

1 **LONDONDERRY, NH PLANNING BOARD**
2 **MINUTES OF THE MEETING OF MAY 14, 2014 AT THE MOOSE HILL**
3 **COUNCIL CHAMBERS**
4

5 Members Present: Art Rugg; Lynn Wiles; Chris Davies; Jim Butler, Ex-Officio;
6 Rick Brideau, CNHA, Ex-Officio; John Laferriere, Ex-Officio; Scott Benson; Leitha
7 Reilly, alternate member; Maria Newman, alternate member; and Al Sypek,
8 alternate member
9

10 Also Present: Cynthia May, ASLA, Town Planner and Planning and Economic
11 Development Department Manager; John R. Trottier, P.E., Assistant Director of
12 Public Works and Engineering; and Jaye Trottier, Associate Planner
13

14 A. Rugg called the meeting to order at 7:00 PM. He appointed L. Reilly to vote for
15 Mary Soares and M. Newman to vote for Laura El-Azem.
16

17 **Administrative Board Work**
18

19 A. Plans to Sign – Verne Orlosk (Owner, 7 Summer Drive, Map 13 Lot 71-49,
20 Zoned AR-I), Kara McKeown (Owner, 9 Summer Drive, Map 13 Lot 71-79,
21 Zoned AR-I) and Michael McKeown (Applicant), Subdivision Plan Amendment
22 [Conditionally Approved December 4, 2013].
23

24 J. R. Trottier said all precedent conditions for approval have been met and that
25 staff recommends signing the plans.
26

27 **L. Wiles made a motion to authorize the Chair and Secretary to sign**
28 **the plans. J. Laferriere seconded the motion.** No discussion. **Vote on**
29 **the motion: 8-0-0.** A. Rugg said the plans will be signed at the conclusion of
30 the meeting.
31

32 [J. Butler arrived at 7:03 PM].
33

34 B. Application Withdrawal - Shops at Londonderry – Londonderry Land
35 Development, LLC (Applicant), Jean M. Gagnon (Owner), Map 15 Lots 51 & 59
36 - Two-lot subdivision of Map 15 Lot 51 and subsequent merger of new Lot 51
37 with Lot 59, Route 28 (Rockingham Road), Vista Ridge Drive and Perkins Road,
38 Zoned MUC.
39

40 (See below)
41

42 C. Application Withdrawal - Shops at Londonderry – Londonderry Land
43 Development, LLC (Applicant), Jean M. Gagnon (Owner), Map 15 Lots 51 & 59
44 - Proposed multi-tenant retail development with associated site improvements,
45 Vista Ridge Drive, Zoned MUC.
46

47 C. May referenced a letter from developer Michael DiGuiseppe of Londonderry
48 Land Development, LLC informing the Board that he is withdrawing his
49 applications for subdivision and site plans associated with the Shops at

1 Londonderry retail project (Map 15, Lots 51 & 59). A. Rugg said the Board
2 acknowledges that the applicant has withdrawn both applications.

3
4 D. Discussions with Town Staff

- 5
6 • FedEx Ground Facility – Site Plan Amendment (Map 14 Lot 45-2)

7
8 J. R. Trottier explained that the FedEx Corporation informed both the
9 applicant and engineer of this site plan, which was signed by the
10 Board on May 7, about a proposed change meant to make all FedEx
11 Ground sites conform to one another. In order to create additional
12 space between tractor trailers in the designated parking areas, a total
13 of eight tenths of an acre of impervious surface will be added in six
14 separate parking locations around the site (see Attachment #2). Two
15 small strips of green space will also be added and a portion of the
16 perimeter fence on the north side of the property will be relocated.
17 Since the approved site plan included 50.8% of open space and the
18 Town requirement is 25% for this site, the additional pavement will
19 not interfere with that regulation. The applicant is asking the Board to
20 allow Staff to handle the matter administratively. L. Wiles asked if the
21 total number of parking spaces would be affected. J. R. Trottier
22 replied that the added pavement will make up for the spaces lost.
23 There were no objections from the Board for Staff to handle the issue
24 administratively.

- 25
26 • NeighborWorks – Site Plan Phasing Amendment (Map 12 Lots 59-4 &
27 64)

28
29 C. May stated that NeighborWorks Southern New Hampshire is
30 proceeding with their workforce housing townhouse project on
31 Mammoth Road, but have requested that one of the seven unit
32 buildings originally made part of Phase II be moved in the schedule to
33 Phase I (see Attachments #3 and #4). This would result in six
34 townhouse buildings being constructed in the first phase instead of
35 five. The only other change it would bring would be the relocation of
36 a temporary hammerhead turnaround one building length south on
37 Whittemore Road (see Attachments #5 and #6). J. Butler confirmed
38 with C. May that the design of the temporary hammerhead had not
39 changed and that the Fire Department should have no concerns with
40 the proposed amendments. He also asked if a fiscal impact had been
41 done for this project. C. May explained that while a fiscal impact
42 analysis was requested of the Wallace Farm workforce housing project
43 currently under review, this workforce housing development had not
44 been asked to do one, nor are most developments typically asked to
45 do so. (See next discussion).

- 46
47 • Fiscal Impact Analyses

48
49 Based on his assessment of the fiscal impact analysis submitted
50 recently for the Wallace Farm workforce housing project on Perkins

1 Road, J. Butler suggested that all sizeable projects before the Board
2 be required to submit such an analysis as part of their application. He
3 explained its usefulness to the Town Council when trying to assess the
4 future infrastructure needs of the Town for budgeting purposes. L.
5 Reilly agreed but asked what such analyses would cost in terms of
6 Staff resources. J. Butler replied that the applicant would provide an
7 independent third party report, part of which would include interviews
8 with Town department heads. L. Reilly asked if it is typical for towns
9 to require fiscal impact analyses. C. May stated that it is not unusual
10 and that through American Planning Association conferences, she has
11 learned they are becoming more common as towns look to assess the
12 return on investments to Towns made in infrastructure improvements.
13 She said Londonderry's regulations include the ability to require fiscal
14 impact analyses and it is also allowed via State statute.

15
16 • Master Plan Implementation Committee

17
18 A. Rugg provided a reminder that the next Master Plan
19 Implementation Committee meeting will take place on May 28 at 7 PM
20 in the Sunnycrest Conference Room. He encouraged any interested
21 parties to attend.
22
23

24 **Public Hearings/Workshops/Conceptual Discussions**

25 A. RAFCO, Inc., c/o Richard A. Flier, Trustee (Owner and Applicant), Map 9 Lot 51
26 – Conceptual Discussion to consider the applicant's proposed mixed use
27 development at 132 Pillsbury Road, Zoned AR-I.
28

29 A. Rugg stated that the intent of a conceptual discussion with the Board is an
30 exchange of ideas with the applicant. No decisions are made as a result of the
31 dialogue.
32

33 Richard Flier and Bill Burn presented a conceptual plan of a combined
34 residential and commercial use on Map 9 Lot 51. In the process of purchasing
35 the land from the Londonderry Presbyterian Church, R. Flier presented his
36 vision for this lot to both the Presbyterian Church to the east as well as the
37 abutting Orchard Christian Fellowship (OCF) Church to the west. His intent, he
38 told them, was to create a residential setting with several houses and a small
39 office component in the restored house at the front of the lot. Both churches
40 gave their approval of the concept and a legal document will be created giving
41 both Churches the surety that if any change in use was to occur, both would be
42 notified beforehand. The existing historic residence on the property would be
43 restored and used as living space on the second floor (i.e. a small apartment)
44 with a +/-600 square foot office on the first floor for R. Flier. Behind that, on
45 the eastern side of the lot, a small three bedroom house would be built for R.
46 Flier's daughter and her family (see House 'A' on Attachment #7) and would
47 have a façade similar to the Morrison House at 140 Pillsbury Road. A similar
48 house would be built further back in the middle of the lot for R. Flier (House
49 'B'). The houses would all be built on slabs. A garage with 2 stalls per dwelling

1 and an apartment on the second floor would be constructed in the style of a
2 barn along the rear property line (House 'C'). That apartment would be
3 intended for a second daughter and her family. R. Flier described the view
4 from Pillsbury Road as one where beyond the restored house at the front of the
5 lot, you would see some of the house behind it to the east, while the rest of
6 the buildings would largely not be visible. The aim is to be in context with the
7 other historical buildings along Pillsbury Road. Landscaping would be based on
8 sustainable and organic practices and would comprise 57% of the lot while
9 building coverage would amount to 15% of the area. The driveway areas would
10 use both pervious and impervious surfaces. Taxes from the property would
11 quadruple or more according to R. Flier once the redevelopment is complete.
12 Ownership of the lot would be solely his and the other structures would be
13 rented.

14
15 A. Rugg asked for Staff input.

16
17 J. R. Trottier posed several issues that would need to be considered from the
18 perspective of the Department of Public Works. They include: ensuring
19 sufficient capacity in the OCF septic system since R. Flier intends to temporarily
20 tie into it before eventually connecting to public sewer, eliminating one of the
21 two entrances onto Pillsbury Road to control access on a busy roadway, making
22 the driveway widths conform to Town standards, and ensuring that stormwater
23 runoff resulting from the development can be properly controlled. He added
24 that the Fire Department would require a minimum separation between
25 buildings and the conceptual shows two of the buildings being less than 20 feet
26 apart while another two are less than 15 feet apart. C. May stated that from
27 the Planning Department perspective, the proposed vision is in keeping with
28 many of the objectives of the 2013 Comprehensive Master Plan as it brings an
29 investment to the Town Center, promotes sustainability, offers affordable
30 housing as well as a mix of residential and commercial uses (i.e. a
31 'living/working' environment), and promotes walkability. A. Rugg noted that
32 the 2013 Master Plan was the result of two years of community input and that
33 in the previous 2004 Master Plan, there was a goal of increasing the use of the
34 Town Common, including some small scale commercial ventures. While the
35 1997 Master Plan did not speak in those kinds of specifics, it still encouraged
36 enhancing the Town's character.

37
38 A. Rugg asked for Board input.

39
40 Board members tended to agree that the vision was in keeping with various
41 goals of the Master Plan and would be an appropriate use of the area,
42 particularly with the preservation of the Naylor Family farmhouse. Several
43 expressed concern nonetheless that since this would be the first significant
44 change in the Town center area, it would tend to held up as an example and
45 could set a precedent for future changes, therefore care would need to be
46 taken to make sure it is "done right." It was suggested that precedent could
47 also be set by rezoning the property from AR-I to C-IV, while it was also posed
48 that more intensive commercial uses could be introduced later on and replace
49 some or all of the residential use. Staff noted, however, that the limited
50 amount of parking under this scenario would naturally limit the degree of

1 commercial use the lot could support. Rezoning it C-IV would also afford the
2 Board more control in terms of restricting what can take place on the lot in the
3 future and keeping the intent as it is being proposed by R. Flier. It was noted
4 that this project would initiate debate amongst residents as to what is really
5 wanted in the Town Center by way of character, particularly being so close to
6 the Town Common and Town Forest. Board members were all open to the
7 concept, but many had reservations about the degree of density being
8 proposed on less than one acre. There were also concerns about potential
9 difficulties in being able to meet several Town regulations as well as the ability
10 to obtain the variances that would be necessary (regarding inadequate road
11 frontage and building setbacks). Staff explained that retaining the AR-I zoning
12 would require even more variances, including some that would be harder to
13 justify under the requisite five points of law. Staff was asked to review the
14 zoning options available (i.e. AR-I, R-III, C-IV) to elucidate the pros and cons
15 of each for the Board at a future meeting.

16
17 A. Rugg asked for public input.

18
19 Ray Breslin, 3 Gary Drive, asked that before a plan such as this is approved,
20 specifics be mapped out first regarding how residents envision the future of the
21 Town Common. He asked if the concepts in the Master Plan for the Town
22 Common were unalterable but was told that the Master Plan is only conceptual
23 and provides guidance as opposed to a finished plan. A. Rugg explained that
24 the process for specifics is for applicants to present plans to the Board as is
25 being done here. M. Newman reminded R. Breslin that the land in question is
26 private property and that residents would not be able to dictate what takes
27 place on it, provided the owner's project meets all Town requirements. It was
28 also pointed out to R. Breslin that the property is not part of the Historic
29 District as he had thought.

30
31 Karen Cartier, Associate Pastor of the OCF and new resident, and Terry Smith,
32 member of OCF and Bedford Resident, spoke in support of the concept. K.
33 Cartier described it as a continuation of what the Londonderry Historical
34 Society and OCF have begun and T. Smith said it was an excellent example of
35 stewardship for that area.

36
37 Ann Chiampa, 28 Wedgewood Drive, gave her opinion that R. Flier's vision
38 appears to have influenced the Master Plan rather than the other way around.
39 While she commended R. Flier for trying to restore the farmhouse, she
40 expressed apprehension over visual impacts, density, the rear structure being
41 five feet from the lot line, and the idea that a structure on a commercially
42 zoned lot would border school property. She asked if Board members had
43 reviewed the portion of the Master Plan that conceptualizes the Town Center
44 and it was verified that they had. She then asked that those who have served
45 on the Master Plan Steering Committee or are currently on the Master Plan
46 Implementation Committee recuse themselves. A. Rugg said it would not be
47 necessary for any such Board member to do so. L. Reilly, chair of the former
48 Master Plan Steering Committee, asked that the record reflect her taking
49 exception with A. Chiampa's apparent claims of collusion with the applicant

1 during the Master Plan process. She made it clear that all residents were
2 welcomed to attend the various events and opinions of all were considered. A.
3 Rugg noted that at least 200 people were involved with the process and that in
4 the end, the ideas of the majority rule. C. May explained that the goal of the
5 Implementation Committee is to ensure that the plan is pursued and does not
6 simply sit on a shelf until the next revision. She noted that during the creation
7 of the most recent Master Plan, R. Flier was not a Londonderry resident and did
8 not give his opinion on the matters that were discussed.

9
10 There was no further public input.

11
12 R. Flier thanked the Board for their time.

- 13
14 B. RAFCO, Inc., c/o Richard A. Flier, Trustee (Owner and Applicant), Map 9 Lot 51
15 – Public Hearing to consider the applicant’s request to rezone Lot 51 from
16 Agricultural/Residential (AR-I) to Commercial-IV (C-IV) at 132 Pillsbury Road,
17 Zoned AR-I.

18
19 Because there was some question as to whether approval of a site plan could
20 be conditioned on a property being rezoned, as well as other questions
21 pertaining to the conceptual discussion above, the consensus was to obtain the
22 Town Attorney’s input before making a recommendation on the rezoning to the
23 Town Council, particularly since this site plan would be the first significant
24 change to the Town Center area and could set precedent for future changes.

25
26 A. Rugg asked for public input.

27
28 R. Flier stated his concern about postponing the process with any significance
29 since he does not believe the dilapidated Naylor farmhouse will survive another
30 winter.

31
32 There was no additional public input.

33
34 Following further discussion, **A. Rugg entertained a motion to continue the**
35 **public hearing to the June 4, 2014 Planning Board meeting at 7 PM. L.**
36 **Wiles so moved. R Brideau seconded.** No discussion. **Vote on the**
37 **motion: 9-0-0.** The public hearing was continued to June 4 at 7 PM and A.
38 Rugg stated this would be the only public notice.

39
40 **Other Business**

- 41
42 A. Planning Board Plan Signature Policy

43
44 C. May stated that in the interest of streamlining the site and subdivision plan
45 approval process, the Planning Board could adopt a procedure used in other
46 communities where at the time of conditional approval, Staff gives a
47 recommendation on whether they advise the Board to grant final approval of a
48 project with the provision that precedent conditions be met before the plan is
49 signed and after staff confirms that conditions of approval are met. This
50 would preclude the plan from having to return before the Board one more time

1 after the conditions have been met and allow applicants to have plans recorded
2 and/or begin development without unnecessary holdup for what is essentially a
3 formality. This would also eliminate the need for the Board to hold special
4 meetings when an applicant is seeking to begin a project but for various
5 reasons does not want to wait what can be weeks before another regular
6 meeting is held. If there are discretionary matters the Board would prefer
7 come back to them once more for a vote of final approval, that scenario can
8 still take place. In addition, Planning Board members other than the Chair and
9 Secretary could be designated by said officers to sign the plans in their place
10 and doing so can take place during business hours in the Planning Department,
11 providing even more flexibility.

12
13 Consensus from the Board was that the concept was acceptable to pursue. It
14 was noted that while Ex-Officio members could be designated by the Chair or
15 Secretary to sign plans, alternate members would not be given that ability. C.
16 May said a draft of the proposed rules would be presented at the next meeting.
17 Currently there are no rules in the Board's procedural documents that address
18 the specifics of plan signature.

19
20 **Adjournment:**

21
22 **L. Wiles made a motion to adjourn the meeting. S. Benson seconded the**
23 **motion. Vote on the motion: 9-0-0.**

24
25 The meeting adjourned at 9:40 PM.

26
27
28
29
30
31 These minutes prepared by Associate Planner Jaye Trottier

32
33
34
35 Respectfully Submitted,

36
37
38
39 Lynn Wiles, Secretary

Coastal Partners

Londonderry Land Development, LLC
Box 5481
Beverly Farms, MA 01915

May 5, 2014

TO: Town of Londonderry
Planning Board
FROM: Londonderry Land Development LLC
RE: Shoppes @ Londonderry

Please let this letter serve as a formal notice that Londonderry Land Development LLC is withdrawing its application to develop the Shoppes @ Londonderry retail project on Vista Ridge Road. Please forward written confirmation that our application was been withdrawn.

