



Londonderry Conservation Commission
Tuesday, January 11, 2011
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1 Present: Deb Lievens, Gene Harrington (late), Mike Considine (late), Paul Nickerson, Ben LaBrecque, Mike
2 Speltz, and Mark Oswald

3
4 D. Lievens called the meeting to order at 7:35 PM. She appointed M. Oswald to vote for Truda Bloom and
5 M. Speltz to vote for George Herrmann. G. Harrington and M. Considine arrived at approximately 7:45.

6
7 Lorden Estates (a/k/a Brewster Place) (16-38)- Wetland Scientist Mark West and engineer John Ring were
8 present seeking recommendations from the LCC for a Conditional Use Permit and a Dredge and Fill
9 application for Phase I of the conservation subdivision planned for map and lot 16-38.

10
11 No permanent impacts will occur to any wetlands on the site, although 6,350 square feet will be
12 temporarily affected and restored after construction. M. West noted a technique will be used in those
13 impacted areas wherever possible to skim off the top layer of soil, set it aside, and replace it after
14 construction. Any salvageable shrubs and trees under six feet in height will be reserved within that top
15 layer and then added to after relocation. Intrusion into the Conservation Overlay District buffer caused in
16 14 separate places by a proposed access point, the drainage system, and grading total 51,900 square feet,
17 only 30,550 sf of which will be permanent. M. West explained that all but one of the proposed detention
18 basins are designed to remain dry outside of precipitation events. This will discourage use by wildlife such
19 as frogs laying eggs. Before selling the property to builder Eric Chinburg, the former owner negotiated an
20 easement with the owners of lot 16-60-3 (Waste Management) to extend the sewer line onto 16-38.
21 Consultation with NH Fish and Game about a vernal pool to the southwest of Phase I has resulted in
22 restriction of said construction from March through July to protect the Blanding's Turtle that migrate to
23 that pool to feed.

24
25 The named wetland known as Peat Bog on the eastern side of the lot will be protected by the 100-
26 foot buffer required by Town zoning regulations, but only up to the area where Phases III and IV connect
27 (see attached plans). M. West conveyed the Town Planner's explanation that because the wetland crosses
28 over the watershed boundary and the water then drains away from the Peat Bog, the buffer need only be
29 50 feet wide from that point north. M. West acknowledged when asked that while there may be a break in
30 the water direction, that does not necessarily translate to a biological break in terms of wildlife activity. M.
31 Speltz asked M. West whether the overall change in hydrology caused by the amount of impervious surface
32 to be added in Phase I would negatively affect the functionality of the wetlands on the property as a whole.
33 Given the distance of the development area to the majority of the wetlands and the revised drainage
34 requirements of the Department of Environmental Services, he did not believe that would be the case. J.
35 Ring also noted the ongoing process of modifications resulting from contact with Town engineers would
36 also aid in protecting the integrity of the hydrology.

37
38 Fifty residential lots will comprise the first phase, surrounded by approximately 22 acres of open
39 space that exceeds the 40% required by the zoning ordinance and will be deeded to the Town for
40 conservation purposes. M. Speltz posed that ownership by the Town might not be in its best interests
41 because effective enforcement would be exceedingly difficult and create a tax burden when involving that
42 many individual abutters. (The Town currently has no staff position responsible for stewardship duties, nor
43 does it have a Code Enforcement Officer). Even acceptance of an easement or implementation of a deed



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44 restriction would present the same difficulty. Additionally, ownership of an easement can be jeopardized if
45 enforcement issues go unresolved.

46
47 He suggested instead that the LCC consider asking the Planning Board to require a “no cut” buffer
48 between the rear of each lot and the open space to at least guard against intrusion. Other Commissioners
49 questioned placing that constraint on future landowners when the developer is already exceeding the
50 Conservation Subdivision requirement for open space. M. Speltz argued it would serve to offset the
51 aforementioned permanent buffer impact since the COD ordinance does not call for mitigation the way DES
52 does for negative effects on the functionality of a wetland. To resolve this issue before voting on an overall
53 recommendation of the CUP, **G. Harrington made a motion that as part of the Condition Use Permit**
54 **recommendation to the Planning Board, the LCC ask that they consider imposing a “no cut” buffer to the**
55 **rear of the lots, i.e. what is beyond 150-200 feet from the edge of the road. M. Considine seconded for**
56 **purposes of discussion.** P. Nickerson expressed concern over restricting individual property rights and
57 suggested making such an extra buffer voluntary on the part of the owners. M. Speltz and G. Harrington
58 clarified that the intent of the “no cut” zone would be to preclude someone from clear-cutting the last 50-
59 100 feet of their yard abutting the conservation land. It could more accurately be called a “no turf” zone
60 that would prevent uses and chemicals that would affect water quality and habitat for the area as a whole.
61 M. Speltz added that the right to use land the way the property owner wants does not include doing things
62 that will cause harm to others. D. Lievens called for a vote on G. Harrington’s motion. **The motion was**
63 **denied, 3-4-0 (G. Harrington, B. LaBrecque and M. Speltz in favor; D. Lievens, M. Considine, P. Nickerson**
64 **and M. Oswald in opposition).**

65
66 Following further discussion, it was decided to ask the developer to propose a tree line that would
67 be left in place during construction without obligating the future property owner. **M. Speltz made a**
68 **motion that should the LCC recommend approval to the Planning Board of the Conditional Use Permit,**
69 **they require the developer to propose a tree line that they will respect during development to protect**
70 **the back portions of the proposed lots. M. Oswald seconded. The motion was approved, 6-0-1 with M.**
71 **Considine in opposition.**

72
73 Currently, COD boundary markers are planned for the back of lots 9, 10 and 32-35. D. Lievens asked
74 that they be placed at the rear of all the lots to ensure that future owners will be aware of the boundary
75 between their property and conservation land. Given the relatively narrow nature of the lots, it was
76 decided that at least one COD marker per lot would be sufficient to make them intervisible.

77
78 **G. Harrington made a motion to recommend approval of the Conditional Use Permit to the**
79 **Planning Board, subject to 1) that at least one Conservation Overlay District boundary marker be placed**
80 **along the rear property lines of the proposed lots to identify the open space land; 2) that the developer**
81 **provide certification from a wetland scientist that the proposal will not adversely affect the functional**
82 **values of the existing wetlands on the property and 3) that the Planning Board require the developer to**
83 **propose a wood line that they will respect during development to protect the back portions of the**
84 **proposed lots. P. Nickerson seconded. The motion was approved, 7-0-0.**

85



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86 **D. Lievens entertained a motion to authorize the Chair to write a letter to the Wetlands Bureau**
87 **stating the LCC recommends approval of the D+F permit application. M. Oswald so moved. M. Considine**
88 **seconded. The motion as approved, 7-0-0.**
89

90 Aquatic Resource Mitigation Fund- Gove Environmental Services has submitted invoices in the amount of
91 \$1,137.95 and \$600.00 for work being performed in conjunction with the wetland restoration project on
92 map and lot 6-113. DES has stated their preference to pay Gove for their work once it is complete. The LCC
93 agreed at their December 14, 2010 meeting to investigate whether Gove could be paid through the Town's
94 General Fund and be reimbursed by DES. D. Lievens has confirmed with the Town Finance Director that the
95 funds can be taken from the General Fund as long as they are repaid by the end of the fiscal year in June.
96

97 NHACC dues- **D. Lievens entertained a motion to authorize the Chair to expend an amount not to exceed**
98 **\$850.00 from the line item budget to pay the annual dues for membership in the New Hampshire**
99 **Association of Conservation Commissions. P. Nickerson so moved. M. Considine seconded. The motion**
100 **was approved, 7-0-0.**
101

102 Baseline studies- Chris Kane, who has completed several baseline studies on behalf of the LCC, has told D.
103 Lievens that he is available to perform those on conservation properties/easements not previously done. It
104 was decided to have the Chair review available funding from the line item budget so the LCC can be
105 prepared to hire C. Kane once winter has passed.
106

107 New England Cottontail habitat- M. Speltz reported at the December 14, 2010 meeting that the Wildlife
108 Program at the UNH Cooperative Extension is planning a winter feeding program with NH Fish and Game
109 for this endangered species. A steady food source would be provided within the dense, shrubby
110 vegetation the rabbits depend on for survival so that they may avoid exposure to predators. The intent is
111 to give the rabbits several years of this protection to increase their numbers to a more stable population.
112

113 D. Lievens was contacted by a member of the program about using property at the end of Aviation
114 Park Drive where some rabbits have been found in recent years. Although she was not sure if the contact
115 was referring to the State owned or Town owned land at the end of that cul de sac, the consensus of the
116 LCC was that they had no objection to the program regardless of what lot it takes place on.
117

118 Kelley Road cell tower CUP- Attorney Steve Grill of Divine Millimet Attorneys at Law presented a
119 Conditional Use Permit request for COD buffer disturbance associated with the crushed gravel road to be
120 installed for a proposed cell tower on map and lot 12-34 (32 Kelley Road). When the Zoning Board granted
121 T-Mobile a variance in 2007 to construct the tower in an AR-I zone, one condition of the approval was the
122 entrance be located at a specific point on the Class VI portion of Kelley Road. In order to reach the tower
123 on the west side of the lot and avoid the two wetlands on the north and south sides respectively, the gravel
124 road must curve at the entrance and head in a northwest direction across the lot, eventually taking a sharp
125 turn and heading south to reach the tower site. Resulting drainage improvements required by the Town
126 Engineer to maintain current storm water runoff patterns will cause a total of 1,600 sf of buffer impact in
127 two locations. **M. Speltz made a motion that the LCC recommend approval of the Conditional Use Permit**
128 **to the Planning Board as presented. M. Oswald seconded. The motion was approved, 7-0-0.**



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129

130 DRC- Subdivision of land; Tammy Verani 2004 Revocable Trust, 17-34

131 Comments: Lot 17 would not be eligible for conditional use due to condition four, i.e. Section
132 2.6.3.4.1.1.4 of the zoning ordinance.

133

134 December 14, 2010 minutes- D. Lievens noted an error on line 157 where "December" should be changed
135 to "January." **G. Harrington made a motion to approve the minutes of the December 14, 2010 public**
136 **session as corrected. B. LaBrecque seconded. The motion was approved, 7-0-0.**

137

138 Musquash Field Day- D. Lievens found an opportunity to advertise this event, scheduled for February 12,
139 by submitting information to the NH.com website. Commissioners encouraged her to do so. She has also
140 talked with the County Forester who plans on attending.

141

142 Elections- D. Lievens entertained nominations for Chair and Vice Chair of the LCC. **G. Harrington**
143 **nominated D. Lievens as Chair of the LCC. M. Speltz seconded. The motion was approved, 6-0-1 with D.**
144 **Lievens abstaining.**

145 **M. Oswald nominated G. Harrington as Vice Chair of the LCC. M. Speltz seconded. The motion**
146 **was approved, 6-0-1 with G. Harrington abstaining.**

147

148 **M. Speltz made a motion to go into Non-Public Session per RSA 91-A:3 for the purpose of discussing**
149 **possible land acquisition per RSA 91-A:3. G. Harrington seconded.**

150

151 **Roll call vote: Aye, Mike Considine; Aye, Ben LaBrecque; Aye, Paul Nickerson; Aye, Mark Oswald; Aye,**
152 **Gene Harrington; Aye, Mike Speltz; Aye, Deb Lievens**

153

154 **G. Harrington made a motion to go out of Non-Public Session. Paul Nickerson seconded. The motion**
155 **was approved, 7-0-0.**

156

157 **G. Harrington made a motion to seal the minutes of the Non-Public Session indefinitely. Paul Nickerson**
158 **seconded. The motion was approved, 7-0-0.**

159

160 Open Space Fund- At the December 13, 2010 Town Council/Budget Committee workshop, resident Tom
161 Freda asked the Council if money could be moved from the Open Space Fund to the General Fund in order
162 to defray some of the cost cutting measures proposed for the FY 10/11 budget (see December 14, 2010
163 minutes). T. Dolan informed the LCC that the Town Manager is still investigating the legality of the idea but
164 it is believed that without another vote at Town Meeting, even the LCC itself could not redirect monies
165 once they are voted into a conservation fund. M. Oswald added that at the January 6 budget meeting, the
166 question was asked of the Finance Director whether just the interest generated by the Open Space account
167 could be redirected. She replied that it could not. He also explained how complicated it would be to
168 determine the different amounts resulting from different votes taken in different years, especially when
169 bond monies and Land Use Change Tax monies are comingled into the O.S. Fund. T. Dolan said a citizen's
170 petition could still be submitted, although the February 1 deadline is fast approaching. The Town Council
171 could place an article on the Town Meeting Warrant, but he said the Council would not likely propose one



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172 that could not be legally executed. D. Lievens asked T. Dolan that he keep the LCC informed of any
173 updates.

174

175 Horsetrail Brook- B. LaBrecque has been investigating tree cutting on map and lot 14-35 that may be taking
176 place within the 150-foot buffer from the centerline of Horsetrail Brook that is required by the
177 Conservation Overlay zoning ordinance. He has contacted both the Army Corps of Engineers and DES for
178 their assistance. An email reply was sent to him, (although it is unclear what group the author is associated
179 with), stating that there is no buffer associated with the easement and that areas where work has taken
180 place are outside the "easement area," the replication area and the delineated wetlands. The LCC,
181 however, is not aware of any easement, only the 150-foot buffer that was put in place by the Army Corps of
182 Engineers. Deeds and site plans of the lot in question and surrounding properties did not uncover any
183 references to the easement.

184

185 The issue of the buffer was last discussed in 2008 when DES sent notice of an Alteration of Terrain
186 permit requesting disturbance of 40,000 sf of land to expand the excavation and mining operation of Tana
187 Properties of Nashua onto lot 14-38. The LCC sent a letter at the time expressing their concerns to DES
188 who replied that they would not be able to consider this buffer when assessing the application.

189

190 M. Speltz suggested using a GPS device to mark points where tree line ends and try to establish
191 where there is a buffer and how wide it is. After some discussion attempting to understand the situation,
192 the LCC advised B. LaBrecque to look into site plans of the Manchester-Boston Regional Airport runway
193 expansion and the gravel operation and see if any notes pertain to the brook and the buffer.

194

195 G. Harrington made a motion to adjourn the meeting. P. Nickerson seconded. The motion was
196 approved, 7-0-0 and the meeting adjourned at approximately 10:00 PM.

