WOODMONT COMMONS PLANNED UNIT DEVELOPMENT SITE PLAN

SUBAREA WC-1-GL, WC-1 & WC-2
GARDEN LANE & PILLSBURY ROAD
LONDONDERRY, NEW HAMPSHIRE

GENERAL INFORMATION

OWNERS

MAP 10, PARCEL 52 (ZONE PUD-I)
DEMOULAS SUPER MARKETS, INC.
875 EAST STREET
TEWSKBURY, MA 01876

MAP 10, PARCEL 54-1 (ZONE PUD-I)
ROBERT D. & STEPHEN R. LIEVENS
C/O NAA ASSOC. JOANNE JOYCE
875 EAST STREET
TEWKSBURY, MA 01876

MAP 10, PARCELS 15, 41, 41-1, 41-2, 42 (ZONE PUD-I)
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051

APPLICANT

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

PREPARED FOR

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

RESOURCE LIST

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

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

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

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

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

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

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

ABUTTERS

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

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

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

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

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

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

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

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

MAP 10 LOT 1C-6 (ZONE C-III)
LAURA L. BURKE REV. TRUST
JOHN P. & LAURA L. BURKE TRUSTEES
1B COMMONS DRIVE, SUITE 6
LONDONDERRY, NH 03053

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

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

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

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

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

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

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

MAP 10 LOT 1C-13B (ZONE C-III)
PATCOR, LLC
7 OXBOW LANE
DERRY, NH 03038

MAP 10 LOT 1C-14 (ZONE C-III)
MICHAEL DOUGLAS PROP. MGMT LLC
P.O. BOX 908
LONDONDERRY, NH 03053

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

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

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

ABUTTERS

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

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

MAP 10, LOT 2 (ZONE AR-I)
RICHARD P. MARJEANNE B. VACCO
78 GILCREAST ROAD
LONDONDERRY, NH 03053

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

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

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

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

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

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

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

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

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

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

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

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

MAP 10 LOT 13C-1 (ZONE AR-I)
GENE C. DECAMP TRUST
GENE C. DECAMP GRANTOR ROSEMARIE MEUSE
TRUSTEE
1 SUGARPLUM LANE
LONDONDERRY, NH 03053

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

MAP 10 LOT 13C-3 (ZONE AR-I)
AUDREY G. & CHARLES J. CILLIZZA
3 SUGARPLUM LANE
LONDONDERRY, NH 03053

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

ABUTTERS

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

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

MAP 10 LOT 13C-23 (ZONE AR-I)
LAWRENCE T. & BARBARA A. GINGROW
23 SUGARPLUM LANE
LONDONDERRY, NH 03053

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MAP 10, LOT 40-1 (ZONE AR-I)
IRONWOOD REAL ESTATE HOLDINGS, LLC
57 NOYES ROAD
LONDONDERRY, NH 03053

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

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

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

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

MAP 10, LOT 54 (ZONE C-II)
NEW ENGLAND PROPERTIES INC
12 LEXINGTON STREET
LEWISTON, ME 04240

MAP 10, LOT 55 (ZONE C-III)
KCP RE, LLC
C/O GREENSTREET REAL ESTATE PARTNERS LP
2601 S. BAYSHORE DRIVE, 9TH FLOOR
COCONUT GROVE, FL 33133

MAP 10, LOT 138 (ZONE C-II)
CRACKER BARREL COUNTRY STORE INC.
CRACKER BARREL E412
ATTN. PROPERTY MANAGEMENT
P.O. BOX 787
LEBANON, TN 37088-0787

MAP 10, LOT 148 (ZONE C-II)
LIONEL R. LABONTE
GRETA E. LABONTE
355 ROUTE 125
BRENTWOOD, NH 03833

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

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

MAP 7 LOT 65-2 (ZONE AR-I)
JOEL CANTOS
83 GILCREAST ROAD
LONDONDERRY, NH 03053

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

MAP 7, LOT 67 (ZONE MUC)
LEEMEN CORPORATION
C/O BODWELL PINES CORPORATION
220 N MAINS STREET
NATICK, MA 01760

MAP 7, LOT 68 (ZONE MUC)
CAROLINA REALT PARTNERS, INC
C/O ELANES LLC
53 STILES ROAD, STE A103
SALEM, NH 03079

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

TAX MAP SKETCH

INDEX OF SHEETS

SHEET	SHEET TITLE
C0	COVER SHEET
V1.1 - V1.4	EXISTING CONDITIONS PLAN (BY HAYNER/SWANSON INC.)
C1.0-C1.4	PUD CONFORMANCE PLANS
C1.5-C1.8	SITE LAYOUT PLANS
C2.1-C2.5	GRADING AND DRAINAGE PLANS
C3.1- C3.6	UTILITY PLANS & SEWER PLANS AND PROFILE
C4.1-C4.5	LANDSCAPING PLANS
C5.0	STORM WATER MANAGEMENT PLAN
C6.1-C6.16	DETAILS
EX1.1 -EX1.7	SIGHT LINE PLANS
EX2.1 -EX2.3	TRUCK TURNING PLANS
L1.1-L1.5	LIGHTING PLANS - SITE
A201-A202,205	ARCHITECTURAL PLANS

PERMITS / APPROVALS

	NUMBER	APPROVED	EXPIRES
TOWN SITE PLAN	-	11/30/16	-
CONDITIONAL USE PERMIT	-	11/30/16	-
TOWN SEWER CONNECTION	10-41-CIR	07/24/17	-
NHDES SEWER CONNECTION	D2017-0601	07/05/17	-
NHDES ALT. OF TERRAIN	AoT-1213	02/15/17	02/15/22
EPA NOI/SWPPP	NHR10004N	05/03/17	-
NHDOT	1832-I	04/04/17	-

VARIANCES / WAIVERS

THE FOLLOWING WAIVERS FROM THE TOWN OF LONDONDERRY SITE PLAN REGULATIONS WERE GRANTED BY THE PLANNING BOARD ON 11/30/16:

SECTION 2.04.b.4 TO NOT PROVIDE AN APPLICATION FEE BASED ON TOTAL SITE AREA AND INSTEAD PROVIDE AN APPLICATION FEE BASED ON THE DEVELOPMENT AREA.

SECTION 4.01.c TO ALLOW A PLAN SCALE GREATER THAN 1" = 40' FOR THE EXISTING CONDITIONS AND STORMWATER MANAGEMENT PLANS.

SECTION 4.12.c.13 TO NOT PROVIDE SCS SOILS AND INSTEAD PROVIDE SITE SPECIFIC SOIL DATA.

NOTE: ALL PLANS WILL BE ON FILE AND AVAILABLE AT THE TOWN OF LONDONDERRY PLANNING DEPARTMENT.

PLAN REFERENCES:

1. PLANS OF PROPOSED ROADWAY IMPROVEMENTS, MICHEL'S WAY, PREPARED BY TFMORAN, INC., DATED 11/14/2016, REVISED THROUGH 9/18/2017.
2. TAX MAP 10 LOTS 41, 52 & 54-1 EXISTING CONDITIONS PLAN, WOODMONT COMMONS PHASE 1 DEVELOPMENT GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH, OWNED BY PILLSBURY REALTY DEVELOPMENT, LLC, DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, PREPARED FOR DEMOULAS SUPERMARKETS, INC. BY HAYNER-SWANSON INC., SCALE: 1" = 50', DATED 8/19/2016.
3. PILLSBURY ROAD, PHASE 1A WATER LINE EXTENSION PLAN, PILLSBURY ROAD, TOWN OF LONDONDERRY, PREPARED BY TFMORAN, INC., SCALE 1" = 40', DATED 10/2016, REVISED THROUGH 09/18/2017

OWNER'S SIGNATURE

OWNER OR REPRESENTATIVE _____ DATE _____

Approved by the Town of Londonderry N.H. Planning Board for Phase _____
on Date: _____
Certified By:
_____
_____

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

STATE OF NEW HAMPSHIRE — ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER — 10 Sept 2017

TAX MAP 10 LOTS 41, 52 & 54-1
COVER SHEET
WOODMONT COMMONS PLANNED UNIT DEVELOPMENT
SUBAREA WC-1-GL, WC-1 & WC-2
15 PILLSBURY ROAD, 34 NASHUA ROAD & 5 GARDEN LANE
LONDONDERRY, NEW HAMPSHIRE
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET, HUDSON, NH 03051
DEMOULAS SUPER MARKETS, INC.
875 EAST STREET, TEWKSBURY, MA 01876
ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE
875 EAST STREET, TEWKSBURY, MA 01876
PREPARED FOR
PILLSBURY REALTY DEVELOPMENT, LLC
SCALE: AS NOTED **JULY 15, 2016**

REV.	DATE	DESCRIPTION	DR	CK
11	09/18/17	REV. PER ENGINEER & TOWN COMMENTS (09/15/17)	AA	JK
10	08/31/17	REV. PER REVIEW ENGINEER COMMENTS (08/15/17)	AA	JK
9	06/23/17	REV. PER REVIEW ENGINEER COMMENTS (05/1/17)	AA	JK
8	05/11/17	REV. PER DPW COMMENTS (05/2/17)	AA	JK
7	04/14/17	REV. PER DPW COMMENTS (03/30/17)	AA	JK
6	03/06/17	CONDITIONS OF APPROVAL - TOWN SUBMISSION	AA	JK
5	02/13/17	REVISE PER AOT COMMENTS (SH C6.6, C6.7 & C6.8)	JFP	JK
4	01/31/17	REVISE PER AOT COMMENTS	AA	JK
3	12/21/16	DRAINAGE REVISIONS	AA	JK

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

FILE 17686.03 | DR AA | CK JK | FB - | CADFILE 17686-03 Site Details | SHEET C0

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48 Constitution Drive, Bedford, N.H. 03110

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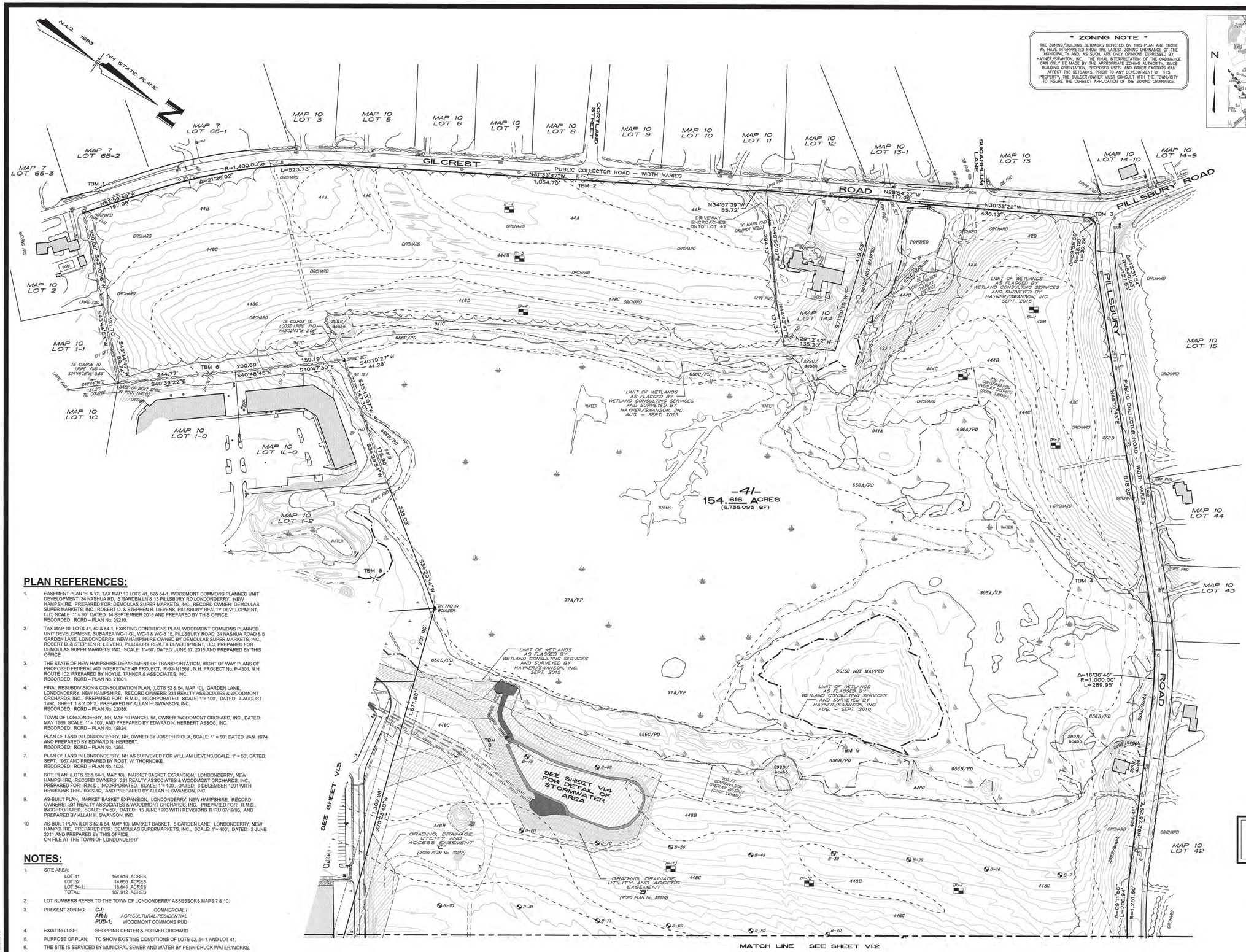
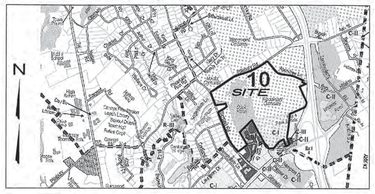
This plan is not effective unless signed by a duly authorized officer of Thomas F. Moran, Inc.





ZONING NOTE

THE ZONING/BUILDING SETBACKS DEPICTED ON THIS PLAN ARE THOSE WE HAVE INTERPRETED FROM THE LATEST ZONING ORDINANCE OF THE MUNICIPALITY AND, AS SUCH, ARE ONLY OPINIONS EXPRESSED BY HAYNER/SWANSON, INC. THE FINAL INTERPRETATION OF THE ORDINANCE CAN ONLY BE MADE BY THE APPROPRIATE ZONING AUTHORITY. SINCE BUILDING ORIENTATION, PROPOSED USES, AND OTHER FACTORS CAN AFFECT THE SETBACKS, PRIOR TO ANY DEVELOPMENT OF THIS PROPERTY, THE BUILDER/OWNER MUST CONSULT WITH THE TOWN/CITY TO INSURE THE CORRECT APPLICATION OF THE ZONING ORDINANCE.

UTILITY NOTE

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND PLOTTED FROM EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES DEPICTED COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND PORTIONS OF THE UTILITIES.

