

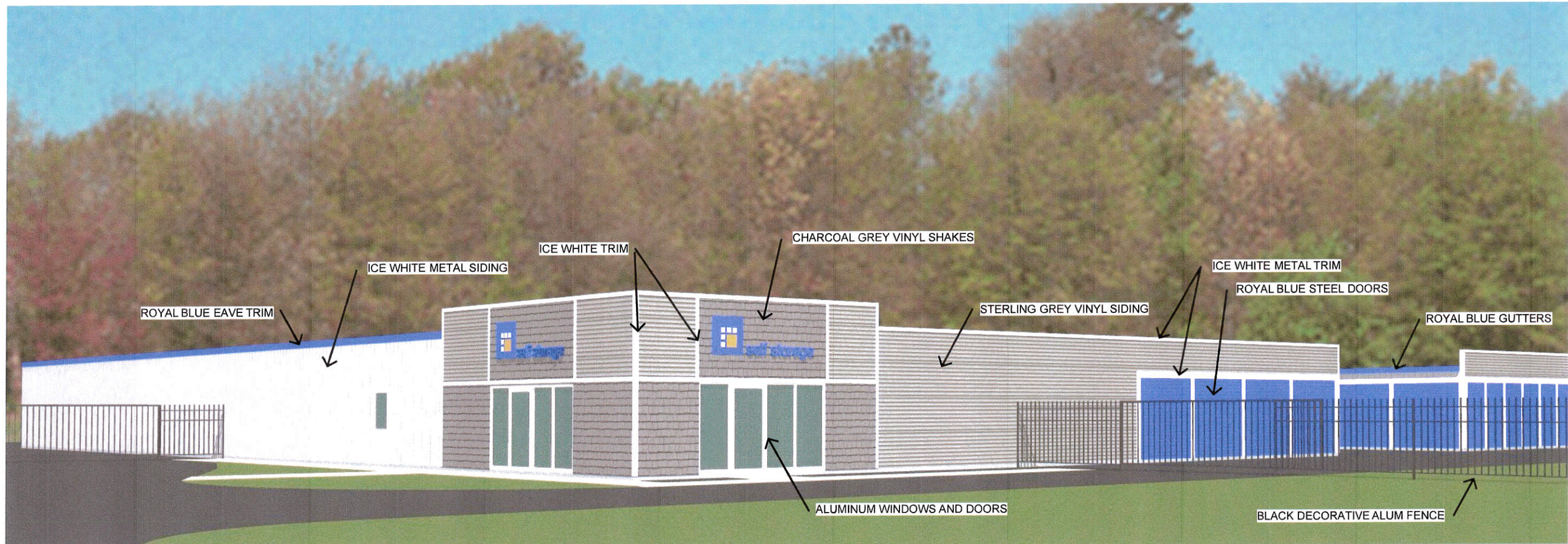
VIEW FROM SMITH LANE

SELF STORAGE

SMITH LANE
LONDONDERRY, NEW HAMPSHIRE

BURNELL  JOHNSON

A R C H I T E C T S
80 STARK STREET
(603) 625-5098
(603) 625-5167 FAX
MANCHESTER, N.H.
03101



TYPICAL COLORS AND MATERIALS TO BE USED

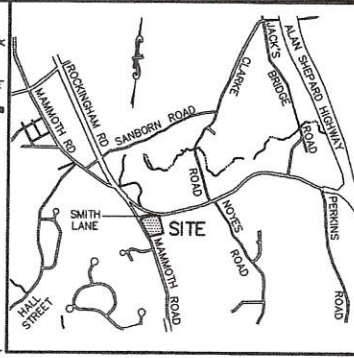
VIEW FROM SMITH LANE

SELF STORAGE
 SMITH LANE
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BURNELL  **JOHNSON**
 ARCHITECTS

80 STARK STREET
 (603) 625-5098
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 03101



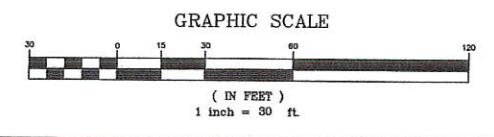
VICINITY MAP
SCALE: 1" = 2,500'±

LEGEND

STONE BOUND FOUND	CHAIN LINK FENCE
IRON PIN FOUND	BOULDERS
UTILITY POLE	CONCRETE PAD
SIGN	ABUTTER LINE
GAS VALVE	PROPERTY LINE
WATER VALVE	WETLAND
HYDRANT	BUILDING SETBACK
WATER SHUT OFF	GREEN AREA
SEWER MANHOLE	EASEMENT
CATCH BASIN	RESIDENTIAL BUFFER
OVERHEAD UTILITIES	ZONE LINE
STONEMALL	PROP. EDGE OF PAVEMENT
TREELINE	PROP. SLOPED GRANITE CURB
EDGE OF PAVEMENT	PROP. CHAIN LINK FENCE
EDGE OF GRAVEL	PROP. VINYL STOCKADE FENCE
