

Londonderry Heritage/Historic District Commission Meeting

MARCH 24, 2022- 7:00 P.M.

MOOSE HILL CONFERENCE ROOM

APPROVED MINUTES

- I. Chairman Kryz Kenney called the meeting to order at 7:00 pm. The following Commissioners were present: David Colglazier, John Mahon, Art Rugg, Sue Joudrey. Absent: Kristin Endyke. The Chair appointed Alternate Commissioner Laura Schenkman in Kristin Endyke's place. Commissioner Jim Butler arrived after the vote to approve the minutes from the previous meeting. Staff: Associate Planner Laura Gandia.
- II. Approval of minutes from prior meeting: A. Rugg made a motion to approve the minutes of the Jan 27, 2022 meeting; D. Colglazier seconded the motion. The motion passed 6-0.
- III. Ocean Mary – David Ellis presented. The focus of David's presentation was the evident erroneous labeling of a picture of an older house in Town Hall as a residence of "Ocean Mary". David's research indicates that this is not true and he, with review and input from Londonderry's Historical Society, proposed alternate corrective wording for the label on the picture. The Chair took this proposal under consideration with an intent to provide the interim Town Manager, the final decision maker on this matter, a recommendation after a discussion at the next Commission meeting.

IV. Design/Formal Review Applications:

- A. Application for design review of a site plan for the construction of a 7,200 SF warehouse and wholesale building with exterior racking and associated site improvements, Three Enterprise Drive, Map 15 Lot 62-3, Zoned C-11, 3 Enterprise Drive, LLC (Owner & Applicant). Jason Lopez of Keach-Nordstrom Associates presented with Paul Carey and Mike LaClaire of Northeast Nursery also in attendance. The building will have both a loading dock and a ground-level access for fork lifts. The interior and exterior of the building will be racked for handling and storage of palletized products. The colors of the proposed metal building are grey and green. Landscaping plans are still pending. There is no planned freestanding sign and the sole sign will be mounted on the exterior of the building. Lighting plan is subject to continued review.

Action: Building accepted as presented to facilitate timely ordering of building kit. The applicant will need to return to the Commission with a landscape plan and finalized lighting plan. Fencing is also unresolved.

- B. Application for design review of a site plan for the construction of two one-story buildings (24,800 SF and 25,800 SF) for a warehouse and storage facility and associated site improvements, 88A Harvey Road, Map 14 Lot 17, Zoned IND-II, Patriot Holdings, LLC (Applicant) and VAB Properties, LLC (Owner). John Noonan of Fieldstone Land Consultants presented. These buildings will have a garage door and a "man-door" on one side, with a garage door only on the interior aisle between the structures for each of 21 units per building. The expectation is that renters will be primarily small contractors. An existing stone wall will be removed where driveway access is needed and rebuilt on either side of the new entry. A monument-style sign is planned. J. Mahon suggested that the base of the monument sign match the rebuilt stone wall and perhaps be integrated into the wall itself. Landscape plan will include purple lilacs. LED parking lights with photo-cells and motion sensors for 24-hour client access.

Action: Building Design approved as submitted. The applicant will return with a signage plan.

- C. Application for design review of a site plan amendment for the construction of a 7,500 SF two story building addition and associated site improvements, 136 Pillsbury Road, Map 6 Lot 18-2, Zoned AR-1, Orchard Christian Fellowship (Owner & Applicant). Keri Owen of Northpoint Construction and Ian McGregor of Northpoint Engineering presented. This plan is a revision of a previous 2-wing plan approved in 2012. Engineering such as utilities, storm water runoff etc.

remain unchanged from the original plan except as needed for consolidation into a single building wing. The second floor of the proposed extension is built into the roof which features 3 front dormers in front and a full-length shed dormer in the rear. The applicant plans for the exterior detail colors and materials to match the existing sanctuary. New lighting is limited to doors only. S. Joudrey suggested that the smaller dormers on the front roof be peaked to match larger central dormer.

Action: Approved as submitted with the addition of peaks to the front dormers as noted.

- D. Application for design review of a site plan for the construction of a 5,984 SF warehouse/repair/office building for commercial snow and landscape management and associated site improvements, Two Kitty Hawk Landing, Map 17 Lot 5, Zoned IND-I, Outdoor Pride Landscaping, Inc. (Applicant) and SWCE Holdings, LLC (Owner). Jeff Kevan of TF Moran and Mark Aquilino, President, Outdoor Pride Landscaping presented. The plan is for a two-story office building in front with a repair and warehouse facility attached in the rear. Elevation goes from about 28' in front to about 30' for the rear structure. A 6' chain link fence will surround the rear yard. There will be four 24' silos adjacent to the building for brine storage and use in winter. Adjacent to the building, the plan calls for concrete storage bins for material storage and access. The landscape plan included purple lilacs. Building colors will be shades of grey with unilluminated signage mounted on the building. A. Rugg suggested that the metal roof look like architectural asphalt shingles.

Action: Pictures to be submitted to support design color. Building accepted as submitted.

- E. Application for design review of a conditional use permit per Londonderry Zoning Ordinance section 6.3.11.C and Use Table 4.1.2 to allow a 6,000 SF convenience store with drive through, and gas station with 16 fueling stations and 2 diesel fueling stations in the Route 28 Performance Overlay District in the Route 28 Performance Overlay District, 174 Rockingham Road, Map 15 Lot 61, Zoned C-11 and RTE 28 Performance Overlay District and 178 Rockingham Road, Map 15 Lot 61-7, Zoned C-11 and RTE 28 POD, 2V Londonderry, LLC & 2V Londonderry West, LLC (Owners) and New Sunset Realty (Applicant). Jeff Kevan of TF Moran and Tom Healey of Nouria Energy presented. This is a revision of a previously approved plan in which an original space that included a bank would now include a redesigned convenience store, gas station, and diesel fueling stations plus parking spaces for trucks. Landscaping and lighting remain essentially unchanged from the original plan. The building itself will have a shorter profile facing Rockingham Road and features a small outdoor café. The exterior of the building is fiber cement with beige and brown colors. No signage plan is yet available. J. Butler noted that other Nouria properties have more traditional, softer building designs and he asked the applicant to consider same. J. Butler also asked for consideration of a walking path along Symmes Drive. K. Kenney mentioned that the previous applicant had a building design more in line with the Londonderry Look Book. J. Mahon asked if better screening of the diesel section of the design would be possible. S. Joudrey commented on lime and green colors being viewed less favorably than earth tones. K. Kenney and J. Butler asked for consideration of peaks on the canopy. D. Colglazier asked about the canopy lighting and the applicant agreed to supply night-views on return.

Action: The applicant will consider feedback from the Commission and will relook at the overall design of their building and return. They will also provide a signage plan and a landscape plan to include additional screening – vegetation – for the diesel fuel stations and parking lots.

- F. Application for design review of a subdivision plan to subdivide one lot into three, 106 Wiley Hill Road, Map 5 Lot 12-1, Zoned AR-1, 106 Wiley Hill Road, LLC (Owner & Applicant). Jeff Kevan of TF Moran presented. This parcel is near Wiley Hill Road's intersection with West Road. The current lot has a residence and a barn on one end with some adjacent wetlands. This proposal is to divide

this lot into 3 residential lots. The existing house would remain on 3.67 acres and the two new lots would be 2.9 and 5.4 acres each. New driveways for the two new lots will require movement of the existing stone walls and replacement probably to supplement bare points in the remaining rock wall. J. Mahon initiated a discussion to have this applicant and similar applicants restore stone walls in disrepair as described by Jeff Kevan. This led to J. Butler agreeing to view these particular stone walls to see if sufficient rocks are present, but perhaps buried, to restore these walls.

Action: Accepted as submitted.

IV. Staff Reports:

- A. Application for a conditional use permit per Londonderry Zoning Ordinance section 6.3.11.Cand Use Table 4.1.2 to allow a multi-family residential use in the Route 28 Performance Overlay District, 215 Rockingham Road, Map 15 Lot 23-2, Zoned C-11 and RTE 28 POD and 217 Rockingham Road, Map 15 Lot 22-1, Zoned C-11 and RTE 28 POD, V&W Investment Group, LLC (Owner & Applicant).

Action: Information only. No action required.

- B. Application for design review of a condominium conversion at 350 Mammoth Road, Map 9 Lot 22-1, Zoned AR-1, Daniel R. Howes (Owner & Applicant)

Action: Information only. No action required.

V. Other business:

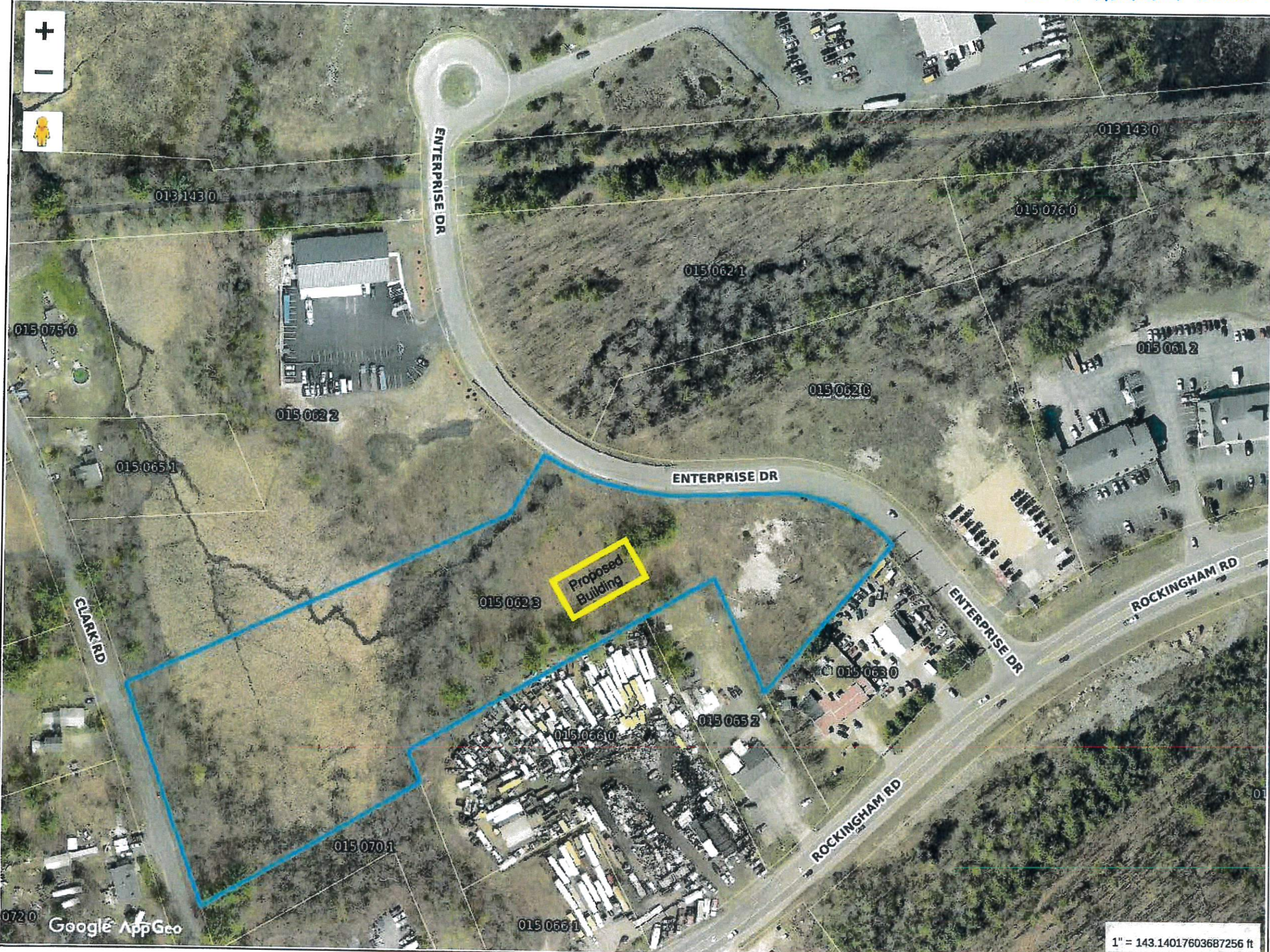
- A. Town Common/Kent Allen Forest: tree replacement, poles (Stephen Lee), benches.
Stephen Lee is with Concerts on the Common and a member of the Londonderry Arts Council. The two trees that were removed were formerly used to hang banners for Concerts on the Common during its' summer season. These trees will be replaced with a single tree, eliminating the ability to hang banners. The Commission agreed that temporary poles installed in permanent ground anchors might be the best solution. The Commission also decided that the poles and banners would only be used for events actually taking place on the Common. Finally, the Commission felt it would be prudent to write a letter to the Town Manager and the DPW with regard to installation of the ground anchors and storage of the temporary poles when not in use. With regard to benches, Laura Gandia has received requests to place memorial benches on the Town Common. The Commission agreed that this is not appropriate for the Common and suggested that similar requests be directed to the Rail Trail or potentially the Green Team.
- B. Rail Trail – This discussion had to do with the extension of the Rail Trail potentially impacting historic sites in Londonderry. A. Rugg was concerned that this extension might impact the former location of Cohas Spring Water Co. Ann Chiampa from the Historical Society joined the conversation with details about this company which in fact does not appear to be in the proposed path of the Rail Trail extension.
- C. Dinsmore Corner - The Commission decided to move forward with David Ellis' recommendation.

VI. Public Input - None

- VII. Adjournment – J. Mahon made a motion to adjourn seconded by D. Colglazier. Passed, 7-0. The meeting adjourned at about 9:55pm.

These meeting minutes were approved on May 26, 2022 by a motion made by A. Rugg and seconded by D. Colglazier.

III A Northeast Turf (3 Enterprise) Map 15 Lot 62-3 Heritage 3/24/22



Property Information
Property ID 015-062-3
Location 3 ENTERPRISE DR
Owner 3 ENTERPRISE DRIVE, LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Londonderry, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 05/04/2021
Data updated 06/05/2020

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

MAP 15 LOT 73
CARL L. GALLIN
8 CLARK ROAD
LONDONDERRY, N.H. 03053
BK. 4741 PG. 1070

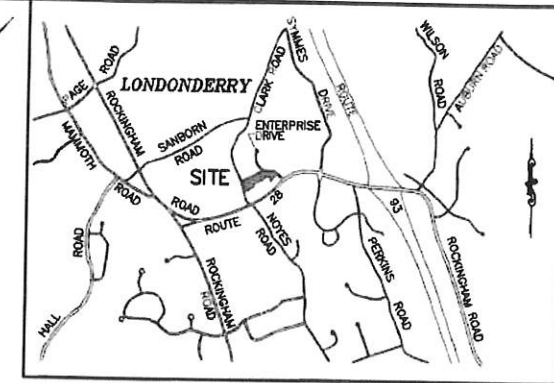
CLARK ROAD
CLASS 4
100' R.O.W.
100' R.O.W.
100' R.O.W.