197

198 Respectfully submitted,

199

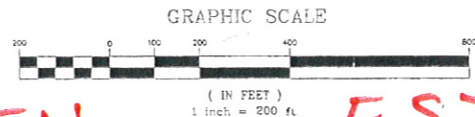
200

201

202 Jaye Trottier

203 Secretary

F:\Land Projects 3\10070-LONDONDERRY-OLD-DERRY-ROAD-CHINBURG.dwg 10070-BASE.dwg 1/11/2011 9:45:33 AM EST



LORDEN ESTATES

12/22/2010 3:32:40 PM EST J:\Land Projects\10070-LONDONDERRY-OLD-DERRY-ROAD-CHINBURG\dwg\10070-COVER-DETAILS.dwg

MIXING CONDITIONS NOTES:

- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC. NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-866-DIG-SAFE (1-866-344-7233).
- PROJECT DATUM: NAD83 AND VERTICAL DATUM IS NAVD83 BASED ON GPS OBSERVATIONS AND NGDS CONVERSION PER MCNEANEY SURVEY ASSOCIATES, INC.
- BASE ELEVATION WAS ESTABLISHED THROUGH MULTIPLE GPS POST PROCESS OBSERVATIONS AND WAS REDUCED TO THE NAVD83 DATUM BY THE NATIONAL GEODETIC SURVEY GPS SOFTWARE.
- A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE, REFERENCE FEMA COMMUNITY PANEL NO. 3301003338E DATED MAY 17, 2005. NONE OF THE SUBJECT PROPERTY IS LOCATED IN THE 100 YEAR FLOOD HAZARD ZONE.
- WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. (WEI) DURING SPRING, 2005, REFERENCED TO THE STANDARDS OF THE U.S. ARMY CORPS OF ENGINEERS WETLANDS Delineation Manual, TECHNICAL REPORT Y-67-1 (JANUARY, 1987).
- DOMINANT HYDRIC SOIL CONDITIONS WITHIN THE WETLANDS WERE IDENTIFIED BY WEI UTILIZING THE CRITERIA OF INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND Delineation Manual: NORTH-CENTRAL AND NORTHEAST REGION (OCTOBER 2005).
- DOMINANCE OF WETLAND VEGETATION WAS ASSESSED BY WEI UTILIZING THE NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NORTHEAST REGION (1) OF FISH AND WILDLIFE SERVICE (MAY 1984).
- WETLANDS WERE CLASSIFIED BY WEI UTILIZING THE CODE OF ADMINISTRATIVE RULES, WETLANDS BUREAU, STATE OF NEW HAMPSHIRE (CURRENT).
- SITE-SPECIFIC SOIL MAPPING WAS PERFORMED BY JOHN P. HAYES, III, CSS, CWS, CESSW, DURING SUMMER OF 2010 AND IS BASED ON THE STANDARDS OF SITE-SPECIFIC SOIL MAPPING STANDARDS FOR NEW HAMPSHIRE AND VERMONT, VERSION 2.0 (1999; SOCIETY OF SOIL SCIENTISTS OF NORTHERN NEW ENGLAND). THE MAP IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT INTENDED FOR THE USES REQUIRING THE SITE SPECIFIC SOIL SURVEY AND IS NOT TO BE USED BY A PROFESSIONAL SOIL SCIENTIST. IT IS NOT A PRODUCT OF THE U.S. NATURAL RESOURCES CONSERVATION SERVICE. A NARRATIVE REPORT IS A COMPONENT OF THE MAP.
- A TEMPORARY CULVERT AND ROADBED SHALL BE IN PLACE PRIOR TO ANY USE OF A WETLAND CROSSING.
- WETLANDS IMPACTS SHALL NOT OCCUR UNTIL ALL PERMITS HAVE BEEN ACQUIRED AND IMPACT MITIGATION REQUIREMENTS HAVE BEEN SATISFIED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECT LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED. CLEARING LIMITS ARE THE EDGE OF THE PROPERTY AND THE LIMITS OF WORK.
- THE CONTRACTOR SHALL OBTAIN TREE CLEARING PERMIT FROM LOCAL AND STATE AUTHORITIES PRIOR TO START OF CONSTRUCTION.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL EROSION CONTROL FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- TEST PITS PERFORMED BY CHRISTOPHER ALBERT, JONES & BEACH ENGINEERS, INC., ON 6/30/10, 7/1/10 AND 7/16/10.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND ANY EARTH MOVING OPERATIONS. SILT FENCE SHALL BE INSTALLED AT THE LIMITS OF IMPACT AREAS ACCORDING TO THE DETAILS SHOWN ON SHEET E1.
- WETLAND BOUNDARIES AND CONSTRUCTION LIMITS ARE TO BE CLEARLY MARKED PRIOR TO THE START OF CONSTRUCTION.
- EXCAVATED MATERIALS WILL BE PLACED WITHIN UPLAND AREAS AS FILL MATERIAL OR SHALED SITE FOR DISPOSAL IN AN APPROPRIATE UPLAND LOCATION.

SUBDIVISION NOTES:

- THE INTENT OF THIS PLAN IS TO PROVIDE A CONSERVATION SUBDIVISION OF MAP 16 LOT 38 INTO FIFTY-ONE (51), PHASE 1, SINGLE FAMILY RESIDENTIAL LOTS WITH ON-SITE INDIVIDUAL WELLS AND PRIVATE SEWER OPERATED BY A LICENSED OPERATOR AND CONNECTED TO MUNICIPAL SEWER SYSTEM. COMPLETE ONE HUNDRED TWENTY-FIVE (125) SHEET SET IS ON FILE AT THE LONDONDERRY PLANNING BOARD OFFICE. POSSIBLE FUTURE PHASES 2, 3 AND 4 OF THE SUBDIVISION OF MAP 16 LOT 38 ARE SHOWN ON THE "OVERVIEW CONCEPTUAL CONSERVATION SUBDIVISION AND PHASING PLAN", SHEET 001 OF THIS PLAN SET. THE EXISTING LOT IS VACANT LAND. THE FOLLOWING PLAN SHEETS ARE TO BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS: GS, Q1, QV2, AND A1-111.
- ZONING DISTRICT: AGRICULTURAL-RESIDENTIAL (SUBJECT TO FINAL APPROVAL). LOT AREA MINIMUM = ONE HALF ACRE (CONSERVATION SUBDIVISION). LOT FRONTAGE MINIMUM = 50' BUILDING SETBACKS (MINIMUM): FRONT SETBACK = 30' SIDE SETBACK = 15' REAR SETBACK = 15'
- MAP 16 LOT 38 IS SHOWN ON THE OFFICIAL TOWN TAX MAPS AS AGRICULTURAL-RESIDENTIAL AND INDUSTRIAL. THE LONDONDERRY TOWN COUNCIL GRANTED APPROVAL FOR THE RESIDENTIAL PARCEL TO BE REZONED AS AGRICULTURAL-RESIDENTIAL ON JULY 15, 2010, SUBJECT TO PLANNING BOARD REVIEW AND APPROVAL OF A CONSERVATION SUBDIVISION AND CONVEYED ON LOT LINE ADJUSTMENT WITH WASTE MANAGEMENT PARCEL, WHICH SHALL REMAIN INDUSTRIAL. SEE CASE NO. 2010-03.
- CONSERVATION SUBDIVISION PHASING: IT IS INTENDED THAT PHASE 1 OF FIFTY-ONE (51) LOTS WILL BE REVIEWED AND APPROVED TO PROVIDE TWO (2) YEARS OF HOME CONSTRUCTION AT TWENTY-FIVE (25) LOTS MAXIMUM PER YEAR. PHASE 2 IS INTENDED TO BE AN EASTERN CUL-DE-SAC ROAD OFF OLD DERRY ROAD WITH A MAXIMUM OF TWENTY-FIVE (25) LOTS. PHASE 3 WOULD BE THE CONNECTION OF A THROUGH ROAD AND THE REMOVAL OF THE TWO TEMPORARY CUL-DE-SACS. PHASE 4 WOULD BE THE FINAL CUL-DE-SAC TO THE SOUTH.
- WHEN SITE SPECIFIC PERMIT NO. , DATED , NHDES WETLAND BUREAU PERM NO. , DATED , NHDES WASTEWATER DISCHARGE PERMIT NO. , DATED ,
- ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.), THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.

SUBDIVISION NOTES: (CONTINUED)

- 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 AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SEE "TYPICAL DETAILS FOR SITE AND ROADWAY INFRASTRUCTURE, TOWN OF LONDONDERRY, NH," MAY, 2009, PREPARED BY DEPARTMENT OF PUBLIC WORKS. SEE ALSO SHEET D1.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- GRANITE BOUNDS TO BE SET AT ALL RIGHT-OF-WAY POINTS OF CURVATURE AND TANGENCY. AT LEAST ONE LOT CORNER AT THE RIGHT-OF-WAY LINE SHALL BE MARKED BY A GRANITE BOUND. ALL OTHER LOT CORNERS SHALL BE MARKED WITH IRON RODS WITH SURVEY CAPS, UNLESS OTHERWISE INDICATED.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- UPON APPROVAL BY THE TOWN, THE PROPOSED ROADS WILL BE CONVEYED TO THE TOWN.
- ALL UTILITIES SHALL BE INSTALLED UNDERGROUND.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS AND ADJUTING OWNERS ARE BASED ON THE TOWN OF LONDONDERRY TAX RECORDS AND ARE SUBJECT TO CHANGE.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO TRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJACENT PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL, TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- WITH APPROVAL OF THIS PLAN BY THE PLANNING BOARD, THE FOLLOWING WAIVERS ARE GRANTED: A) SECTION 3.02.C. - TO ALLOW CONSERVATION OVERLAY DISTRICT SIGNS ON PHASE 1 AFFECTED LOTS. B) SECTION 3.04.A. - TO SHOW EXISTING TOPOGRAPHIC CONTOURS ON PHASE 1 DEVELOPED AREA. C) SECTION 3.08.G.3 - TO ALLOW 2' OF COVER ON STORMWATER PIPE.
- DURING CONSTRUCTION, IF 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.
- DURING CONSTRUCTION, IF 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.
- REFERENCE IS MADE TO THE DISCONTINUANCE, SUBJECT TO GATES AND BARS, OF "THE ROAD LEADING FROM THE AUBURN ROAD SOUTHERLY TO SCOBES' POND," BY THE TOWN WARRANT OF LONDONDERRY IN MARCH, 1932 (CLASS V, ROAD).

GRADING AND DRAINAGE NOTES:

- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR IS REQUIRED TO HAVE THE PROJECTS LAND SURVEYOR STAKE OR FLAG CLEARING LIMITS. A MINIMUM OF 48 HOURS NOTICE IS REQUIRED.
- ALL SWALES AND DETENTION PONDS ARE TO BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- PROPOSED RIM ELEVATIONS OF DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES.
- ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE AND SANITARY STRUCTURE INTERIOR DIAMETERS (4" MN) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 3' DEEP SUMPS, UNLESS OTHERWISE NOTED.
- ALL DRAINAGE STRUCTURES SHALL BE PRECAST, UNLESS OTHERWISE SPECIFIED.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC H20 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
- IN AREAS WHERE CONSTRUCTION IS PROPOSED ADJACENT TO ABUTTING PROPERTIES, THE CONTRACTOR SHALL INSTALL EROSION CONTROL FENCING ALONG PROPERTY LINES IN ALL AREAS WHERE SILT FENCING IS NOT REQUIRED.
- ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 OR APPROVED EQUAL.
- STONE INLET PROTECTION SHALL BE PLACED AT ALL CATCH BASINS.
- LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY ALL GOVERNING AUTHORITIES. THE GENERAL CONTRACTOR SHALL STRICTLY ADHERE TO THE EPA SWPPP DURING CONSTRUCTION OPERATIONS.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE. AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- IF INSTALLATION OF STORM DRAINAGE SYSTEM SHOULD BE INTERRUPTED BY WEATHER OR NIGHTFALL, THE PIPE ENDS SHALL BE COVERED WITH FILTER FABRIC.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.

GRADING AND DRAINAGE NOTES: (CONTINUED)

- SEDIMENT SHALL BE REMOVED FROM ALL SEDIMENT BASINS BEFORE THEY ARE 2/3 FULL.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.
- TOTAL PHASE 1 SITE DISTURBANCE = 850,000 S.F.
- TOTAL PHASE 1 TEMPORARY WETLAND IMPACT = 6,100 S.F.
- TOTAL PHASE 1 CONSERVATION OVERLAY BUFFER IMPACT = 51,900 S.F.

UTILITY NOTES:

- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, CONNECTION FEES AND BONDS.
- THE CONTRACTOR SHALL PROVIDE A MINIMUM NOTICE OF FOURTEEN (14) DAYS TO ALL CORPORATIONS, COMPANIES AND/OR LOCAL AUTHORITIES OWNING OR HAVING A JURISDICTION OVER UTILITIES RUNNING TO, THROUGH OR ACROSS PROJECT AREAS PRIOR TO CONSTRUCTION ACTIVITIES.
- THE LOCATION, SIZE, DEPTH AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE TO THE STANDARDS AND REQUIREMENTS OF THE RESPECTIVE UTILITY COMPANY (ELECTRIC, TELEPHONE, CABLE TELEVISION, FIRE ALARM, AND SEWER).
- A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, CONTRACTOR, LOCAL OFFICIALS, AND ALL PROJECT-RELATED UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO START OF CONSTRUCTION.
- ALL CONSTRUCTION SHALL CONFORM TO THE PUMP STATION DESIGN AND CONSTRUCTION PER TOWN OF LONDONDERRY STANDARDS AND REGULATIONS AND NHDES ENV-WQ 706 AND PUMP STATION DESIGN AND CONSTRUCTION PER NHDES ENV-WQ 705.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- AS-BUILT PLANS SHALL BE SUBMITTED TO DEPARTMENT OF PUBLIC WORKS.
- CONTRACTOR TO PROVIDE UNDERDRAIN, AS NECESSARY, AS SHOWN ON THE PLANS OR AT THE DISCRETION OF THE PROJECT ENGINEER.
- INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED SHELVE AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF PIPE AND FLOW AT CHANGES IN DIRECTION. THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADII POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE THROUGH CHANNEL UNDERLAYMENT OF INVERT, AND SHELVE SHALL CONSIST OF BRICK MASONRY.
- FRAMES AND COVERS: MANHOLE FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN AND PROVIDE A 30 INCH DIA. CLEAR OPENING. THE WORD "SEWER" OR "DRAIN" SHALL BE CAST INTO THE CENTER OF THE UPPER FACE OF EACH COVER WITH RAISED, 3" LETTERS. ALL CROSS COUNTRY MANHOLES SHALL HAVE WATER-TIGHT, LOCKING COVERS.
- SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H20 LOADS.
- CONTRACTOR SHALL PLACE 2" WIDE METAL WIRE IMPREGATED RED PLASTIC WARNING TAPE OVER ENTIRE LENGTH OF ALL GRAVITY SEWERS, SERVICES, AND FORCE MAINS.
- SANITARY SEWER FLOW CALCULATIONS: 50 - THREE (3) BEDROOM UNITS @ 150 GPD/BEDROOM FOR A TOTAL FLOW = 22,500 GPD.
- ALL SEWER MANHOLE INTERIOR DIAMETERS SHALL BE 4", EXCEPT FOR MANHOLES DEEPER THAN 15' AND DROP CONNECTION MANHOLES, WHICH SHALL BE 5".
- PROPOSED RIM ELEVATIONS OF DRAINAGE AND SANITARY MANHOLES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH WITH FINISH GRADES. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES AND OTHER UTILITIES TO FINISH GRADE AS SHOWN ON THE ROADWAY GRADING & DRAINAGE PLAN.
- ALL PVC PIPE SANITARY LEADS TO LOTS SHALL END AT RIGHT OF WAY LINE AS SHOWN ON PLANS AND SHALL BE PROVIDED WITH A TEMPORARY PLUG AND WITNESS AT END. LEADS TO BE 6" PVC SDR 35.
- EACH BUILDING IS REQUIRED TO HAVE A SPRINKLER SYSTEM AND THEREFORE, A PRECONSTRUCTION MEETING SHALL BE HELD BETWEEN THE CONTRACTOR, OWNER, ARCHITECT AND THE LOCAL FIRE DEPARTMENT PRIOR TO THE INSTALLATION AND CONSTRUCTION.
- THE CONTRACTOR SHALL HAVE THE APPROVAL OF ALL GOVERNING AGENCIES HAVING JURISDICTION OVER FIRE PROTECTION SYSTEM PRIOR TO INSTALLATION.
- CONTRACTOR TO FURNISH SHOP DRAWINGS FOR UTILITY-RELATED ITEMS TO ENSURE CONFORMANCE WITH THE PLANS AND SPECIFICATIONS. SHOP DRAWINGS SHOULD BE SENT IN TRIPPLICATE TO THE DESIGN ENGINEER, FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION.
- EXISTING UTILITIES SHALL BE DIG-SAFED BEFORE CONSTRUCTION. CALL 1-866-DIG-SAFE (1-866-344-7233).
- ALL GRAVITY SEWER PIPE, MANHOLES, AND FORCE MAINS SHALL BE TESTED ACCORDING TO NHDES STANDARDS OF DESIGN AND CONSTRUCTION FOR SEWAGE AND WASTEWATER TREATMENT FACILITIES, CHAPTER ENV-WQ 700.
- ENV-WQ 704.07 GRAVITY SEWER PIPE TESTING: GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY USE OF LOW-PRESSURE AIR TESTS CONFORMING WITH ASTM F1417-92(2003) OR UNI-BELL PVC PIPE ASSOCIATION UN-8-B. LINES SHALL BE CLEANED AND VISUALLY INSPECTED AND TRUE TO LINE AND GRADE. DEFLECTION TESTS SHALL TAKE PLACE AFTER 30 DAYS FOLLOWING INSTALLATION.
- ENV-WQ 704.08 FORCE MAIN AND LOW PRESSURE SEWER TESTING: SHALL BE TESTED IN ACCORDANCE WITH SECTION 4 OF AWWA C900-05, AND AT A PRESSURE EQUAL TO THE GREATER OF 150 PERCENT OF THE DESIGN OPERATING TOTAL DYNAMIC HEAD OR AT LEAST 100 PSI.
- ENV-WQ 704.10 (y) SEWER MANHOLES: SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST. TESTING SHALL BE CONDUCTED PRIOR TO PLACEMENT OF SHELVES AND INVERTS.
- TRENCH CONSTRUCTION SHALL COMPLY WITH ENV-WQ 704.06. SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 8 FEET BELOW GRADE IN ALL ROADWAY LOCATIONS, AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS-COUNTRY LOCATIONS. PROVIDE TWO-INCHES OF R-10 FOAM BOARD INSULATION 2'-FOOT WIDE TO BE INSTALLED 6-INCHES OVER SEWER PIPE IN AREAS WHERE DEPTH IS NOT ACHIEVED.
- ALL LOTS SHALL BE SERVICED BY INDIVIDUAL WELLS.

CONSTRUCTION NOTES

- 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 AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- "AS-BUILT PLANS" TO BE SUBMITTED TO LONDONDERRY PUBLIC WORKS DEPARTMENT.
- LANDOWNER IS RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING ANY PERMITTING AND SETBACK REQUIREMENTS UNDER THESE REGULATIONS.
- CONTRACTOR TO COORDINATE AND COMPLETE ALL WORK REQUIRED FOR THE RELOCATION OR INSTALLATION OF ELECTRIC, CATV, TELEPHONE PER UTILITY DESIGN AND STANDARDS. LOCATIONS SHOWN ARE APPROXIMATE. LOW PROFILE STRUCTURES SHALL BE USED TO THE GREATEST EXTENT POSSIBLE. SEE SHEET CS FOR RESOURCE LIST.
- THIS PLAN HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA SHOWN ON THE DESIGN PLANS. THIS INCLUDES ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS OF THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED.
- SILTATION/ EROSION CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION, SHALL BE MAINTAINED DURING CONSTRUCTION, AND SHALL REMAIN UNTIL SITE HAS BEEN STABILIZED WITH PERMANENT VEGETATION. SEE DETAIL SHEET (E-1) FOR ADDITIONAL NOTES ON EROSION CONTROL.
- ALL DISTURBED AREAS NOT STABILIZED BY OCTOBER 15th SHALL BE COVERED WITH AN EROSION CONTROL BLANKET. PRODUCT TO BE SPECIFIED BY THE ENGINEER.
- FINAL DRAINAGE, GRADING AND EROSION PROTECTION MEASURES SHALL CONFORM TO REGULATIONS OF THE LONDONDERRY PUBLIC WORKS DEPARTMENT.
- CONTRACTOR TO VERIFY EXISTING UTILITIES AND TO NOTIFY ENGINEER OF ANY DISCREPANCY IMMEDIATELY.
- THIS SITE WILL REQUIRE A USEPA NPDES PERMIT FOR STORM WATER DISCHARGE FOR THE CONSTRUCTION SITE. THE CONSTRUCTION SITE OPERATOR SHALL DEVELOP AND IMPLEMENT A CONSTRUCTION STORM WATER POLLUTION PREVENTION PLAN (CSWPPP), WHICH SHALL REMAIN ON SITE AND BE MADE ACCESSIBLE TO THE PUBLIC. THE CONSTRUCTION SITE OPERATOR SHALL SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA REGIONAL OFFICE SEVENTEEN DAYS PRIOR TO COMMENCEMENT OF ANY WORK ON SITE. EPA WILL POST THE NOI AT: <http://efpub1.epa.gov/npdes/stormwater/foi/noticeofintent.cfm>. AUTHORIZATION IS GRANTED UNDER THE PERMIT ONCE THE NOI IS SHOWN IN "ACTIVE" STATUS ON THIS WEB SITE. A COMPLETED NOTICE OF TERMINATION SHALL BE SUBMITTED TO THE NPDES PERMITTING AUTHORITY WITHIN 30 DAYS AFTER EITHER OF THE FOLLOWING CONDITIONS HAVE BEEN MET: A. FINAL STABILIZATION HAS BEEN ACHIEVED ON ALL PORTIONS OF THE SITE FOR WHICH THE PERMITTEE IS RESPONSIBLE; OR B. ANOTHER OPERATOR/PERMITTEE HAS ASSUMED CONTROL OVER ALL AREAS OF THE SITE THAT HAVE NOT BEEN FINALLY STABILIZED. PROVIDE LONDONDERRY PUBLIC WORKS DEPARTMENT WITH A COPY OF THE NOTICE OF TERMINATION (NOT).
- 6" PERFORATED ADS UNDER DRAIN PLACEMENT TO BE DETERMINED BY THE ENGINEER DURING TIME OF SUBGRADE INSPECTION. CONTRACTOR TO ADJUST LOCATION IN THE FIELD ONLY WITH PRIOR APPROVAL OF PROJECT ENGINEER OR LONDONDERRY PUBLIC WORKS DEPARTMENT. CONTRACTOR TO INCLUDE 5,000 LF IN BID PRICE.
- ALL DRIVEWAYS TO BE CONSTRUCTED MAXIMUM 10% SLOPE. SEE SHEET D1.
- DRAINAGE INSPECTION AND MAINTENANCE SCHEDULE: SILT FENCING WILL BE INSPECTED DURING AND AFTER STORM EVENTS TO ENSURE THAT THE FENCE STILL HAS INTEGRITY AND IS NOT ALLOWING SEDIMENT TO PASS. SEDIMENT BUILD UP IN SWALES WILL BE REMOVED IF IT IS DEEPER THAN SIX INCHES, AND IS TO BE REMOVED FROM SUMPS BELOW THE INLET OF CULVERTS BEHIND CATCH BASINS, FOLLOWING MAJOR STORM EVENTS. THE STAGE DISCHARGE OUTLET STRUCTURES ARE TO BE INSPECTED AND ANY DEBRIS REMOVED FROM THE ORIFICE, TRASH TRACK AND EMERGENCY SPILL WAY, INTREQUENTLY. SEDIMENT MAY ALSO HAVE TO BE REMOVED FROM THE SUMP OF THE STRUCTURE.
- ALL DRAINAGE INFRASTRUCTURE SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING ANY RUNOFF TO IT.
- COMPACTION TESTING SERVICES (I.E. NUCLEAR DENSITY TESTS) ARE TO BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEER RETAINED BY THE CONTRACTOR ON THE ROADWAYS AND FOUNDATION OF THE DETENTION POND BERMS AND ON EVERY LIFT OF NEWLY PLACED MATERIAL.
- NO IRRIGATION PIPES OR SPRINKLER HEADS SHALL BE LOCATED WITHIN TOWN RIGHT OF WAY.
- ALL EROSION AND SEDIMENT CONTROL MEASURES WILL BE INSTALLED IN ACCORDANCE WITH THE DESIGN STANDARDS AND SPECIFICATIONS SET FORTH IN THE EROSION AND SEDIMENT CONTROL DESIGN HANDBOOK FOR DEVELOPING AREAS OF NEW HAMPSHIRE.
- ALL LOTS ARE REQUIRED TO INSTALL AND MAINTAIN A STORMWATER INFILTRATION SYSTEM FOR ROOF AND DRIVEWAY RUNOFF. THE DEVELOPER OR HOME BUILDER FOR EACH LOT WILL BE RESPONSIBLE FOR PROVIDING THIS INFILTRATION SYSTEM. SEE DETAIL SHEETS FOR DETAILS AND NOTES.
- FINAL UTILITY COMPANY DESIGN PLANS FOR DROP UTILITY POLE LOCATION AND FOR UNDERGROUND CABLE ROUTING SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE LONDONDERRY PUBLIC WORKS DEPARTMENT PRIOR TO PRECONSTRUCTION MEETING.

PLAN REFERENCES

- "LOT LINE ADJUSTMENT PLAN OF LAND, PREPARED FOR KENNETH A. LORDEN TRUST AND WASTE MANAGEMENT OF NH, INC. TAX MAP 16, LOT NOS. 38 & 60-3, LIBERTY DRIVE & OLD DERRY ROAD, TOWN OF LONDONDERRY, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE", PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., SCALE: 1"=100', DATED JULY 1, 2009, AS LAST REVISED AND TO BE RECORDED.
- "PLAN OF LAND, PREPARED FOR KENNETH A. LORDEN TRUST, TAX MAP 16, LOT NO. 38, OLD DERRY ROAD, TOWN OF LONDONDERRY, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE", PREPARED BY MCNEANEY SURVEY ASSOCIATES, INC., SCALE: 1"=300', DATED AUGUST 25, 2010, AS LAST REVISED AND TO BE RECORDED.

CERTIFICATION:

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 4.2 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

Jonathan Samuel 12/22/2010
MICHAEL W. BOUFFARD, L.L.S. # 860 DATE:

OWNER'S SIGNATURE: KENNETH A. LORDEN TRUST DATE: _____
THOMAS H. & LORRAINE G. LORDEN TRUSTEES DATE: _____
CHINBURG BUILDERS, INC. DATE: _____

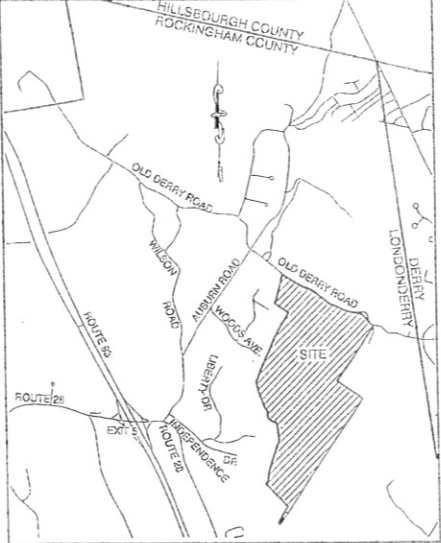
EXISTING	PROPOSED	DESCRIPTION
		RIGHT-OF-WAY LINES
		PROPERTY LINES
		SETBACK LINES
		CENTERLINE
		FRESHWATER WETLANDS LINE
		STREAM CHANNEL
		TREE LINE
		STONEWALL
		BARBED WIRE
		FENCE
		STOCKADE FENCE
		SOIL BOUNDARY
		FLOOD PLAIN LINE
		ZONELINE
		EASEMENT
		MAJOR CONTOUR
		MINOR CONTOUR
		EDGE OF PAVEMENT
		CAPE COD BERM
		SILT FENCE
		DRAINAGE LINE
		SEWER LINE
		SEWER FORCE MAIN
		OVERHEAD ELECTRIC
		UNDERGROUND ELECTRIC
		GUARDRAIL
		UNDERDRAIN
		IRON PIPE/IRON ROD
		DRILL HOLE
		IRON ROD/DRILL HOLE
		SPOT/GRAVITE BOUND
		SPOT GRADE
		PAVEMENT SPOT GRADE
		CURVE SPOT GRADE BENCHMARK (TBM)
		DOUBLE POST SIGN
		SINGLE POST SIGN
		WELL
		TEST PIT
		UTILITY POLE
		DRAIN MANHOLE
		SEWER MANHOLE
		CATCH BASIN
		TRANSFORMER
		CULVERT W/WINGWALLS
		CULVERT W/FLARED END SECTION
		CULVERT W/STRAIGHT HEADWALL
		STONE CHECK DAM
		DRAINAGE FLOW DIRECTION
		WETLAND IMPACT
		VEGETATED FILTER STRIP
		RIPRAP
		OPEN WATER
		FRESHWATER WETLANDS W/D
		VERNAL POOL W/D
		STABILIZED CONSTRUCTION ENTRANCE

SOILS CLASSIFICATION

SITE SPECIFIC SOIL SURVEY WAS PERFORMED BY JOHN P. HAYES, III, FROM JUNE 30 THROUGH JULY 2, 2010.