	PROP. ALUMINUM PICKET FENCE

BENCHMARK DATA

LOCATION	DATUM	DESCRIPTION
NORTHING: 150851.5259 EASTING: 1057398.9068	ELEV.=277.08 (NGVD 29)	PK FOUND ON EDGE OF SMITH LANE
NORTHING: 150593.5908 EASTING: 1057823.7701	ELEV.=284.92 (NGVD 29)	RAILROAD SPIKE SET NEAR MIDDLE OF PARCEL



REVISIONS

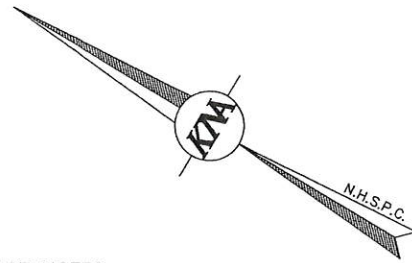
NO.	DATE	DESCRIPTION	BY
1	2/16/15	REVISED FOR AOT & NHDOT SUBMISSIONS	JDL
2	3/20/15	REVISED PER DESIGN REVIEW #1 COMMENTS	JDL

PRESENTATION PLAN
SELF STORAGE FACILITY
MAP 15; LOTS 127, 128, & 129
484 & 486 MAMMOTH ROAD AND 6 SMITH LANE
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

<p>OWNER: JJJM ENTERPRISES, INC. 6 SMITH LANE LONDONDERRY, NH 03053 R.C.R.D. BK: 3292, PG: 46 R.C.R.D. BK: 3331, PG: 938</p>	<p>APPLICANT: RCA DEVELOPMENT 10 HIGHVIEW CIRCLE MANCHESTER, NH 03104</p>	<p>PROJ. NO: 14-0721-2 DATE: JAN. 30, 2015 SCALE: 1" = 30' FILE NO.: SHEET NO. 1 OF 1</p>
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KM KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 303, Bedford, NH 03110 Phone (603) 627-2881