Sincerely



Londonderry Land Development, LLC
Michael DiGuisepppe, Member

PLAN REFERENCES:

- INDUSTRIAL DRIVE & PETTINGILL ROAD REALIGNMENT AND LOT LINE ADJUSTMENT PLAN, LONDONDERRY TAX MAP #88 LOTS #18, 19, & TAX MAP #14 LOT 45-2, INDUSTRIAL DRIVE & PETTINGILL ROAD, LONDONDERRY, NH. SCALE: 1" = 80'. DATED: 9 JULY, 2011 WITH REVISIONS THRU 10/2011 AND PREPARED BY JOSEPH M. VIOCHERT, L.L.S., INC. RECORDED: RCRD - PLAN No. D-29610
- PLAN OF WETLAND IMPACT MITIGATION SITES FOR STATE OF NEW HAMPSHIRE, LITCHFIELD ROAD, ROCKINGHAM CO., LONDONDERRY, NH. SCALE: 1" = 200'. DATED: OCTOBER 16, 2007. PREPARED FOR: STATE OF NEW HAMPSHIRE DEPT. OF TRANSPORTATION, OWNER OF RECORD: BALLINGER PROPERTIES & FIVE N ASSOC. AND PREPARED BY PAUL M. DARBYSHIRE ASSOCIATES. RECORDED: RCRD - PLAN No. D-4984
- LONDONDERRY NEW HAMPSHIRE, MANCHESTER MUNICIPAL AIRPORT, ABR PROPERTY PLAN RECORD, PREPARED FOR: FEDERAL AVIATION ADMINISTRATION AND PREPARED BY DAVIS, BENOT & HESSER, INC. RECORDED: RCRD - PLAN No. D-4984
- SUBDIVISION PLAN OF LAND, GREENER LONDONDERRY DEVELOPMENT CORPORATION, PETTINGILL ROAD, LONDONDERRY, NH. SCALE: 1" = 100'. DATED: OCTOBER 1974 AND PREPARED BY W. ROBERT HOLTS & ASSOCIATES. RECORDED: RCRD - PLAN No. D-9810
- SUBDIVISION/CONSOLIDATION PLAN, TAX MAP PARCELS 28-17, 28-18-2, & 28-18-3. PREPARED FOR: TAMBOURSHIER REAL ESTATE, LONDONDERRY, NH. SCALE: 1" = 200'. DATED: JUNE 13, 1996 WITH REVISIONS THRU 8/1996 AND PREPARED BY JOHN J. O'NEIL, INC. RECORDED: RCRD - PLAN No. D-24847
- CONSOLIDATION & SUBDIVISION PLAN, INDUSTRIAL DRIVE EXTENSION, LONDONDERRY, NH. (TAX MAP 14, LOTS 45, 45-2, 7, 40), OWNED BY: BALLINGER PROPERTIES & FIVE N ASSOCIATES, SCALE: 1" = 100'. DATED: NOVEMBER 30, 2013, PREPARED BY JOHN O'NEIL, L.L.C., HOLLIS, NH. TO BE RECORDED.

TOWN OF LONDONDERRY CONTACTS

- PLANNING DEPARTMENT**
TOWN OF LONDONDERRY
PLANNING DEPARTMENT
2888 MAMMOTH ROAD
LONDONDERRY, NH 03063
ATT: CYNTHIA MAY ASLA
(603) 432-1100 EXT. 145
- ENGINEERING DEPARTMENT**
TOWN OF LONDONDERRY
DEPARTMENT OF PUBLIC WORKS
AND ENGINEERING
2888 MAMMOTH ROAD
LONDONDERRY, NH 03063
ATT: JOHN TROTTER, P.E.
(603) 432-1100 EXT. 145
- FIRE DEPARTMENT**
TOWN OF LONDONDERRY
FIRE DEPARTMENT
2888 MAMMOTH ROAD
LONDONDERRY, NH 03063
ATT: BRIAN JOHNSON
FIRE MARSHAL
(603) 432-124
- BUILDING**
TOWN OF LONDONDERRY
BUILDING DEPARTMENT
2888 MAMMOTH ROAD
LONDONDERRY, NH 03063
ATT: RICHARD CANUEL
(603) 432-1100 EXT. 115

UTILITY COMPANY CONTACTS

- WATER:**
MANCHESTER WATER WORKS
281 LINCOLN STREET
MANCHESTER, NH 03103
ATT: GUY CHABOT, PE
(603) 624-6494 EXT. 303
- SEWER:**
TOWN OF LONDONDERRY
DEPARTMENT OF PUBLIC WORKS
AND ENGINEERING
2888 MAMMOTH ROAD
LONDONDERRY, NH 03063
ATT: ROBERT KERRY
(603) 432-1100 EXT. 137
- GAS:**
LIBERTY UTILITIES
130 ELM STREET
MANCHESTER, NH 03101
ATT: RICK PELLETIER
(603) 222-3762
- ELECTRIC:**
PUBLIC SERVICE COMPANY
OF NEW HAMPSHIRE
12 BELLEMEUR DRIVE
SECORD, NH 03110
ATT: MARG GAGNON
(603) 634-2076
- TELEPHONE:**
FAIRPOINT COMMUNICATIONS
102 GAY STREET
MANCHESTER, NH 03103
ATT: ROBERTO DIAZ
(603) 703-9354

BUILDING	S.F. AREA
WAREHOUSE/DISTRIBUTION AREA	288,424
ADMINISTRATION OFFICE	10,932
REMOTE OFFICE	1,336
REMOTE TOILET ROOM	257
LINHAUL OFFICE	1,923
COMPUTER ROOM	1,031
SUBTOTAL	303,925
GATEWAY BUILDING	2,962
VEHICLE MAINTENANCE GARAGE	5,180
TOTAL BUILDING AREA	312,067
PARKING SPACES	
AUTOMOBILE (INC. 12 HANDICAP SPACES)	599
MOTORCYCLE	6
TRAILER	162
LONG TRAILER	92
TRACTOR	48
DOLLY STORAGE	48
HD VAN STAGING	61
INBOUND PARKING	15
DEADLINE PARKING	10

WAIVERS:

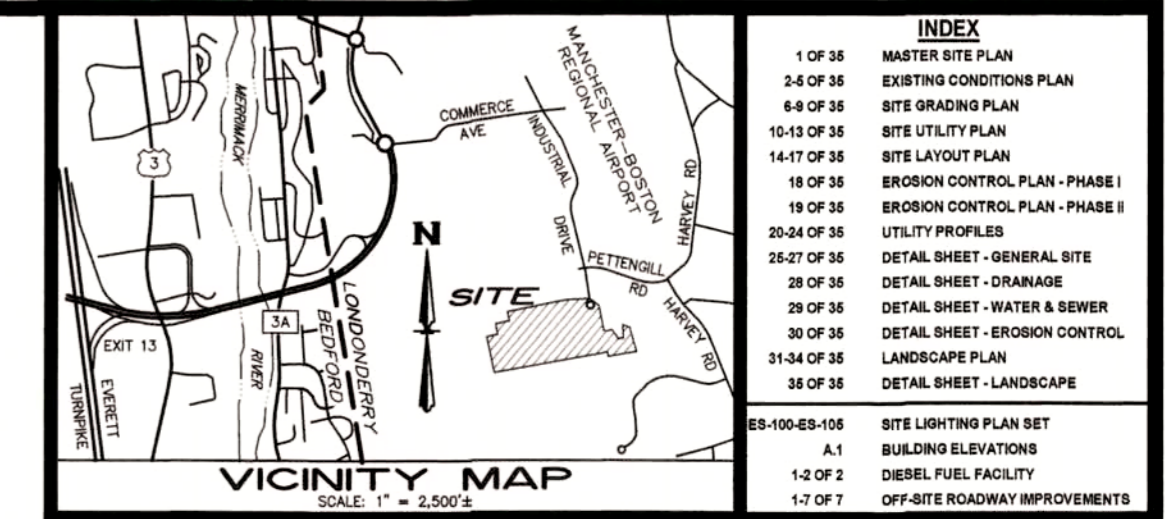
- WAIVERS FROM THE FOLLOWING SECTIONS OF THE LONDONDERRY ZONING ORDINANCE AND SITE PLAN REGULATIONS WERE GRANTED BY THE LONDONDERRY PLANNING BOARD ON MARCH 5, 2014:
- TRANSPORTATION DEMAND MANAGEMENT/SUSTAINABLE SITE AND BUILDING DESIGN LONDONDERRY ZONING ORDINANCE SECTION 2.7.2.5
 - PLAN SCALE FOR MASTER SITE PLAN, EROSION CONTROL PLAN AND ELECTRICAL SITE PHOTOMETRIC PLAN (LONDONDERRY SITE PLAN REGULATION 4.01.C)
 - 10% INTERIOR LANDSCAPING IN PARKING LOT (LONDONDERRY SITE PLAN REGULATION 3.11.6.1.1)
 - INTERNAL PARKING LOT LANDSCAPING - 1 TREE PER 15 SPACES (LONDONDERRY SITE PLAN REGULATION 3.11.6.2)
 - PERIMETER SHADE TREES AROUND PARKING LOT PERIMETER - 1 TREE PER 20 FEET (LONDONDERRY SITE PLAN REGULATION 3.11.6.3)
 - PIPE SIZE, VELOCITY AND TYPE, WHICH REQUIRES A MAXIMUM DESIGN VELOCITY IN DRAINAGE PIPES TO BE 10 FEET PER SECOND (LONDONDERRY SITE PLAN REGULATION 3.07.2.2)
 - PIPE SIZE, VELOCITY AND TYPE, WHICH REQUIRES A MINIMUM DEPTH OF COVER FOR STORM DRAIN LINES TO BE 36 INCHES FROM THE TOP OF PIPE (LONDONDERRY SITE PLAN REGULATION 3.07.3)
 - STRUCTURAL SECTION OF PAVEMENT (LONDONDERRY SITE PLAN REGULATION 3.11.6)
 - STORMWATER SECTION FOR DRIVEWAYS (LONDONDERRY SITE PLAN REGULATION 3.08.3.4)
 - DRAINAGE STRUCTURES SHALL NOT EXCEED 18 FEET IN DEPTH (LONDONDERRY SITE PLAN REGULATION 3.07.7)

CONDITIONAL USE PERMITS:

- THE FOLLOWING CONDITIONAL USE PERMITS WERE GRANTED BY THE LONDONDERRY PLANNING BOARD ON MARCH 5, 2014:
- WAREHOUSE USE=250,000 SF IN A GB ZONE (2.2 - USE TABLE OF THE LONDONDERRY ZONING ORDINANCE)
 - WETLAND IMPACT OF 2,220 SF (SECTION 2.8.3.4 OF THE TOWN OF LONDONDERRY ZONING ORDINANCE)
 - SITE LIGHTING FIXTURE MOUNTING HEIGHT IN EXCESS OF 25 FEET ABOVE FINISH GRADE (SECTION 2.7.3.2 OF THE LONDONDERRY ZONING ORDINANCE)

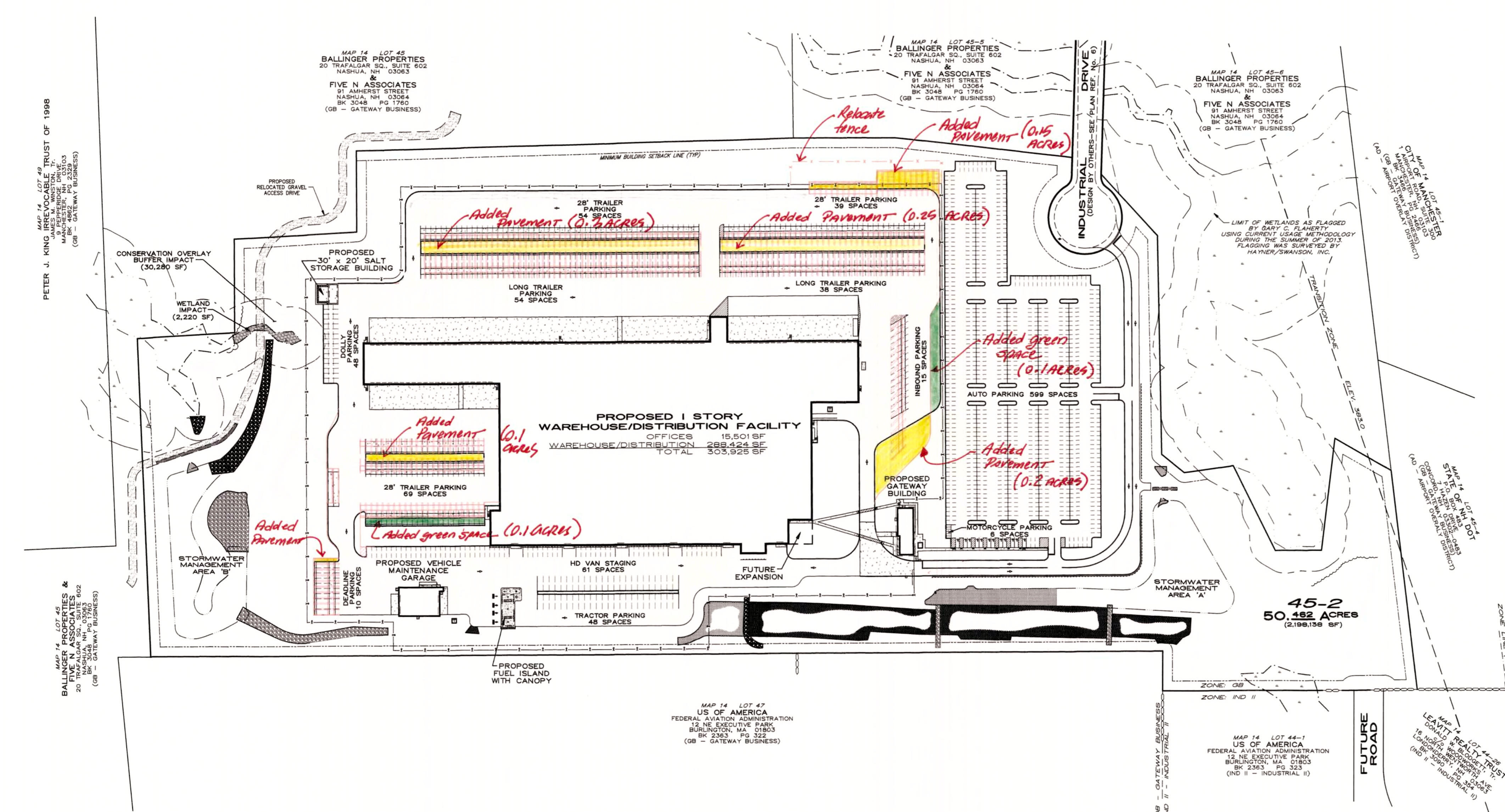
PERMITS GRANTED:

- NHDES ALTERATION OF TERRAIN PERMIT No. A07-0703
 - NHDES WETLANDS BUREAU PERMIT No. 2014-00229
 - NHDES SEWER CONNECTION PERMIT No. D2014-0404
 - NHDES DAM PERMIT No. 2014-142 RR AND 2014-142 BT
 - NHDES UNDERGROUND STORAGE TANK FACILITY REGISTRATION No. 201403029
 - LONDONDERRY SEWER SERVICE CONNECTION PERMIT No. 14-46-21
 - FEDERAL AVIATION ADMINISTRATION NOTIFICATION No. 2014-ANE-382-06
- NOTE:** THE CONTRACTOR SHALL COMPLY WITH ALL STIPULATIONS AND CONDITIONS OF PERMITS AND APPROVALS.



NOTES:

- PURPOSE OF PLAN:
TO SHOW PROPOSED 1-STORY WAREHOUSE/DISTRIBUTION FACILITY (TOTALING 312,067 SF) AND ACCOMPANYING SITE IMPROVEMENTS
- LOT AREA: = 50.462 ACRES (2,198,138 SF)
- PRESENT ZONING: GB - GATEWAY BUSINESS
- MINIMUM LOT REQUIREMENTS:
- LOT AREA: 1.0 ACRES (43,560 SF)
- LOT FRONTAGE: 150 FT
- MINIMUM BUILDING SETBACKS: 478 FT
- FRONT YARD: 30 FT (488 FT)
- SIDE YARD: 20 FT (799 FT)
- REAR YARD: 20 FT (261 FT)
- MAX. BUILDING HEIGHT: 70 FT
* OR AS SPECIFIED BY THE FEDERAL AVIATION ADMINISTRATION AS PART OF THEIR PERMITTING PROCESS OR BY THE LIMITATIONS OUTLINED IN THE AIRPORT APPROACH HEIGHT OVERLAY
- EXISTING USE: UNDEVELOPED (FORMER GRAVEL/ROCK PIT)
PROPOSED USE: WAREHOUSE/DISTRIBUTION
- THE SITE WILL BE SERVICED BY MUNICIPAL SEWER AND WATER SUPPLY BY MANCHESTER WATER WORKS
- PARKING:
REQUIRED:
OFFICES: 1 SP200 SF X 16,501 SF = 76 SPACES
WAREHOUSE/DISTRIBUTION: 1 SP400 SF X 288,424 SF = 208 SPACES
VEHICLE MAINTENANCE/GARAGE: 1 SP400 SF X 5,180 SF = 13 SPACES
GATEWAY BUILDING: 1 SP200 SF X 2,962 SF = 15 SPACES
FUTURE EXPANSION: 1 SP200 SF X 2,500 SF = 13 SPACES
TOTAL REQUIRED (INCLUDING 8 HC SPACES): = 323 SPACES
PROVIDED:
AUTOMOBILE PARKING (INCLUDING 12 HC VAN ACCESSIBLE SPACES): = 599 SPACES
- THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ROCKINGHAM COUNTY, TOWN OF LONDONDERRY, NEW HAMPSHIRE, COMMUNITY No. 330134, PREPARED BY THE FEDERAL AVIATION ADMINISTRATION, MAP NUMBERS: 3301500316E & 3301500316E, DATED: MAY 17, 2005
- OPEN SPACE:
REQUIRED: 25%
PROVIDED: 50.2%
- BUILDING COVERAGE PROPOSED IS = 14.16%
- PROPOSED SITE LIGHTING SHALL NOT EXCEED 0.2 FOOT-CANDELES AT THE PROPERTY LINE
- SHEETS 1-35 OF 35 OF THIS PLAN SET ARE ON FILE AT THE LONDONDERRY TOWN OFFICES
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 678:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITES SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN
- IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 678:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITES SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY
- THE OWNER/CONTRACTOR IS REQUIRED TO FILE AN EPA/NDDES NOTICE OF INTENT UNDER GENERAL PERMIT No. NH010000 AT LEAST FIFTEEN (15) DAYS PRIOR TO START OF CONSTRUCTION
- THE STREET ADDRESS FOR MAP 14, LOT 45-2 IS 44 INDUSTRIAL DRIVE. EACH BUILDING WILL HAVE THE FOLLOWING STREET ADDRESS:
- WAREHOUSE/DISTRIBUTION = 44 INDUSTRIAL DRIVE
- GATEWAY BUILDING = 44 B INDUSTRIAL DRIVE
- VEHICLE MAINTENANCE = 44 C INDUSTRIAL DRIVE
- SCREENING OF ROOF-TOP MECHANICAL EQUIPMENT SHALL BE IN ACCORDANCE WITH SECTION 3.12.2.3 OF THE LONDONDERRY SITE PLAN REGULATIONS
- NO OUTDOOR STORAGE OF GOODS OR MATERIALS IS PROPOSED
- THE DEVELOPMENT AGREEMENT FOR THIS PROJECT IS ON FILE WITH THE TOWN OF LONDONDERRY PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT AND THE ROCKINGHAM COUNTY REGISTER OF DEEDS
- UPON TAKING TITLE TO THIS PARCEL SCANNELL PROPERTIES, OR ITS ASSIGNEES, SHALL PREPARE AND RECORD A CROSS ACCESS EASEMENT FOR THE RELOCATED GRAVEL ACCESS ROAD
- OWNERS OF RECORD:
MAP 14, LOTS 45, 45-2 AND 46
BALLINGER PROPERTIES LLC AND FIVE N ASSOCIATES
20 TRAFALGAR SQ., SUITE 602 91 AMHERST STREET
NASHUA, NH 03063 NASHUA, NH 03063
BK 3048 PG 1780 BK 3048 PG 1780