SOIL	SYMBOL	LOCATION	SLOPES
HINCKLEY	12C	HINCKLEY	SLOPES FROM 3-8%
HINCKLEY	12D	HINCKLEY	SLOPES FROM 8-15%
HINCKLEY	12E	HINCKLEY	SLOPES FROM 15-25%
WINDSOR	26B	WINDSOR	SLOPES FROM 3-6%
WINDSOR	26C	WINDSOR	SLOPES FROM 6-15%
WINDSOR	26D	WINDSOR	SLOPES FROM 15-25%
WINDSOR	26E	WINDSOR	SLOPES FROM 25-50%
CANTON	42B	CANTON	SLOPES FROM 3-6%
SCARBORO	115A	SCARBORO	SLOPES FROM 0-3%
SUBURY	116B	SUBURY	SLOPES FROM 6-15%
SUBURY	116C	SUBURY	SLOPES FROM 15-25%
SUBURY	118D	SUBURY	SLOPES FROM 15-25%
CHATFIELD HOLLIS CANTON COMPLEX	140B	CHATFIELD HOLLIS CANTON COMPLEX	SLOPES FROM 3-6%
CHATFIELD HOLLIS CANTON COMPLEX	140C	CHATFIELD HOLLIS CANTON COMPLEX	SLOPES FROM 6-15%
CHATFIELD HOLLIS CANTON COMPLEX	140D	CHATFIELD HOLLIS CANTON COMPLEX	SLOPES FROM 15-25%
CHATFIELD HOLLIS CANTON COMPLEX	140E	CHATFIELD HOLLIS CANTON COMPLEX	SLOPES FROM 25-50%
UDORHTENS (REFUSE SUBSTRATUM) MOD			

L:\Land Projects\3\10070-LONDONDERRY-OLD-DERRY-ROAD-CHINBURG.dwg\10070-ROAD-GRADING-PLAN.dwg 12/22/2010 3:50:12 PM EST



VICINITY PLAN SCALE: 1"=250'

- NOTES:**
- SEE GENERAL LEGEND AND GENERAL NOTES ON SHEET G1.
 - SEE SHEET TP1 FOR TEST PIT DATA.
 - SEE SHEETS A1 THROUGH A11 FOR PROPOSED LOT LINES AND EASEMENTS METES AND BOUNDS.
 - SEE ROADWAY PROFILE SHEETS FOR PIPE SIZE, TYPE, LENGTH, SLOPE AND INVERT DATA.

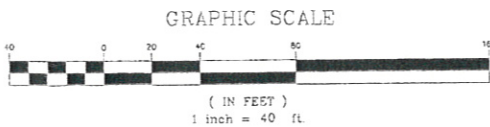
EASEMENT LEGEND

	SLOPE EASEMENT
	DRAINAGE EASEMENT
	VISIBILITY EASEMENT

ROAD CENTERLINE LAYOUT DATA

LINE TABLE		
LINE	LENGTH	BEARING
L1	184.36'	S33°47'35"W
L2	348.56'	S77°32'28"W
L3	139.54'	S22°08'31"W
L4	108.54'	N12°38'31"W
L5	428.34'	N58°10'24"W
L6	159.66'	S30°32'50"W
L7	101.13'	S14°01'21"W

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA TANGENT
C1	380.47'	500.00'	43°35'54" 199.98'
C2	344.06'	400.00'	49°16'58" 183.48'
C3	340.60'	400.00'	48°47'14" 181.39'
C4	48.50'	50.00'	52°15'01" 24.52'
C5	281.17'	50.00'	28°59'56" 28.29'
C6	80.36'	50.00'	68°59'43" 34.47'
C7	159.00'	200.00'	45°33'53" 84.00'
C8	52.35'	50.00'	60°00'00" 28.87'
C9	261.80'	50.00'	30°00'00" 28.87'
C10	52.35'	50.00'	60°00'00" 28.87'
C11	144.21'	500.00'	16°31'29" 72.61'



Design: FKV	Draft: TED	Date: 4/22/10
Checked: JSR	Scale: 1"=40'	Project No.: 10070
Drawing Name: 10070-ROAD-GRADING-PLAN.dwg		

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.



REV.	DATE	REVISION	BY
1	12/20/10	REVISED PER TOWN COMMENTS	TED
0	10/14/10	ISSUED FOR REVIEW	TED

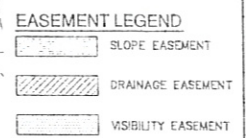
J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 65 Portsmouth Ave. PO Box 218 Stratham, NH 03885
 603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ROADWAY GRADING & DRAINAGE PLAN
Project:	LORDEN ESTATES - PHASE 1 17 OLD DERRY ROAD, LONDONDERRY, NH
Owner of Record:	KENNETH A. LORDEN TRUST (MAP 16 LOT 38) THOMAS H. & LORRAINE G. LORDEN, TRUSTEES

DRAWING No. **R1**
 SHEET 21 OF 125
 JBE PROJECT NO. 10070

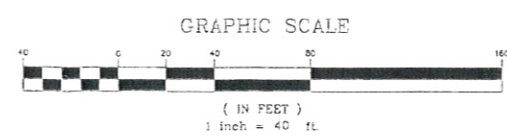


3:\10070-LONDONDERRY-OLD-DERRY-ROAD-CHINBURG.dwg-10070-ROAD-GRADING-PLAN.dwg 12/22/2010 3:50:12 PM EST



- NOTES:**
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 - SEE SHEET TP1 FOR TEST PIT DATA.
 - SEE SHEETS A1 THROUGH A11 FOR PROPOSED LOT LINES AND EASEMENTS METES AND BOUNDS.
 - SEE SHEET R1 FOR ROADWAY CENTERLINE LAYOUT DATA TABLE AND EASEMENT LEGEND.
 - SEE ROADWAY PROFILE SHEETS FOR PIPE SIZE, TYPE, LENGTH, SLOPE AND INVERT DATA.

PROJECT PARCEL
 TOWN OF LONDONDERRY, NH
 TAX MAP 16, LOT 36
 10,251.761 S.F. (232.35 ACRES)
 APPLICANT
 CHINBURG BUILDERS, INC.
 ATTN: ERIC CHINBURG
 8 NEWMARKET ROAD
 DURHAM, NH 03824



Design: FKV | Draft: TED | Date: 4/22/10
 Checked: JSR | Scale: 1"=40' | Project No.: 10070
 Drawing Name: 10070-ROAD-GRADING-PLAN.dwg
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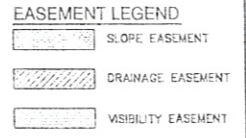
REV.	DATE	REVISION	BY
1	12/20/10	REVISED PER TOWN COMMENTS	TED
0	10/14/10	ISSUED FOR REVIEW	TED

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 85 Portsmouth Ave. | 603-772-4746
 PO Box 218 | Stratham, NH 03885 | FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **ROADWAY GRADING & DRAINAGE PLAN**
 Project: **LORDEN ESTATES - PHASE 1**
17 OLD DERRY ROAD, LONDONDERRY, NH
 Owner of Record: **KENNETH A. LORDEN TRUST (MAP 16 LOT 38)**
THOMAS H. & LORRAINE G. LORDEN, TRUSTEES

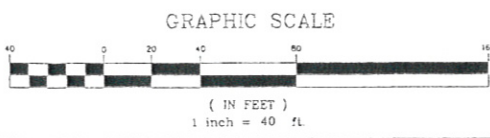
DRAWING No. **R2**
 SHEET 22 OF 125
 JBE PROJECT NO. 10070

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- NOTES:**
- SEE GENERAL LEGEND AND GENERAL NOTES ON SHEET G1.
 - SEE SHEET TP1 FOR TEST PIT DATA.
 - SEE SHEETS A1 THROUGH A11 FOR PROPOSED LOT LINES AND EASEMENTS METES AND BOUNDS.
 - SEE SHEET R1 FOR ROADWAY CENTERLINE LAYOUT DATA TABLE AND EASEMENT LEGEND.
 - SEE ROADWAY PROFILE SHEETS FOR PIPE SIZE, TYPE, LENGTH, SLOPE AND INVERT DATA.

PROJECT PARCEL
 TOWN OF LONDONDERRY, NH
 TAX MAP 16, LOT 38
 10,251,781 S.F. (233.35 ACRES)
APPLICANT
 CHINBURG EULDERS, INC.
 ATTN: ERIC CHINBURG
 8 NEWMARKET ROAD
 DURHAM, NH 03824



Design: FKV	Draft: TED	Date: 4/22/10
Checked: JSR	Scale: 1"=40'	Project No.: 10070
Drawing Name: 10070-ROAD-GRADING-PLAN.dwg		
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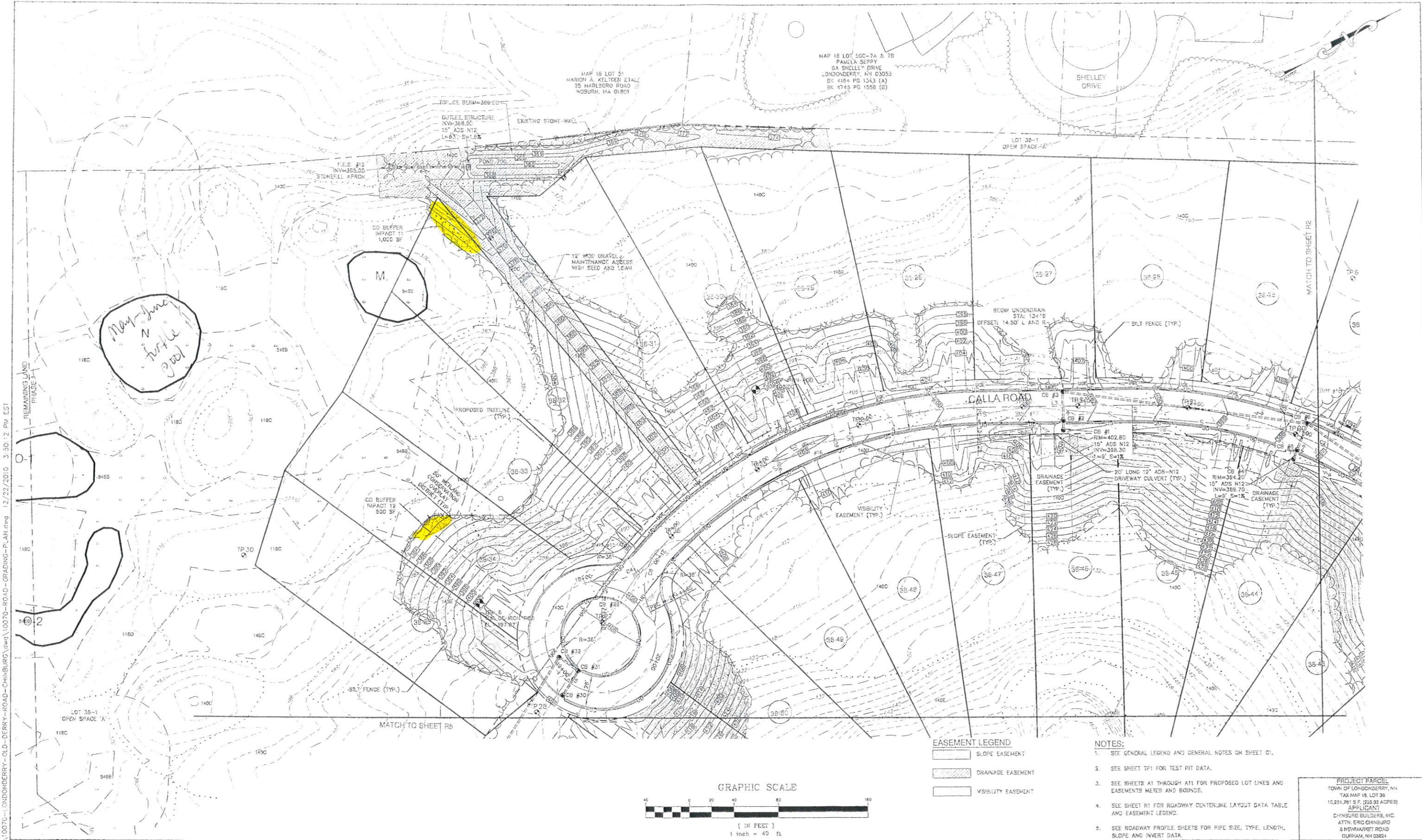


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Civil Engineering Services
 65 Portsmouth Ave. PO Box 218 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ROADWAY GRADING & DRAINAGE PLAN
Project:	LORDEN ESTATES - PHASE 1 17 OLD DERRY ROAD, LONDONDERRY, NH
Owner of Record:	KENNETH A. LORDEN TRUST (MAP 16 LOT 38) THOMAS H. & LORRAINE G. LORDEN, TRUSTEES

DRAWING No.
R3
 SHEET 23 OF 125
 JBE PROJECT NO. 10070



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 Legend Projects

Design: FKV Draft: TED Date: 4/22/10
 Checked: JSR Scale: 1"=40' Project No.: 10070
 Drawing Name: 10070-ROAD-GRADING-PLAN.dwg
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J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services
 65 Portsmouth Ave. PO Box 219 Stratham, NH 03885
 603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

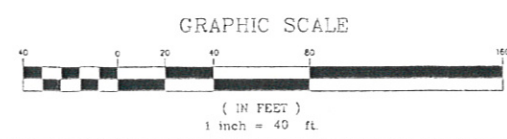
Plan Name: **ROADWAY GRADING & DRAINAGE PLAN**
 Project: **LORDEN ESTATES - PHASE 1**
17 OLD DERRY ROAD, LONDONDERRY, NH
 Owner of Record: **KENNETH A. LORDEN TRUST (MAP 16 LOT 38)**
THOMAS H. & LORRAINE G. LORDEN, TRUSTEES

DRAWING No.
R4
 SHEET 24 OF 125
 JBE PROJECT NO. 10070

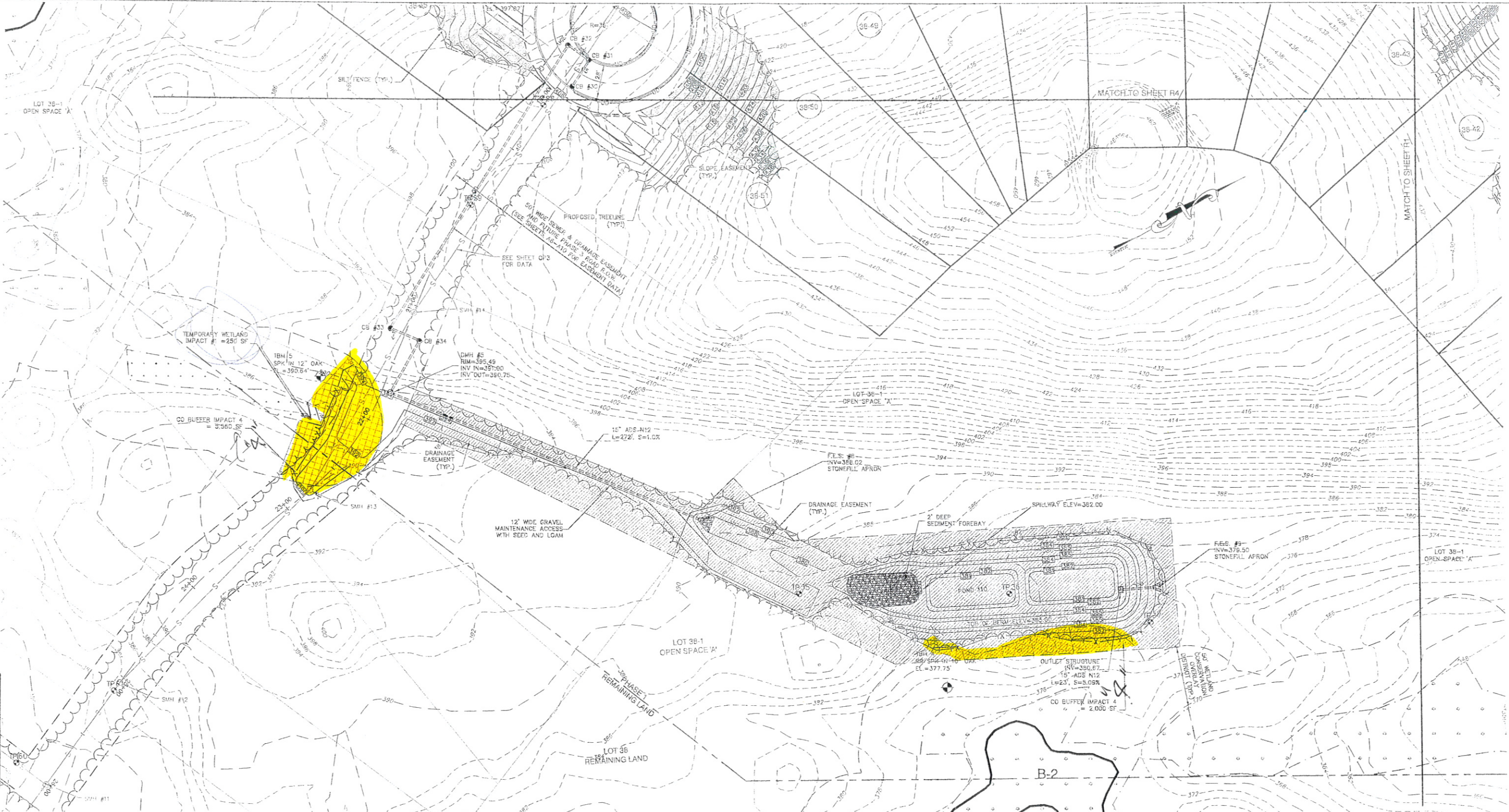
PROJECT PARCEL
 TOWN OF LONDONDERRY, NH
 TAX MAP 16, LOT 38
 10,251,761 S.F. (233.35 ACRES)
APPLICANT
 CHINBURG BUILDERS, INC.
 ATTN: ERIC CHENEURG
 8 NEWMARKET ROAD
 DURHAM, NH 03824

