 74, Zoned AR-1, Tyler Builders, Inc. (Owner & Applicant)

Associate Planner L. Gandia reviewed the conversion of an existing duplex to a condominium with the Commission and there were no objections.

V. Other business: New Hampshire Division of Historical Resources Intent to Apply

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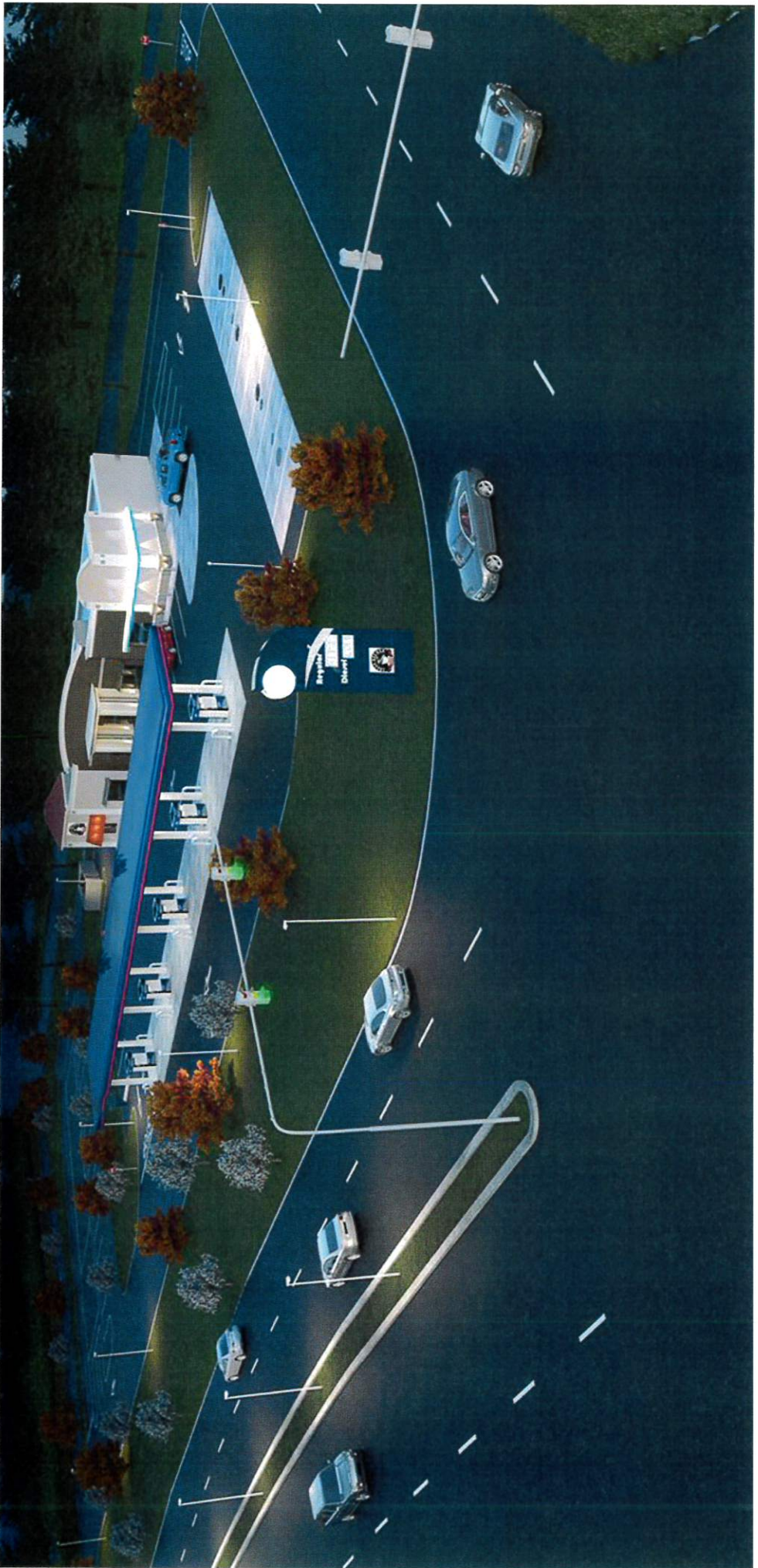
The Commission reviewed the intent to apply application and will proceed with filing it with the NH Division of Historical Resources for a priority one grant for a historical survey/inventory of properties in Town.