LEGEND

- TREE LINE
- STONE WALL
- WETLAND FLAGGING LIMIT
- BUILDING SETBACK LINE
- WIRE FENCE
- CHAINLINK FENCE
- CURBING
- HANDICAP PARKING SPACE
- GUARD RAIL
- ROCK/BOULDER
- TRAFFIC FLOW PATTERN (NOT PAINTED)
- CONCRETE PAVEMENT
- PROPOSED FULL-DEPTH PAVEMENT
- RIPRAP / STONE
- 45-2 LOT NUMBER

BENCHMARKS

BENCHMARK 1 NHDOT DISK 285-570 ELEV. = 445.56 (NGVD29)
BENCHMARK 2 NHDOT DISK 269-490 ELEV. = 505.17 (NGVD29)

No.	DATE	REVISION	BY
3	04/10/14	ADDRESS LONDONDERRY STAFF COMMENTS, NHDES COMMENTS	JAP
2	03/25/14	ADDRESS LONDONDERRY PLANNING BOARD CONDITIONS OF APPROVAL	JAP
1	02/12/14	ADDRESS TOWN PEER REVIEW AND NHDES COMMENTS	JAP

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

CERTIFIED BY:
CHAIRMAN

SECRETARY:

Signature of Peter J. King, dated 12/25/13
Signature of Robert J. Mangan, dated 12/25/13

MASTER SITE PLAN (MAP 14, LOT 45-2)
FEDEX GROUND FACILITY
44 INDUSTRIAL DRIVE
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
SCANNELL PROPERTIES
800 E. 96TH STREET, SUITE 175 INDIANAPOLIS, INDIANA 46240 (763) 331-8851

RECORD OWNERS:
BALLINGER PROPERTIES, LLC
20 TRAFALGAR SQUARE, SUITE 602, NASHUA, NEW HAMPSHIRE 03063 (603) 883-2000

and **FIVE N ASSOCIATES**
91 AMHERST STREET NASHUA, NEW HAMPSHIRE 03064 (603) 885-3300

SCALE: 1"=100 Feet
1"=30.480 Meters

20 DECEMBER 2013

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

FIELD BOOK 1192 DRAWING NAME: 5250597E-F041 AMEND 5250 1 OF 35
DRAWING LOCATION: G:\5250\5250\5250 SITE

NOTES - CONT'D:

14. PROPOSED SITE LIGHTING SHALL NOT EXCEED 0.2 FOOT-CANDLES AT THE PROPERTY LINE.
15. SHEETS 1-29 OF 29 OF THIS PLAN SET ARE ON FILE AT THE LONDONDERRY TOWN OFFICES.
16. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
17. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
18. IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:13, ALL IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
19. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE OWNER SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
20. IN ACCORDANCE WITH SECTION 6.01 OF THE LONDONDERRY SITE PLAN REGULATIONS AND RSA 676:12, ALL OFF-SITE IMPROVEMENTS SPECIFIED ON THESE SITE PLANS SHALL BE CONSTRUCTED, COMPLETED, AND INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
21. ANY STRUCTURAL FOOTING OR WALLS TO BE CONSTRUCTED WITHIN 30 FEET OF THE EXISTING 15 INCH SEWER INTERCEPTOR WILL BE CONSTRUCTED SO THAT THE BOTTOM OF THE FOOTING OR WALL IS AT THE SAME ELEVATION OF THE 15 INCH SEWER INTERCEPTOR. THE CONTRACTOR SHALL SUBMIT FOUNDATION PLANS FOR THOSE PORTIONS OF THE STRUCTURE TO BE CONSTRUCTED WITHIN 30 FEET OF THE SEWER INTERCEPTOR, FOR REVIEW AND APPROVAL BY THE LONDONDERRY DEPARTMENT OF PUBLIC WORKS, PRIOR TO CONSTRUCTION. REVIEW AND APPROVAL SHALL BE FOR CONFORMANCE TO THE ABOVE REQUIREMENT.
22. THE OWNER/CONTRACTOR IS REQUIRED TO FILE AN EPA-NPDES NOTICE OF INTENT UNDER GENERAL PERMIT NO. NHR100000 AT LEAST FIFTEEN (15) DAYS PRIOR TO START OF CONSTRUCTION.
23. OWNER OF RECORD:
MAP 12, LOT 59-4
 LONDONDERRY LENDING TRUST
 c/o ROBERT V. WALLACE JR.
 132 LINCOLN STREET, SUITE 6L
 BOSTON, MASSACHUSETTS 02111
 RCRD - BK 4941, PG 2694

PLAN REFERENCES:

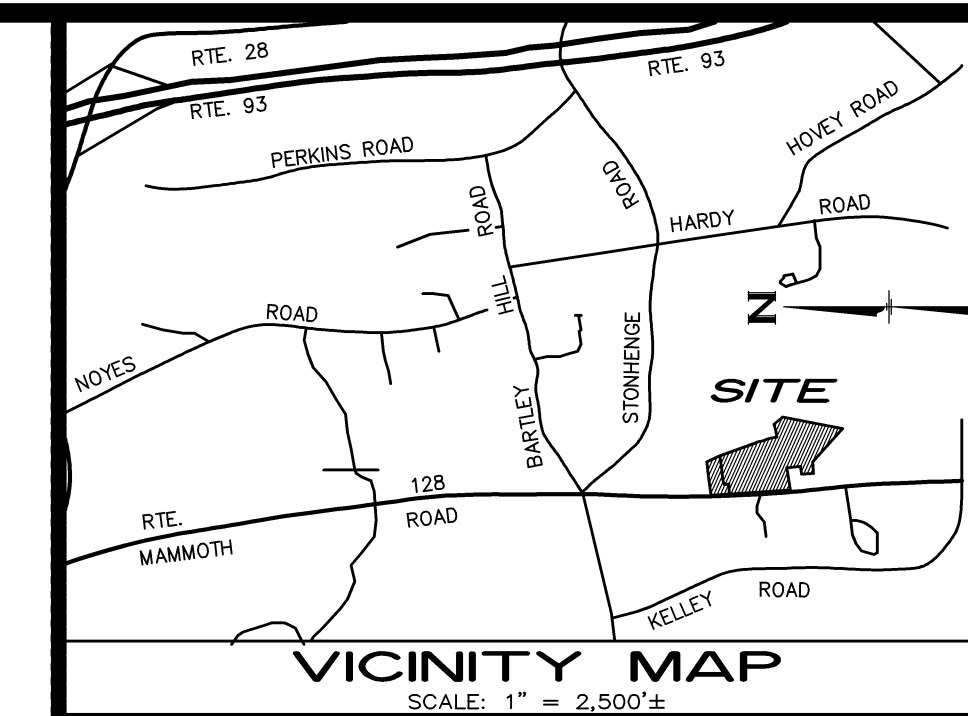
1. SUBDIVISION PLAN, MAP 12 LOT 59-3, MAMMOTH ROAD, LONDONDERRY NH, RECORD OWNER: LONDONDERRY LENDING TRUST, DATED: 24 APRIL 2013, SCALE: AS SHOWN, PREPARED FOR: NEIGHBORWORKS SOUTHERN NEW HAMPSHIRE, PREPARED BY THIS OFFICE. RECORDED: RCRD - PLAN No. _____
2. SITE PLAN, WHITTEMORE ESTATES, MAMMOTH ROAD, LONDONDERRY, NH, PREPARED FOR APPLE BLOSSOM ESTATES, LLC, DATED: 21 MARCH 2003, REVISED: THROUGH 26 JANUARY 2004, AND PREPARED BY THIS OFFICE.



NOTES - CONT'D:

13. PHASING:
 THE BUILDINGS SHALL BE CONSTRUCTED IN 2 PHASES, AS INDICATED ON THIS PLAN THE SITEMARKS SHALL BE GENERALLY ASSOCIATED WITH EACH PHASE SHALL INCLUDE THE FOLLOWING:
 PHASE I:
 A. CONSTRUCT WHITTEMORE ROAD, PARKING, SIDEWALKS, MAIN STORMWATER MANAGEMENT AREA, AND LANDSCAPING TO ROADWAY STATION 8+94.
 B. PARKING, SIDEWALKS, AND LANDSCAPING SHALL NOT BE BUILT WHERE THE TEMPORARY HAMMERHEAD TURNAROUND, DESIGNED TO SERVE PHASE I ONLY, IS TO BE CONSTRUCTED (SEE DETAIL ON SHEET 19 OF 29).
 C. DRAINAGE AND UTILITIES SHALL BE STUBBED FOR EXTENSION IN PHASE II AS SHOWN ON THE DETAIL ON SHEET 19 OF 29.
 PHASE II:
 A. CONSTRUCT THE REMAINDER OF WHITTEMORE ROAD, PARKING, SIDEWALKS, UTILITIES, DRAINAGE, AND LANDSCAPING NOT CONSTRUCTED IN PHASE I.
 B. REMOVE THE TEMPORARY HAMMERHEAD TURNAROUND ONCE THE PERMANENT CUL-DE-SAC TURNAROUND IS CONSTRUCTED.

PHASE I:	No. UNITS 38 (6 BUILDINGS)	PARKING 96 SPACES
PHASE II:	40 (6 BUILDINGS)	68 SPACES



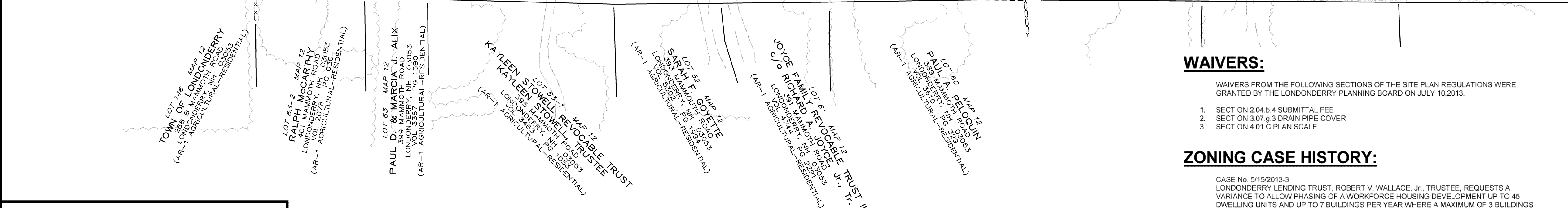
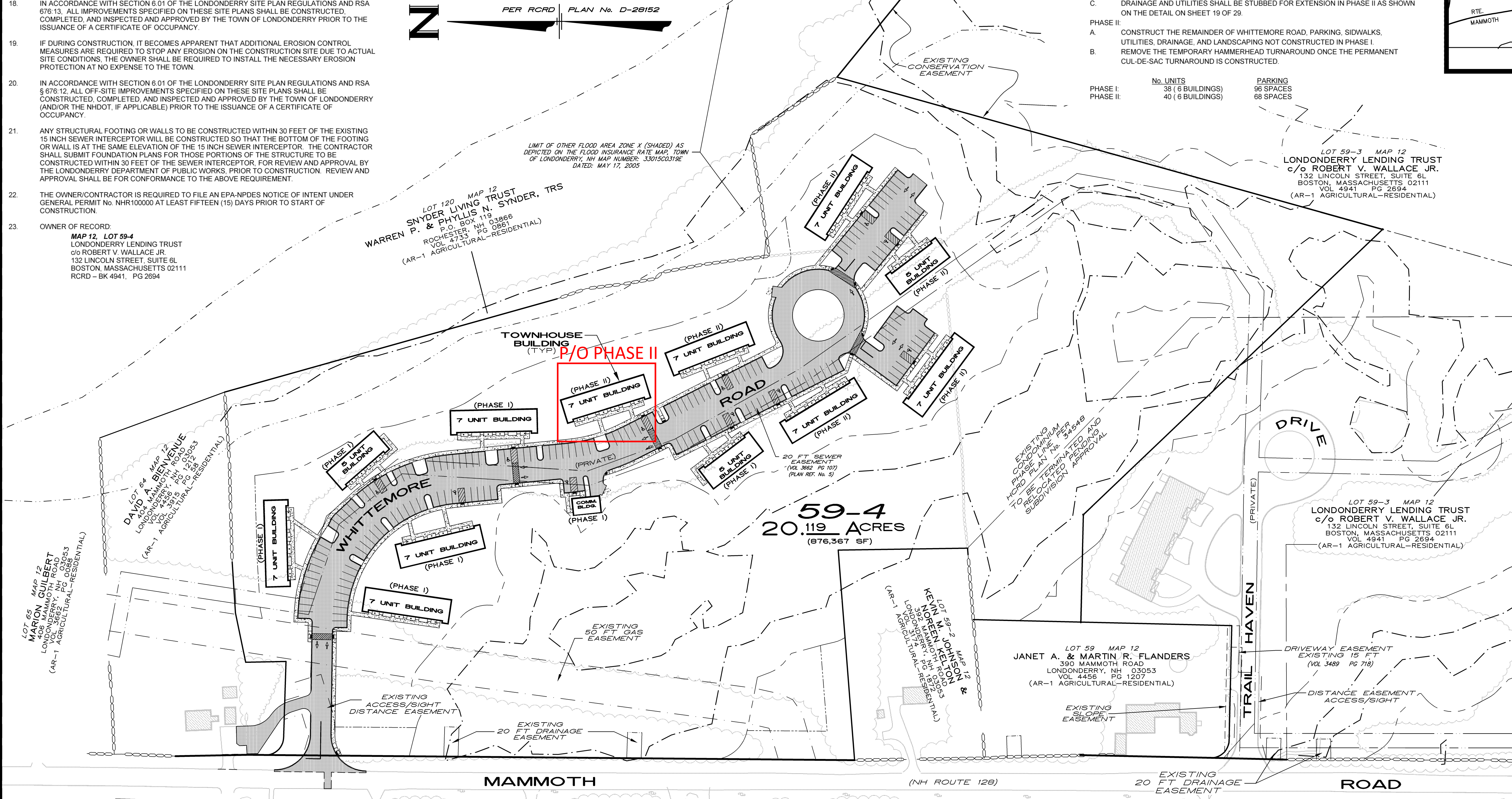
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7-8 OF 29	SITE UTILITY PLAN
9-10 OF 29	SITE LAYOUT PLAN
11-12 OF 29	PROFILE - SITE DRIVEWAY/UTILITY
13 OF 29	UTILITY PROFILES
14-15 OF 29	LANDSCAPE PLAN
16 OF 29	DETAIL SHEET - LANDSCAPE
17-20 OF 29	DETAIL SHEET - GENERAL SITE
21 OF 29	DETAIL SHEET - WATER
22 OF 29	DETAIL SHEET - SEWER
23-24 OF 29	EROSION CONTROL PLAN
25 OF 29	DETAIL SHEET - EROSION CONTROL
26-27 OF 29	SITE LIGHTING PLAN
28 OF 29	SITE DISTANCE PLAN
29 OF 29	SIGHT LINE DISTANCE PLAN & PROFILE

NOTES:

1. PURPOSE OF PLAN:
 (A) TO PROPOSE AN 78 UNIT, WORKFORCE HOUSING, RESIDENTIAL DEVELOPMENT WITH APPURTENANT PRIVATE ROAD, DRIVES, PARKING AND UTILITIES ON NEW LOT 59-4, MAP 12.
 (B) TO CONSTRUCT NEW DRIVEWAY ON WHITTEMORE ROAD AND REMOVE EXISTING MAMMOTH ROAD DRIVEWAY ON MAP 12, LOT 64.
2. LOT AREA: (EXISTING & PROPOSED) = 20.119+/- ACRES (876,367 SF)
3. PRESENT ZONING: **AR-1: AGRICULTURAL/RESIDENTIAL WORKFORCE HOUSING DISTRICT**
 MINIMUM LOT REQUIREMENTS:
 -LOT AREA 20 ACRES
 -LOT FRONTAGE 100 FT
 MINIMUM BUILDING SETBACKS:
 -FRONT YARD 40 FT
 -SIDE YARD 35 FT
 -REAR YARD 30 FT
 -BUILDING SEPARATION 30 FT
4. EXISTING USE: UNDEVELOPED
 PROPOSED USE: 78 UNIT, WORKFORCE HOUSING, RESIDENTIAL DEVELOPMENT
5. THE SITE WILL BE SERVICED BY MUNICIPAL SEWER AND WATER SUPPLY BY PENNICHUCK WATER WORKS.
6. DENSITY:
 GROSS TRACT AREA = 20.119 ACRES
 No. OF UNITS ALLOWED 10 UNITS/ACRE x 20.12 ACRES = 201 UNITS
 No. OF UNITS PROPOSED = 78 UNITS
7. PARKING:
 REQUIRED:
 78 UNITS x 1.75 SPACES/UNIT = 137 SPACES
 PROVIDED:
 CAR PARKING (INCLUDES 11 HC VAN SPACES) = 168 SPACES
8. THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, TOWN OF LONDONDERRY, NEW HAMPSHIRE, COMMUNITY No. 330134, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33015C0319E, DATED: MAY 17, 2005.
9. PERMITS REQUIRED:
 (A) NHDES ALTERATION OF TERRAIN PERMIT No. A05-0922
 (B) NHDOT DRIVEWAY PERMIT No. 269-03-07
 (C) NHDES SEWER CONNECTION PERMIT No. D2013-0806
 (D) LONDONDERRY SEWER PERMIT No. SF 12-59-4
10. CONDITIONAL USE PERMITS:
 • TO CONSTRUCT DETENTION BASIN, AND SLOPES IN THE CONSERVATION OVERLAY DISTRICT IS REQUIRED AS PART OF THIS PROPOSAL. TOTAL PROPOSED WETLAND BUFFER DISTURBANCE = 33,740 SF
 (A) POSITIVE RECOMMENDATION BY THE LONDONDERRY CONSERVATION COMMISSION ON MAY 28, 2013.
 (B) APPROVED BY THE LONDONDERRY PLANNING BOARD ON JULY 10, 2013.
 • TO CONSTRUCT WORKFORCE HOUSING IN THE AR-1 ZONE IS REQUIRED AS PART OF THIS PROPOSAL
 (A) APPROVED BY THE LONDONDERRY PLANNING BOARD ON JULY 10, 2013.
11. OPEN SPACE:

	MIN. REQUIRED:	PROVIDED
TOTAL USEABLE	40%	75.3%
	25%	62.5%
12. BUILDING COVERAGE PROPOSED IS = 5.2%



LEGEND

	TREE LINE
	STONE WALL
	WETLAND FLAGGING LIMIT
	CONSERVATION OVERLAY DISTRICT BOUNDARY
	WIRE FENCE
	CHAINLINK FENCE
	CURBING

BENCHMARK No. 1

STONE BOUND AT EAST SIDE OF MAMMOTH ROAD AND SOUTHWEST CORNER OF MAP 12, LOT 59 ELEV. = 370.44 (1929 NGVD DATUM)

PROFESSIONAL ENGINEER

PAUL F. HAYNER, JR.
 No. 3817
 LICENSED PROFESSIONAL ENGINEER
 STATE OF NEW HAMPSHIRE

No.	DATE	REVISION	BY
5	01/14/14	DELETE UTILITY BUMP-OUT, REVISE WALKS (SK-1)	EDB
4	09/27/13	DATE ONLY	EDB
3	08/27/13	ADDRESS TOWN COMMENTS	EDB
2	07/08/13	DATE ONLY	EDB
1	06/18/13	ADDRESS TOWN COMMENTS	EDB

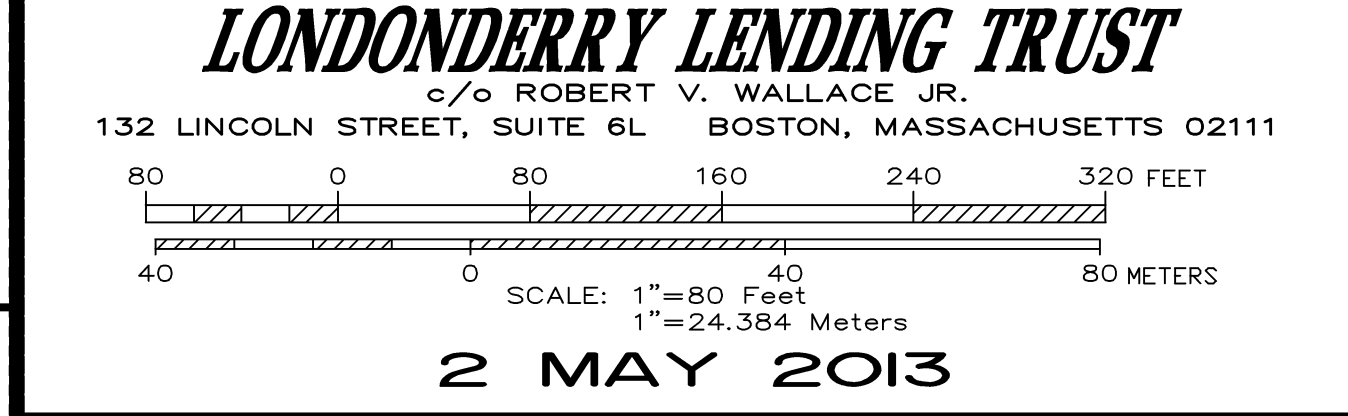
APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE ON DATE:

CERTIFIED BY: _____
 CHAIRMAN

SECRETARY: _____

FOR LONDONDERRY LENDING TRUST
 David Bienvenue
 DAVID BIENVENUE, OWNER OF MAP 12, LOT 64
 DATE: 9/27/13
 DATE: 9/27/13

MASTER SITE PLAN (MAP 12, LOT 59-4)
LONDONDERRY TOWNHOMES
MAMMOTH ROAD
LONDONDERRY, NEW HAMPSHIRE
 PREPARED FOR:
NEIGHBORWORKS SOUTHERN NEW HAMPSHIRE
 801 ELM STREET, P.O. BOX 3968 MANCHESTER, NEW HAMPSHIRE 03105
 RECORD OWNER:
LONDONDERRY LENDING TRUST
 c/o ROBERT V. WALLACE JR.
 132 LINCOLN STREET, SUITE 6L BOSTON, MASSACHUSETTS 02111



2 MAY 2013

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

FIELD BOOK: 1099 DRAWING NAME: 4669-F081
 DRAWING LOCATION: Q:\4669\DWG\4669-SP 4669-SP 1 OF 29

NOTES - CONT'D:

14. PROPOSED SITE LIGHTING SHALL NOT EXCEED 0.2 FOOT-CANDLES AT THE PROPERTY LINE.
15. SHEETS 1-29 OF 29 OF THIS PLAN SET ARE ON FILE AT THE LONDONDERRY TOWN OFFICES.
16. IF DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE OWNER SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
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22. THE OWNER/CONTRACTOR IS REQUIRED TO FILE AN EPA-NPDES NOTICE OF INTENT UNDER GENERAL PERMIT NO. NHR100000 AT LEAST FIFTEEN (15) DAYS PRIOR TO START OF CONSTRUCTION.
23. OWNER OF RECORD:
MAP 12, LOT 59-4
 LONDONDERRY LENDING TRUST
 c/o ROBERT V. WALLACE JR.
 132 LINCOLN STREET, SUITE 6L
 BOSTON, MASSACHUSETTS 02111
 RCRD - BK 4941, PG 2694

PLAN REFERENCES:

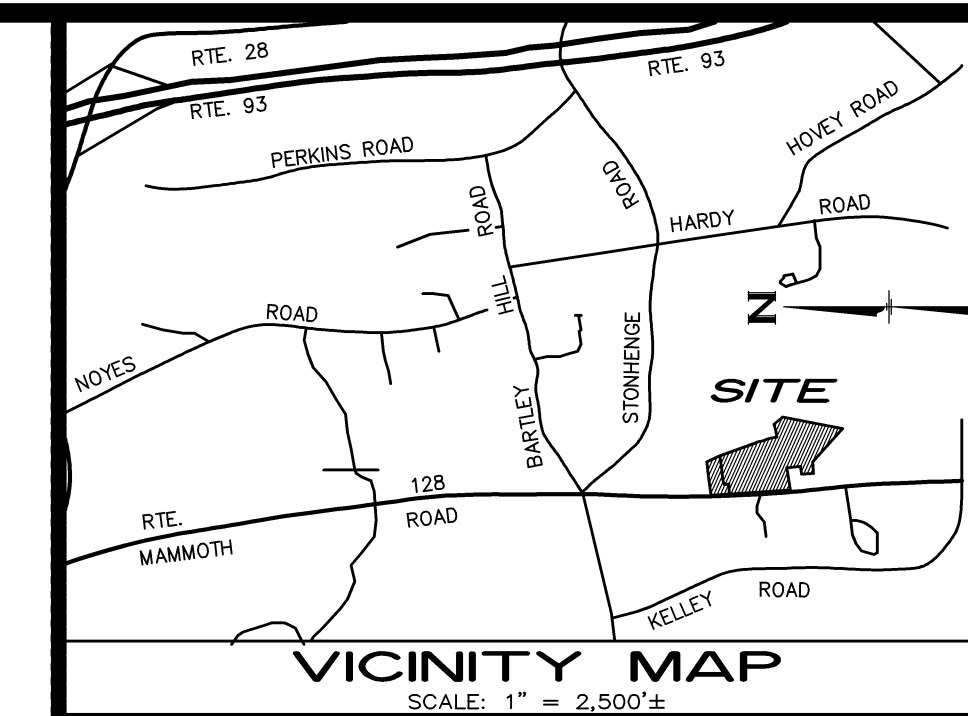
1. SUBDIVISION PLAN, MAP 12 LOT 59-3, MAMMOTH ROAD, LONDONDERRY NH, RECORD OWNER: LONDONDERRY LENDING TRUST, DATED: 24 APRIL 2013, SCALE: AS SHOWN, PREPARED FOR: NEIGHBORWORKS SOUTHERN NEW HAMPSHIRE, PREPARED BY THIS OFFICE. RECORDED: RCRD - PLAN No. _____
2. SITE PLAN, WHITTEMORE ESTATES, MAMMOTH ROAD, LONDONDERRY, NH, PREPARED FOR APPLE BLOSSOM ESTATES, LLC, DATED: 21 MARCH 2003, REVISED: THROUGH 26 JANUARY 2004, AND PREPARED BY THIS OFFICE.



NOTES - CONT'D:

13. PHASING:
 THE BUILDINGS SHALL BE CONSTRUCTED IN 2 PHASES, AS INDICATED ON THIS PLAN THE SITEMARKS SHALL BE GENERALLY ASSOCIATED WITH EACH PHASE SHALL INCLUDE THE FOLLOWING:
 PHASE I:
 A. CONSTRUCT WHITTEMORE ROAD, PARKING, SIDEWALKS, MAIN STORMWATER MANAGEMENT AREA, AND LANDSCAPING TO ROADWAY STATION 9+94.
 B. PARKING, SIDEWALKS, AND LANDSCAPING SHALL NOT BE BUILT WHERE THE TEMPORARY HAMMERHEAD TURNAROUND, DESIGNED TO SERVE PHASE I ONLY, IS TO BE CONSTRUCTED (SEE DETAIL ON SHEET 19 OF 29).
 C. DRAINAGE AND UTILITIES SHALL BE STUBBED FOR EXTENSION IN PHASE II AS SHOWN ON THE DETAIL ON SHEET 19 OF 29.
 PHASE II:
 A. CONSTRUCT THE REMAINDER OF WHITTEMORE ROAD, PARKING, SIDEWALKS, UTILITIES, DRAINAGE, AND LANDSCAPING NOT CONSTRUCTED IN PHASE I.
 B. REMOVE THE TEMPORARY HAMMERHEAD TURNAROUND ONCE THE PERMANENT CUL-DE-SAC TURNAROUND IS CONSTRUCTED.

PHASE I:	No. UNITS	PARKING
PHASE II:	45 (7 BUILDINGS)	104 SPACES
	33 (5 BUILDINGS)	60 SPACES



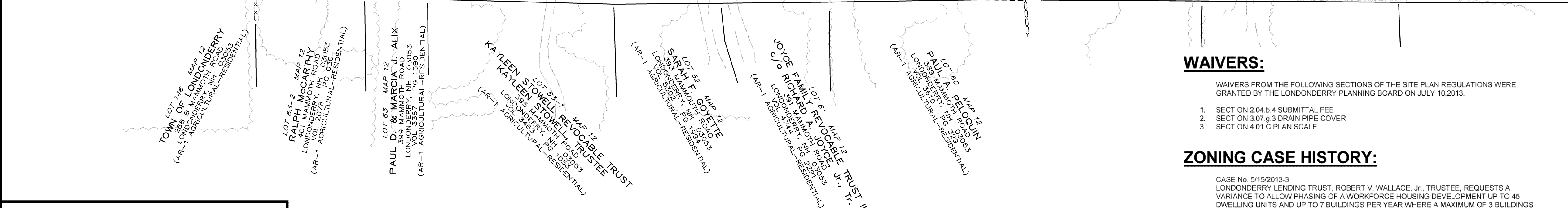
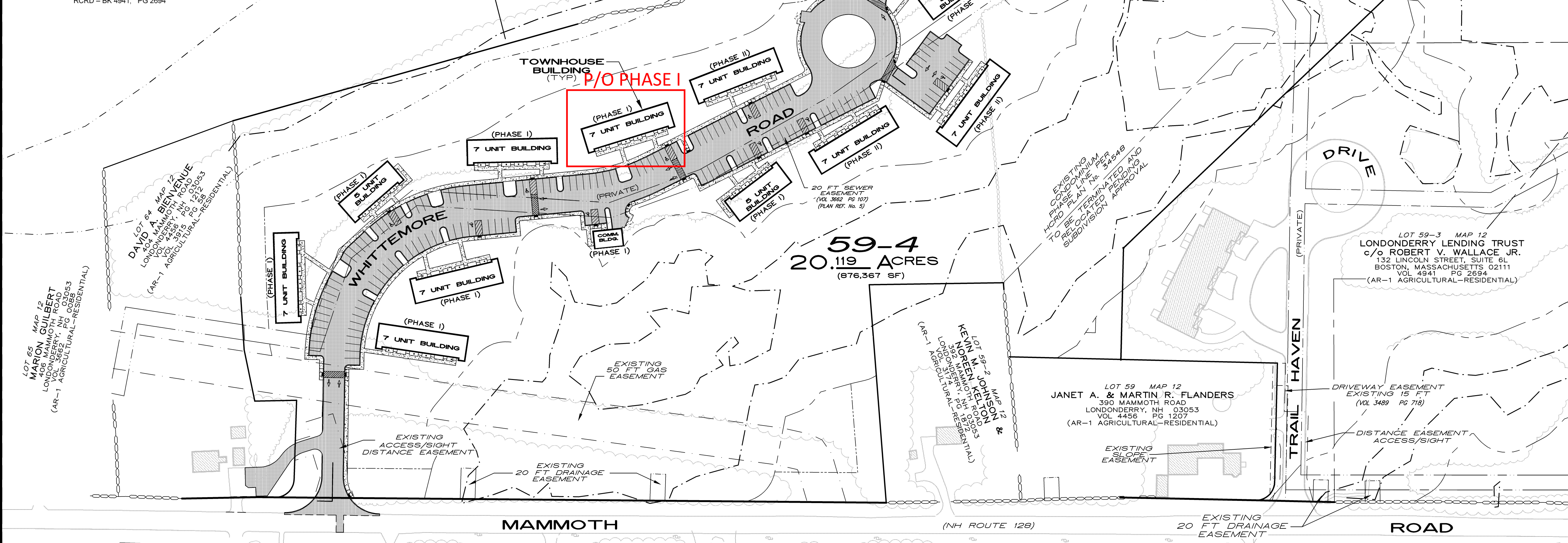
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NOTES:

1. PURPOSE OF PLAN:
 (A) TO PROPOSE AN 78 UNIT, WORKFORCE HOUSING, RESIDENTIAL DEVELOPMENT WITH APPURTENANT PRIVATE ROAD, DRIVES, PARKING AND UTILITIES ON NEW LOT 59-4, MAP 12.
 (B) TO CONSTRUCT NEW DRIVEWAY ON WHITTEMORE ROAD AND REMOVE EXISTING MAMMOTH ROAD DRIVEWAY ON MAP 12, LOT 64.
2. LOT AREA: (EXISTING & PROPOSED) = 20.119+/- ACRES (876,367 SF)
3. PRESENT ZONING: **AR-1; AGRICULTURAL/RESIDENTIAL WORKFORCE HOUSING DISTRICT**
 MINIMUM LOT REQUIREMENTS:
 -LOT AREA 20 ACRES
 -LOT FRONTAGE 100 FT
 MINIMUM BUILDING SETBACKS:
 -FRONT YARD 40 FT
 -SIDE YARD 35 FT
 -REAR YARD 30 FT
 -BUILDING SEPARATION 30 FT
4. EXISTING USE: UNDEVELOPED
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5. THE SITE WILL BE SERVICED BY MUNICIPAL SEWER AND WATER SUPPLY BY PENNICHUCK WATER WORKS.
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 No. OF UNITS ALLOWED 10 UNITS/ACRE x 20.12 ACRES = 201 UNITS
 No. OF UNITS PROPOSED = 78 UNITS
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 REQUIRED:
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8. THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, TOWN OF LONDONDERRY, NEW HAMPSHIRE, COMMUNITY No. 330134, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33015C0319E, DATED: MAY 17, 2005.
9. PERMITS REQUIRED:
 (A) NHDES ALTERATION OF TERRAIN PERMIT No. A05-0922
 (B) NHDOT DRIVEWAY PERMIT No. 269-03-07
 (C) NHDES SEWER CONNECTION PERMIT No. D2013-0806
 (D) LONDONDERRY SEWER PERMIT No. SF 12-59-4
10. CONDITIONAL USE PERMITS:
 • TO CONSTRUCT DETENTION BASIN, AND SLOPES IN THE CONSERVATION OVERLAY DISTRICT IS REQUIRED AS PART OF THIS PROPOSAL. TOTAL PROPOSED WETLAND BUFFER DISTURBANCE = 33,740 SF
 (A) POSITIVE RECOMMENDATION BY THE LONDONDERRY CONSERVATION COMMISSION ON MAY 28, 2013.
 (B) APPROVED BY THE LONDONDERRY PLANNING BOARD ON JULY 10, 2013.
 • TO CONSTRUCT WORKFORCE HOUSING IN THE AR-1 ZONE IS REQUIRED AS PART OF THIS PROPOSAL.
 (A) APPROVED BY THE LONDONDERRY PLANNING BOARD ON JULY 10, 2013.
11. OPEN SPACE:

	MIN. REQUIRED:	PROVIDED
TOTAL USEABLE	40%	75.3%
	25%	62.5%
12. BUILDING COVERAGE PROPOSED IS = 5.2%



LEGEND

	TREE LINE
	STONE WALL
	WETLAND FLAGGER LIMIT
	CONSERVATION OVERLAY DISTRICT BOUNDARY
	WIRE FENCE
	CHAINLINK FENCE
	CURBING

BENCHMARK No. 1

STONE BOUND AT EAST SIDE OF MAMMOTH ROAD AND SOUTHWEST CORNER OF MAP 12, LOT 59 ELEV. = 370.44 (1929 NGVD DATUM)



No.	DATE	REVISION	BY
7	05/09/14	REVISE PHASING	EDB
6	03/26/14	DATE ONLY (SK-2)	EDB
5	01/14/14	DELETE UTILITY BUMP-OUT, REVISE WALKS (SK-1)	EDB
4	09/27/13	DATE ONLY	EDB
3	08/27/13	ADDRESS TOWN COMMENTS	EDB
2	07/08/13	DATE ONLY	EDB
1	06/18/13	ADDRESS TOWN COMMENTS	EDB

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

CERTIFIED BY: _____
 CHAIRMAN

SECRETARY: _____

FOR LONDONDERRY LENDING TRUST
 David Bienvenue
 DAVID BIENVENUE, OWNER OF MAP 12, LOT 64
 DATE: 9/27/13

MASTER SITE PLAN (MAP 12, LOT 59-4)

LONDONDERRY TOWNHOMES

MAMMOTH ROAD
 LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
NEIGHBORWORKS SOUTHERN NEW HAMPSHIRE
 801 ELM STREET, P.O. BOX 3968 MANCHESTER, NEW HAMPSHIRE 03105