LEGEND

- EXISTING GROUND CONTOUR
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- LIGHT POLES
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC/TEL & MANHOLES
- SIGN
- TREE LINE
- STONE BOUND
- IRON PIPE
- DRILL HOLE & STONE WALL
- WETLAND FLAGGING LIMIT
- CHAINLINK FENCE
- CAPE COD BERM
- VERTICAL GRANITE CURBING
- SLOPE GRANITE CURBING
- HANDICAP PARKING SPACE
- PARKING SPACE COUNT
- GUARD RAIL
- CONCRETE
- RETAINING WALL
- B-x BORING LOCATION & IDENTIFIER
- TP-x TEST PIT LOCATION & IDENTIFIER
- TBM 1 TEMPORARY BENCHMARK
- EDGE OF SWAMP
- EDGE OF WATER

PLAN REFERENCES:

1. EASEMENT PLAN 'B' & 'C', TAX MAP 10 LOTS 41, 52& 54-1, WOODMONT COMMONS PLANNED UNIT DEVELOPMENT, 34 NASHUA RD, 5 GARDEN LN & 15 PILLSBURY RD LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR: DEMOULAS SUPER MARKETS, INC., RECORD OWNER: DEMOULAS SUPER MARKETS, INC., ROBERT D. & STEPHEN R. LIEVENS, PILLSBURY REALTY DEVELOPMENT, LLC, SCALE: 1" = 60', DATED: 14 SEPTEMBER 2015 AND PREPARED BY THIS OFFICE. RECORDED: RCRD – PLAN No. 39210.
2. TAX MAP 10 LOTS 41, 52 & 54-1, EXISTING CONDITIONS PLAN, WOODMONT COMMONS PLANNED UNIT DEVELOPMENT, SUBAREA WC-1-GL, WC-1 & WC-3 15, PILLSBURY ROAD, 34 NASHUA ROAD & 5 GARDEN LANE, LONDONDERRY, NEW HAMPSHIRE OWNED BY DEMOULAS SUPER MARKETS, INC., ROBERT D. & STEPHEN R. LIEVENS, PILLSBURY REALTY DEVELOPMENT, LLC, PREPARED FOR DEMOULAS SUPER MARKETS, INC., SCALE: 1"=50', DATED: JUNE 17, 2015 AND PREPARED BY THIS OFFICE.
3. THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY PLANS OF PROPOSED FEDERAL AID INTERSTATE 4R PROJECT, IR-93-1(156)II, N.H. PROJECT No. P-4301, N.H. ROUTE 102, PREPARED BY HOYLE, TANNER & ASSOCIATES, INC. RECORDED: RCRD – PLAN No. 21601.
4. FINAL RESUBDIVISION & CONSOLIDATION PLAN, (LOTS 52 & 54, MAP 10), GARDEN LANE, LONDONDERRY, NEW HAMPSHIRE, RECORD OWNERS: 231 REALTY ASSOCIATES & WOODMONT ORCHARDS, INC., PREPARED FOR: R.M.D., INCORPORATED, SCALE: 1"= 100', DATED: 4 AUGUST 1992, SHEET 1 & 2 OF 2, PREPARED BY ALLAN H. SWANSON, INC. RECORDED: RCRD – PLAN No. 22038.
5. TOWN OF LONDONDERRY, NH, MAP 10 PARCEL 54, OWNER: WOODMONT ORCHARD, INC., DATED: MAY 1989, SCALE: 1" = 100', AND PREPARED BY EDWARD N. HERBERT ASSOC, INC. RECORDED: RCRD – PLAN No. 19824.
6. PLAN OF LAND IN LONDONDERRY, NH, OWNED BY JOSEPH RIOUX, SCALE: 1" = 50', DATED: JAN. 1974 AND PREPARED BY EDWARD N. HERBERT. RECORDED: RCRD – PLAN No. 4268.
7. PLAN OF LAND IN LONDONDERRY, NH AS SURVEYED FOR WILLIAM LIEVENS,SCALE: 1" = 50', DATED: SEPT. 1967 AND PREPARED BY ROBT. W. THORNDIKE. RECORDED: RCRD – PLAN No. 1028.
8. SITE PLAN (LOTS 52 & 54-1, MAP 10), MARKET BASKET EXPANSION, LONDONDERRY, NEW HAMPSHIRE, RECORD OWNERS: 231 REALTY ASSOCIATES & WOODMONT ORCHARDS, INC., PREPARED FOR: R.M.D., INCORPORATED, SCALE: 1"= 100', DATED: 3 DECEMBER 1991 WITH REVISIONS THRU 09/22/92, AND PREPARED BY ALLAN H. SWANSON, INC.
9. AS-BUILT PLAN. MARKET BASKET EXPANSION, LONDONDERRY, NEW HAMPSHIRE, RECORD OWNERS: 231 REALTY ASSOCIATES & WOODMONT ORCHARDS, INC., PREPARED FOR: R.M.D., INCORPORATED, SCALE: 1"= 50', DATED: 15 JUNE 1993 WITH REVISIONS THRU 07/19/93, AND PREPARED BY ALLAN H. SWANSON, INC.
10. AS-BUILT PLAN (LOTS 52 & 54, MAP 10), MARKET BASKET, 5 GARDEN LANE, LONDONDERRY, NEW HAMPSHIRE, PREPARED FOR: DEMOULAS SUPERMARKETS, INC., SCALE: 1"= 400', DATED: 2 JUNE 2011 AND PREPARED BY THIS OFFICE. ON FILE AT THE TOWN OF LONDONDERRY

NOTES:

1. SITE AREA:

LOT 41	154.616 ACRES
LOT 52	14.659 ACRES
LOT 54-1:	18.641 ACRES
TOTAL:	187.912 ACRES

2. LOT NUMBERS REFER TO THE TOWN OF LONDONDERRY ASSESSORS MAPS 7 & 10.
3. PRESENT ZONING: **C-I;** COMMERCIAL I; **AR-I;** AGRICULTURAL-RESIDENTIAL; **PUD-1;** WOODMONT COMMONS PUD
4. EXISTING USE: SHOPPING CENTER & FORMER ORCHARD
5. PURPOSE OF PLAN: TO SHOW EXISTING CONDITIONS OF LOTS 52, 54-1 AND LOT 41.
6. THE SITE IS SERVICED BY MUNICIPAL SEWER AND WATER BY PENNICHUCK WATER WORKS.
7. THESE LOTS DO NOT APPEAR TO BE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE STUDY (FIRM), ROCKINGHAM COUNTY, TOWN OF LONDONDERRY, NH, COMMUNITY No. 330134, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, PANEL NUMBER: 33015C0526E, DATED: MAY 17, 2005.
8. TOPOGRAPHY IS BASED ON AERIAL MAPPING BY NOREAST MAPPING, INC. AND GROUND SURVEYS BY THIS OFFICE.
9. OWNER OF RECORD:

LOT 41, MAP 10
PILLSBURY REALTY DEVELOPMENT, LLC
100 FERRY STREET
HUDSON, NH 03051
RCRD – BK 5085, PG 1884

LOT 52, MAP 10
DEMOULAS SUPERMARKETS, INC.
875 EAST STREET
TEWKSBURY, MA 01876
RCRD – BK 3382, PG 2665
RCRD – BK 3233, PG 2637

LOT 54-1, MAP 10
ROBERT D. LIEVENS
AND STEPHEN R. LIEVENS
c/o NAA ASSOCIATES, JOANNE JOYCE
875 EAST STREET
TEWKSBURY, MA 01876
RCRD – BK 3814, PG 2780

BENCHMARKS

No. 1
NHDOT DISK 269-0400
IN RTE. 93 MEDIAN AT
POWER LINES 2.1 MILES
NORTH OF RTE. 102
ELEV. = 411.78
(NGVD1929)

TBM No.	DESCRIPTION	ELEV.
1	IRON PIN	392.52
2	IRON PIN	380.35
3	IRON PIN	380.17
4	IRON PIN	368.85
5	PK NAIL IN STUMP	369.19
6	DRILL HOLE	380.90
7	SPIKE	370.59
8	SPIKE	384.31
9	PK NAIL IN ROOT	367.80

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

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

STATE OF NEW HAMPSHIRE ROBERT PROKOP No. 063 CERTIFIED WETLAND SCIENTIST

SOILS INFORMATION SHOWN PREPARED BY:
ROBERT PROKOP
WETLAND CONSULTING SERVICES
NH CERTIFIED WETLAND SCIENTIST No. 063
AND
ERIC FONTAINE
NH CERTIFIED SOIL SCIENTIST No. 086

STATE OF NEW HAMPSHIRE ROBERT PROKOP No. 063 CERTIFIED WETLAND SCIENTIST

STATE OF NEW HAMPSHIRE ERIC FONTAINE No.086 CERTIFIED SOIL SCIENTIST

100 0 100 200 FEET
0 50 METERS

CERTIFICATION

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

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

STATE OF NEW HAMPSHIRE No. 880 LEE GLENN LEVESQUE LAND SURVEYOR

2/24/17

OWNER'S SIGNATURE

PILLSBURY REALTY DEVELOPMENT, LLC

FOR DEMOULAS SUPER MARKETS, INC.

ROBERT D. LIEVENS

STEPHEN R. LIEVENS

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street, Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057
www.hayner-swanson.com

NO.	DATE	DESCRIPTION	BY	CK
1	02/23/17	ADDRESS TOWN COMMENTS	JSC	DP

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

TAX MAP 10 LOT 41, 52 & 54-1
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC &
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

EXISTING CONDITIONS PLAN

PROJECT 17686.03
DR DDW CK LBG
CADFILE 3203V
1"=100'
8/19/2016

V1.1

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H:\PROJECTS\3203\CAD\DWG\3203 EC-V1.DWG 2/24/2017 8:31:47 AM EST

Soil Notes

1. Site Specific Soil Mapping was performed by Robert Prokop (NH Certified Wetland Scientist #063) and Eric Fontaine (NH Certified Soil Scientist #086) on September 23 and October 1, 2015 to the Site-Specific Soil Mapping Standards for New Hampshire and Vermont, Special Publication Number #3, December, 2006.
2. Wetland boundaries were delineated by Robert Prokop (NH Certified Wetland Scientist #063) in 2010 and again in September 2015.
3. This map product is within the technical standards of the National Cooperative Soil Survey. It is a special purpose product, intended for use as a planning document for site development construction. It was produced by a Certified Wetland Scientist and/or Certified Soil Scientist, and is not a product of the USDA Natural Resources Conservation Service. There is a narrative report dated October 14, 2015 that accompanies this map.
4. The soil map units identified for the Distribution Facility site located 34 Nashua Road in Londonderry, NH (Tax Map 10 Lots 41) and covers approximately 200 acres, are identified below using the New Hampshire State-Wide Numerical Soils Legend, Issue #9, April 2010.

Soil Type	Soil Taxonomic Name	Slope	Drainage** Class	Hydrologic Group
42A	Canton	0 to 3%	W	B
42B	Canton	3 to 8%	W	B
42C	Canton	8 to 15%	W	B
42D	Canton	15 to 25%	W	B
42E	Canton	25 to 50%	W	C
44A	Montauk	0 to 3%	W	C
44B	Montauk	3 to 8%	W	C
44C	Montauk	8 to 15%	W	C
44D	Montauk	15 to 25%	W	C
89A	Chatfield	0 to 3%	W	B
89B	Chatfield	3 to 8%	W	B
89C	Chatfield	8 to 15%	W	B
97A/VP	Greenwood and Ossipee, ponded	0 to 3%	VP	D
100A/abcde*	Udorthents, wet substratum	0 to 3%	SP	C
100B/abcde*	Udorthents, wet substratum	3 to 8%	SP	C
199D/abcde*	Dumps	15 to 25%	MW	B
256D	Chatfield-Canton complex	15 to 25%	W	B
289B	Chatfield Variant	3 to 8%	Sp	B
299A/abcde*	Udorthents, smoothed	0 to 3%	MW	B
299B/abcde*	Udorthents, smoothed	3 to 8%	MW	B
299C/abcde*	Udorthents, smoothed	8 to 15%	MW	B
299D/abcde*	Udorthents, smoothed	15 to 25%	MW	B
299E/abcde*	Udorthents, smoothed	25 to 50%	MW	B
299F/abcde*	Udorthents, smoothed	> 50%	MW	B
395A/VP	Chocorua	0 to 3%	VP	D
444A	Newfields	0 to 3%	MW	B
444B	Newfields	3 to 8%	MW	B
444C	Newfields	8 to 15%	MW	B
444D	Newfields	15 to 25%	MW	B
444E	Newfields	25 to 50%	MW	B
446A	Scituate-Newfields complex	0 to 3%	MW	B
446B	Scituate-Newfields complex	3 to 8%	MW	B
446C	Scituate-Newfields complex	8 to 15%	MW	B
446D	Scituate-Newfields complex	15 to 25%	MW	B
446E	Scituate-Newfields complex	25 to 50%	MW	B
448A	Scituate	0 to 3%	MW	C
448B	Scituate	3 to 8%	MW	C
448C	Scituate	8 to 15%	MW	C
448D	Scituate	15 to 25%	MW	C
600B/abcde*	Endoaquents, smoothed	3 to 8%	P	C
600C/abcde*	Endoaquents, smoothed	8 to 15%	P	C
656B	Ridgebury	3 to 8%	P	C
656C	Ridgebury	8 to 15%	P	C
699A	Urban land	0 to 3%	-	-
941B	Newfields Variant	3 to 8%	Sp	B

*For Disturbed Soil Types (e.g. 100, 199, 299, and 600 soils), the lower case letter means: a = Drainage Class, b = Parent Material, c = Restrictive/Impervious layer, d = Estimated Ksat, e = Hydrologic Soil Group (see Appendix A from report).

For drainage class: W = well drained; MW = moderately well drained; Sp = somewhat poorly drained; P = poorly drained; VP = very poorly drained.

