

Approved on March 28, 2019

Heritage Commission Meeting Minutes
Londonderry, New Hampshire
January 24, 2019

In attendance: Vice-Chairman Art Rugg; Commissioners, David Colglazier, Sue Joudrey, Krystopher Kenney; Alternate Commissioners Victoria Gorveatt; Town Council Ex-officio Jim Butler; Associate Planner Laura Gandia.

Absent: Commissioners Tom Bianchi & Alternate Commissioners Jason Knights and Snehal Patel.

Vice-Chairman Art Rugg called the meeting to order at 7:00 PM in the Sunnycrest Meeting Room of the Town Hall.

Vice-Chairman Art Rugg appointed Alternate Commissioner Victoria Gorveatt to vote for Commissioner Bianchi.

Commissioner Joudrey moved and Alternate Commissioner Gorveatt seconded a motion to approve the minutes of the November 29th meeting of the Heritage Commission. The motion carried 6-0-0.

A presentation was made by Richard Flier, owner, 2 Litchfield Road and Tammy Siekmann, tenant, 2 Litchfield Road about their plans for this property. This property is a historic district parcel and falls under the jurisdiction of the Heritage Commission for some activities.

Mr. Flier introduced the tenant, Ms Siekmann, who has a two year lease on the residential structure. This tenant is the Democratic Party Committee of Londonderry, New Hampshire.

Mr. Flier gave a history of the property and his restoration activity at his last project on Pillsbury Road. He restored a house adjacent to the Orchard Christian Fellowship. As part of the restoration he had local artists paint window panels with historic scenes to cover those openings while work was being done on the building.

Mr. Flier would like to carry out some much needed repair work on the barn at 2 Litchfield Road. He described some of the needs for structural and cosmetic work needed to stabilize this building. His first idea is to have local artists paint window covering panels with figures of animals. He also wants to add some panels under the two large doors, which would also have animals painted on them.

The Commission accepted his idea for the work and for the artistic temporary panels. Mr. Flier will be given an application for certificate of approval for the work.

Ms Siekmann presented a drawing of a historic type sign for the property. She said that they will come before the Commission once the details are finished.

A presentation was made by Gwen St. Germain and Megan St. Germain, mother and daughter, of Girl Scout Cadet Troop 125. They plan to do a "Leave No Trace" program in the Kent Allen Forest. They are thinking of a scenario that follows the "Leave No Trace" principles: 1. Plan Ahead and Prepare, 2. Travel and Camp on Durable Ground, 3. Dispose of Waste Properly, 4. Leave What You Find, 5. Minimize The Effects of Fire, 6. Respect Wildlife, and 7. Be Considerate of Others.

They want to have several kiosks or signs that utilizes a story line with some lessons in it. There is a story line with animal characters that give lessons in the Leave No Trace principles. The Cadets have written the story and made some drawings of possible sign boards.

The troop has arranged to have some professional volunteers help with the construction and installation of the project's displays.

The Cadets have been in touch with Mr. Allen, who is in favor of their efforts.

Commissioner Colglazier suggested that should be in touch with the National Park Service for

their guidelines and procedures for creating durable outdoor display materials. He also suggested that they might see if the Trailways people can offer advice about outdoor signage.

The Commission was in favor of their plans.

A presentation was made by Laura Gandia, Associate Planner, for a proposed monopole cell-tower at 11 Mohawk Drive. A request has come from the applicant for a National Historic Preservation Act, Section 106 review. Ms Gandia said that this review is related to the effect of the project on historic properties and there will be a site plan filed which will be before the Commission for its review.

Commissioner Colglazier said that the Historical Society has already stated that they know of no historic properties that would be impacted by the monopole.

A presentation was made by Marlene Rotering Executive Director, and Robert Coppola, Director of Facilities, Edgewood Retirement Community, North Andover, MA; Gino Baroni, Owner, Trident Project Management, Salem, NH; and Philippe Saad, Associate Principal, Dimella Shaffer, Boston, MA; Jeff Kevan, Principal, TF Moran, Bedford, NH; for an Edgewood Retirement Community at Pillsbury Road and Michels Way, map 10, lot 41-1, Woodmont Commons, Londonderry, NH. This will be known as The Baldwin at Woodmont Commons.

The architect, Philippe Saad, made the primary presentation. He supplied a 21 page packet of renderings and photographs and had video slides. Mr. Saad located the parcel with some aerial photographs and plot plans. They are proposing a road from Michel's way for the main entry road. It will pass by two residential buildings, a large water body feature and meet the community structure. The road will then lead to two other structures and there will be auxiliary roads to service all six buildings from the front and rear.

The assisted living building will have 40 dwelling units. The other five buildings will have 190 dwelling units spread across three and four floors. There are two types of buildings: Garden and Plaza. The Garden structures will have residences on all four floors. The Plaza buildings will have some commercial and service units on the ground level with residences on the top three floors.

Mr. Saad presented the siding types of cementitious material, full brick veneers and the faux slate roofing. The Community building will have porcelain tile siding and a flat roof. The Garden structures have pitched and Mansard style roof surfaces. The Plaza buildings have flat roofs with alternating height sections and alternating vertical surface setback sections.

Alternate Commissioner Gorveatt asked about the number of parking spaces. Mr. Coppola said that there were 324 total places. He and Mr. Saad said that 190 spots were under or behind the buildings. Mr. Saad indicated that each residence will have a parking space under or behind the building in which it is located.

Upon questioning by Councilor Butler, Mr. Saad said that the porcelain tiles will be mounted on a channel system and not an adhesive system.

Mr. Saad said that there will be wide sidewalks with plantings along them near the buildings. He said that there will be more finished areas near the edge of the water-body where people can walk and have places to sit.

Mr. Saad had images of the lighting fixtures for the street, sidewalks and some paths. He also showed examples of some fixed outdoor seating.

Commissioner Colglazier asked about the seating at the edge of the water body. Ms Rotering said that there would be some built in seating. Mr. Saad said that the pond edges were to be more finished so that people could get closer. He also said that the water level would be controlled and maintained.

Commissioner Colglazier asked about the decks. Mr. Saad said that they are 6' x 6'. He said there are some larger ones on some of the premium units. Mr. Colglazier was told that no grills are

allowed on decks.

Commissioner Colglazier asked about garden spaces. He was told by Ms Rotering that they have a sensory garden area that they take care of and residents may help them with some gardening as they do this at the North Andover location. Mr. Colglazier asked about the size of the spot and they did not know. Mr. Colglazier suggested that 190 people might need more than one spot. Mr. Saad then said that there were some small garden spots by the Garden building back side ground floor units. Mr. Coppola searched and then said that there were 48, 8' x 12' garden plots.

Commissioner Kenney asked about lighting plans. Mr. Saad said that they did not show a plan, but it was done. Vice-Chairman Rugg said that the plan is defined in the PUD regulations.

Mr. Kenney asked about signage. Mr. Saad said that they have not gotten to that yet. He said that they would be back when they needed approval for signs.

Commissioner Joudrey asked about the peaked roof lines and the lack of them in some places. Mr. Saad said that the peaked roof lines did have some impact upon the top floor units. They tried to offer a variety of roof configurations to add some variety to the appearance of the development.

Commissioner Gorveatt asked about the pricing for the units. Ms Rotering said that they were still working on that.

Councilor Butler asked about mechanicals. Mr. Saad said that on the Garden buildings, the mechanicals were behind the pitched roof lines. He said that on the Plaza buildings the mechanicals were at the back along with those on the Community Building. He said that the client did not want to see mechanicals, so they were working to hide them well.

Councilor Butler asked about the back elevations. Mr. Saad said that they would not be like the front, but that there would be some character to them.

Councilor Butler asked about the paths being concrete or some other material. Mr. Baroni said that they would be dry path. Mr. Butler said that dry path can become less acceptable with use. Mr. Baroni said that they use it in North Andover and maintain it well there. (This is a stone dust covered process for making paths with a compacted aggregate base of 6 inches under 2 inches of stone dust. The details appears on their drawing L500 which is part of a larger set available on-line through the Planning Board.)

Ann Chiampa, citizen, asked about seeing mechanicals from I-93. Mr. Saad said that there are trees and an elevation difference that should make them not easily visible.

Commissioner Colglazier asked about trash removal. Mr. Coppola said that the trash will go down chutes in the buildings, be collected in the lower level and go into a compactor for pickup.