RECORD OWNER:
LONDONDERRY LENDING TRUST
 c/o ROBERT V. WALLACE JR.
 132 LINCOLN STREET, SUITE 6L BOSTON, MASSACHUSETTS 02111

SCALE: 1"=80 Feet
 1"=24.384 Meters

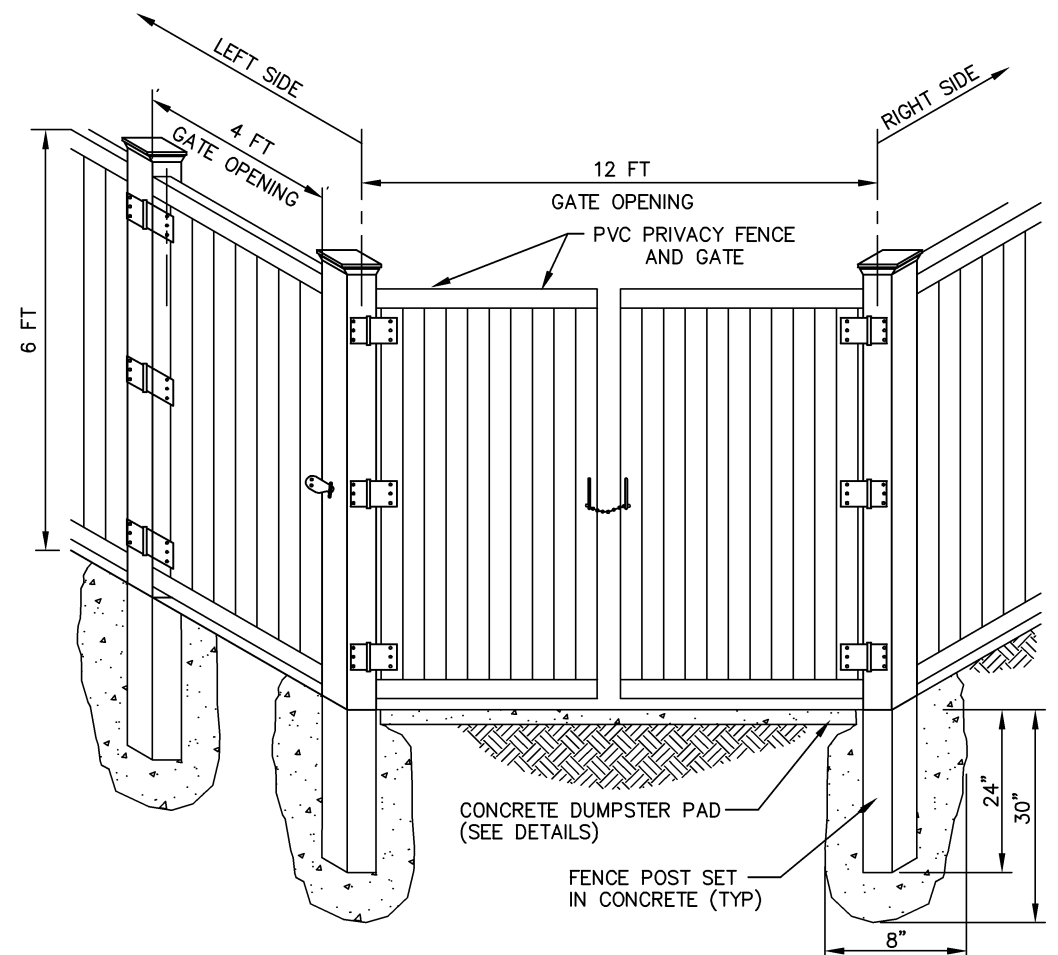
2 MAY 2013

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

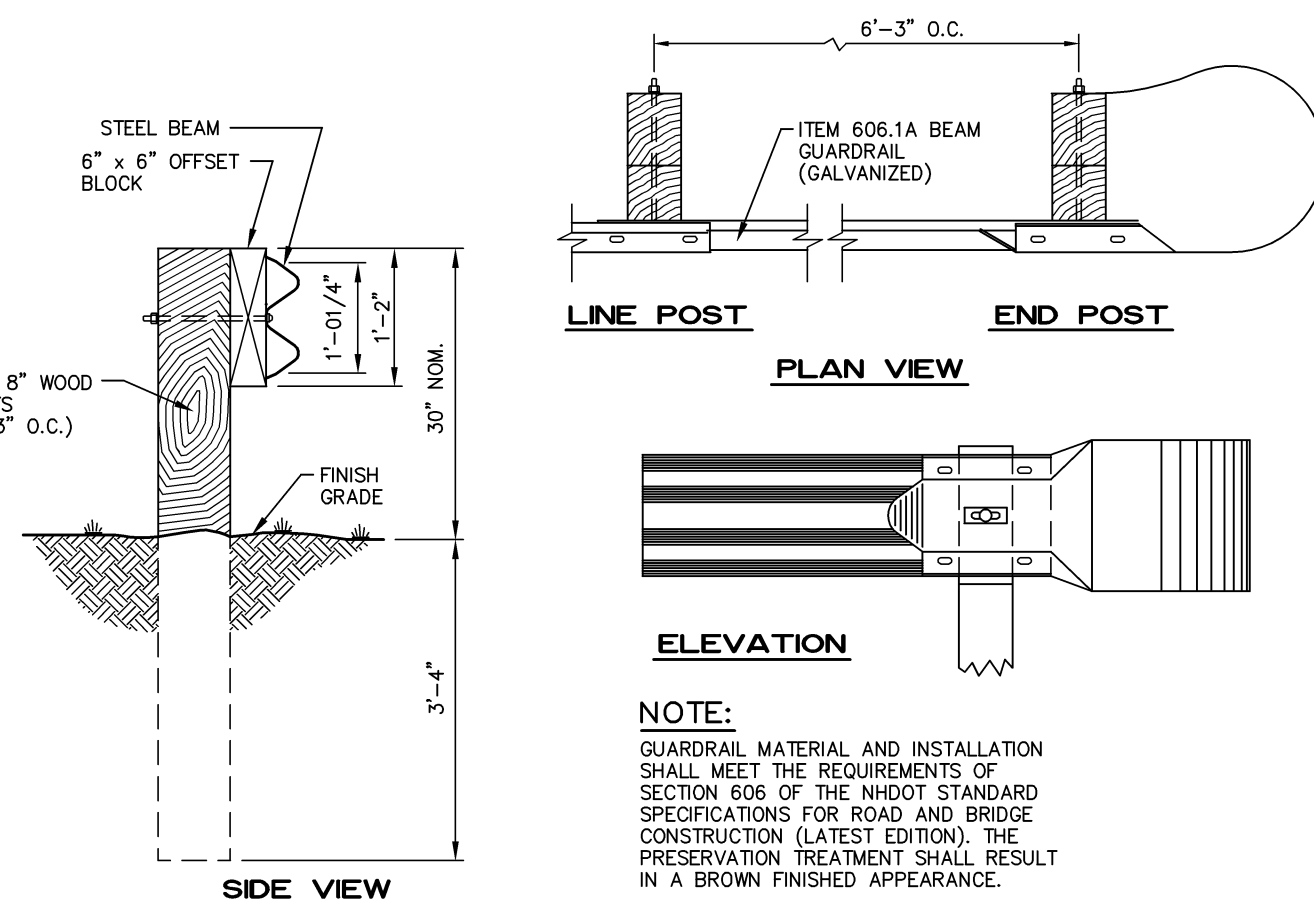
FIELD BOOK: 1099 DRAWING NAME: 4669-F081 4669-SP 1 OF 29
 DRAWING LOCATION: Q:\4669\DWG\4669-SP File Number Sheet

INDEX

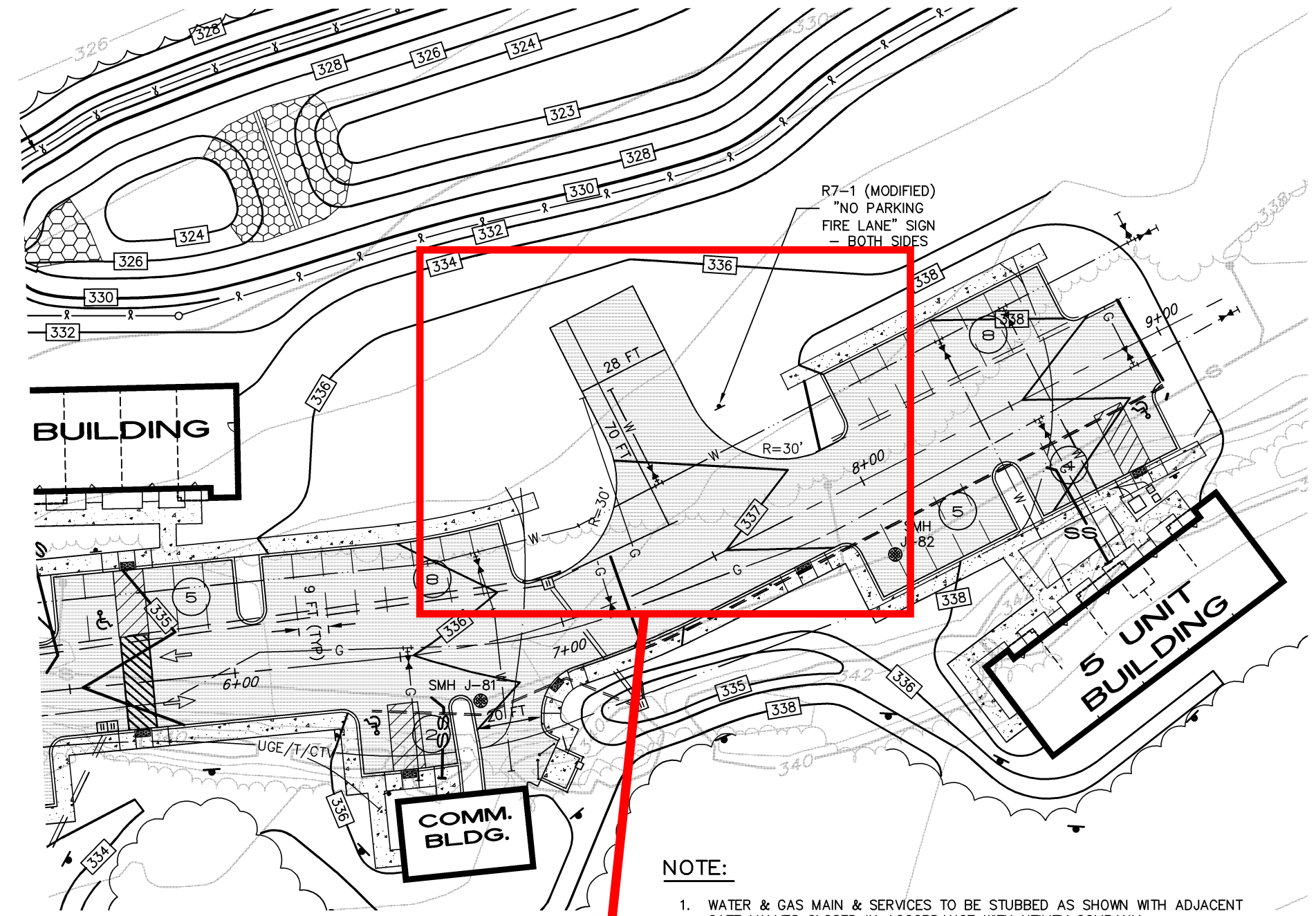
- 1 OF 29 MASTER SITE PLAN
- 2-4 OF 29 EXISTING CONDITIONS PLAN
- 5-6 OF 29 SITE GRADING PLAN
- 7-8 OF 29 SITE UTILITY PLAN
- 9-10 OF 29 SITE LAYOUT PLAN
- 11-12 OF 29 PROFILE - SITE DRIVEWAY/UTILITY
- 13 OF 29 UTILITY PROFILES
- 14-15 OF 29 LANDSCAPE PLAN
- 16 OF 29 DETAIL SHEET - LANDSCAPE
- 17-20 OF 29 DETAIL SHEET - GENERAL SITE
- 21 OF 29 DETAIL SHEET - WATER
- 22 OF 29 DETAIL SHEET - SEWER
- 23-24 OF 29 EROSION CONTROL PLAN
- 25 OF 29 DETAIL SHEET - EROSION CONTROL
- 26-27 OF 29 SITE LIGHTING PLAN
- 28 OF 29 SITE DISTANCE PLAN
- 29 OF 29 SIGHT LINE DISTANCE PLAN & PROFILE



SCREEN FENCE and GATE FOR DUMPSTER PAD DETAIL
NOT TO SCALE

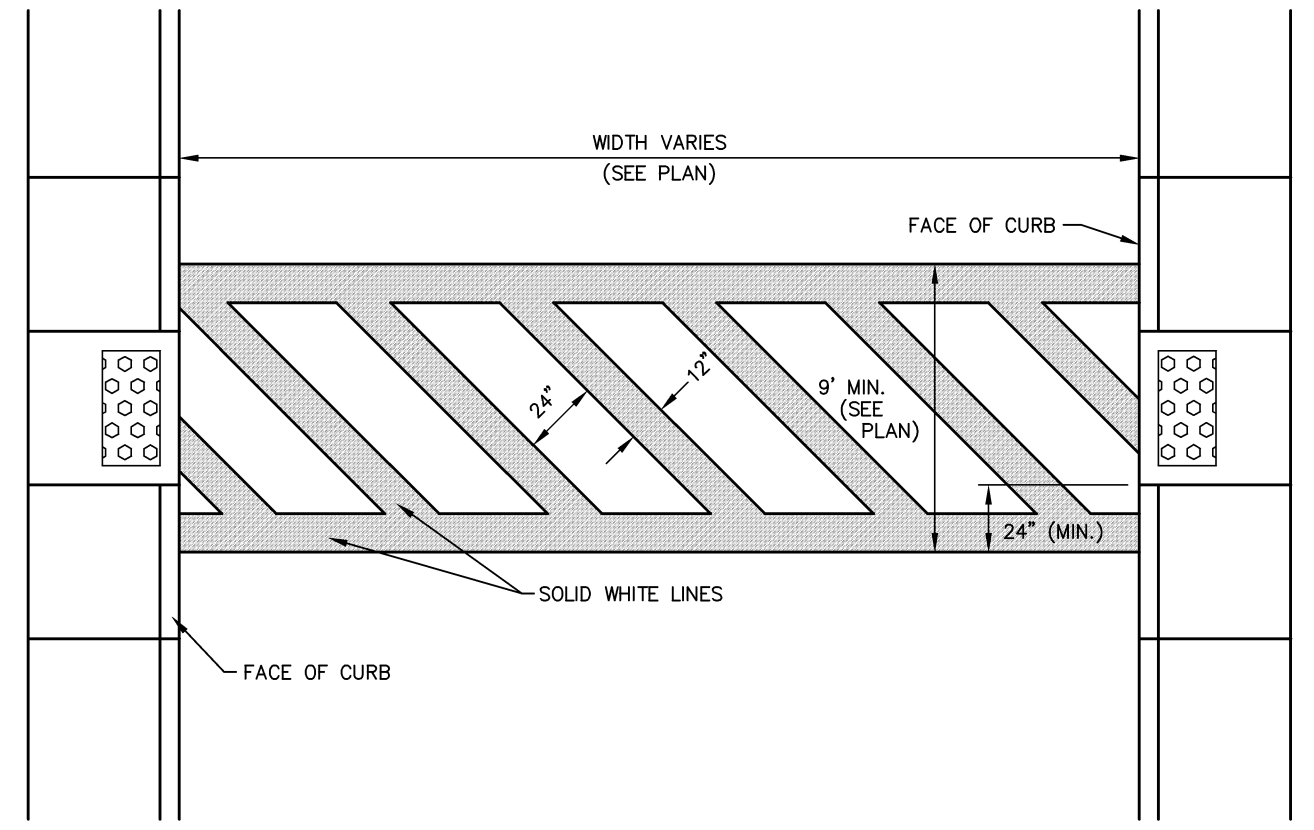


WOOD POST/BEAM TYPE GUARDRAIL DETAIL
NOT TO SCALE

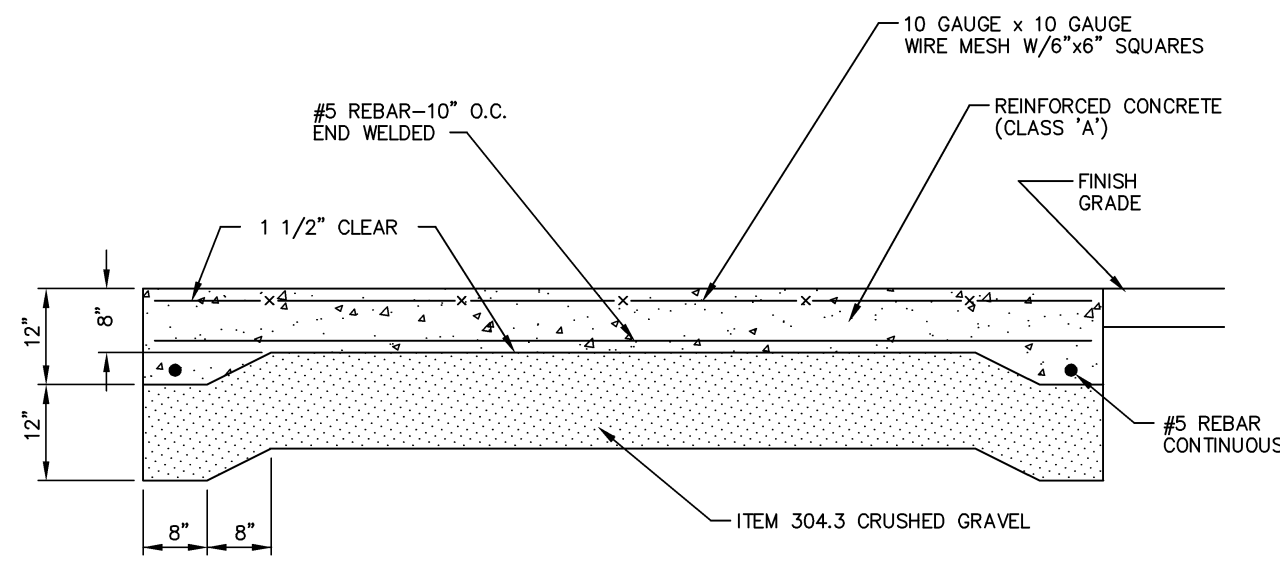


TEMPORARY HAMMERHEAD TURNAROUND DETAIL (PHASE I)
SCALE: 1" = 40'