- - - - - Soil boundary

SOILS INFORMATION SHOWN PREPARED BY:
ROBERT PROKOP
WETLAND CONSULTING SERVICES
NH CERTIFIED WETLAND SCIENTIST No. 063
AND
ERIC FONTAINE
NH CERTIFIED SOIL SCIENTIST No. 086

STATE OF NEW HAMPSHIRE ROBERT PROKOP No. 063 CERTIFIED WETLAND SCIENTIST
STATE OF NEW HAMPSHIRE ERIC FONTAINE No. 086 CERTIFIED SOIL SCIENTIST

EASEMENTS, RIGHTS AND RESTRICTIONS:

1. RIGHTS AND EASEMENT FOR A SIGN TO BENEFIT DEMOULAS SUPER MARKETS, INC., RCRD BK. 3233, PAGE 2633 (SEE ALSO PLAN No. 21869)
2. MERGER OF MARKET BASKET INC. INTO DEMOULAS SUPER MARKETS, INC. RCRD BK. 3241 PG. 237
3. WOODMONT COMMONS DEVELOPMENT AGREEMENT BETWEEN PILLSBURY REALTY DEVELOPMENT, LLC HYDRAX DERRY PARTNERS, LLS, DEMOULAS SUPER MARKETS, INC., ROBERT D. AND STEPHEN R. LIEVENS, AND THE TOWN OF LONDONDERRY, NH RCRD BK. 5510 PG. 87.
4. RECIPROCAL EASEMENT AGREEMENT BETWEEN LOTS 52 AND 54-1 RCRD BK. 2985 PG. 1469
5. CERTAIN RIGHTS TO MAINTAIN AND REPAIR A CERTAIN WATER PIPE. (LOCATION NOT DETERMINED) RCRD BK. 890 PG 420
6. ACCESS AND EGRESS RIGHTS TO BENEFIT LOT 67 OVER LOT 52 RCRD BK. 2765 PG. 595
7. SIGN EASEMENT OVER LAND OF THE TOWN OF LONDONDERRY TO BENEFIT MARKET BASKET INC. RCRD BK. 2947 PG. 147 (SEE ALSO PLAN No. 21869).
8. RIGHTS IN GILCREST AND PILLSBURY ROAD INCLUDING SLOPE EASEMENTS CONVEYED TO THE TOWN OF LONDONDERRY AS REFERENCED IN BK. 5085 PG 1884. NO RECORDED DOCUMENT WAS FOUND FOR THIS AT THE R.C.R.D.
9. POSSIBLE RIGHTS TO THE TOWN OF LONDONDERRY AND THE PUBLIC IN THE OLD ROAD FROM HOLMES TO THE NEVINS FARM "HOLMES ROAD" BELIEVED TO HAVE BEEN DISCONTINUED AND MAY BE SUBJECT TO PRIVATE RIGHTS.
10. GRADING, DRAINAGE, UTILITY AND ACCESS EASEMENT TO BENEFIT LOT 54-1 RCRD BK. 5075 PG. 1332.
11. 20 FT WIDE UTILITY EASEMENT TO BENEFIT PSNH d/b/a EVERSOURCE OVER LOT 52 RCRD BK. 5688 PG. 2534

LEGEND

- EXISTING GROUND CONTOUR
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- LIGHT POLES
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC/TEL & MANHOLES
- SIGN
- TREE LINE
- STONE BOUND
- IRON PIPE
- DRILL HOLE & STONE WALL
- WETLAND FLAGGING LIMIT
- CHAINLINK FENCE
- CAPE COD BERM
- VERTICAL GRANITE CURBING
- SLOPE GRANITE CURBING
- HANDICAP PARKING SPACE
- PARKING SPACE COUNT
- GUARD RAIL
- CONCRETE
- RETAINING WALL
- BORING LOCATION & IDENTIFIER
- TEST PIT LOCATION & IDENTIFIER
- TEMPORARY BENCHMARK
- EDGE OF SWAMP
- EDGE OF WATER

BENCHMARKS

No. 1
NHDOT DISK 269-0400
IN RTE. 93 MEDIAN AT
POWER LINES 2.1 MILES
NORTH OF RTE. 102
ELEV. = 411.78
(NGVD1929)

TBM No.	DESCRIPTION	ELEV.
10	IRON PIN	393.20
11	PK NAIL	368.37
12	IRON PIN	396.03
13	IRON PIN	371.61
14	IRON PIN	314.78
15	IRON PIN	343.03
16	IRON PIN	368.67

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

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

STATE OF NEW HAMPSHIRE ROBERT PROKOP No. 063 CERTIFIED WETLAND SCIENTIST

CERTIFICATION

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

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STATE OF NEW HAMPSHIRE No. 860 LEE B. GAGNON LICENSED LAND SURVEYOR
2/24/17

OWNER'S SIGNATURE

PILLSBURY REALTY DEVELOPMENT, LLC

FOR DEMOULAS SUPER MARKETS, INC.

ROBERT D. LIEVENS

STEPHEN R. LIEVENS

100 0 100 200 FEET
0 50 METERS

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street, Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057
www.hayner-swanson.com

1	02/23/17	ADDRESS, TOWN COMMENTS	DR/ CK

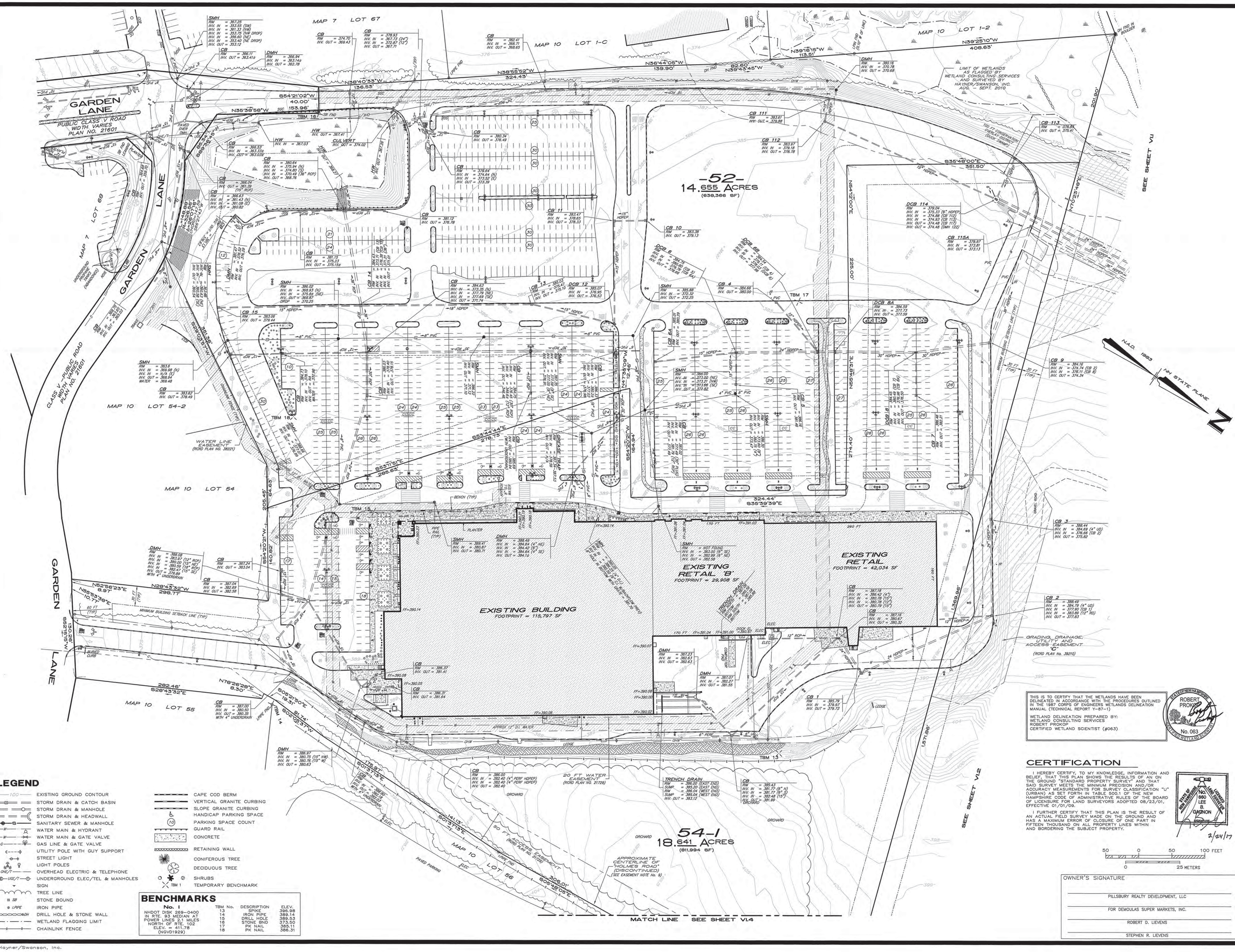
TAX MAP 10 LOT 41, 52 & 54-1
WOODMONT COMMONS - PHASE 1 DEVELOPMENT
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

EXISTING CONDITIONS PLAN

PROJ.	17686.03
DR	DDW
CK	LBG
CADFILE	3203V
	1"=100'
	8/19/2016
	V1.2

H:\DRAWING\ R:\3203-GRD\DWG\3203 EC-1\3203V EX GRCH1.DWG
©Hayner/Swanson, Inc.



LEGEND

- EXISTING GROUND CONTOUR
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- LIGHT POLES
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC/TEL & MANHOLES
- SIGN
- TREE LINE
- STONE BOUND
- IRON PIPE
- DRILL HOLE & STONE WALL
- WETLAND FLAGGING LIMIT
- CHAINLINK FENCE
- CAPE COD BERM
- VERTICAL GRANITE CURBING
- SLOPE GRANITE CURBING
- HANDICAP PARKING SPACE
- (10) PARKING SPACE COUNT
- GUARD RAIL
- CONCRETE
- RETAINING WALL
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUBS
- TBM 1 TEMPORARY BENCHMARK

BENCHMARKS

No. 1
NHDOT DISK 269-0400
IN RTE. 93 MEDIAN AT
POWER LINES 2.1 MILES
NORTH OF RTE. 102
ELEV. = 411.78
(NGVD1929)

TBM No.	DESCRIPTION	ELEV.
13	IRON PIPE	396.98
14	IRON PIPE	389.14
15	DRILL HOLE	389.53
16	STONE BND	373.50
17	PK NAIL	385.11
18	PK NAIL	386.31

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

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

STATE OF NEW HAMPSHIRE — ROBERT PROKOP — No. 063 — CERTIFIED WETLAND SCIENTIST

CERTIFICATION

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I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

STATE OF NEW HAMPSHIRE — No. 860 — LEE B. GAGNON — LICENSED LAND SURVEYOR — SEAL — SIGNATURE

2/24/17

50 0 50 100 FEET
0 25 METERS

OWNER'S SIGNATURE

PILLSBURY REALTY DEVELOPMENT, LLC

FOR DEMOULAS SUPER MARKETS, INC.

ROBERT D. LIEVENS

STEPHEN R. LIEVENS

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street, Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5057
www.hayner-swanson.com

REV	DATE	DESCRIPTION	DR	CK
1	02/21/17	ADDRESS, TBM, COMMENTS	DDW	LBG

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

EXISTING CONDITIONS PLAN

PROJECT	17686.03
DR DDW	CK LBG
CADFILE	3203V
	1"=50'
	8/19/2016
	V1.3

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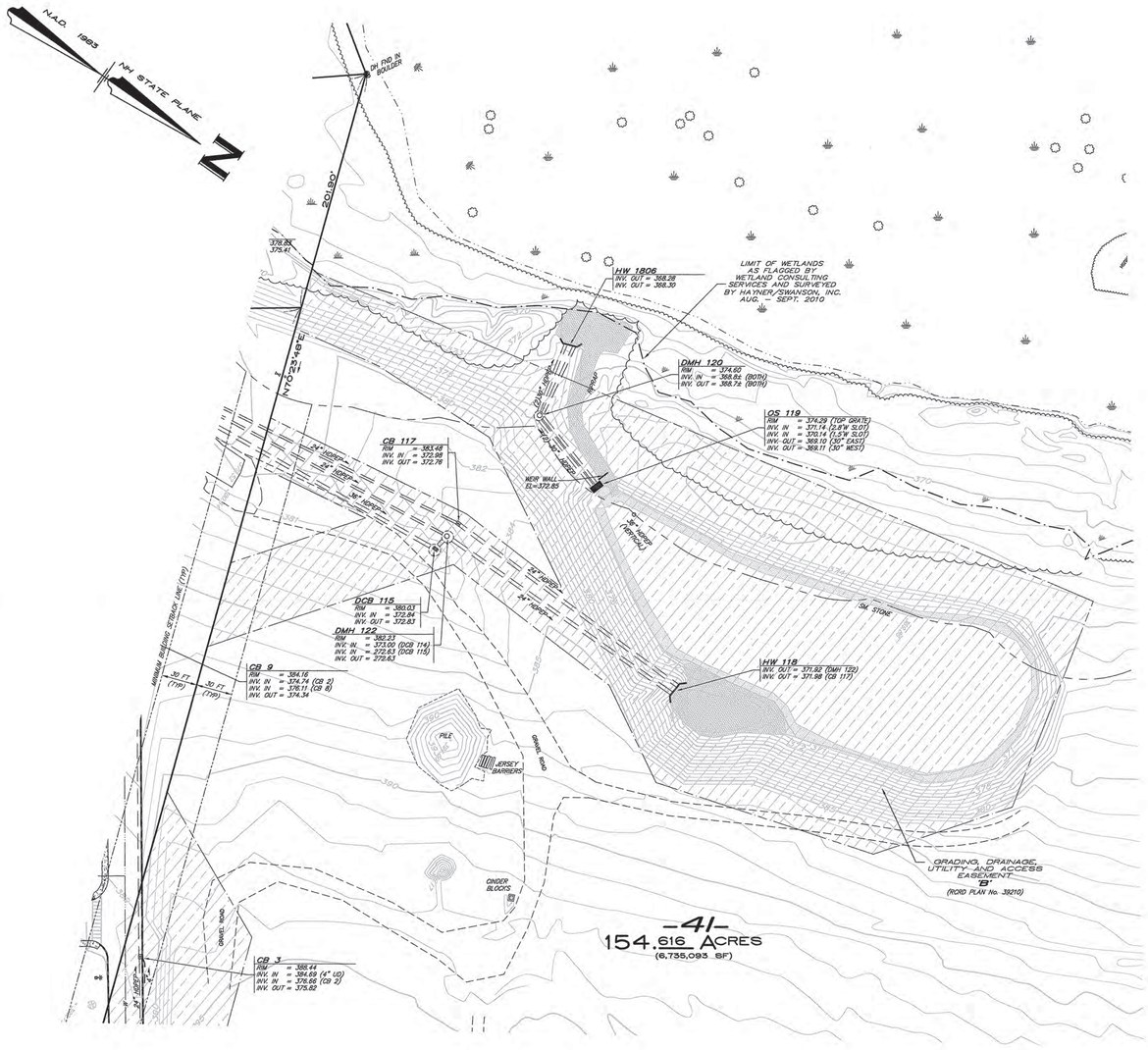

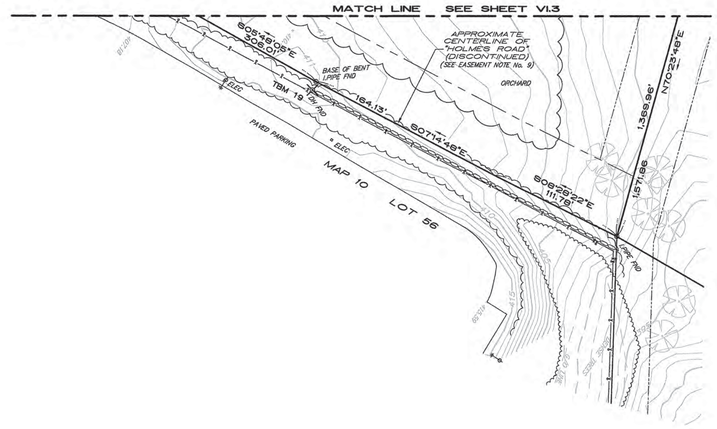

STORMWATER AREA DETAIL

LEGEND

- EXISTING GROUND CONTOUR
- STORM DRAIN & CATCH BASIN
- STORM DRAIN & MANHOLE
- STORM DRAIN & HEADWALL
- SANITARY SEWER & MANHOLE
- WATER MAIN & HYDRANT
- WATER MAIN & GATE VALVE
- GAS LINE & GATE VALVE
- UTILITY POLE WITH GUY SUPPORT
- STREET LIGHT
- LIGHT POLES
- OVERHEAD ELECTRIC & TELEPHONE
- UNDERGROUND ELEC/TEL & MANHOLES
- SIGN
- TREE LINE
- STONE BOUND
- IRON PIPE
- DRILL HOLE & STONE WALL
- WETLAND FLAGGING LIMIT
- CHAINLINK FENCE
- CAPE COD BERM
- VERTICAL GRANITE CURBING
- SLOPE GRANITE CURBING
- HANDICAP PARKING SPACE
- PARKING SPACE COUNT
- GUARD RAIL
- CONCRETE
- RETAINING WALL
- CONIFEROUS TREE
- DECIDUOUS TREE
- SHRUBS
- TEMPORARY BENCHMARK

BENCHMARKS

No. 1
NHDOT DISK 269-0400
IN RTE. 93 MEDIAN AT
POWER LINES 2.1 MILES
NORTH OF RTE. 102
ELEV. = 411.78
(NGVD1929)

TBM No.	DESCRIPTION	ELEV.
19	DRILL HOLE	413.12

THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED IN ACCORDANCE WITH THE PROCEDURES OUTLINED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1)

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

STATE OF NEW HAMPSHIRE — ROBERT PROKOP — No. 063 — CERTIFIED WETLAND SCIENTIST

CERTIFICATION

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

I FURTHER CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS A MAXIMUM ERROR OF CLOSURE OF ONE PART IN FIFTEEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.