MAP 15 LOT 72
STEPHEN J. & MARLOUE E. MARTEL
5 CLARK ROAD
LONDONDERRY, N.H. 03053
BK. 4875 PG. 583

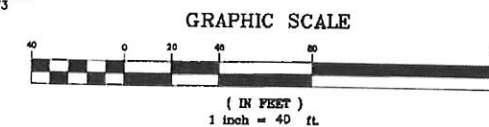
MAP 15 LOT 62-2
ENTERPRISE DRIVE RECOVERY, LLC
5 ENTERPRISE DRIVE
LONDONDERRY, N.H. 03053
BK. 5201 PG. 1481

MAP 15 LOT 62-1
ENTERPRISE DRIVE RECOVERY, LLC
5 ENTERPRISE DRIVE
LONDONDERRY, N.H. 03053
BK. 5950 PG. 2433

KN



VICINITY MAP
SCALE: 1" = 2,500'±



DIG SAFE



ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY KEACH-NORDSTROM ASSOCIATES, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY THE BUILDER/OWNER SHALL AND MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

SEE COVER FOR NOTES
AND REFERENCE PLANS

OWNER OF LOT 62-3

SIGNATURE: *[Signature]*
DATE: 1/2/22

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE
ON DATE: _____
CERTIFIED BY: _____

LEGEND

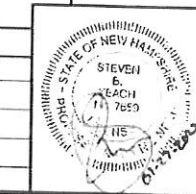
- | | | | |
|------|---------------------|-------|------------------------|
| GB-F | GRANITE BOUND FOUND | CCB | CAPE COD BURN |
| IP-F | IRON PIN FOUND | EDP | EDGE OF PAVEMENT |
| U | UTILITY POLE | EG | EDGE OF GRAVEL |
| WV | WATER VALVE | 10' | 10' CONTOUR |
| H | HYDRANT | 2' | 2' CONTOUR |
| S | SEWER MANHOLE | FL | FLOOD LINE |
| DM | DRAINAGE MANHOLE | SB | SETBACK |
| CB | CATCH BASIN | IPP-F | IRON PIPE FOUND |
| AL | ABUTTER LINE | IP-F | IRON PIN FOUND |
| PL | PROPERTY LINE | S | SIGN |
| B | BROOK | PL | PROPERTY LINE |
| W | WETLAND | W | WETLAND |
| WF | WOODEN FENCE | EG | EDGE OF GRAVEL |
| GR | GUARDRAIL | SB | SETBACK |
| T | TREELINE | WB | WETLAND BUFFER |
| | | CB | PROPOSED TREELINE |
| | | CB | PROPOSED CAPE COD BURN |

BENCHMARK DATA

LOCATION	DATUM	DESCRIPTION
NORTHING: 152393.7565 EASTING: 1059612.4296	ELEV.=294.12 (NAVD88)	ARROW NUT ON TOP OF HYDRANT ON ENTERPRISE DRIVE
NORTHING: 152212.1713 EASTING: 1059821.0618	ELEV.=303.44 (NAVD88)	IRON PIN FOUND AT END OF FENCE ADJACENT TO LOT 66

REVISIONS

NO.	DATE	DESCRIPTION	BY



OWNER:
3 ENTERPRISE DRIVE, LLC
8 DEARBORN ROAD
PEABODY, MA 01960
R.C.R.O. BK. 6016 PG. 1847

APPLICANT:
NORTHEAST NURSERY, INC.
8 DEARBORN ROAD
PEABODY, MA 01960

NON-RESIDENTIAL SITE PLAN
NORTHEAST GOLF & TURF SUPPLY
MAP 15 LOT 62-3
3 ENTERPRISE DRIVE
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 687-8861

PROJ. NO: 19-0524-2
DATE: JANUARY 7, 2020
SCALE: 1" = 40'
FILE NO.:
SHEET NO. 2 OF 15

MAP 15 LOT 73
CARL L. GALLIEN
9 CLARK ROAD
LONDONDERRY, N.H. 03053
BK. 4741 PG 1070

50' R.O.W.

IP-F
W/CAP

CLARK ROAD
(CLASS V)

MAP 15 LOT 72
STEPHEN J. & MARLOUE E. MARTEL
5 CLARK ROAD
LONDONDERRY, N.H. 03053
BK. 4876 PG 583

MAP 15 LOT 62-2
ENTERPRISE DRIVE RECOVERY, LLC
5 ENTERPRISE DRIVE
LONDONDERRY, N.H. 03053
BK. 5201 PG 1481

APPROXIMATE LIMIT
OF FLOOD ZONE X

NON-FLOOD ZONE
FLOOD ZONE X

MAP 15 LOT 62-1
ENTERPRISE DRIVE RECOVERY, LLC
5 ENTERPRISE DRIVE
LONDONDERRY, N.H. 03053
BK. 5960 PG 2433

CONSTRUCTION NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED GRADING AND DRAINAGE FOR THIS SITE.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LONDONDERRY, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE, DEPARTMENT OF TRANSPORTATION, APPROVED AND ADOPTED 2010 ARE HEREBY INCORPORATED BY REFERENCE.
3. EXISTING UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE IN LOCATION AND POSSIBLY INCOMPLETE. PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THE EXACT SIZE, LOCATION, DEPTH AND EXISTENCE OF ALL EXISTING UNDERGROUND UTILITIES THAT ARE TO BE ACCESSED OR CROSSED DURING CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION, AND APPROPRIATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 811 AT LEAST 72 HOURS BEFORE DIGGING.
4. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURER'S INSTALLATION INSTRUCTIONS.
5. ALL FILL EMBANKMENT SLOPES SHALL BE PROPERLY PREPARED AND CONSTRUCTED WITH FILL MATERIAL CONFORMING TO HS001 ITEM NO. 203.6 (EMBANKMENT IN PLACE) AND COMPACTED TO 92% OF MAX.
6. ALL DISTURBED AREAS ARE TO BE LOAMED AND SEED.
7. THE OWNER IS RESPONSIBLE FOR FINAL STABILIZATION OF ALL SLOPES GREATER THAN 3:1 TO THE SATISFACTION OF LONDONDERRY DPW.

SCS SOILS LEGEND

- 44B MONTAUK FINE SANDY LOAM
3 TO 8 PERCENT SLOPES
140B CHATFIELD-HOLLIS-CANTON COMPLEX
0 TO 8 PERCENT SLOPES, ROCKY
205 FREETOWN MUCKY PEAT
0 TO 2 PERCENT SLOPES
206 PITS, SAND AND GRAVEL
209 UOORTHENTS, SMOOTHED
305 SWANSEA MUCKY PEAT
0 TO 2 PERCENT SLOPES
SOURCE: USDA-SCS WEB SOIL SURVEY
HILLSBOROUGH COUNTY

MAP 15 LOT B2
DON & CAROL REAL ESTATE
6 ENTERPRISE DRIVE
LONDONDERRY, N.H. 03053
BK. 6204 PG 2973



UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN DRAWN FROM FIELD SURVEY INFORMATION AND/OR PLOTTED FROM EXISTING DRAWINGS. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. FURTHER, KEACH-NORDSTROM ASSOCIATES, INC. DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. KEACH-NORDSTROM ASSOCIATES, INC. HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.

LEGEND

- | | | | |
|------|---------------------|------|--------------------------------|
| GB-F | GRANITE BOUND FOUND | CCB | CAPE COD BURM |
| IP-F | IRON PIN FOUND | EOP | EDGE OF PAVEMENT |
| U | UTILITY POLE | EG | EDGE OF GRAVEL |
| W | WATER VALVE | 10' | 10' CONTOUR |
| H | HYDRANT | 2' | 2' CONTOUR |
| S | SEWER MANHOLE | --- | FLOOD LINE |
| OM | ORAINAGE MANHOLE | --- | SETBACK |
| C | CATCH BASIN | IP-F | IRON PIPE FOUND |
| --- | ABUTTER LINE | IP-F | IRON PIN FOUND |
| --- | PROPERTY LINE | --- | PROPERTY LINE |
| --- | BROOK | --- | WETLAND |
| --- | WETLAND | --- | EDGE OF GRAVEL |
| --- | WOODEN FENCE | --- | SETBACK |
| --- | GUARDRAIL | --- | WETLAND BUFFER |
| --- | TREELINE | --- | PROPOSED TREELINE |
| --- | | --- | PROPOSED VERTICAL GRANITE CURB |

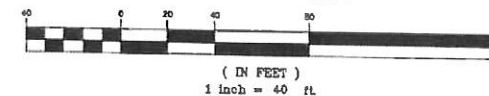
BENCHMARK DATA

LOCATION	DATUM	DESCRIPTION	NO.	DATE	DESCRIPTION	BY
NORTHING: 152393.7565 EASTING: 1059812.4298	ELEV.=294.12 (NAV88)	ARROW NUT ON TOP OF HYDRANT ON ENTERPRISE DRIVE				
NORTHING: 152212.1713 EASTING: 1059821.0818	ELEV.=303.44 (NAV88)	IRON PIN FOUND AT END OF FENCE ADJACENT TO LOT B6				

REVISIONS

NO.	DATE	DESCRIPTION	BY

GRAPHIC SCALE



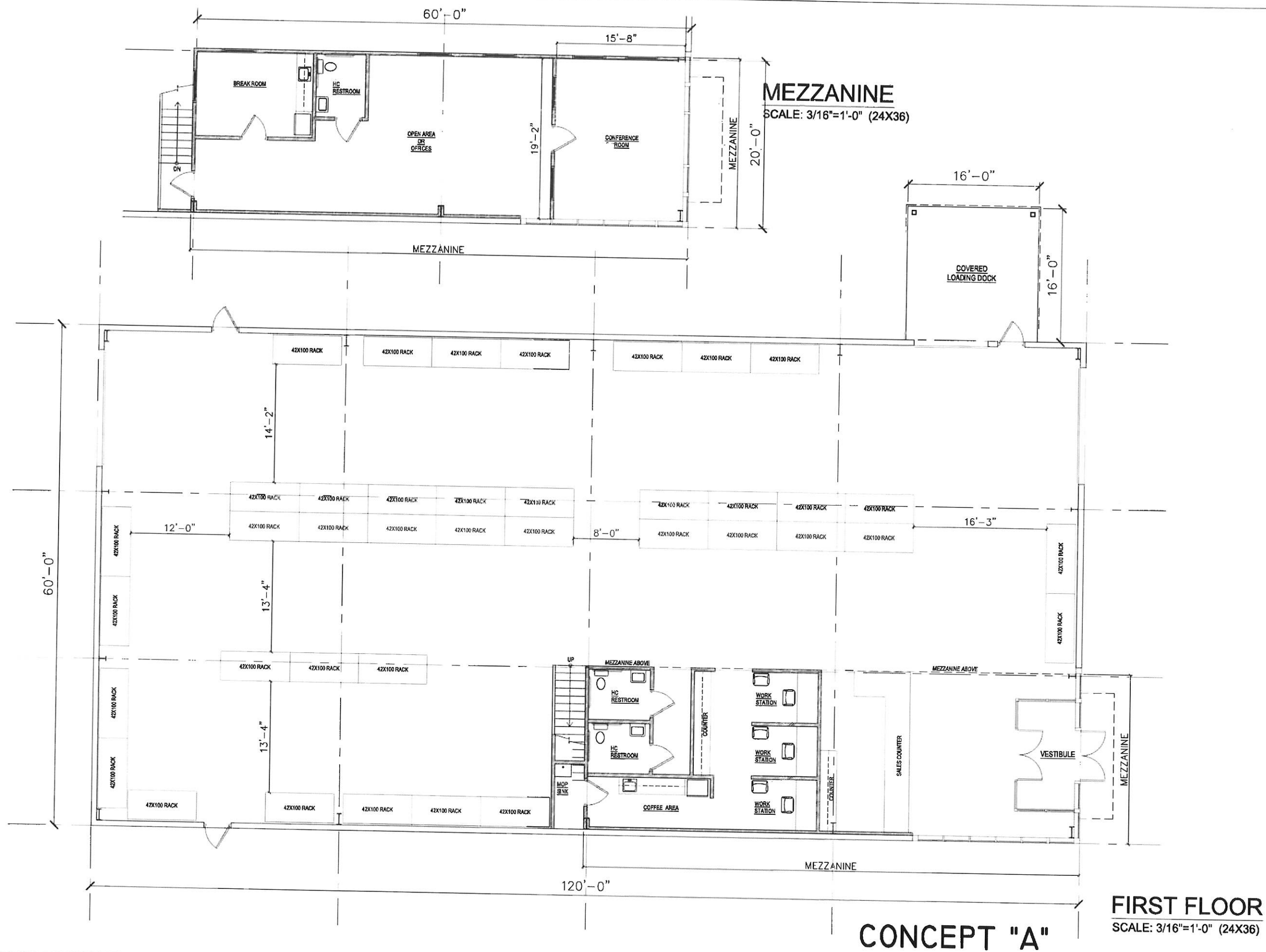
OWNER:
3 ENTERPRISE DRIVE, LLC
8 DEARBORN ROAD
PEABODY, MA. 01960
R.C.R.D. BK 6016 PG. 1847

APPLICANT:
NORTHEAST NURSERY, INC.
8 DEARBORN ROAD
PEABODY, MA 01960

GRADING & DRAINAGE PLAN
NORTHEAST GOLF & TURF SUPPLY
MAP 15 LOT 62-3
3 ENTERPRISE DRIVE
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commarce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 827-2881

PROJ. NO: 19-0524-2
DATE: JANUARY 7, 2020
SCALE: 1" = 40'
FILE NO.:
SHEET NO. 3 OF 15



MEZZANINE
SCALE: 3/16"=1'-0" (24X36)

FIRST FLOOR
SCALE: 3/16"=1'-0" (24X36)

CONCEPT "A"

drawing title:

FIRST FLOOR PLAN

project:

NORTHEAST GOLF & TURF SUPPLY
3 ENTERPRISE DRIVE
LONDONERRY, NEW HAMPSHIRE

revisions:

9/8/21

J.P.L. CONSULTING
ARCHITECTURAL PLANNING AND DESIGN

drawn: jpl

scale: AS NOTED

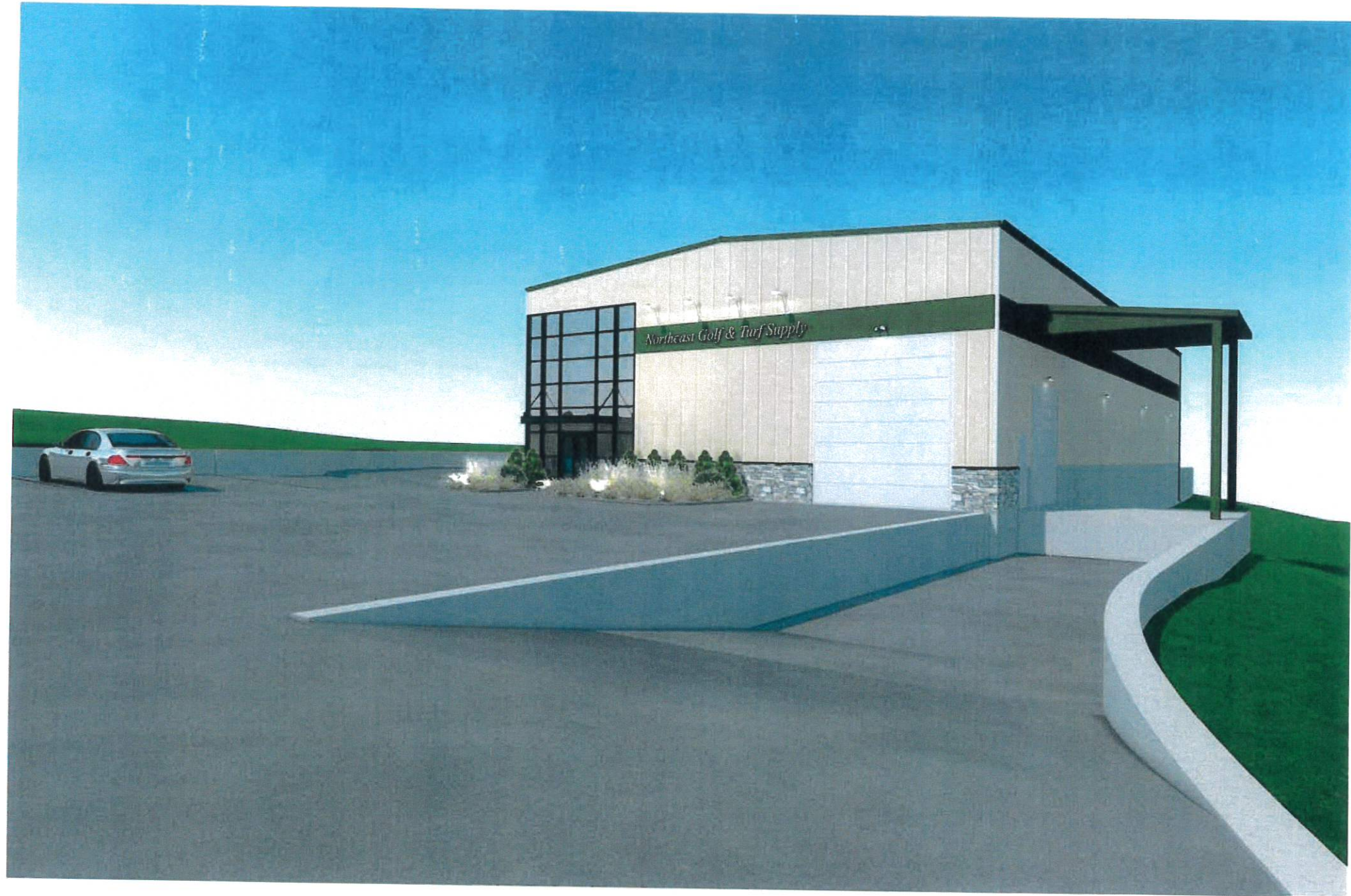
date: 9/8/2021

tel: (617) 899-0551

JOHN.FLOYD@COMCAST.NET

dwg no:

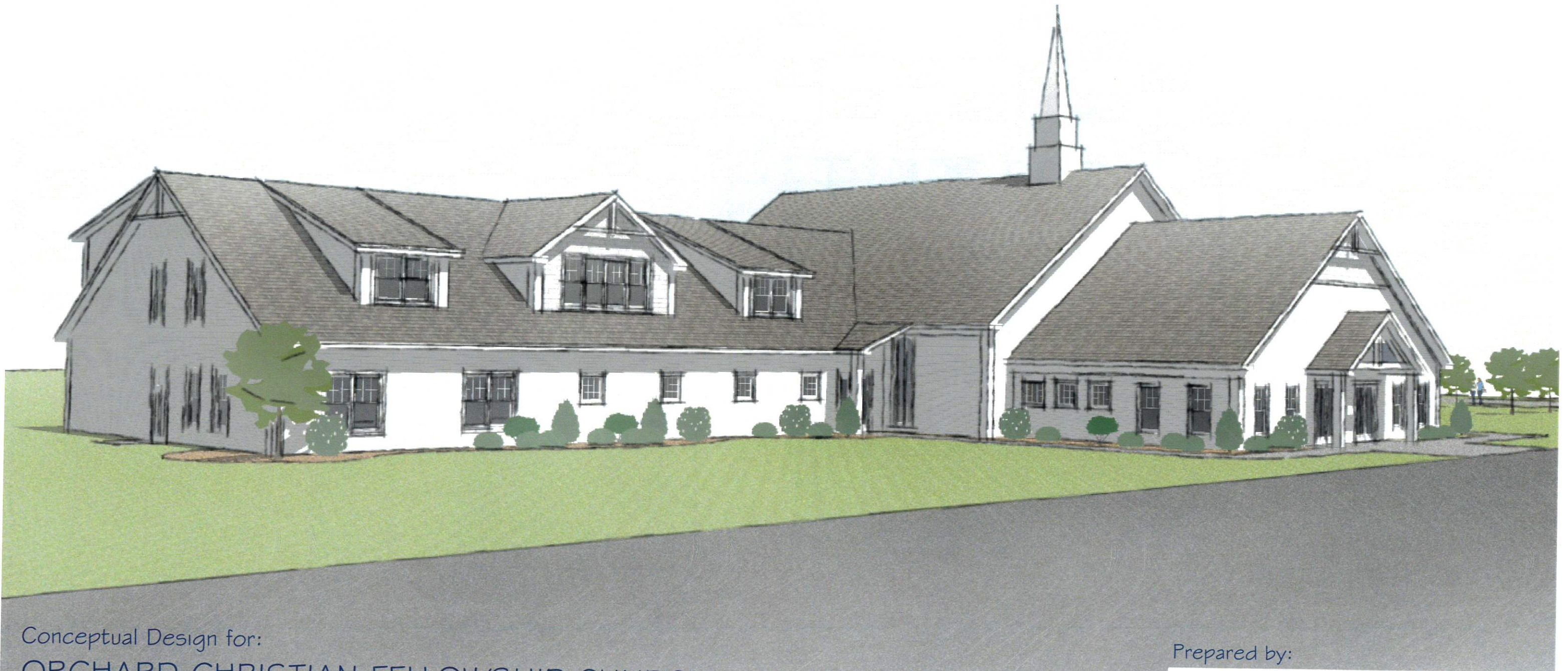
A.1





HERITAGE COMMISSION PRESENTATION

March 24, 2022



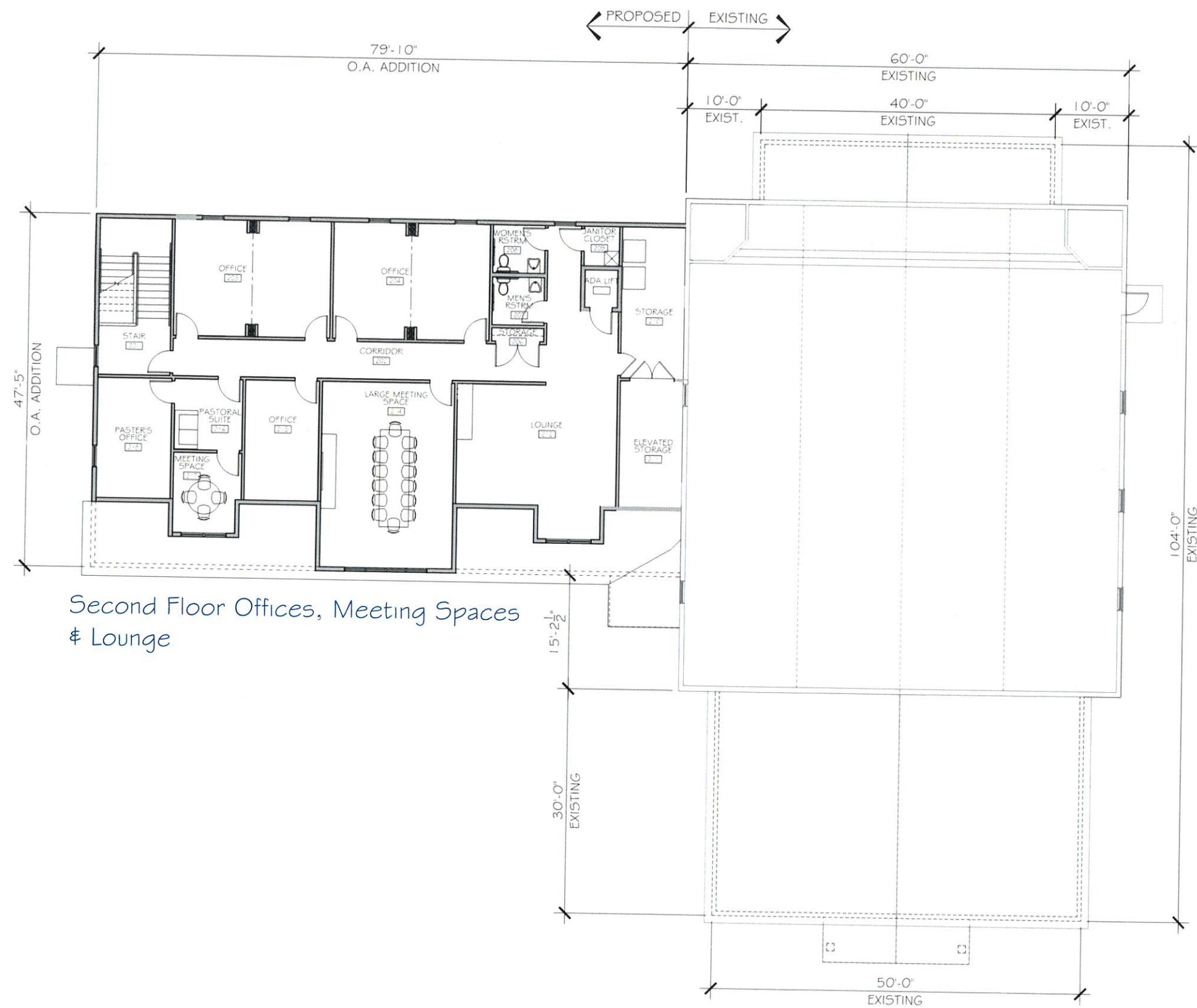
Conceptual Design for:

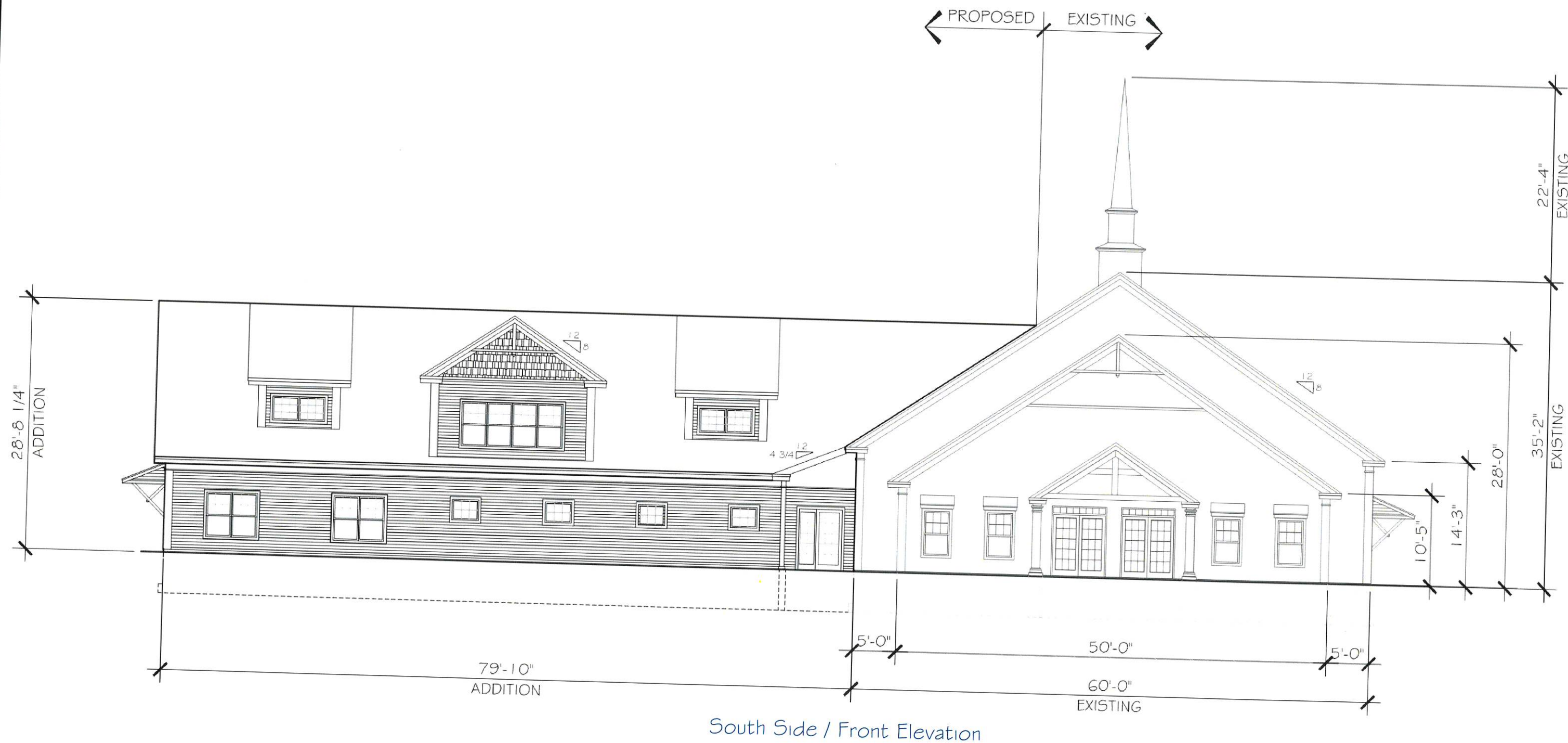
ORCHARD CHRISTIAN FELLOWSHIP CHURCH - PHASE 2 ADDITION