MAP 15; LOT 146



LANDSCAPE NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED SITE LANDSCAPE WHICH PROVIDES CLIMATIC RELIEF AND AESTHETIC APPEAL.
2. ALL PLANT MATERIALS USED SHALL BE NURSERY STOCK AND SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR FROM DATE OF INSTALLATION. ANY MATERIAL WHICH DIES OR DOES NOT SHOWN HEALTHY APPEARANCE WITHIN THIS TIME SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE, WITH SAME WARRANTY REQUIREMENTS AS THE ORIGINAL. WARRANTIES TYPICALLY DO NOT COVER LOSS DUE TO INSECT INFESTATION OR MECHANICAL DAMAGE (I.E. SNOW STORAGE).
3. IF THE SOIL CONDITIONS ARE EXTREMELY SANDY, ALL TREES SHALL HAVE A 6" LAYER OF COMPACTED TOPSOIL PLACED IN THE BASE OF THE PLANT PIT AS A MOISTURE RETENTION LAYER. THE PLANT PIT SIDEWALLS SHALL BE OVER EXCAVATED BY AN ADDITIONAL 12" BEYOND THE NORMAL OUTSIDE RADIUS OF THE HOLE. A TOPSOIL MIXTURE SHALL BE USED TO BACKFILL THE HOLE AS FOLLOWS: ORGANIC TOPSOIL, AMENDED WITH 10% WOOD ASH, 10% MANURE, 30% PEATMOSS AND A GRANULAR HYDROGEL TO ABSORB AND RETAIN WATER.
4. PLANTING BEDS AND SAUCERS SHALL RECEIVE A 4" MINIMUM THICKNESS OF PINE/HEMLOCK BARK MULCH OVER A 5oz. POLYPROPYLENE WEED CONTROL FABRIC.
5. PAVEMENT AND ROAD BASE MATERIAL ENCOUNTERED IN ANY LAWN OR PLANTING BED SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR AND SUITABLE AMENDED SOIL INSTALLED AS SPECIFIED IN THE TURF ESTABLISHMENT SCHEDULE.
6. IT SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR TO PROVIDE LANDSCAPE IRRIGATION IN THE AREA HATCHED ON THE PLAN. THE CONTRACTOR SHALL PROVIDE AN IRRIGATION DESIGN TO THE OWNER FOR REVIEW AND APPROVAL.

LANDSCAPE IRRIGATION SYSTEM DESIGN NOTES:

1. A LANDSCAPE/IRRIGATION SYSTEM SHALL BE FURNISHED AND INSTALLED AT THE OWNER'S DISCRETION TO PROVIDE SEASONAL COVERAGE OVER THOSE AREAS DESIGNATED ON THIS PLAN.
2. IF INSTALLED THE BACKFLOW PREVENTION AND WATER SUPPLY CONNECTIONS TO CONFORM TO THE REQUIREMENTS OF PENNICHUCK WATER WORKS.

LOAM & SEED ALL DISTURBED AREAS (TYP.)

PLANT LIST

SYMBOL	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
Ar	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	3" CAL.
Na	6	NYSSA SYLVATICA 'RED RAGE'	'RED RAGE' TUPEDO	3" CAL.
Po	2	PRUNUS X 'OKAME'	OKAME CHERRY	2-2.5' CAL.
Pg	3	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6-7' B&B
SHRUBS				
Ab	6	AZALEA 'BLAAUW'S PINK'	BLAAUW'S PINK AZALEA	18-24"
Bs	7	BUXUS SEMPERVIRENS 'JENSEN'	JENSEN BOXWOOD	18-24"
Cs	8	CORNUS SANGUINEA 'MIDWINTER FIRE'	MIDWINTER FIRE DOGWOOD	2-2.5'
Ig	31	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	2-2.5'
Hp	9	HYDRANGEA PANICULATA 'BOMBSHELL'	BOMBSHELL PANICLE HYDRANGEA	18-24"
Jh	13	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	18-24"
Js	12	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5-6' B&B
Pp	1	PICEA PUNGENS 'GLAUCA GLOBOSA'	GLOBAL BLUE SPRUCE	2-2.5' B&B
Sj	9	SPIRAEA JAPONICA 'GOLDMOUND'	GOLDMOUND SPIREA	18-24"
Sm	8	SPIRAEA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	15-18"
St	7	SYRINGA 'TINKERBELLE'	TINKERBELLE LILAC	2-2.5'
To	12	THUJA OCCIDENTALIS 'SMARAGO'	EMERALD GREEN ARBORVITAE	5-6' B&B
Vt	14	VBURNUM TRILOBUM 'COMPACTA'	COMPACT AMERICAN CRANBERRY VIBURNUM	2-2.5'
Wf	8	WEIGELA FLORIDA 'MIDNIGHT WINE'	MIDNIGHT WINE WEIGELA	15-18"

LANDSCAPE CALCULATIONS

1. INTERNAL PARKING:
 REQUIRED = 1 SHADE TREE/15 SPACES
 PROVIDED = 10 SPACES/15 = 1 TREE REQUIRED
2. PERIMETER:
 REQUIRED = 1 TREE/20' PARKING LOT PERIMETER
 PROVIDED = 97/20 = 5 TREES REQUIRED
 PROVIDED = 5 TREES PROPOSED