STATE OF NEW HAMPSHIRE — No. 890 — LEE A. BAGNON — LICENSED LAND SURVEYOR — 8/24/17

50 0 50 100 FEET
0 25 METERS

OWNER'S SIGNATURE

PILLSBURY REALTY DEVELOPMENT, LLC

FOR DEMOULAS SUPER MARKETS, INC.

ROBERT D. LIEVENS

STEPHEN R. LIEVENS

HSI Hayner/Swanson, Inc.
Civil Engineers/Land Surveyors
Three Congress Street, Nashua, New Hampshire 03062-3301
Tel (603) 883-2057 Fax (603) 883-5077
www.haynerswanson.com

REV	DATE	DESCRIPTION	BY	CK
1	05/31/17	ADDRESS TOWN COMMENTS	BIC	DR

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

EXISTING CONDITIONS PLAN

17686.03

DR DDW CK LBG

CADFILE 3203V

1"=50'

8/19/2016

V1.4

HSI DRAWING: R:\3203-GRD\DWG\3203 EC-V\3203V EX CONDS.DWG

©Hayner/Swanson, Inc.

NOTE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXTENTS OF THE WOODMONT COMMONS PHASE 1 PLANNED UNIT DEVELOPMENT.

STREET TYPES

1.	MICHEL'S WAY		
	GARDEN LANE THRU MARKET BASKET PARCEL		
	4+00 – 17+00	PRIVATE BOULEVARD	B–1
	17+00 – PILLSBURY ROAD	PRIVATE BOULEVARD	B–3
2.	ROAD 'A'		
	0+00 – 3+00	PRIVATE COMMERCIAL STREET	2W–1
	3+00 – 9+00	PRIVATE BOULEVARD	B–7
	9+00 – 12+00	PRIVATE COMMERCIAL STREET	2W–1
3.	ROAD 'B'	PRIVATE COMMERCIAL STREET	2W–1
4.	ROAD 'C'		
	0+00 – 8+60	PRIVATE COMMERCIAL STREET	2W–7
	8+60 – 12+80	PRIVATE COMMERCIAL STREET	2W–1
5.	ROAD 'D'	PRIVATE COMMERCIAL STREET	2W–1
6.	ROAD 'E'	PRIVATE COMMERCIAL STREET	2W–1
7.	ROAD 'F'		
	SOUTH SIDE	PRIVATE COMMERCIAL STREET	2W–1
	NORTH SIDE	PRIVATE COMMERCIAL STREET	B–7

OPEN/GREEN SPACE NOTES

	REQUIRED	PROVIDED	FUTURE REQUIREMENT
SHARED OPEN SPACE			
WC–1–GL	1.5 Ac.	1.79 Ac.	0
WC–1	10.5 Ac.	17.15 Ac.	0
WC–2	2.0 Ac.	0 Ac.	2.0 Ac.
CONSERVATION GREEN SPACE			
WC–1–GL	0 Ac.	1.0 Ac.	0
WC–1	1.0 Ac.	1.0 Ac.	0
WC–2	2.0 Ac.	0.6 Ac.	1.4 Ac.

PHASE 1 - SUMMARY OF USES

Building Number	Building Type	Retail (s.f.)	Office (s.f.)	Residential (D.U.)	Restaurant (seats)	Hotel (rooms)	Production (s.f.)	Assembly (seats)	Asstd Living (units)
1.01a	Large	8,435	35,080	–	60 1800 s.f.	–	–	–	–
1.01b	Large	5,745	–	–	–	–	–	–	–
1.02	Small	1,200	–	–	–	–	–	–	–
1.03	Small	7,800	–	–	–	–	–	–	–
1.04	Small	7,800	–	–	–	–	–	–	–
2.01	Small	–	820	–	–	–	–	–	–
2.02	Small	7,995	–	–	60 1700 s.f.	–	–	–	–
2.03	Multi	–	–	12	–	–	–	–	–
2.04	Multi	–	–	17	–	–	–	–	–
3.01a	Large	14,105	–	61	–	–	–	–	–
3.01b	Large	5,530	–	–	193 seats 5000 s.f.	–	–	–	–
3.01c	Large	2,440	–	–	–	–	–	–	–
3.03	Medium	6,080	–	6	–	–	–	–	–
4.01a	Large	9,335	–	45	–	–	–	–	–
4.01b	Large	12,706	–	–	–	–	–	–	–
4.02a	Large	1,040	–	4	–	–	–	–	–
4.02b	Large	1,015	–	–	–	–	–	–	–
4.03	Multi	–	–	20	–	–	–	–	–
4.05a	Medium	12,600	–	45	–	–	–	–	–
4.05b	Medium	4,400	–	–	–	–	–	–	–
4.06	Multi	–	–	9	–	–	–	–	–
4.07	Small	5,920	–	–	–	–	–	–	–
4.08	Multi	–	–	15	–	–	–	–	–
4.09	Multi	–	–	14	–	–	–	–	–
5.01 (Brewery)	Flex	–	–	–	80 seats 3600 s.f.	–	12,245 sf	–	–
5.02	Small	8,250	4,200	–	–	–	–	–	–
5.03 (Music Hall)	Civic	–	–	–	–	–	–	468 seats 14,170 s.f.	–
5.04	Medium	–	7,500	–	–	–	–	–	–
6.01	Small	1,385	2,240	–	175 seats 3493 s.f.	–	–	–	–
6.02a	Medium	6,770	–	–	–	135	–	–	–
6.02b	Medium	–	–	–	–	–	–	–	–
6.03	Medium	14,140	–	–	–	–	–	–	–
6.04	Small	7,535	–	–	–	–	–	–	–
6.05	SFA	–	–	5	–	–	–	–	–
6.06	SFA	–	–	6	–	–	–	–	–
7.01	Office	–	63,870	–	–	–	–	–	–
9.01	Medium	15,775	–	–	–	–	–	–	–
9.02	SFA	–	–	9	–	–	–	–	–
9.03	SFA	–	–	10	–	–	–	–	–
9.04	SFA	–	–	8	–	–	–	–	–
P1.01	Small	485	–	–	–	–	–	–	–
P3.01	Small	1,080	–	–	–	–	–	–	–
Subtotal		174,605	119,470	286	568 seats	135	12,245	468	0

Abbreviations:
Multi – Multi Family
SFA – Single Family Attached

WOODMONT COMMONS
P.U.D. DENSITY TABLE

WC–1–GL:				
	TOTAL ALLOWABLE	CURRENT	TOTAL PROPOSED	FUTURE ALLOWED
RETAIL	275,000 SF	189,335 SF	0 SF	85,665 SF
WC–1 & WC–2:				
	TOTAL ALLOWABLE	TOTAL ALLOWABLE	TOTAL PROPOSED	FUTURE ALLOWED
USE	WC–1	WC–2	WC–1 & WC–2	WC–1 & WC–2
RESIDENTIAL	553 UNITS	88 UNITS	286 UNITS	355
INSTITUTIONAL	20,000 SF	20,000 SF	0	40,000 SF
HOTEL	200 ROOMS	150 ROOMS	135 ROOMS	215
COMMERCIAL	409,500 SF	300,000 SF	215,268 SF	494,232 SF
OFFICE	50,000 SF	100,000 SF	119,470 SF	30,530 SF

OWNER'S SIGNATURE

OWNER OR REPRESENTATIVE — DATE

Approved by the Town of Londonderry N.H. Planning Board for Phase ____

on Date: ____

Certified By: ____

STATE OF NEW HAMPSHIRE — ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER — 10/5/2016

DIG SAFE NH ME MA RI VT — CALL 811 TOLL FREE — UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM

CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

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Land Surveyors
Landscape Architects
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NO.	DATE	DESCRIPTION	BY	CK
11	09/18/17	DATE ONLY	AA	JK
10	8/30/17	REV. PER ENGINEERING COMMENTS	AA	JK
3	8/23/16	REV. PER ENGINEERING COMMENTS	AA	JK
2	11/23/16	GENERAL REVISIONS	AA	JK
REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENTS, LLC

C/O NAA ASSOC. JOANNE JOYCE

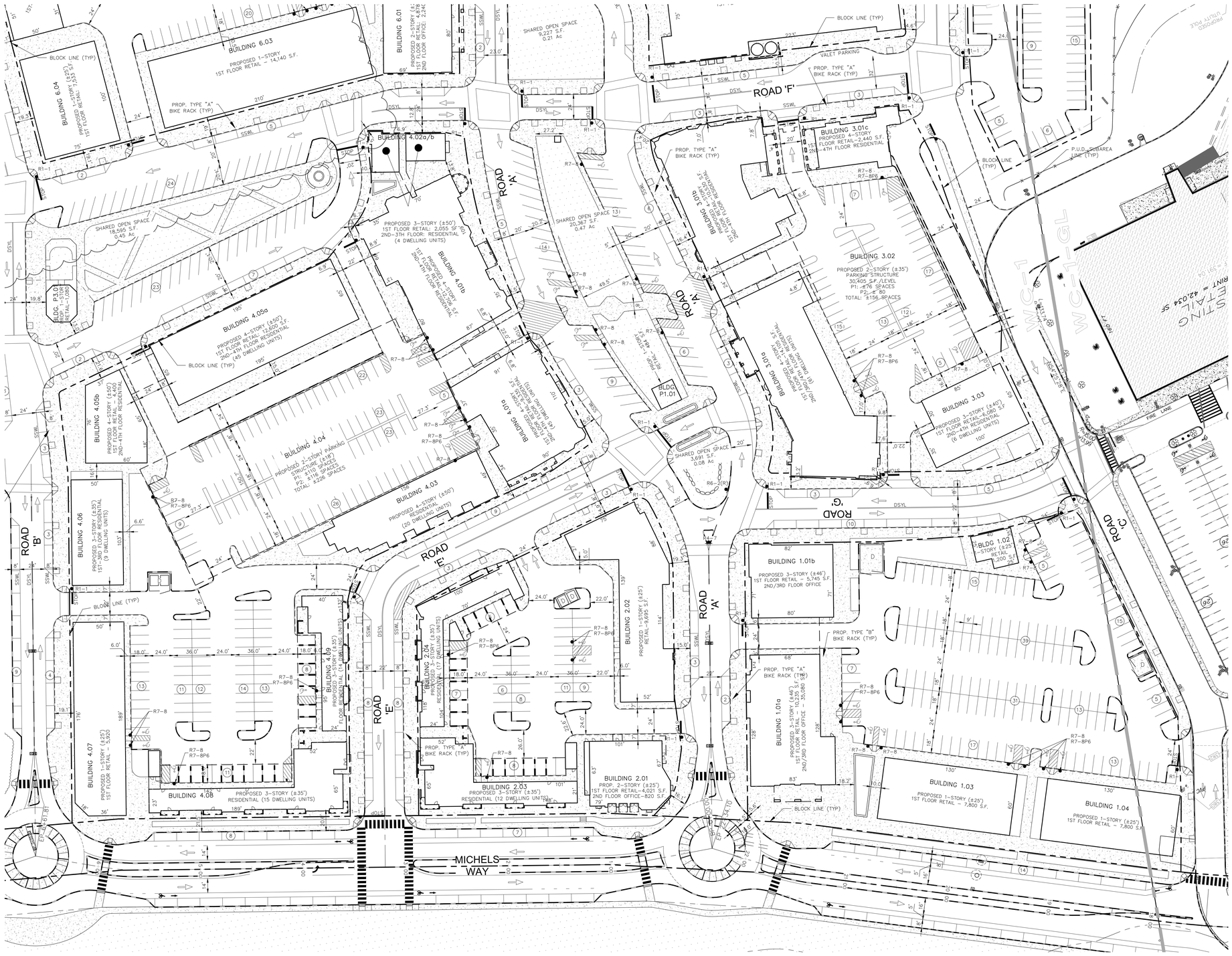
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

P.U.D. CONFORMANCE PLAN

FILE	17686.03
DR	SRP
CK	JK
CADFILE	17686.03–PUD
	1"=100'
	9/20/2016

C 1.0



PHASE 1 - SUMMARY OF USES

Building Number	Building Type	Retail (s.f.)	Office (s.f.)	Residential (D.U.)	Restaurant (seats)	Hotel (rooms)	Production (s.f.)	Assembly (seats)	Assted Livi (units)
1.01a	Large	8,435	35,080	–	60 1800 s.f.	–	–	–	–
1.01b	Large	5,745	–	–	–	–	–	–	–
1.02	Small	1,200	–	–	–	–	–	–	–
1.03	Small	7,800	–	–	–	–	–	–	–
1.04	Small	7,800	–	–	–	–	–	–	–
2.01	Small	4,021	820	–	–	–	–	–	–
2.02	Small	7,995	–	–	60 1700 s.f.	–	–	–	–
2.03	Multi	–	–	12	–	–	–	–	–
2.04	Multi	–	–	17	–	–	–	–	–
3.01a	Large	14,105	–	61	–	–	–	–	–
3.01b	Large	5,530	–	–	193 seats 5000 s.f.	–	–	–	–
3.01c	Large	2,440	–	–	–	–	–	–	–
3.03	Medium	6,080	–	6	–	–	–	–	–
4.01a	Large	9,335	–	45	–	–	–	–	–
4.01b	Large	12,706	–	–	–	–	–	–	–
4.02a	Large	1,040	–	4	–	–	–	–	–
4.02b	Large	1,015	–	–	–	–	–	–	–
4.03	Multi	–	–	20	–	–	–	–	–
4.05a	Medium	12,600	–	45	–	–	–	–	–
4.05b	Medium	4,400	–	–	–	–	–	–	–
4.06	Multi	–	–	9	–	–	–	–	–
4.07	Small	5,920	–	–	–	–	–	–	–
4.08	Multi	–	–	15	–	–	–	–	–
4.09	Multi	–	–	14	–	–	–	–	–
5.01 (Brewery)	Flex	–	–	–	80 seats 3600 s.f.	–	12,245 sf	–	–
5.02	Small	8,250	4,200	–	–	–	–	–	–
5.03 (Music Hall)	Civic	–	–	–	–	–	–	468 seats 14,170 s.f.	–
5.04	Medium	–	7,500	–	–	–	–	–	–
6.01	Small	1,385	2,240	–	175 seats 3493 s.f.	–	–	–	–
6.02a	Medium	6,770	–	–	–	135	–	–	–
6.02b	Medium	–	–	–	–	–	–	–	–
6.03	Medium	14,140	–	–	–	–	–	–	–
6.04	Small	7,535	–	–	–	–	–	–	–
6.05	SFA	–	–	5	–	–	–	–	–
6.06	SFA	–	–	6	–	–	–	–	–
7.01	Office	–	63,870	–	–	–	–	–	–
9.01	Medium	15,775	–	–	–	–	–	–	–
9.02	SFA	–	–	9	–	–	–	–	–
9.03	SFA	–	–	10	–	–	–	–	–
9.04	SFA	–	–	8	–	–	–	–	–
P1.01	Small	485	–	–	–	–	–	–	–
P3.01	Small	1,080	–	–	–	–	–	–	–
Subtotal		174,605	119,470	286	568 seats	135	12,245	468	0

