

GENERAL INFORMATION

OWNER

MAP 10, PARCELS 41 (ZONE PUD-I)
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051

APPLICANT

PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051

PREPARED FOR

PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051

RESOURCE LIST

PLANNING &
ECONOMIC DEVELOPMENT

268B MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 103
COLLEEN MAILLOUX

BUILDING &
ZONING ENFORCEMENT

268B MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 115
LIBBY CANUEL

PUBLIC WORKS

268B MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1100 EXT. 193
JANUSZ CZYZOWSKI, PE

POLICE DEPARTMENT

268B MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1118
WILLIAM R. HART, CHIEF OF POLICE

FIRE DEPARTMENT

280 MAMMOTH ROAD
LONDONDERRY, NH 03053
603-432-1124
DARRE O'BRIEN, CHIEF

SURVEYOR

LEE B. GAGNON, LLS
HAYNER SWANSON, INC.
3 CONGRESS STREET
NASHUA, NH 03062

WETLAND SCIENTIST

ROBERT PROKOP, CWS
WETLAND CONSULTING SERVICES, INC.
15 BISSON LANE
MERRIMAC, MA 01860

ABUTTERS

MAP 10, LOT 1-0 & 1-2 (ZONE C-III)
NEW HARBOR PROPERTIES INC.
1F COMMONS DRIVE STE 35
LONDONDERRY, NH 03053

MAP 10, LOT 1-1 (ZONE C-III)
GILCREAST ROAD, LLC
P.O. BOX 1330
LONDONDERRY, NH 03053

MAP 10, LOT 1C (ZONE C-III)
LONDONDERRY COMMONS
P.O. BOX 465
LONDONDERRY, NH 03053

MAP 10, LOT 1C-6 (ZONE C-III)
SIMKAN PROPERTY LLC
1B COMMONS DRIVE, SUITE 6
LONDONDERRY, NH 03053

MAP 10, LOT 1C-7, -8A, -8B
(ZONE C-III)
TGM PROPERTIES LLC
C/O ROBERT W. MACLEOD
570 KEARNEY CIRCLE
MANCHESTER, NH 03104

MAP 10, LOT 1C-9A,
MAP 10, LOT 1C-9B (ZONE C-III)
CALEB REALTY LLC
P.O. BOX 1330
LONDONDERRY, NH 03053

MAP 10, LOT 1C-10 (ZONE C-III)
FCDK REALTY LLC
P.O. BOX 1330
LONDONDERRY, NH 03053-1330

MAP 10, LOT 1C-11 (ZONE C-III)
DESARN LLC
172 ROUTE 101 UNIT 25
BEDFORD, NH 03110

MAP 10, LOT 1C-12A (ZONE C-III)
VITO A. MARCHETTI
P.O. BOX 1287
LONDONDERRY, NH 03053-1287

MAP 10, LOT 1C-12B (ZONE C-III)
STEVEN L. CHARTRAND
33 PARKVIEW MANOR CIRCLE
HONEYE FALLS, NY 14472

MAP 10, LOT 1C-13A (ZONE C-III)
DAVID R. JONES IRREVOCABLE TRUST
JANICE M. JONES IRREVOCABLE TRUST
159 OLD FERRY DRIVE
METHUEN, MA 01844

MAP 10, LOT 1C-13B (ZONE C-III)
PATCOR, LLC
7 OXBOW LANE
DERRY, NH 03058

MAP 10, LOT 1L (ZONE C-III)
LO LONDONDERRY LLC
25 BUTTRICK ROAD, UNIT A1
LONDONDERRY, NH 03053

MAP 10, LOT 2 (ZONE AR-I)
KAREN L. & DANIEL P. VANAVERY JR.
78 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 3 (ZONE AR-I)
JOHN A. HAUSLER
MARY S. HAUSLER
P.O. BOX 912
LONDONDERRY, NH 03053

MAP 10, LOT 5 (ZONE AR-I)
BRANDON A. TRAVASSOS
91 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 6 (ZONE AR-I)
MATTHEW G. HOGAN
93 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 7 (ZONE AR-I)
EDWARD F. DAHL LIVING TRUST
EDWARD F. DAHL & SUCCESS &
ASSIGNS TRUSTEE
95 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 8 (ZONE AR-I)
WAYNE & DARLENE MACASKILL
97 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 9 (ZONE AR-I)
WILLIAM & LINDSEY CURRIER
98 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 10 (ZONE AR-I)
EARL C. & ALBERTA M. EMERY
101 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 11 (ZONE AR-I)
RONALD T. & EMILY C. FOLEY
103 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 12 (ZONE AR-I)
LIEVENS ROBERT D. REV. TRUST,
ROBERT D. LIEVENS TRUSTEE
LIEVENS DEBORAH W. REV. TRUST,
DEBORAH W. LIEVENS TRUSTEE
105 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 13 (ZONE AR-I)
SUGAR PLUM HILL LLC
100 ANDOVER BY-PASS, STE 300
NORTH MANCHESTER, MA 01845

MAP 10, LOT 13C-1A (ZONE AR-I)
MARK J. ELLIOT
107A GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 13C-1B (ZONE AR-I)
FRANK G. & BERNADETTE HEGARTY
107B GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 13C-1 (ZONE AR-I)
LUNETTE ANN HANLON
1 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-2 (ZONE AR-I)
ALFRED & ANNE M. MORELLI
2 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-3 (ZONE AR-I)
JOHN B. & CATHERINE M. DUGGAN
FAMILY TRUST
JOHN B. & CATHERINE M. DUGGAN,
TRUSTEES
3 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-4 (ZONE AR-I)
JOHN J. & JOANNE L. SILVESTRO
4 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-5 (ZONE AR-I)
CAROL A. PICCIRILLO REV. TRUST
CAROL A. PICCIRILLO TRUSTEE
5 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 14-10 (ZONE AR-I)
PAUL SULLIVAN
49 PILLSBURY ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 14A (ZONE AR-I)
JEFFREY D. NEWELL
104 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 40 (ZONE AR-I)
CHESTER H. HALL, JR.
P.O. BOX 75
LONDONDERRY, NH 03053

MAP 10, LOT 40-1 (ZONE AR-I)
LNU INVESTMENTS LLC
9 PINEHURST AVENUE
DERRY, NH 03058

MAP 10, LOT 42-6 (ZONE AR-I)
MARC CHARTIER
10 VISTA RIDGE DR. 15
LONDONDERRY, NH 03053

MAP 10, LOT 43 (ZONE AR-I)
JAMES D. & KIMBERLY A. VELIE
38 PILLSBURY ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 44 (ZONE AR-I)
RONALD F. SARTORI
NANCY H. SARTORI
42 PILLSBURY ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 52 (ZONE C-II)
DEMOULAS SUPER MARKETS, INC.
875 EAST STREET
TEWKSBURY, MA 01876

MAP 10, LOT 54-1 (ZONE C-II)
LIEVENS WILLIAM E. REV. TRUST,
WOODMONT ORCHARDS INC.
C/O NAA ASSOC. JOANNE JOYCE
875 EAST STREET
TEWKSBURY, MA 01876

MAP 10, LOT 56 & 53 (ZONE MUCI)
MAP 10, LOT 149, 150 & 151 (ZONE AR-I)
STATE OF NEW HAMPSHIRE
ATTN: BUREAU OF ROW
PO BOX 483, 7 HAZEN DRIVE
CONCORD, NH 03302-0483

MAP 7 LOT 65-1 (ZONE AR-I)
ROBERT E. & JEAN C. KELLEY
87 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 7 LOT 65-2 (ZONE AR-I)
JOEL & MAITHAO FAMILY TRUST
83 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 7, LOT 65-3 (ZONE AR-I)
LAUREL M. TAYLOR
81 GILCREAST ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 41, 42, 15, 23, 41-1 & 41-2
(ZONE AR-I)
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051

MAP 10, LOT 1-0 & 1-2 (ZONE C-III)
NEW HARBOR PROPERTIES INC.
1F COMMONS DRIVE, SUITE E35
LONDONDERRY, NH 03053

MAP 10, LOT 1C-1 (ZONE C-III)
CARPENTERS LOCAL UNION 118
1A COMMONS LANE
LONDONDERRY, NH 03053

MAP 10, LOT 1C-2 (ZONE C-III)
BARBARA A. BECHARD REV. TRUST
BARBARA A. BECHARD, TRUSTEE
1A COMMONS DRIVE
LONDONDERRY, NH 03053

MAP 10, LOT 1C-3 (ZONE C-III)
JAMES L. LONGO REVOCABLE TRUST
JAMES L. LONGO, TRUSTEE
1A COMMONS DRIVE, SUITE 3
LONDONDERRY, NH 03053

MAP 10, LOT 1C-4 (ZONE C-III)
LAWRENCE F. & SYLVIA ROBERTS
14 KING HENRY DRIVE
LONDONDERRY, NH 03053

MAP 10, LOT 1C-5 (ZONE C-III)
NDQC, LLC
1 HOVEY ROAD
LONDONDERRY, NH 03053

MAP 10, LOT 1C-15 & 1C-16 (ZONE C-III)
ANSCH, LLC
10 COMMONS DRIVE, SUITE 16
LONDONDERRY, NH 03053

MAP 10, LOT 1C-17 (ZONE C-III)
TEDDY REALTY LLC
5 MISTY LANE
LONDONDERRY, NH 03053

MAP 10, LOT 1C-18 (ZONE C-III)
JTLB, LLC
10 COMMONS DRIVE E18
LONDONDERRY, NH 03053

MAP 10, LOT 1C-19, 1C-20, 1C-21, 1C-22 &
1C-23 (ZONE C-III)
LOT 11-C-700, LLC
PO BOX 439
LONDONDERRY, NH 03053

MAP 10, LOT 1L (ZONE C-III)
CALEB REALTY LLC
25 BUTTRICK ROAD, UNIT A1
LONDONDERRY, NH 03053

MAP 10, LOT 13C-6 (ZONE AR-I)
MARIA A. WOOD TRUST
MARIA A. WOOD, GRANTOR
DOUGLAS MORIN, TRUSTEE
6 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-7 (ZONE AR-I)
BARBARA J. & GEORGE R. STERLING
7 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-8 (ZONE AR-I)
ALLEY FAMILY REVOCABLE TRUST
JAMES W. ALLEY, TRUSTEE
8 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-9 (ZONE AR-I)
ELLIOTT L. & MARCIA HERSH
JOINT REV. TRUST
9 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-10 (ZONE AR-I)
CHRISTINE L. MANEY REVOCABLE TRUST
CHRISTINE L. MANEY, TRUSTEE
10 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-11 (ZONE AR-I)
STEPHEN P. & MARILYN COOMBS
11 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-12 (ZONE AR-I)
MARIE HELEN DEGLI-ANGELI
12 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-13 (ZONE AR-I)
JEAN ALLWINE
13 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-14 (ZONE AR-I)
RAY W. & AUDREY J. HELLER
14 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-15 (ZONE AR-I)
MARION H. GAW
KATHERINE R. CHIDLOW
15 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-16 (ZONE AR-I)
GOEDDE FAMILY REVOCABLE TRUST
EDWIN R. & JEANNE A. GOEDDE, TTEES.
16 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-18 (ZONE AR-I)
MICHAEL & PATRICIA SPELTZ RT.
MICHAEL & PATRICIA SPELTZ, TRUSTEES
18 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-19 (ZONE AR-I)
DONALD F. DEMONE REV. TRUST
DONALD F. DEMONE, GRANTOR & TTEE
19 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-20 (ZONE AR-I)
NANCY A. MAYNARD REVOCABLE TRUST
NANCY A. MAYNARD, TRUSTEE
20 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-21 (ZONE AR-I)
MEREDITH JOYCE BRENNAN DANCE
21 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-22 (ZONE AR-I)
JAMES H. GREEN REV. TRUST OF 2012
LINDA A. GREEN REV. TRUST OF 2012
22 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-23 (ZONE AR-I)
GINGROW FAMILY TRUST
LAWRENCE T. GINGROW III, TRUSTEE
23 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-24 (ZONE AR-I)
MARTHA L. HAAG REVOCABLE TRUST
MARTHA L. HAAG, GRANTOR & TRUSTEE
24 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-25 (ZONE AR-I)
FURANO REVOCABLE TRUST
LAURENCE R. & PATRICIA A. FURANO
TRUSTEES
25 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-26 (ZONE AR-I)
RICHARD & JANICE REVOCABLE TRUST
RICHARD & JANICE KEENE, TRUSTEES
26 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-27 (ZONE AR-I)
PETER M. & NANCY KINNEY
27 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-28 (ZONE AR-I)
KATHLEEN A. CARR REVOCABLE TRUST
ROGER E. DYKSTRA REVOCABLE TRUST
28 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-30 (ZONE AR-I)
RICHARD AND KATHLEEN M. BANCROFT
30 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-31 (ZONE AR-I)
CATHERINE M. SNELL
JANET E. TRAVIS
31 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-32 (ZONE AR-I)
WILLIAM BRINGHURST REV. TRUST
WILLIAM BRINGHURST, TRUSTEE
32 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-34 (ZONE AR-I)
CARMODY JR. REVOCABLE TRUST
JOHN F. JR. & SANDRA M. CARMODY,
TRUSTEES
34 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-35 (ZONE AR-I)
JEAN E. CASSOTIS REVOCABLE TRUST
JEAN E. CASSOTIS, TRUSTEE
35 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 13C-36 (ZONE AR-I)
NORMAN V. BEAUDETTE
36 SUGARPLUM LANE
LONDONDERRY, NH 03053

MAP 10, LOT 54 (ZONE C-III)
NEW ENGLAND INDUST. PROPERTIES, INC.
24 HARRIMAN DRIVE
AUBURN, ME 04210

MAP 10, LOT 55 (ZONE C-III)
KCP REAL ESTATE, LLC
C/O ECOVA INC. MS 1926
PO BOX 2440
SPOKANE, WA

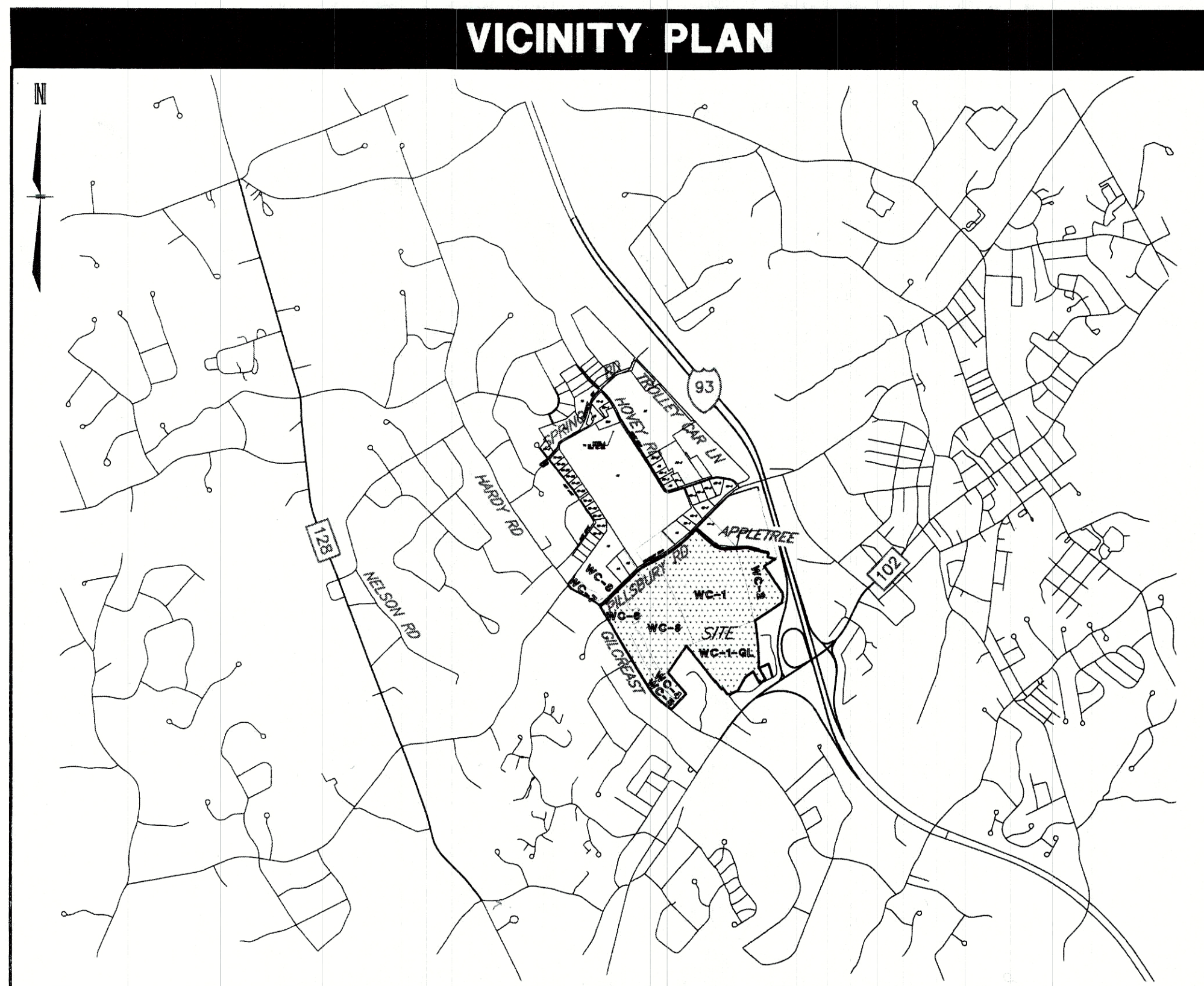
MAP 10, LOT 138 (ZONE C-III)
CRACKER BARREL COUNTRY STORE INC.
CRACKER BARREL, NO. 412
ATTN: PROPERTY MANAGEMENT
PO BOX 787
LEBANON, TN 37088-0787

MAP 7 LOT 68-1 (ZONE C-II)
NH SIX REALTY TRUST
CHARLES C. HAJJAR, TRUSTEE
C/O HAJJAR MGMT CO. INC.
30 ADAMS STREET
MILTON, MA 02186

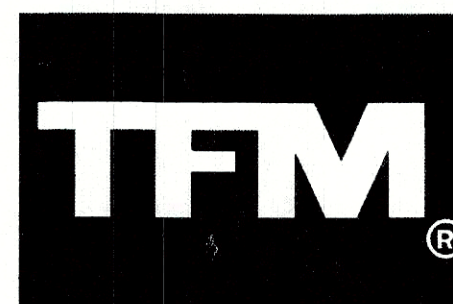
WOODMONT COMMONS PLANNED UNIT DEVELOPMENT SUBAREA WC-4 & WC-5 SUBDIVISION PLANS

GILCREAST ROAD LONDONDERRY, NEW HAMPSHIRE

VICINITY PLAN



2,500' 0 2,500'
SCALE: 1"=2,500'



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

MAP 10, LOT 148 (ZONE C-III)
LIONEL R. LABONTE REV. TRUST 2011
LIONEL R. LABONTE, TRUSTEE
355 ROUTE 125
BRENTWOOD, NH 03833

MAP 10, LOT 148-1 (ZONE C-II)
LABONTE INVESTMENT REALTY, LLC
GRETA E. LABONTE
355 ROUTE 125
BRENTWOOD, NH 03833

LOT 7 MAP 67 (ZONE C-II)
LEEMEN CORPORATION
C/O MEG ASSET MGT INC.
25 ORCHARD VIEW DRIVE
LONDONDERRY, NH 03053

MAP 7 LOT 68 (ZONE C-II)
CAROLINA REALTY PARTNERS, INC.
C/O ELANES, LLC
55 CAMBRIDGE PARKWAY, SUITE 200
CAMBRIDGE, MA 02142-0218

MAP 7 LOT 68-1 (ZONE C-II)
NH SIX REALTY TRUST
CHARLES C. HAJJAR, TRUSTEE
C/O HAJJAR MGMT CO. INC.
30 ADAMS STREET
MILTON, MA 02186

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

INDEX OF SHEETS

SHEET	SHEET TITLE
1	COVER SHEET
2	MASTER SUBDIVISION PLAN (BY HSI)
3 - 6	SUBDIVISION PLANS (BY HSI)
7 - 8	TOPOGRAPHIC SUBDIVISION PLANS (BY HSI)
9 - 10	ROAD PLAN & PROFILE
11	WET POND GRADING & BUFFER IMPACT PLAN
12	DUCK POND PATH SYSTEM PLAN
13	LANDSCAPE PLAN
14 - 15	SIGHT DISTANCE PLAN & PROFILES
16 - 18	SEWER EXTENSION PLAN & PROFILE
19 - 28	DETAIL SHEETS
XS-1 - XS-11	CROSS SECTIONS
DW-1 - DW-16	DRIVEWAY SIGHT DISTANCE PLAN & PROFILES
L1 - L3	LIGHTING PLANS (BY RENO ENGINEERING)

PERMITS / APPROVALS

	NUMBER	APPROVED	EXPIRES
NHDES ALT. OF TERRAIN	AoT-1497	10/2/18	10/2/23
TOWN SUBDIVISION		8/1/18	
CONDITIONAL USE PERMIT		8/1/18	
NHDES SEWER	D2018-0708	9/21/18	9/21/21
TOWN SEWER	10-41-R-113018	11/30/18	