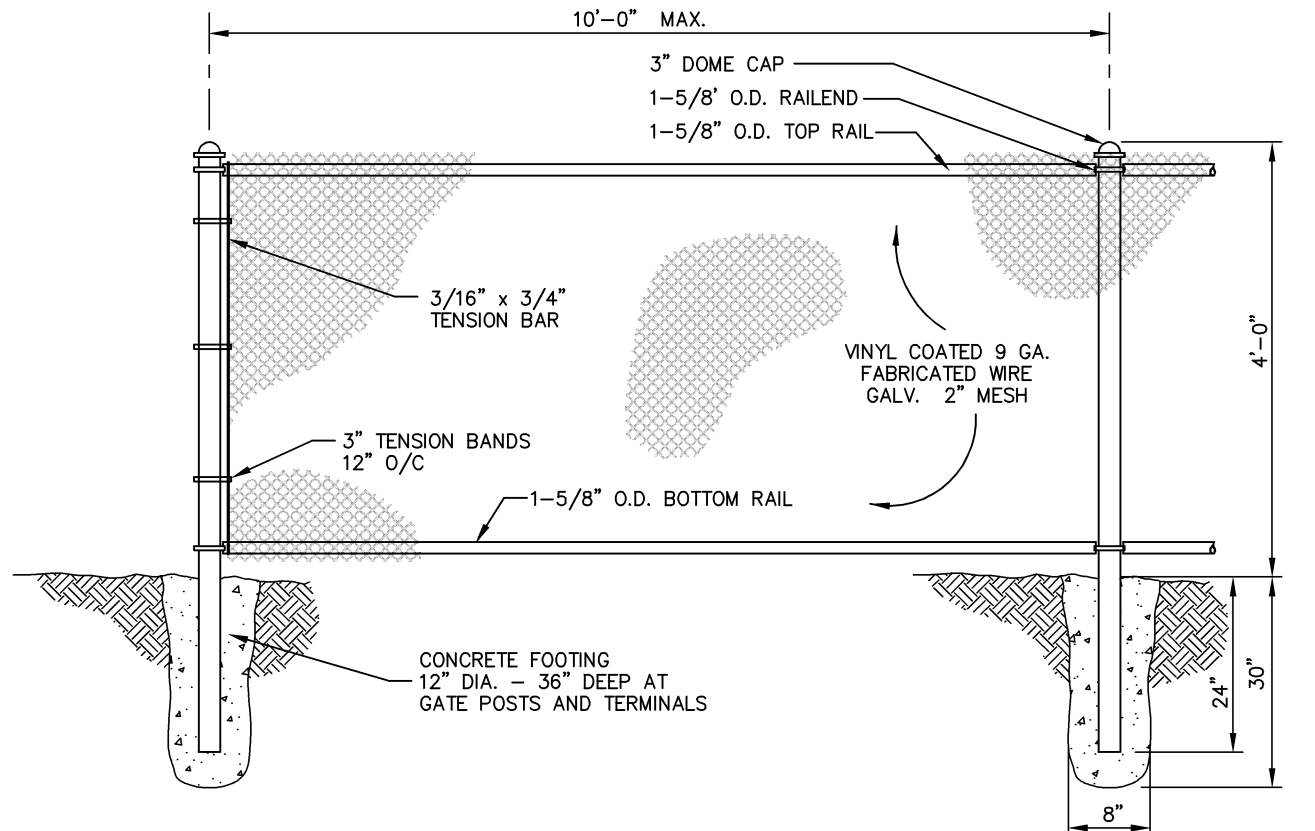
- NOTE:**
1. WATER & GAS MAIN & SERVICES TO BE STUBBED AS SHOWN WITH ADJACENT GATE VALVES CLOSED IN ACCORDANCE WITH UTILITY COMPANY REQUIREMENTS. WITNESS POSTS TO BE SET BY SITE CONTRACTOR.
 2. UGE/1/CTV CONDUIT TO BE BROUGHT ABOVE GRADE WITH SLEEVE BEYOND LIMIT OF PHASE 1 WORK AND CAPPED.
 3. DRAIN LINE TO BE STUBBED AS SHOWN AND PLUGGED TO PREVENT WATER AND SOIL FROM ENTERING INTO PIPE. CONTRACTOR SHALL SET WITNESS POST AT STUB.



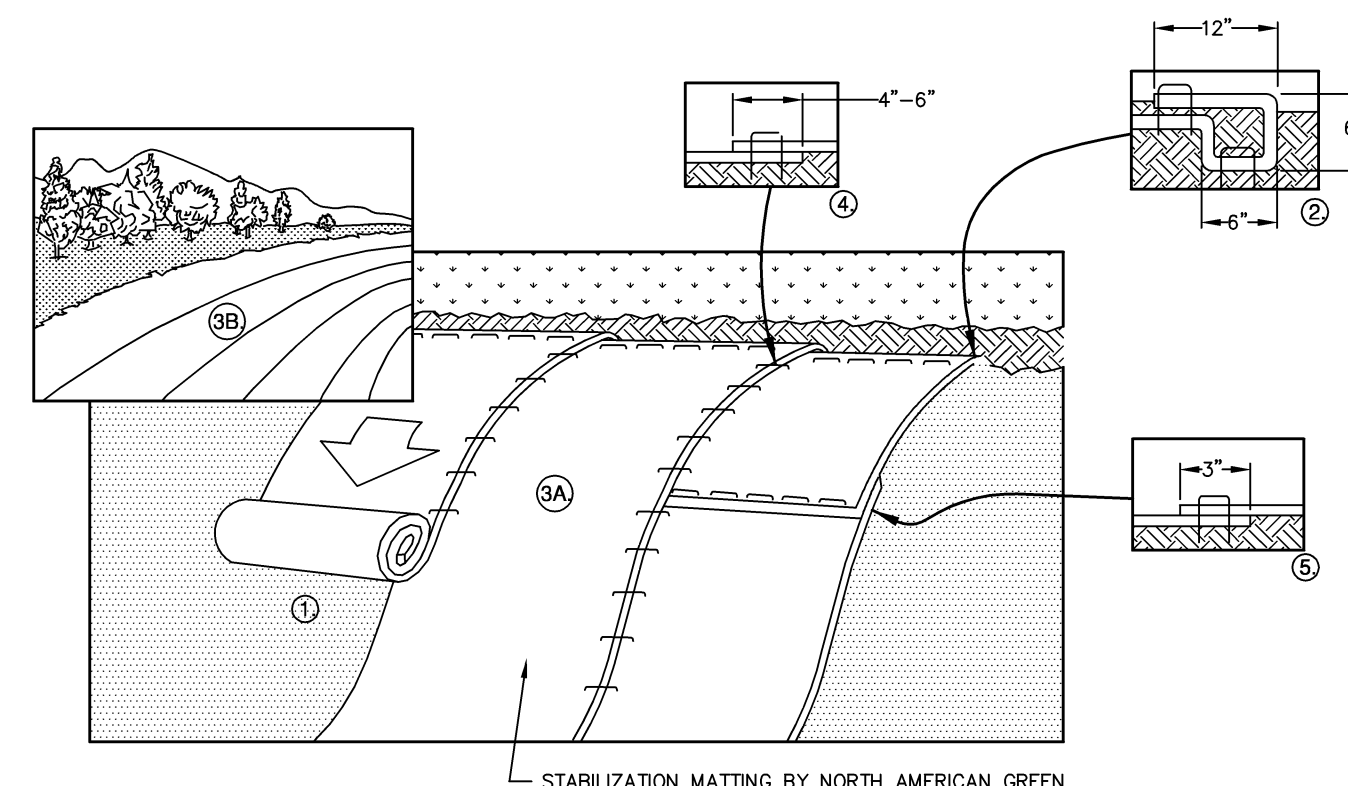
TYPICAL CROSSWALK DETAIL
NOT TO SCALE



DUMPSTER PAD DETAIL
NOT TO SCALE

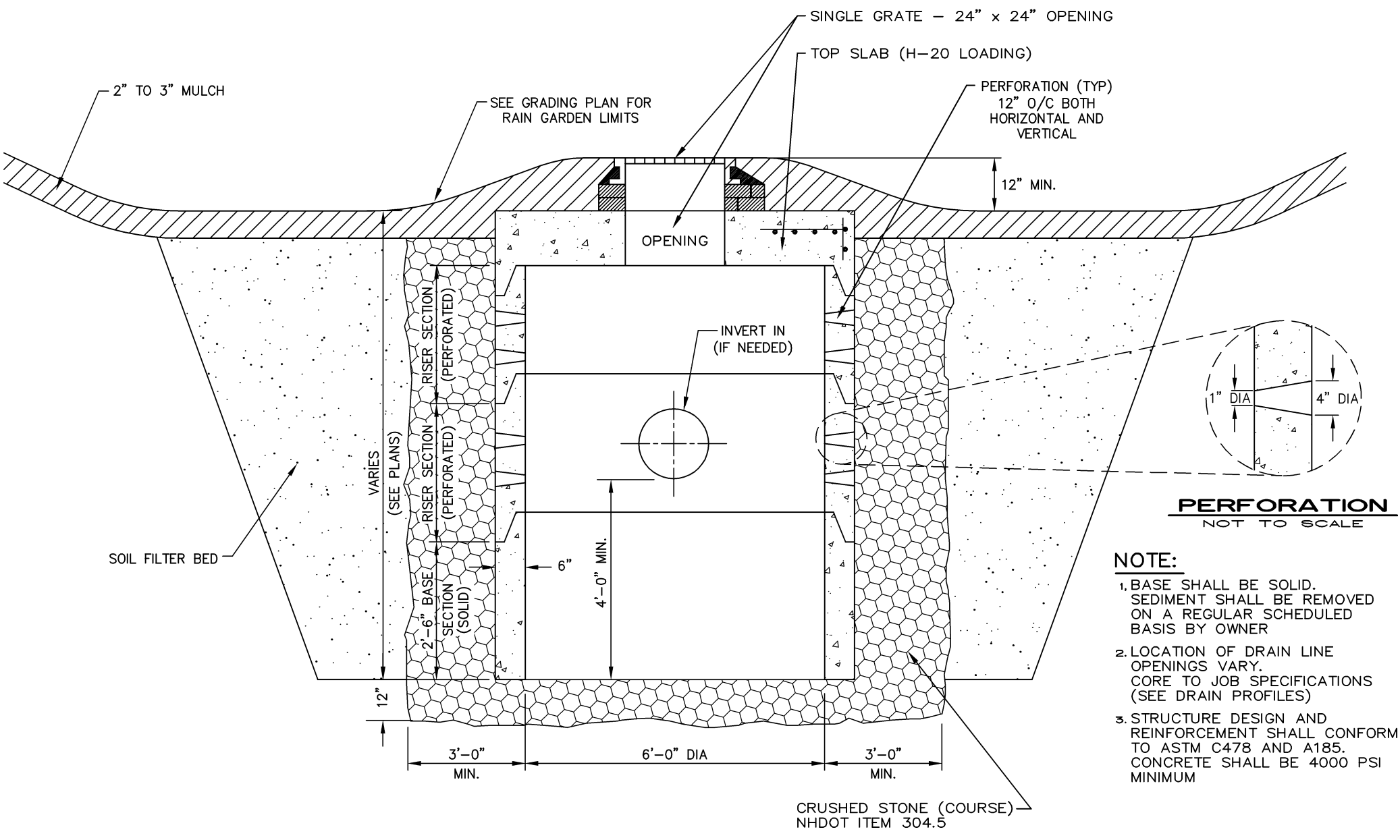


CHAINLINK (4'-0") FENCE DETAIL
NOT TO SCALE

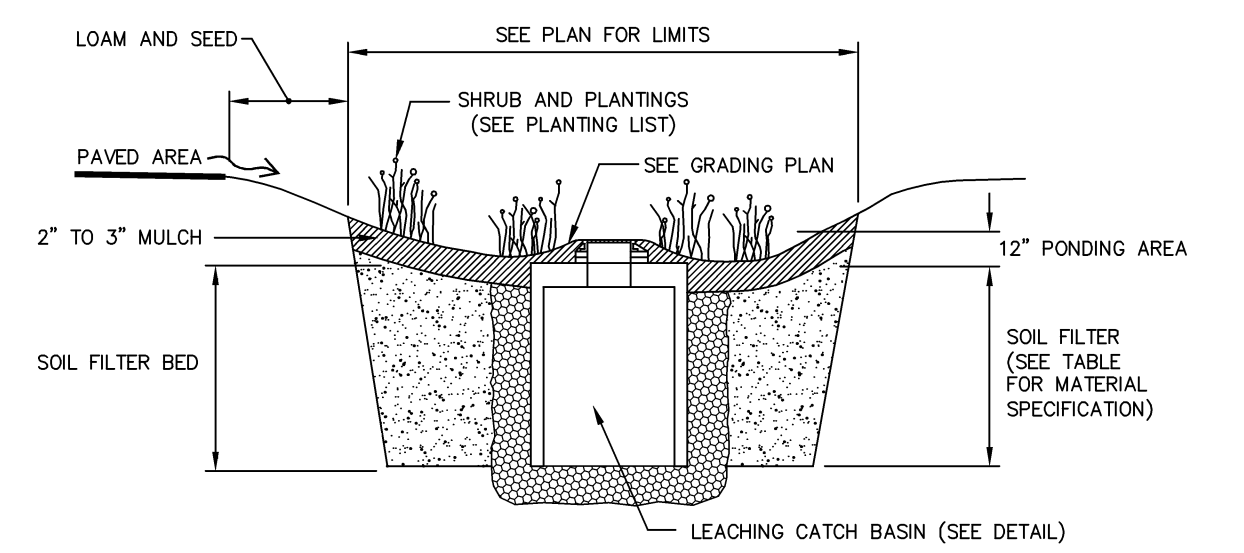


1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
 2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH WITH APPROXIMATELY 12" OF BLANKET EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE BLANKET WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF BLANKET BACK OVER SEED AND COMPACTED SOIL. SECURE BLANKET OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE BLANKET.
 3. ROLL THE BLANKETS (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. BLANKETS WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL BLANKETS MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS PER MANUFACTURER'S RECOMMENDATION.
 4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH MINIMUM 6" OVERLAP. TO ENSURE PROPER SEAM ALIGNMENT, PLACE THE EDGE OF THE OVERLAPPING BLANKET (BLANKET BEING INSTALLED ON TOP) EVEN WITH THE SEAM STITCH ON THE PREVIOUSLY INSTALLED BLANKET.
 5. CONSECUTIVE BLANKETS SPUN DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE BLANKET WIDTH.
 6. PLACE STAPLES/STAKES PER MANUFACTURER RECOMMENDATION FOR THE APPROPRIATE SLOPE BEING APPLIED.
- NOTE: IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTHS GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE BLANKETS.

STABILIZATION MATTING DETAIL
NOT TO SCALE



LEACHING CATCH BASIN/RAIN GARDEN DETAIL
NOT TO SCALE

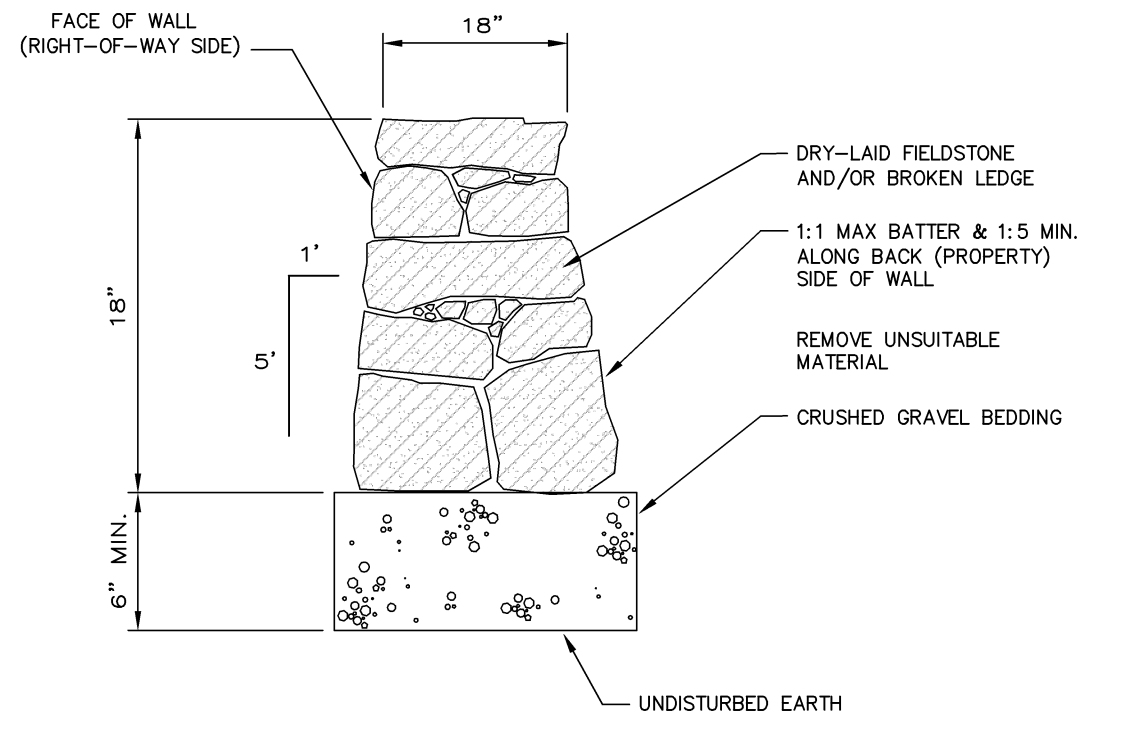


RAIN GARDEN MATERIAL TABLE FOR BIRETENTION FILTER MEDIA

COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE No.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
FILTER MEDIA OPTION A			
ASTM C-33 CONCRETE SAND	50 TO 55		
LOAMY SAND TOPSOIL WITH FINES AS INDICATED	20 TO 30	200	15 TO 25
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
FILTER MEDIA OPTION B			
MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH, WITH FINES AS INDICATED	20 TO 30	200	< 5
	70 TO 80	10	85 TO 100
LOAMY COARSE SAND		20	70 TO 100
		60	15 TO 40
		200	8 TO 15

- RAIN GARDEN NOTES:**
1. DO NOT PLACE THE RAIN GARDENS INTO SERVICE UNTIL THE BMP HAS BEEN PLANTED AND ITS CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
 2. DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF WATER FROM EXCAVATIONS) TO THE RAIN GARDEN DURING ANY STAGE OF CONSTRUCTION.
 3. DO NOT EXPOSE SOIL SURFACE WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.
 4. IF FINE MATERIAL THAT WOULD PERCH THE WATER TABLE IS ENCOUNTERED DURING THE CONSTRUCTION OF RAIN GARDEN, THE UNSUITABLE MATERIAL SHALL BE REMOVED AND REPLACED WITH COARSE GRAVEL (NHDOT ITEM NO. 304.2).