- NOTES:**
- SEE GENERAL LEGEND AND GENERAL NOTES ON SHEET 01.
 - SEE SHEET TP1 FOR TEST FIT DATA.
 - SEE SHEETS A1 THROUGH A11 FOR PROPOSED LOT LINES AND EASEMENTS METES AND BOUNDS.
 - SEE SHEET R1 FOR ROADWAY CENTERLINE LAYOUT DATA, TABLE AND EASEMENT LEGEND.
 - SEE ROADWAY PROFILE SHEETS FOR PIPE SIZE, TYPE, LENGTH, SLOPE AND INVERT DATA.

- EASEMENT LEGEND**
- SLOPE EASEMENT
 - DRAINAGE EASEMENT
 - VISIBILITY EASEMENT



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 MATCH TO SHEET R5

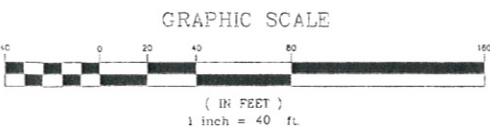


EASEMENT LEGEND

	SLOPE EASEMENT
	DRAINAGE EASEMENT
	VISIBILITY EASEMENT

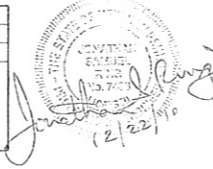
- NOTES:**
- SEE GENERAL LEGEND AND GENERAL NOTES ON SHEET G1.
 - SEE SHEET TP1 FOR TEST PIT DATA.
 - SEE SHEETS A1 THROUGH A11 FOR PROPOSED LOT LINES AND EASEMENTS METES AND BOUNDS.
 - SEE SHEET R1 FOR ROADWAY CENTERLINE LAYOUT DATA TABLE AND EASEMENT LEGEND.
 - SEE ROADWAY PROFILE SHEETS FOR PIPE SIZE, TYPE, LENGTH, SLOPE AND INVERT DATA.

PROJECT PARCEL
 TOWN OF LONDONDERRY, NH
 TAX MAP 16, LOT 38
 10.251,761 S.F. (235.36 ACRES)
 APPLICANT
 CHINBURG BUILDERS, INC.
 ATTN: ERIC CHINBURG
 8 NEWMARKET ROAD
 DURHAM, NH 03824



Design: FKV	Draft: TED	Date: 4/22/10
Checked: JSR	Scale: 1"=40'	Project No.: 10070
Drawing Name: 10070-ROAD-GRADING-PLAN.dwg		

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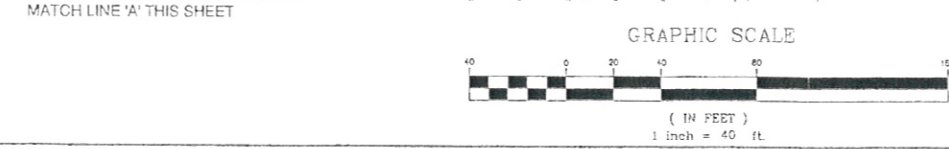
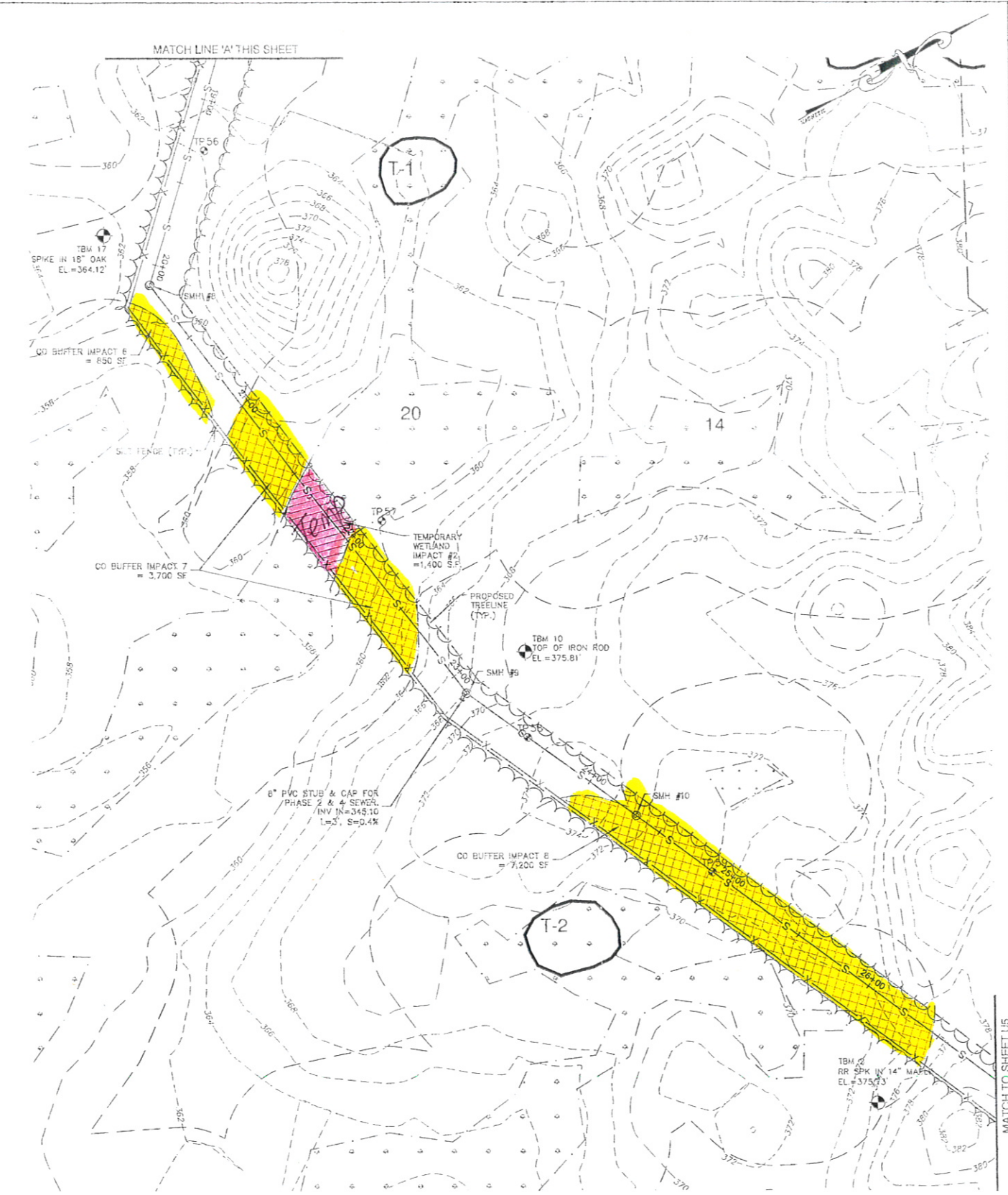
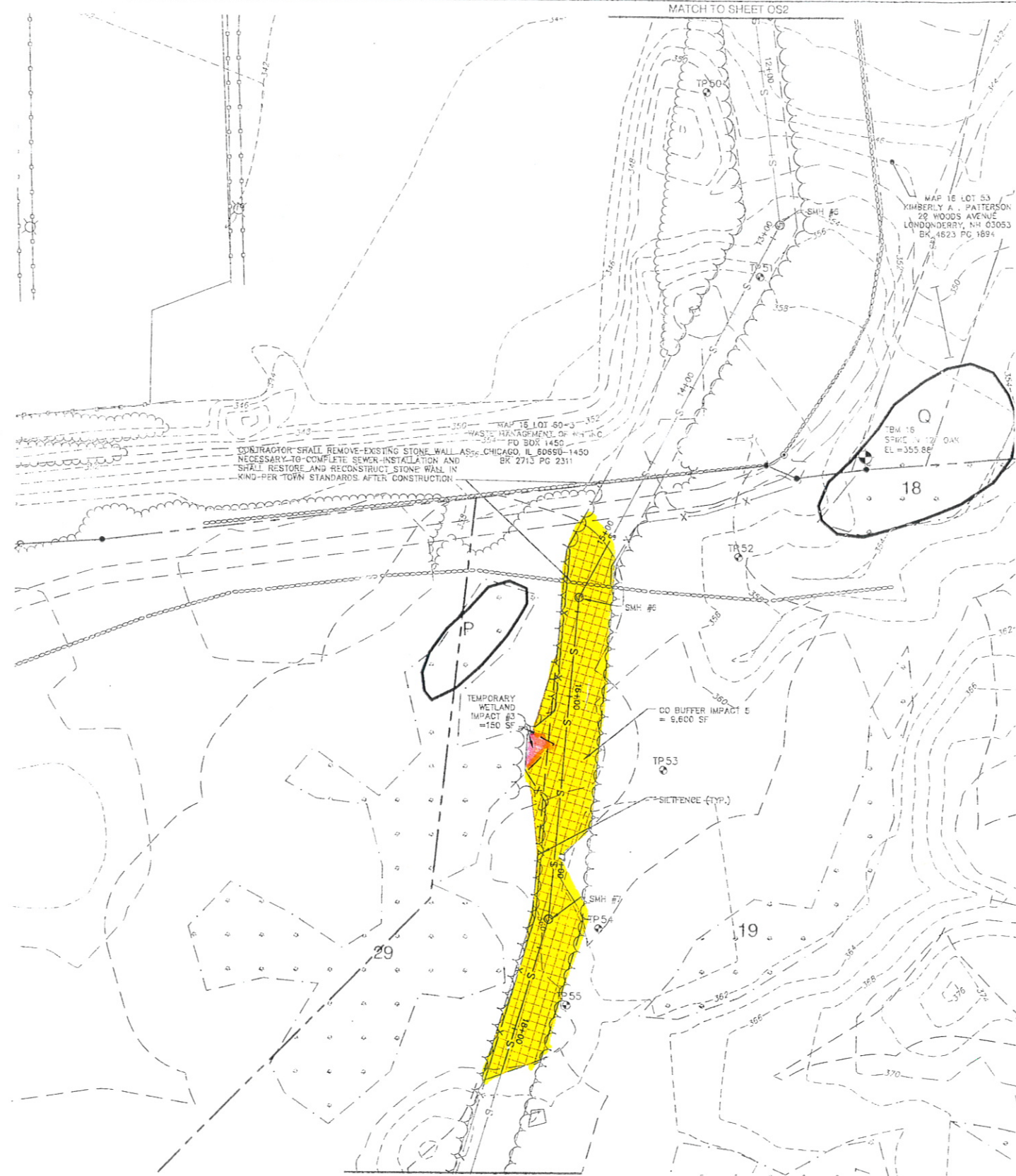
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 85 Portsmouth Ave. Stratham, NH 03885
 603-772-4746
 FAX: 603-772-0227
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ROADWAY GRADING & DRAINAGE PLAN
Project:	LORDEN ESTATES - PHASE 1 17 OLD DERRY ROAD, LONDONDERRY, NH
Owner of Record:	KENNETH A. LORDEN TRUST (MAP 16 LOT 38) THOMAS H. & LORRAINE G. LORDEN, TRUSTEES

DRAWING No.
R5
 SHEET 25 OF 125
 JBE PROJECT NO. 10070

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NOTE:

- SEE SEWER PROFILE ON SHEETS OP1 & OP2 FOR PIPE SIZES, TYPES, INVERTS, RIM DATA, ETC
- SEE CONSTRUCTION/RESTORATION SEQUENCE NOTES ON SHEET OS2.