WAIVERS

THE FOLLOWING WAIVERS WERE GRANTED BY THE PLANNING BOARD ON AUGUST 1, 2018

SECTION 3.08.G.2 CLEANSING VELOCITY LESS THAN 2 FPS

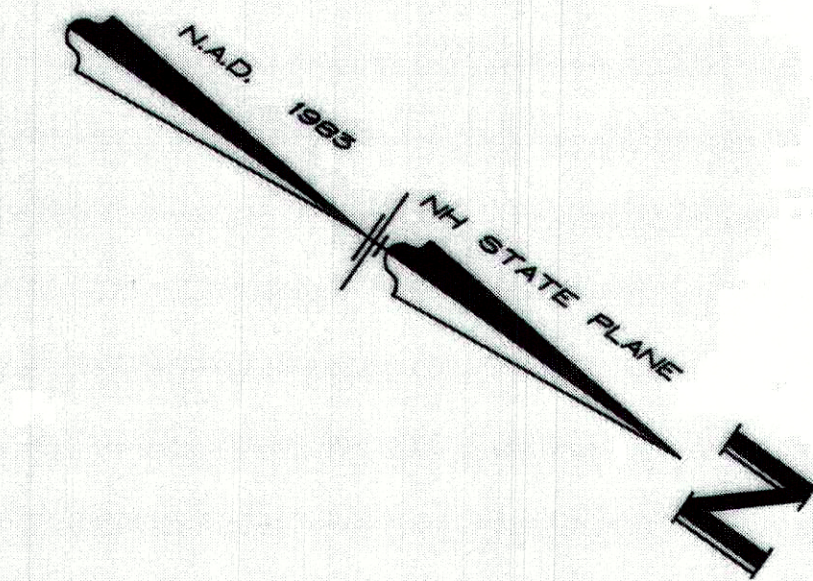
SECTION 3.08.G.3 DRAINAGE PIPE COVER LESS THAN 3 FEET

OWNER'S SIGNATURE: *[Signature]* DATE: 5-22-19
OWNER OR REPRESENTATIVE

Approved by the Town of Londonderry N.H. Planning Board for Phase: _____
on Date: 11-21-2019

Certified By: *[Signature]*

SUBDIVISION PLANS



PLAN REFERENCES:

- EASEMENT PLAN, TAX MAP 10 LOTS 41, 52 & 54-1, WOODMONT COMMONS PLANNED UNIT DEVELOPMENT, 34 NASHUA RD, 5 GARDEN LN & 15 PILLSBURY RD LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR: DEMOULAS SUPER MARKETS, INC., RECORD OWNER: DEMOULAS SUPER MARKETS, INC., ROBERT D. & STEPHEN R. LIEVENS, PILLSBURY REALTY DEVELOPMENT, LLC, SCALE: 1" = 80', DATED: 14 AUGUST 2017, REVISED 11/09/17 AND PREPARED BY THIS OFFICE. RECORDED: RCRD - PLAN No. 40500.
- EASEMENT PLAN 'B' & 'C', TAX MAP 10 LOTS 41, 52 & 54-1, WOODMONT COMMONS PLANNED UNIT DEVELOPMENT, 34 NASHUA RD, 5 GARDEN LN & 15 PILLSBURY RD LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR: DEMOULAS SUPER MARKETS, INC., RECORD OWNER: DEMOULAS SUPER MARKETS, INC., ROBERT D. & STEPHEN R. LIEVENS, PILLSBURY REALTY DEVELOPMENT, LLC, SCALE: 1" = 80', DATED: 14 SEPTEMBER 2015 AND PREPARED BY THIS OFFICE. RECORDED: RCRD - PLAN No. 39210.
- TAX MAP 10 LOTS 41, 52 & 54-1, EXISTING CONDITIONS PLAN, WOODMONT COMMONS PLANNED UNIT DEVELOPMENT, SUBAREA WC-1-GIL, WC-1 & WC-3 15, PILLSBURY ROAD, 34 NASHUA ROAD & 5 GARDEN LANE, LONDONDERRY, NEW HAMPSHIRE OWNED BY DEMOULAS SUPER MARKETS, INC., ROBERT D. & STEPHEN R. LIEVENS, PILLSBURY REALTY DEVELOPMENT, LLC, PREPARED FOR: DEMOULAS SUPER MARKETS, INC., SCALE: 1" = 50', DATED: JUNE 17, 2015 AND PREPARED BY THIS OFFICE.
- THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID INTERSTATE 49 PROJECT, R4-43-1(1569), N.H. PROJECT No. P-4301, N.H. ROUTE 102, PREPARED BY HOYLE, TANNER & ASSOCIATES, INC. RECORDED: RCRD - PLAN No. 21601.
- FINAL RESUBDIVISION & CONSOLIDATION PLAN, (LOTS 52 & 54, MAP 10), GARDEN LANE, LONDONDERRY, NEW HAMPSHIRE, RECORD OWNERS: 231 REALTY ASSOCIATES & WOODMONT ORCHARDS, INC., PREPARED FOR: R.M.D., INCORPORATED, SCALE: 1" = 100', DATED: 4 AUGUST 1992, SHEET 1 & 2 OF 2, PREPARED BY ALLAN H. SWANSON, INC. RECORDED: RCRD - PLAN No. 22038.
- TOWN OF LONDONDERRY, NH, MAP 10 PARCEL 54, OWNER: WOODMONT ORCHARD, INC., DATED: MAY 1986, SCALE: 1" = 100', AND PREPARED BY EDWARD N. HERBERT ASSOC. INC. RECORDED: RCRD - PLAN No. 19824.
- PLAN OF LAND IN LONDONDERRY, NH, OWNED BY JOSEPH RIOUX, SCALE: 1" = 50', DATED: JAN. 1974 AND PREPARED BY EDWARD N. HERBERT. RECORDED: RCRD - PLAN No. 4268.
- PLAN OF LAND IN LONDONDERRY, NH AS SURVEYED FOR WILLIAM LIEVENS, SCALE: 1" = 50', DATED: SEPT. 1967 AND PREPARED BY ROBT. W. THORNDIKE. RECORDED: RCRD - PLAN No. 1028.

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 HAYNER/SWANSON, 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 MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

LEGEND

- STONE WALL
- WETLAND FLAGGING LIMIT
- CHAINLINK FENCE
- BUILDING

BENCHMARK

NHDOT DISK 269-0390
1.4 MILES NORTH OF
RTE. 102 ON RIGHT
SIDE OF HIGHWAY IN
LARGE LEDGE OUTCROP
ELEV. = 410.43
(NGVD1929)
AS PUBLISHED IN
JULY 2010

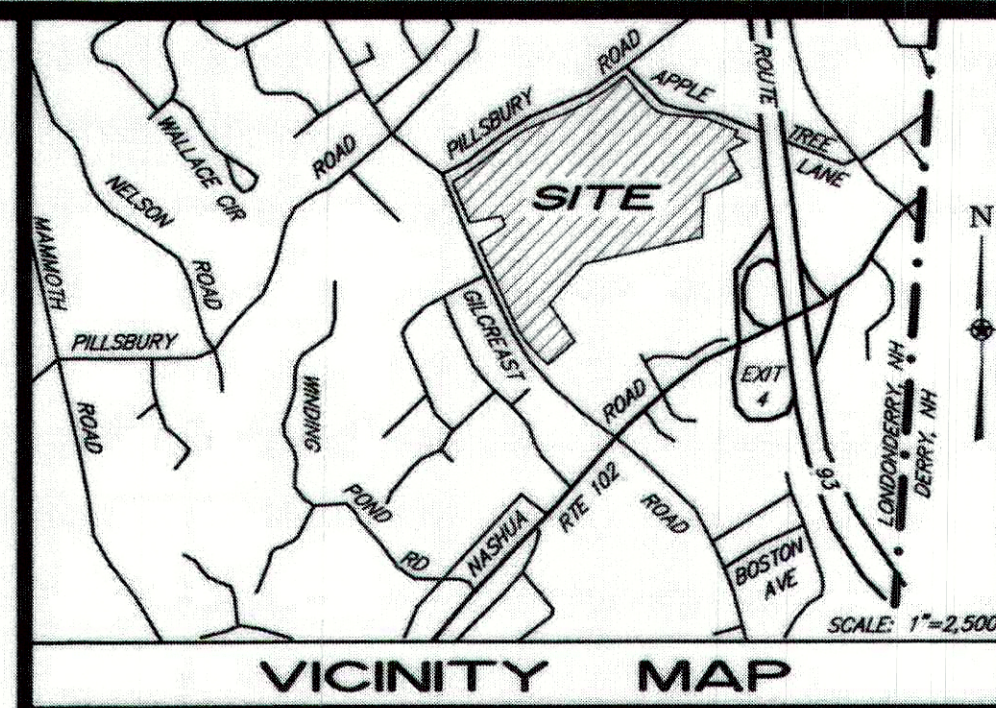
I HEREBY CERTIFY, TO MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS PLAN SHOWS THE RESULTS OF AN ON THE GROUND "STANDARD PROPERTY SURVEY" AND THAT SAID SURVEY MEETS THE MINIMUM PRECISION AND/OR ACCURACY MEASUREMENTS FOR SURVEY CLASSIFICATION "U" (URBAN) AS SET FORTH IN TABLE 500.1 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LICENSURE FOR LAND SURVEYORS ADOPTED 08/23/01, EFFECTIVE 01/01/09.

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 FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

11/13/19
DATE

NOTES:

- SITE AREA (PRIOR TO SUBDIVIDING):
LOT 41 154.616 ACRES
PROPOSED LOT AREAS:
LOT 41 134.778 ACRES
LOT 41-3 0.654 ACRES
LOT 41-4 0.713 ACRES
LOT 41-5 0.712 ACRES
LOT 41-6 0.741 ACRES
LOT 41-7 0.557 ACRES
LOT 41-8 0.549 ACRES
LOT 41-9 0.582 ACRES
LOT 41-10 0.522 ACRES
LOT 41-11 1.108 ACRES
LOT 41-12 0.979 ACRES
LOT 41-13 0.752 ACRES
LOT 41-14 0.352 ACRES
LOT 41-15 0.288 ACRES
LOT 41-16 0.247 ACRES
LOT 41-17 0.229 ACRES
LOT 41-18 0.224 ACRES
LOT 41-19 0.232 ACRES
LOT 41-20 0.271 ACRES
LOT 41-21 0.263 ACRES
LOT 41-22 0.280 ACRES
LOT 41-23 0.281 ACRES
LOT 41-24 0.302 ACRES
LOT 41-25 0.339 ACRES
LOT 41-26 0.382 ACRES
LOT 41-27 0.548 ACRES
LOT 41-28 0.756 ACRES
LOT 41-29 0.993 ACRES
LOT 41-30 0.986 ACRES
LOT 41-31 2.612 ACRES
- LOT NUMBERS REFER TO THE TOWN OF LONDONDERRY ASSESSORS MAPS 7 & 10.
- PRESENT ZONING: WOODMONT COMMONS - PLANNED UNIT DEVELOPMENT
DENSITY: PRIMARY RESIDENCE
WC-4 18
WC-5 10
PUD LOT TYPE - SINGLE FAMILY DETACHED
REQUIRED
MIN. LOT FRONTAGE 40 FT.
MIN. LOT DEPTH 80 FT.
MIN. LOT AREA 3,200 SF
BUILDING SETBACKS
FRONT 10 FT. (MIN.) / 25 FT. (MAX.)
SIDE 10 FT. (MIN.)
REAR 5 FT. (MIN.)
MAX. BUILDING HEIGHT 35 FT.
SHARED OPEN SPACE
REQUIRED: WC-4 2.5 AC.
PROVIDED: WC-4 2.812 AC.
PERIMETER BUFFER - 50 FT. BETWEEN PUD AND ADJOINING PROPERTY
REQUIRED: WC-4 1.0 AC.
PROVIDED: WC-4 1.1 AC.
PUD STREET TYPE 2W-5 RESIDENTIAL
REQUIRED
PAVED WIDTH 22 FT.
ROW WIDTH 52 FT.
VEHICLE DESIGN SPEED 20 TO 25 MPH
CURBING VERTICAL
PROPOSED
VARIES (MIN. = 55.0 FT.)
VARIES (MIN. = 135.0 FT.)
VARIES (MIN. = 9,737 SF)
40 FT. (MIN.)
5 FT. (MIN.)
35 FT.
22 FT.
52 FT.
20 TO 25 MPH
VERTICAL
4. EXISTING USE: FORMER ORCHARD & PLANNED UNIT DEVELOPMENT CURRENTLY UNDER CONSTRUCTION.
5. PURPOSE OF PLAN: TO SUBDIVIDE WOODMONT COMMONS - SUBAREAS WC-4 AND WC-5 FROM MAP 10 LOT 41, AND TO CREATE A TWENTY EIGHT (28)-FOUR (4) BEDROOM RESIDENTIAL LOTS IN SUBAREAS WC-4 AND WC-5, BEING LOTS 41-3 THRU 41-30; ONE (1) SHARED OPEN SPACE LOT BEING LOT 41-31; AND THE REMAINDER OF LOT 41 (CURRENTLY UNDER CONSTRUCTION, SEE PHASE 1 SITE PLANS BY TFMORAN INC.) BEING WOODMONT COMMONS. THERE ARE NO ACCESSORY UNITS PROPOSED AT THIS TIME.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN "ZONE X" AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ROCKINGHAM COUNTY, TOWN OF LONDONDERRY, NH, COMMUNITY NO. 330134, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 330134C0262E, DATED: MAY 17, 2005.
7. THIS PLAN SET CONTAINS A TOTAL OF 28 SHEETS. SHEETS 2 THROUGH 6 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL SHEETS ARE ON FILE AT THE TOWN OF LONDONDERRY PLANNING DEPARTMENT.
8. SURVEY CONTROL DATA:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NGVD29
HORIZONTAL PROJECTION: NH STATE PLANE
UNITS: US SURVEY FEET
9. LOTS WITHIN THIS SUBDIVISION SHALL BE SERVICED BY:
SEWER TOWN OF LONDONDERRY
GAS LIBERTY UTILITIES
POWER EVERSOURCE
TELECOMMUNICATIONS FAIRPOINT
WATER PENNICHUCK WATER WORKS
10. 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.
11. 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.
12. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
13. ON-SITE STORMWATER MANAGEMENT HAS BEEN PROVIDED AS PART OF THE DRAINAGE DESIGN AS REQUIRED BY THE REGULATIONS. A STORMWATER MANAGEMENT REPORT PER SECTION 3.08 OF THE SUBDIVISION REGULATIONS HAS BEEN INCLUDED AS PART OF THE SUBDIVISION AND ARE ON FILE AT THE TOWN OF LONDONDERRY PLANNING DEPARTMENT.
14. THERE SHALL BE NO ADDITIONAL DISTURBANCE OF THE CONSERVATION OVERLAY DISTRICT BEYOND THE LIMITS OF THE CONDITIONAL USE PERMIT.
15. PARKING CALCULATIONS:
REQUIRED: RESIDENTIAL: 2 SPACES/RESIDENTIAL UNIT PLUS 1 SPACE
ADDITIONAL PER ACCESSORY DWELLING UNIT (ADU)
PROVIDED: RESIDENTIAL: 56 SPACES
ADU: 0 SPACES
VISITOR: 2 SPACES
TOTAL: 58 SPACES
16. THE PROPOSED OPEN SPACE IS TO BE "SHARED OPEN SPACE" AND IS INTENDED AS "PASSIVE OPEN SPACE" UNDER THE PLANNED UNIT DEVELOPMENT (PUD).
17. OWNER OF RECORD:
LOT 41, MAP 10
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051
RCRD - BK 5085, PG 1884



EASEMENTS, RIGHTS AND RESTRICTIONS:

- WOODMONT COMMONS DEVELOPMENT AGREEMENT BETWEEN PILLSBURY REALTY DEVELOPMENT, LLC HYDRAX DERRY PARTNERS, LLS, DEMOULAS SUPER MARKETS, INC., ROBERT D. AND STEPHEN R. LIEVENS, AND THE TOWN OF LONDONDERRY, NH RCRD BK 5510 PG. 87.
- CERTAIN RIGHTS TO MAINTAIN AND REPAIR A CERTAIN WATER PIPE. (LOCATION NOT DETERMINED) RCRD BK 690 PG 420
- RIGHTS IN GILCREAST AND PILLSBURY ROAD INCLUDING SLOPE EASEMENTS CONVEYED TO THE TOWN OF LONDONDERRY AS REFERENCED IN BK. 5085 PG 1884. NO RECORDED DOCUMENT WAS FOUND AT THE R.C.R.D.
- POSSIBLE RIGHTS TO THE TOWN OF LONDONDERRY AND THE PUBLIC IN THE OLD ROAD FROM HOLMES TO THE NEVINS FARM "HOLMES ROAD" BELIEVED TO HAVE BEEN DISCONTINUED AND MAY BE SUBJECT TO PRIVATE RIGHTS. A PETITION FOR DISCONTINUANCE HAS BEEN SUBMITTED WITH THE TOWN OF LONDONDERRY.
- GRADING, DRAINAGE, UTILITY AND ACCESS EASEMENT TO BENEFIT LOT 54-1 RCRD BK 5675 PG. 1332.
- DECLARATION OF RECIPROCAL EASEMENTS AND CONSTRUCTION AGREEMENT RCRD BK 5871 PG. 1917.

WAIVERS:

- THE FOLLOWING WAIVERS HAVE BEEN GRANTED FROM THE LONDONDERRY PLANNING BOARD ON AUGUST 1, 2018:
SECTION 3.08.G.2 CLEANSING VELOCITY LESS THAN 2 FEET PER SECOND (FPS)
SECTION 3.08.G.3 DRAINAGE PIPE COVER LESS THAN 3 FEET

PERMITS:

	NUMBER	APPROVED	EXPIRES
NHDES ALT. OF TERRAIN	AgT-1497	10/2/18	10/2/23
TOWN SUBDIVISION		8/1/18	
CONDITIONAL USE PERMIT		8/1/18	
NHDES SEWER	D2018-07-08	9/21/18	9/21/21
TOWN SEWER	10-41-R-113018	7/25/18	7/25/21

APPROVED BY THE LONDONDERRY, NH
PLANNING BOARD ON 11-21-2019 FOR PHASE
CERTIFIED BY: *[Signature]*
[Signature]

MASTER SUBDIVISION PLAN
(MAP 10, LOT 41)
Woodmont Commons Planned Unit Development
SUBAREA WC-4 & WC-5
15 PILLSBURY RD. & GILCREAST RD.
LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR / RECORD OWNER:
Pillsbury Realty Development, LLC
100 FERRY STREET HUDSON, NEW HAMPSHIRE 03051

300 0 300 600 900 1,200 FEET
150 0 150 300 METERS
SCALE: 1"=300 Feet
1"=91.440 Meters

3 JANUARY 2018

HSI Hayner/Swanson, Inc.
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057
FIELD BOOK: DRAWING NAME: 3203SD FS81 3203 SD 2 OF 28
DRAWING LOCATION: R:\3203-GRD\DWG\3203SD

MATCH LINE

SEE SHEET 3 OF 28

-41-
PROPOSED
134.778 ACRES
(5,870,950 SF)
EXISTING
154.616 ACRES
6,735,093 SF

(AREA CURRENTLY UNDER
CONSTRUCTION) SEE PHASE 1 SITE
PLANS BY TFMORAN, INC. DATED
11/1/17

LIMIT OF WETLANDS AS FLAGGED BY
WETLAND CONSULTING SERVICES AND
SURVEYED BY HAYNER/SWANSON, INC.
AUG. - SEPT. 2015

APPROXIMATE
CENTERLINE OF
"HOLMES ROAD"
(DISCONTINUED)
(SEE EASEMENT NOTE No. 4)

MAP 10 LOT 41-2
PILLSBURY REALTY
DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051
BK 5085 PG 1884
ZONE: AR-1
USE: AGRICULTURAL

MAP 10 LOT 42
PILLSBURY REALTY
DEVELOPMENT, LLC

MAP 10 LOT 40
CHESTER H. HALL, Jr.
P.O. BOX 75
LONDONDERRY, NH 03053
BK 3445 PG 1150
ZONE: AR-1
USE: RESIDENTIAL

MAP 10 LOT 40-1
IRONWOOD REAL ESTATE
HOLDING, LLC
57 NOYES ROAD
LONDONDERRY, NH 03053
BK 4479 PG 2970
ZONE: AR-1
USE: RESIDENTIAL

MAP 10 LOT 42-6
MARK CHARTIER
10 VISTA RIDGE DRIVE #15
LONDONDERRY, NH 03053
BK 5511 PG 908
ZONE: AR-1
USE: RESIDENTIAL

MAP 10 LOT 56
STATE OF NEW HAMPSHIRE
P.O. BOX 483
CONCORD, NH 03302-0483
BK 2691 PG 2042
ZONE: C-1
USE: PARK & RIDE

PARCEL A
THIS AREA IS CURRENTLY
OCCUPIED AS PART OF THE
ORCHARD. THE DEED DESCRIPTION
FOR LOT 41 (BK 5085 PG 1884
TRACT 5), AGREES WITH THE
DESCRIPTION FOR LOT 56 (BK
2408 PG. 1062 TRACT 2)
CONFIRMING WRITTEN TITLE EXISTS
FOR LOT 56.