The Commission also discussed the Town annual report, the demolition delay hearing scheduled for November 26, 2019 and the new land use board which was created by statute with the passing of the state budget.

VI. Public input - None

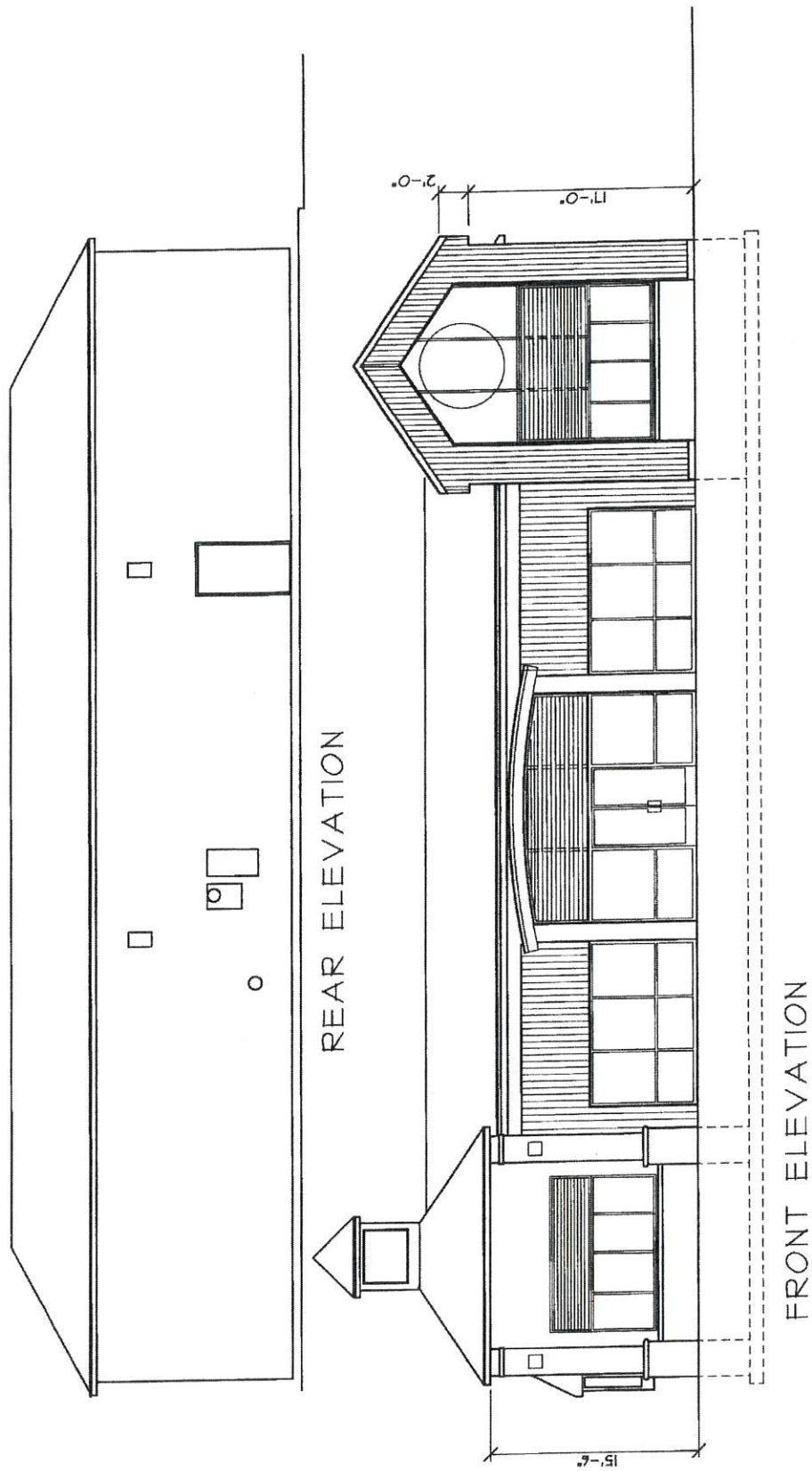
VII. Adjournment - Vice-Chairman Rugg moved and Commissioner Gorveatt seconded a motion to adjourn. The motion carried 5-0-0 at 8:15 PM.