Councilor Butler asked about recycling. Mr. Coppola said that the recycling is collected in bins in the trash rooms and taken to the lower level by custodial staff. It is then picked up by the recycler in a single stream. The recycler then sorts materials according to their needs.

Vice-Chairman Rugg thanked the applicant and the people for making a good presentation.

A presentation was made by Jeremy Belanger, Project Engineer, TF Moran, Bedford, NH for Uni-Cast, Inc., 11 Industrial Drive, Londonderry, NH, map 28, lot 21-1. The applicant wants to add two manufacturing additions and one office addition onto their present facility. The present facility was built in 1970 and has 46,000+ square feet of floor space with a 2,500+ mezzanine level. It is made of concrete block. They wish to add one manufacturing addition of 9,633 square feet, a second manufacturing addition of 2,712 square feet and 900 square feet of office space. They have received a setback variance to add the smaller manufacturing addition.

The applicant proposes to add two rows of parking on the north side, add some parking on the west side and improve the storm water management area in the northeast corner of their lot. The

applicant plans to make the additions match the original structure in style and color.

The applicant plans to add some new plantings near the west side entrance, along Commerce Drive, Industrial Drive and along the north side property line by the new parking lanes. There will be a bio-retention area in the southwest corner. This is a soil filled depression with plants in it that will soak up nutrients from the soil created by rain/snowwater runoff.

The applicant plans for 7, 25 foot tall pole lighting fixtures in the parking areas and 5 wall mounted fixtures on the building. All fixtures will have full cutoff shading and have LED (light emitting diodes) lamps.

Commissioner Gorveatt asked about the plantings along Commerce Avenue. Mr. Belanger pointed out the existing plantings along the street that are not accentuated much on the drawings.

There were no other questions from the Commissioners.

Associate Planner Laura Gandia presented an application for design review of a subdivision plan to subdivide one residential lot into three, Four South Road, Map 3 Lot 25-2, Zoned AR-1, Burton Boone (Owner & Applicant).

Vice-Chairman Rugg noted that if the stonewalls are used as boundaries they can not be moved or altered.

The Commission discussed the problems with altering stonewalls that are boundaries. There are also issues with motor vehicle access to lot 25-4 that is safe due to lot line proximity to the intersection.

Councilor Butler moved and Commissioner Gorveatt seconded a motion to recommend to the Planning Board that they restrict any disruption or movement of the stonewalls on the proposed parcels. The motion carried 5-0-1. Vice-Chairman Rugg abstained due to his membership on the Planning Board.

Associate Planner Laura Gandia presented an application for design review of a subdivision plan to subdivide one lot into two, 55 Old Nashua Road, Map 3 Lot 168, Zoned AR-1, Amy T. & Maxwell J. Copper (Owners) and Maynard & Paquette Engineering Associates, LLC. (Applicant). The Commission approved of this plan.

Commissioner Kenney moved and Councilor Butler seconded a motion to recommend to the Town Council that Alternate Commission Gorveatt be elevated to Commissioner level on the Historic District and Heritage Commission. The motion carried 6-0-0.

Councilor Butler moved and Commissioner Joudrey seconded a motion to elect Krystopher Kenney as Chairman, Art Rugg as Vice-Chairman and David Colglazier as Secretary to the Historic District and Heritage Commission for the year until the next election. The motion carried 6-0-0.

Associate Planner Laura Gandia handed out copies of the proposed rules for the operation of the Heritage Commission. Ms Gandia said that it would be good to get any final changes to the proposed rules sent back to her within a couple of weeks. She would like to post a public hearing for the next Heritage Commission meeting to proceed with the process to adopt the rules.

Vice-Chairman Rugg listed the events for the Nutfield 300 Anniversary that is taking place this year. These can be found at the Nutfield 300 website.

Commissioner Colglazier moved and Councilor Butler seconded a motion to adjourn. The motion carried 6-0-0 at 9:37.