AN UNRECORDED DEED OR
UNWRITTEN RIGHTS MAY EXIST.

OWNERSHIP NOT DETERMINED
THIS PARCEL IS NOT INCLUDED
AS PART OF THIS SUBDIVISION

MAP 10 LOT 151
STATE OF NEW
HAMPSHIRE
BK 2834 PG 439
ZONE: AR-1

MAP 10 LOT 41-1
PILLSBURY REALTY
DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051
BK 5243 PG 2204
ZONE: AR-1
USE: RESIDENTIAL

R.O.W. PER NHDOT PLAN
I-93-1(52)12
RCRD BK 5085, PG 1884

INTERSTATE 93

MAP 10
LOT 138

MAP 10
LOT 149

MAP 10
LOT 148-1

MAP 10
LOT 148

LEGEND

- N.H. HIGHWAY BOUND
 STONE BOUND
 IRON PIN
 IRON PIPE
 DRILL HOLE & STONE WALL
 STONE BOUND TO BE SET
 IRON PIN TO BE SET
 CATCH BASIN
 HYDRANT
 WATER MAIN GATE VALVE
 UTILITY POLE WITH GUY SUPPORT
 STREET LIGHT

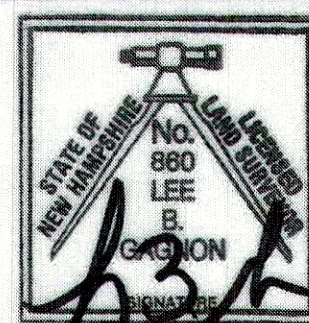
- BUILDING SETBACK LINE
 WETLAND FLAGGING LIMIT
 WETLAND BUFFER LINE
 CHAINLINK FENCE
 CURBING
 STREET ADDRESS
 GUARD RAIL
 EDGE OF SWAMP
 EDGE OF WATER
 RETAINING WALL

BENCHMARK
NHDOT DISK 269-0380
1.4 MILES NORTH OF
RTE. 102 ON RIGHT
SIDE OF HIGHWAY IN
LARGE LEDGE OUTCROP
ELEV. = 410.43
(NGVD1929)
AS PUBLISHED IN
JULY 2010

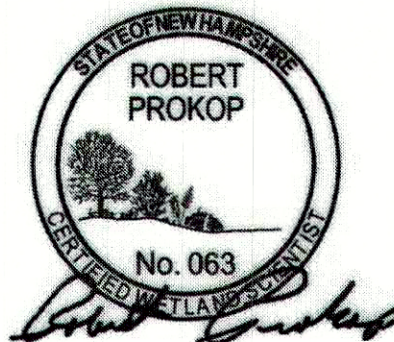
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11/13/19
DATE

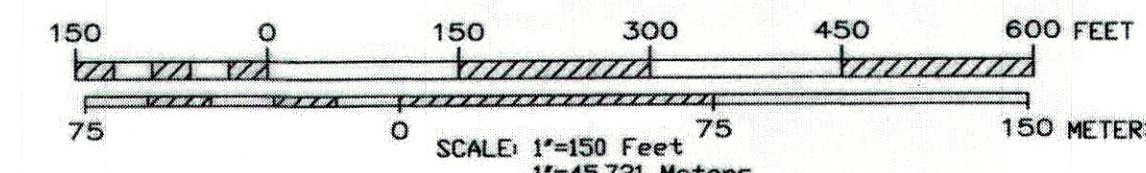


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DELINEATED IN ACCORDANCE WITH THE WITH THE U.S.
ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL
SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND
DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST
(REGION 2).
WETLAND DELINEATION PREPARED BY:
ROBERT PROKOP
CERTIFIED WETLAND SCIENTIST (#063)



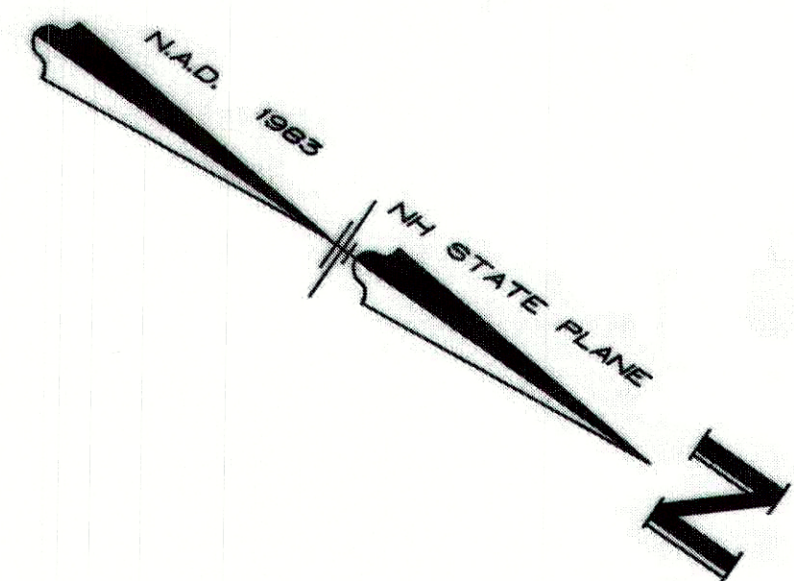
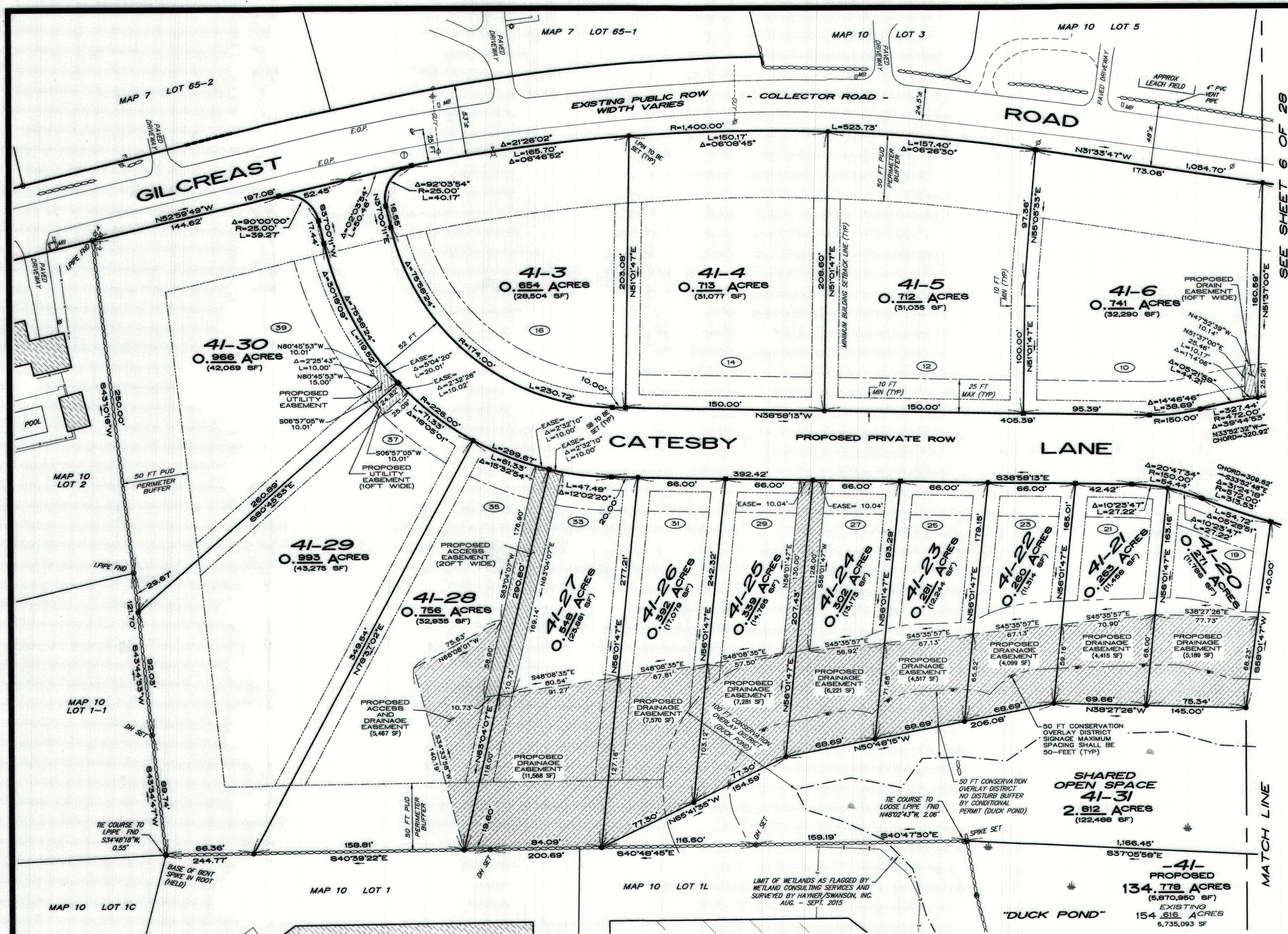
14 Nov 17
DATE
FOR PILLSBURY REALTY DEVELOPMENT, LLC
APPROVED BY THE LONDONDERRY, NH
PLANNING BOARD ON 11-21-2017 FOR PHASE
CERTIFIED BY:
Richard P. Proulx

SUBDIVISION PLAN
(MAP 10, LOT 41)
Woodmont Commons Planned Unit Development
SUBAREA WC-4 & WC-5
15 PILLSBURY RD. & GILCREAST RD.
LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR / RECORD OWNER:
Pillsbury Realty Development, LLC
100 FERRY STREET HUDSON, NEW HAMPSHIRE 03051



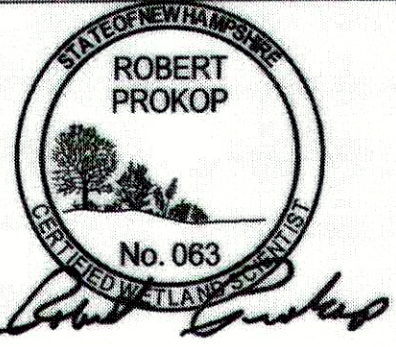
3 JANUARY 2018

HSI Hayner/Swanson, Inc.
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057
FIELD BOOK: DRAWING NAME: 3203SD F582 3203 SD 4 OF 28
DRAWING LOCATION: R:\3203-GRID\DWG\3203SD



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTH-CENTRAL AND NORTHEAST (REGION 2).

WETLAND DELINEATION PREPARED BY:
WETLAND CONSULTING SERVICES
ROBERT PROKOP
CERTIFIED WETLAND SCIENTIST (#063)



14 Jan 19
DATE

APPROVED BY THE LONDONDERRY, NH PLANNING BOARD ON 11-21-2019 FOR PHASE

CERTIFIED BY: *[Signature]*

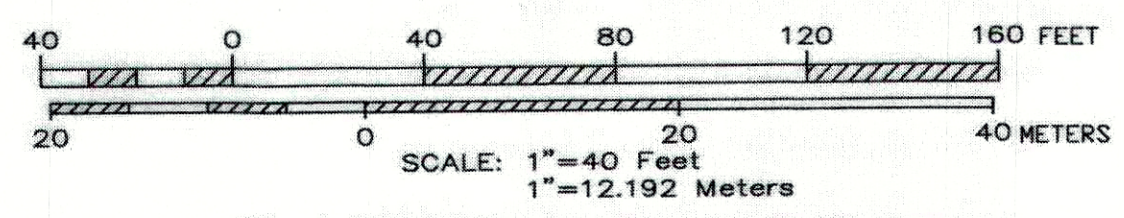
SUBDIVISION PLAN
(MAP 10, LOT 41)

Woodmont Commons Planned Unit Development

SUBAREA WC-4 & WC-5
15 PILLSBURY RD. & GILCREAST RD.
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR / RECORD OWNER:

Pillsbury Realty Development, LLC
100 FERRY STREET HUDSON, NEW HAMPSHIRE 03051



3 JANUARY 2018

HSI Hayner/Swanson, Inc.
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5037

FIELD BOOK: DRAWING NAME: 3203SD FS41 3203 SD 5 OF 28

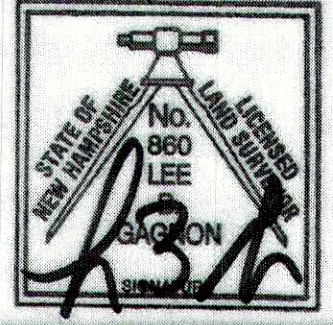
LEGEND	
N.H. HIGHWAY BOUND	BUILDING SETBACK LINE
STONE BOUND	WETLAND FLAGGING LIMIT
IRON PIN	WETLAND BUFFER LINE
IRON PIPE	CHAINLINK FENCE
DRILL HOLE & STONE WALL	CURBING
STONE BOUND TO BE SET	STREET ADDRESS
IRON PIN TO BE SET	GUARD RAIL
CATCH BASIN	EDGE OF SWAMP
HYDRANT	EDGE OF WATER
WATER MAIN GATE VALVE	RETAINING WALL
UTILITY POLE WITH GUY SUPPORT	EDGE OF PAVEMENT
STREET LIGHT	

BENCHMARK
NHDOT DISK 289-0390
1.4 MILES NORTH OF
RTE. 102 ON RIGHT
SIDE OF HIGHWAY IN
LARGE LEDGE OUTCROP
ELEV. = 410.43
(NGVD1929)
AS PUBLISHED IN
JULY 2010

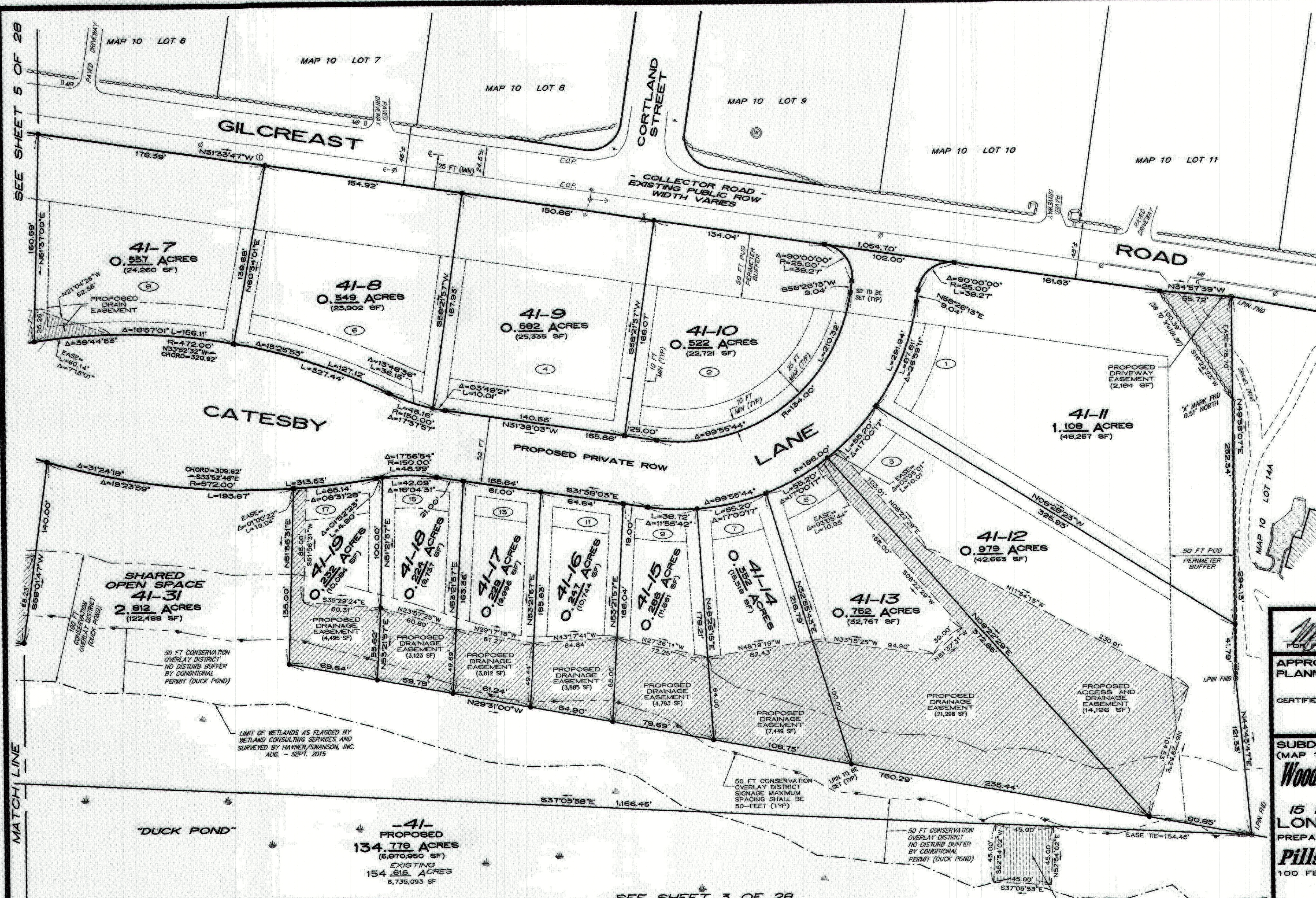
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11/13/19
DATE

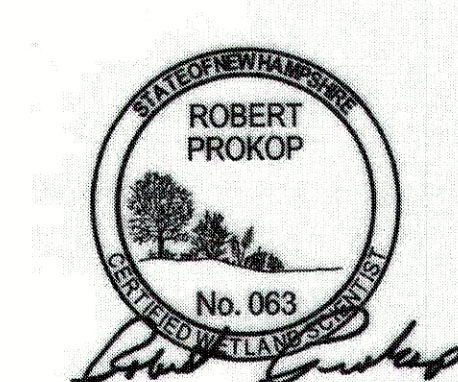


NO.	DATE	REVISION	BY
7	11/05/19	ADD DRAINAGE EASEMENT TO LOT 41-20	PFC
6	04/28/19	CHANGE NAME OF PREPARED FOR	LBG
5	12/13/18	REVISED PER TOWN COMMENTS DATED NOVEMBER 30, 2018.	LBG
4	08/31/18	REVISED UTILITY EASEMENTS LOTS 41-7, 41-12 & 41-30	PFC
3	07/05/18	ADDED UTILITY AND ACCESS EASEMENTS	LBG
2	05/17/18	REVISED CATESBY LANE AND LOTS 41-8 THRU 41-18	LBG
1	05/15/18	REVISED PER DESIGN REVIEW COMMENTS DATED 02/28/18	LBG



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN
DELINEATED IN ACCORDANCE WITH THE WITH THE U.S.
ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL
SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND
DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST
(REGION 2).