These minutes were prepared by Laura Gandia, Associate Planner.

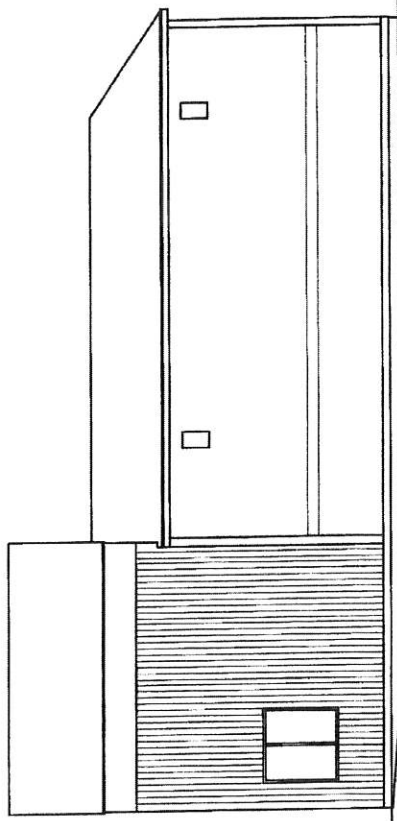




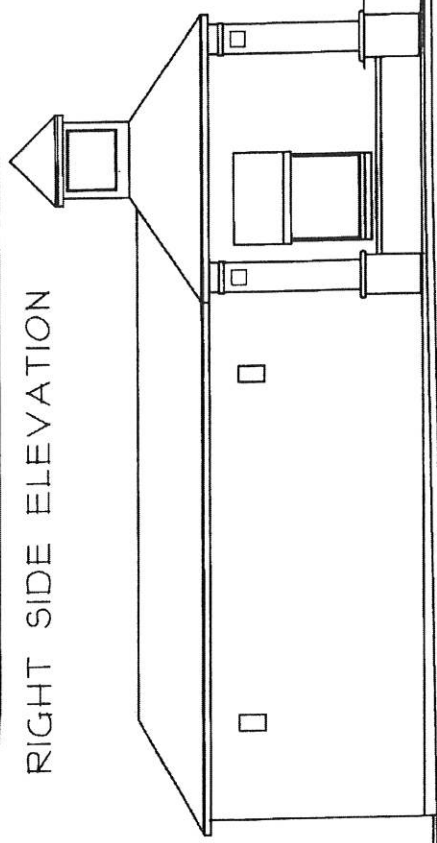




Heritage
2V Landscaping, LLC
11/21/19



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

BEDFORD, NEW HAMPSHIRE



BANK

ELEVATION

323 MERRIMACK STREET, BEDFORD, NH 03110
315.888.1000 www.cube3studio.com

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100 WASHINGTON STREET, SUITE 200, BEDFORD, NH 03110
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LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	6	ACER FREEMANI 'ARMSTRONG' ARMSTRONG MAPLE	2 1/2" TO 3" CAL.	B&B
	6	ACER R. 'BOW-HALL' BOW-HALL RED MAPLE	2 1/2" TO 3" CAL.	B&B
	2	MALUS 'DONALD WYMAN' DONALD WYMAN CRABAPPLE	2' TO 2 1/2" CAL.	B&B
	10	NYSSA SYLVATICA 'GREEN GABLE' GREEN GABLE TUPELO	2 1/2" TO 3" CAL.	B&B
	10	QUERCUS PALUSTRIS 'GREEN PILLAR' GREEN PILLAR PIN OAK	2 1/2" TO 3" CAL.	B&B
	4	TILIA TOMENTOSA 'STERLING' STERLING LINDEN	2 1/2" TO 3" CAL.	B&B
	5	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	2 1/2" TO 3" CAL.	B&B
	7	ILEX GLABRA 'SHAMROCK' SHAMROCK HOLLAND	7 GAL.	CONT.
	17	JUNIPERUS C. 'PITZERIANA COMPACT' COMPACT PITZER JUNIPER	18" TO 24"	CONT.
	43	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	18" TO 24"	CONT.
	22	JUNIPERUS V. 'EMERALD SENTINEL' EMERALD SENTINEL RED CEDAR	5' TO 6'	B&B
	16	PICEA PUNGENS BLUE SPRUCE	7' TO 8'	B&B
	16	PINUS M. 'MOPS' MOPS MUGO PINE	5 GAL.	CONT.
	4	PINUS STROBUS WHITE PINE	6' TO 7'	B&B
	26	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B
	18	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	5' TO 6'	B&B
	12	AZALEA 'PLEASANT WHITE' PLEASANT WHITE AZALEA	18" TO 24"	B&B
	16	SYRINGA PATULA 'MISS KIM' GOLD TIDE FORSYTHIA	2' TO 3'	CONT.
	16	HYDRANGEA PANICULATA 'BOMBSHELL' BOMBSHELL PANICLE HYDRANGEA	7 GAL.	CONT.
	10	PHYSOCARPUS O. 'BURGUNDY CANDY' BURGUNDY CANDY NINEBARK	5 GAL.	B&B
	14	PHYSOCARPUS OPULIFOLIUS 'LITTLE DIVIL' LITTLE DIVIL NINEBARK	7 GAL.	CONT.