David Lee Colglazier,
Secretary

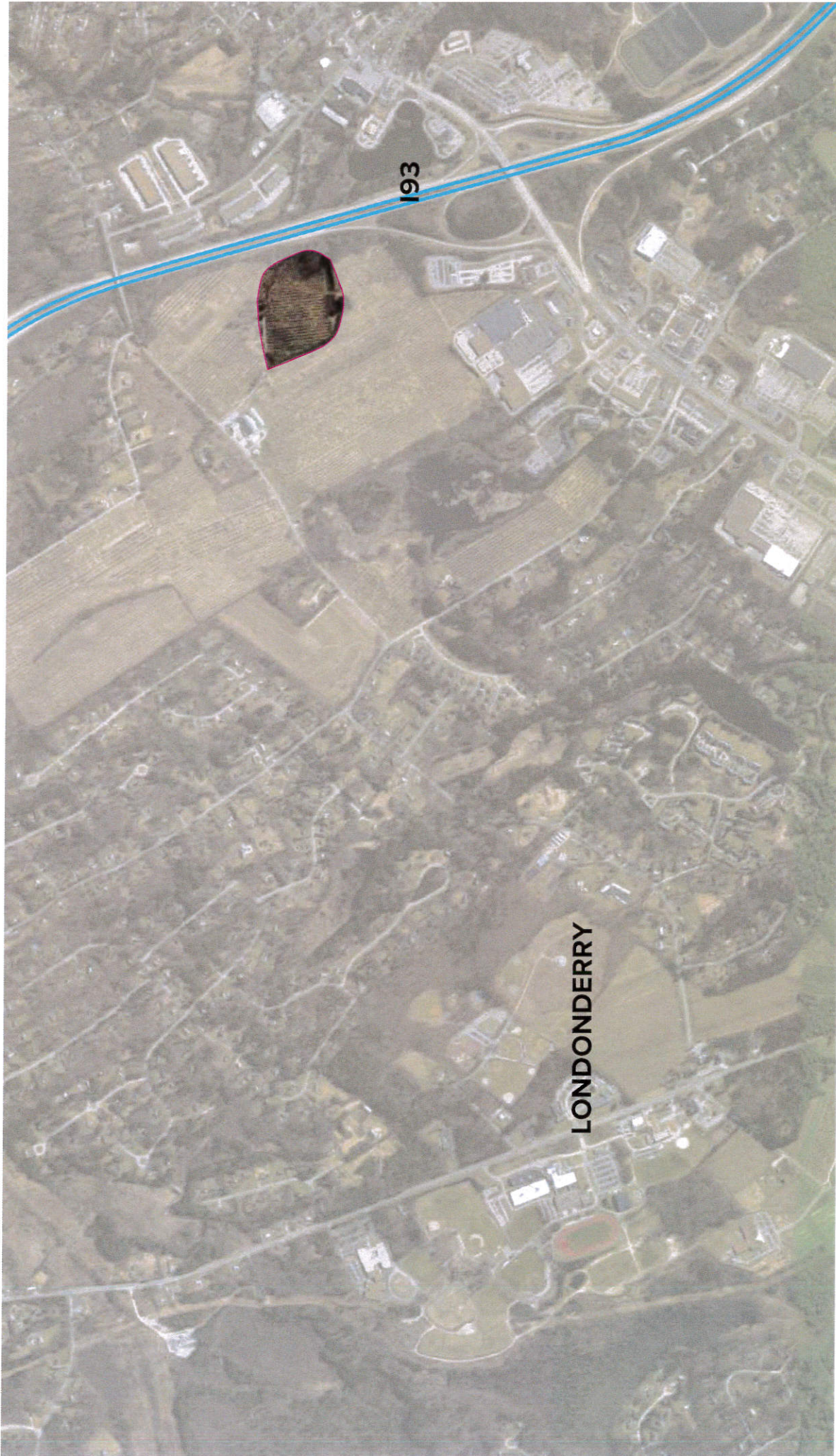


The Baldwin
life at its core

HERITAGE COMMISSION PRESENTATION

24 JANUARY 2019





193

LONDONDERRY

DIMELLA
SHAFFER



ERC - The Baldwin





DIMELLA
SHAFFER



ERC - The Baldwin

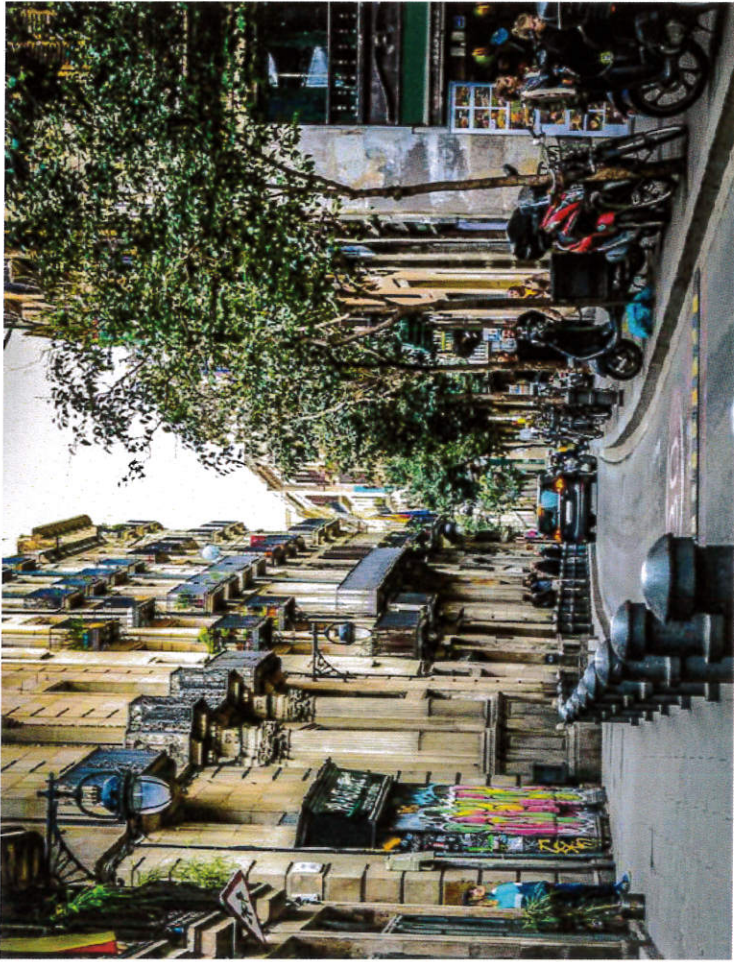




DIMELLA
SHAFFER

 The Baldwin

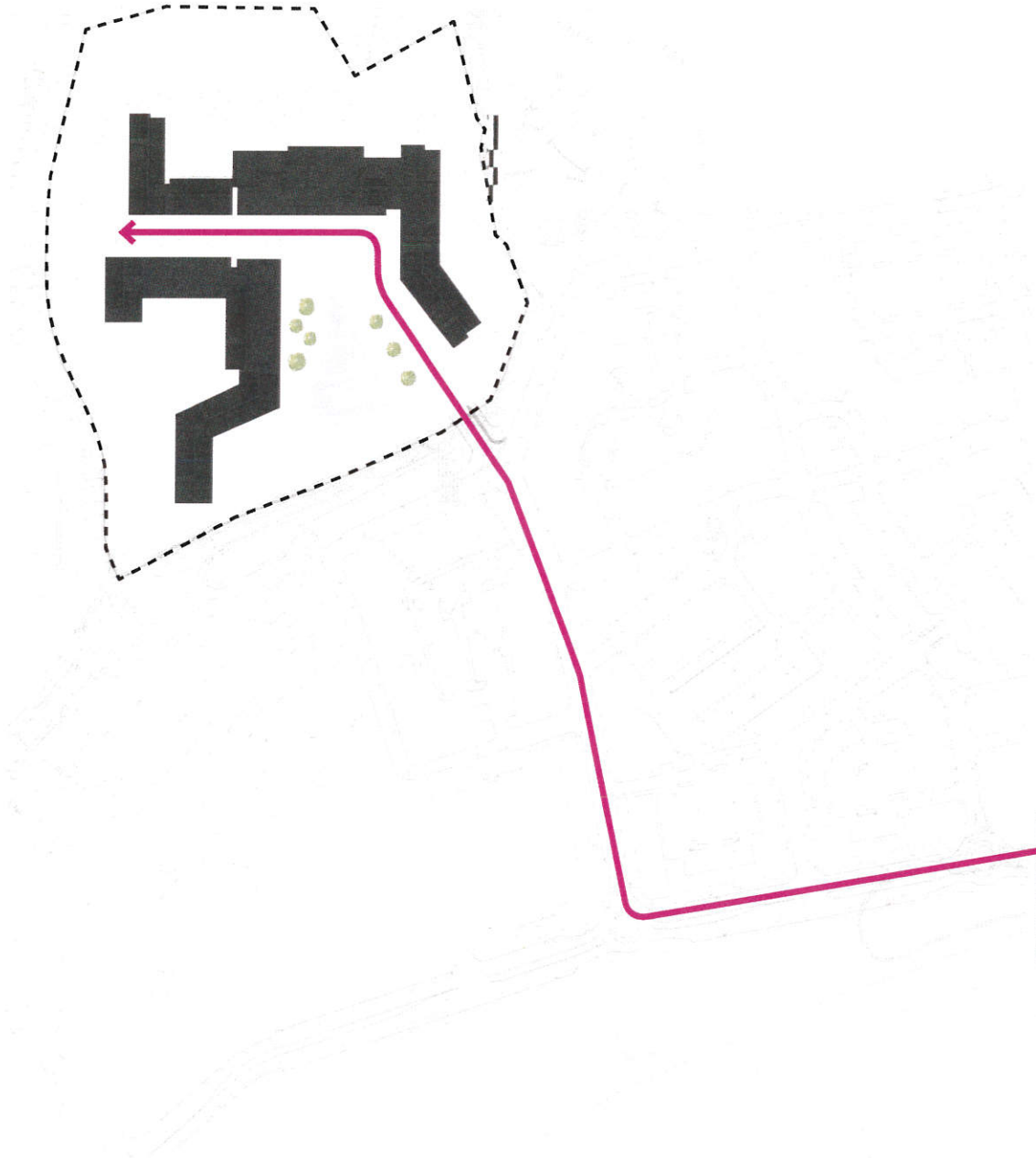
 Trident
A Project Management Company



SITE : URBAN + NATURE



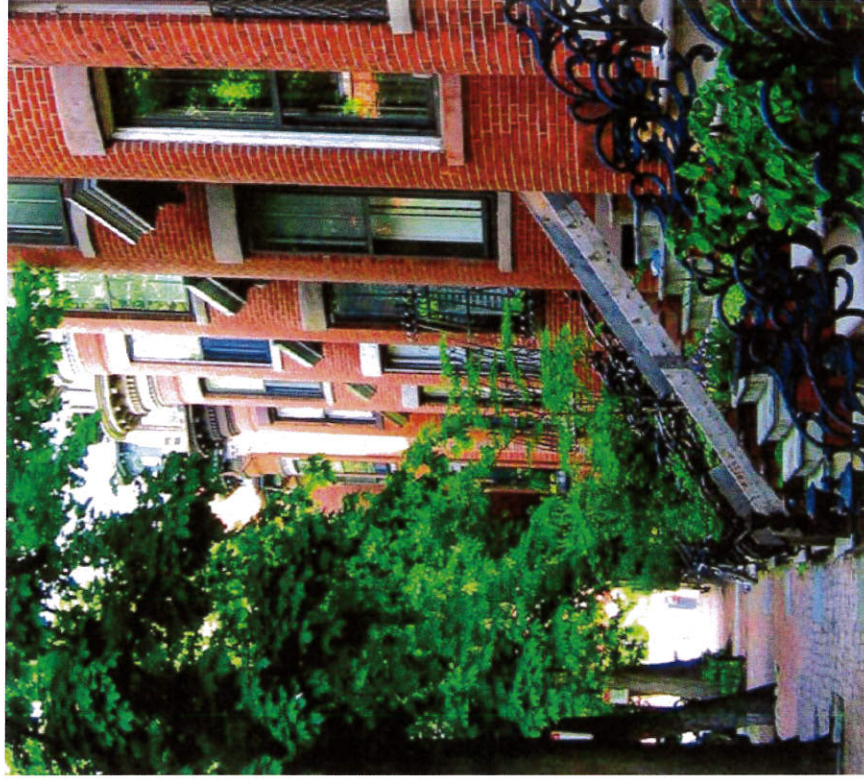
**DIMELLA
SHAFFER**



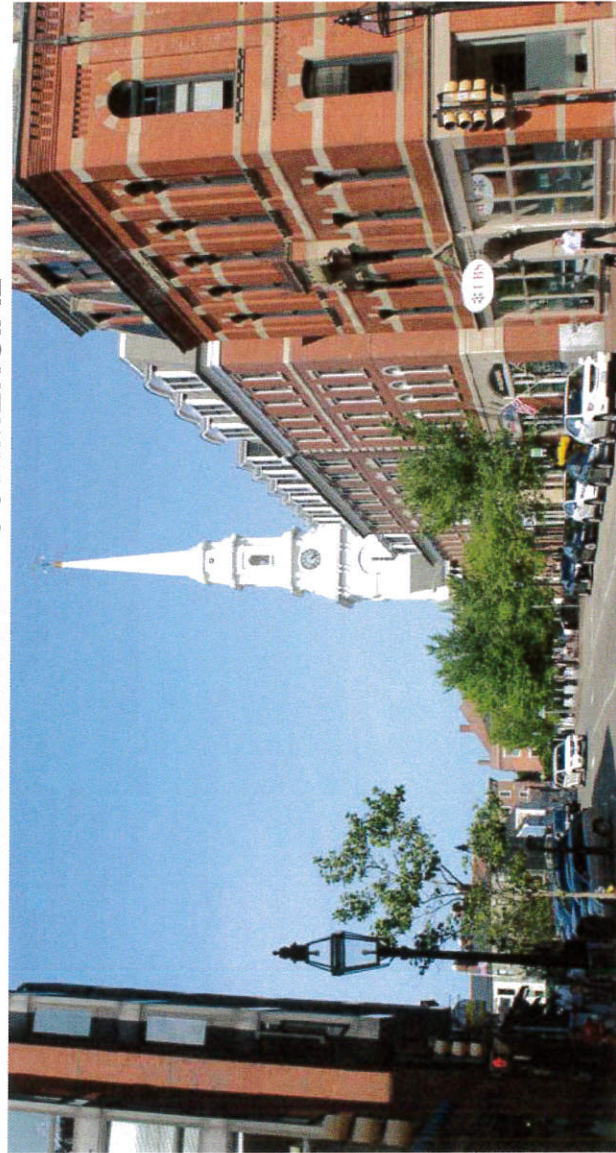




USE : RESIDENTIAL + COMMERCIAL



- SCALE**