WETLAND DELINEATION PREPARED BY:
WETLAND CONSULTING SERVICES
ROBERT PROKOP
CERTIFIED WETLAND SCIENTIST (#063)



[Signature] 14 Nov 19
FOR PILLSBURY REALTY DEVELOPMENT, LLC DATE

APPROVED BY THE LONDONDERRY, NH
PLANNING BOARD ON: 11-21-2019 FOR PHASE

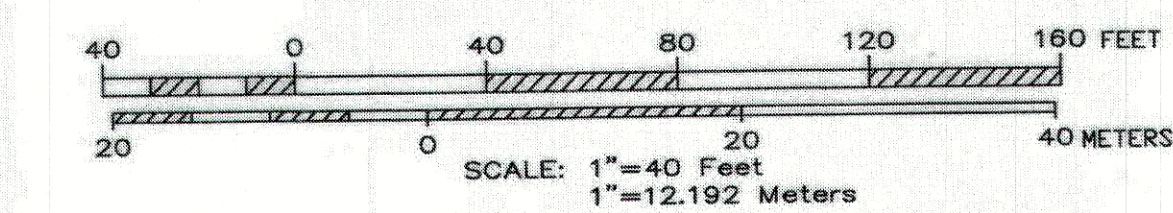
CERTIFIED BY: *[Signature]*
Charles Bradshaw

SUBDIVISION PLAN
(MAP 10, LOT 41)

Woodmont Commons Planned Unit Development
SUBAREA WC-4 & WC-5
15 PILLSBURY RD. & GILCREAST RD.
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR / RECORD OWNER:

Pillsbury Realty Development, LLC
100 FERRY STREET HUDSON, NEW HAMPSHIRE 03051



























3 JANUARY 2018



7	11/05/19	ADD DRAINAGE EASEMENT TO LOT 41-20
6	04/26/19	CHANGE NAME OF PREPARED FOR
5	12/13/18	REVISED PER TOWN COMMENTS DATED NOVEMBER 30, 2018.
4	08/31/18	REVISED UTILITY EASEMENTS LOTS 41-7, 41-12 & 41-30
3	07/06/18	ADDED UTILITY AND ACCESS EASEMENTS
2	05/17/18	REVISED CATESBY LANE AND LOTS 41-8 THRU 41-18
1	05/18/18	REVISED PER DESIGN REVIEW COMMENTS DATED 02/28/18
NO.	DATE	REVISION

LEGEND

	N.H. HIGHWAY BOUND		BUILDING SETBACK LINE
	STONE BOUND		WETLAND FLAGGING LIMIT
	IRON PIN		WETLAND BUFFER LINE
	IRON PIPE		CHAINLINK FENCE
	DRILL HOLE & STONE WALL		CURBING
	STONE BOUND TO BE SET		STREET ADDRESS
	IRON PIN TO BE SET		GUARD RAIL
	CATCH BASIN		EDGE OF SWAMP
	HYDRANT		EDGE OF WATER
	WATER MAIN GATE VALVE		RETAINING WALL
	UTILITY POLE WITH GUY SUPPORT		EDGE OF PAVEMENT
	STREET LIGHT		

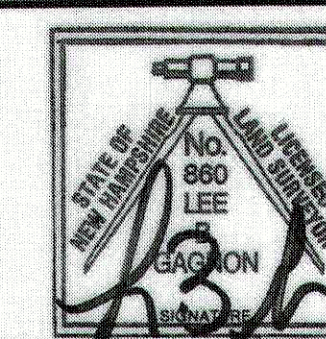
BENCHMARK

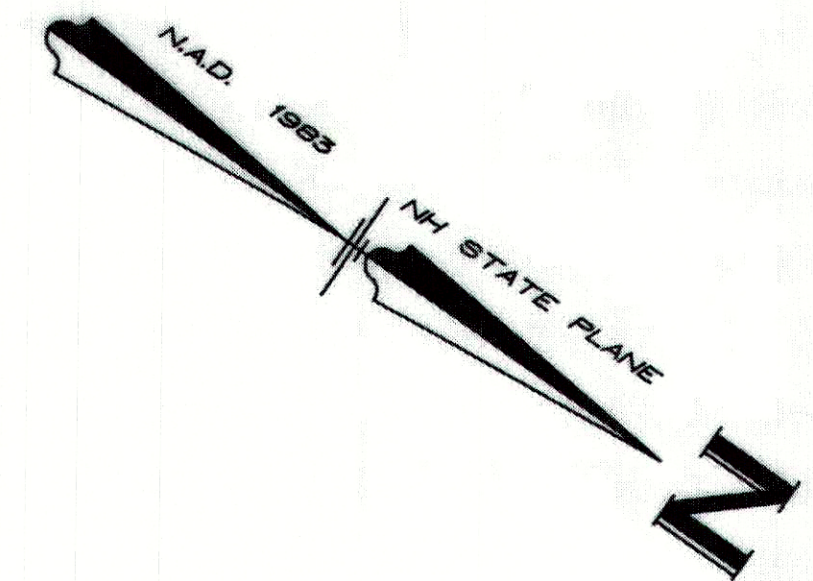
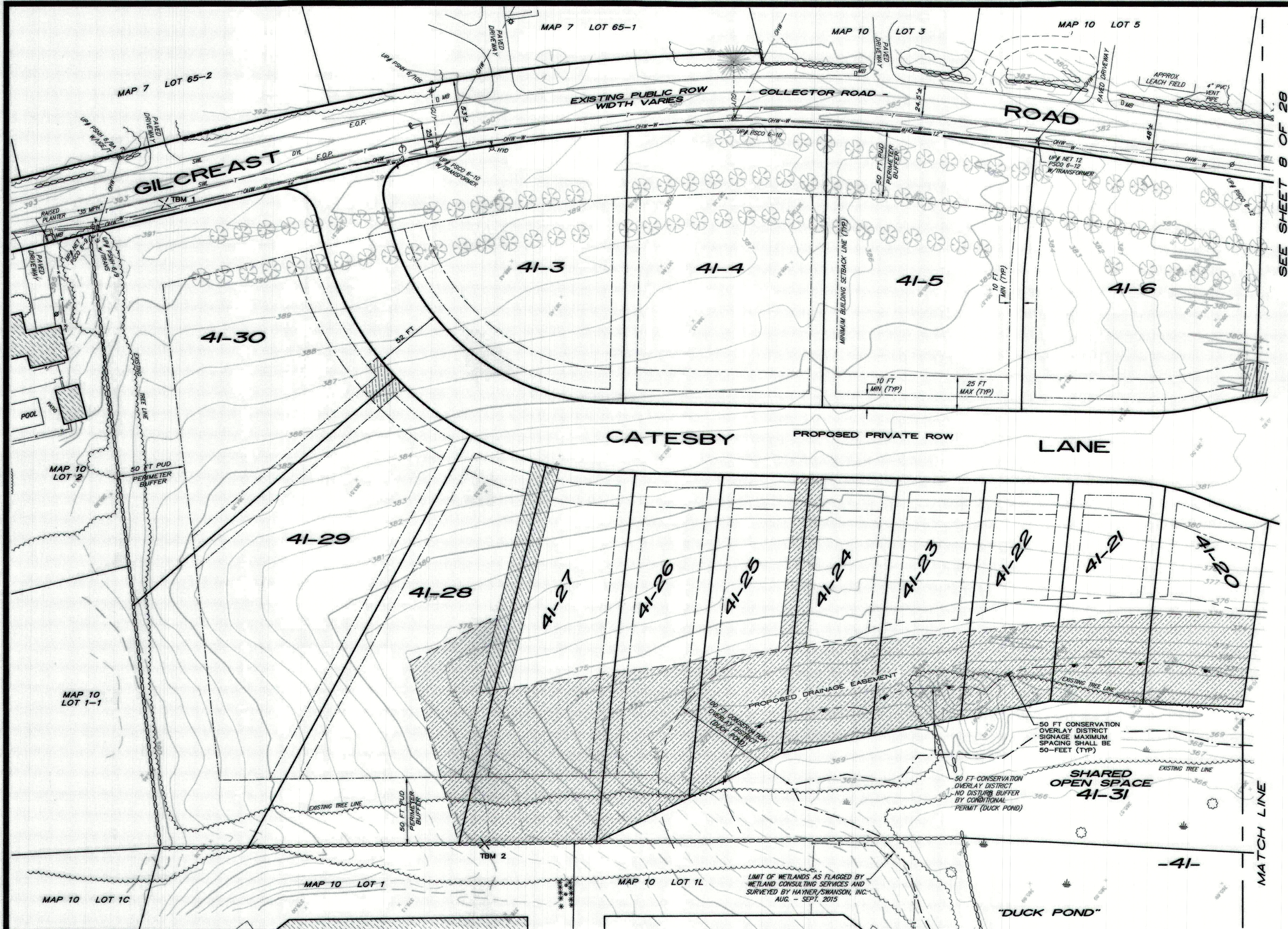
NHDOT DISK 269-0390
1.4 MILES NORTH OF
0.22 OF 0.22 ON THE
SIDE OF HIGHWAY IN
LARGE LEGAL OUTCROP
ELEV. = 410.43
(NGVD1929)
AS PUBLISHED IN
JULY 2010

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 800.01 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES OF THE BOARD OF LAND AND FOREST. THE SURVEY WAS CONDUCTED ON OR BEFORE EFFECTIVE 01/01/09.

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 FIFTY THOUSAND ON THE PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

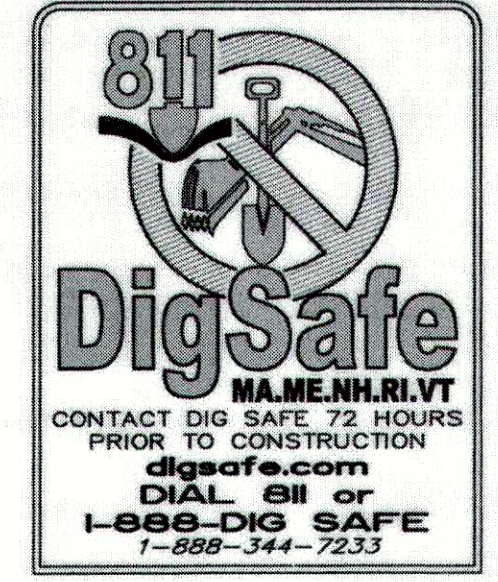
11/13/19
DATE





GENERAL SURVEY NOTES:

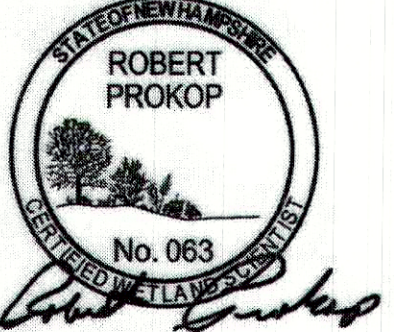
1. THE EXISTING TOPOGRAPHY, AS SHOWN ON THE PLANS, IS BASED IN PART ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND DECEMBER 2017 AND AERIAL PHOTOGRAPHY DATED APRIL 25, 2008.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE ACCURACY OF THE EXISTING TOPOGRAPHY PRIOR TO EARTHWORK OPERATIONS. NO CLAIM FOR EXTRA WORK DUE TO TOPOGRAPHIC INACCURACY SHALL BE CONSIDERED AFTER EARTHWORK HAS COMMENCED.
3. SURVEY CONTROL DATA:
HORIZONTAL DATUM: NAD83
VERTICAL DATUM: NGVD29
HORIZONTAL PROJECTION: NH STATE PLANE
UNITS: US SURVEY FEET
4. THE CONTRACTOR SHALL ONLY USE BENCHMARKS AS PROVIDED BY THE ENGINEER.



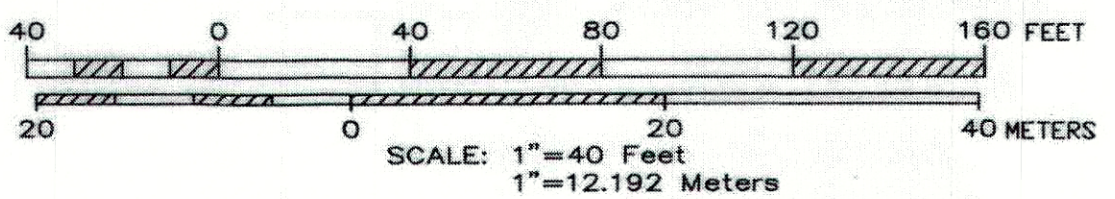
UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER 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, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST (REGION 2).
WETLAND DELINEATION PREPARED BY:
WETLAND CONSULTING SERVICES
ROBERT PROKOP
CERTIFIED WETLAND SCIENTIST (#063)



TOPOGRAPHIC SUBDIVISION PLAN
(MAP 10, LOT 41)
Woodmont Commons Planned Unit Development
SUBAREA WC-4 & WC-5
15 PILLSBURY RD. & GILCREAST RD.
LONDONDERY, NEW HAMPSHIRE
PREPARED FOR / RECORD OWNER:
Pillsbury Realty Development, LLC
100 FERRY STREET HUDSON, NEW HAMPSHIRE 03051



3 JANUARY 2018

Hayner/Swanson, Inc.
Three Congress Street Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 www.haynerswanson.com Fax (603) 883-5057

FIELD BOOK: _____ DRAWING NAME: 3203SD FT41
DRAWING LOCATION: R:\3203-GRD\DWG\3203SD

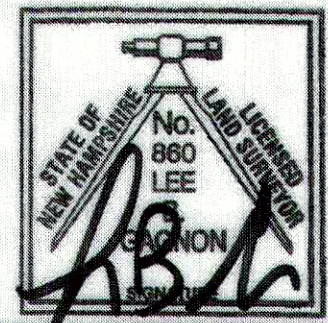
3203 SD 7 OF 28

LEGEND

- | | | | |
|-------|---------------------------------|-----|------------------------|
| 100 | EXISTING GROUND CONTOUR | --- | BUILDING SETBACK LINE |
| 100.5 | EXISTING SPOT ELEVATION | --- | WETLAND FLAGGING LIMIT |
| --- | STORM DRAIN & CATCH BASIN | --- | WETLAND BUFFER LINE |
| --- | WATER MAIN & HYDRANT | --- | CHAINLINK FENCE |
| --- | WATER MAIN & GATE VALVE | --- | CURBING |
| --- | GAS LINE & GATE VALVE | --- | STREET ADDRESS |
| --- | UTILITY POLE WITH GUY SUPPORT | --- | GUARD RAIL |
| --- | STREET LIGHT | --- | EDGE OF SWAMP |
| --- | OVERHEAD ELECTRIC & TELEPHONE | --- | EDGE OF WATER |
| --- | UNDERGROUND ELEC/TEL & MANHOLES | --- | RETAINING WALL |
| --- | SIGN | --- | TEMPORARY BENCHMARK |
| --- | TREE LINE | --- | |

BENCHMARK
NHDOT DISK 269-0390
1.4 MILES NORTH OF
RTE. 102 ON RIGHT
SIDE OF HIGHWAY IN
LARGE LEDGE OUTCROP
ELEV. = 410.43
(NGVD1929)
AS PUBLISHED IN
JULY 2010

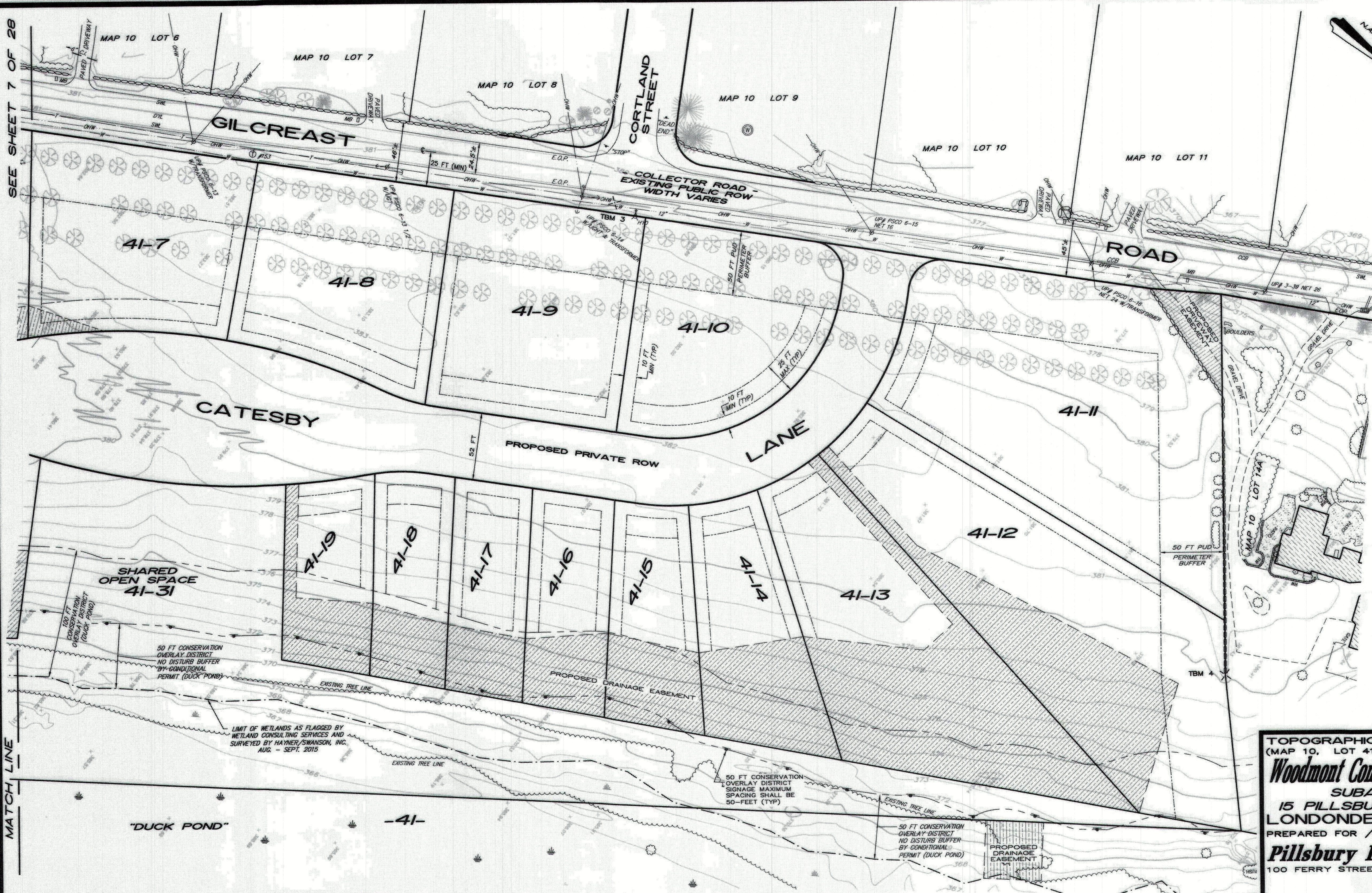
BENCHMARK CHART		
BENCHMARK	ELEVATION	DESCRIPTION
TBM 1	392.09	IRON PIN
TBM 2	380.90	DRILL HOLE IN WALL



No.	DATE	REVISION	BY
7	11/05/18	ADD DRAINAGE EASEMENT TO LOT 41-20	PFC
6	04/26/18	CHANGE NAME OF PREPARED FOR	LBG
5	12/13/18	REVISED PER TOWN COMMENTS DATED NOVEMBER 30, 2018.	LBG
4	08/31/18	REVISED UTILITY EASEMENTS LOTS 41-7, 41-12 & 41-30	PFC
3	07/05/18	ADDED UTILITY AND ACCESS EASEMENTS	LBG
2	06/17/18	REVISED CATESBY LANE AND LOTS 41-8 THRU 41-18	LBG
1	06/15/18	REVISED PER DESIGN REVIEW COMMENTS DATED 02/28/18	LBG

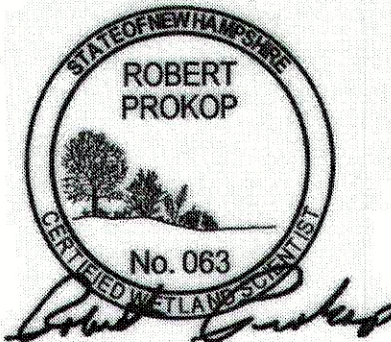
SEE SHEET 7 OF 28

MATCH LINE

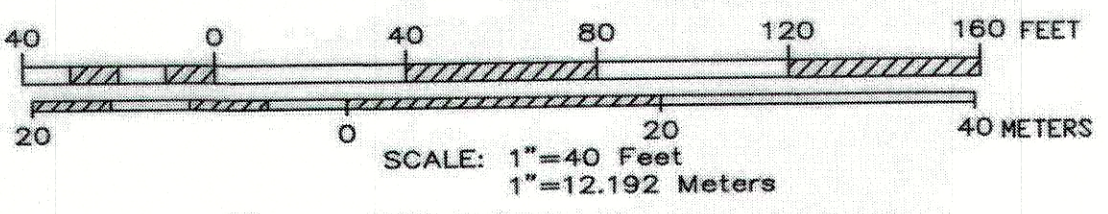


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WETLAND CONSULTING SERVICES
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SUBAREA WC-4 & WC-5
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LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR / RECORD OWNER:
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3 JANUARY 2018

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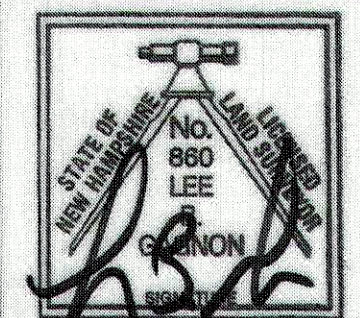
FIELD BOOK: _____ DRAWING NAME: 3203SD F741 3203 SD 8 OF 28
DRAWING LOCATION: R:\3203-GRID\DWG\3203SD

LEGEND

- | | | | |
|---------------|---------------------------------|-----|------------------------|
| --- 100 --- | EXISTING GROUND CONTOUR | --- | BUILDING SETBACK LINE |
| --- 100.5 --- | EXISTING SPOT ELEVATION | --- | WETLAND FLAGGING LIMIT |
| --- | STORM DRAIN & CATCH BASIN | --- | WETLAND BUFFER LINE |
| --- | WATER MAIN & HYDRANT | --- | CHAINLINK FENCE |
| --- | WATER MAIN & GATE VALVE | --- | CURBING |
| --- | GAS LINE & GATE VALVE | --- | STREET ADDRESS |
| --- | UTILITY POLE WITH GUY SUPPORT | --- | GUARD RAIL |
| --- | STREET LIGHT | --- | EDGE OF SWAMP |
| --- | OVERHEAD ELECTRIC & TELEPHONE | --- | EDGE OF WATER |
| --- | UNDERGROUND ELEC/TEL & MANHOLES | --- | RETAINING WALL |
| --- | SIGN | --- | EDGE OF PAVEMENT |
| --- | TREE LINE | --- | TEMPORARY BENCHMARK |

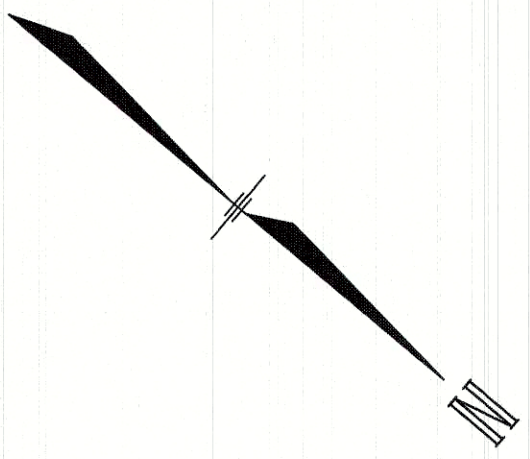
BENCHMARK
NHDOT DISK 269-0390
1.4 MILES NORTH OF
RTE. 102 ON RIGHT
SIDE OF HIGHWAY IN
LARGE LEDGE OUTCROP
ELEV. = 410.43
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AS PUBLISHED IN
JULY 2010