PROJECT PARCEL
 TOWN OF LONDONDERRY, NH
 TAX MAP 16, LOT 53
 10,251,761 S.F. (235.35 ACRES)
APPLICANT
 CHINBURG BUILDERS, INC.
 ATTN: ERIC CHINBURG
 8 NEWMARKET ROAD
 DURHAM, NH 03824

Design: FKV Draft: TED Date: 4/22/10
 Checked: JSR Scale: 1"=40' Project No.: 10070
 Drawing Name: 10070-UTILITY-PLAN.dwg
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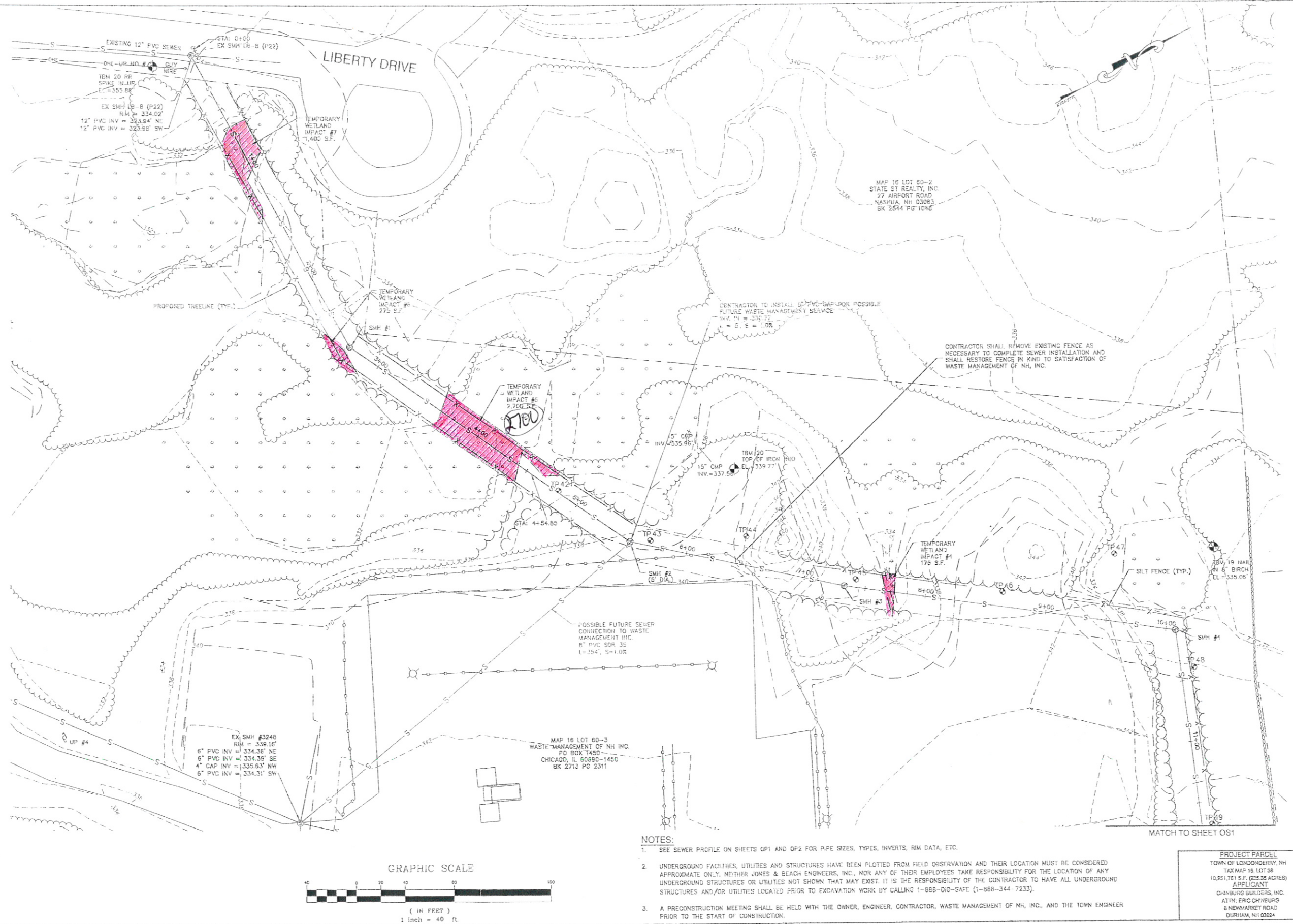
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Civil Engineering Services
 85 Portsmouth Ave. 603-772-4746
 P.O. Box 219 FAX: 603-772-0227
 Stratham, NH 03885 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OFF SITE SEWER PLAN**
 Project: **LORDEN ESTATES - PHASE 1
 17 OLD DERRY ROAD, LONDONDERRY, NH**
 Owner of Record: **KENNETH A. LORDEN TRUST (TAX MAP 16 LOT 38)
 THOMAS H. & LORRAINE G. LORDEN, TRUSTEES**

DRAWING No.
OS1
 SHEET 36 OF 125
 JBE PROJECT NO. 10070

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CONSTRUCTION/RESTORATION SEQUENCE

THE PROJECT PROPOSES TO INSTALL A SEWER LINE THROUGH WETLANDS AND RESTORE THE WETLANDS AFTER INSTALLATION.

- PRE-CONSTRUCTION MEETING WITH ALL PARTIES INVOLVED IN CONSTRUCTION/RESTORATION WORK TO ASSIGN RESPONSIBILITIES. A WETLAND SCIENTIST WILL OVERSEE THE CONSTRUCTION OF THE SEWERLINE THROUGH WETLANDS AND THE RESTORATION WORK.
- ERECT SILT FENCE ALONG THE PROPOSED SEWERLINE AT THE LIMITS OF WORK.
- CUT TREES AS NEEDED.
- WETLAND SCIENTIST TO FLAG SALVAGEABLE SHRUBS WITHIN WORK AREA.
- STOCKPILE SALVAGED SHRUBS AND WETLAND TOPSOIL FOR RE-USE.
- CONSTRUCT DEWATERING BASIN IN UPLANDS AS NEEDED.
- EXCAVATE SEWER LINE TRENCH AND INSTALL SEWER LINE.
- BACKFILL SEWER LINE TO 12\"/>

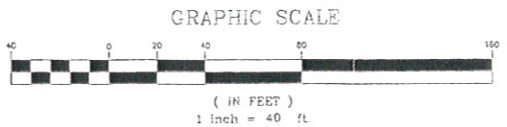
SPECIES SIZE IN HEIGHT

SHRUBS	
HIGHBUSH BLUEBERRY	2-3
WINTERBERRY	2-3
SPECKLED ALDER	2-3
NORTHERN ARROWWOOD	2-3

NE WETLAND MIX 1 LB PER 3,000SF

- BEGIN POST CONSTRUCTION MONITORING.

NOTE: THE ABOVE LISTED MATERIALS ARE AVAILABLE FROM PERSON NURSERIES, INC. OR NEW ENGLAND WETLAND PLANTS, INC. THE COMPOSITION OF THE ABOVE LISTED PLANT COMMUNITIES WILL BE BASED UPON AVAILABILITY OF SPECIES. REPLACEMENT OF SPECIES MUST INCLUDE ONLY THE PLANTS LISTED ABOVE.

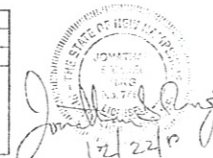


- NOTES:**
- SEE SEWER PROFILE ON SHEETS OP1 AND OP2 FOR PIPE SIZES, TYPES, INVERTS, RIM DATA, ETC.
 - UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
 - A PRECONSTRUCTION MEETING SHALL BE HELD WITH THE OWNER, ENGINEER, CONTRACTOR, WASTE MANAGEMENT OF NH, INC., AND THE TOWN ENGINEER PRIOR TO THE START OF CONSTRUCTION.

PROJECT PARCEL
 TOWN OF LONDONDERRY, NH
 TAX MAP 16, LOT 38
 10,251,761 S.F. (235.55 ACRES)
 APPLICANT
 CHINBURG BUILDERS, INC.
 ATTN: ERIC CHINBURG
 8 NEWMARKET ROAD
 DURHAM, NH 03824

Design: FKV Draft: TED Date: 4/22/10
 Checked: JSR Scale: 1"=40' Project No.: 10070
 Drawing Name: 10070-UTILITY-PLAN.dwg

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		REVISION	BY

J/B Jones & Beach Engineers, Inc.
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4748 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OFF SITE SEWER PLAN**
 LORDEN ESTATES - PHASE 1
 17 OLD DERRY ROAD, LONDONDERRY, NH

Owner of Record: KENNETH A. LORDEN TRUST (TAX MAP 16 LOT 38)
 THOMAS H. & LORRAINE G. LORDEN, TRUSTEES

DRAWING No. **OS2**
 SHEET 37 OF 125
 JBE PROJECT NO. 10070



DEPARTMENT OF ENVIRONMENTAL SERVICES

WETLANDS BUREAU

29 Hazen Drive, PO Box 95

Concord, NH 03302-0095

Phone: (603) 271-2147 Fax: (603) 271-6588

Website: www.des.nh.gov/wetlands Email: wetmail@des.nh.gov



Standard Dredge and Fill Application Form

The Standard Dredge and Fill application package to be submitted to DES consists of:

1. Application form (this document).
2. Checklist(s) with required information attached. ("Checklist for Submission of your Standard Dredge and Fill Application," and if appropriate, "Compensatory Mitigation Information and Checklist").

Type or print clearly -- missing information may result in your application review being delayed if it is considered administratively incomplete. If you are completing this as a Word version on your computer, use your **tab key** to move through the document to enter data in the appropriate areas.

If you have questions about any terms used, check the Definitions section of the Instructions.

1.	Name of Landowner* (last, first, middle initial)	Owner daytime phone number	Owner fax number	Owner email
	Kenneth A. Lorden Trust Wast Management of NH Inc.	()	()	
* If there are multiple landowners, please attach a separate page with the names of all landowners, and documentation as to the one person who represents the interests of the entire group.				
	Landowner (permanent) mailing address or PO Box	Town/City (owner mailing address)	State	Zip code
	60 Stable Road PO Box 1450	Milford Chicago	NH IL	03055 60690
2.	Name of Applicant, if not the landowner	Applicant phone number	Applicant fax number	Applicant email
	Chinburg Builders, Inc.	(603) 868-5995	(603) 868-3906	
	Applicant street address	Applicant town/city	State	Zip code
	8 Newmarket Road, Suite #2	Durham	NH	03824
3.	Company and Name of Agent	Agent phone number	Agent fax number	Agent email
	West Environmental, Inc.	(603) 734-4298	(603) 734-4316	mark@westenv.net
	Agent Street mailing address or PO Box	Town/City (agent mailing address)	State	Zip code
	48 Stevens Hill Road	Nottingham	NH	03290
4.	Location(s) of the proposed work (fill in below)			
	Street address(es) or nearest intersection(s)	Old Derry Road		
	Town/City	Tax map	Block	Lot number(s)
	Londonderry	16		38
5.	For projects classified as minor or major impact, are there any vernal pools located on the subject property? If "Yes," identify and label the location(s) of vernal pool(s) on the project plans.			Circle one: <input type="checkbox"/> Yes / <input type="checkbox"/> No

6.	<p>Based on information obtained from the Natural Heritage Bureau (NHB), are there any state or federal threatened or endangered species or exemplary natural communities on the subject property? Provide the NHB file number: <input type="text" value="NHB10-1077"/> and attach the documentation (letter/memo & map)</p> <p>Natural Heritage information can be obtained at www.nhnaturalheritage.org. Click on "Services" for links to: 1) the DataCheck web tool, or 2) a hard copy form to obtain the required letter and map from NHB. If you do not have Internet access, you may contact NHB directly at (603) 271-2215 x 323 for information about obtaining the required documentation.</p>	Circle one: Yes / No	
7.	If there are any state or federal threatened or endangered species or exemplary natural communities located on the subject property, please provide a letter from NHB stating that the applicant has consulted with NHB. The letter should indicate either there is no impact, or include NHB guidelines for preventing or mitigating impacts.		
8.	Jurisdictional areas(s) where work is proposed; check box(es) below. Check the definitions in the instructions for additional information. (If your resource type is not listed, contact DES for guidance):		
Nontidal wetland: swamp, wet meadow, etc.	<input checked="" type="checkbox"/> Bank of surface water body	<input checked="" type="checkbox"/> Intermittent (seasonal) stream	Name of water body from USGS topographic map:
Vernal pool	<input type="checkbox"/> Lake or pond	<input type="checkbox"/> Perennial stream or river	Tributary to:
Upland tidal buffer zone	<input type="checkbox"/> Sand dune	<input type="checkbox"/> Tidal wetland	Prime Wetland Buffer (within 100 feet of prime wetland)
Freshwater marsh	<input type="checkbox"/> Bog/fen (peatland)	<input type="checkbox"/> Atlantic Ocean	Municipally designated prime wetland
9.	<p>Provide a brief description of all proposed work including: 1) the size of the impact area (square feet) in the resource, 2) the size (in acres) of the entire parcel(s), and 3) the compensatory mitigation proposed, if applicable, per Env-Wt 302.03(c). Attach a separate page if you are not completing this using a computer.</p> <p>This project is the first phase (51 lots) of a large open space subdivision on 235 acres. The wetland impacts associated with the project are all associated with the offsite sewer line construction and are all temporary wetland impacts. There are no wetland impacts associated with the subdivision road construction.</p>		
10.	Does the project require compensatory mitigation to offset unavoidable impacts to wetlands? If Yes , attach a copy of the completed Mitigation Checklist .	Yes / <input checked="" type="checkbox"/> No	
11.	Have you requested a waiver of any wetland rules per Env-Wt 204? If Yes , attach your waiver request to this application.	Yes / <input checked="" type="checkbox"/> No	
12.	Is there any DES emergency authorization associated with this property? Are you aware of any DES enforcement issues related to this property? If Yes , provide the file number(s): _____	Yes / <input checked="" type="checkbox"/> No	
13.	Explain why it is necessary to impact a wetland or other jurisdictional area to construct your project. The closest existing sewer line is west of the subject parcel in an industrial park. The only access to this sewer is through the abutting waste management parcel through which the applicant has obtained an easement.		

14. Explain why your project design proposes less environmental impact on areas in DES Wetlands jurisdiction than other alternatives. What other alternatives were considered? (Attach a separate page if you are not completing this expandable box on a computer)

All temporary wetland impacts are to be restored through salvage of wetland soils and trees and shrubs and all restoration work will be monitored by a certified wetland scientist. Onsite septic was considered but would increase onsite impacts and is not allowed by local open space subdivision regulations.

15. **Amount of Impact Proposed By Jurisdictional Area**
 Indicate whether **permanent** or **temporary** impacts. This information is necessary to calculate the fee and classify your project. Leave box blank if not applicable to your proposed project.

Jurisdictional area	Impact Type (indicate whether temporary or permanent)			
	Dredge	Fill	Structure	Total
Wetlands	6,350	6,350		6,350 sq. ft.
Impacts to very poorly drained soils (only required for pond construction)				sq. ft.
Prime wetland				sq. ft.
Vernal pool				sq. ft.
Prime Wetland Buffer (within 100 feet of designated prime wetland)				sq. ft.
Stream or River				sq. ft.
Bank of stream or river				sq. ft.
Bed of perennial stream				linear feet
				sq. ft.
Thread of Intermittent Stream				linear feet
Bank of Lake (for beach construction & replenishment, bank stabilization)				
Shoreline (see following page for how to calculate this average length)				linear feet
Dredge/fill within bank				sq. ft.
Dredge/fill within bank				cubic yards
Lake or Pond (below full lake elevation) Impacts for docks and structures listed in item 15 are entered below.				
Shoreline subject to impacts				linear feet
				sq. feet
Dredge or fill of lakebed				cubic yards
				sq. ft.
Sand dune				sq. ft.
Tidal wetland				sq. ft.
Upland tidal buffer zone				sq. ft.
Undeveloped?/ Developed? (choose one or both, as appropriate)				

16. Calculate and provide length of shoreline frontage.
Shoreline frontage is the average of two distances, 1) the actual natural navigable shoreline footage, and 2) a straight line drawn between property lines, both of which are measured at the normal high water line.

(a) Pin to pin distance (linear feet)	(b) Actual natural navigable shoreline (from pin to pin)	$\frac{(a) + (b)}{2}$	Shoreline frontage (linear feet)

17. Enter the information below if you are proposing any docking structures. Your plans must show proposed and existing docking structures.