136 Pillsbury Rd, Londonderry, NH

Prepared by:





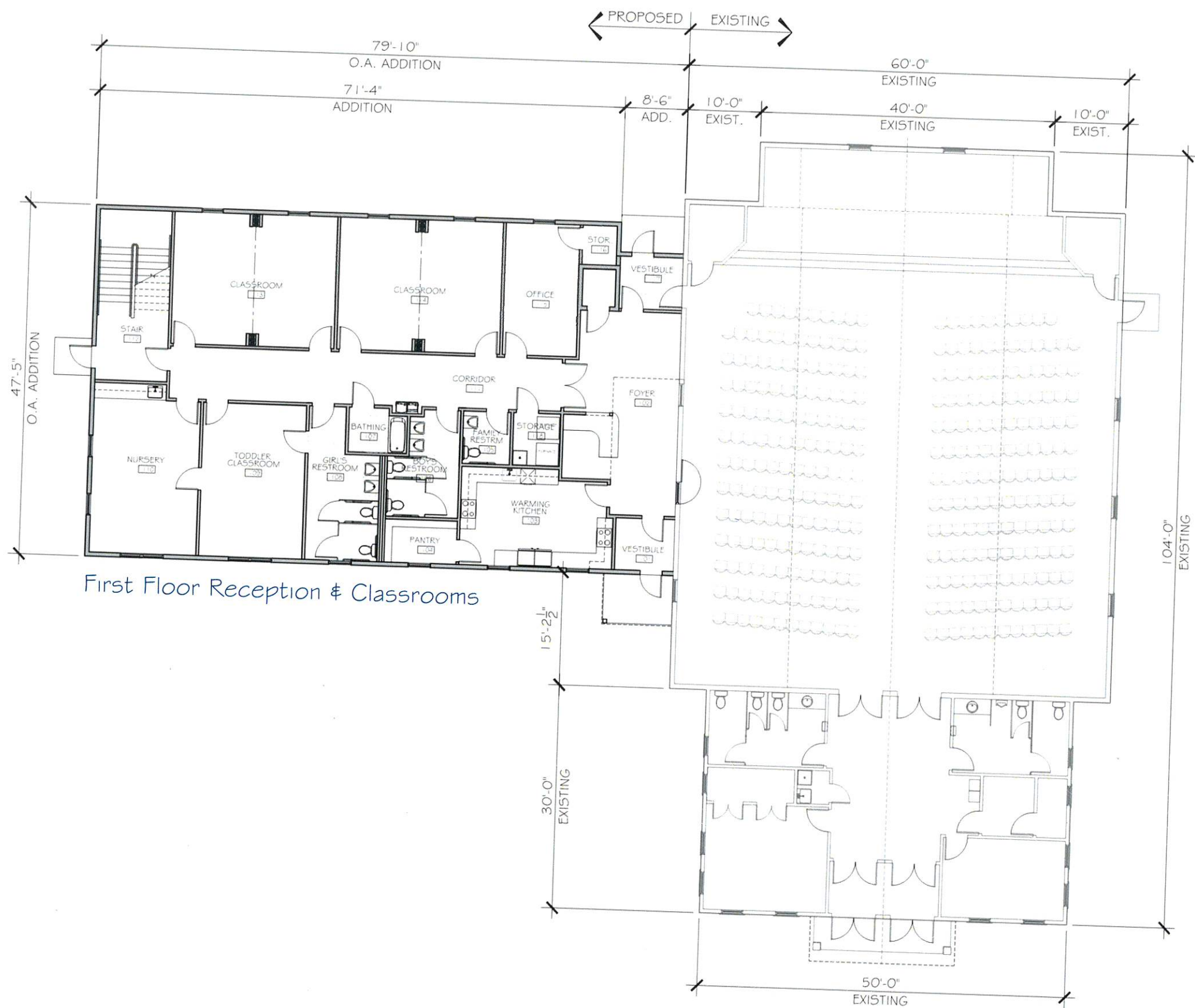


ORCHARD CHRISTIAN FELLOWSHIP CHURCH - PHASE 2 ADDITION

Proposed Exterior Detailing

March 24, 2022



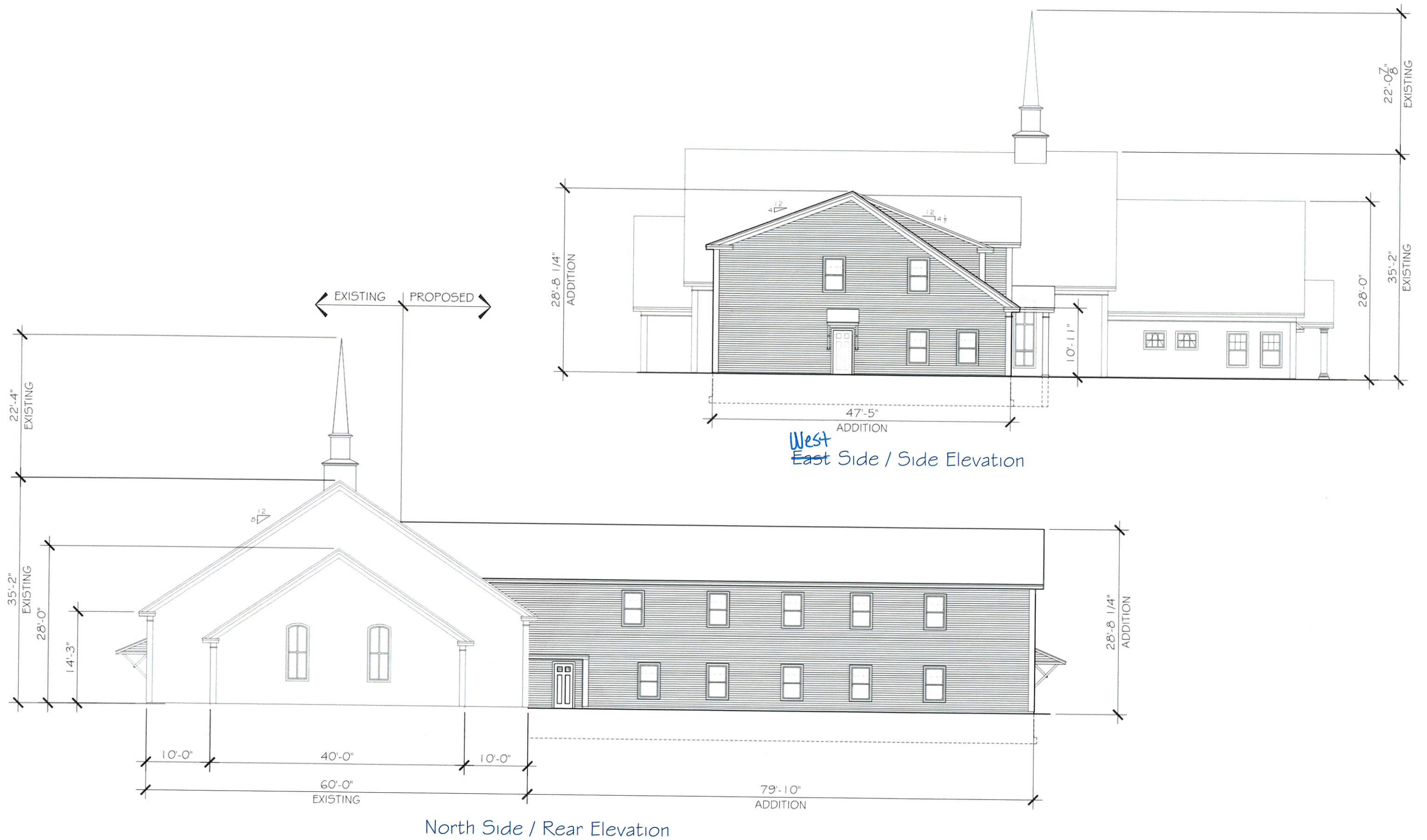


First Floor Reception & Classrooms

ORCHARD CHRISTIAN FELLOWSHIP CHURCH - PHASE 2 ADDITION

Proposed Exterior Detailing

March 24, 2022



ORCHARD CHRISTIAN FELLOWSHIP CHURCH - PHASE 2 ADDITION

March 24, 2022

Proposed Exterior Detailing

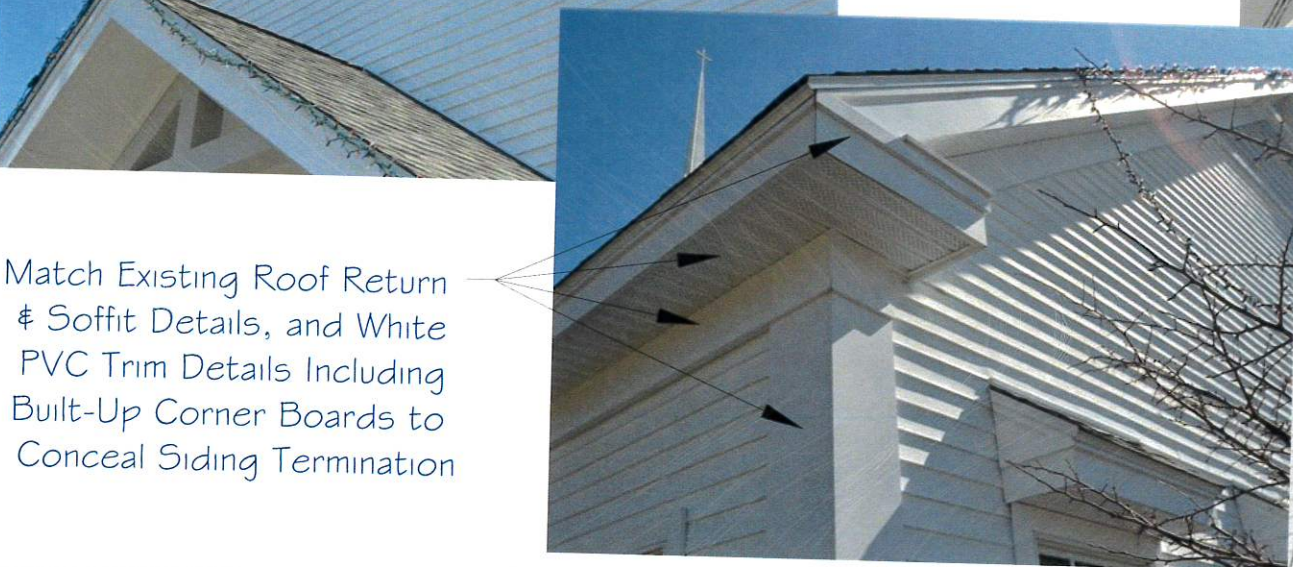




Match Existing White Vinyl Siding, Gray Vinyl Shakes, & Wood Bracket Details

Addition Storefront Entry Door to Match Existing with Grills Between Glass

Existing Sanctuary Arch Window to Remain at Addition Entry



Match Existing Roof Return & Soffit Details, and White PVC Trim Details Including Built-Up Corner Boards to Conceal Siding Termination



ORCHARD CHRISTIAN FELLOWSHIP CHURCH - PHASE 2 ADDITION

Proposed Exterior Detailing

March 24, 2022




III.E 2V LLC CUP 174/178 Rockingham Rd Map 15 Lots 61/61-7 3/24/22 Heritage



- NOTES**
- OWNER OF RECORD OF MAP 15 LOT 61-7:
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 = 73,011 SF +/- or 1.676 ACRES +/-
 - OWNER OF RECORD OF MAP 15 LOT 61-7:
2V LONDONDERRY WEST, LLC, BOX 172, NEW CASTLE, NH 03854
PARCEL ADDRESS: 178 ROCKINGHAM ROAD, LONDONDERRY,
DEED REFERENCE TO PARCEL IS BK. 5911 PG. 2706 RCRD
AREA = 79,104 SF +/- or 1.816 ACRES +/-
 - AREAS SHOWN REPRESENT AFTER MERGER AND LOT LINE ADJUSTMENT
WHICH HAS BEEN SUBMITTED SIMULTANEOUSLY WITH THIS APPLICATION.
 - THE PURPOSE OF THIS PLAN IS TO SHOW A CONCEPTUAL LAYOUT FOR A GAS STATION/CONVENIENCE
STORE ON THE SITE.
 - CURRENT ZONING IS COMMERCIAL II (C-II) & ROUTE 28 PERFORMANCE OVERLAY ZONING DISTRICT.
- | | REQUIRED | PROPOSED |
|--|----------|------------|
| LOT SIZE AFTER ADJUSTMENT (SHARED ACCESS): | 1.0 ACRE | 1.576± AC. |
| LOT FRONTAGE: | 100' | 237'± |
| BUILDING SETBACKS: | | |
| FRONT | 60' | 65.7' |
| SIDE | 30' | 48.6' |
| REAR | 30' | N/A |
| BUILDING HEIGHT: | 45' | <45' |
| MAX. IMPERVIOUS COVERAGE: | 68% | 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' | 20' |
| 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.
 - 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(D)(1)(a) TO ALLOW THE FRONT LANDSCAPED BUFFER TO BE REDUCED FROM 40' TO 30'.
 - PARKING CALCULATIONS:
REQUIRED:
GAS STATION/CONVENIENCE: (1 SP/125 SF) (5,000 SF) = 48 SPACES & 10 STACKING SPACES
TOTAL PROVIDED: 25 STANDARD SPACES, 16 FUELING SPACES, 2 DIESEL FUELING SPACES,
6 TRUCK SPACES & 10 STACKING
 - THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:
DRAINAGE: PRIVATE
SEWER: MUNICIPAL
WATER: MANCHESTER WATER WORKS
GAS: LIBERTY UTILITIES
ELECTRIC: EVERSOURCE
TELEPHONE: CONSOLIDATED COMMUNICATIONS
CABLE: COMCAST


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TF Moran, Inc.