BENCHMARK CHART		
BENCHMARK	ELEVATION	DESCRIPTION
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TBM 4	380.94	IRON PIN



No.	DATE	REVISION	BY
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11/13/19



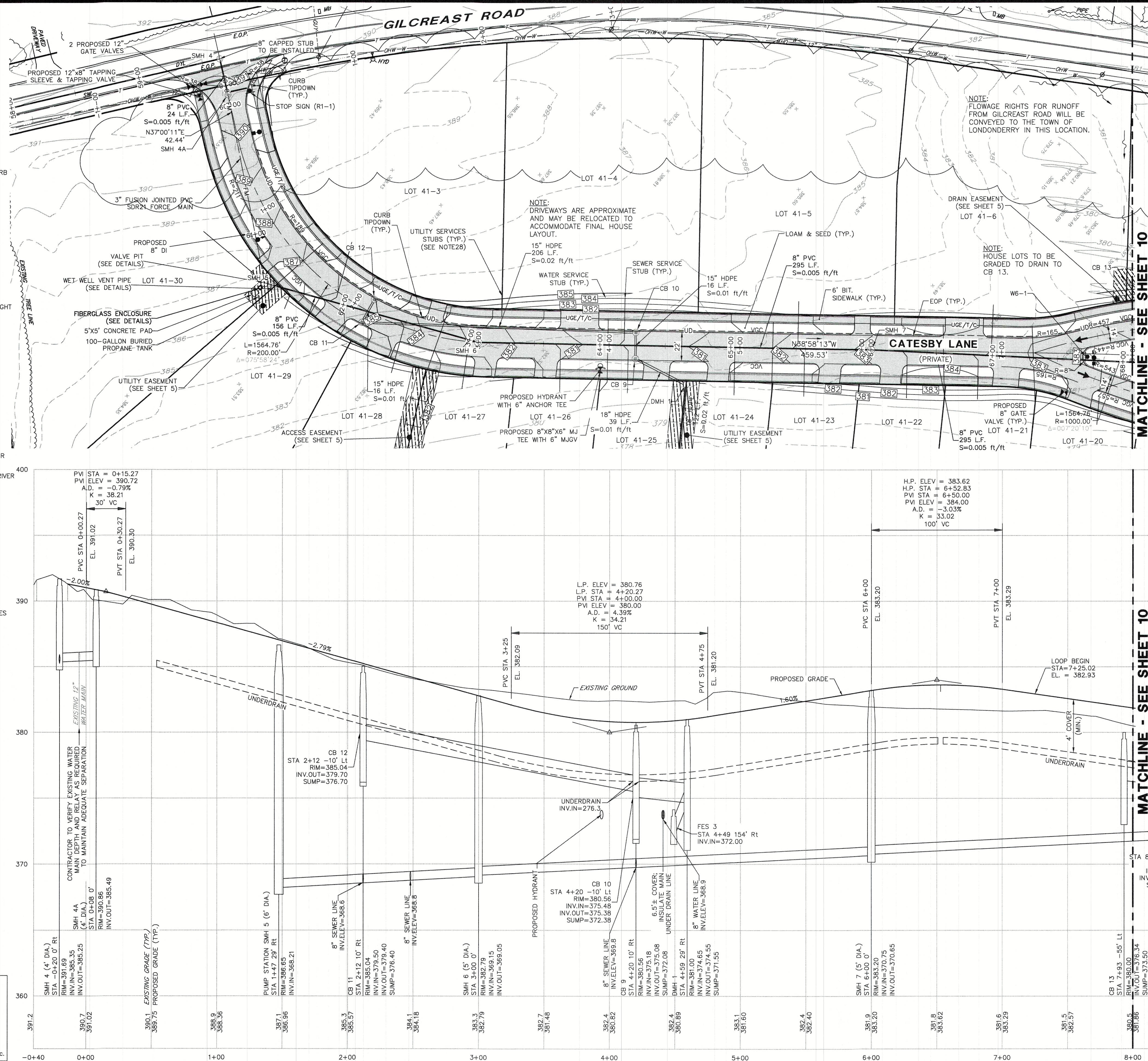
- PROPOSED LEGEND**
- VGC
 - VERTICAL GRANITE CURB
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - SILT FENCE
 - SILT SOCK
 - SIGN
 - MAILBOX
 - TRAFFIC FLOW
 - PAINTED ARROW
 - LIGHT POLE
 - BUILDING MOUNTED LIGHT
 - HYDRANT
 - WATER MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - TRANSFORMER PAD
 - WATER GATE
 - UTILITY POLE
 - WELL
 - SPOT GRADE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - EDGE OF WETLAND
 - BROOK, STREAM OR RIVER
 - STONEWALL
 - EDGE OF WATER
 - TREELINE
 - TREES
 - DRAINAGE FLOW
 - RIP-RAP
 - SEWER LINE
 - WATER LINE
 - DRAIN LINE
 - GAS LINE
 - OHE/T/C
 - OVERHEAD UTILITIES
 - UGE/T/C
 - UNDERGROUND UTILITIES



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



NOTES

- 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.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- 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.
- THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE N.H.D.O.T. STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
- STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE. CONSTRUCTION METHODS SHALL CONFORM TO N.H.D.O.T. STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO N.H.D.O.T. STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" RADIUS UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES NECESSARY TO CONTROL EROSION THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES/EPA STANDARDS. THE DETAILS PROVIDED REPRESENT MINIMUM PERMITTED CONTROLS ONLY AND SHALL BE SUPPLEMENTED BY THE CONTRACTOR AS NECESSARY.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
- SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). SANITARY MANHOLES SHALL CONFORM TO N.H.D.E.S. WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON. SEWER WITH OVER 12 FEET OF COVER SHALL BE SDR 26.
- ON-SITE WATER DISTRIBUTION SHALL BE TO PENNICHUCK WATER WORKS STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM DEPTH TO INVERT OF 6'. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
- VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
- UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
- THE SEWER CONNECTIONS SHALL BE INSPECTED BY AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL BEFORE ANY BACKFILLING. INSPECTION HOURS ARE BETWEEN 9:00 AM AND 4:30 PM, MONDAY - FRIDAY, WITH AT LEAST 2 DAYS ADVANCE NOTICE.
- THE SEWER SERVICE MANHOLES SHALL BE VACUUM TESTED AND THE PVC PIPING PRESSURE TESTED WITH AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL PRESENT ON SITE AS A WITNESS.
- ALL SEWER CONSTRUCTION AND USE SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SEWER CONSTRUCTION SPECIFICATIONS AND THE TOWN OF LONDONDERRY SEWER USE ORDINANCE.



REV	DATE	DESCRIPTION	DR	CK
8	4/26/19	REVISED PER TOWN COMMENTS	JB	RD
7	12/17/18	REVISED PER TOWN COMMENTS	JB	RD
6	9/20/18	REVISED PER NHDES COMMENTS	JB	RD
3	6/22/18	REVISED PER TOWN COMMENTS	JAT	RD
2	5/17/18	REVISED PER TOWN COMMENTS	JAT	RD

TAX MAP 10 LOT 41
ROAD PLAN & PROFILE
WOODMONT COMMONS PLANNED UNIT DEVELOPMENT
SUBAREA WC-4 & WC-5
GILCREAST ROAD
LONDONDERRY, NEW HAMPSHIRE
OWNED BY/PREPARED FOR
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET, HUDSON, NH 03051

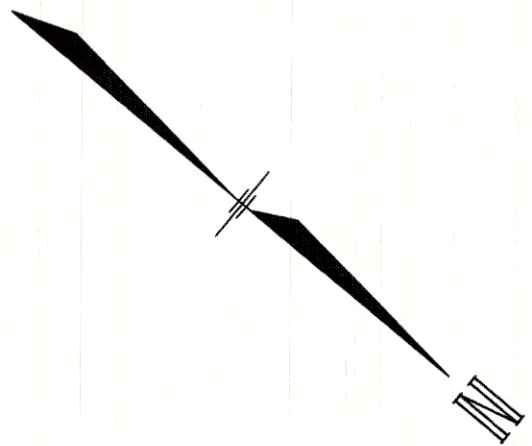
SCALE: 1"=40'H / 1"=4'V

FEBRUARY 13, 2018

17686.08	DR	JAT	FB	17686-08 Road Plans	SHEET 9 OF 28
	CK	JK	CADFILE		

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

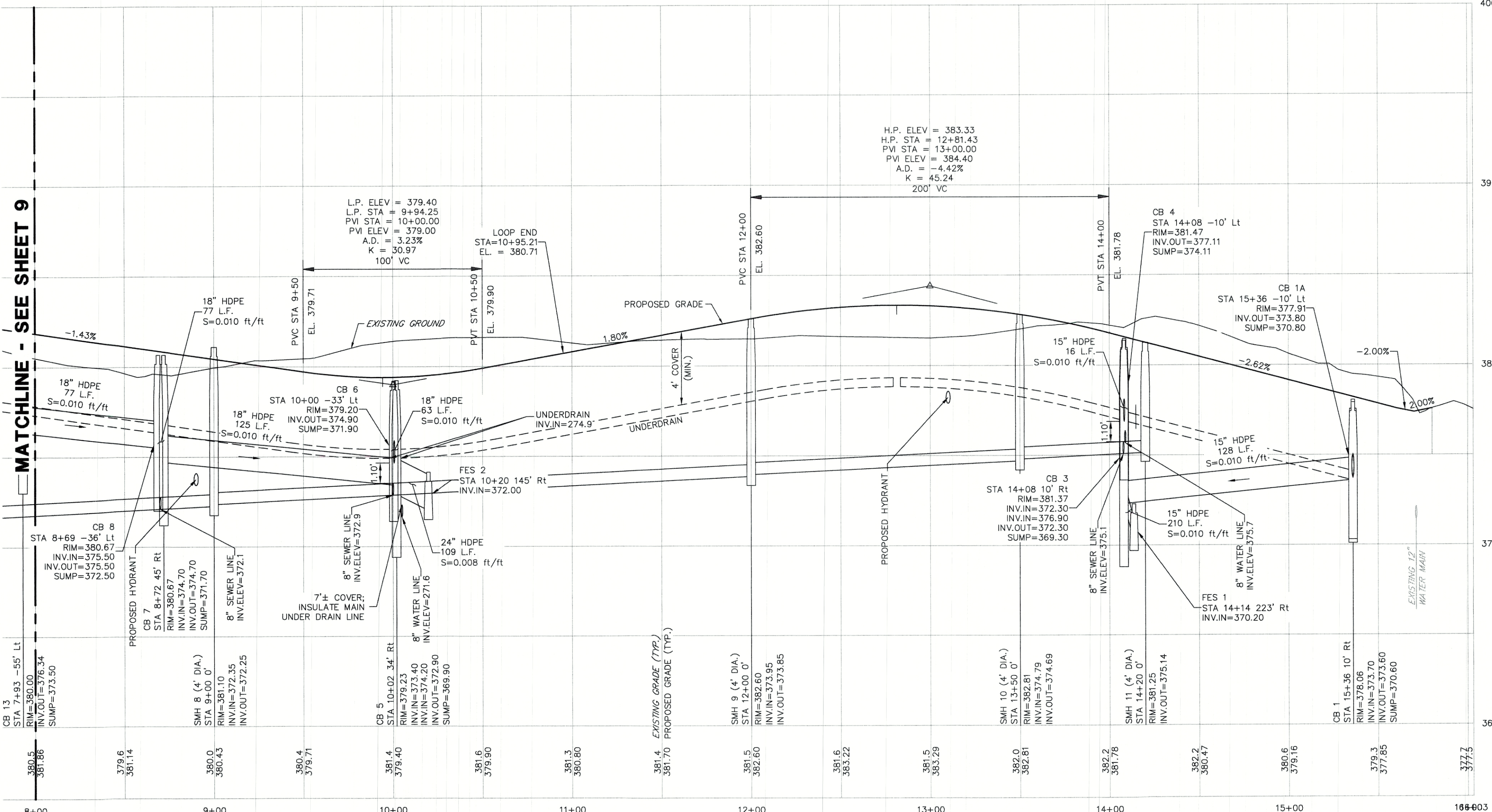
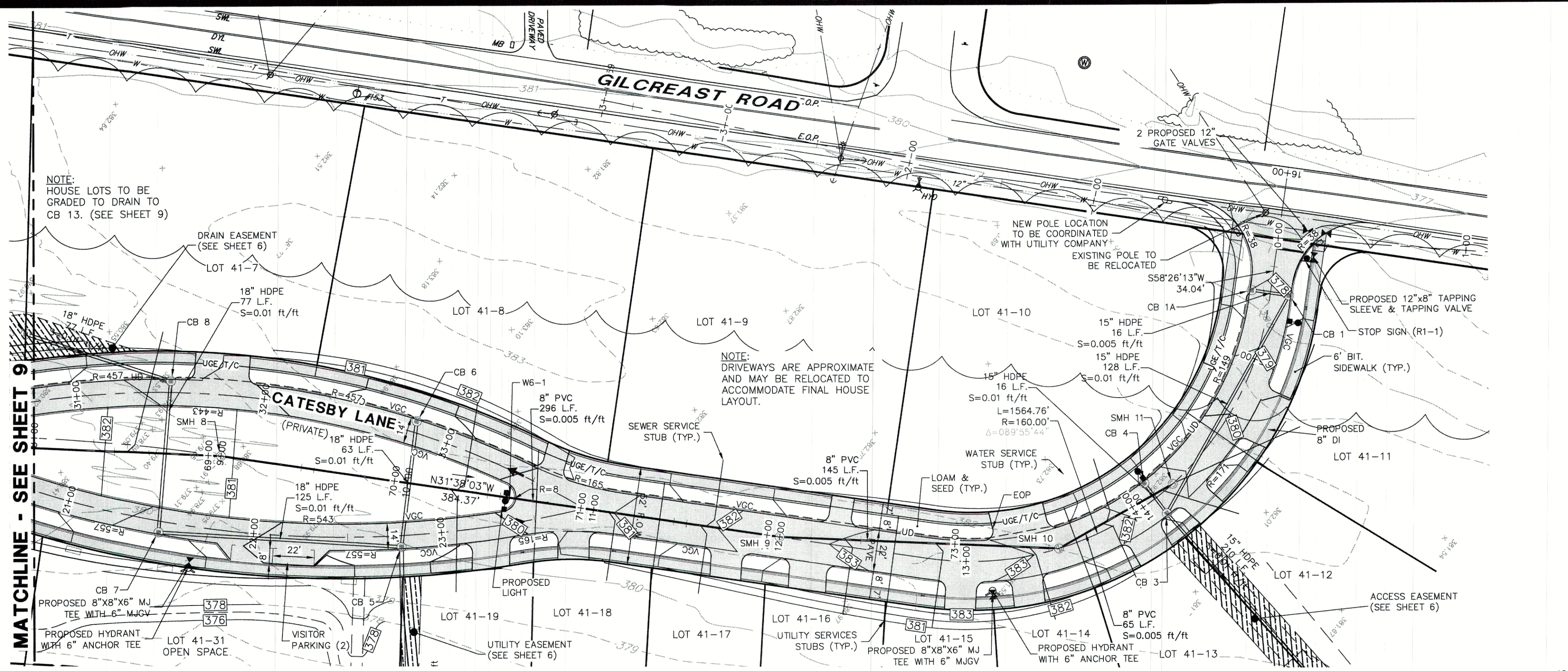
48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com



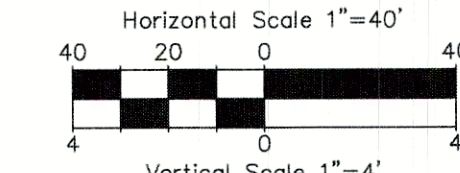
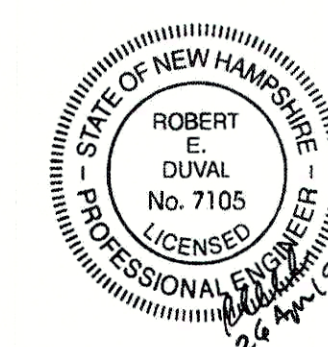
PROPOSED LEGEND	
	VERTICAL GRANITE CURB
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	WIRE FENCE
	CHAIN LINK FENCE
	WOOD FENCE
	SILT FENCE
	SILT SOCK
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	UTILITY POLE
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	INTERMEDIATE CONTOUR
	EDGE OF WETLAND
	BROOK, STREAM OR RIVER
	STONEWALL
	EDGE OF WATER
	TREELINE
	TREES
	DRAINAGE FLOW
	RIP-RAP
	SEWER LINE
	WATER LINE
	DRAIN LINE
	GAS LINE
	OHE/T/C
	UGE/T/C



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



- ### NOTES (CONT. FROM PREVIOUS)
- 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 SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
 - FIRE DEPARTMENT ACCESS ROADS SHALL BE PROVIDED AT THE START OF A PROJECT AND SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION. A FIRE DEPARTMENT ACCESS ROAD SHALL EXTEND TO WITHIN 50' OF AT LEAST ONE EXTERIOR DOOR THAT CAN BE OPENED FROM THE OUTSIDE AND THAT PROVIDES ACCESS TO THE INTERIOR OF THE BUILDING. FIRE ACCESS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOADS OF FIRE APPARATUS AND SHALL BE PROVIDED WITH AN ALL WEATHER DRIVING SURFACE.
 - UNDERGROUND WATER MAINS AND HYDRANTS SHALL BE IN SERVICE PRIOR TO THE START OF CONSTRUCTION.
 - CONTRACTOR TO INSTALL CONDUIT AND SWEEP TO 12" ABOVE FINISH GRADE. EVERSOURCE WILL PULL WIRING AND PROVIDE TRANSFORMER PADS FOR EVERY TWO LOTS. TELEPHONE AND CABLE COMPANIES WILL PULL WIRING AND PROVIDE PEDESTALS FOR EVERY TWO LOTS.



REV.	DATE	DESCRIPTION	DR	CK
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WOODMONT COMMONS PLANNED UNIT DEVELOPMENT
SUBAREA WC-4 & WC-5
GILCREAST ROAD
LONDONDERRY, NEW HAMPSHIRE
OWNED BY/PREPARED FOR
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100 FERRY STREET, HUDSON, NH 03051

SCALE: 1"=40'H / 1"=4'V FEBRUARY 13, 2018

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

17686.08	DR JAT	FB			
	CK JK	CADEFILE	17686-08 Road Plans	SHEET 10 OF 28	

PROPOSED LEGEND

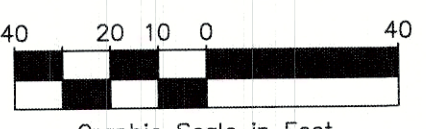
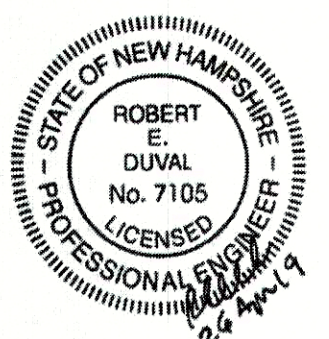
- VGC VERTICAL GRANITE CURB
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- WIRE FENCE
- CHAIN LINK FENCE
- WOOD FENCE
- SILT FENCE
- SILT SOCK
- SIGN
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- PAINTED ARROW
- LIGHT POLE
- BUILDING MOUNTED LIGHT
- HYDRANT
- WATER MANHOLE
- ELECTRIC MANHOLE
- TELEPHONE MANHOLE
- SEWER MANHOLE
- DRAIN MANHOLE
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- TRANSFORMER PAD
- WATER GATE
- UTILITY POLE
- WELL
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- INDEX CONTOUR
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- RIP-RAP
- SEWER LINE
- WATER LINE
- DRAIN LINE
- GAS LINE
- OHE/T/C OVERHEAD UTILITIES
- UGE/T/C UNDERGROUND UTILITIES

MATCHLINE - SEE ABOVE

MATCHLINE - SEE BELOW

NOTES

- 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.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
- 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.
- THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
- ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST N.H.D.O.T. STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE N.H.D.O.T. STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
- STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE. CONSTRUCTION METHODS SHALL CONFORM TO N.H.D.O.T. STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO N.H.D.O.T. STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
- ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
- ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES NECESSARY TO CONTROL EROSION THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES/EPA STANDARDS. THE DETAILS PROVIDED REPRESENT MINIMUM PERMITTED CONTROLS ONLY AND SHALL BE SUPPLEMENTED BY THE CONTRACTOR AS NECESSARY.
- ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
- THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
- LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
- THE OWNER IS RESPONSIBLE FOR CONTACTING A GEOTECHNICAL ENGINEER TO EVALUATE ANY GROUNDWATER ISSUES ON A SITE. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR DETERMINING THE METHODS IN WHICH TO ADDRESS ANY GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
- THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
- VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
- 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 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.
- THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
- AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
- IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER, ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.