LEGEND

STONE BOUND FOUND	CHAIN LINK FENCE
IRON PIN FOUND	BOULDERS
UTILITY POLE	CONCRETE PAD
SIGN	ABUTTER LINE
GAS VALVE	PROPERTY LINE
WATER VALVE	WETLAND
HYDRANT	BUILDING SETBACK
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	PROP. ALUMINUM PICKET FENCE

BENCHMARK DATA

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REVISIONS

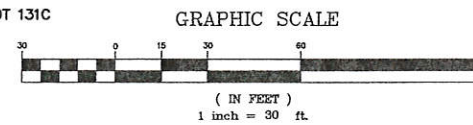
NO.	DATE	DESCRIPTION	BY

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

CERTIFIED BY: _____

CHAIRMAN _____

SECRETARY _____

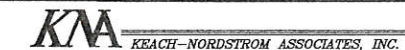


LANDSCAPE PLAN

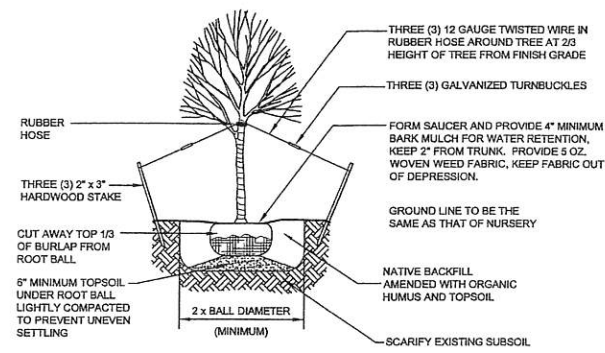
SELF STORAGE FACILITY

MAP 15; LOTS 127, 128, & 129
 MAMMOTH ROAD AND SMITH LANE
 LONDONDERRY, NEW HAMPSHIRE
 ROCKINGHAM COUNTY

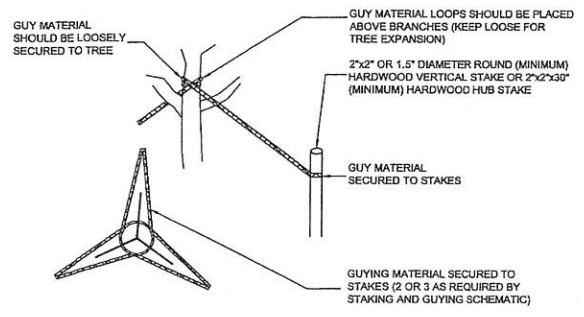
<p>OWNER: JJJM ENTERPRISES, INC. 6 SMITH LANE LONDONDERRY, NH 03053 R.C.R.D. BK: 3292, PG: 46 R.C.R.D. BK: 3331, PG: 938</p>	<p>APPLICANT: RCA DEVELOPMENT 10 HIGHVIEW CIRCLE MANCHESTER, NH 03104</p>	<p>PROJ. NO: 14-0721-2 DATE: JAN. 30, 2015 SCALE: 1" = 30' FILE NO.: _____ SHEET NO. 7 OF 17</p>
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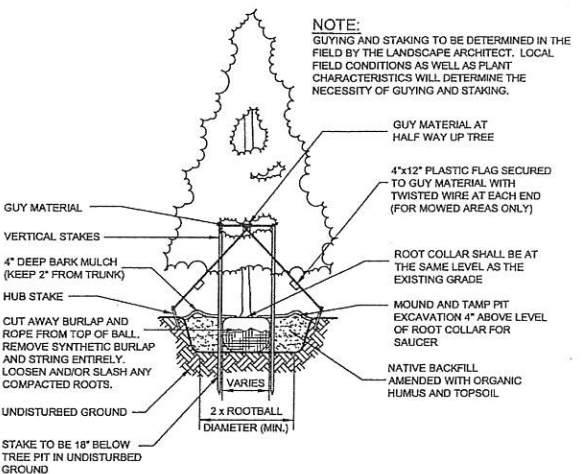
project:140721-2\140721.dwg LANDSCAPE, 2/12/2015 2:53:12 PM, cbasso, HP DesignJet 4000 HPCL2R7L