Docking structures (proposed)	Square Feet
Surface area of all permanent structures:	
Surface area of all seasonal structures:	

18. Other DES Permitting Requirements

 Have you addressed requirements of Comprehensive Shoreland Protection Act (CSPA), RSA 483-B?
 If your property is in the "protected shoreland" -- the area that is within 250 feet of a fourth order stream, a designated river, a lake or pond 10 acres or greater in size (on the DES *Official List of Public Waters*), or tidal water, you will need to comply with the requirements of the Comprehensive Shoreland Protection Act (CSPA).

What is considered "protected shoreland"? To determine if your property is located in "protected shoreland," go to www.des.nh.gov/cspa or the following websites:

- A "fourth order" or larger stream or river (www.des.nh.gov/cspa).
- Any river or river segment designated as protected under the N.H. Designated Rivers Program, RSA 483 (www.des.nh.gov/rivers).
- Public waters (www.des.nh.gov/Dam)
- Tidal waters.

As of July 1, 2008, projects that involve construction, excavation, or filling within the protected shoreland, require a DES Shoreland Permit, unless the work is specifically permitted under a Wetlands Permit, OR exempted under Rule Env-Wq 1406.03 or Env-Wq 1406.04 (see des.nh.gov/rules_desadmin_list.htm#env-wq1400), and a DES Alteration of Terrain permit 50,000 square feet if any part of disturbance is within the protected shoreland. For more information: www.des.nh.gov/AOT/ and RSA 485-A:17.

YES **Does this project require a DES Alteration of Terrain (AoT) permit?** If yes, does this application and the other application reflect the same project area in its entirety?
 Date of submittal to DES: _____
 DES AoT File number: _____

YES **Does this project require a DES Subdivision or Subsurface Disposal System permit(s)?** If yes, does this application and the other application reflect the same project area in its entirety?
 Date of Subsurface Subdivision application submittal to DES: _____
 DES Subsurface Subdivision File number: _____

19. In accordance with RSA 482-A:3, XIV (b), I, Mark West, hereby authorize DES to communicate all matters relative to this application electronically with the individual identified below at the email address identified below. I agree to send an electronic return/read receipt of all emails sent by the department and understand that the department will do the same. I also agree that DES will be notified immediately of any change in the email address identified below. Please note that DES limits the size of documents that can be received or stored electronically. Any submittals that have a file size over 5 MB must be provided in hard copy.


(Check one box only and supply email address)

Landowner email: _____ Applicant email: _____
 Agent email: mark@westenv.net

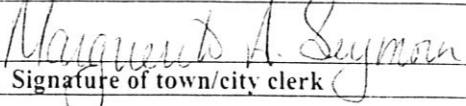
20. **FILING FEE:** A check or money order payable to the NH DES Wetlands Bureau must accompany this application. The minimum fee is \$200. Minor and major impact projects are charged at the rate of: \$0.20 per square foot of requested impact (if less than 1,000 square feet of impact is proposed, the minimum fee of \$200 applies). All applications for shoreline structures shall include a base fee of \$200. In addition, minor and major impact shoreline projects shall include fees charged at the rate of: \$0.20 per square foot for requested dredge or fill impacts; \$1 per square foot for requested seasonal docking structure; and \$2 per square foot for requested permanent docking structure. The application will be considered administratively incomplete until the required fee is paid in full. **Attach the appropriate fee calculation worksheet(s).**

21. **APPLICANT SIGNATURE.** By signing this application, I am certifying that:

- 1) All abutters have been identified in accordance with the definition given in the instructions and I or my agent have/has sent notices to those abutters by Certified Mail.
- 2) I have read and provided the required information outlined in Env-Wt 302.04 and listed on the "Checklist for Submission of Your Standard Dredge and Fill Application," dated June 2008.
- 3) I have read and understand Env-Wt 302.03 and have chosen the least impacting alternative.
- 4) I have reviewed the information being submitted and that to my knowledge the information is true and accurate.
- 5) I have submitted a copy of the application materials to the NH State Historic Preservation Officer.
- 6) Authorize the municipal conservation commission to inspect the site of the proposed project.
- 7) I understand that the willful submission of falsified or misrepresented information to the New Hampshire Department of Environmental Services is a criminal act, which may result in legal action.

Signature of applicant(s)	Print applicant's name(s)	Date
	Mark West- West Environmental	1/5/11
Signature of authorized agent (if applicable)	Print agent name	Date

22. **TOWN CLERK SIGNATURE:** I hereby certify that the applicant has filed five sets of all materials with the town/city of Londonderry as required by Chapter 482-A:3, and I have received and retained certified postal receipts (or copies) for all abutters identified by the applicant. Upon signing the application below, I will forward immediately by certified mail to the DES the original application materials, including the filing fee, and distribute the three copies to each of the following: the local governing body, the municipal planning board, if any, and the municipal conservation commission, if any. Town clerk retains one copy.

	<u>1/7/2011</u>
Signature of town/city clerk	Date

For DES Office Use Only:					
Fee received (amount): _____	DES File # _____	Name on check: _____	_____	_____	_____
date of check	date check received	check#	amount	initials	
Additional check: Date of check: _____	Date check received: _____	Check number: _____	Check amount: _____		

The U.S. Army Corps of Engineers has reissued its New Hampshire Programmatic General Permit (PGP) effective June 28, 2007. The Corps is requiring the submission of a new Corps Secondary Impacts Checklist to be submitted with the DES wetland application. The Corps will review this information to assess direct, indirect (secondary impacts) and cumulative impacts. The Corps **Secondary Impacts Checklist**, Appendix B to the New Hampshire PGP, is attached to this DES wetland application. The PGP does not impose

JONES & BEACH ENGINEERS, INC.

85 Portsmouth Avenue
Post Office Box 219
Stratham, NH 03885
Telephone: (603) 772-4746
Fax: (603) 772-0227
Email: jbe@jonesandbeach.com

Post Office Box 484
Alton, NH 03809
www.jonesandbeach.com

October 14, 2010
(Revised December 22, 2010)

Londonderry Planning Board
Attn: Tim Thompson, Town Planner
268B Mammoth Road
Londonderry, NH 03053

**RE: Conditional Use Permit Request Letter
Lorden Estates Conservation Subdivision – Phase 1
Chinburg Builders/Lorden Property
17 Old Derry Road, Londonderry
Tax Map 16, Lot 38
JBE Project No. 10070**

Dear Board Members:

On behalf of our client, Chinburg Builders, Jones & Beach Engineers, respectfully requests the granting of a Conditional Use Permit in accordance with Section 2.6.3.4.1 of the Londonderry Zoning Ordinance.

1. **The proposed construction is essential to the productive use of land not within the CO District.**

RESPONSE: Phase 1 of this Conservation Subdivision is located on soils that are significantly uplands. There is 6,100 square feet of temporary wetland impact associated with this project to construct the sanitary sewer line to Liberty Drive. There is no permanent wetland impact for Phase 1 of the project. The Conditional Overlay District Buffer impact totals 51,900 square feet and is related to roadway construction necessary to access the upland areas of the property, to facilitate stormwater management basins and devices in the Open Space, and to construct the cross country gravity sewer resulting from the development.

Temp: 21,350

30,550 permanent

2. **Design and construction materials will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.**

RESPONSE: All areas of temporary wetland impact will be restored to existing condition with wetland topsoil and seed mix after construction. The CO buffer areas

will be restored as much as possible with loam, seed, and mulch to minimize impact to the adjacent wetlands. Notes are included on plan Sheet OS2 to provide detail for the contractor.

3. **There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact upon the wetlands. Nothing in this section shall limit the applicant from exploring alternatives with abutting property owners:**

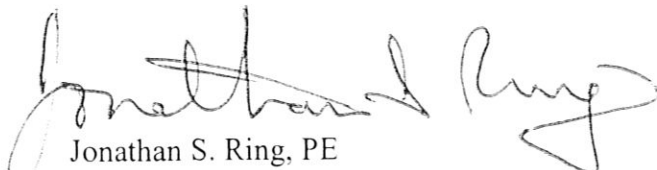
RESPONSE: There is no feasible alternative to access the property which would result in less impact to wetlands or CO buffers, nor are there reasonable routes of access from abutting property owners, given the location and size of this development. Roadway access is best provided directly off of Old Derry Road, and sewer must extend and connect to Liberty Drive.

4. **Economic advantage is not the sole reason for the proposed location of the construction:**

RESPONSE: The Conservation Subdivision – Phase 1 is being proposed for development to provide for housing needs of the public and the Town of Londonderry. Economic advantage is not the sole reason for the project.

We look forward to discussing this request at the Planning Board Hearing once it is scheduled. Thank you very much for your time.

Very Truly Yours,
JONES & BEACH ENGINEERS, INC.



Jonathan S. Ring, PE
President

cc: Michael Leach, Stantec Consulting Services, Inc.
Eric Chinburg, Chinburg Builders, Inc.
Dave Lauze, Chinburg Builders, Inc.

- 2 Design and construction materials will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use.

Please refer to attached supplement.

- 3 There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact upon the wetlands. Nothing in this section shall limit the applicant from exploring alternatives with abutting property owners.

Please refer to attached supplement.

- 4 Economic advantage is not the sole reason for the proposed location of the construction:

Please refer to attached supplement.

- 5 Square Footage of Wetland Impacts: 0
- 6 Square footage of Buffer Impacts: 1,600

TOWN OF LONDONDERRY
PLANNING BOARD
268 B MAMMOTH ROAD
PO BOX 2019
LONDONDERRY, NH 03053

SUPPLEMENT TO
APPLICATION FOR SPECIAL EXCEPTION

Name of Project: T-Mobile Antenna Facility

Location of Subject Property: 28 Kelley Road
Londonderry, NH 03053
Map 12, Lot 34

Applicant: T-Mobile Northeast, LLC,
by and through its legal counsel,
Devine, Millimet & Branch, Professional Association

Owner: Meredith P. Beal, Trustee of the
Owner's Address: Meredith P. Beal Revocable Trust
P.O. Box 276
Londonderry, NH 03053

Applicant's Representative: Steven E. Grill, Esq.
Devine, Millimet & Branch, Professional Association
111 Amherst Street
Manchester, NH 03101
603-695-8755

Type of Request: Application for Conservation Overlay District CONDITIONAL
USE PERMIT pursuant to Londonderry Zoning Ordinance §
2.6.3.4

I. Narrative Description of Project

The Applicant, T-Mobile Northeast, LLC ("T-Mobile"), is licensed by the federal government to provide advanced wireless telecommunications services to its customers in various locations, including Nashua, New Hampshire. In order to provide such services, T-Mobile needs to install and maintain a network of antenna facilities. This antenna network must be sufficiently robust so as to allow reliable transmission and receipt of voice and data signals to and from wireless devices, including mobile computing devices and wireless telephones. Such a network requires a grid of data receiving and transmission facilities. These facilities operate on a line-of-sight basis, requiring a clear path from the facilities to the end-user. Thus, the antennas must be located where the signals will not be obstructed or degraded by man-made structures or natural topographical features.

In order to serve customers who live, work and travel through the Town of Londonderry, New Hampshire (the "Town") in the vicinity of 28 Kelley Road (the "Property"), T-Mobile needs to

construct a 146-foot telecommunications tower and install related equipment (the "Facility") on the Property.

Based on expert testimony and other evidence presented to the Town's Zoning Board of Adjustment ("ZBA"), the ZBA determined that this facility was necessary for T-Mobile's network and thus granted several variances for this project. The ZBA's approval, however, was conditioned on (among other things) locating the Facility as far away from Hazelnut Drive as possible and using a particular method of access to that location. *See* copies of Notice of Decision, attached as Exhibit A to this Supplement. More specifically, the condition requires T-Mobile to access the Facility from the Class VI portion of Kelley Road while avoiding wetlands and existing structures located on the Property.

Following the issuance of these variances and the affirmance of the same by the New Hampshire Supreme Court, T-Mobile spent considerable time conferring with Town Planning, Engineering and Public Works staff as part of the pre-application design review process for its Site Plan Application. As a result of both the ZBA condition and the design review process, T-Mobile now proposes to upgrade the Class VI portion of Kelley Road from the point beginning at the cul-de-sac at the end of the Class V portion of the Road up to the access point to the parcel. The driveway accessing the Facility will need to run from that point between two distinct wetland areas on the Property. T-Mobile's proposed Facility and driveway are shown on the reduced copy of the Site Plans for the Project which are attached as Exhibit B to this Supplement (the "Plans"). Please note that full sized copies of the plans showing existing and proposed conditions as well as the wetland delineation for the Property have previously been submitted as part of T-Mobile's site plan application.

The proposed construction will not directly impact either wetland area. However, construction of the access driveway and an associated culvert will necessitate construction within the 50' wetland buffer. Up to 400 square feet of land within the buffer will be disturbed by the proposed access driveway, and up to 1,200 square feet of land within the buffer will be disturbed to construct the inlet of a drainage culvert. Please see drawing attached as Exhibit C hereto. As such, these improvements will be located partially within the Conservation Overlay ("CO") District, requiring a Conditional Use Permit ("CUP") pursuant to Section 2.6.3.4 of the Londonderry Zoning Ordinance. The culvert is necessary to allow surface water to continue to flow beneath the proposed access driveway. Though the wetland buffer does not apply to the smaller wetland located north of the proposed driveway, the driveway was situated so as to avoid directly impacting either wetland.

T-Mobile has made every effort to minimize impacts within the Conservation Overlay District and meets the four standards required for a CUP under Section 2.6.3.4 of the Londonderry Zoning Ordinance. Accordingly, T-Mobile respectfully requests a CUP for the Project in order to install the stormwater control structures suggested by the Town staff.

II. Conditional Use Permit Request

1. The proposed construction is essential to the productive use of land not within the CO District:

The proposed construction is essential to the productive use of land since it is required to access the buildable portion of the Property. As shown on the Plans, the areas of the property suitable to construct the Facility are limited. The eastern portion of the Property, located nearest Kelley Road contains steep slopes and ledge and is already developed with a residential structure. A large portion of the Property also includes the two wetland areas discussed above. Accordingly, the Facility has been located to the immediate west of the southern wetland area. This location allows the Facility to

be located away from Hazelnut Drive and without any direct impact to wetlands or the existing residence. As a result, a driveway through the wetland areas, with limited impact to the 50 foot wetland buffer, is necessary to reach the Facility and make productive use of the Property.

2. Design and construction materials will be such as to minimize impact upon the wetlands and will include restoration of the site consistent with the permitted use:

Every effort has been made to design this project so that it will minimize the impacts to the wetlands. T-Mobile's proposed driveway and associated stormwater control structures will have no direct impact to the wetlands. The driveway itself will be located completely outside the wetlands and buffer areas and the only impact resulting from the proposed construction is the of locate the stormwater control structures (recommended by Town staff) partially within the 50-foot wetland buffer.

Furthermore, the storm water control structures will help protect the existing wetlands by limiting storm water runoff from the driveway into the wetlands.

Additionally, all materials to be used to construct the stormwater control structures will conform to Londonderry Site Plan regulations and erosion protection measures will be implemented during construction to further control runoff.