Abbreviations:
Multi – Multi Family
SFA – Single Family Attached

WOODMONT COMMONS P.U.D. DENSITY TABLE

WC-1-GL:	TOTAL ALLOWABLE	CURRENT	TOTAL PROPOSED	FUTURE ALLOWED
RETAIL	275,000 SF	189,335 SF	0 SF	85,665 SF

WC-1 & WC-2:	TOTAL ALLOWABLE WC-1	TOTAL ALLOWABLE WC-2	TOTAL PROPOSED WC-1 & WC-2	FUTURE ALLOWED WC-1 & WC-2
USE	553 UNITS	88 UNITS	286 UNITS	355
RESIDENTIAL	20,000 SF	20,000 SF	0	40,000 SF
INSTITUTIONAL	200 ROOMS	150 ROOMS	135 ROOMS	215
HOTEL	409,500 SF	300,000 SF	215,268 SF	494,232 SF
COMMERCIAL	50,000 SF	100,000 SF	119,470 SF	30,530 SF
OFFICE				

NOTE

THE PURPOSE OF THIS PLAN IS TO SHOW THE EXTENTS OF THE WOODMONT COMMONS PHASE 1 PLANNED UNIT DEVELOPMENT.

STREET TYPES

1. MICHEL'S WAY
   GARDEN LANE THRU MARKET BASKET PARCEL — PRIVATE BOULEVARD — B-1
   4+00 – 17+00 — PRIVATE BOULEVARD — B-3
   17+00 – PILLSBURY ROAD
2. ROAD 'A'
   0+00 – 3+00 — PRIVATE COMMERCIAL STREET — 2W-1
   3+00 – 9+00 — PRIVATE BOULEVARD — B-7
   9+00 – 12+00 — PRIVATE COMMERCIAL STREET — 2W-1
3. ROAD 'B' — PRIVATE COMMERCIAL STREET — 2W-1
4. ROAD 'C'
   0+00 – 8+60 — PRIVATE COMMERCIAL STREET — 2W-7
   8+60 – 12+80 — PRIVATE COMMERCIAL STREET — 2W-1
5. ROAD 'D' — PRIVATE COMMERCIAL STREET — 2W-1
6. ROAD 'E' — PRIVATE COMMERCIAL STREET — 2W-1
7. ROAD 'F'
   SOUTH SIDE — PRIVATE COMMERCIAL STREET — 2W-1
   NORTH SIDE — PRIVATE COMMERCIAL STREET — B-7

LEGEND

STONE BOUND TO BE SET	■ SB TBS	CHAIN LINK FENCE	o——o
IRON PIN TO BE SET	● IP TBS	SIGN	
CONCRETE BOUND FOUND	□ CBF	DRAIN MANHOLE	
STONE BOUND FOUND	□ SBF	CATCH BASIN	
IRON PIPE FOUND	○ IPF	INDEX CONTOUR	205
IRON PIN FOUND	○ IPinF or IRF	INTERMEDIATE CONTOUR	205
GUARD RAIL		TREELINE	
VERTICAL GRANITE CURB	VGC	DRAIN LINE	D
INTEGRAL CONCRETE CURB	ICC	EDGE OF WETLAND	
EDGE OF PAVEMENT		EDGE OF WET	
EDGE OF GRAVEL		STONEWALL	
RETAINING WALL		ZONING BOUNDARY	
WIRE FENCE	x		

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

OWNER'S SIGNATURE
OWNER OR REPRESENTATIVE — DATE

Approved by the Town of Londonderry N.H. Planning Board for Phase ____
on Date: ____
Certified By: ____

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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	DATE	DATE ONLY		
11	09/18/17	REV. PER ENGINEERING COMMENTS	AA	JK
10	08/23/16	REV. PER ENGINEERING COMMENTS	AA	JK
3	11/23/16	REVISIONS	AA	JK
2	11/23/16	GENERAL REVISIONS	AA	JK
#REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

P.U.D. CONFORMANCE PLAN

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED
PROFESSIONAL ENGINEER
16 Sep 2016

FILE 17686.03
DR SRP CK JK
CADFILE 17686.03-PUD
1"=40'
9/20/2016

C 1.1

NOTE

SEE "SITE LAYOUT PLAN C1.1" FOR SITE PLAN NOTES AND LEGEND.

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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

11	09/18/17	DRB FINAL SUBMISSION	AA	JK
10	06/23/16	RPC ENGINEERING COMMENTS	AA	JK
9	06/23/16	RPC ENGINEERING COMMENTS	AA	JK
2	11/23/16	GENERAL REVISIONS	AA	JK
REV	DATE	DESCRIPTION	DR	CK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENTS, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

TAX MAP 10 LOT 41, 52 & 54-1

PREPARED FOR

PILLSBURY REALTY DEVELOPMENTS LLC

P.U.D. CONFORMANCE PLAN

FILE 17686.03

DR SRP CK JK

CADFILE 17686.03-PUD

1"=40'

9/20/2016

C 1.2

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STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
10 Sept 2017

OWNER'S SIGNATURE

OWNER OR REPRESENTATIVE — DATE

Approved by the Town of Londonderry N.H. Planning Board for Phase ____

on Date: ____

Certified By: ____

NOTE

SEE "SITE LAYOUT PLAN C1.1" FOR SITE PLAN NOTES AND LEGEND.

FUTURE PHASE

FUTURE DRIVEWAY CONNECTION PHASE 1A

PROPOSED RED-ROCK RETAINING WALL

P.U.D. SUBAREA LINE (TYP)

BLOCK LINE (TYP)

BUILDING 5.04
PROPOSED 1-STORY (±25')
1ST FLOOR OFFICE: 7,500 S.F.

BUILDING 5.03
PROPOSED 1-STORY (±25')
1ST FLOOR RETAIL: 1,400 S.F.
MUSIC HALL 14,770 S.F.
(468 SEATS)

BUILDING 5.02
PROPOSED 2-STORY (±25')
1ST FLOOR RETAIL: 8,250 S.F.
2ND FLOOR OFFICE: 4,200 S.F.

BUILDING 5.01
PROPOSED 1-STORY (±25')
1ST FLOOR BREWERY - 12,245 S.F.

FUTURE EXPANSION
4,800 S.F.

BUILDING 7.01
PROPOSED 3-STORY (±45')
OFFICE: 63,870 S.F.

BUILDING 3.01c
PROPOSED 4-STORY
1ST FLOOR RETAIL-2,440 S.F.
2ND-4TH FLOOR RESIDENTIAL

BUILDING 3.01b
PROPOSED 4-STORY
1ST FLOOR RETAIL-2,440 S.F.
2ND-4TH FLOOR RESIDENTIAL

BUILDING 3.02
PROPOSED 2-STORY (±35')
PARKING STRUCTURE
30,405 S.F./LEVEL
P1: ±76 SPACES
P2: ±80
TOTAL: ±156 SPACES

PROP. TYPE "A" BIKE RACK (TYP)

PROP. TYPE "B" BIKE RACK (TYP)

R7-8
R7-8P6

SHARED OPEN SPACE
9,227 S.F.
0.21 Ac

SHARED OPEN SPACE
20,367 S.F.
0.47 Ac

EXISTING RETAIL FOOTPRINT = 42,034 SF

EXISTING RETAIL "B" FOOTPRINT = 29,908 SF

EXISTING BUILDING FOOTPRINT = 115,797 SF
114,260 SF

MAP 10 LOT 56

WC-1-GL

FIRE LANE

NO PARKING

8' PVC

18" PVC

24" PVC

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OWNER'S SIGNATURE

OWNER OR REPRESENTATIVE — DATE

Approved by the Town of Londonderry N.H. Planning Board for Phase ____
on Date: ____
Certified By: ____

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

11	09/18/17	DATE ONLY	AA	JK	
9	06/23/16	REV. PER ENGINEERING COMMENTS	AA	JK	
2	11/23/16	GENERAL REVISIONS	AA	JK	
1	09/21/16	ADDOMPHOM	DP	CK	

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

TAX MAP 10 LOT 41, 52 & 54-1
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

P.U.D. CONFORMANCE PLAN

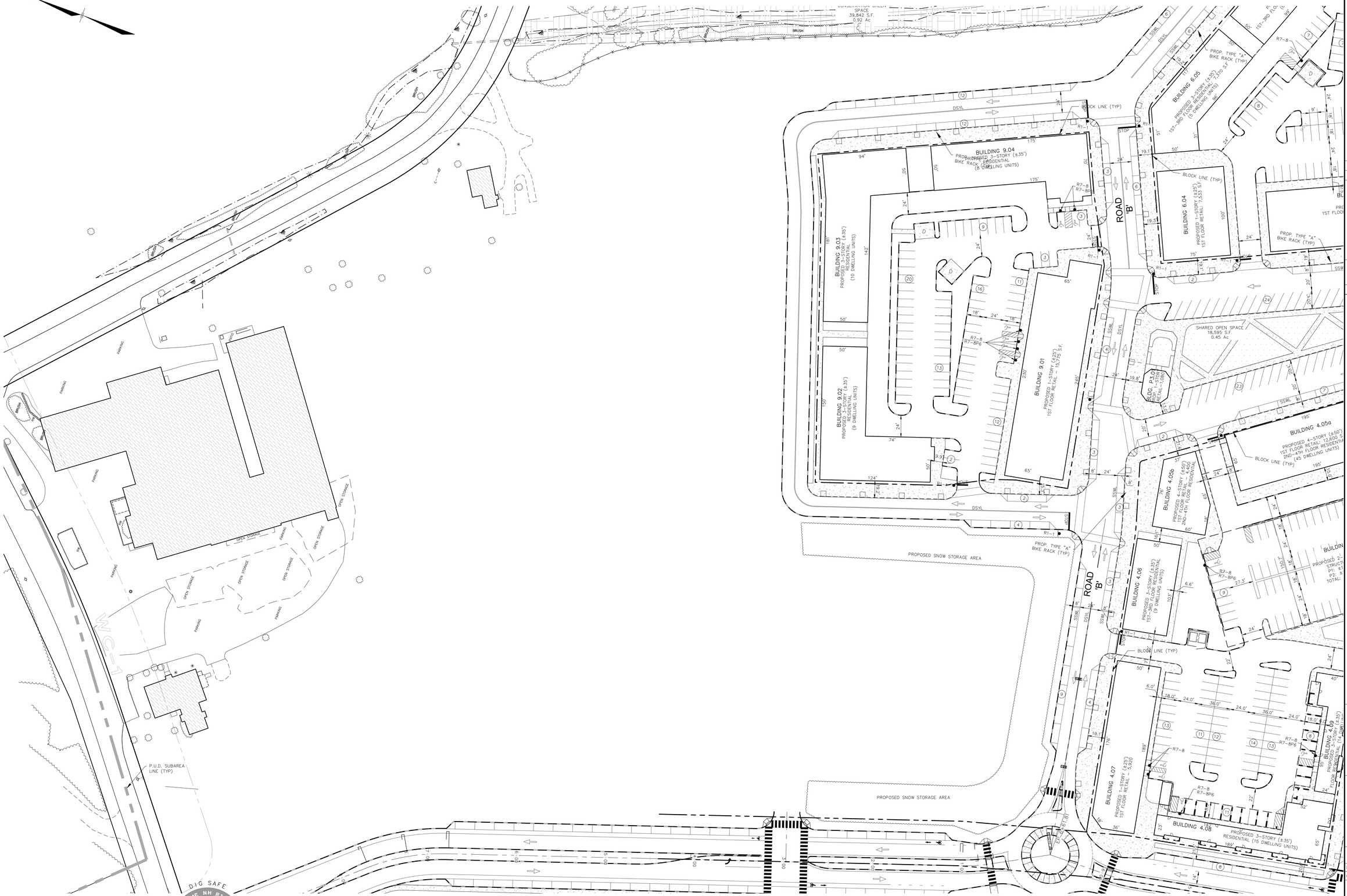
PROJECT 17686.03
DR SRP CK JK
CADFILE 17686.03-PUD
1"=40'
9/20/2016

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
9/20/16

C 1.3

NOTE

SEE "SITE LAYOUT PLAN C1.1" FOR SITE PLAN NOTES AND LEGEND.