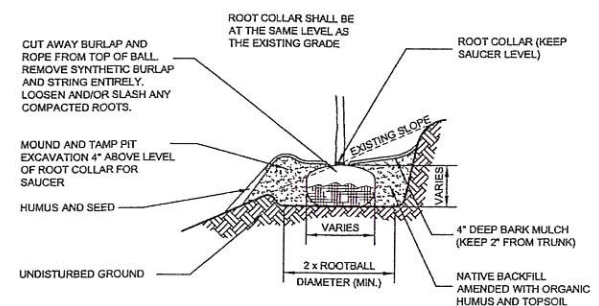
DECIDUOUS TREE PLANTING DETAIL
NOT TO SCALE



DECIDUOUS TREE - GUYING & STAKING
NOT TO SCALE
(AUGUST 2011)



EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE
(JANUARY 2012)



TYPICAL PLANTING PIT ON SLOPE 4:1 OR GREATER
NOT TO SCALE
(JANUARY 2012)

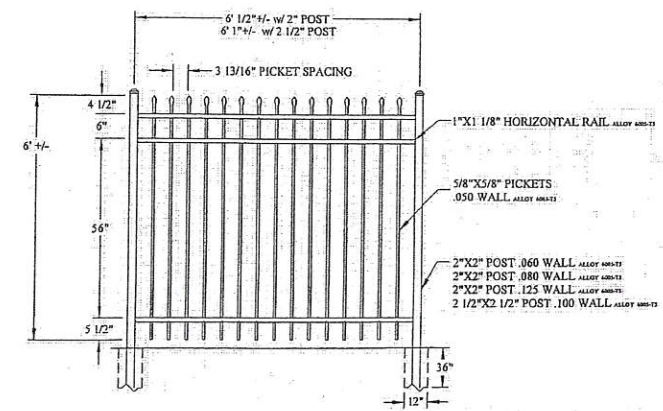
TURF ESTABLISHMENT SCHEDULE

- PURPOSE:**
TO ESTABLISH AND MAINTAIN PERMANENT AND TEMPORARY TURF AREAS, RESTORE GROWTH TO EXISTING TURF AREAS DISTURBED DURING CONSTRUCTION AND CONTROL SOIL EROSION.
- PREPARATION AND EXECUTION:**
1. RAKE THE SUBGRADE OF ALL AREAS TO BE LOAMED AND SEEDED TO REMOVE RUBBISH, STICKS, ROOTS AND STONES LARGER THAN 1 INCH.
 2. PLACE LOAM OVER AREAS TO BE SEEDED AND SPREAD.
 3. FINE GRADE SURFACE AND SUPPLEMENT WITH SUITABLE LOAM WHERE NEEDED TO CREATE A UNIFORM SURFACE ACCORDING TO THE FINISH GRADES INDICATED; TOP AND BOTTOM OF SLOPES SHALL BE ROUNDED. NO LOAM SHALL BE SPREAD IF THE SUBGRADE IS EXCESSIVELY WET OR FROZEN.
 4. APPLY LIME EVENLY OVER LOAM SURFACE AND THOROUGHLY INCORPORATE THEM INTO THE LOAM BY HEAVY RAKING TO AT LEAST ONE-HALF THE DEPTH OF THE LOAM.
 5. APPLY FERTILIZER AND MIX WITH THE UPPER 2 INCHES OF LOAM.
 6. DETERMINE APPROPRIATE MIXTURE FOR AREA TO BE SEEDED BASED ON EXAMINATION OF PROJECT PLANS. UNIFORMLY SPREAD THE SEED BY BROADCASTING OR HYDROSEEDING. IF BROADCASTING, LIGHTLY RAKE INTO THE PREPARED SURFACE AND ROLL. IF HYDROSEEDING, USE 4 TIMES THE RECOMMENDED RATE OF INOCULANT. AFTER SEED IS SPREAD, WATER THOROUGHLY WITH A FINE SPRAY.
 7. SEEDING FOR PERMANENT COVER SHALL OCCUR BETWEEN SEPTEMBER 15 AND OCTOBER 15 AND BETWEEN APRIL 15 AND JUNE 15. SEEDING SHALL NOT BE DONE DURING WINDY WEATHER, WHEN THE GROUND IS FROZEN OR EXCESSIVELY WET OR OTHERWISE UNTILTABLE.
 8. WITHIN 24 HOURS AFTER SEEDING OPERATION, UNIFORMLY MULCH THE AREA WITH HAY. ANCHOR MULCH ON ALL SLOPES EXCEEDING 3:1 USING MULCH NETTING INSTALLED IN ACCORDANCE WITH THE MANUFACTURER.
 9. PROTECT AND PREVENT AGAINST WASHOUTS. ANY WASHOUTS WHICH OCCUR SHALL BE PROMPTLY REGRADED AND RESEEDED.
 10. WHEN IT IS IMPRACTICAL TO ESTABLISH PERMANENT GROWTH ON DISTURBED EARTH BY OCTOBER 15, A TEMPORARY SEED MIXTURE SHALL BE USED. WHEN TEMPORARY SEEDING CANNOT ESTABLISH VISIBLE GROWTH, THE DISTURBED AREA SHALL BE COVERED WITH SIX INCHES OF MULCH FOR THE WINTER.