HORIZONTAL SCALE 1"=30'
30 15 0 30

REV	DATE	DESCRIPTION	CHK	APP

TAX MAP 15 LOT 61 & 61-7
CONCEPTUAL SITE PLAN
NOURIA GAS STATION/CONVENIENCE STORE
174 & 178 ROCKINGHAM ROAD (NH RTE. 28)
LONDONDERRY, NEW HAMPSHIRE
OWNED BY
2V LONDONDERRY, LLC & 2V LONDONDERRY WEST, LLC
PREPARED FOR
NEW SUNSET REALTY
SCALE: 1"=30' **MARCH 15, 2022**



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

17750.04
DR SRP FB
CK JK CADFILE
17750.04 CONCEPTUAL SITE
PLAN 2-25-2022.DWG

SHEET 1 OF 1



NOURIA ENERGY

174 & 178 Rockingham Road, Londonderry, NH
Southeast View

03/10/2022



PHASE ZERO
DESIGN
architects | interior designers



NOURIA ENERGY

174 & 178 Rockingham Road, Londonderry, NH
Northeast View
03/10/2022



PHASE ZERO
DESIGN
architects | interior designers



NOURIA ENERGY

174 & 178 Rockingham Road, Londonderry, NH
Southwest View
03/10/2022



PHASE ZERO
DESIGN
architects | interior designers

Pld Date: 3/10/2022 11:01:27 AM Dwg Filename: C:\Users\j_selle\Documents\K22_Nouria Londonderry_jelleu435.rvt

ARCHITECT:
PHASE ZERO DESIGN
architects | interior designers
35 FOND PARK ROAD, BAY 16
HINGHAM, MASSACHUSETTS 02043
PHONE: (781) 452-7121
FAX: (781) 875-3039
www.phasezerodesign.com

CLIENT:
nouria
NOURIA ENERGY CORPORATION
328 CLARK STREET
WORCESTER, MA 01608

CONSULTANT:

CONVENIENCE & FILLING STATION

174 & 178 ROCKINGHAM ROAD
LONDONDERRY, NEW HAMPSHIRE

REVISIONS		
NO.	DATE	DESCRIPTION

SEAL:

ISSUED FOR: PROGRESS
ISSUED DATE: 03/10/2022

DRAWN BY: JS
CHECKED BY: JK
PROJECT NUMBER: 2121078
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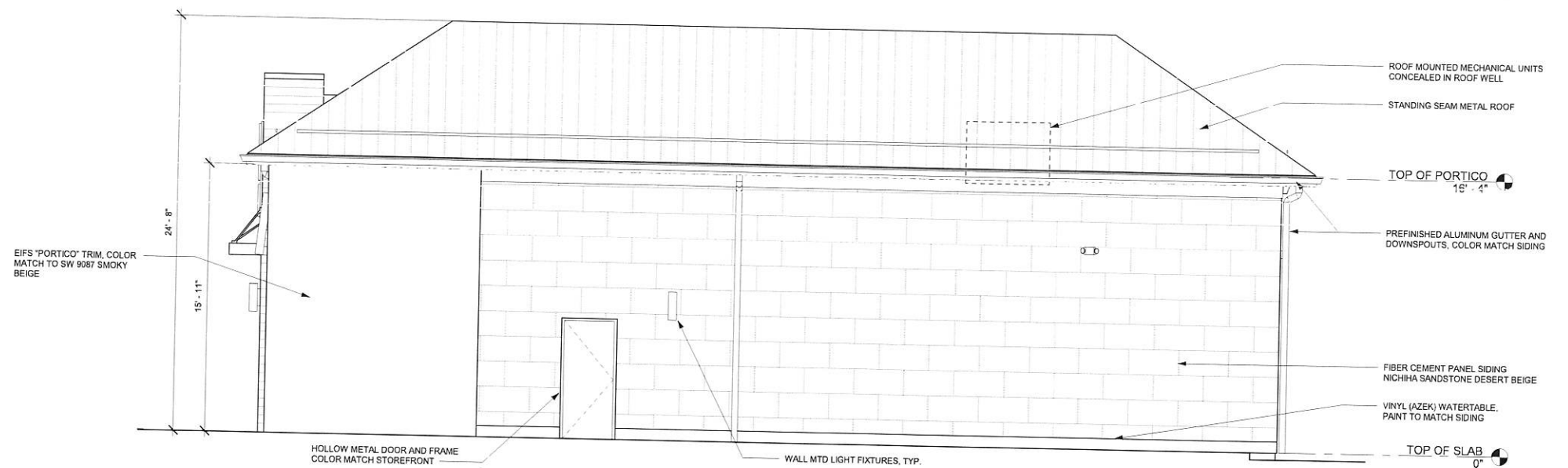
EXTERIOR ELEVATIONS

DRAWING NO.:

A-201

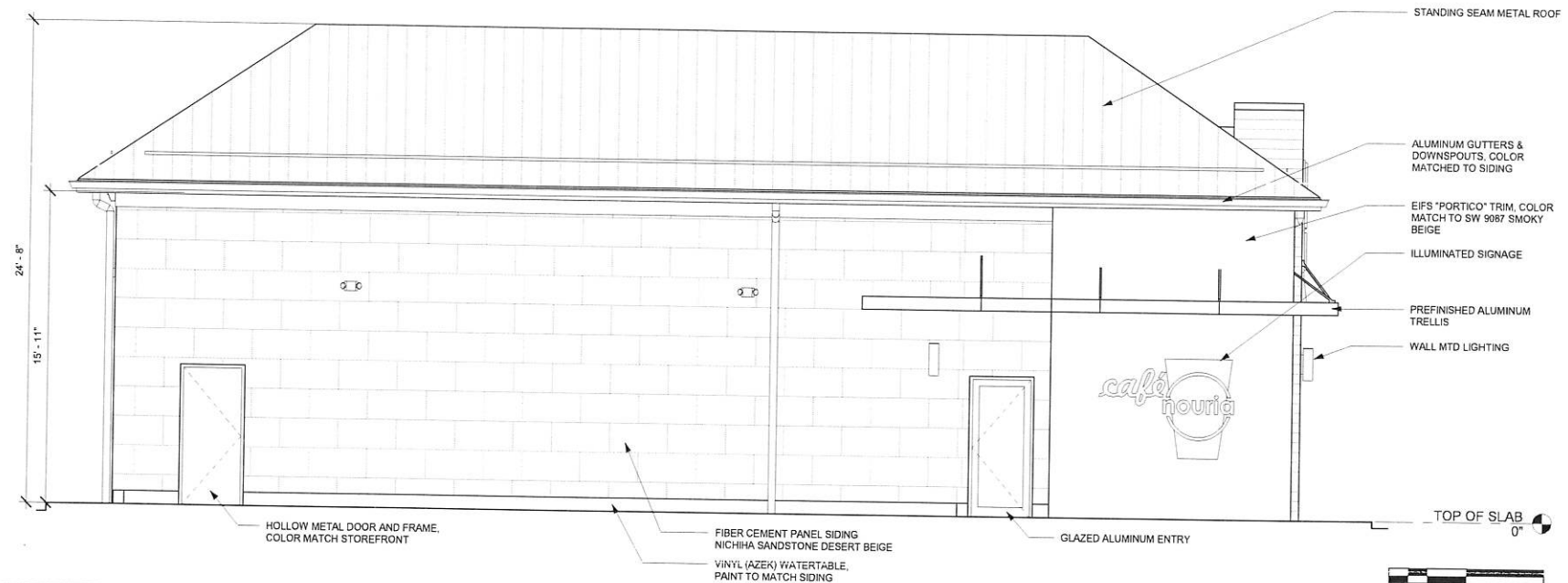


EAST ELEVATION
1/4" = 1'-0" 2

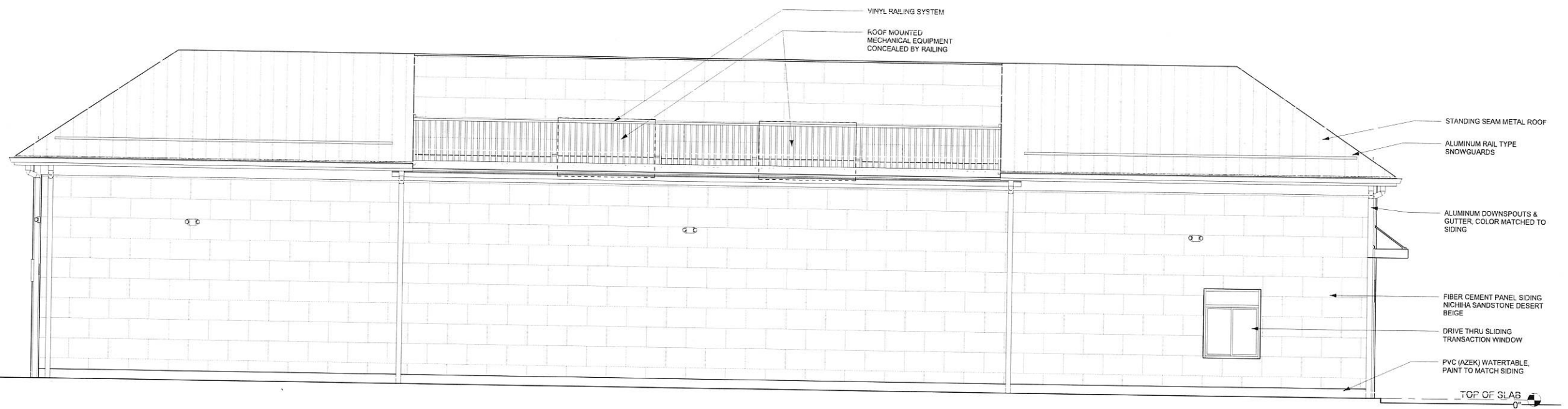


NORTH ELEVATION
1/4" = 1'-0" 1

Pld Date: 3/10/2022 11:01:49 AM Dwg Filename: C:\Users\jelle\Documents\22_Nouria Londonderry_jelle\A-202.dwg



SOUTH ELEVATION 2
1/4" = 1'-0"



WEST ELEVATION 1
1/4" = 1'-0"

ARCHITECT
PHASE ZERO DESIGN
architects | interior designers
35 POND PARK ROAD, BAY 16
HINGHAM, MASSACHUSETTS 02043
PHONE: (781) 452-7121
FAX: (781) 876-3039
www.phasezerodesign.com

CLIENT
nouria
NOURIA ENERGY CORPORATION
320 CLARK STREET
WORCESTER, MA 01606

CONSULTANT:

PROJECT
CONVENIENCE & FILLING STATION
174 & 178 ROCKINGHAM ROAD
LONDONDERRY, NEW HAMPSHIRE

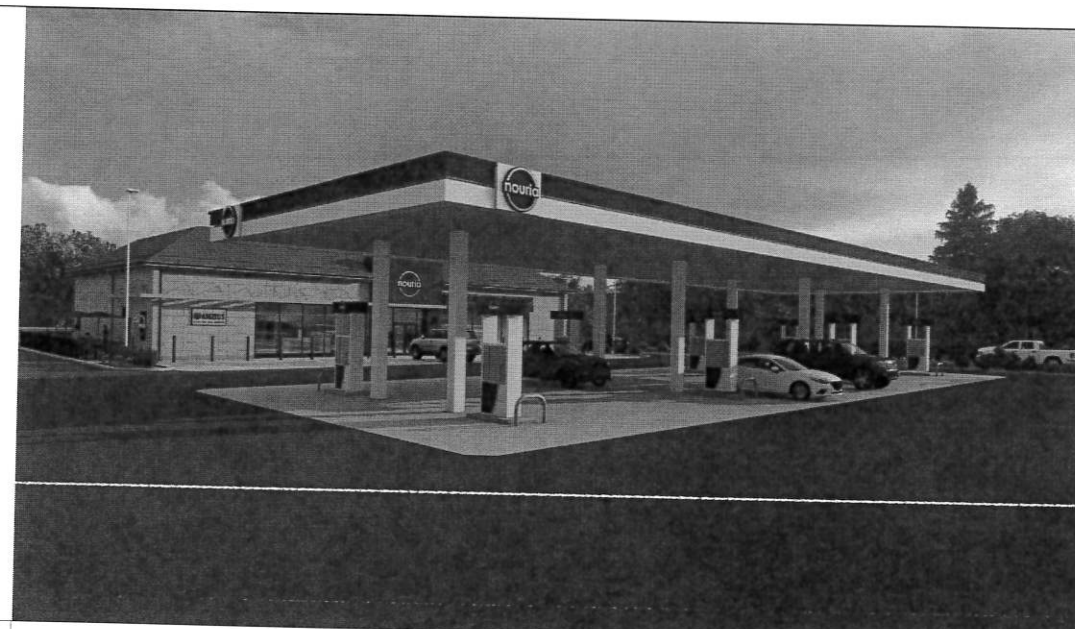
NO.	DATE	REVISIONS	DESCRIPTION

SEAL:

ISSUED FOR: PROGRESS
ISSUED DATE: 03/10/2022
DRAWN BY: JS
CHECKED BY: JK
PROJECT NUMBER: 2121076
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DRAWING NAME
EXTERIOR ELEVATIONS

DRAWING NO.
A-202



ARCHITECT
PHASE ZERO DESIGN
architects | interior designers
35 POND PARK ROAD, BAY 16
HINGHAM, MASSACHUSETTS 02043
PHONE: (781) 452-7121
FAX: (781) 878-3039
www.phasezerodesign.com

CLIENT
nouria
NOURIA ENERGY CORPORATION
326 CLARK STREET
WORCESTER, MA 01606

CONSULTANT

CONVENIENCE & FILLING STATION
174 & 178 ROCKINGHAM ROAD
LONDONDERRY, NEW HAMPSHIRE

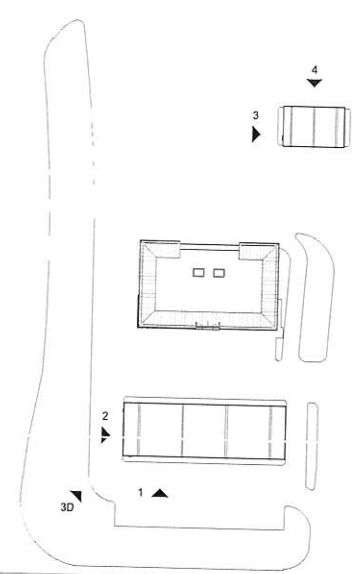
REVISIONS		
NO.	DATE	DESCRIPTION

SEAL

ISSUED FOR PROGRESS
ISSUED DATE: 03/10/2022
DRAWN BY: JS
CHECKED BY: JK
PROJECT NUMBER: 2121076
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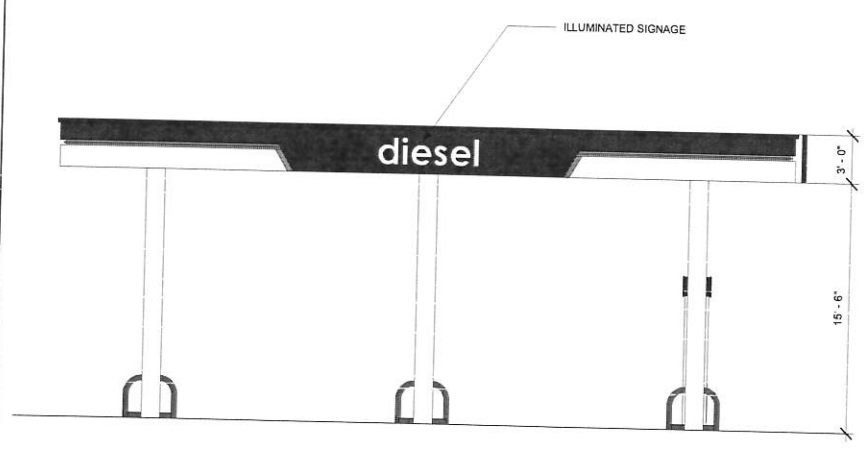
DRAWING NAME
FUELING CANOPY ELEVATIONS