TYPICAL SECTION-RAIN GARDEN
NOT TO SCALE



STONE WALL RECONSTRUCTION TYPICAL SECTION
NOT TO SCALE

DETAIL SHEET - GENERAL SITE
(MAP 12, LOT 59-4)

LONDONDERRY TOWNHOMES
MAMMOTH ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
NEIGHBORWORKS SOUTHERN NEW HAMPSHIRE
801 ELM STREET, P.O. BOX 3968 MANCHESTER, NEW HAMPSHIRE 03105

RECORD OWNER:
LONDONDERRY LENDING TRUST
c/o ROBERT V. WALLACE JR.
132 LINCOLN STREET, SUITE 6L BOSTON, MASSACHUSETTS 02111

SCALE AS SHOWN

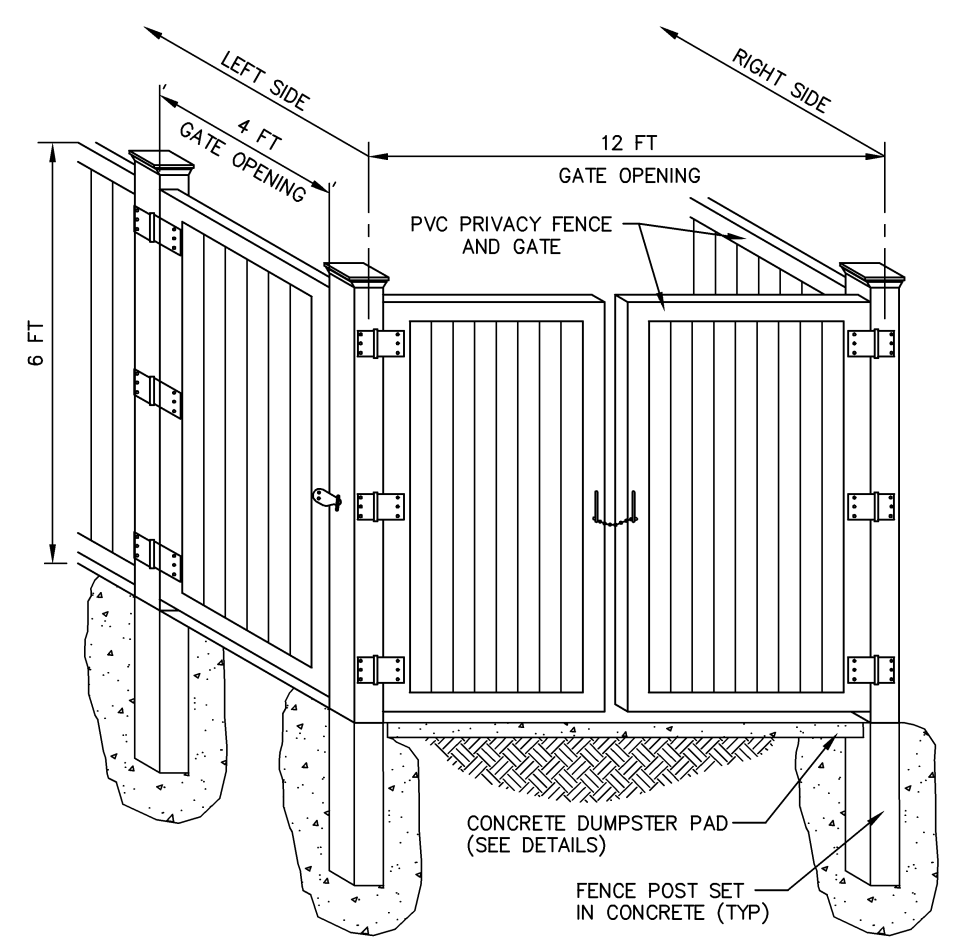
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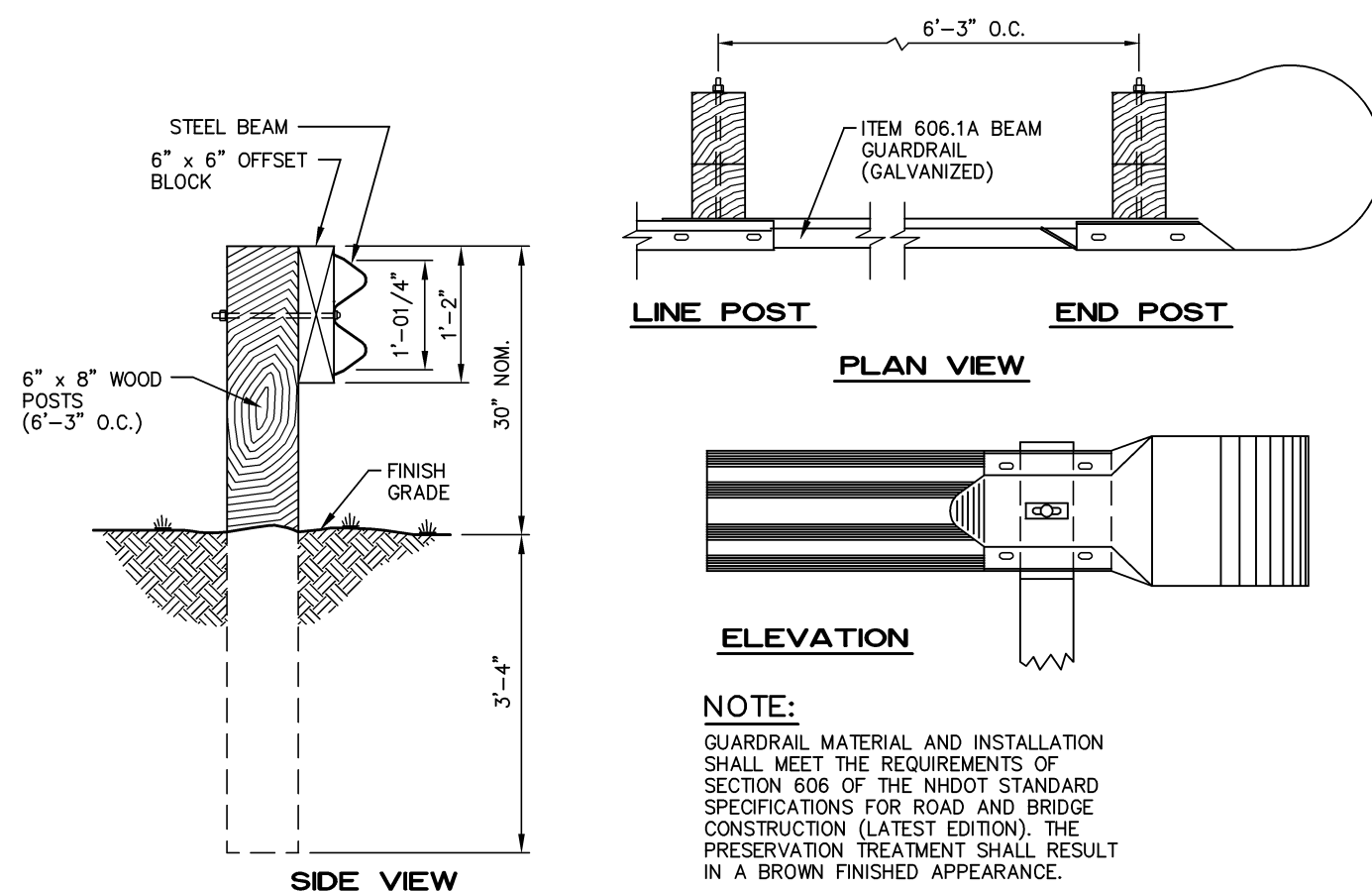
BENCHMARK
No. 1
STONE BOUND AT EAST SIDE OF MAMMOTH ROAD AND SOUTHWEST CORNER OF MAP 12, LOT 59 ELEV. = 370.44 (1929 NGVD DATUM)

PAUL F. HAYNER, JR.
No. 3817
LICENSED PROFESSIONAL ENGINEER

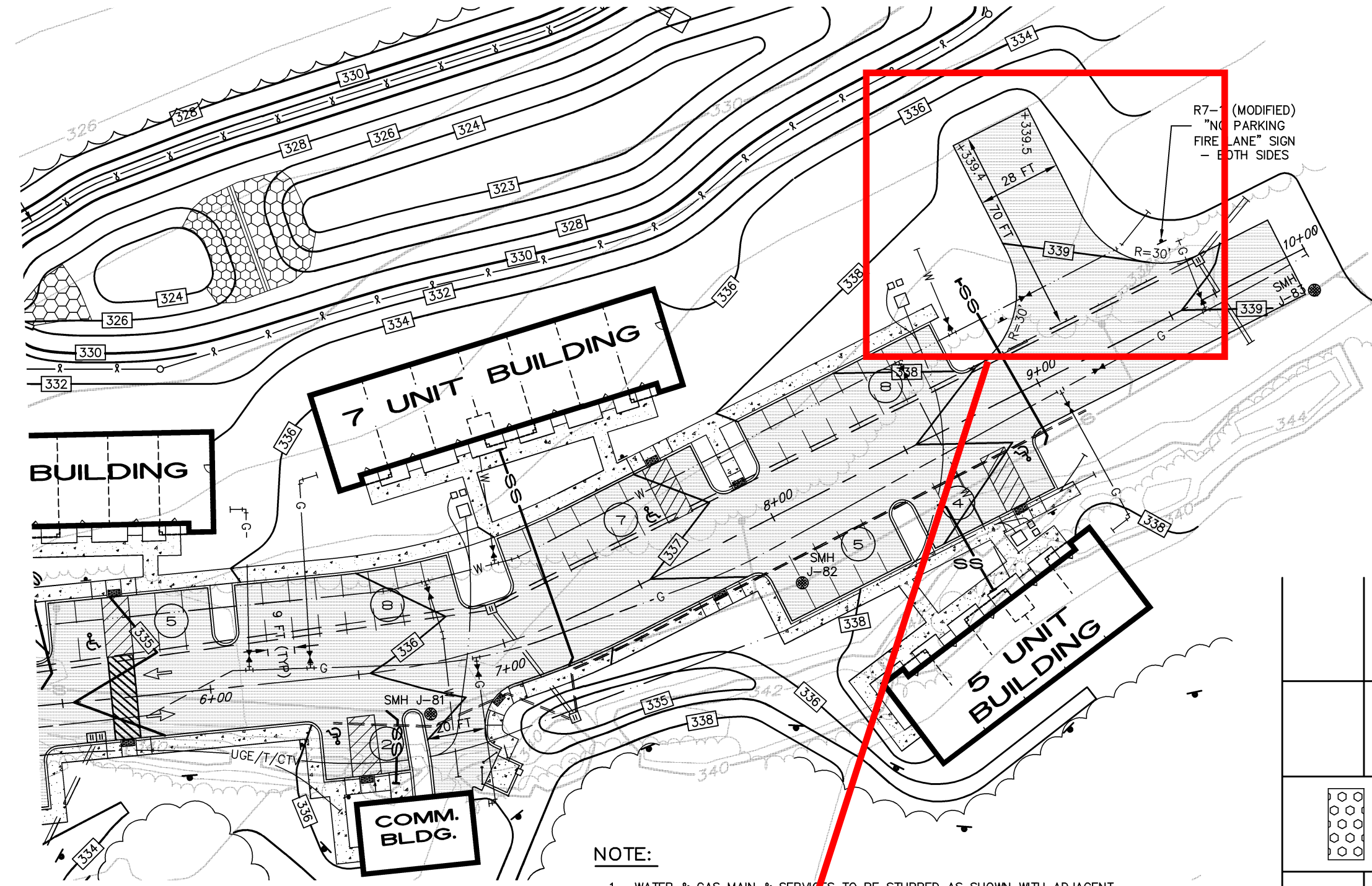
No.	DATE	REVISION	BY
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5	01/14/14	DELETE UTILITY BUMP-OUT, REVISE WALKS (SK-1)	EDB
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SCREEN FENCE and GATE FOR DUMPSTER PAD DETAIL
NOT TO SCALE

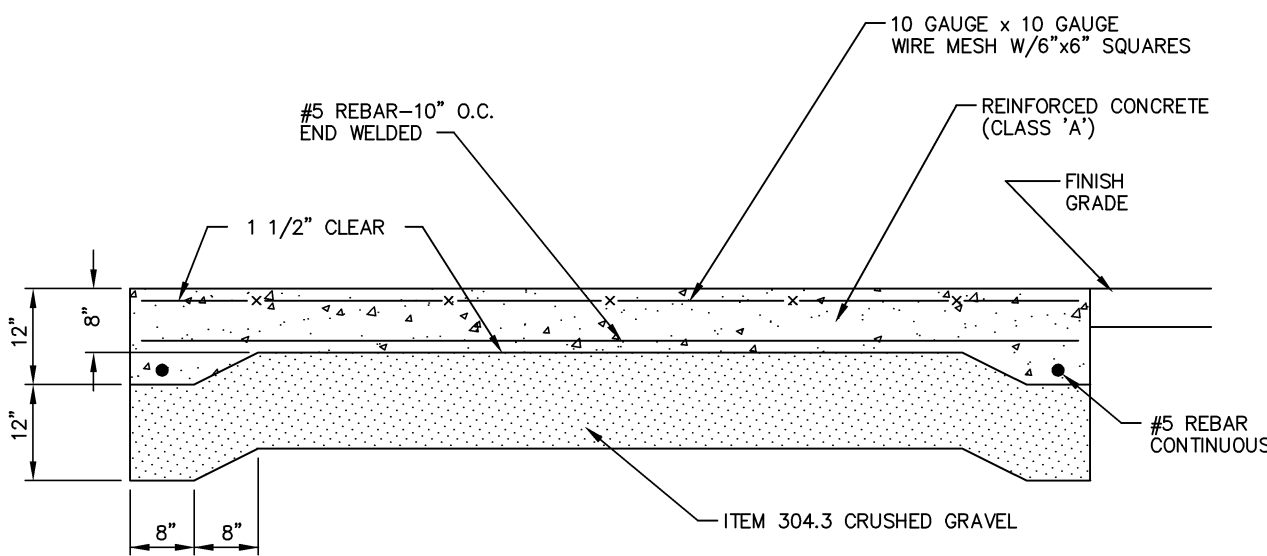


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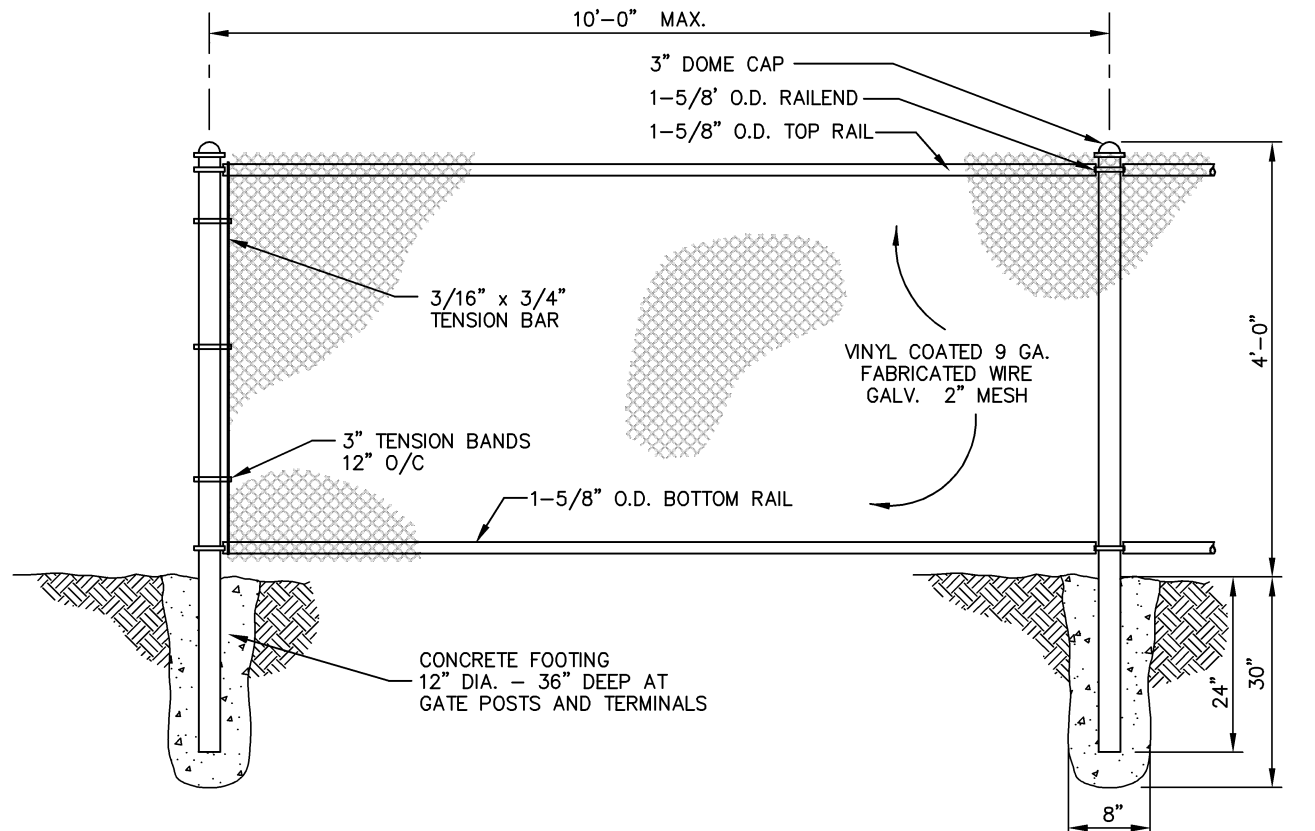