	19	PANICUM V. 'HEAVY METAL' HEAVY METAL SWITCH GRASS	3 GAL.	CONT.

SEE DETAIL SHEET FOR LANDSCAPE
RELATED NOTES AND DETAILS

Date 11/21/19

LANDSCAPE REQUIREMENTS

- BUFFER AREA REQUIREMENTS:
30' BUFFER AREA ALONG ROW.
15' GREEN SPACE BUFFER ALONG SIDE AND REAR LOT LINES.
 - FRONT BUFFER AREA:
(4.5.7.7.0.1b PERFORMANCE STANDARDS Z.O.)
2 TREES/30' (1 TREE/15') OF HORIZONTAL BUILDING FACADE FACING A PUBLIC RIGHT-OF-WAY
REQUIRED: 1847/15 = 12 TREES
PROVIDED: 12 TREES
 - SIDE AND REAR BUFFER AREAS:
15' DENSE 4 SEASON VISUAL SCREENING IN ACCORDANCE WITH 3.10.e OF THE SITE PLAN REGS.
- STREET TREE AREA REQUIREMENTS:
(4.5.7.7.0.4b Z.O.)
1 NATIVE SHADE TREE/50' OF RIGHT-OF-WAY FRONTAGE
REQUIRED: 752/50' = 15 TREES
PROVIDED: 15 TREES
- INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
(3.10.g. OF SITE PLAN REGS) TOTAL INTERIOR PARKING AREA = 41,914 SF
FRONT PARKING LOT: 10% LANDSCAPE AREA REQUIRED.
REQUIRED: FRONT PARKING LOT: 3,427 SF
SIDE PARKING LOT: 8% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 612 SF
TOTAL INTERIOR GREEN SPACE REQUIRED = 4,039 SF
TOTAL INTERIOR GREEN SPACE PROVIDED = 5,234 SF (12.5%)
- INTERNAL PARKING LOT LANDSCAPING:
(3.10.g.3 OF SITE PLAN REGS)
1 TREE/15 PARKING SPACES (57 SPACES/15) = 3.8 TREES
TOTAL TREES REQUIRED = 4
TREES PROVIDED = 4 TREES
- PARKING LOT PERIMETER LANDSCAPING:
(3.10.g.5 OF SITE PLAN REGS)
1 SHADE TREE/20' OF PARKING PERIMETER = 135/20' = 7 SHADE TREES
TOTAL TREES REQUIRED = 7
TREES PROVIDED = 7 TREES
- SCREENING FROM PUBLIC RIGHT-OF-WAY:
(3.10.g.6 OF SITE PLAN REGS)
SCREENING SHALL BE AT LEAST 50% VERTICAL OPACITY ON AVERAGE UP TO A HEIGHT OF 3 1/2' ABOVE GRADE.
- 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 1/2" TO 3" CALIPER.
ALL ORNAMENTAL TREES SHALL BE A MINIMUM OF 1 1/2" 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-OUT 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.F 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 LANDSCAPING CONFLICTS WITH SIGHT DISTANCE, SNOW STORAGE AREAS, LIGHT FIXTURES, NOR UNDERGROUND UTILITIES.