TAX MAP 10 LOT 41
WET POND GRADING & BUFFER IMPACT PLAN
 WOODMONT COMMONS PLANNED UNIT DEVELOPMENT
 SUBAREA WC-4 & WC-5
 GILCREST ROAD
 LONDONDERRY, NEW HAMPSHIRE
 OWNED BY/PREPARED FOR
PILLSBURY REALTY DEVELOPMENT, LLC
 100 FERRY STREET, HUDSON, NH 03051

SCALE: 1"=40' FEBRUARY 13, 2018



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 Structural Engineers
 Traffic Engineers
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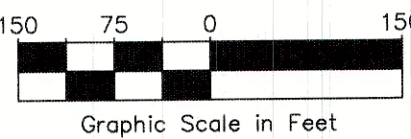
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2	5/17/18	REVISED PER TOWN COMMENTS	JAT	RD
1	3/26/18	REVISED PER NHDES SUBMITTAL	JB	RD



NOTES

1. SEE WALKING PATH CONSTRUCTION DETAIL ON SHEET 21.
2. THE SHARED USE PATH IS INTENDED TO ACCOMMODATE BOTH BICYCLE AND PEDESTRIAN TRAFFIC.
3. FUTURE PATH TO BE CONSTRUCTED BY DECEMBER 31, 2019.



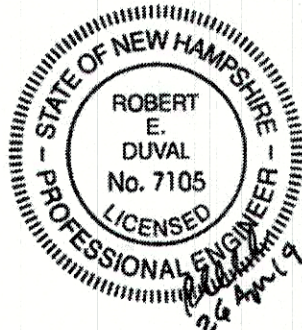
TAX MAP 10 LOT 41
DUCK POND PATH SYSTEM PLAN
WOODMONT COMMONS PLANNED UNIT DEVELOPMENT
SUBAREA WC-4 & WC-5
GILCREAST ROAD
LONDONDERRY, NEW HAMPSHIRE
OWNED BY/PREPARED FOR
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET, HUDSON, NH 03051

SCALE: 1"=150'

FEBRUARY 13, 2018



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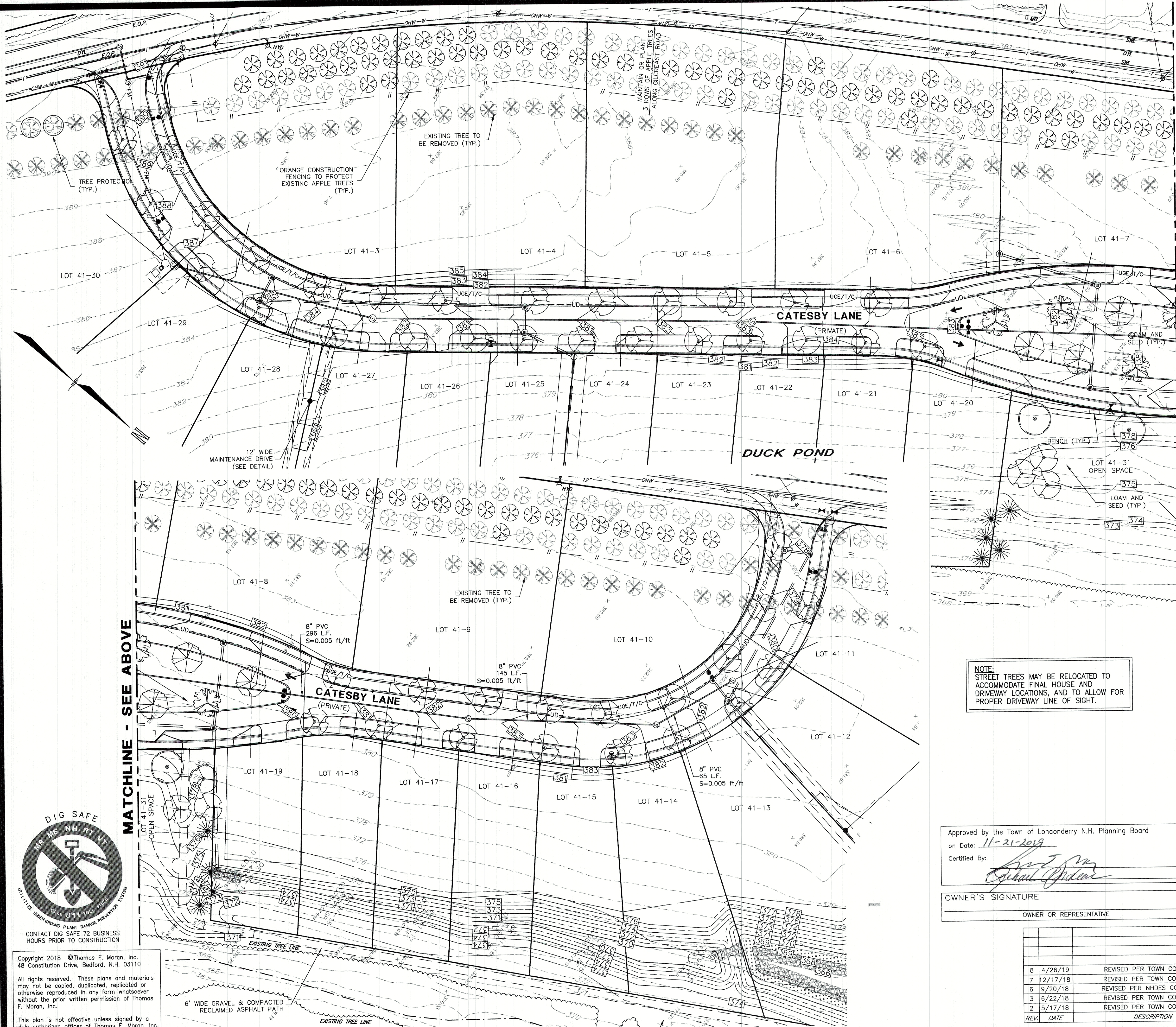


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SHEET 12 OF 28



LANDSCAPE NOTES
(SEE DETAILS FOR ADDITIONAL NOTES AND SHEET 11 FOR LEGEND)

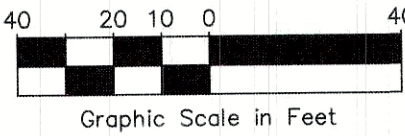
- GENERAL
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE RULES, REGULATIONS, LAWS, AND ORDINANCES HAVING JURISDICTION OVER THIS PROJECT SITE.
 - PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
 - THE 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 STANDARDS FOR NURSERY STOCK" AS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - 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, FIBROUS, 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.
 - ALL LANDSCAPED AREAS INCLUDING LAWNS SHALL BE PROVIDED WITH UNDERGROUND IRRIGATION. SEE IRRIGATION NOTES.
 - 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."
 - MEDIANS AND PLANTING STRIPS SHALL BE COVERED BY A MINIMUM THICKNESS OF FOUR (4) INCHES OF SUITABLE TOPSIL AND BE SUBSEQUENTLY PLANTED WITH GRASS SEED, SOO OR OTHER VEGETATIVE COVER.

GUARANTEE
THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE WORK FOR A PERIOD OF ONE YEAR, BEGINNING AT THE START OF THE MAINTENANCE PERIOD.

- IRRIGATION NOTES
- THE IRRIGATION SYSTEM SHALL BE DESIGNED BY AN APPROVED IRRIGATION DESIGN/BUILD CONTRACTOR OR BY AN APPROVED EQUAL, TO BE DETERMINED BY THE OWNERS REPRESENTATIVE/LANDSCAPE ARCHITECT.
 - THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
 - THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL EXISTING AND PROPOSED UTILITIES AND NOTIFY THE OWNER'S REPRESENTATIVE OF CONFLICTS.
 - THE IRRIGATION CONTRACTOR IS RESPONSIBLE FOR, BUT NOT LIMITED TO, THE COMPLETE INSTALLATION OF THE IRRIGATION SYSTEM AND SHALL FOLLOW ALL APPLICABLE CODES.
 - REFER TO ARCHITECTURAL PLANS FOR LOCATION OF THE IRRIGATION SYSTEM'S BUILDING CONNECTION.
 - REFER TO MANUFACTURER'S INSTRUCTIONS AND PRODUCT SPECIFICATIONS FOR INSTALLATION.

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	5	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	2 1/2" TO 3" CAL.	B&B
	3	FAGUS GRANDIFOLIA AMERICAN BEECH	3" TO 3 1/2" CAL.	B&B
	6	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2 1/2" TO 3" CAL.	B&B
	51	ULMUS AMERICANA 'PRINCETON' PRINCETON AMERICAN ELM	2 1/2" TO 3" CAL.	B&B
	10	PICEA GLAUCA WHITE SPRUCE	7' TO 8'	B&B
	90	MALUS 'SPRING SNOW' SPRING SNOW CRABAPPLE	1 1/2" TO 2" CAL.	B&B



Approved by the Town of Londonderry N.H. Planning Board for Phase _____
on Date: 11-21-2019
Certified By: [Signature]
OWNER'S SIGNATURE _____ DATE _____
OWNER OR REPRESENTATIVE _____ DATE _____

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TAX MAP 10 LOT 41
LANDSCAPE PLAN
WOODMONT COMMONS PLANNED UNIT DEVELOPMENT
SUBAREA WC-4 & WC-5
GILCREAST ROAD
LONDONDERRY, NEW HAMPSHIRE
OWNED BY/PREPARED FOR
PILLSBURY REALTY DEVELOPMENT, LLC
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FEBRUARY 13, 2018

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SHEET 13 OF 28



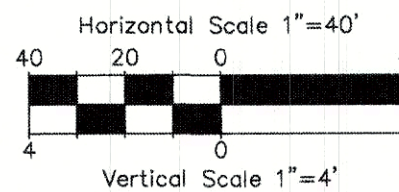
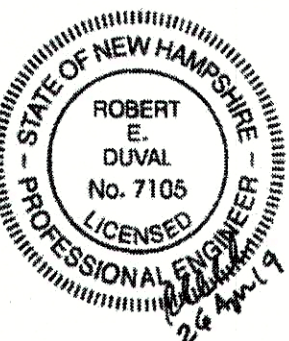
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NOTES

1. ALL TREES AND SHRUBS OBSTRUCTING SIGHT LINES ARE TO BE LIMBED AND HEDGED TO MAINTAIN CLEAR SIGHT LINES.
2. THE INTERSECTION OF THE PROPOSED ROAD AND GILCREAST ROAD HAS A SIGHT LINE OF 365 FEET FOR A 35 MPH ROAD IN ACCORDANCE WITH AASHTO - "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (GREEN BOOK)" AND AGREED UPON BY THE TOWN OF LONDONDERRY, NH.

PROPOSED LEGEND

- VGC VERTICAL GRANITE CURB
— EDGE OF PAVEMENT
— EDGE OF GRAVEL
— X WIRE FENCE
— CHAIN LINK FENCE
— WOOD FENCE
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— PAINTED ARROW
— LIGHT POLE
— BUILDING MOUNTED LIGHT
— HYDRANT
— WATER MANHOLE
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— TELEPHONE MANHOLE
— SEWER MANHOLE
— DRAIN MANHOLE
— CATCH BASIN
— TRANSFORMER PAD
— WATER GATE
— UTILITY POLE
— WELL
— SPOT GRADE
— INDEX CONTOUR
— INTERMEDIATE CONTOUR
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— BROOK, STREAM OR RIVER
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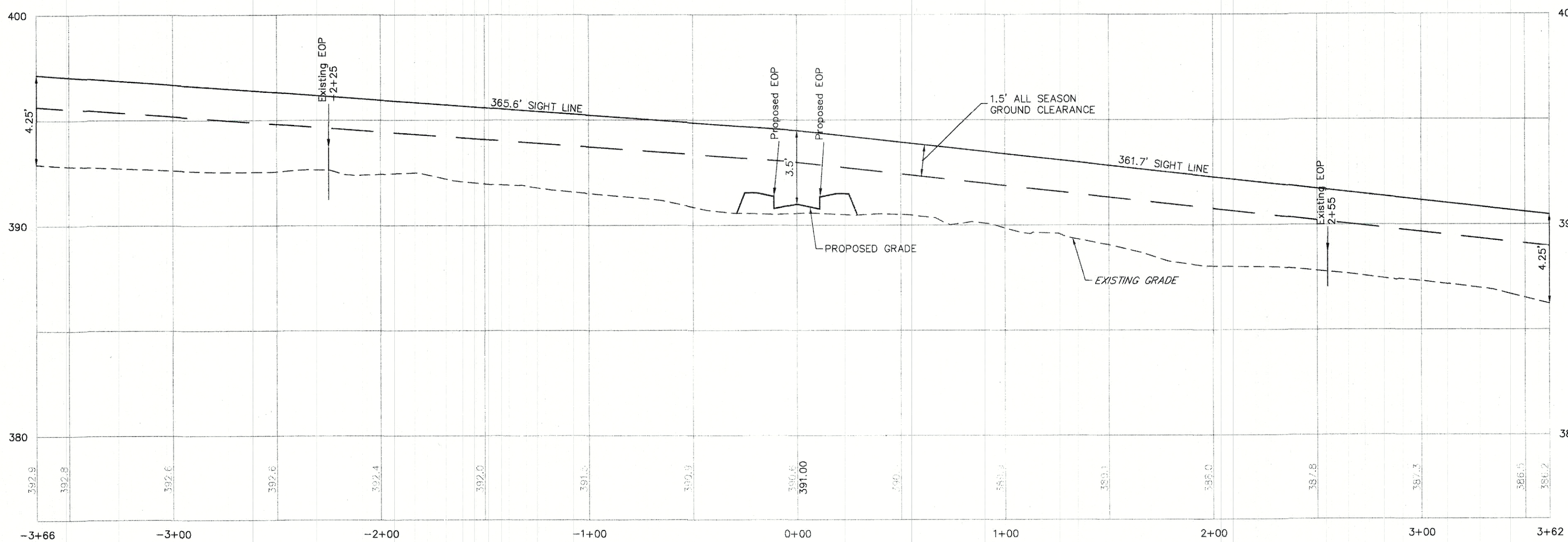
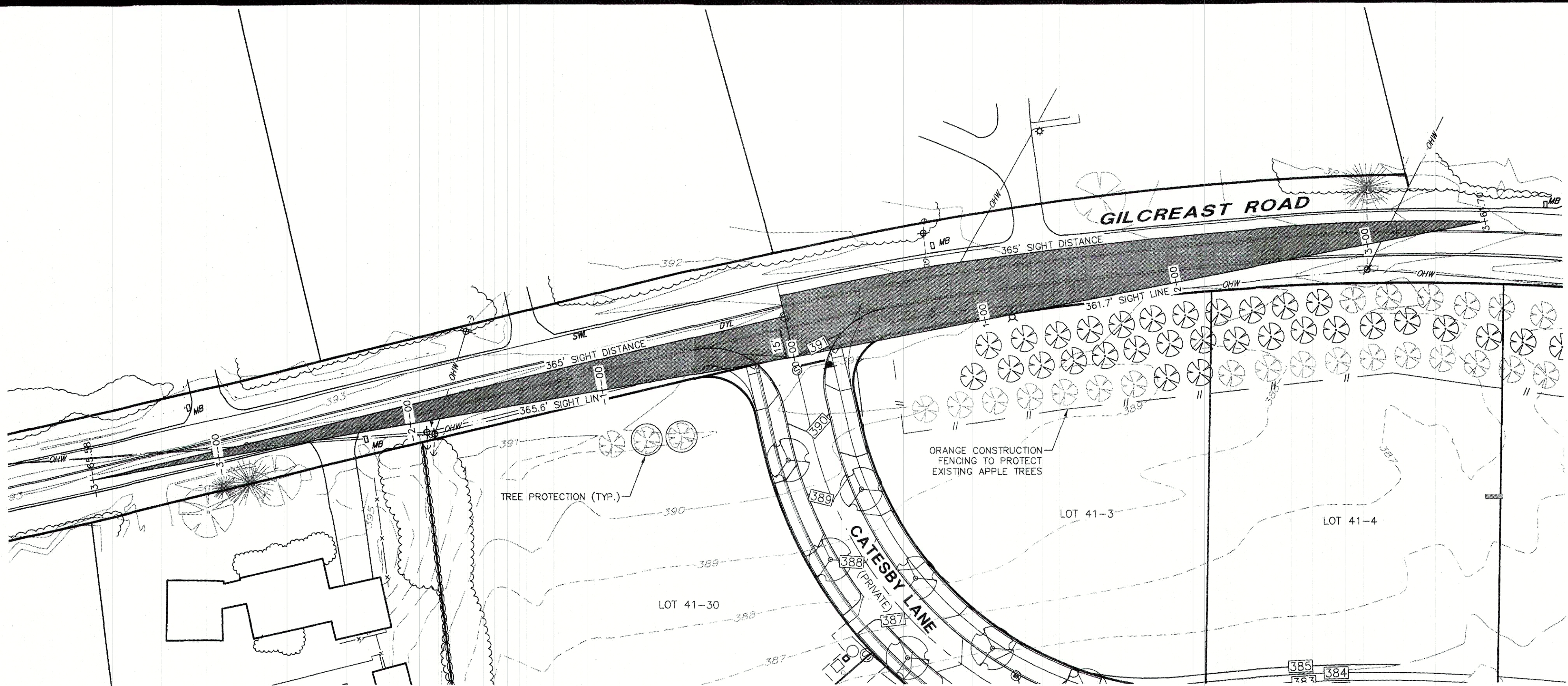
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SUBAREA WC-4 & WC-5
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100 FERRY STREET, HUDSON, NH 03081