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DIG SAFE
ME NH RI VT
811 CALL 811 TOLL FREE
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

STATE OF NEW HAMPSHIRE
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TFM

				AA	JK
				AA	JK
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2	11/23/16	GENERAL REVISIONS		AA	JK
REV'S	DATE	DESCRIPTION		DR	CK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

TAX MAP 10 LOT 41.52 & 54-1

OWNED BY

PILLSBURY REALTY DEVELOPMENTS, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

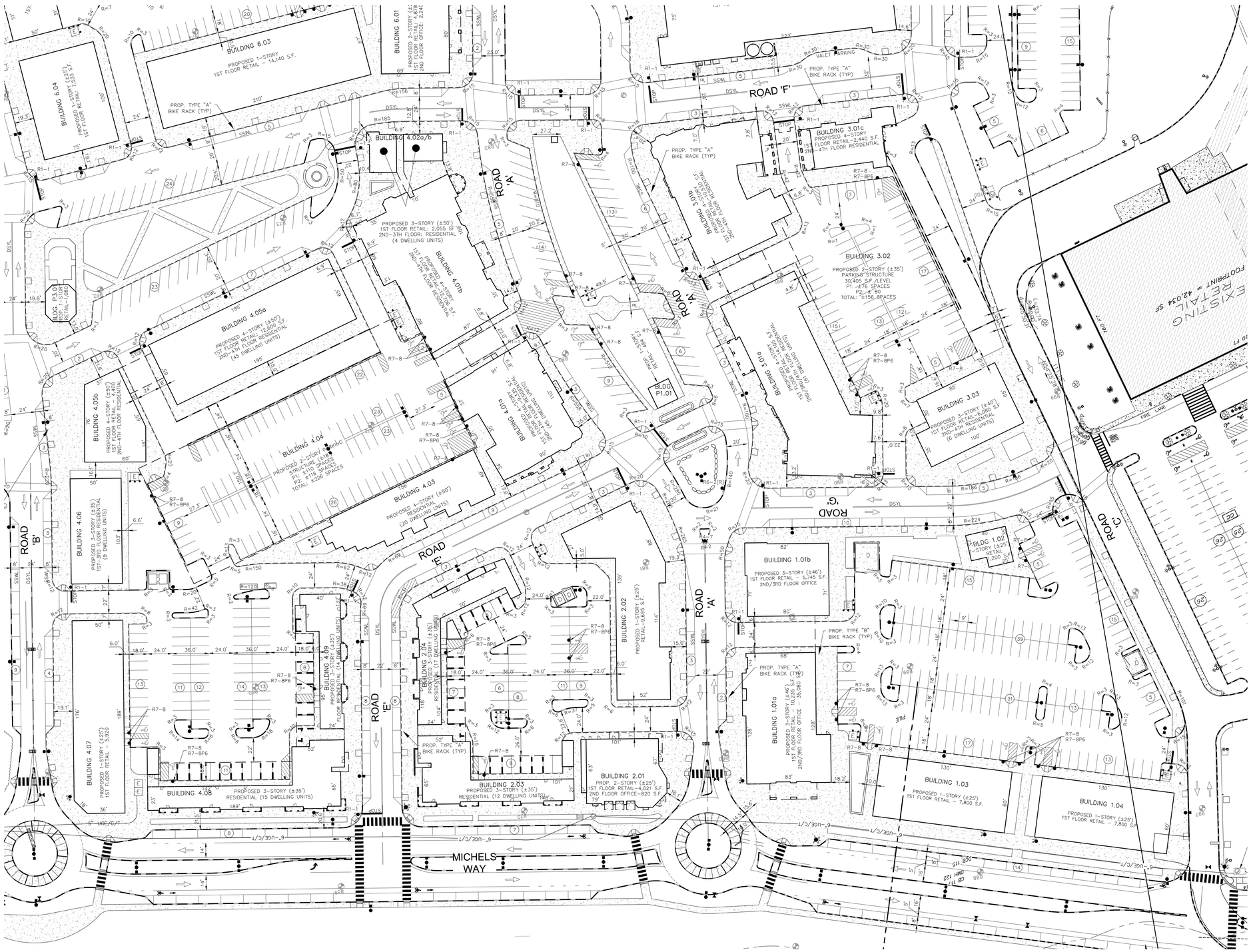
PREPARED FOR

PILLSBURY REALTY DEVELOPMENTS LLC

P.U.D. CONFORMANCE PLAN

FILE	17686.03
DR SRP	CK JK
CADFILE	17686.03-PUD
	1"=40'
	9/20/2016

C 1.4



NOTES

1. OWNER OF RECORD OF MAP 10 LOT 52: DEMOULAS SUPER MARKETS, INC., 875 EAST ST., TEWKSBURY, MA 01876.
   DEED REFERENCE TO PARCEL IS BK. 3382 PG. 2665
   AREA OF PARCEL = 638,154 S.F.± OR 14.650 ACRES±

   OWNER OF RECORD OF MAP 10 LOT 54-1: ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE, 875 EAST ST., TEWKSBURY, MA 01876.
   DEED REFERENCE TO PARCEL IS BK. 3814 PG. 2780
   AREA OF PARCEL = 811,958 S.F.± OR 18.640 ACRES±

   OWNER OF RECORD OF MAP 10 LOT 41: PILLSBURY REALTY DEVELOPMENT, LLC, 100 FERRY ST., HUDSON, NH 03051.
   DEED REFERENCE TO PARCEL IS BK. 5085 PG. 1884
   AREA OF PARCEL = 7,056,851 S.F.± OR 162.003 ACRES±
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED PLANNED UNIT DEVELOPMENT (PUD) BUILDOUTS OF WC-1, AND PARTIALLY OF WC-2 OF WOODMONT COMMONS.
3. WOODMONT COMMONS PLANNED UNIT DEVELOPMENT

   WC-1-GL:

USE	TOTAL ALLOWABLE WC-1-GL	CURRENT WC-1-GL	FUTURE ALLOWED WC-1-GL
RETAIL	275,000 SF	189,335 SF	85,665 SF

   WC-1 & WC-2:

USE	TOTAL ALLOWABLE WC-1	TOTAL ALLOWABLE WC-2	TOTAL PROPOSED WC-1 & WC-2
RESIDENTIAL	553 UNITS	88 UNITS	260 UNITS
INSTITUTIONAL	20,000 SF	20,000 SF	0
HOTEL	200 ROOMS	150 ROOMS	135 ROOMS
COMMERCIAL	409,500 SF	300,000 SF	204,774 SF
ASSISTED ELDERLY (COMMERCIAL) –	–	–	250 UNITS
OFFICE	50,000 SF	100,000 SF	107,800 SF

4. CURRENT ZONING IS WOODMONT COMMONS PUD (PUD–1) DISTRICT
5. PARKING CALCULATIONS:
   PARKING CALCULATIONS ARE PER URBAN LAND INSTITUTE (ULI) "SHARED PARKING ANALYSIS" METHODOLOGY. THE CALCULATIONS ARE ON FILE WITH THE TOWN OF LONDONDERRY.

BLOCK	PARKING ULI RECOMMENDED	PARKING PROVIDED	ACCESSIBLE SPACES REQUIRED	ACCESSIBLE SPACES PROVIDED
1	239	202	7 (W/ 1 VAN ACCESS.)	10 (W/ 3 VAN ACCESS.)
2	91	93	3 (W/ 1 VAN ACCESS.)	3 (W/ 2 VAN ACCESS.)
3	232	190	7 (W/ 1 VAN ACCESS.)	7 (W/ 5 VAN ACCESS.)
4	369	417	8 (W/ 1 VAN ACCESS.)	9 (W/ 4 VAN ACCESS.)
5	240	175	6 (W/ 1 VAN ACCESS.)	6 (W/ 4 VAN ACCESS.)
6	216	183	7 (W/ 1 VAN ACCESS.)	9 (W/ 3 VAN ACCESS.)
7	220	331	7 (W/ 1 VAN ACCESS.)	8 (W/ 4 VAN ACCESS.)
9	88	125	4 (W/ 1 VAN ACCESS.)	6 (W/ 2 VAN ACCESS.)
8	8	0	1 (W/ 1 VAN ACCESS.)	0 (W/ 0 VAN ACCESS.)
SUBTOTAL	1703	1716	50 (W/ 9 VAN ACCESS.)	58 (W/ 27 VAN ACCESS.

   REQUIRED BICYCLE PARKING:

BLOCK 1	6
BLOCK 2	5
BLOCK 3	6
BLOCK 4	13
BLOCK 5	5
BLOCK 6	6
BLOCK 7	10
BLOCK 9	3

6. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	MUNICIPAL
WATER	PENNICHUCK WATER WORKS
GAS	LIBERTY UTILITIES
ELECTRIC	EVERSOURCE ENERGY
TELEPHONE	FAIRPOINT COMMUNICATIONS
CABLE	COMCAST

7. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH N.H.D.E.S. REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA KEEP CATCH BASINS CLEAR.
8. THE CONTRACTOR SHALL BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS AND STANDARDS.
9. ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
10. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN CASE OF CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWING AND/OR SPECIFICATION, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATIONS.
11. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY TFMORAN, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR OR ENGINEER HEREON DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
12. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE HIMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF HIS INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
13. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY THEIR WORK AT ALL TIMES.
14. LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE TOWN OF LONDONDERRY ZONING ORDINANCE, AND SITE PLAN REGULATIONS, AND WOODMONT COMMONS MASTER PLAN REGULATIONS.
15. SITE WORK SHALL BE CONSTRUCTED FROM A COMPLETE SET OF PLANS, NOT ALL FEATURES ARE DETAILED ON EVERY PLAN. THE ENGINEER IS TO BE NOTIFIED OF ANY CONFLICT WITHIN THIS PLAN SET.
16. ALL WORK IS TO CONFORM TO TOWN OF LONDONDERRY, DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS.
17. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
18. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
19. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON–CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
20. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
21. 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.
22. 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.
23. 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 SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION.
24. 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.
25. TRASH COLLECTION WILL BE PRIVATE. FOR APARTMENT BUILDINGS WITH PARKING DECKS, TRASH WILL BE COLLECTED IN ROLL AWAY CONTAINERS.
26. 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.
27. 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.
28. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SITE PLAN REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION.
29. 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, INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
30. 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, INSPECTED AND APPROVED BY THE TOWN OF LONDONDERRY (AND/OR THE NHDOT, IF APPLICABLE) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

LEGEND

STONE BOUND TO BE SET	SB TBS	CHAIN LINK FENCE	
IRON PIN TO BE SET	IP TBS	SIGN	
CONCRETE BOUND FOUND	CBF	DRAIN MANHOLE	
STONE BOUND FOUND	SBF	CATCH BASIN	
IRON PIPE FOUND	IPF	INDEX CONTOUR	200
IRON PIN FOUND	IPINF or IRF	INTERMEDIATE CONTOUR	202
GUARD RAIL		TREELINE	
VERTICAL GRANITE CURB	VGC	DRAIN LINE	D
INTEGRAL CONCRETE CURB	ICC	EDGE OF WETLAND	
EDGE OF PAVEMENT		EDGE OF WET	
EDGE OF GRAVEL		STONEWALL	
RETAINING WALL		ZONING BOUNDARY	
WIRE FENCE	x		

OWNER'S SIGNATURE

OWNER OR REPRESENTATIVE — DATE

Approved by the Town of Londonderry N.H. Planning Board for Phase ____
on Date: ____
Certified By: ____

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CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Fax (603) 472–9747
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#	DATE	BY	CK
11	09/18/17	AA	JK
9	06/23/16	AA	JK
2	11/23/16	AA	JK
REV	DATE	DESCRIPTION	BY

DATE ONLY: HOUSE #'S; DPW COMMENTS (5/1/17); GENERAL REVISIONS

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

TAX MAP 10 LOT 41, 52 & 54-1
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

SITE LAYOUT PLAN

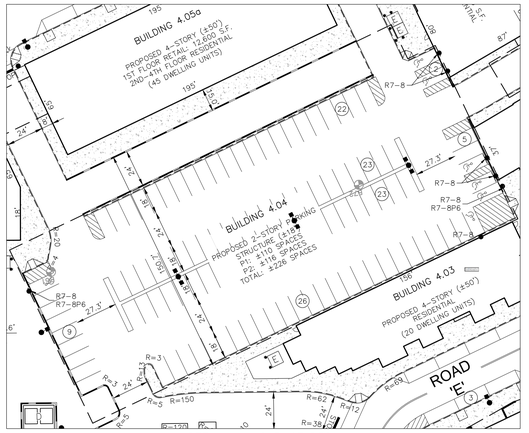
STATE OF NEW HAMPSHIRE — ROBERT J. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER — 10/24/2017

JOB #	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-Site
SCALE	1"=40'
DATE	7/15/2016

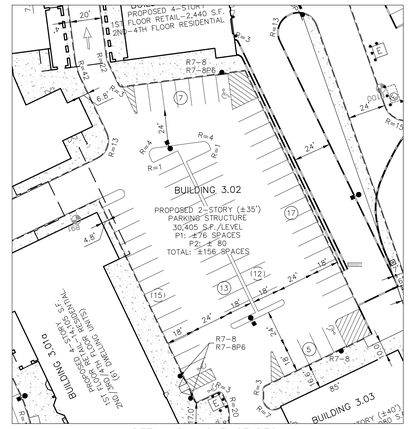
C 1.5

NOTE

SEE "SITE LAYOUT PLAN C1.1" FOR SITE PLAN NOTES AND LEGEND.



DETAIL 1 – GARAGE DECK



DETAIL 2 – GARAGE DECK

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REV#	DATE	DESCRIPTION		

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ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
10 Sep 2017

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DR AAA CK JK	
CADFILE	17686.03-Site
	1"=40'
	7/15/2016

C 1.6

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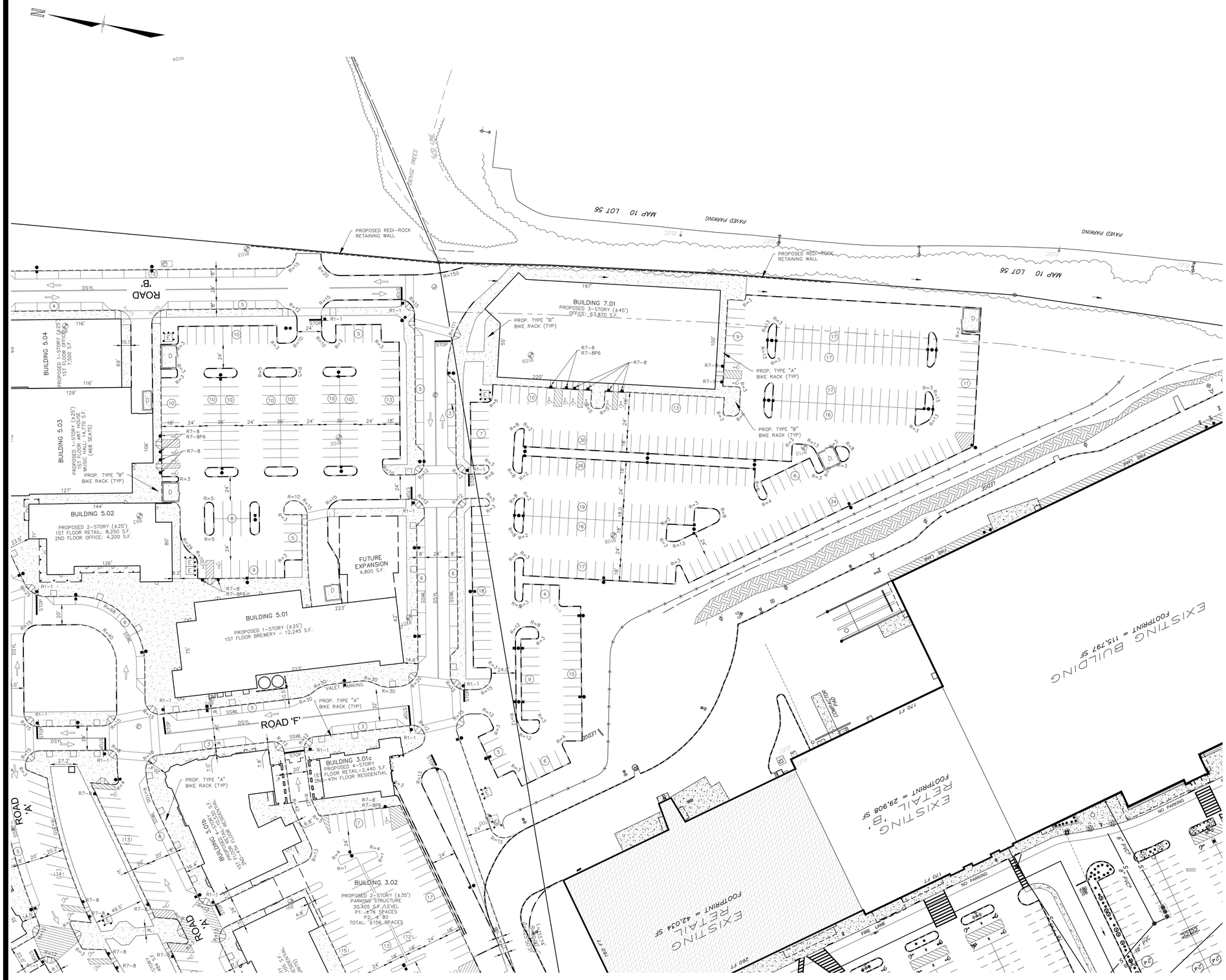