HORIZONTAL SCALE 1"=30'
30 15 0 30



TAX MAP 15 LOT 61 & 61-7
LANDSCAPE PLAN
SITE PLAN
174 & 178 ROCKINGHAM ROAD (NH RTE. 28)
OWNED BY/PREPARED FOR
2V LONDONDERRY LLC
P.O. BOX 172
NEW CASTLE, NH 03854

SCALE: 1"=30'

AUGUST 27, 2019



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

17750.01

DR AJ FB

CK JK CADFILE

17750.01 LANDSCAPE XREF

SHEET 8 OF 18

REV DATE DESCRIPTION DR CK

15-61-6
MKC ENTERPRISES LLC
PO BOX 4626
MANCHESTER, NH 03108
B.5765 P.209

15-61-3
STATE OF NEW HAMPSHIRE
SLIB LLC
PO BOX 483
CONCORD, NH 03302-0483
B.4939 P.2514

15-61-1
SLIB LLC
172 ROCKINGHAM ROAD
LONDONDERRY, NH 03053
B.5293 P.1689

15-60
JEAN GAGNON
118 ROCKINGHAM ROAD
LONDONDERRY, NH
03053
B.2502 P.1434

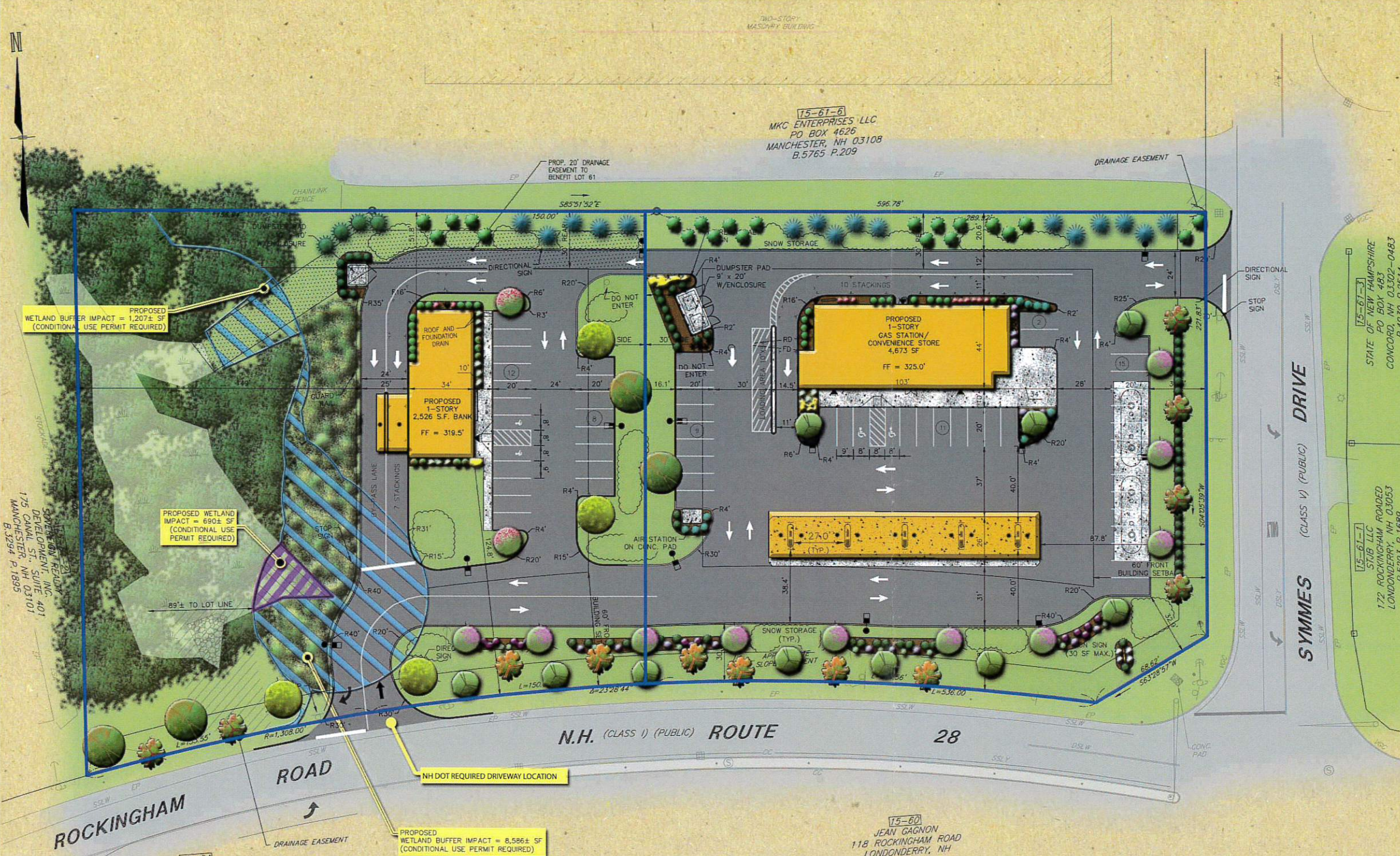
15-64
JEAN GAGNON
118 ROCKINGHAM ROAD
LONDONDERRY, NH 03053
B.2790 P.180