- MATERIALS:**
1. LOAM USED FOR TOPSOIL SHALL BE FRABLE, FERTILE, NATURAL FREE-DRAINING LOAM; FREE OF ROOTS, GRASS, STICKS, WEEDS, CLAY, SOD LUMPS, DEBRIS AND STONES LARGER THAN 1 INCH IN ANY DIMENSION. SOIL SHALL NOT BE EXCESSIVELY ACID OR ALKALINE AND CONTAIN NO TOXIC MATERIALS.
 2. LIME SHALL BE GROUND LIMESTONE CONTAINING NO LESS THAN 95% CALCIUM AND MAGNESIUM CARBONATES.
 3. FERTILIZER SHALL BE 10-20-20 COMMERCIAL GRADE.
 4. SEED MIXTURE FOR LAWN AREAS SHALL BE 99% PURE LIVE SEED AND CONSIST OF THE FOLLOWING:
25% CREEPING RED FESCUE
25% KENTUCKY BLUEGRASS
25% REDTOP
25% MANHATTAN PERENNIAL RYEGRASS
 5. TEMPORARY SEEDING MIXTURE SHALL BE AN APPROVED CONSERVATION MIX OR CONSIST OF THE FOLLOWING:
15% BLACKWELL OR SHELTER SWITCHGRASS
30% NIAGRA OR KAW BIG BLUESTEM
30% CAMPER OR BLAZE SAND LOVEGRASS
15% NE-27 OR BLAZE SAND LOVEGRASS
10% VIKING BIRDSFOOT TREFLOID
INOCULUM SPECIFIC TO BIRDSFOOT TREFLOID MUST BE USED WITH THIS MIXTURE. IF SEEDING BY HAND, A STICKING AGENT SHALL BE USED. IF SEEDING WITH A HYDROSEEDER, USE FOUR TIMES THE RECOMMENDED AMOUNT OF INOCULUM.
 6. SEED MIXTURE FOR SLOPE AREAS SHALL BE 99% PURE LIVE SEED AND SHALL CONSIST OF THE FOLLOWING:
30% CREEPING RED FESCUE
40% PERENNIAL RYE GRASS
15% REDTOP
15% BIRDSFOOT TREFLOID
*IN ADDITION TO THE MIX SPECIFIED ABOVE, CROWN VETCH SHALL BE USED ON ALL SLOPES STEEPER THAN 3:1. CROWN VETCH SHALL BE APPLIED AT A RATE OF 10 POUNDS PER ACRE AND INOCULUM SPECIFIC TO CROWN VETCH MUST BE USED.
 7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS, INCLUDING DETENTION BASINS AND VEGETATED TREATMENT SWALES SHALL CONSIST OF THE FOLLOWING:
25% CREEPING RED FESCUE
15% SWITCH GRASS
15% FOX SEDGE
15% CREEPING BENTGRASS
10% FLATPEA
10% WILDFLOWER VARIETY
 8. HAY USED FOR MULCH SHALL CONSIST OF MOWED AND PROPERLY CURED GRASS OR LEGUME MOWINGS, FREE FROM WEEDS, TWIGS, DEBRIS OR OTHER DELETERIOUS MATERIAL AND ROT OR MOLD.