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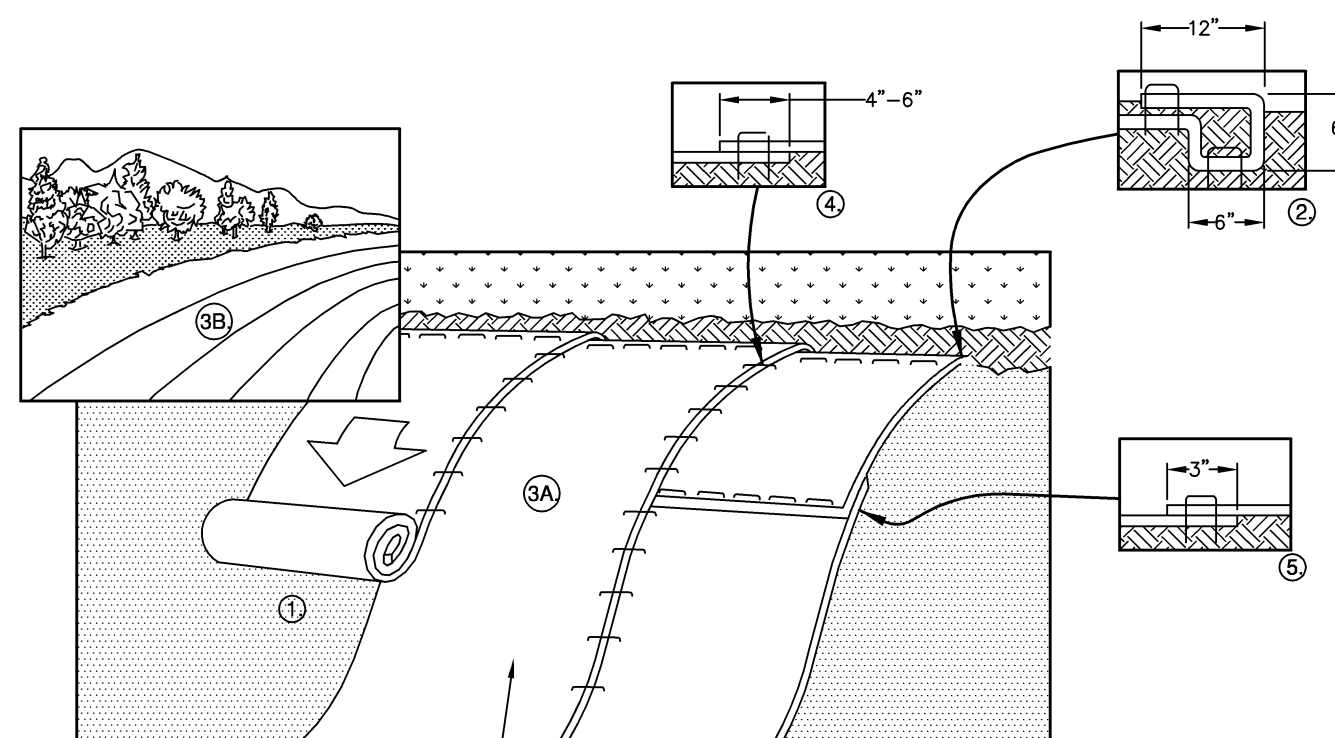
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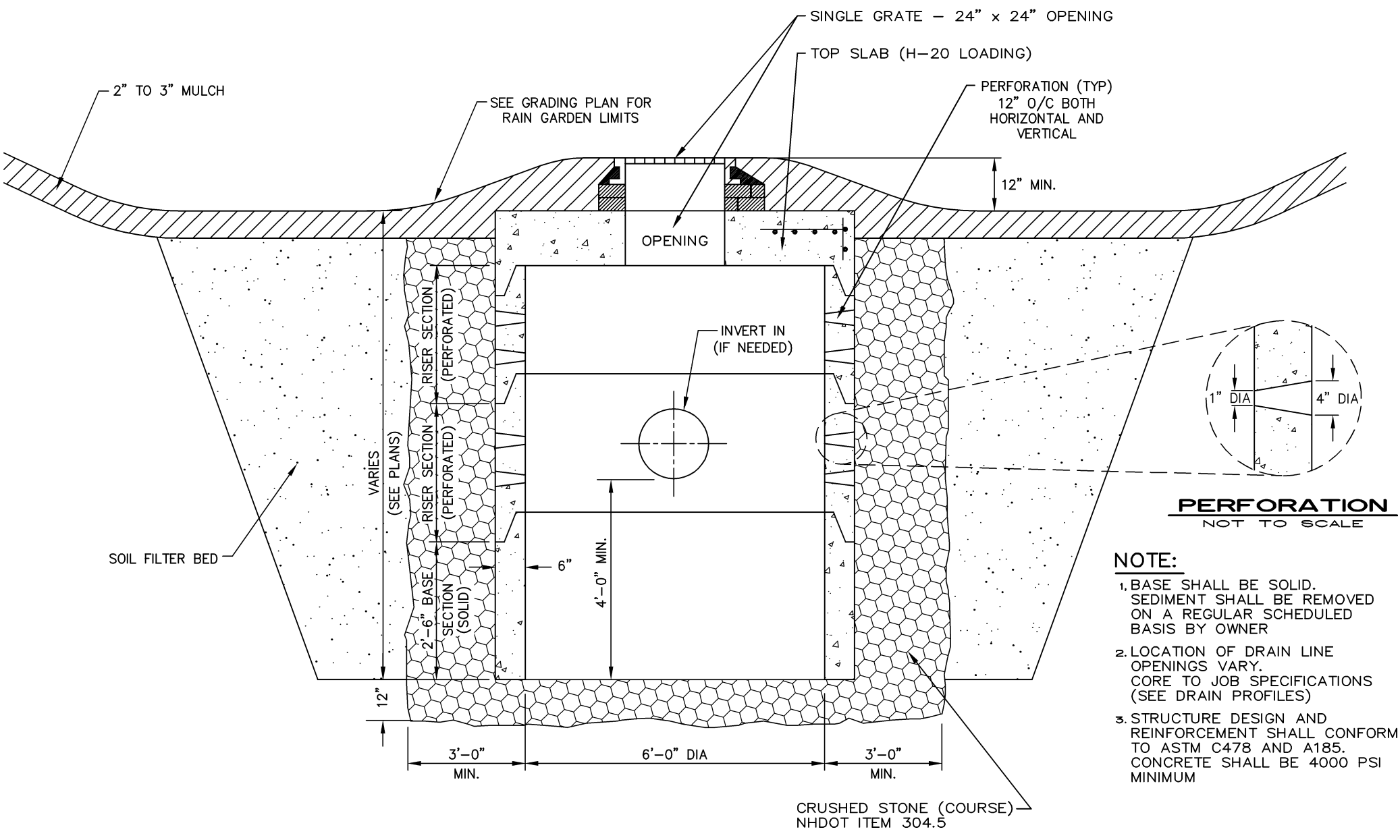


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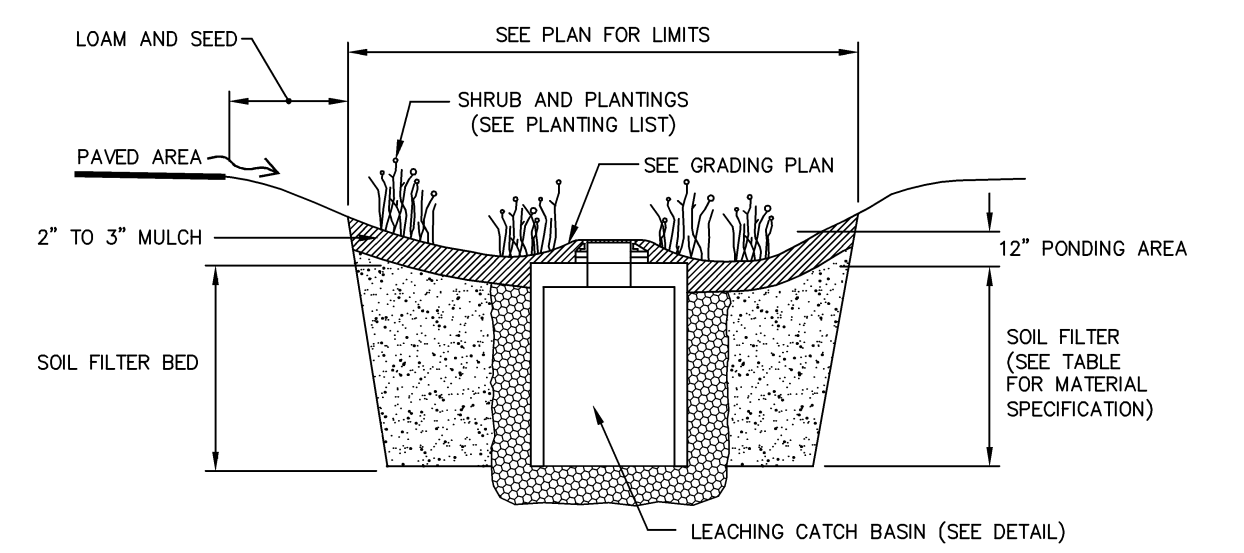


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STABILIZATION MATTING DETAIL
NOT TO SCALE



LEACHING CATCH BASIN/RAIN GARDEN DETAIL
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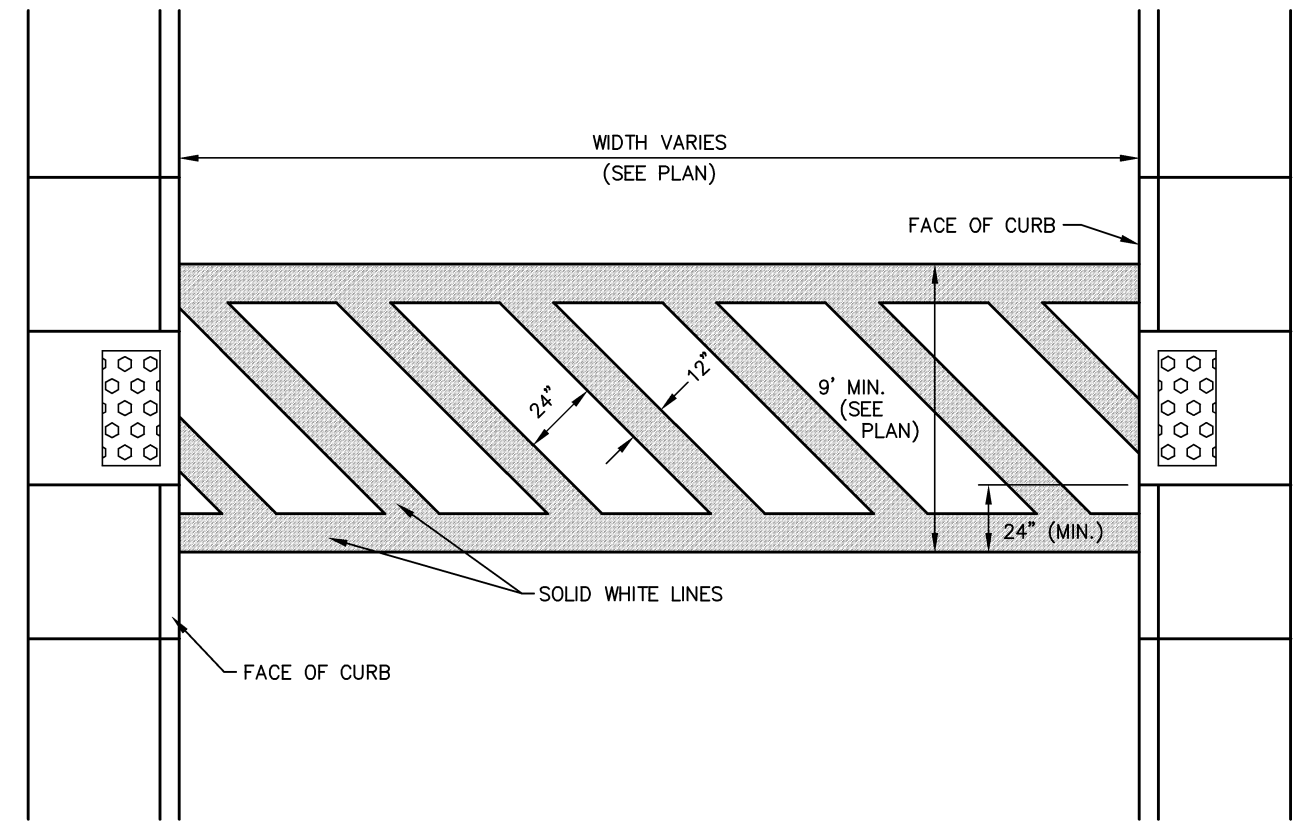


RAIN GARDEN MATERIAL TABLE FOR BIORETENTION FILTER MEDIA

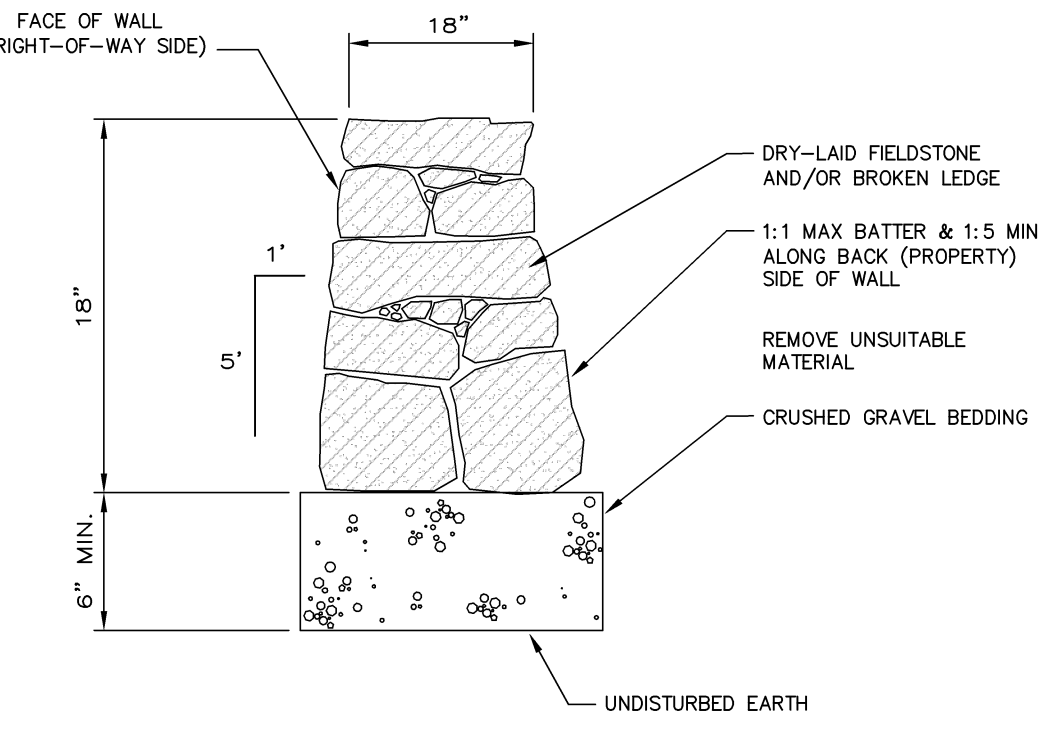
COMPONENT MATERIAL	PERCENT OF MIXTURE BY VOLUME	GRADATION OF MATERIAL	
		SIEVE No.	PERCENT BY WEIGHT PASSING STANDARD SIEVE
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TYPICAL SECTION-RAIN GARDEN
NOT TO SCALE



TYPICAL CROSSWALK DETAIL
NOT TO SCALE



STONE WALL RECONSTRUCTION TYPICAL SECTION
NOT TO SCALE

DETAIL SHEET - GENERAL SITE
(MAP 12, LOT 59-4)

LONDONDERRY TOWNHOMES
MAMMOTH ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:
NEIGHBORWORKS SOUTHERN NEW HAMPSHIRE
801 ELM STREET, P.O. BOX 3968 MANCHESTER, NEW HAMPSHIRE 03105

RECORD OWNER:
LONDONDERRY LENDING TRUST
c/o ROBERT V. WALLACE JR.
132 LINCOLN STREET, SUITE 6L BOSTON, MASSACHUSETTS 02111

SCALE AS SHOWN

2 MAY 2013

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

FIELD BOOK: 1099 DRAWING NAME: 4669-DETI
DRAWING LOCATION: Q:\4669\DWG\4669-SP

4669-SP 19 OF 29
File Number Sheet

BENCHMARK No. 1
STONE BOUND AT EAST SIDE OF MAMMOTH ROAD AND SOUTHWEST CORNER OF MAP 12, LOT 59 ELEV. = 370.44 (1929 NGVD DATUM)

PAUL F. HAYNER, JR.
No. 3817
LICENSED PROFESSIONAL ENGINEER

No.	DATE	REVISION	BY
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1	06/18/13	ADDRESS TOWN COMMENTS	EDB



1 SITE PLAN
1" = 30'

*SCHEMATIC REPRESENTATION ONLY.

FOR
RICHARD A. FLIER
BY: DESIGN &
DEVELOPMENT
SOLUTIONS, LLC

• CONCEPTUAL SITE PLAN.
132 PILLSBURY ROAD
LONDONDERRY, N.H.

DATE: 5.13.14
SCALE: NOTED
DR: MHP

SITE

PLANNING BOARD – RULES OF PROCEDURE

Section 7.6 Public Notice

- A. Public notice of the submission of and public hearings on each application shall be given in a newspaper of general circulation and by posting at the Bedford Town Library, Office Building, the BCTV building, and on the Town website not less than ten (10) days prior to the date fixed for submission and consideration of the application.
- B. Notice to abutters shall be made by certified mail to the owner of record, applicant, and all abutters not less than ten (10) days prior to the date fixed for submission of the application to the Board, except in the case of concept review applications where notice shall be made by first class mail.

Section 7.7 Decisions

- A. The Planning Board shall issue a final written decision for approval, conditional approval, or disapproval, within sixty-five (65) days of the date of submission and acceptance of a completed application, subject to extension or waiver as provided in RSA 676:4.
- B. Notice of each decision will be made available for public inspection by the Clerk of the Planning Board at the Bedford Town Office Building within five (5) business days after the decision is made. A copy of the Planning Board's final decision which approves, approves with conditions, or disapproves an application shall be provided to the applicant from the Clerk of the Planning Board by regular mail. If the application is not approved, the Board shall provide the applicant with written reason(s) for the disapproval.

Section 7.8 Conditional Approvals

A plan which has been granted conditional approval by vote of the Board may be recorded once satisfactory evidence is received showing that the conditions have been met. It shall not be necessary for the matter to be reviewed by the entire Board.

Section 7.9 Signatures

Plans approved for recording or conditionally approved as above, shall be signed by two regular members of the Planning Board.

Section 7.10 External Communication Policy

Only the Chairman of the Planning Board and the Planning Director are authorized to provide a statement on behalf of the Planning Board to any external agency or member of the media in relation to any *judicial action* (site plan, subdivision or home occupation application or alike), before the Board.

If a member of the media or an external agency is requesting a statement of the Planning Board from a member other than the Chairman or the Planning Director on *judicial actions*, then that member shall direct the requester to the Chairman or Planning Director and decline further requests to provide information. Comments to the media or an external agency on a particular