DRAWING NO.
A-205

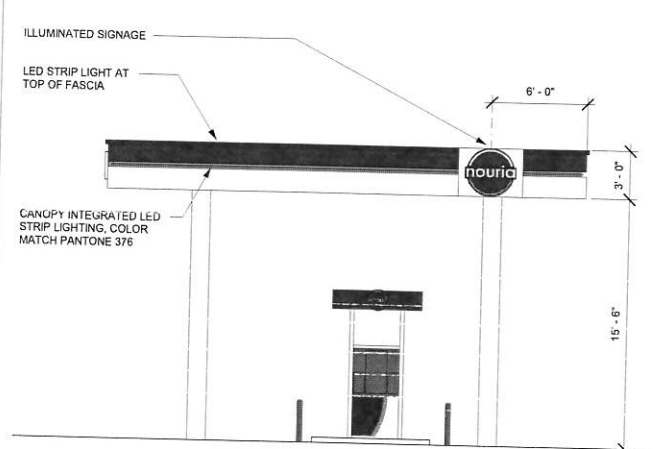


KEY PLAN
1/64" = 1'-0"

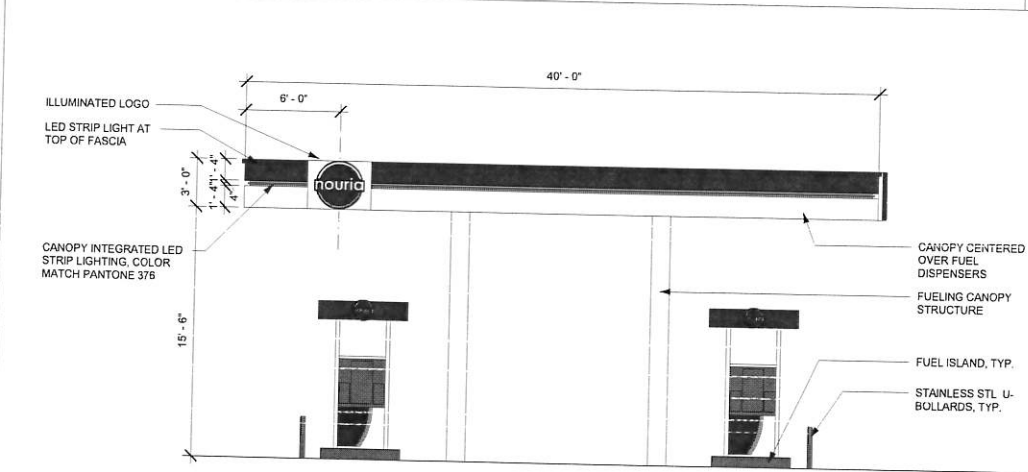
FUELING CANOPY 3D VIEW



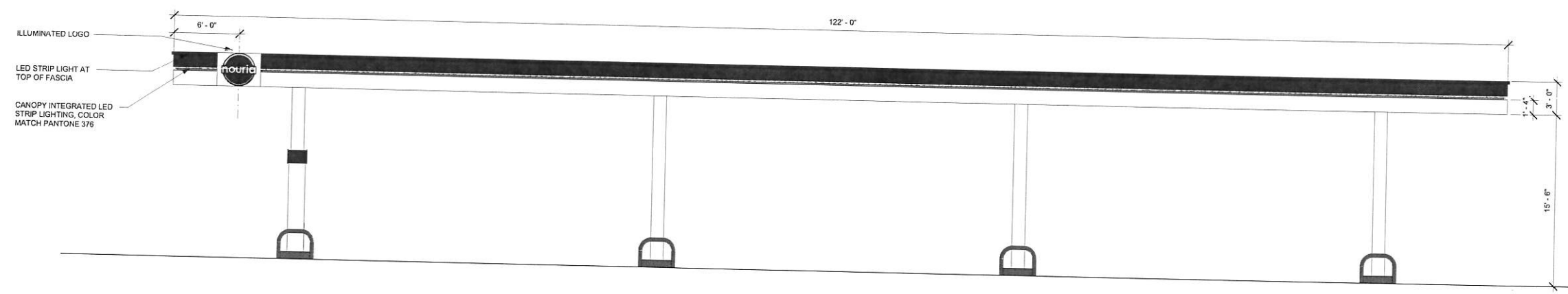
DIESEL CANOPY WEST
3/16" = 1'-0"



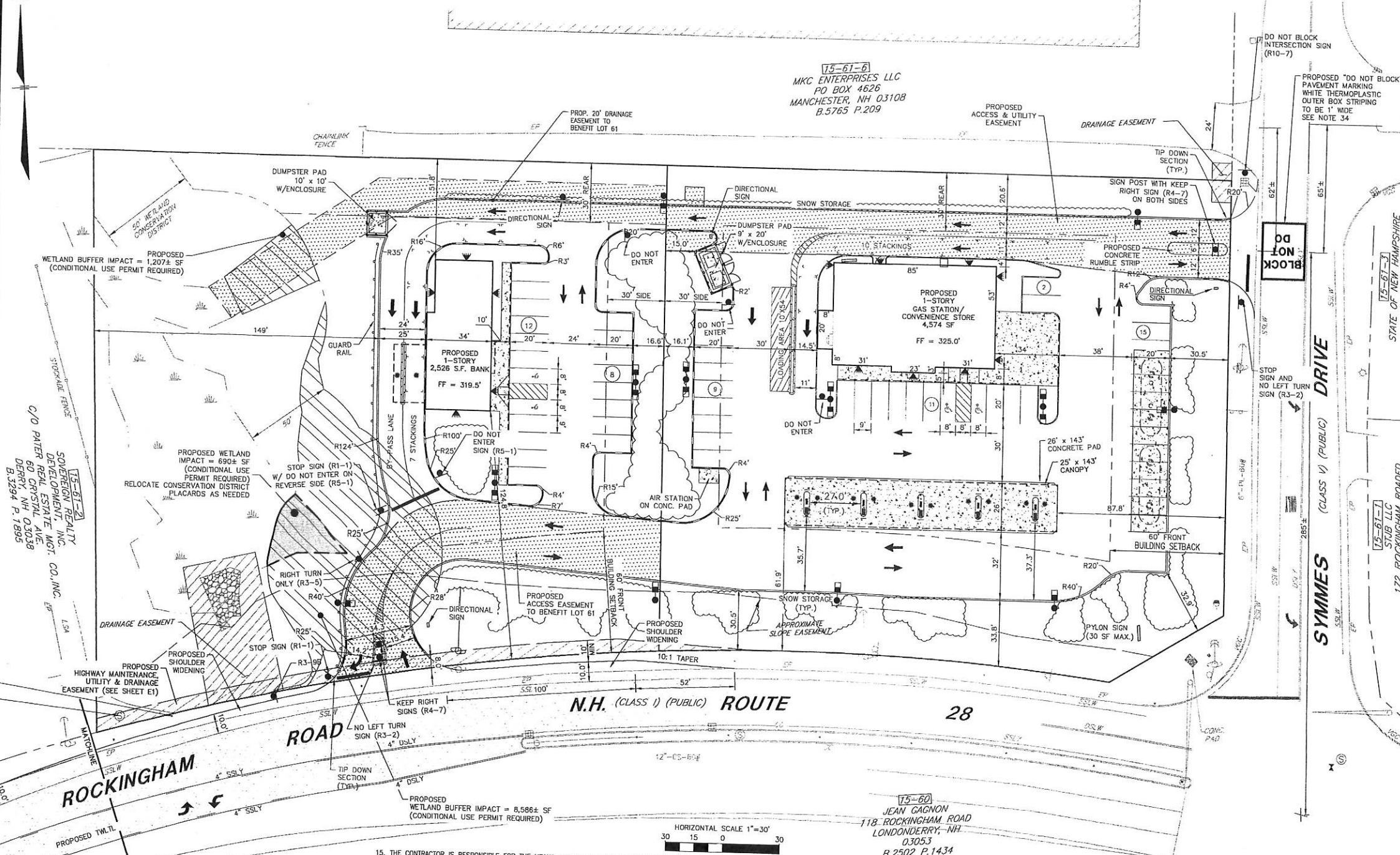
DIESEL CANOPY SOUTH
3/16" = 1'-0"



CANOPY SOUTH
3/16" = 1'-0"



FUELING CANOPY EAST
3/16" = 1'-0"



NOTES

- OWNER OF RECORD OF MAP 15 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 = 73,011 SF +/- or 1.676 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 = 79,106 SF +/- or 1.816 ACRES +/-
 - AREAS SHOWN REPRESENT AFTER MERGER AND LOT LINE ADJUSTMENT
WHICH HAS BEEN SUBMITTED SIMULTANEOUSLY WITH THIS APPLICATION.
 - 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 | GAS STATION | PROPOSED |
|--|----------|-------------|------------|
| LOT FRONTAGE: | 1.0 ACRE | 1.576± AC. | 1.816± AC. |
| BUILDING SETBACKS: | 100' | 237± | 288± |
| FRONT | 60' | 65.7' | 124.8' |
| SIDE | 30' | 48.6' | 156.3' |
| REAR | 30' | N/A | 51.8' |
| BUILDING HEIGHT: | 45' | <45' | <45' |
| MAX. IMPERVIOUS COVERAGE: | 66% | 65.2% | 30.3±% |
| MAX. BUILDING COVERAGE: | 25% | 6.4% | 3.2% |
| MIN. GREEN AREA: | 33% | 34.8% | 69.7% |
| MIN. FRONT GREEN AREA: | 30' | 30' | 30' |
| MIN. SIDE & REAR GREEN AREA: | 15' | 15± | 15± |
| MIN. LANDSCAPED FRONT BUFFER: | 40' | 30' | 30' |
| MIN. LANDSCAPED SIDE BUFFER: | 20' | 15± | 16± |
| MIN. LANDSCAPED REAR BUFFER: | 20' | 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 REGAN 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)(c) 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)(c) 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
 - 690± 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:
DRAINAGE: PRIVATE
SEWER: MUNICIPAL
WATER: MANCHESTER WATER WORKS
GAS: LIBERTY UTILITIES
ELECTRIC: EVERSOURCE
TELEPHONE: CONSOLIDATED COMMUNICATIONS
CABLE: COMCAST

NOTES CONTINUED

- 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 CLARIFICATION.

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- 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 OR REPRESENTATIVES TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS 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 DETAIL 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-CONFORMANCE 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 TRANSPORTATIONS 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.
- A FIRE SUPPRESSION SYSTEM IS REQUIRED FOR THE CANOPY OVER THE FUEL PUMPS.
- 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, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- BANK ATM IS TO BE LOCATED WITHIN BUILDING OR IN DRIVE THRU LANE.
- ALL FUEL DELIVERIES SHALL BE DONE DURING OFF-PEAK HOURS.
- "DO NOT BLOCK" PAVEMENT PARKINGS ARE THE RESPONSIBILITY OF THE GAS STATION/CONVENIENCE STORE OWNER. INSTALLATION AND MAINTENANCE TO BE COORDINATED WITH LONDONDERRY DEPARTMENT OF PUBLIC WORKS.

REV	DATE	DESCRIPTION	PS	JK
2.	3/24/20	REVISE PER TECHNICAL REVIEW COMMENTS	PS	JK
3.	6/4/20	RTE 28 ENTRANCE, SHOULDER & STRIPING	PS	JK
4.	6/9/20	REVISED SHOULDER	PS	JK
7.	7/22/20	ADDRESS NHDOT COMMENTS	MCK	JK
8.	7/23/20	ADDRESS COMMENTS PER TOWN MEMO	PS	JK
9.	8/3/20	ADDRESS NHDOT COMMENTS	MCK	JK
10.	10/27/20	ADDRESS CONDITIONS OF APPROVAL	MCK	JK
11.	12/16/20	CONDITIONS OF APPROVAL	MCK	JK
12.	1/8/21	CONDITIONS OF APPROVAL	MCK	JK
13.	2/1/21	DATE ONLY	MCK	JK
REV	DATE	DESCRIPTION	DR	CK