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NOTES

- OWNER OF RECORD OF MAP 51 LOTS 61:
2V LONDONDERRY, LLC, BOX 172, NEW CASTLE, NH 03854
PARCEL ADDRESS: 174 ROCKINGHAM ROAD, LONDONDERRY,
DEED REFERENCE TO PARCEL IS BK. 5911 PG. 2706 RCRD
AREA = 71,507 SF +/- or 1.6416 ACRES +/-

OWNER OF RECORD OF MAP 15 LOT 61-7:
2V LONDONDERRY, LLC, BOX 172, NEW CASTLE, NH 03854
PARCEL ADDRESS: 178 ROCKINGHAM ROAD, LONDONDERRY,
DEED REFERENCE TO PARCEL IS BK. 5911 PG. 2706 RCRD
AREA = 37,976 SF +/- or 0.8718 ACRES +/-

OWNER OF RECORD OF MAP 15 LOT 61-8:
2V LONDONDERRY, LLC, BOX 172, NEW CASTLE, NH 03854
PARCEL ADDRESS: 180 ROCKINGHAM ROAD, LONDONDERRY,
DEED REFERENCE TO PARCEL IS BK. 5911 PG. 2706 RCRD
AREA = 42,632 SF +/- or 0.9787 ACRES +/-
 - THE PURPOSE OF THIS PLAN IS TO:
A) CONSTRUCT A GAS STATION/CONVENIENCE STORE WITH ACCESSORY DRIVE THRU ON TAX LOT 15-61.
B) CONSTRUCT A BANK BRANCH ON THE NEW TAX LOT 15-61-7.
 - CURRENT ZONING IS COMMERCIAL II (C-II) & ROUTE 28 PERFORMANCE OVERLAY ZONING DISTRICT.
- | LOT SIZE AFTER ADJUSTMENT (SHARED ACCESS): | REQUIRED | PROPOSED |
|--------------------------------------------|----------|----------|
| 1.0 ACRE | 1.0 ACRE | 1.0 ACRE |
| LOT FRONTAGE: | 100' | 221'± |
| BUILDING SETBACKS: | | |
| FRONT | 60' | 65.7' |
| SIDE | 30' | 48.6' |
| REAR | 30' | N/A |
| BUILDING HEIGHT: | 45' | <45' |
| MAX. IMPERVIOUS COVERAGE: | 66% | 65.2% |
| MAX. BUILDING COVERAGE: | 25% | 6.4% |
| MIN. GREEN AREA: | 33% | 34.8% |
| MIN. FRONT GREEN AREA: | 30' | 30' |
| MIN. SIDE & REAR GREEN AREA: | 15' | 15' |
| MIN. LANDSCAPED FRONT BUFFER: | 40' | 30' |
| MIN. LANDSCAPED SIDE BUFFER: | 20' | 15' |
| MIN. LANDSCAPED REAR BUFFER: | 20' | 20' |
- * SEE WAIVER REQUEST
- THIS PLAN IS BASED ON AN EXISTING CONDITIONS SURVEY BY THIS OFFICE. SEE PLAN TITLED "TAX MAP 15 LOT 61, 61-7, 61-8; EXISTING CONDITIONS PLAN: 174, 178 & 180 ROCKINGHAM ROAD (NH ROUTE 28); LONDONDERRY, NEW HAMPSHIRE, OWNED BY: THE REAGAN TRUST; PREPARED FOR: 2V LONDONDERRY, LLC." DRAWN AT A SCALE OF 1"=40' AND DATED JUNE 18, 2018.
 - THE CURRENT USE OF THE PROPERTY IS A VACANT WOODLOT.
 - A CONDITIONAL USE PERMIT WAS APPROVED BY THE PLANNING BOARD ON JULY 10, 2019 TO ALLOW THE USE OF A MOTOR VEHICLE STATION, LIMITED SERVICE (GAS STATION), A RETAIL SALES ESTABLISHMENT (CONVENIENCE STORE) AND A FINANCIAL INSTITUTION WITH A DRIVE THRU AS AN ACCESSORY USE AT 174 & 178 ROCKINGHAM ROAD.
 - WAIVER REQUESTS:
A WAIVER IS BEING REQUESTED OF THE PERFORMANCE OVERLAY DISTRICT - ROUTE 28 CORRIDOR SECTION 4.6.7.7(1)(a) TO ALLOW THE FRONT LANDSCAPED BUFFER TO BE REDUCED FROM 40' TO 30'. A WAIVER IS BEING REQUESTED OF THE PERFORMANCE OVERLAY DISTRICT - ROUTE 28 CORRIDOR SECTION 4.6.7.7(2)(a) TO ALLOW THE SIDE LANDSCAPED BUFFER TO BE REDUCED FROM 20' TO 15'.
 - PARKING CALCULATIONS:
REQUIRED:
GAS STATION/CONVENIENCE: (1 SP/125 SF) (4,673 SF) = 37 SPACES & 10 STACKING SPACES
TOTAL PROVIDED: 37 SPACES & 10 STACKING