SCALE: 1"=40'H / 1"=4'V FEBRUARY 13, 2018



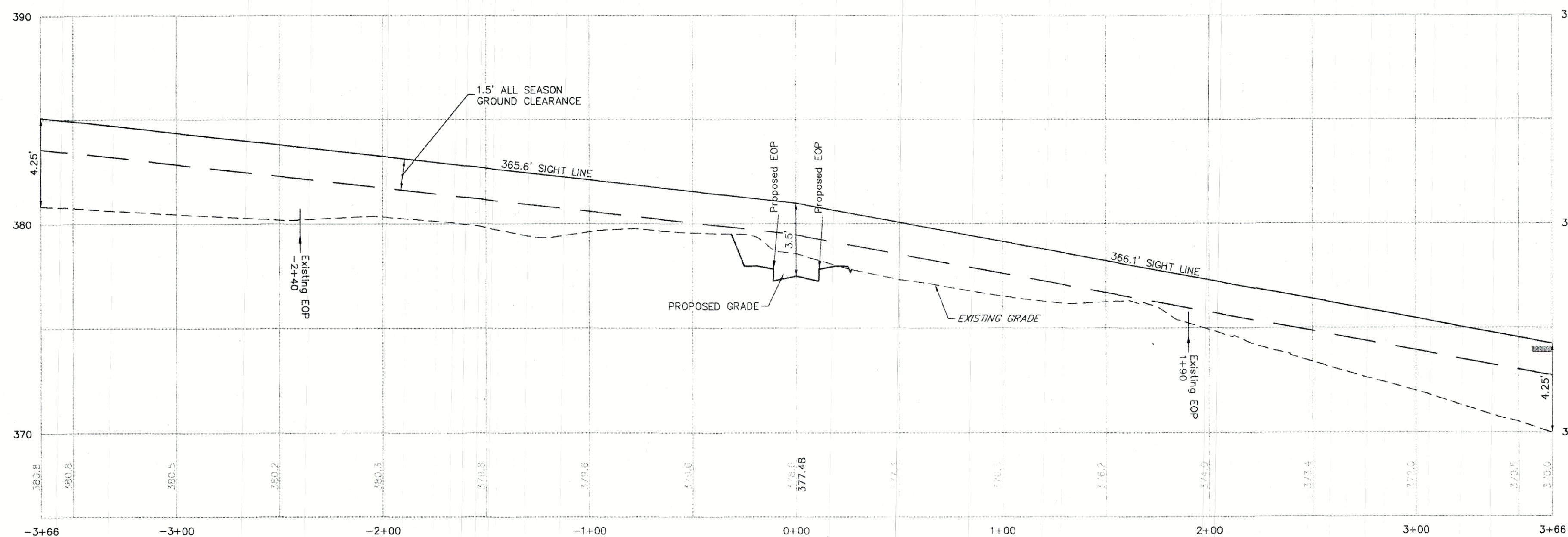
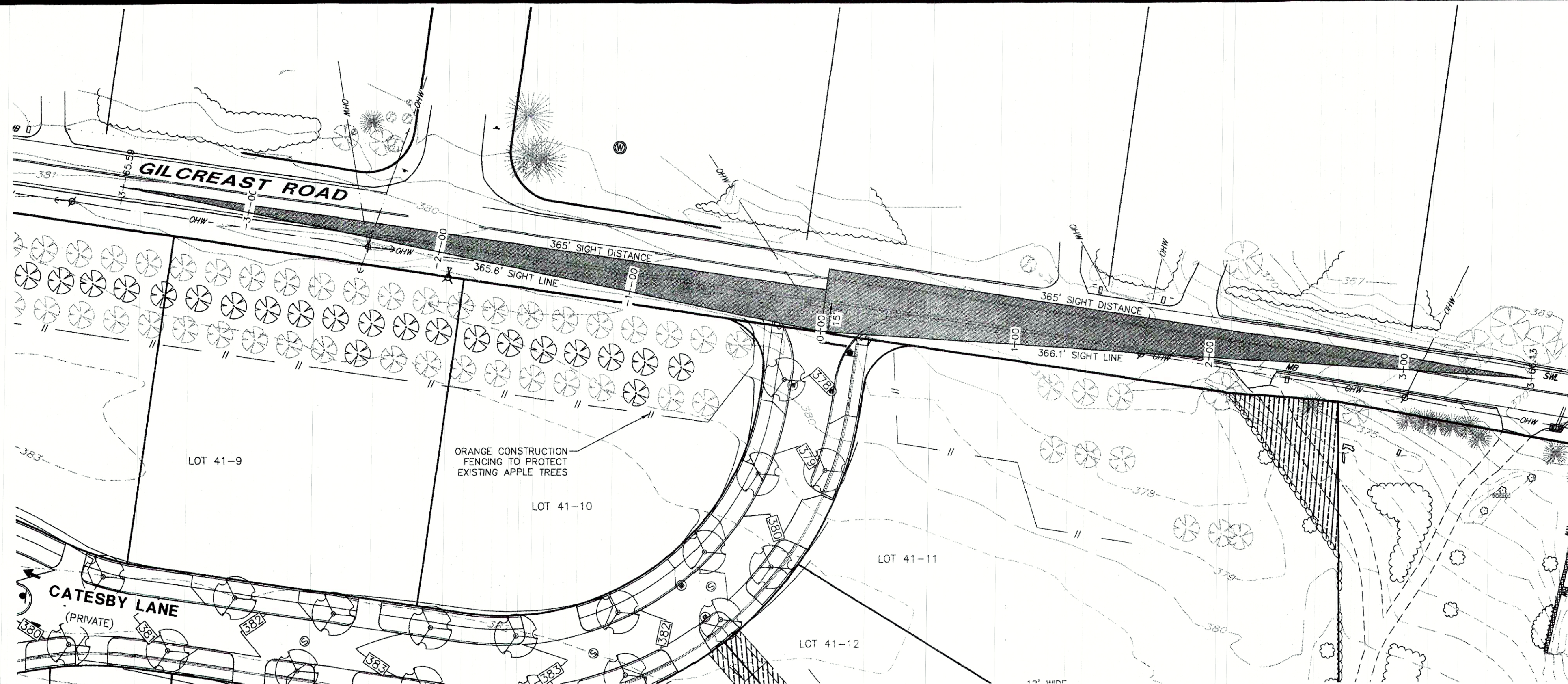
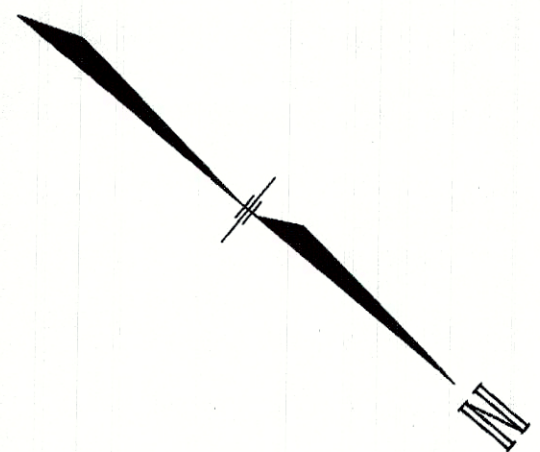
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I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE OF 365 FEET AS REQUIRED BY THE TOWN OF LONDONDERRY IS MET AT THE POTENTIAL FUTURE DRIVEWAY LOCATION SHOWN ON THESE DRIVEWAY PLAN & PROFILES.
R. Duval
PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR
26 Feb 19
DATE

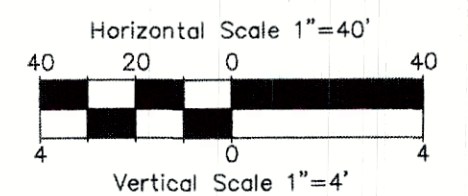
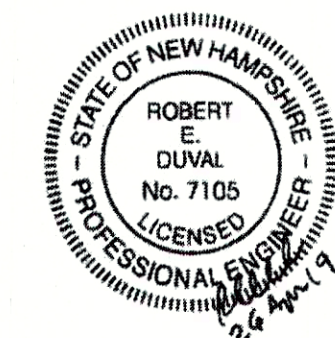


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SIGHT DISTANCE PLAN & PROFILE
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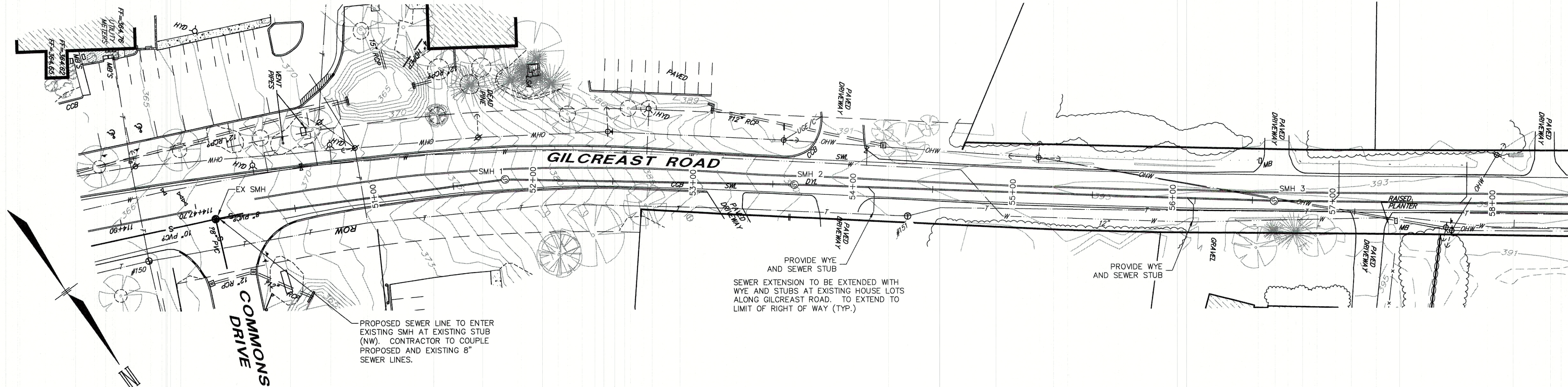


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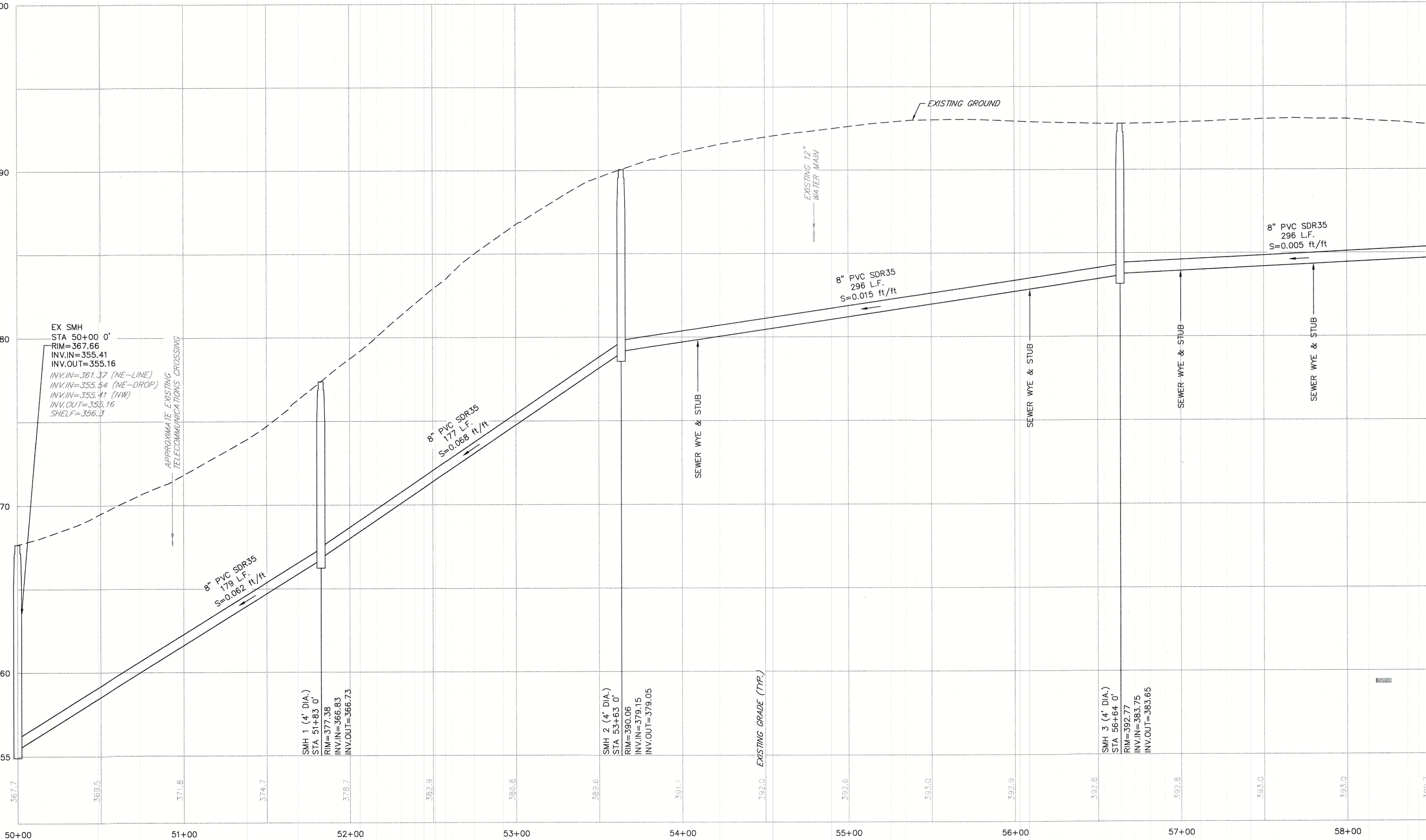
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 - HYDRANT
 - WATER MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - TRANSFORMER PAD
 - WATER GATE
 - UTILITY POLE
 - WELL
 - SPOT GRADE
 - INDEX CONTOUR
 - INTERMEDIATE CONTOUR
 - EDGE OF WETLAND
 - BROOK, STREAM OR RIVER
 - STONEWALL
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 - DRAINAGE FLOW
 - RIP-RAP
 - SEWER LINE
 - WATER LINE
 - DRAIN LINE
 - GAS LINE
 - OHE/T/C OVERHEAD UTILITIES
 - UGE/T/C UNDERGROUND UTILITIES

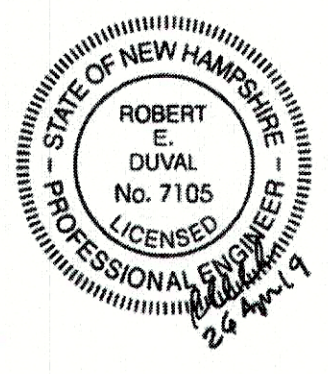


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MATCHLINE - SEE SHEET 17

- NOTES**
1. 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.
 2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
 4. 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.
 5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
 6. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE N.H.D.O.T. STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
 7. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL BE HIGH DENSITY POLYETHYLENE (HDPE) PIPE. CONSTRUCTION METHODS SHALL CONFORM TO N.H.D.O.T. STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO N.H.D.O.T. STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
 8. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
 9. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES NECESSARY TO CONTROL EROSION THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES/EPA STANDARDS. THE DETAILS PROVIDED REPRESENT MINIMUM PERMITTED CONTROLS ONLY AND SHALL BE SUPPLEMENTED BY THE CONTRACTOR AS NECESSARY.
 11. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
 12. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
 13. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). SANITARY MANHOLES SHALL CONFORM TO N.H.D.E.S. WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON. SEWER WITH OVER 12 FEET OF COVER SHALL BE SDR 26.
 14. ON-SITE WATER DISTRIBUTION SHALL BE TO PENNICHUCK WATER WORKS STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM DEPTH TO INVERT OF 6'. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. WATER LINE SHALL CROSS ABOVE SEWER LINE. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM.
 15. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
 16. VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
 17. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
 18. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
 19. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
 20. THE SEWER CONNECTIONS SHALL BE INSPECTED BY AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL BEFORE ANY BACKFILLING. INSPECTION HOURS ARE BETWEEN 9:00 AM AND 4:30 PM, MONDAY - FRIDAY, WITH AT LEAST 2 DAYS ADVANCE NOTICE.
 21. THE SEWER SERVICE MANHOLES SHALL BE VACUUM TESTED AND THE PVC PIPING PRESSURE TESTED WITH AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL PRESENT ON SITE AS A WITNESS.
 22. ALL SEWER CONSTRUCTION AND USE SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SEWER CONSTRUCTION SPECIFICATIONS AND THE TOWN OF LONDONDERRY SEWER USE ORDINANCE.



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8	4/26/19	REVISED PER TOWN COMMENTS	JB	RD
7	12/17/18	REVISED PER TOWN COMMENTS	JB	RD
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3	6/22/18	REVISED PER TOWN COMMENTS	JAT	RD
2	5/17/18	REVISED PER TOWN COMMENTS	JAT	RD

TAX MAP 10 LOT 41
SEWER EXTENSION PLAN & PROFILE
WOODMONT COMMONS PLANNED UNIT DEVELOPMENT
SUBAREA WC-4 & WC-5
GILCREAST ROAD
LONDONDERRY, NEW HAMPSHIRE
OWNED BY
PREPARED FOR
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET, HUDSON, NH 03051
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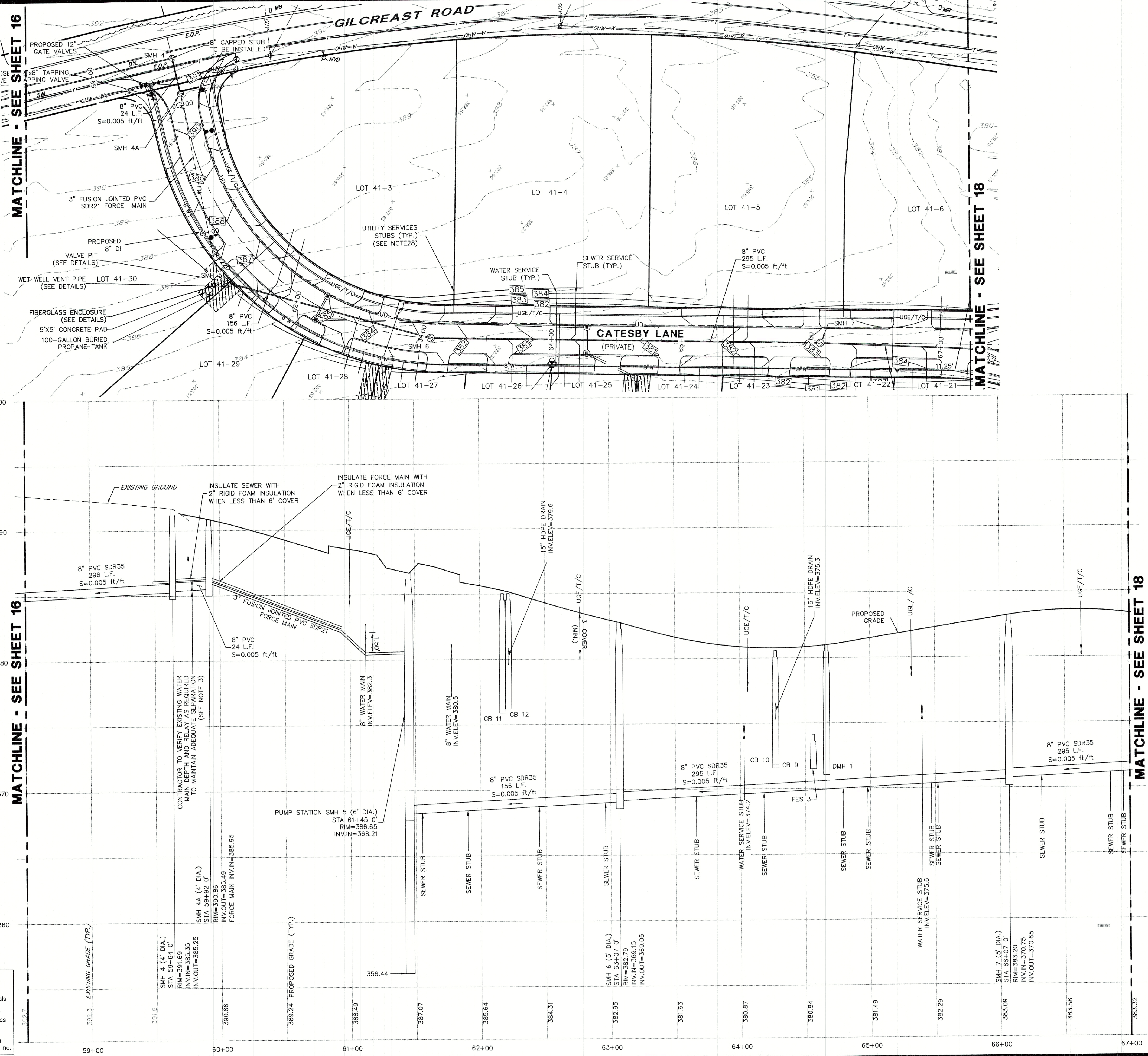
17686.08	DR JAT	FB	-	SHEET 16 OF 28
CK JK	CADFILE	17686-08 Road Plans		



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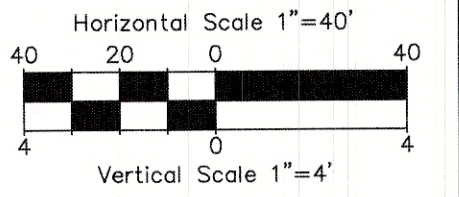
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- NOTES**
- PVC PIPE USED FOR FORCE MAINS AND PRESSURE SEWERS SHALL BE CERTIFIED BY ITS MANUFACTURER AS CONFORMING TO THE ASTM D2241 OR ASTM D1785 STANDARDS IN EFFECT WITH THE PIPE IS MANUFACTURED.
 - FORCE MAINS AND PRESSURE SEWERS SHALL BE TESTED IN ACCORDANCE WITH SECTION 5 OF THE AWWA C600, "INSTALLATION OF CAST IRON WATER MAINS AND THEIR APPURTENANCES" STANDARDS IN EFFECT WHEN THE TEST IS CONDUCTED, AT A PRESSURE EQUAL TO THE GREATER OF 150 PERCENT OF THE DESIGN OPERATING TOTAL DYNAMIC HEAD OR AT LEAST 100 PSI.
 - IN CASES WHERE PROPOSED SEWER CROSSING ABOVE EXISTING WATER, PIPE MATERIAL SHALL BE 8" PVC SDR21 FORCE MAIN MATERIAL.