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on Date:

Certified By:

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ROBERT E. DUVAL
No. 7105
LICENSED
PROFESSIONAL ENGINEER
10 SEPTEMBER 2016

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2	11/23/16	GENERAL REVISIONS	AA	JK
REV'S	DATE	DESCRIPTION	DR	CK

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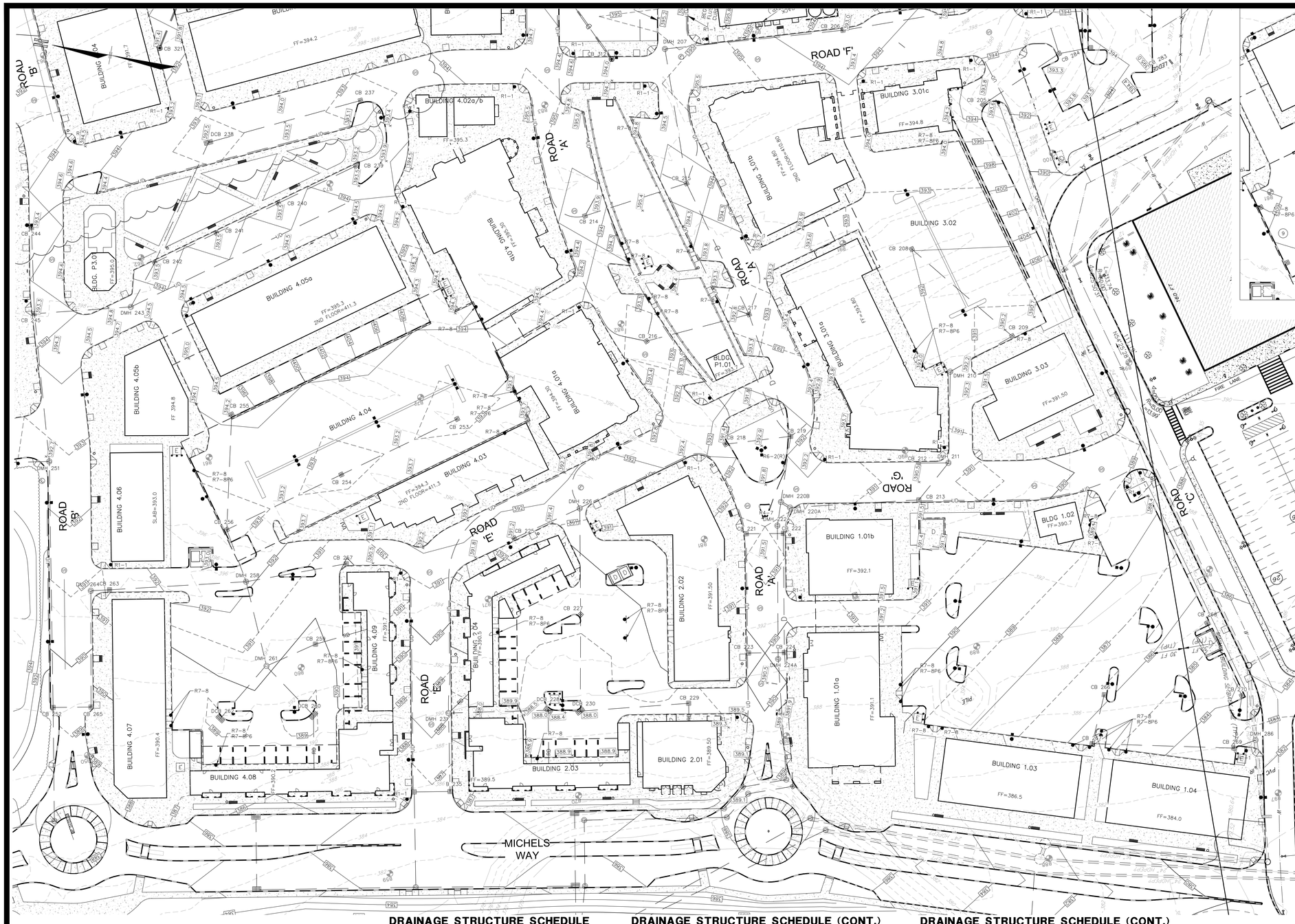
F-mail	17686.03
DR AAA	CK JK
CADFILE	17686.03-Site
1"=40'	
7/15/2016	

C 1.7

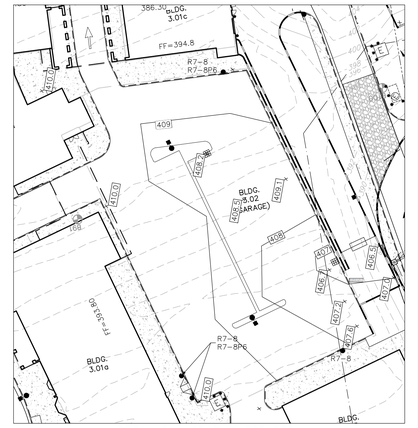
NOTE

SEE "SITE LAYOUT PLAN C1.1" FOR SITE PLAN NOTES AND LEGEND.

BUILDING 9.04
PROPOSED 3-STORY (±35')
RESIDENTIAL
(8 DWELLING UNITS)
BUILDING 9.03
PROPOSED 3-STORY (±35')
RESIDENTIAL
(10 DWELLING UNITS)
BUILDING 9.02
PROPOSED 3-STORY (±35')
RESIDENTIAL
(9 DWELLING UNITS)
BUILDING 9.01
PROPOSED 1-STORY (±21')
1ST FLOOR RETAIL - 15,775 S.F.
BUILDING 6.05
PROPOSED 3-STORY (±35')
1ST-3RD FLOOR RESIDENTIAL - 7,370 S.F.
(9 DWELLING UNITS)
BUILDING 6.04
PROPOSED 1-STORY (±25')
1ST FLOOR RETAIL 7,353 S.F.
BUILDING 4.05b
PROPOSED 4-STORY (±50')
1ST FLOOR RETAIL - 4,400
2ND-4TH FLOOR RESIDENTIAL
BUILDING 4.06
PROPOSED 3-STORY (±35')
1ST-3RD FLOOR RESIDENTIAL
(9 DWELLING UNITS)
BUILDING 4.07
PROPOSED 1-STORY (±25')
1ST FLOOR RETAIL - 5,920
BUILDING 4.08
PROPOSED 3-STORY (±3
RESIDENTIAL (15 DWELLING U
BLDG. P.S.09
PROPOSED 1-STORY
RETAIL - 1,080
ROAD 'B'
ROAD 'B'
PROPOSED SNOW STORAGE AREA
PROPOSED SNOW STORAGE AREA
PROPOSED
EDGE/FL
1ST/3RD FLOOR
DSYL
SSWL
STOP
PARKING
OPEN STORAGE
BRUSH
5' UGE/C/T
6" UGE/C/T
GAIN 14
0.14 P 17 CON TO
14 15 MISLABELED
N 14 15 W 14 13 N 14 15 W 14 13 N 14 15 W 14 13



DETAIL 1 – GRADING FOR DECK



DETAIL 2 – GRADING FOR DECK

NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LONDONDERRY, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. ROAD AND DRAINAGE CONSTRUCTION SHALL CONFORM TO THE TYPICAL SECTIONS AND DETAILS SHOWN ON THE PLANS, AND SHALL MEET LOCAL STANDARDS AND THE REQUIREMENTS OF THE LATEST NHDOT STANDARD SPECIFICATIONS FOR ROADS AND BRIDGE CONSTRUCTION AND THE N.H.D.O.T. STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
7. STORM DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. ALL PIPE MATERIAL SHALL BE HIGH DENSITY POLYETHELENE (HDPE) PIPE. CONSTRUCTION METHODS SHALL CONFORM TO N.H.D.O.T. STANDARD SPECIFICATIONS, SECTION 603. CATCH BASINS AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO N.H.D.O.T. STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
8. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
9. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION AND SEDIMENT CONTROL DEVICES NECESSARY TO CONTROL EROSION THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES/EPA STANDARDS. THE DETAILS PROVIDED REPRESENT MINIMUM PERMITTED CONTROLS ONLY AND SHALL BE SUPPLEMENTED BY THE CONTRACTOR AS NECESSARY.
11. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
12. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, SWALES, AND PONDS PRIOR TO DIRECTING STORM WATER RUN-OFF TO THEM.
13. COORDINATE WITH ARCHITECTURAL PLANS FOR DETAILED GRADING AT BUILDING AND LOCATION OF ALL BUILDING SERVICES.
14. COORDINATE WITH GEOTECHNICAL/STRUCTURAL PLANS FOR SITE PREPARATION AND OTHER BUILDING INFORMATION.
15. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION. THE WATER SERVICE PIPE SIZE AND TYPE SHALL BE DETERMINED BY THE ARCHITECT.
16. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
17. THE OWNER IS RESPONSIBLE FOR CONTACTING A GEOTECHNICAL ENGINEER TO EVALUATE ANY GROUNDWATER ISSUES ON A SITE. THE GEOTECHNICAL ENGINEER IS RESPONSIBLE FOR DETERMINING THE METHODS IN WHICH TO ADDRESS ANY GROUNDWATER ISSUES THAT ARE FOUND ON SITE.
18. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
19. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CHECK THE ACCURACY OF THE TOPOGRAPHY AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO ANY EARTHWORK BEING PERFORMED ON THE SITE. NO CLAIM FOR EXTRA WORK WILL BE CONSIDERED FOR PAYMENT AFTER EARTHWORK HAS COMMENCED.
20. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
21. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
22. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
23. THESE PLANS WERE PREPARED UNDER THE SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER. TFMORAN INC. ASSUMES NO LIABILITY AS A RESULT OF ANY CHANGES OR NON-CONFORMANCE WITH THESE PLANS EXCEPT UPON THE WRITTEN APPROVAL OF THE ENGINEER OF RECORD.
24. TFMORAN INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
25. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF NHDES ENV-WQ 1500 AS APPLICABLE.
26. AT COMPLETION OF CONSTRUCTION, THE SITE CONTRACTOR SHALL PROVIDE A LETTER CERTIFYING THAT THE PROJECT WAS COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
27. IF ANY DEVIATIONS FROM THE APPROVED PLANS AND SPECIFICATIONS HAVE BEEN MADE, THE SITE CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS STAMPED BY A LICENSED SURVEYOR OR QUALIFIED ENGINEER ALONG WITH A LETTER STAMPED BY A QUALIFIED ENGINEER DESCRIBING ALL SUCH DEVIATIONS, AND BEAR ALL COSTS FOR PREPARING AND FILING ANY NEW PERMITS OR PERMIT AMENDMENTS THAT MAY BE REQUIRED.
28. HEADWALLS SHALL CONFORM TO NHDOT HW-3 STANDARD DETAIL.
29. EDGE OF CONSERVATION OVERLAY DISTRICT AND NON-DISTURBANCE ZONES SHALL BE APPROPRIATELY DELINEATED IN THE FIELD PRIOR TO CONSTRUCTION.

LEGEND

STONE BOUND TO BE SET	■ SB TBS	CHAIN LINK FENCE	o——o
IRON PIN TO BE SET	● IP TBS	SIGN	
CONCRETE BOUND FOUND	□ *CBF*	DRAIN MANHOLE	Ⓓ
STONE BOUND FOUND	□ *SBF*	CATCH BASIN	▦
IRON PIPE FOUND	○ *IPF*	INDEX CONTOUR	200
IRON PIN FOUND	○ *IPinF or IRF*	INTERMEDIATE CONTOUR	202
GUARD RAIL		TREELINE	
VERTICAL GRANITE CURB	VGC	DRAIN LINE	——D——
INTEGRAL CONCRETE CURB	ICC	EDGE OF WETLAND	
EDGE OF PAVEMENT			
EDGE OF GRAVEL		EDGE OF WET	
RETAINING WALL		STONEWALL	
WIRE FENCE	——x——	ZONING BOUNDARY	*A/A*

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	RIM	INV. OUT	LENGTH	PIPE	SLOPE	n	STRUCTURE	INV.
CB 201	396.8	392.20	54'	15" HDPE	0.0307	0.012	CB 202	390.54 (IN)
CB 202	394.1	390.29	66'	15" HDPE	0.0088	0.012	CB 282	389.71 (IN)
CB 203*	393.9	388.47	74'	24" HDPE	0.005	0.012	DMH 204	388.10 (IN)
DMH 204**	395.1	387.10	163'	36" HDPE	0.005	0.012	CB 206	386.29 (IN)
CB 205	393.8	389.6	83'	15" HDPE	0.0049	0.012	CB 284	389.19 (IN)
CB 206**	393.0	386.04	164'	36" HDPE	0.0079	0.012	DMH 207	384.75 (IN)
DMH 207**	394.6	384.65	123'	36" HDPE	0.006	0.012	CB 215	383.91 (IN)
CB 208	392.0	385.24	122'	15" HDPE	0.005	0.012	CB 209	384.63 (IN)
CB 209	390.2	384.38	62'	18" HDPE	0.005	0.012	DMH 210	384.07 (IN)
DMH 210	391.7	383.97	80'	18" HDPE	0.005	0.012	DMH 211	383.57 (IN)
DMH 211*	390.7	383.07	39'	24" HDPE	0.0049	0.012	CB 213	382.88 (IN)
CB 212	390.5	384.77	24'	18" HDPE	0.05	0.012	DMH 211	383.57 (IN)
CB 213*	390.5	382.78	118'	24" HDPE	0.005	0.012	DMH 220A	382.19 (IN)
CB 214	393.6	389.35	97'	15" HDPE	0.0095	0.012	CB 215	388.43 (IN)
CB 215**	393.6	383.81	134'	36" HDPE	0.0075	0.012	CB 217	382.81 (IN)
CB 216	393.6	388.28	96'	15" HDPE	0.0048	0.012	CB 217	387.82 (IN)
CB 217**	392.6	382.71	118'	36" HDPE	0.0075	0.012	CB 219	381.83 (IN)
CB 218	391.4	387.15	58'	15" HDPE	0.0045	0.012	CB 219	386.89 (IN)
CB 219**	391.8	381.73	59'	36" HDPE	0.0075	0.012	DMH 220B	381.29 (IN)
DMH 220A**	391.3	381.19	19'	36" HDPE	0.0063	0.012	CB 222	381.07 (IN)
DMH 220A**	391.3	381.19	4'	18" HDPE	0	0.012	DMH 220B	381.07 (IN)
DMH 220B**	391.3	381.19	21'	36" HDPE	0.0057	0.012	DMH 222A	381.07 (IN)
CB 221	390.6	385.20	15'	15" HDPE	0.010	0.012	CB 222	384.89 (IN)
CB 222**	390.6	380.87	109'	36" HDPE	0.005	0.012	CB 224	380.33 (IN)
DMH 222A**	390.6	380.87	122'	36" HDPE	0.005	0.012	DMH 224A	380.26 (IN)
CB 223	389.5	384.36	30'	15" HDPE	0.0123	0.012	CB 224	383.99 (IN)
CB 224**	389.5	380.16	123'	36" HDPE	0.0058	0.012	CB 232	379.52 (IN)
DMH 224A**	389.5	380.16	111'	36" HDPE	0.0052	0.012	DMH 232A	379.52 (IN)
CB 225	391.2	386.64	64'	15" HDPE	0.025	0.012	DMH 226	385.04 (IN)
DMH 226	391.0	384.94	95'	15" HDPE	0.010	0.012	CB 227	383.99 (IN)
CB 227	389.9	383.89	88'	15" HDPE	0.030	0.012	DCB 230	381.25 (IN)

DRAINAGE STRUCTURE SCHEDULE (CONT.)