- PROPORTION**
- SHAPE**
- MATERIAL**
- COLOR**



Portsmouth

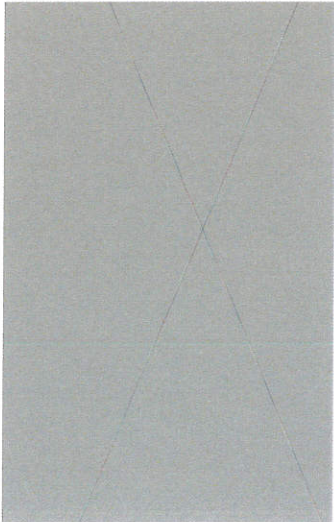
**DIMELLA
SHAFFER**



ERC - The Baldwin

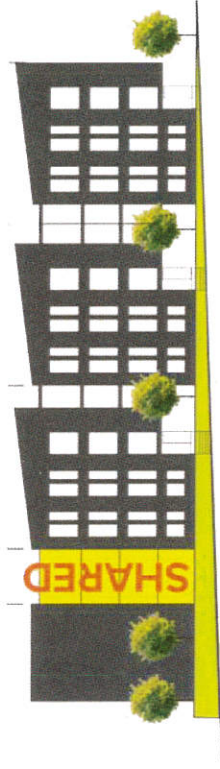


Trident
A Project Management Company

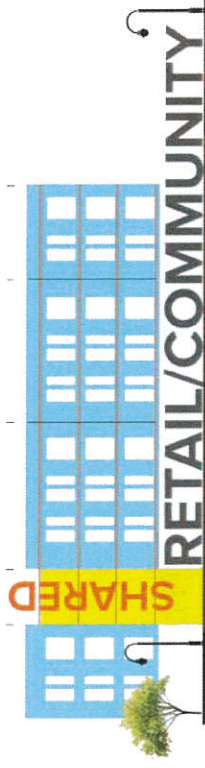


CONTEXT: FARMHOUSE + NEW ENGLAND

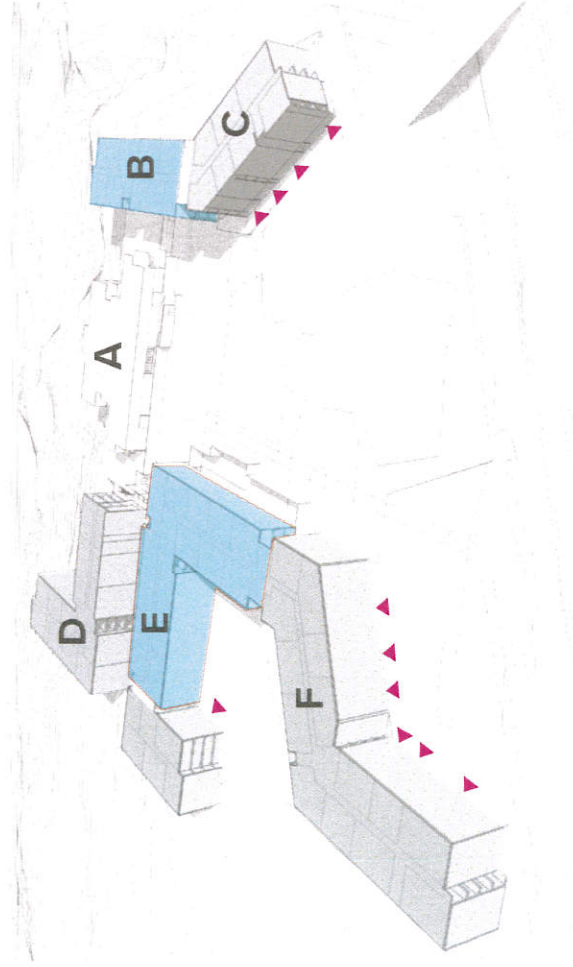




GARDEN UNITS PROTOTYPE



PLAZA UNITS PROTOTYPE



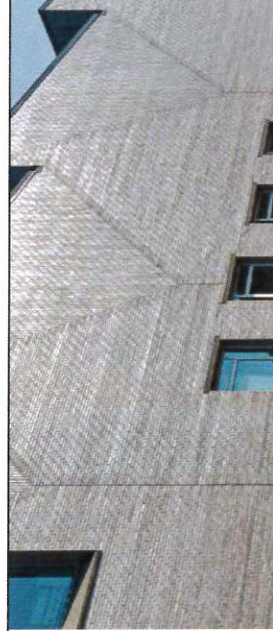
ERC - The Baldwin

DIMELLA
SHAFFER

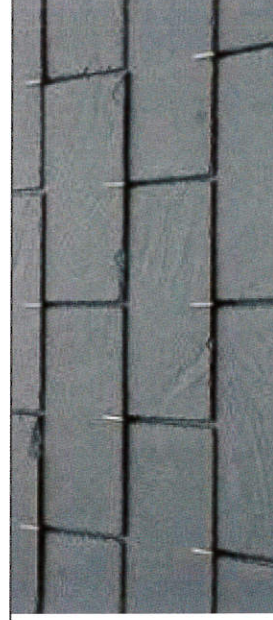
GARDEN BLOCK



SIDING



BRICK VENEER



SLATE - LOOK ROOF



ERC - The Baldwin