OWNER'S SIGNATURE _____
OWNER OR REPRESENTATIVE _____
DATE _____

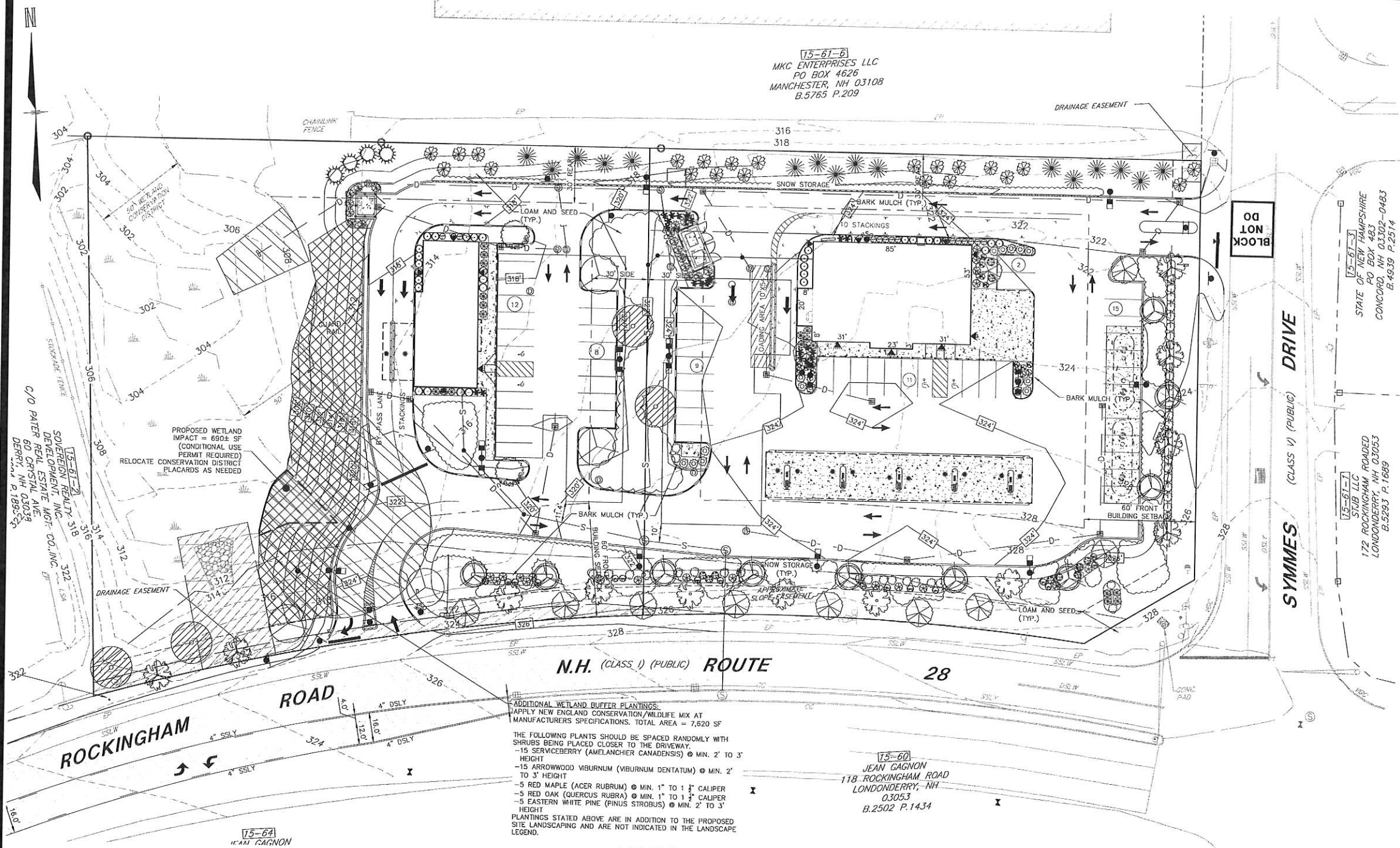
Approved by the Town of Londonderry N.H. Planning Board for Phose _____
on Date: 4-5-2021
Certified By: _____

TAX MAP 15 LOT 61 & 61-7
SITE LAYOUT 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

17750.01 DR PS FB
CK JK CADFILE 17750.01 SITE PLAN SHEET 4 OF 22

TFMORAN, INC. Civil Engineers, Structural Engineers, Traffic Engineers, Land Surveyors, Landscape Architects, Scientists
48 Constitution Drive, Bedford, NH 03110, Phone (603) 472-4468, Fax (603) 472-9747, www.tfmoran.com



LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	6	ACER FREEMAN 'ARMSTRONG' ARMSTRONG MAPLE	2 1/2" TO 3" CAL.	B&B
	6	ACER R. 'BOWHALL' BOWHALL 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
	11	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	THUJA TOMENTOSA 'STERLING' STERLING LINDEN	2 1/2" TO 3" CAL.	B&B
	4	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	2 1/2" TO 3" CAL.	B&B
	7	ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY	7 GAL.	CONT.
	17	JUNIPERUS C. 'PFTIZERIANA COMPACT' COMPACT PFTIZER JUNIPER	18" TO 24"	CONT.
	42	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' MUGO PINE	5 GAL.	CONT.
	4	PINUS STROBUS WHITE PINE	6' TO 7'	B&B
	24	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B
	17	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	5' TO 6'	B&B
	14	AZALEA 'PLEASANT WHITE' PLEASANT WHITE AZALEA	18" TO 24"	B&B
	3	FORSYTHIA 'GOLD TIDE' GOLD TIDE FORSYTHIA	5 GAL.	CONT.
	18	HYDRANGEA PANICULATA 'BOMSHELL' BOMSHELL PANICLE HYDRANGEA	7 GAL.	CONT.
	12	PHYSOCARPUS O. 'BURGUNDY CANDY' BURGUNDY CANDY NINEBARK	5 GAL.	B&B
	10	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' LITTLE DEVIL NINEBARK	7 GAL.	CONT.
	19	SYRINGA PATULA 'MISS KIM' MISS KIM LILAC	2' TO 3'	CONT.
	21	PANICUM V. 'HEAVY METAL' HEAVY METAL SWITCH GRASS	3 GAL.	CONT.
	-	ADDITIONAL WETLAND BUFFER PLANTINGS (SEE PLAN VIEW FOR MORE INFORMATION)	-	-

SEE DETAIL SHEET FOR LANDSCAPE RELATED NOTES AND DETAILS

Approved by the Town of Londonderry N.H. Planning Board
on Date: 4-5-2021
Certified By: *[Signature]*

LANDSCAPE REQUIREMENTS

- BUFFER AREA REQUIREMENTS:**
30' BUFFER AREA ALONG ROW.
15' GREEN SPACE BUFFER ALONG SIDE AND REAR LOT LINES.
- FRONT BUFFER AREA:**
(4.6.7.7.D.1b PERFORMANCE STANDARDS Z.O.)
2 TREES/30' (1 TREE/15') OF HORIZONTAL BUILDING FACADE FACING A PUBLIC RIGHT-OF-WAY
REQUIRED: 184/15 = 12 TREES
PROVIDED: 12 TREES
- SIDE AND REAR BUFFER AREAS:**
15' DENSE 4 SEASON VISUAL SCREENING IN ACCORDANCE WITH 3.10.c OF THE SITE PLAN REGS.
- STREET TREE AREA REQUIREMENTS:**
(4.6.7.7.D.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:**
(3.10g1. OF SITE PLAN REGS) TOTAL INTERIOR PARKING AREA = 42,981 SF
FRONT PARKING LOT: 10% LANDSCAPE AREA REQUIRED.
REQUIRED: FRONT PARKING LOT: 3,175 SF
SIDE PARKING LOT: 8% LANDSCAPE AREA
REQUIRED: SIDE PARKING LOT: 899 SF
TOTAL INTERIOR GREEN SPACE REQUIRED = 4,078 SF
TOTAL INTERIOR GREEN SPACE PROVIDED = 5,480 SF (12.5%)
- INTERNAL PARKING LOT LANDSCAPING:**
(3.10g3. 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:**
(3.10g5. OF SITE PLAN REGS)
1 SHADE TREE/20' OF PARKING PERIMETER = 135/20' = 7 SHADE TREES
TREES PROVIDED = 7 TREES
- SCREENING FROM PUBLIC RIGHT-OF-WAY:**
(3.10g8. 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-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.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.**

REV	DATE	DESCRIPTION	DR	CK
1.	12/26/19	REVISE PER TECHNICAL REVIEW COMMENTS	AJ	JK
2.	2/25/20	REVISE PER TECHNICAL REVIEW COMMENTS	PS	JK
3.	6/4/20	SHOULDER / RTE 28 ACCESS	PS	JK
9.	8/3/20	DATE ONLY	MCK	JK
11.	12/16/20	CONDITIONS OF APPROVAL	MCK	JK
12.	1/8/21	CONDITIONS OF APPROVAL	MCK	JK
13.	2/1/21	DATE ONLY	MCK	JK

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

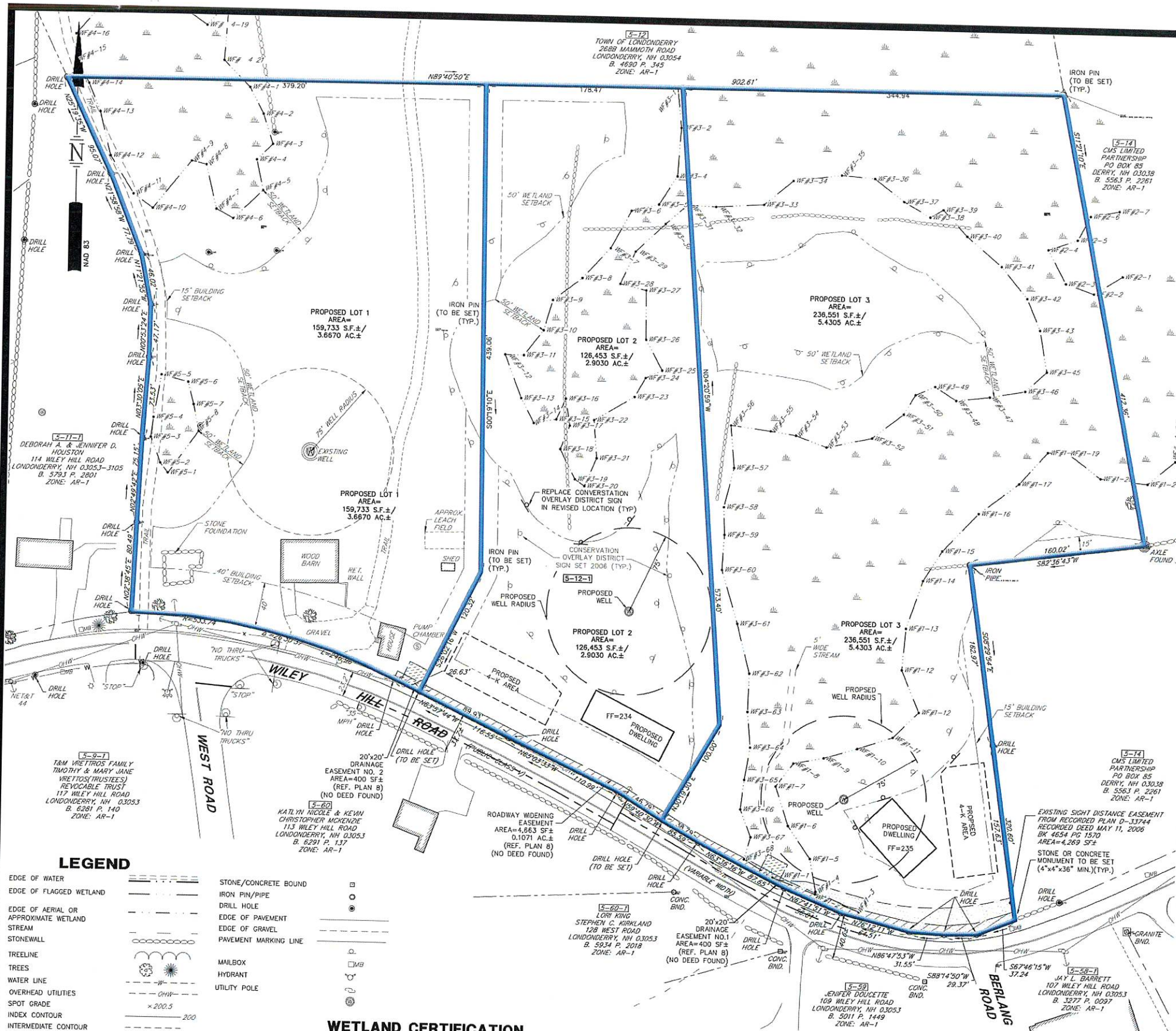


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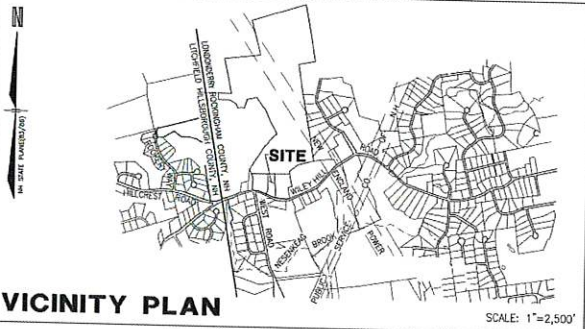
17750.01
17750.01 SITE PLAN
SHEET 8 OF 22

H.F. 106 Wiley Hill Map 5 Lot 12-1 Heritage 3/24/22



REFERENCE PLANS:

1. APPROVED PLAN SET, "TAX MAP 5 LOTS 10, 10-1, & 11, TANGIER LANDING, WILEY HILL RD., LONDONDERRY, NH," SCALE: AS SHOWN, DATED JULY 18, 2003, BY TFMORAN INC.
2. "SUBDIVISION PLAN OF LAND IN LONDONDERRY, NH, TAX MAP 5 LOT 11, OWNER OF RECORD HARRISON & EVA MARTIN, 116 WILEY HILL RD., LONDONDERRY, NH," SCALE: 1"=400', DATED 7/15/87, BY STEVEN J. PATRICK & ASSOCIATES, R.C.R.D. PLAN NO. 18797.
3. "TAX MAP 5 LOT 15, SUBDIVISION PLAN OF LAND, WATERCREST PRESERVE PHASE I, WILEY HILL RD., LONDONDERRY, NH," SCALE: AS SHOWN, DATED APRIL 17, 1996, BY STEVEN J. PATRICK, LICENSED LAND SURVEYOR, R.C.R.D. PLAN NO. 26100.
4. "SURVEY OF THE LAND OF SHARD REALTY TRUST LONDONDERRY, NH, OWNED BY SHARD REALTY TRUST, RT. 28 BY-PASS, DERRY, NH 03038," SCALE: 1"=100', DATED 7/9/92, BY HOLDEN ENGINEERING & SURVEYING INC. R.C.R.D. PLAN NO. 18245.
5. "BOUNDARY PLAN OF LAND-TAX MAP 6 LOT 16, LAND WEST OF MUSQUASH CONSERVATION AREA, LONDONDERRY, NH," BY ERIC C. MITCHELL, ASSOC. INC., SCALE: 1"=120', DATED SEPTEMBER 16, 2005, TO BE RECORDED.
6. "NEW ENGLAND POWER COMPANY FIFTEEN MILE FALLS TEWKSBURY R.O.W., SHEETS 85 & 86 OF 141, SCALE: 1"=200', DATED JULY 10, 1929 LAST REVISED 1-16-97, ON FILE WITH NATIONAL GRID.
7. "BOUNDARY SURVEY LONDONDERRY, NH, OWNED BY HIGH RANGE ASSOCIATES," SCALE: 1"=200', DATED JUNE 1, 1978, BY AMHERST SURVEY ASSOCIATES, INC. R.C.R.D. PLAN NO. D-8033.
8. "SUBDIVISION PLAN (1 OF 4), TAX MAP 5, LOTS 10-23 & 12 AND TAX MAP 6, LOT 19, WILEY HILL ROAD, LONDONDERRY, NH," SCALE: 1"=100', DATED JUNE 14, 2006, PREPARED BY THOMAS F. MORAN, INC. R.C.R.D. PLAN NO. D-34263.