- LEGEND**
- PROPOSED**
- VGC
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - SILT FENCE
 - SILT SOCK
 - SIGN
 - MAILBOX
 - TRAFFIC FLOW
 - PAINTED ARROW
 - LIGHT POLE
 - BUILDING MOUNTED LIGHT
 - HYDRANT
 - WATER MANHOLE
 - ELECTRIC MANHOLE
 - TELEPHONE MANHOLE
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - TRANSFORMER PAD
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 - EDGE OF WETLAND
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 - SEWER LINE
 - WATER LINE
 - DRAIN LINE
 - GAS LINE
 - OHE/T/C
 - UNDERGROUND UTILITIES



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5	8/29/18	REVISED PER NHDES AND TOWN COMMENTS	JB	RD
4	7/18/18	REVISED PER TOWN COMMENTS	JB	JK
3	6/22/18	REVISED PER TOWN COMMENTS	JAT	RD
2	5/17/18	REVISED PER TOWN COMMENTS	JAT	RD

TAX MAP 10 LOT 41

SEWER EXTENSION PLAN & PROFILE

WOODMONT COMMONS PLANNED UNIT DEVELOPMENT

SUBAREA WC-4 & WC-5

GILCREAST ROAD

LONDONDERRY, NEW HAMPSHIRE

OWNED BY/PREPARED FOR
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET, HUDSON, NH 03051

SCALE: 1"=40'H / 1"=4'V

FEBRUARY 13, 2018

TFM

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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CK JK

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17686-08 Road Plans

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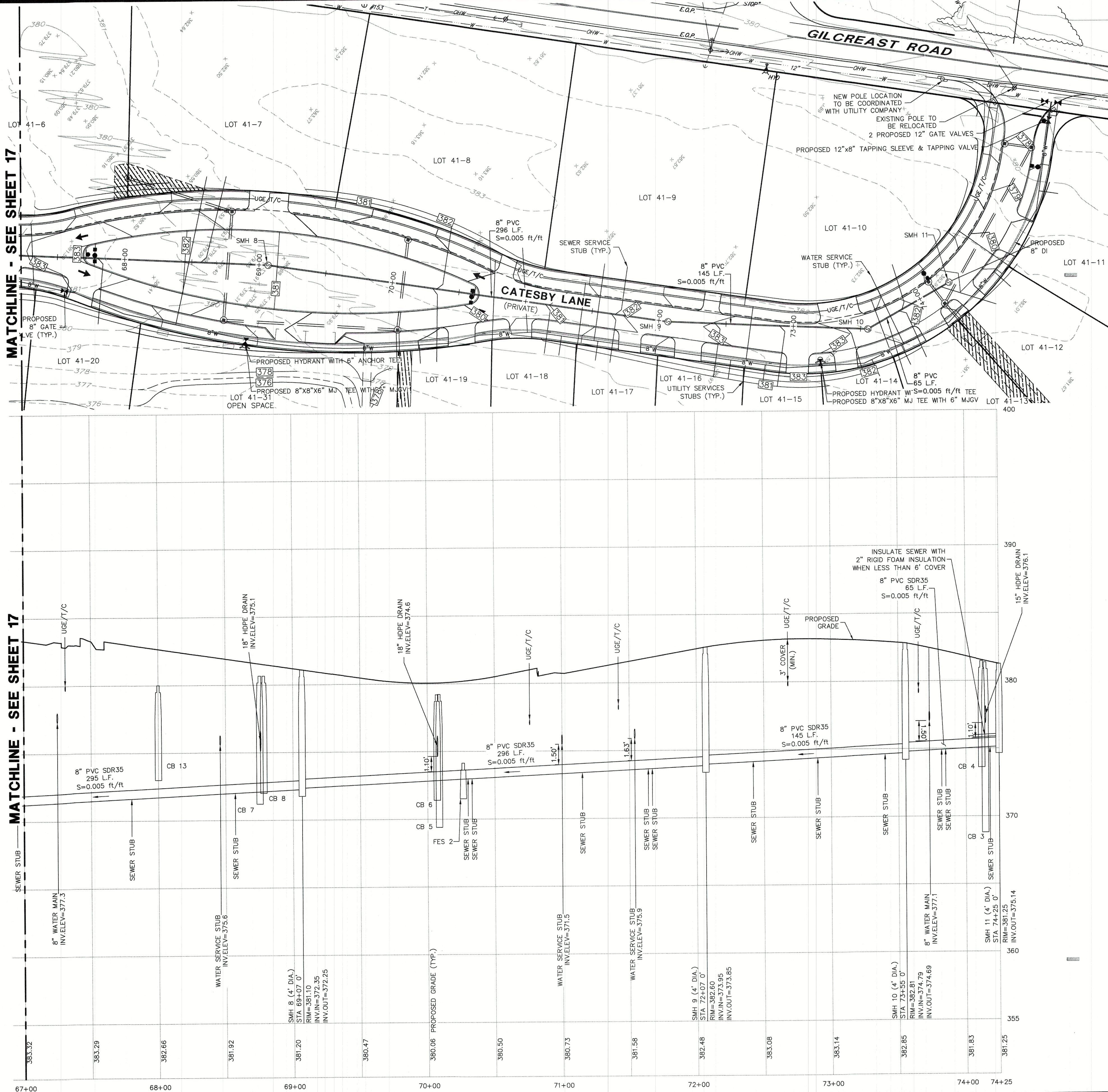


CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

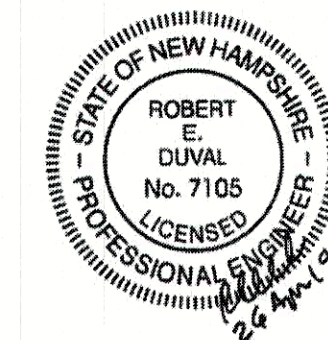
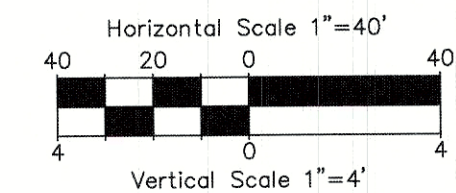
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- PROPOSED LEGEND**
- VGC VERTICAL GRANITE CURB
 - EDGE OF PAVEMENT
 - EDGE OF GRAVEL
 - WIRE FENCE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - SILT FENCE
 - SILT SOCK
 - SIGN
 - MAILBOX
 - TRAFFIC FLOW
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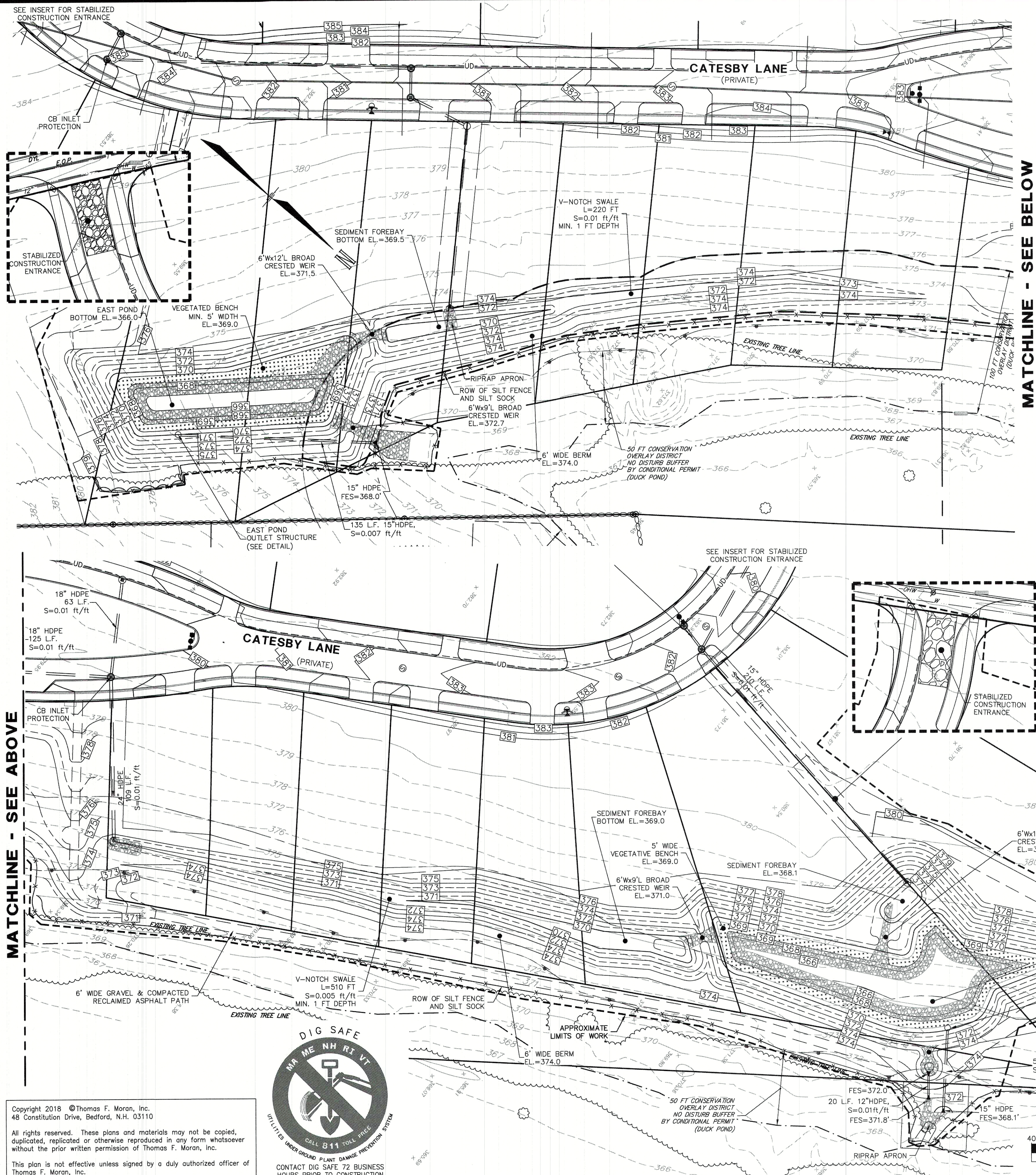
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CONSTRUCTION GENERAL PERMIT

- THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), NEEDS TO OBTAIN A CONSTRUCTION GENERAL PERMIT (COP) FOR LARGE CONSTRUCTION ACTIVITIES (FIVE OR MORE ACRES) OR SMALL CONSTRUCTION ACTIVITIES (GREATER THAN ONE ACRE BUT LESS THAN FIVE ACRES) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA). AS PART OF THE COP, A STORM WATER NOTICE OF INTENT (NOI) WILL NEED TO BE SUBMITTED TO THE EPA AT LEAST 7 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE NOI WILL NEED TO BE SUBMITTED TO STORM WATER NOTICE OF INTENT (4203M), USEPA, 1200 PENNSYLVANIA AVE. NW, WASHINGTON, DC 20460.
- THE COP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPP'S), IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. PLEASE CONTACT USEPA OFFICE OF WASTEWATER MANAGEMENT AT 202-564-9545 OR AT WWW.EPA.GOV/NPDES/STORMWATER FOR ADDITIONAL INFORMATION. IN ADDITION, ONE CAN CONTACT ABBY SWAINE OF NEW ENGLAND'S EPA REGION 1 AT 617-918-1841.

NOTES

- IT IS BEING PROPOSED TO DEVELOP A RESIDENTIAL SUBDIVISION AND ASSOCIATED ROADWAY, AS PART OF THE WOODMONT COMMON PLANNED UNIT DEVELOPMENT (PUD), SUBAREAS WC-4 & WC-5.
- TOTAL SITE AREA: 162± AC.
TOTAL AREA OF DISTURBANCE: 11.3± AC.
- SOILS SHOWN ARE FROM THE SOIL SURVEY OF HILLSBOROUGH COUNTY, NH, EASTERN PART, PREPARED BY USDA-SOIL CONSERVATION SERVICES.
44B - MONTAUK FINE SANDY LOAM, 3-8% SLOPES
97 - FREETOWN AND NATCHAUG MUCKY PEATS, PONDED, 0-2% SLOPES
140C - CHATELIER-HOLLIS-CANTON COMPLEX, 8-15% SLOPES, ROCKY
446B - SCITUATE NEWFIELDS COMPLEX, 3-8% 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=0.39
IMPERVIOUS SURFACE AREA: 3.04± AC.

- STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:
TEMPORARY STABILIZATION - TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE CONSTRUCTION SITE THAT WILL NOT BE REDISTRIBUTED 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 SQUARE FEET. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10-20-20 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 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 CONSIST OF 0.45 LBS/1,000 S.F. TALL FESCUE, 0.20 LBS/1,000 S.F. CREEPING RED FESCUE, AND 0.20 LBS/1,000 S.F. BIRDSFOOT TREFOIL. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE IF 10-20-20 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 INCHES 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.

- SILT FENCE - WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT FENCE WILL BE INSTALLED BY STRETCHING REINFORCED FILTER FABRIC BETWEEN POSTS WITH AT LEAST 8 INCHES OF THE FABRIC BURIED BELOW THE GROUND SURFACE TO PREVENT GAPS FROM FORMING NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE FILTER FABRIC 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 FEET WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12 INCHES 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.

- CATCH BASINS - WILL BE CLEANED ON AN ANNUAL BASIS TO REMOVE ALL SEDIMENTS FROM THE CATCH BASIN SUMPS.

- CATCH BASIN PROTECTION - WILL BE INSTALLED AT ALL CATCH BASINS WITHIN THE CONSTRUCTION AREA. FILTER FABRIC WILL BE INSTALLED AROUND THE GRATES OF CATCH BASINS THAT ARE LOCATED IN THE TRAVEL WAY AND STONE/FILTER FABRIC PROTECTION WILL BE INSTALLED AT THE CATCH BASINS FOUND WITHIN THE PARKING AREA AND GRASS.

- BLANKET SLOPE PROTECTION - SHALL BE INSTALLED ON ALL 2:1 SLOPES OR STEEPER ON SITE. ANCHOR THE TOP OF THE BLANKET BY ANCHORING THE BLANKET IN A 6" DEEP TRENCH, BACKFILL AND COMPACT TRENCH AFTER STAPLING. ROLL THE BLANKET IN THE DIRECTION OF STORM WATER FLOW. WHERE 2 OR MORE STRIPS OF BLANKET ARE REQUIRED, A MINIMUM OF 4" OF OVERLAP SHALL BE PROVIDED.

- STONE CHECK DAMS - WILL BE INSTALLED IN EXISTING AND PROPOSED GRASS SWALES TO REDUCE THE VELOCITY OF CONCENTRATED STORM WATER FLOWS AND PREVENT EROSION OF THE SWALE.

- STORM WATER MANAGEMENT

- STORM WATER DRAINAGE FOR DEVELOPED AREAS WILL BE COLLECTED BY A PIPE AND CATCH BASIN CLOSED DRAINAGE SYSTEM. APPROXIMATELY 151 ACRES OF THE 162 ACRE SITE WILL REMAIN UNTOUCHED AND IN ITS NATURAL STATE. WHEN CONSTRUCTION IS COMPLETE, THE MAJORITY OF THE SITE WILL DRAIN TO TWO WETLANDS. THE WETLANDS HAS BEEN DESIGNED BASED ON A THE CRITERIA OF MAINTAINING PEAK FLOWS LEAVING THE SITE AS REQUIRED BY THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES. DISCHARGE PIPES ON SITE WILL BE STABILIZED BY RIP RAP APRONS.

- 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.

- WEST POND BOTTOM EL.=366.0
WEST POND OUTLET STRUCTURE (SEE DETAIL)
6" Wx12" L. BROAD CRESTED WEIR EL.=372.5
56 L.F. 15" HDPE, S=0.01 ft/ft
RIPRAP APRON
FES=372.0
20 L.F. 12" HDPE, S=0.01 ft/ft
FES=371.8
6" Wx9" L. BROAD CRESTED WEIR EL.=371.0
SEDIMENT FOREBAY EL.=368.1
SEDIMENT FOREBAY BOTTOM EL.=369.0
5' WIDE VEGETATIVE BENCH EL.=369.0
6" Wx16" L. BROAD CRESTED WEIR EL.=370.1
15" HDPE, S=0.01 ft/ft
STABILIZED CONSTRUCTION ENTRANCE

- 6" WIDE GRAVEL & COMPACTED RECLAIMED ASPHALT PATH
V-NOTCH SWALE L=220 FT S=0.01 ft/ft MIN. 1 FT DEPTH
ROW OF SILT FENCE AND SILT SOCK
APPROXIMATE LIMITS OF WORK
6" WIDE BERM EL.=374.0
50 FT CONSERVATION OVERLAY DISTRICT NO DISTURB BUFFER BY CONDITIONAL PERMIT (DUCK POND)
15" HDPE, S=0.01 ft/ft
FES=368.1
STABILIZED CONSTRUCTION ENTRANCE

- 18" HDPE 63 L.F. S=0.01 ft/ft
18" HDPE 125 L.F. S=0.01 ft/ft
CB INLET PROTECTION
VEGETATED BENCH MIN. 5' WIDTH EL.=369.0
EAST POND BOTTOM EL.=366.0
EAST POND OUTLET STRUCTURE (SEE DETAIL)
135 L.F. 15" HDPE, S=0.007 ft/ft
6" Wx12" L. BROAD CRESTED WEIR EL.=371.5
SEDIMENT FOREBAY BOTTOM EL.=369.5
VEGETATED BENCH MIN. 5' WIDTH EL.=369.0
EAST POND OUTLET STRUCTURE (SEE DETAIL)
135 L.F. 15" HDPE, S=0.007 ft/ft
6" WIDE BERM EL.=374.0
50 FT CONSERVATION OVERLAY DISTRICT NO DISTURB BUFFER BY CONDITIONAL PERMIT (DUCK POND)
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FES=372.0
20 L.F. 12" HDPE, S=0.01 ft/ft
FES=371.8
6" Wx9" L. BROAD CRESTED WEIR EL.=371.0
SEDIMENT FOREBAY EL.=368.1
SEDIMENT FOREBAY BOTTOM EL.=369.0
5' WIDE VEGETATIVE BENCH EL.=369.0
6" Wx16" L. BROAD CRESTED WEIR EL.=370.1
15" HDPE, S=0.01 ft/ft
STABILIZED CONSTRUCTION ENTRANCE

- 18" HDPE 63 L.F. S=0.01 ft/ft
18" HDPE 125 L.F. S=0.01 ft/ft
CB INLET PROTECTION
VEGETATED BENCH MIN. 5' WIDTH EL.=369.0
EAST POND BOTTOM EL.=366.0
EAST POND OUTLET STRUCTURE (SEE DETAIL)
135 L.F. 15" HDPE, S=0.007 ft/ft
6" Wx12" L. BROAD CRESTED WEIR EL.=371.5
SEDIMENT FOREBAY BOTTOM EL.=369.5
VEGETATED BENCH MIN. 5' WIDTH EL.=369.0
EAST POND OUTLET STRUCTURE (SEE DETAIL)
135 L.F. 15" HDPE, S=0.007 ft/ft
6" WIDE BERM EL.=374.0
50 FT CONSERVATION OVERLAY DISTRICT NO DISTURB BUFFER BY CONDITIONAL PERMIT (DUCK POND)
15" HDPE, S=0.01 ft/ft
FES=372.0
20 L.F. 12" HDPE, S=0.01 ft/ft
FES=371.8
6" Wx9" L. BROAD CRESTED WEIR EL.=371.0
SEDIMENT FOREBAY EL.=368.1
SEDIMENT FOREBAY BOTTOM EL.=369.0
5' WIDE VEGETATIVE BENCH EL.=369.0
6" Wx16" L. BROAD CRESTED WEIR EL.=370.1
15" HDPE, S=0.01 ft/ft
STABILIZED CONSTRUCTION ENTRANCE

- A LIST OF CONSTRUCTION ITEMS AND OTHER PRODUCTS USED ON THIS PROJECT SHALL BE KEPT ON RECORD WITH THIS PLAN ON SITE. 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.

- GOOD HOUSEKEEPING:
THE FOLLOWING GOOD HOUSEKEEPING PRACTICES WILL BE FOLLOWED ONSITE DURING THE CONSTRUCTION PROJECT:
 - AN EFFORT WILL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED TO DO THE JOB;
 - ALL MATERIALS STORED ONSITE WILL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER ENCLOSURE;
 - PRODUCTS WILL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THE ORIGINAL MANUFACTURER'S LABEL;
 - SUBSTANCES WILL NOT BE MIXED WITH ONE ANOTHER UNLESS RECOMMENDED BY THE MANUFACTURER;
 - WHENEVER POSSIBLE, ALL OF A PRODUCT WILL BE USED UP BEFORE DISPOSING OF THE CONTAINER;
 - MANUFACTURERS' RECOMMENDATIONS FOR PROPER USE AND DISPOSAL WILL BE FOLLOWED;
 - TRASH DUMPSTERS SHALL BE GASKETED OR HAVE A SECURE WATERTIGHT LID AND BE PLACED AWAY FROM STORMWATER CONVEYANCES AND DRAINS;
 - THE SITE SUPERINTENDENT WILL INSPECT DAILY TO ENSURE PROPER USE AND DISPOSAL OF MATERIALS ONSITE.

- HAZARDOUS PRODUCTS:
THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
 - 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 DISPOSSED OF, MANUFACTURERS' 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.

- PAINTS:
ALL CONTAINERS WILL BE TIGHTLY SEALED AND STORED WHEN NOT REQUIRED FOR USE. EXCESS PAINT WILL NOT BE DISCHARGED TO THE STORM SEWER BUT WILL BE PROPERLY DISPOSED OF ACCORDING TO MANUFACTURER'S INSTRUCTIONS OR STATE AND LOCAL REGULATIONS.

- CONCRETE TRUCKS:
EXCESS CONCRETE SHALL BE USED IN AREAS DESIGNATED BY THE SITE CONTRACTOR. WASH WATER SHALL BE DISPOSSED OF USING BEST MANAGEMENT PRACTICES. BUILDING CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRUM WASH WATER ASSOCIATED WITH CONCRETE FOR THE BUILDING PAD. SITE CONTRACTOR TO COORDINATE AND PROVIDE BUILDING CONTRACTOR WITH AN AREA FOR DRUM WASH WATER.

- 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, SAWDUST, 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 INCH 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.

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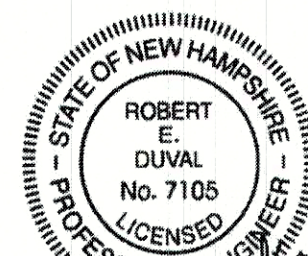
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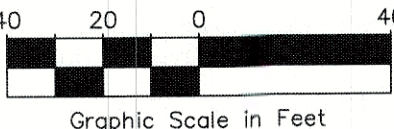
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION



REV.	DATE	DESCRIPTION	DR	CK
8	4/26/19	REVISED PER TOWN COMMENTS	JB	RD
7	12/17/18	REVISED PER TOWN COMMENTS	JB	RD
6	9/20/18	REVISED PER NHDES COMMENTS	JB	RD
5	8/29/18	REVISED PER NHDES AND TOWN COMMENTS	JB	RD
3	6/22/18	REVISED PER TOWN COMMENTS	JAT	RD
2	5/17/18	REVISED PER TOWN COMMENTS	JAT	RD
1	3/26/18	REVISED PER NHDES SUBMITTAL	JB	RD



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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