DIMELLA
SHAFFER

GARDEN UNITS ELEVATION & MATERIALS PALETTE



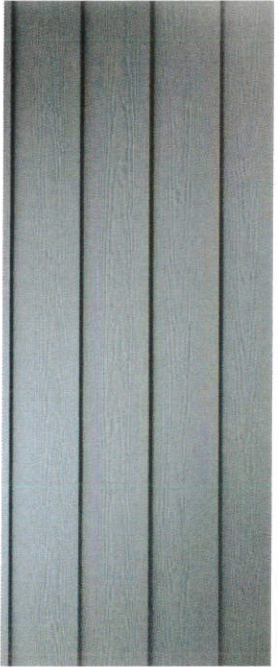
VIEW TO BUILDING C - GARDEN UNITS

ERC - THE BALDWIN II / 24 JANUARY 2015
P.12

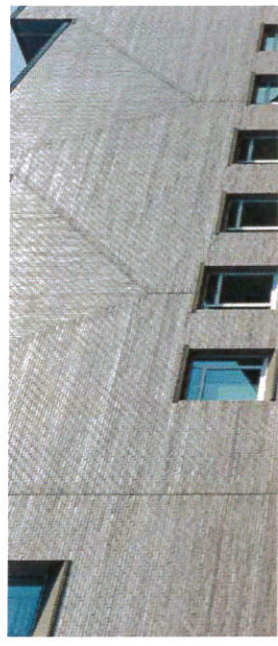


DIMELLA
SHAFFER

PLAZA BLOCK



SIDING



BRICK VENEER



ERC - The Baldwin

DIMELLA
SHAFFER

PLAZA UNITS ELEVATION & MATERIALS PALETTE

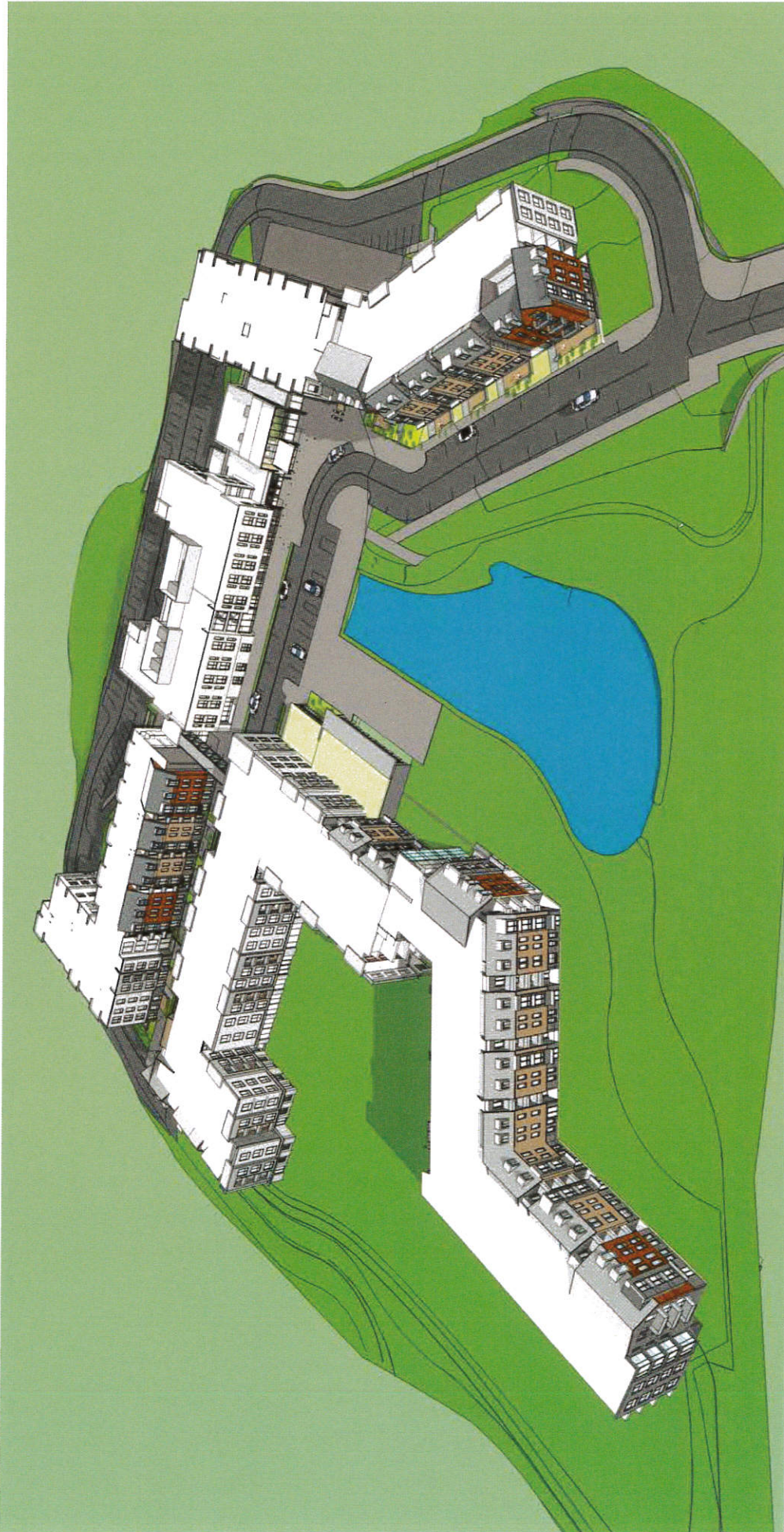


ERC - The Baldwin

DIMELLA
SHAFFER

VIEW TO BUILDING B - PLAZA UNITS

ERC - THE BALDWIN | 24 JANUARY 2019
P.14

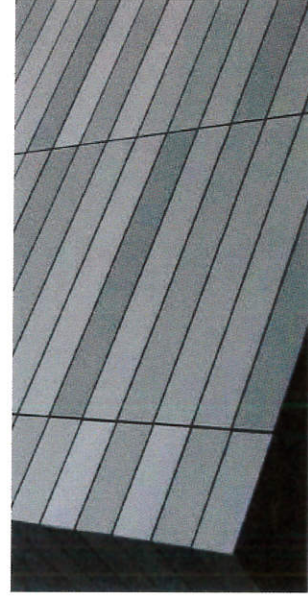
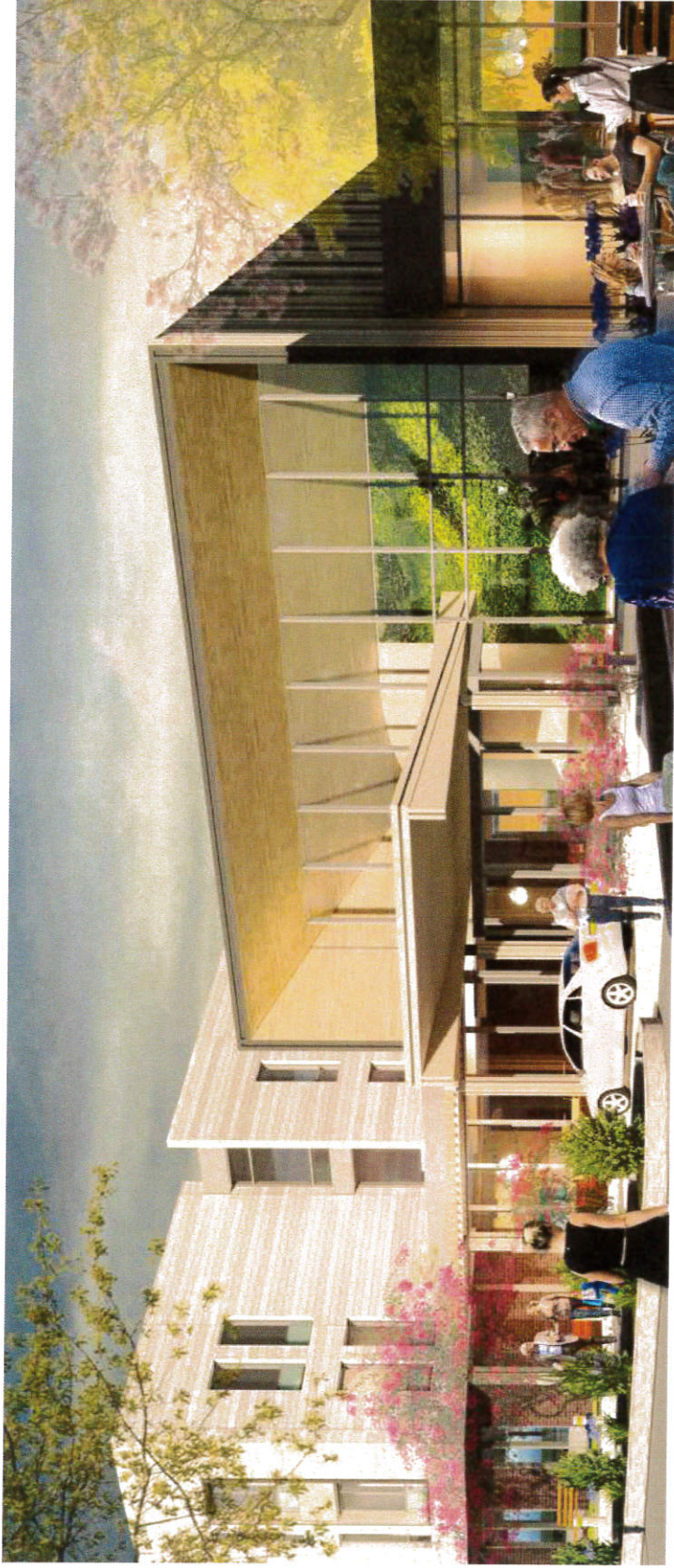