NOTES

1. OWNER OF RECORD OF MAP 5 LOT 12-1: 106 WILEY HILL ROAD, 89 TURPIN ROAD, IPSWICH, MA 01938, DEED REFERENCE: B. 6384 P. 146
2. ORIGINAL AREA MAP 5, LOT 12-1: 522,737 S.F. ± OR 12.0004 ACRES ±. PROPOSED LOT 1: 159,733 S.F. ± OR 3.6670 ACRES ±. PROPOSED LOT 2: 126,453 S.F. ± OR 2.9030 ACRES ±. PROPOSED LOT 3: 236,551 S.F. ± OR 5.4305 ACRES ±.
3. [5-12-1] INDICATES TAX MAP AND LOT NUMBER.
4. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE, MAP NUMBER 130150000E, EFFECTIVE DATE MAY 17, 2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.
5. HORIZONTAL DATUM: NAD 1983/85. VERTICAL DATUM: NGVD 1929.
6. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE, THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
7. CURRENT ZONING IS: AR-1 (AGRICULTURAL-RESIDENTIAL) MIN. LOT SIZE: 43,560 SQUARE FEET/1 ACRE (SOIL BASED) MIN. LOT FRONTAGE: 150 FEET MIN. BUILDING SETBACKS: 40' FRONT, 15' SIDE AND 15' REAR MAX. BLDG. HEIGHT: 35 FEET
8. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE SUBJECT PARCEL INTO THREE LOTS.
9. 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 WOULD DETERMINE.
10. BOUNDARY INFORMATION IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND FROM JANUARY 2006 TO APRIL 2006 AND JULY 2021 BY TFMORAN INC.
11. THE EXISTING USE OF MAP 5 LOT 12 IS A SINGLE FAMILY RESIDENCE (1 BEDROOM) SURROUNDED BY WOODED LAND.
12. WETLAND DELINEATION FOR LOT 5-12-1 PERFORMED BY CHRISTOPHER K. DANFORTH, CWS.
13. NUMEROUS PATHS AND OLD ROADWAYS EXIST WHICH MAY BE SUBJECT TO THE RIGHTS OF OTHERS.
14. WATER IS PROVIDED TO LOT 5-12-1 BY AN EXISTING WELL.
15. SEWER FOR LOT 5-12-1 IS PROVIDED BY AN EXISTING SUBSURFACE LEACHING FIELD.
16. NO PHASING IS REQUIRED FOR THIS SUBDIVISION.
17. 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.
18. 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.
19. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SUBDIVISION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
20. SHEETS 2 & 3 WILL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. THE ENTIRE PLAN SET SHALL BE ON FILE AT THE TOWN OF LONDONDERRY PLANNING DEPARTMENT.

SURVEYOR CERTIFICATION

I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 8/23/01, EFFECTIVE 8/24/01.

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

APPROVED BY THE TOWN OF LONDONDERRY N.H. PLANNING BOARD

FOR PHASE _____

ON DATE: _____

CERTIFIED BY: _____ DATE: _____

CHAIRMAN _____

SECRETARY _____

OWNER'S SIGNATURE _____

OWNER OR REPRESENTATIVE-CHARLES GEORGE 2007 IRREVOCABLE TRUST, KAREN GEORGE (TRUSTEE) _____ DATE: _____

SUBDIVISION PLANS

TAX MAP 5 LOT 12-1

SUBDIVISION PLAN

106 WILEY HILL ROAD

LONDONDERRY, NEW HAMPSHIRE

OWNED BY

106 WILEY HILL ROAD, LLC

SCALE: 1"=50'

MARCH 17, 2022

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

WETLAND CERTIFICATION

JURISDICTIONAL WETLANDS SHOWN ON THIS PLAN WERE DELINEATED ON JULY 27, 2021 BY CHRISTOPHER K. DANFORTH CWS #077. THE WETLANDS WERE DELINEATED ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (1987) AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST REGION, VERSION 2, JANUARY 2012. DOMINANT HYDRIC SOILS WITHIN THE WETLAND(S) WERE IDENTIFIED USING FIELD INDICATORS OF HYDRIC SOILS OF THE UNITED STATES* A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS. NRCS, VERSION 8.1, 2017. DOMINANCE OF HYDROPHYTIC VEGETATION WAS DETERMINED USING THE USACE NATIONAL WETLAND PLANT LIST, NWPL 2016 VERSION 3.3. HTTP://WETLAND_PLANTS.USACE.ARMY.MIL.

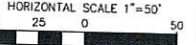
LEGEND

- EDGE OF WATER
- EDGE OF FLAGGED WETLAND
- EDGE OF AERIAL OR APPROXIMATE WETLAND
- STREAM
- STONEWALL
- TREELINE
- TREES
- WATER LINE
- OVERHEAD UTILITIES
- SPOT GRADE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- HISS SOILS BOUNDARY
- STONE/CONCRETE BOUND
- IRON PIN/PIPE
- DRILL HOLE
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- PAVEMENT MARKING LINE
- MAILBOX
- HYDRANT
- UTILITY POLE

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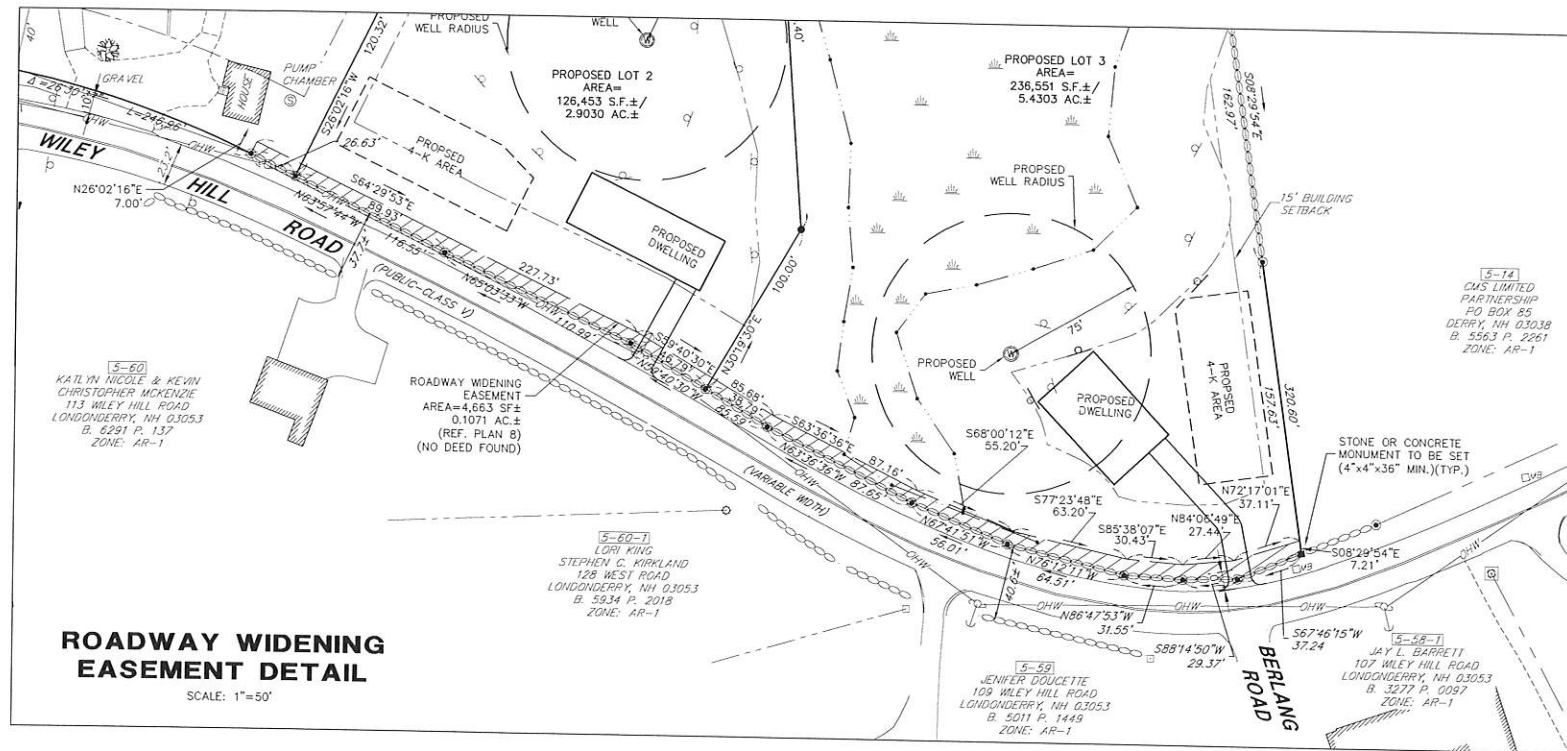
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This plan is not effective unless signed by a duly authorized officer of TFMoran, Inc.



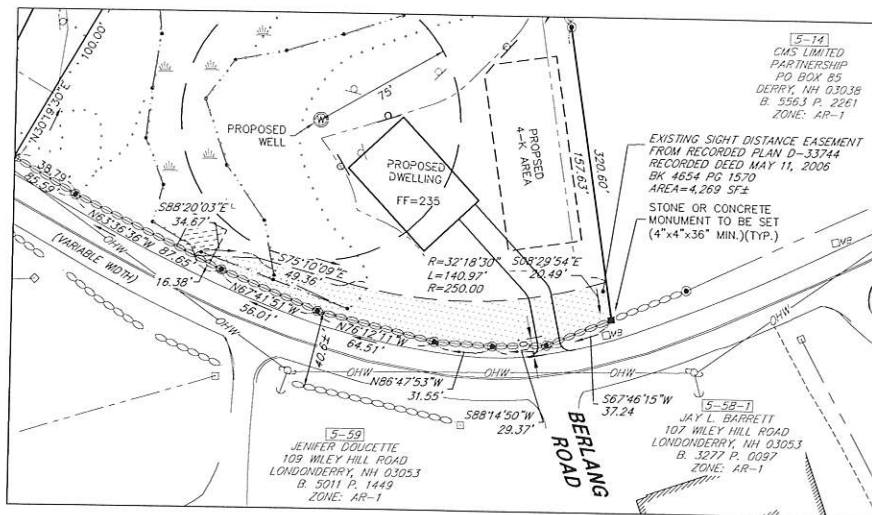
REV	DATE	DESCRIPTION	DR	CK

Mar 17, 2022, 12:06pm
F:\TFM Projects\17180-03 Charles George\17180-03 106 Wiley Hill Road LLC- Londonderry, NH\17180-03_C2D\PRODUCTION\17180-03 Subdivision Plan.dwg



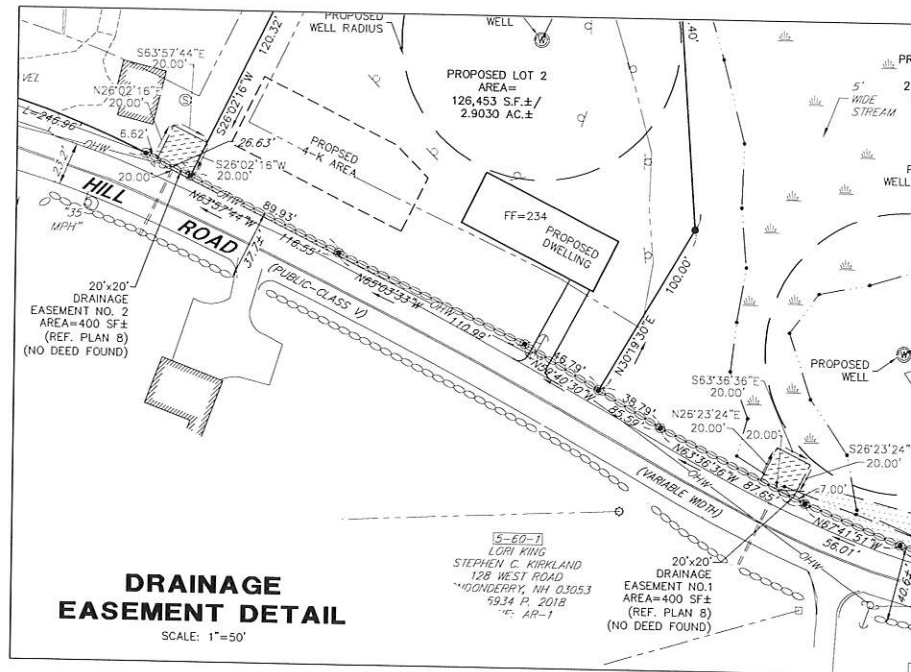
ROADWAY WIDENING EASEMENT DETAIL

SCALE: 1"=50'



SIGHT DISTANCE EASEMENT DETAIL

SCALE: 1"=50'



DRAINAGE EASEMENT DETAIL

SCALE: 1"=50'

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HANS-GEORG A. MERTSCH, JR., LLS
NH LICENSE NO. 787
FOR TFMORAN, INC.

HORIZONTAL SCALE 1"=50'

REV	DATE	DESCRIPTION	DR	CK

APPROVED BY THE TOWN OF LONDONDERRY N.H. PLANNING BOARD
FOR PHASE _____
ON DATE: _____
CERTIFIED BY: _____ DATE: _____
CHAIRMAN _____ DATE: _____
SECRETARY _____ DATE: _____

OWNER'S SIGNATURE
OWNER OR REPRESENTATIVE-CHARLES GEORGE 2007 IRREVOCABLE TRUST, KAREN GEORGE (TRUSTEE) _____ DATE: _____

SUBDIVISION PLANS
TAX MAP 5 LOT 12-1
SUBDIVISION EASMENT PLAN
106 WILEY HILL ROAD
LONDONDERRY, NEW HAMPSHIRE
OWNED BY
106 WILEY HILL ROAD, LLC
SCALE: 1"=50' MARCH 17, 2022

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17180-03 DR A/C FB
CK JK CADFILE 17180-03 SUBDIVISION PLAN SHEET 3 OF 6

LEGEND

- EDGE OF WATER
- EDGE OF FLAGGED WETLAND
- EDGE OF AERIAL OR APPROXIMATE WETLAND
- STREAM
- STONEWALL
- TREELINE
- TREES
- WATER LINE
- OVERHEAD UTILITIES
- SPOT GRADE
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
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- STONE/CONCRETE BOUND
- IRON PIN/PIPE SCALE: 1"=50'
- DRILL HOLE
- EDGE OF PAVEMENT
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