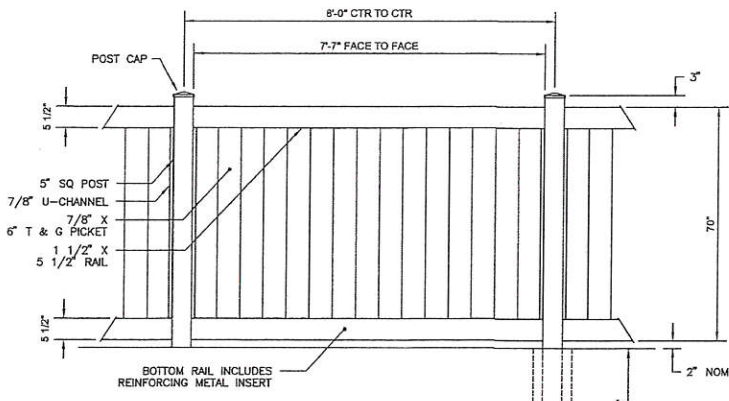
- APPLICATION RATES:**
1. LOAM SHALL BE APPLIED AT A MINIMUM COMPACTED THICKNESS OF 4 INCHES.
 2. LIME SHALL BE APPLIED AT A RATE OF 75 TO 100 POUNDS PER 1,000 S.F.
 3. FERTILIZER SHALL BE APPLIED AT A RATE OF 30 POUNDS PER 1,000 S.F.
 4. SEED MIXTURE FOR LAWN AREAS SHALL BE APPLIED AT A RATE OF AT LEAST 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
 5. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT A RATE OF 5 POUNDS PER 1,000 S.F.
 6. SEED MIXTURE FOR SLOPE AREAS SHALL BE APPLIED AT A RATE OF 80 POUNDS PER ACRE OR 2 POUNDS PER 1,000 S.F.
 7. SEED MIXTURE FOR STORMWATER MANAGEMENT AREAS SHALL BE APPLIED AT A RATE OF 70 POUNDS PER ACRE OR 1.6 POUNDS PER 1,000 S.F.
 8. MULCH SHALL BE APPLIED AT A RATE OF 90 POUNDS PER 1,000 S.F.

MAINTENANCE:
ALL SEEDED AREAS SHALL BE KEPT WATERED AND IN GOOD CONDITION. RESEED AS NECESSARY TO ESTABLISH HEALTHY UNIFORM GROWTH OVER THE ENTIRE SEEDED AREA. MAINTAIN SEEDED AREAS IN AN APPROVED CONDITION UNTIL FINAL ACCEPTANCE. MAINTENANCE SHALL INCLUDE REPAIRS FOR DAMAGE CAUSED BY EROSION.