ERC - The Baldwin

DIMELLA
SHAFFER

AERIAL VIEW FROM THE WEST

ERC - THE BALDWIN ILL. 24 JANUARY 2019
P.15



PORCELAIN TILE CLADDING SYSTEM



WOOD-LOOK CEILING SYSTEM



DIMELLA
SHAFFER

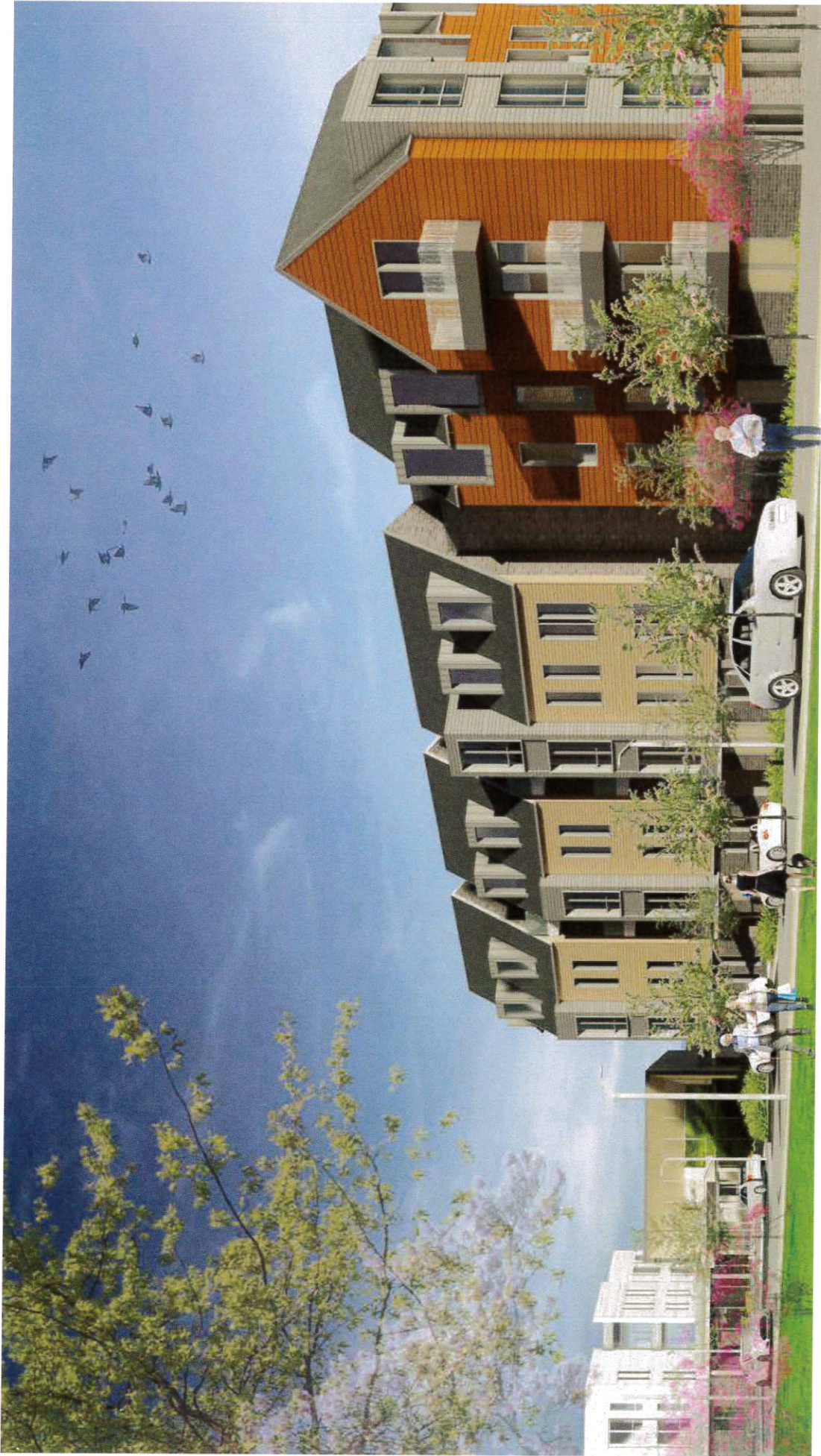


ERC - The Baldwin



BUILDING A & MATERIALS PALETTE

ERC - THE BALDWIN IL / 24 JANUARY 2019
PT15



VIEW TO BUILDING C AND BUILDING A

ERC - THE BALDWIN IL / 24 JANUARY 2019
P17



DIMELLA
SHAFFER



VIEW TO BUILDING D, ON URBAN CORRIDOR

ERC - THE BALDWIN IL / 24 JANUARY 2019
P.18



**DIMELLA
SHAFFER**



VIEW TO BUILDING A, AT MAIN ENTRANCE

ERC - THE BALDWIN / 24 JANUARY 2019
P19



ERC - The Baldwin

DIMELLA
SHAFFER





DIMELLA
SHAFFER



ERC - The Baldwin





Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Uni-Cast, Inc. – Site Photographs

Photo 1



Existing northern façade and area of proposed 9,633-sf manufacturing addition (paved area to be removed), looking east towards Manchester-Boston Regional Airport

Photo 2



Existing northern and western façade and area of proposed 900-sf office addition (paved area to be removed), looking southeast from paved parking area

Uni-Cast, Inc.
11 Industrial Drive
Londonderry, NH 03053



Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

Photo 3



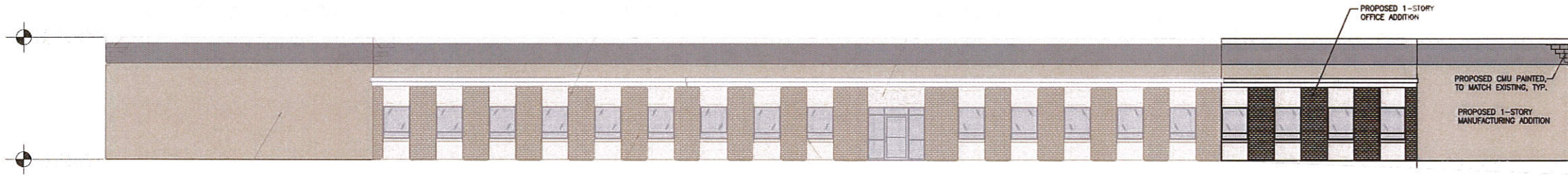
Area of proposed 2,712-sf manufacturing addition (pavement to be removed), looking northeast from Commerce Ave

Photo 4

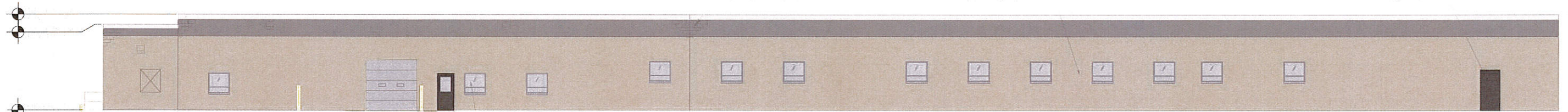


Aerial Imagery of Uni-Cast, Inc. (Map 28 Lot 21-1)

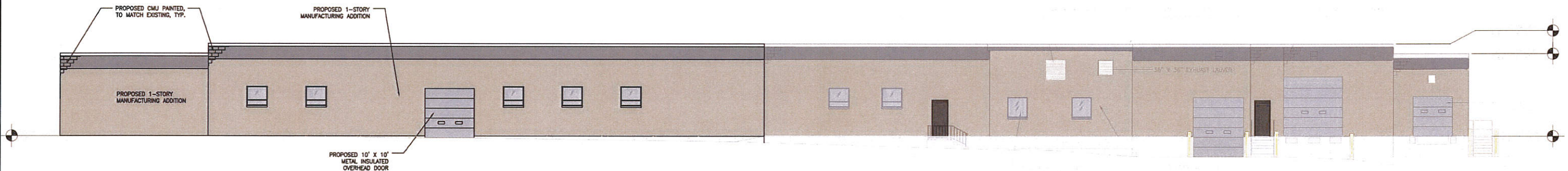
Uni-Cast, Inc.
11 Industrial Drive
Londonderry, NH 03053