BANK/FINANCIAL INSTITUTION (1 SP/333 SF) (2,526 SF) = 8 SPACES & 4 STACKING PER WINDOW
TOTAL PROVIDED: 20 SPACES & 7 STACKING
 - 680± SF OF WETLANDS AND 9,793± SF OF WETLAND BUFFER WILL BE IMPACTED BY THIS DESIGN. A CONDITIONAL USE PERMIT IS NEEDED FOR THESE IMPACTS. IN ADDITION, AN APPLICATION TO RHODES WETLANDS BUREAU IS REQUIRED.
 - THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
PRIVATE SEWER
MUNICIPAL WATER
LIBERTY UTILITIES
ELECTRIC
TELEPHONE
CABLE
CONCAST
 - IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
 - THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALED REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.

NOTES CONTINUED

- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
- THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
- LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE CITY OR TOWN ZONING ORDINANCE AND SITE PLAN REGULATIONS.
- SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS. NOT ALL FEATURES ARE DETAILLED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
- ALL WORK IS TO CONFORM TO CITY OR TOWN OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
- IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
- IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
- THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN, INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-COMPLIANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
- TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
- 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, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- ALL SHEETS CONTAINED IN THIS PLAN SET ARE ON FILE AT THE TOWN OF LONDONDERRY'S PLANNING DEPARTMENT.

HORIZONTAL SCALE 1"=30'
30 15 0 30

OWNER'S SIGNATURE _____ DATE _____

OWNER OR REPRESENTATIVE _____

Approved by the Town of Londonderry N.H. Planning Board _____ for Phase _____

on Date: _____

Certified By: _____

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TAX MAP 15 LOT 61 & 61-7
PRESENTATION PLAN
SITE PLAN
174 & 178 ROCKINGHAM ROAD (NH RTE. 28)
OWNED BY/PREPARED FOR
2V LONDONDERRY LLC
P.O. BOX 172
NEW CASTLE, NH 03854
SCALE: 1"=30' AUGUST 27, 2019



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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

17750.01 DR PS FB
CK JK CADFILE 17750.01 SITE PLAN PRESENTATION