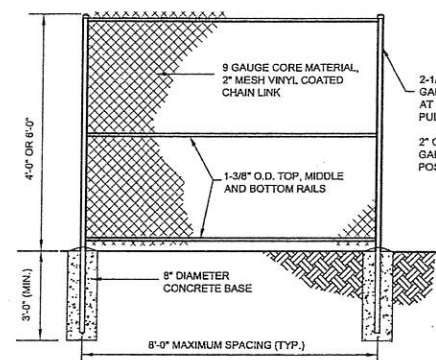
1. FENCE SHALL BE MODEL # EFS-10 BY JERITH MANUFACTURING, INC. OR OWNER APPROVED EQUAL.
2. FENCE SHALL BE 6 FOOT HIGH BLACK POWDER COATED ALUMINUM. PRODUCT MUST BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

6' HIGH DECORATIVE FENCE
NOT TO SCALE

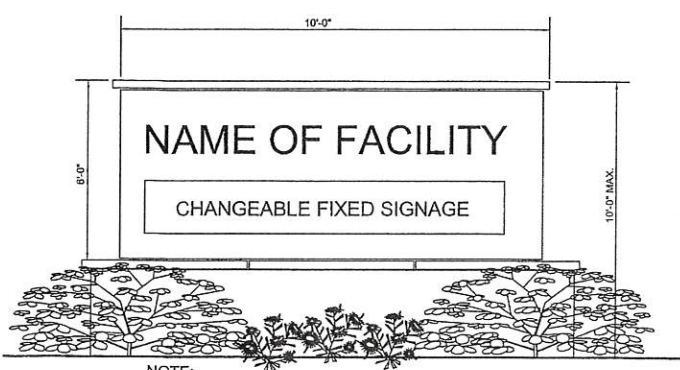


1. FENCE SHALL BE LEGEND VINYL SERIES PRIVACY STYLE FENCE BY MASTER HALCO, INC. OR OWNER APPROVED EQUAL.
2. FENCE SHALL BE A 6 FOOT HIGH WHITE SOLID PANEL VINYL FENCE. PRODUCT MUST BE APPROVED BY THE OWNER PRIOR TO INSTALLATION.

6' HIGH SOLID PANEL VINYL FENCE
NOT TO SCALE

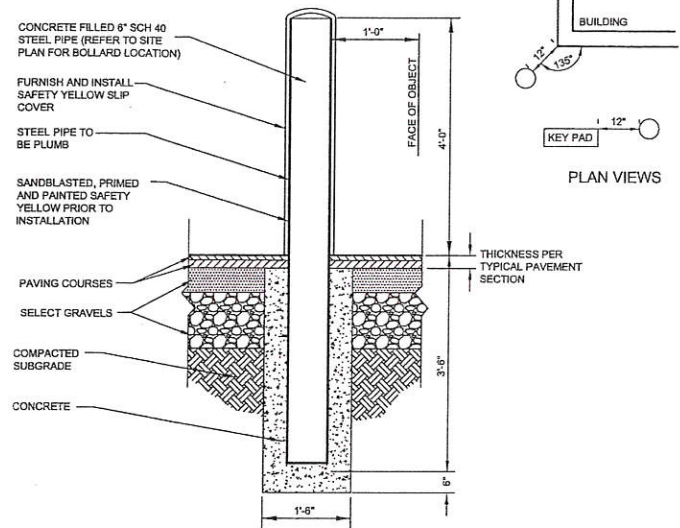


CHAIN LINK FENCE DETAIL
NOT TO SCALE



- NOTE:**
1. THE SPECIFIC DETAILS AND DIMENSIONS OF THE SIGN WILL BE ADDRESSED IN THE SIGN PERMIT APPLICATION.
 2. SIGN TO BE EXTERNALLY ILLUMINATED.

FREESTANDING IDENTIFICATION SIGN DETAIL
NOT TO SCALE



BOLLARD DETAIL
NOT TO SCALE
(MARCH 2008)

CONSTRUCTION DETAILS

SELF STORAGE FACILITY

MAP 15; LOTS 127, 128, & 129
MAMMOTH ROAD AND SMITH LANE
LONDONDERRY, NEW HAMPSHIRE
ROCKINGHAM COUNTY

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MANCHESTER, NH 03104

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DATE: JAN. 30, 2015
SCALE: AS SHOWN
FILE NO.:
SHEET NO. 11 OF 17

KM KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 303, Bedford, NH 03110 Phone (603) 427-2681

REVISIONS			
NO.	DATE	DESCRIPTION	BY

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