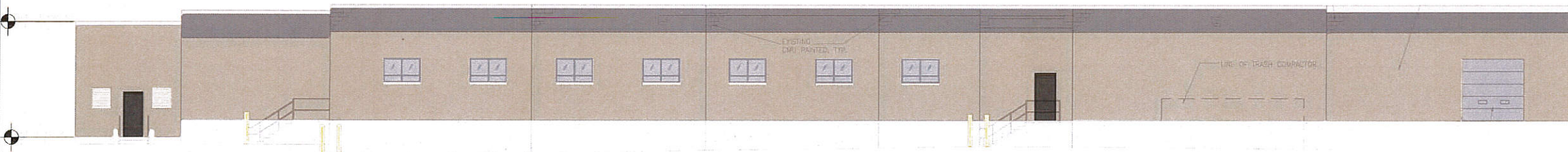
WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION




EAST ELEVATION



TAX MAP 28 LOT 21-1
BUILDING ELEVATIONS
UNI-CAST, INC.
11 INDUSTRIAL DRIVE, LONDONDERRY, NH
 OWNED BY
11 INDUSTRIAL DRIVE, LLC
11 INDUSTRIAL DRIVE, LONDONDERRY, NH 03053
 PREPARED FOR
UNI-CAST, INC.
11 INDUSTRIAL DRIVE, LONDONDERRY, NH 03053
 SCALE: 1"=10' JANUARY 17, 2019

Copyright 2019 © Thomas F. Moran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

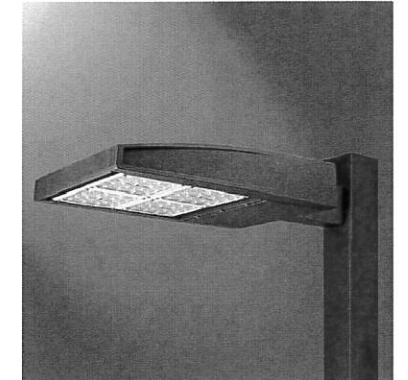
	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects		48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com	
	Bedford, NH • Manchester, NH • Keene, NH • Salem, NH			
15708.10	DR BC CK NG	1965 CADFILE 15708-06 Bldg Elev	A2.0	



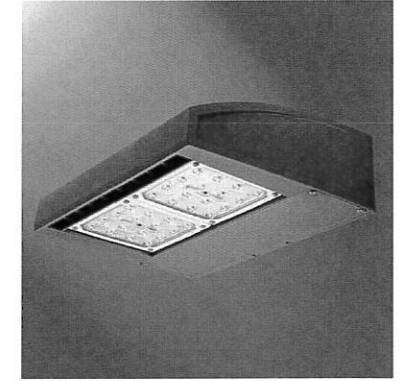
Symbol	Qty	Label	Arrangement	Description
●●●	2	P5-2	BACK-BACK	2-GLEON-AF-02-LED-E1-5WQ/SSS4A25FN2 DN 3' PEDESTAL (28' AFG)
●●	2	S3	SINGLE	GLEON-AF-02-LED-E1-SL3-HSS/SSS4A25FN1 ON 3' PEDESTAL (28' AFG)
●●●	3	S4	SINGLE	GLEON-AF-02-LED-E1-SL4-HSS/SSS4A25FN1 ON 3' PEDESTAL (28' AFG)
▲	5	W3	SINGLE	GLEON-AF-01-LED-E1-SL3-600/WALL MTD (12' AFG)

NORTHERN PARKING LOT
 Illuminance (Fc)
 Average = 1.35
 Maximum = 3.7
 Minimum = 0.4
 Avg/Mn Ratio = 3.33
 Max/Mn Ratio = 9.25

WESTERN PARKING LOT
 Illuminance (Fc)
 Average = 1.35
 Maximum = 2.4
 Minimum = 0.6
 Avg/Mn Ratio = 2.25
 Max/Mn Ratio = 4.0



POLE FIXTURE
 MCGRAW-EDISON GLEON GALLEON LED



WALL FIXTURE
 MCGRAW-EDISON GWC GALLEON WALL LUMINAIRE

NOTE
 LIGHTING DESIGN AND CALCULATIONS PROVIDED BY CHARRON INC.

TAX MAP 28 LOT 21-1
LIGHTING PLAN
UNI-CAST, INC.
 11 INDUSTRIAL DRIVE, LONDONDERRY, NH
 OWNED BY
11 INDUSTRIAL DRIVE, LLC
 11 INDUSTRIAL DRIVE, LONDONDERRY, NH 03053
 PREPARED FOR
UNI-CAST, INC.
 11 INDUSTRIAL DRIVE, LONDONDERRY, NH 03053
SCALE: 1"=40' **JANUARY 16, 2019**

Copyright 2019 © Thomas F. Moran, Inc.
 48 Constitution Drive, Bedford, N.H. 03110
 All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.
 This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.

40	20	10	0	10	20	40
Graphic Scale						
REV.	DATE	DESCRIPTION	DR	CK		

	Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
	15708-10 DR JB CK NG	FB CADFILE 16708-10 Site.dwg

IRRIGATION NOTES

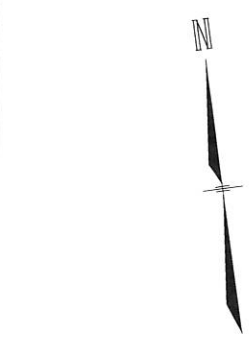
1. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A IRRIGATION DESIGN SUBCONTRACTOR TO BE APPROVED BY THE OWNERS REPRESENTATIVE/LANDSCAPE ARCHITECT.
2. THE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING THE IRRIGATION SYSTEM DESIGN AND SHOP DRAWINGS TO THE OWNER 30 DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE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

LANDSCAPE LEGEND

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	9	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY RED MAPLE	3" MIN. CAL.	B&B ZONE 4
	8	ABIES CONCOLOR WHITE FIR	6' TO 7'	B&B ZONE 4
	3	QUERCUS RUBRA RED OAK	3" MIN. CAL.	B&B ZONE 4
	6	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	3" MIN. CAL.	B&B ZONE 4
	37	JUNPERUS C. 'SEAGREEN' SEAGREEN JUNIPER	2' TO 2 1/2'	B&B ZONE 4
	8	SYRINGA VULGARIS COMMON PURPLE LILAC	3 1/2' TO 4'	B&B ZONE 3
	2	VIBURNUM P.T. 'SUMMER SNOWFLAKE' SUMMER SNOWFLAKE VIBURNUM	3' TO 4'	B&B ZONE 5