3. There is no feasible alternative route on land controlled by the applicant that does not cross the CO District nor has less detrimental impact upon the wetlands. Nothing in this section shall limit the applicant from exploring alternatives with abutting property owners:

There is no feasible way to access the Facility except by constructing a driveway from Kelly Road. In the first instance, no other roads provide access to the Property. As discussed above, T-Mobile is required to access the Facility from Kelley Road pursuant to the terms of the variance granted by the ZBA. Thus, the proposed driveway represents the most direct means of access to the buildable portion of the Property without directly impacting wetlands. The driveway has been designed to completely avoid wetlands on the Property. In fact, none of the proposed construction will directly impact wetlands at all. Only the associated stormwater control structures fall within the Conservation Overlay District as they are located partially within the 50-foot wetland buffer.

4. Economic advantage is not the sole reason for the proposed location of the construction:

Economic advantage is not the reason for the proposed location of the driveway to the Facility. In fact, T-Mobile had initially proposed a location for its Facility on a different part of the Property which would not have made this driveway necessary, but has been required to utilize the present location in order to access to the Facility from the Class VI portion of Kelley Road pursuant to the terms of the variances granted by the ZBA and the requests of Town staff. It is not possible to reach the Facility from this point on Kelley Road without bisecting the two wetland areas located on the Property. T-Mobile has designed the driveway so that it curves in order to avoid any impacts to wetlands areas and minimize any impacts to buffer areas. In short, T-Mobile has located the driveway and associated stormwater control structures so as to completely avoid any direct impacts to wetlands and to minimize the impacts to the 50-foot wetlands buffer.

Conclusion

Based upon the foregoing, T-Mobile respectfully requests that the Planning Board grant a Conditional Use Permit for the Facility, permitting T-Mobile to fulfill its obligations as an FCC licensee to provide reliable wireless telecommunications services to the community.

RSA K-12 ABUTTERS LIST

(INDICATES ALL TOWNS WITHIN A 20 MILE RADIUS OF PROPOSED INSTALLATION)

- | | | | | | | |
|---|---|---|---|---|--|--|
| JANICE BONENFANT,
C/O OF CONCORD
41 GREEN ST
CONCORD, NH 03301 | LINDA FOLEY
T/C OF EPPING
157 MAIN ST
EPPING, NH 03042 | EVELYN CONNOR
T/C OF WEARE
PO BOX 190
WEARE, NH 03281 | TOWN CLERK OF NEW BOSTON
PO BOX 250
NEW BOSTON, NH 03070 | TOWN CLERK OF BRENTWOOD
1 DALTON ROAD
BRENTWOOD, NH 03833 | TOWN CLERK OF HOLLIS
7 MONUMENT SQUARE
HOLLIS, NH 03049 | TOWN CLERK OF MT VERNON
PO BOX 444
MT VERNON, NH 03044 |
| JAMES GOFF
T/C OF PEMBROKE
311 PEMBROKE ST
PEMBROKE, NH 03275 | DORIS GAIGNON
T/C OF RAYMOND
4 EPPING ST
RAYMOND, NH 03077 | TOWN CLERK OF AUBURN
PO BOX 309
AUBURN, NH 03032 | TOWN CLERK OF FRANCESTOWN
PO BOX 5
FRANCESTOWN, NH 03043 | TOWN CLERK OF SALEM
33 GERMONTY DRIVE
SALEM, NH 03079 | TOWN CLERK OF BROOKLINE
PO BOX 360
BROOKLINE, NH 03033 | TOWN CLERK OF LYNDENBOROUGH
PO BOX 6
LYNDENBOROUGH, NH 03082 |
| DAWN BLACKWELL
T/C OF EPSOM
PO BOX 10
EPSOM, NH 03234 | CHRISTINE DUPRE
T/C OF CANDIA
74 HIGH ST
CANDIA, NH 03034 | CITY CLERK OF MANCHESTER
1 CITY HALL PLAZA
MANCHESTER, NH 03101 | TOWN CLERK OF HOPKINTON
330 MAIN STREET
HOPKINTON, NH 03229 | TOWN CLERK OF WINDHAM
PO BOX 120
WINDHAM, NH 03087 | TOWN CLERK OF MASON
18 DARLING HILL ROAD
MANN HOUSE
MASON, NH 03046 | TOWN CLERK OF MILFORD
1 UNION SQUARE
MILFORD, NH 03055 |
| EDWARD O'R
T/C OF ALLENSTOWN
16 SCHOOL ST
ALLENSTOWN, NH 03275 | LESLIE NEPVEU
T/C OF HOOKSETT
16 MAIN ST
HOOKSETT, NH 03106 | TOWN CLERK OF BEDFORD
24 NORTH AMHERST ROAD
BEDFORD, NH 03110 | TOWN CLERK OF HAMPSHIRE
11 MAIN STREET
HAMPSHIRE, NH 03841 | TOWN CLERK OF PELHAM
6 MAIN STREET
PELHAM, NH 03076 | TOWN CLERK OF WILTON
PO BOX 83
WILTON, NH 03086 | |
| EVELYN PIKE
T/C OF CHICHESTER
54 MAIN ST
CHICHESTER, NH 03034 | JILL HADAWAY
T/C OF BOW
10 GRANDVIEW RD
BOW, NH 03304 | TOWN CLERK OF ATKINSON
21 ACADEMY AVENUE
ATKINSON, NH 03811 | TOWN CLERK OF HUDSON
12 SCHOOL STREET
HUDSON, NH 03051 | | | |
| MELISSA J. BUCKNER
T/C OF DEERFIELD
PO BOX 159
DEERFIELD, NH 03037 | LINDA PETERS
T/C OF DUNBARTON
1011 SCHOOL ST
DUNBARTON, NH 03045 | TOWN CLERK OF KINGSTON
PO BOX 716
KINGSTON, NH 03848 | TOWN CLERK OF NASHUA
PO BOX 2019
NASHUA, NH 03061 | | | |
| SANDRA W. WESTON
T/C OF NOTTINGHAM
PO BOX 114
NOTTINGHAM, NH 03290 | SUE STRICKFORD
T/C OF HOPKINTON
PO BOX 446
HOPKINTON, NH 03229 | TOWN CLERK OF DANVILLE
PO BOX 11
DANVILLE, NH 03819 | | | | |
| JUDY PEASE
T/C OF NORTHWOOD
818 FIRST NH TRNPK
NORTHWOOD, NH 03261 | TOWN CLERK OF GOFFSTOWN
16 MAIN STREET
GOFFSTOWN, NH 03045 | TOWN CLERK OF SANDOWN
PO BOX 1756
SANDOWN, NH 03873 | | | | |

ABUTTERS LIST

- | | |
|--|---|
| MAP 012, PARCEL 033-0
DANIELS, RYDER
22 KELLEY ROAD, LONDONDERRY, NH 03053
Bk. 3423, Pg. 2002 | MAP 012, PARCEL 037-0
BEAL, MEREDITH P. REVOCABLE TRUST
32 KELLEY ROAD, LONDONDERRY, NH 03053
Bk. 3422, Pg. 795 |
| MAP 012, PARCEL 035-10
SULLIVAN, MARK W. & MARILYN A.
30 HAZELNUT LANE, LONDONDERRY, NH 03053
Bk. 3067, Pg. 318 | MAP 012, PARCEL 038-0
LONDONDERRY, TOWN OF
36 KELLEY ROAD, LONDONDERRY, NH 03053 |
| MAP 012, PARCEL 035-11
MORISSETTE, JARY J. & KIMBERLY R.
28 HAZELNUT LANE, LONDONDERRY, NH 03053
Bk. 4517, Pg. 1817 | MAP 012, PARCEL 060-0
PELOUIN, PAUL A.
189 MAMMOTH ROAD, LONDONDERRY, NH 03053
Bk. 2123, Pg. 398 |
| MAP 012, PARCEL 035-12
SQUILL, KENNETH B. & SUE C.
26 HAZELNUT LANE, LONDONDERRY, NH 03053
Bk. 3147, Pg. 1668 | MAP 012, PARCEL 063-3
CREEDON, ARTHUR A. JR. & DEBORAH J.
23 KELLEY ROAD, LONDONDERRY, NH 03053
Bk. 2413, Pg. 1263 |
| MAP 012, PARCEL 035-13
LINCH, MICHAEL & DONNA
24 HAZELNUT LANE, LONDONDERRY, NH 03053
Bk. 3131, Pg. 1293 | MAP 012, PARCEL 063-4
MATTHEWS, JOHN L. & MARGARET A.
21 KELLEY ROAD, LONDONDERRY, NH 03053
Bk. 2515, Pg. 1929 |
| MAP 012, PARCEL 035-9
HAVEY, BRUCE L. & PATRICIA A.
32 HAZELNUT LANE, LONDONDERRY, NH 03053
Bk. 3105, Pg. 732 | MAP 012, PARCEL 063-5
GREGGIO, MYRNA
19 KELLEY ROAD, LONDONDERRY, NH 03053
Bk. 3394, Pg. 611 |

ADDITIONAL ABUTTERS NOT SHOWN ON PLAN

- MAP 012, PARCEL 26-1
GRIFFIN, JOSEPH M. & PATRICIA L.
12 KELLEY ROAD
LONDONDERRY, NH 03053
- MAP 012, PARCEL 32
AHEARN, THOMAS H.
PO BOX 257
LONDONDERRY, NH 03053
- MAP 012, PARCEL 33-5
QUINTEY, DEREK A. & SHERRY P.
17 KELLEY ROAD
LONDONDERRY, NH 03053

ZONING SUMMARY TABLE

ZONING DISTRICT: AR-1 (AGRICULTURAL-RESIDENTIAL)		
ASSESSORS MAP: 12 LOT 34		
PROPOSED USE: WIRELESS COMMUNICATION FACILITY		
DIMENSION	REQUIRED	PROPOSED
MINIMUM FRONTAGE	150 FT	NO CHANGE
FRONT YARD SETBACK*	40 FT	670± FT
SIDE YARD SETBACK*	15 FT	160± FT & 343± FT
REAR YARD SETBACK*	15 FT	335± FT
MAXIMUM BUILDING HEIGHT	35 FT	8 FT
MAXIMUM TOWER HEIGHT	190 FT	146 FT
FRONT TOWER SETBACK	292 FT	661± FT
SIDE YARD TOWER SETBACK	292 FT	170± FT & 375± FT
REAR YARD TOWER SETBACK	292 FT	364± FT

* DIMENSIONS MEASURED FROM NEAREST PROPOSED EQUIPMENT TO NEAREST LOT LINE

(LOT 34, MAP 12)
BEAL RAW LAND
28 KELLEY ROAD
LONDONDERRY, NH 03053

PREPARED FOR: **OMNIPPOINT COMMUNICATIONS, INC**
A WHOLLY-OWNED SUBSIDIARY OF T-MOBILE USA, INC
15 COMMERCE WAY, SUITE B
NORTON, MA 02756
OFFICE: (508)-286-2700
FAX: (508)-286-2893

PREPARED BY: **CHA**
CLOUGH HARBOUR & ASSOCIATES LLP
11 King Court, Keene, NH 03431-6648
Web: (803) 357-2445 www.chaengineers.com

RECORD OWNER:
MEREDITH P. BEAL REVOCABLE TRUST
P.O. BOX 276 LONDONDERRY, NH 03053 (603) 432-5522

THIS INFORMATION IN THIS SURVEY IS TAKEN FROM A VERMONT SURVEY AND ENGINEERING INC. SURVEY, DATED SEPTEMBER, 2006

MAP 012
PARCEL 035-9
ZONE AR-1

MAP 012
PARCEL 035-10
ZONE AR-1

MAP 012
PARCEL 035-11
ZONE AR-1

MAP 012
PARCEL 035-12
ZONE AR-1

MAP 012
PARCEL 035-13
ZONE AR-1

MAP 012
PARCEL 033-0
ZONE AR-1

MAP 012
PARCEL 063-5
ZONE AR-1

MAP 012
RCEL 063-4
ONE AR-1

MAP 012
PARCEL 063-3
ZONE AR-1

MAP 012
PARCEL 060-0
ZONE AR-1

MAP 012
PARCEL 037-0
ZONE AR-1

MAP 012
PARCEL 038-0
ZONE AR-1

LEGEND

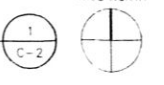
- 100— EXISTING GROUND CONTOUR
- EXISTING SPOT ELEVATION
- — — COMPOUND LINE
- — — BUILDING SETBACK LINE
- — — STONE WALL
- — — N.H. HIGHWAY BOUND
- — — IRON PIPE
- — — STONE BOUND
- — — DRILL HOLE
- — — ZONE LINE
- (E) - EXISTING
- (P) - PROPOSED

BENCHMARK
SPIKE IN ROOT OF MAPLE
ELEVATION = 414.31' (USGS DATUM)



COMPREHENSIVE SITE PLAN

SCALE: 1" = 60'



NO.	DATE	DESCRIPTION	BY
1	08/17/10	ISSUED FOR SITE PLAN REVIEW	MLR
2	05/29/09	CONSTRUCTION	LWM

NOTE:
SOILS INFORMATION TAKEN FROM
SOIL SURVEY OF ROCKINGHAM
COUNTY, NEW HAMPSHIRE BY THE
NATURAL RESOURCES CONSERVATION
SERVICE

SEE SHEET EC-1 FOR
PROPOSED CONTOURS

NO CUT ZONE EASEMENT
TREE CANOPY TO BE
MAINTAINED FOR
DURATION OF LEASE

50' WETLAND BUFFER
(CONSERVATION OVERLAY
DISTRICT BOUNDARY)

SOIL TYPE: 43C
CANTON
ORABLY FINE SANDY LOAM,
8 TO 15 PERCENT SLOPES,
VERY STONY

SOIL TYPE: 140B
CHATTFIELD-HOLLIS CANTON
COMPLEX, 3 TO 8 PERCENT
SLOPES, VERY STONY

SOIL TYPE BOUNDARY

PROPOSED 50'-0" X
50'-0" FENCED AREA

PROPOSED 70'-0" X
70'-0" LEASE AREA

PROPOSED 146'-0"
MONOPINE

PROPOSED UNDERGROUND
POWER & TELEPHONE
FROM PSNH 400/10

PROPOSED UNDERGROUND
POWER & TELEPHONE
FROM PSNH 400/10

PROPOSED 14'-0" WIDE ACCESS DRIVEWAY
SURFACED WITH COMPACTED
PROCESSED GRAVEL

APPROX. LOC. OF SEPTIC TANK
AS PER 1998 PROPOSED CLEARING
LIMIT LINE (TYP.)

PROPOSED UNDERGROUND
POWER & TELEPHONE
FROM PSNH 400/10

PROPOSED LIMIT
OF WORK (TYP.)

BENCHMARK
BENCH MARK

WETLAND (0.22 AC)

WETLAND (1.06 AC)

10.12 ACRES (101,801 S.F.)

SURVEY TIE LINE

SEE SHEET EC-1 FOR
PROPOSED CONTOURS

NOTE:
SOILS INFORMATION TAKEN FROM
SOIL SURVEY OF ROCKINGHAM
COUNTY, NEW HAMPSHIRE BY THE
NATURAL RESOURCES CONSERVATION
SERVICE