LANDSCAPE NOTES

- (SEE DETAILS FOR ADDITIONAL NOTES)
1. GREEN SPACE REQUIREMENT:
20' GREEN SPACE BUFFER ALONG ROW
15' GREEN SPACE BUFFER ALONG SIDE AND REAR LOT LINES.
 2. INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
(3.11, i., g., i., ii., iii. OF SITE PLAN REGS.)
FRONT PARKING LOT: 10% LANDSCAPE AREA REQUIRED.
REQUIRED: 20,388± S.F. (.10) = 2,039± S.F.
PROVIDED: 2,678± S.F.
SIDE PARKING LOT: 8% LANDSCAPE AREA
REQUIRED: 41,591± S.F. (.08) = 3,327± S.F.
PROVIDED: 3,160 S.F.
TOTAL REQUIRED: 5,366 S.F.
TOTAL PROVIDED: 5,838 S.F.
 3. TREE REQUIREMENTS:
(3.11, i. OF SITE PLAN REGS.)
1 TREE/15 PARKING SPACES (140 SPACES/15) = 9.3 OR 9 TREES
1 SHADE TREE/20' OF PARKING PERIMETER = 522 ±S.F./20' = 26 SHADE TREES
TREE/50' OF PARKING PERIMETER (SCREENING) = 0'±S.F./50' = N/A
TOTAL TREES REQUIRED = 35
TREES PROVIDED = 35 TREES (23 DECIDUOUS & 12 CONIFEROUS)
 4. THE PLANT MATERIALS SHOWN ON THIS PLAN HAVE A HARDINESS ZONE TO MEET THAT OF SOUTHERN NH.
 5. AT TIME OF PLANTING:
ALL TREES SHALL BE A MINIMUM OF 3" CALIPER.
ALL ORNAMENTAL TREES SHALL BE A MINIMUM OF 2" CALIPER.
ALL EVERGREEN TREES SHALL BE A MINIMUM OF 6' HIGH.
 6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE THROUGHOUT CONSTRUCTION OF PROTECTIVE TREE FENCING LOCATED 12" INCHES OFF THE THE DRIFLINE OF ALL TREES TO BE PROTECTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS REQUIRED TO HAVE ALL NO-CUT ZONES DELINEATED IN THE FIELD.
 7. THE CONTRACTOR/APPLICANT IS RESPONSIBLE FOR REPLACEMENT OF "ANY TREES DESIGNATED TO REMAIN, WHICH HAVE BEEN DAMAGED, KILLED OR REMOVED AS A RESULT OF CONSTRUCTION ACTIVITIES". SEE TOWN OF LONDONDERRY "LANDSCAPE DESIGN STANDARDS" SECTION 4.09.D.4
 8. THE OWNER IS RESPONSIBLE FOR MAINTENANCE OF ALL LANDSCAPE AREAS ONCE CONSTRUCTION IS COMPLETED AS OUTLINED IN THE TOWN OF LONDONDERRY, "LANDSCAPE DESIGN STANDARDS" SECTION 4.09.F.
 9. CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UTILITIES AND NOTIFY OWNER'S REPRESENTATIVE OF CONFLICTS.
 10. NO PLANT MATERIALS SHALL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 11. ALL TREES SHALL BE BALLED AND BURLAPPED (B & B) UNLESS OTHERWISE NOTED OR APPROVED BY OWNER'S REPRESENTATIVE.
 12. ANY PROPOSED PLANT SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE OWNER'S REPRESENTATIVE AND LANDSCAPE ARCHITECT.
 13. ALL PLANT MATERIALS INSTALLED SHALL MEET OR EXCEED THE SPECIFICATIONS OF THE "AMERICAN STANDARDS FOR NURSERY STOCK" BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 14. ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE YEAR FOLLOWING DATE OF ACCEPTANCE.
 15. ALL DISTURBED AREAS SHALL BE LOAM & SEEDDED AND RECEIVE 4" OF SUITABLE LOAM.
 16. IF APPLICABLE, THE CONTRACTOR SHALL HAVE ALL FALL TRANSPLANTING HAZARD PLANTS DUG IN THE SPRING AND STORED FOR FALL PLANTING.



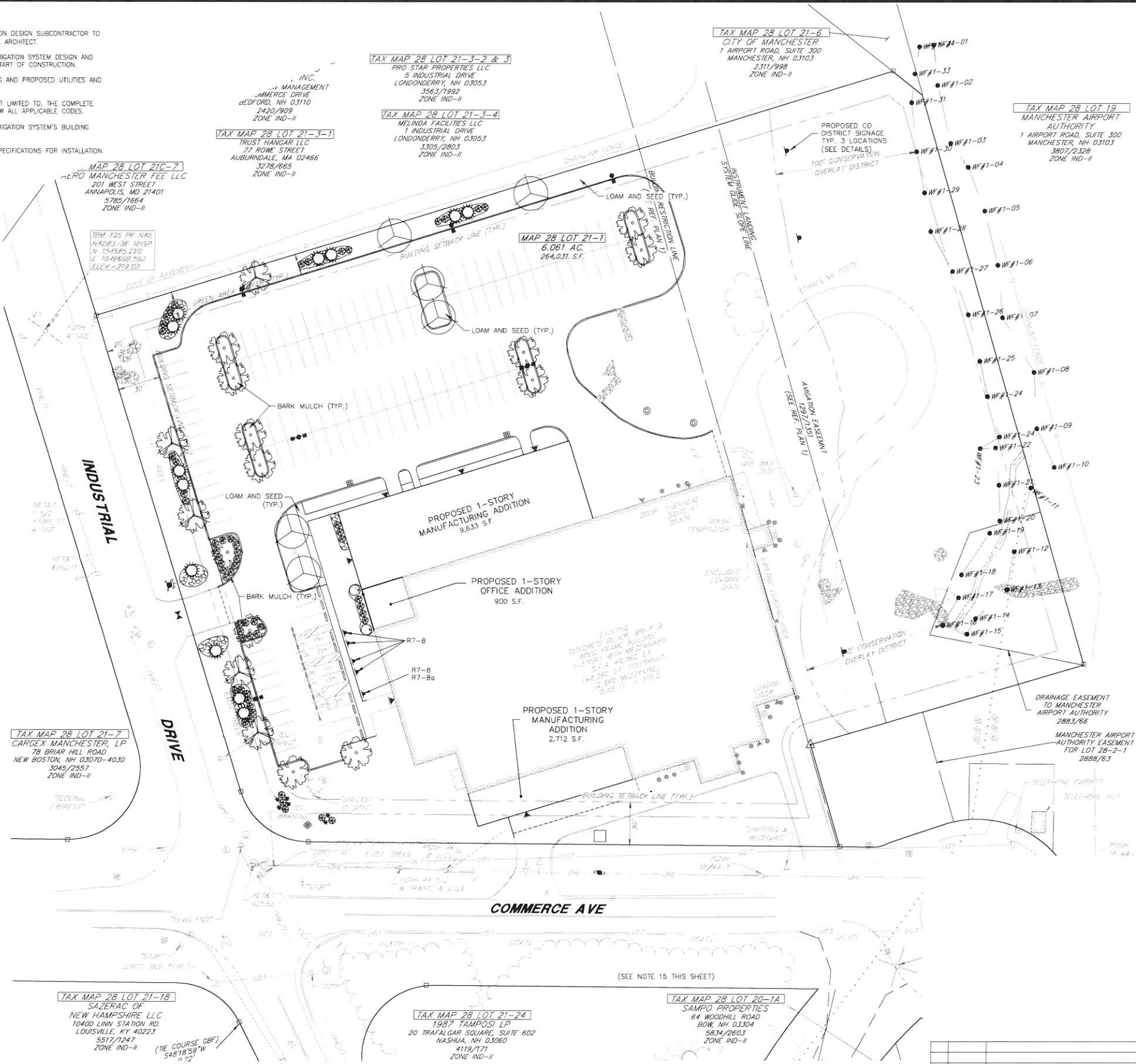
LEGEND

- EXISTING**
- GRANITE BOUND
 - BITUMINOUS CONCRETE CURB
 - EDGE OF PAVEMENT
 - SINGLE SOLID WHITE LINE
 - DOUBLE SOLID YELLOW LINE
 - CHAIN LINK FENCE
 - SIGN
 - TRAFFIC FLOW
 - LIGHT POLE
 - BOLLARD
 - HYDRANT
 - WATER SHUTOFF
 - ELECTRIC JUNCTION BOX
 - SEWER MANHOLE
 - DRAIN MANHOLE
 - CATCH BASIN
 - WATER GATE
 - UTILITY POLE
 - EDGE OF WETLAND
- LIMITS OF CLEARING / TREELINE**
- TREES
 - OVERHEAD UTILITIES
- PROPOSED**
- BITUMINOUS CONCRETE CURB
 - EDGE OF PAVEMENT
 - RIP-RAP
 - OUTLET STRUCTURE
 - SEWER MANHOLE
 - WATER GATE

Copyright 2019 Thomas F. Moran, Inc.
48 Constitution Drive, Bedford, N.H. 03110

All rights reserved. These plans and materials may not be copied, duplicated, replicated or otherwise reproduced in any form whatsoever without the prior written permission of Thomas F. Moran, Inc.

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



OWNERS SIGNATURE _____ DATE _____

APPROVED BY THE TOWN OF LONDONDERRY N.H. PLANNING BOARD for Phase _____

ON DATE _____

CERTIFIED BY _____

TAX MAP 28 LOT 21-1
LANDSCAPE PLAN
UNI-CAST, INC.
11 INDUSTRIAL DRIVE, LONDONDERRY, NH
OWNED BY
11 INDUSTRIAL DRIVE, LLC
11 INDUSTRIAL DRIVE, LONDONDERRY, NH 03053
PREPARED FOR
UNI-CAST, INC.
11 INDUSTRIAL DRIVE, LONDONDERRY, NH 03053
SCALE: 1"=40' JANUARY 16, 2019

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

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

15708-10 DR ARJ FB
CK NG CADFILE 15708-10 Site.dwg SHEET 8 OF 13



REV	DATE	DESCRIPTION	DR	CK