DCB 228*	388.0	379.98	90'	24" HDPE	0.010	0.012	DMH 231	379.08 (IN)
CB 229	388.5	381.75	99'	15" HDPE	0.0051	0.012	DCB 230	381.25 (IN)
DCB 230	388.0	381.00	26'	18" HDPE	0.02	0.012	DCB 228	380.48 (IN)
DMH 231*	389.8	378.98	70'	24" HDPE	0.010	0.012	CB 235	378.25 (IN)
CB 232**	388.5	379.27	39'	36" HDPE	0.0126	0.012	DMH 233A	378.79 (IN)
DMH 232A**	388.5	379.27	38'	36" HDPE	0.0123	0.012	CB 233	378.79 (IN)
CB 233**	388.5	378.54	23'	36" HDPE	0.0191	0.012	DMH 125	378.10 (IN)
DMH 233A**	388.5	378.54	26'	36" HDPE	0.0169	0.012	DMH 125A	378.10 (IN)
CB 235*	386.2	378.18	30'	24" HDPE	0.010	0.012	CB 236	377.88 (IN)
CB 236*	386.2	377.63	88'	24" HDPE	0.010	0.012	DMH 124	376.75 (IN)
CB 237	392.5	388.56	145'	15" HDPE	0.005	0.012	DCB 238	387.83 (IN)
DCB 238*	392.5	387.11	120'	24" HDPE	0.010	0.012	CB 242	385.91 (IN)
CB 239	393.5	387.63	77'	15" HDPE	0.0048	0.012	CB 240	387.26 (IN)
CB 240	393.5	387.01	61'	15" HDPE	0.0049	0.012	CB 241	386.71 (IN)
CB 241	393.5	386.71	61'	15" HDPE	0.0049	0.012	CB 242	386.41 (IN)
CB 242*	393.5	385.66	44'	24" HDPE	0.020	0.012	DMH 243	384.78 (IN)
DMH 243*	394.6	384.53	88'	24" HDPE	0.0101	0.012	CB 245	383.64 (IN)
CB 244	393.4	388.29	78'	15" HDPE	0.050	0.012	CB 245	384.39 (IN)
CB 245*	393.3	383.14	137'	30" HDPE	0.005	0.012	DMH 251	382.46 (IN)
CB 246	389.8	386.38	81'	15" HDPE	0.0049	0.012	CB 248	385.98 (IN)
CB 247	390.7	386.17	86'	18" HDPE	0.0051	0.012	CB 248	385.73 (IN)
CB 247A	391.3	386.98	11'	15" HDPE	0.0509	0.012	CB 247	386.42 (IN)
CB 248*	392.1	385.23	136'	24" HDPE	0.005	0.012	CB 249	384.55 (IN)
CB 249*	392.1	384.30	128'	24" HDPE	0.0052	0.012	CB 250	383.64 (IN)
CB 250*	392.4	383.14	136'	30" HDPE	0.005	0.012	DMH 251	382.46 (IN)
DMH 251**	392.7	381.96	229'	36" HDPE	0.0163	0.012	CB 252	378.23 (IN)
CB 252**	389.1	377.23	103'	42" HDPE	0.005	0.012	DMH 148	376.71 (IN)
CB 253	392.6	388.30	118'	15" HDPE	0.0067	0.012	CB 254	387.51 (IN)
CB 254	392.6	387.26	117'	18" HDPE	0.029	0.012	CB 256	383.87 (IN)
CB 255	394.2	387.33	105'	15" HDPE	0.0258	0.012	CB 256	384.62 (IN)
CB 256*	392.6	383.37	48'	24" HDPE	0.050	0.012	DMH 258	380.97 (IN)
CB 257	390.5	385.00	92'	15" HDPE	0.0482	0.012	DMH 258	380.57 (IN)

DRAINAGE STRUCTURE SCHEDULE (CONT.)

DMH 258*	392.4	380.47	126'	30" HDPE	0.005	0.012	CB 263	379.84 (IN)
CB 259	389.8	382.57	46'	15" HDPE	0.01	0.012	DMH 261	382.11 (IN)
DCB 260	389.0	382.41	60'	15" HDPE	0.005	0.012	DMH 261	382.11 (IN)
DMH 261*	389.6	381.36	78'	24" HDPE	0.005	0.012	DMH 258	380.97 (IN)
DCB 262	389.3	382.42	61'	15" HDPE	0.0051	0.012	DMH 261	382.11 (IN)
CB 263**	389.5	379.34	14'	36" HDPE	0.0043	0.012	DMH 264	379.28 (IN)
DMH 264**	389.2	379.18	106'	36" HDPE	0.005	0.012	CB 265	378.65 (IN)
CB 265**	389.1	378.55	32'	36" HDPE	0.010	0.012	CB 252	378.23 (IN)
CB 266	386.2	379.24	44'	15" HDPE	0.010	0.012	CB 267	378.80 (IN)
CB 267	385.6	378.55	130'	15" HDPE	0.010	0.012	CB 269	377.25 (IN)
CB 268	385.5	379.70	72'	15" HDPE	0.010	0.012	CB 270	378.98 (IN)
CB 269*	382.9	376.0	17.5'	30" HDPE	0.0783	0.012	CB 286	374.63 (IN)
CB 270	383.8	378.73	46'	15" HDPE	0.005	0.012	CB 269	378.50 (IN)
CB 271	403.4	398.90	90'	15" HDPE	0.0428	0.012	DCB 272	395.05 (IN)
DCB 272	402.1	397.60	60'	15" HDPE	0.0125	0.012	CB 273	396.85 (IN)
CB 273*	401.1	396.59	119'	24" HDPE	0.005	0.012	CB 275	396.00 (IN)
CB 274	403.0	398.50	103'	15" HDPE	0.016	0.012	CB 273	396.85 (IN)
CB 275*	400.5	395.75	162'	24" HDPE	0.0253	0.012	CB 276	391.65 (IN)
CB 276*	396.9	391.40	102'	24" HDPE	0.0304	0.012	CB 285	388.3 (IN)
CB 277	397.7	393.20	40'	15" HDPE	0.0263	0.012	CB 276	392.15 (IN)
CB 280	399.6	394.26	52'	15" HDPE	0.050	0.012	CB 281	391.66 (IN)
CB 281	397.5	391.41	30'	15" HDPE	0.0567	0.012	CB 282	389.71 (IN)
CB 282	396.0	389.46	98'	18" HDPE	0.005	0.012	CB 203	388.97 (IN)
CB 283	393.0	389.50	27'	15" HDPE	0.0281	0.012	CB 284	388.74 (IN)
CB 284	393.0	388.49	57'	18" HDPE	0.0051	0.012	CB 285	388.20 (IN)
CB 285*	394.3	387.80	20'	30" HDPE	0.010	0.012	DMH 204	387.60 (IN)
CB 286**	383.8	374.13	109'	EX. 36" HDPE	0.0029	0.012	EX.CB 9A–P	373.81 (IN)

STRUCTURES ARE 4' MIN. DIA. UNLESS OTHERWISE NOTED; SEE DETAIL FOR OUTLET STRUCTURE SIZING
*5' MIN. DIA. STRUCTURE
**6' MIN. DIA. STRUCTURE

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STATE OF NEW HAMPSHIRE — ROBERT E. DUVAL — No. 7105 — LICENSED PROFESSIONAL ENGINEER — 10 SEPTEMBER 2017

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11	09/18/17	DATE ONLY	AA JK
9	08/23/17	REVISIONS TO DRAINAGE	AA JK
8	10/06/2017	COND. OF APPROVAL - TOWN	AA JK
7	10/27/2016	RECHECK GRADING	AA JK
6	10/26/2016	ADD'L COMMENTS	AA JK
5	10/21/2016	ADT COMMENTS	AA JK
4	11/21/2016	ADT COMMENTS	AA JK
3	11/21/2016	ADT COMMENTS	AA JK
2	11/21/2016	ADT COMMENTS	AA JK
1	11/21/2016	ADT COMMENTS	AA JK
REV'S	DATE	DESCRIPTION	DR CK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT
TAX MAP 10 LOT 41, 52 & 54-1
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENTS, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

GRADING & DRAINAGE PLAN

PROJECT # 17686.03
DR AAA CK JK
CADFILE 17686.03-Site
1"=40'
7/15/2016

C 2.1

NOTE

SEE "GRADING & DRAINAGE PLAN C2.1" FOR GRADING AND DRAINAGE PLAN NOTES AND LEGEND.

DRAINAGE STRUCTURE SCHEDULE

STRUCTURE	RIM	INV. OUT	LENGTH	PIPE	SLOPE	n	STRUCTURE	INV.
CB 301	399.6	389.77	16'	15" HDPE	0.04	0.012	CB 302	389.13 (IN)
CB 302	399.4	389.03	170'	15" HDPE	0.018	0.012	CB 308	386.03 (IN)
CB 303	391.9	387.36	158'	18" HDPE	0.005	0.012	CB 306	386.57 (IN)
CB 304*	392.6	386.07	43'	24" HDPE	0.005	0.012	CB 307	385.86 (IN)
CB 305	392.7	387.15	65'	15" HDPE	0.005	0.012	CB 304	386.82 (IN)
CB 306	393.2	387.62	33'	15" HDPE	0.024	0.012	CB 304	386.82 (IN)
CB 307*	392.0	385.61	66'	24" HDPE	0.005	0.012	CB 309	385.28 (IN)
CB 308	391.4	386.69	16'	15" HDPE	0.057	0.012	CB 309	385.78 (IN)
CB 309*	390.8	385.03	82'	30" HDPE	0.03	0.012	CB 310	382.58 (IN)
CB 310*	389.5	382.33	126'	30" HDPE	0.021	0.012	CB 318	379.73 (IN)
CB 311	393.4	389.09	99'	18" HDPE	0.005	0.012	CB 313	388.58 (IN)
CB 312	394.0	389.49	87'	15" HDPE	0.011	0.012	CB 313	388.58 (IN)
CB 313	393.6	388.33	169'	18" HDPE	0.018	0.012	CB 315	385.30 (IN)
CB 314	390.5	386.14	65'	15" HDPE	0.005	0.012	CB 315	385.80 (IN)
CB 315*	391.2	385.05	161'	24" HDPE	0.024	0.012	CB 317	381.23 (IN)
CB 316	386.7	382.66	30'	15" HDPE	0.023	0.012	CB 317	381.98 (IN)
CB 317*	387.1	380.73	47'	30" HDPE	0.021	0.012	CB 318	379.73 (IN)
CB 318**	386.3	379.23	135'	36" HDPE	0.005	0.012	CB 319	378.53 (IN)
CB 319**	384.4	378.28	68'	36" HDPE	0.015	0.012	CB 320	377.27 (IN)
CB 320**	384.7	377.02	68'	36" HDPE	0.032	0.012	CB 329	374.86 (IN)
CB 321	391.4	386.98	102'	15" HDPE	0.005	0.012	CB 322	386.45 (IN)
CB 322	392.0	386.20	57'	18" HDPE	0.032	0.012	CB 324	384.37 (IN)
CB 323	388.9	384.87	47'	15" HDPE	0.005	0.012	CB 324	384.62 (IN)
CB 324*	389.9	383.87	86'	24" HDPE	0.008	0.012	CB 325	383.19 (IN)
CB 325*	387.7	382.69	17'	24" HDPE	0.007	0.012	CB 326	382.58 (IN)
CB 326*	389.3	382.08	118'	24" HDPE	0.031	0.012	CB 328	378.40 (IN)
CB 327	389.3	381.87	64'	15" HDPE	0.046	0.012	CB 328	378.90 (IN)
CB 328*	386.8	378.15	72'	24" HDPE	0.035	0.012	CB 329	375.61 (IN)
CB 329***	383.6	374.61	54'	42" HDPE	0.043	0.012	CB 330	372.31 (IN)
CB 330***	381.6	372.06	35'	42" HDPE	0.051	0.012	DMH 333A	370.26 (IN)
CB 331	378.3	372.77	50'	15" HDPE	0.01	0.012	CB 332	372.27 (IN)
CB 332*	377.8	372.02	115'	18" HDPE	0.01	0.012	DMH 333	370.87 (IN)
DMH 333**	380.3	364.30	66'	36" HDPE	0.050	0.012	HW 2.1	361.0 (OUT)
DMH 333**	380.3	364.30	6'	36" HDPE	LEVEL	0.012	DMH 336A	364.30 (IN)
DMH 336A**	380.4	364.39	71'	36" HDPE	0.048	0.012	HW 2.4	361.0 (OUT)
OS 2.5*	365.0	356.00	96	24" HDPE	0.010	0.012	OS 2.2	355.00 (IN)
OS 2.2*	365.0	359.00	25'	30" HDPE	0.050	0.012	DMH 2.6	357.75 (IN)
DMH 2.6*	366.0	352.40	40'	30" HDPE	0.010	0.012	HW 2.3	352.0 (OUT)
CB 401	383.2	378.85	49'	15" HDPE	0.015	0.012	CB 402	378.11 (IN)
CB 402	383.0	372.78	6'	15" HDPE	0.010	0.012	ADS UNIT	377.95 (IN)
ADS UNIT	383.5	377.78	3'	15" HDPE	0.010	0.012	DMH 404	377.75 (IN)
CB 402	383.0	379.03	40'	15" HDPE	0.032	0.012	DMH 404	377.75 (IN)
DMH 404*	382.0	370.60	40'	24" HDPE	0.065	0.012	FES 3.1	368.0 (OUT)
CB 405	385.4	380.93	196'	15" HDPE	0.005	0.012	CB 408	379.95 (IN)
CB 406	387.8	383.40	63'	15" HDPE	0.038	0.012	CB 405	381.03 (IN)
CB 407	387.7	383.38	63'	15" HDPE	0.038	0.012	CB 405	381.03 (IN)
CB 408	387.7	379.85	122'	15" HDPE	0.007	0.012	CB 401	378.95 (IN)
OS 3.3	370.0	364.25	24	15" HDPE	0.005	0.012	HW 3.2	364.1 (OUT)

STRUCTURES ARE 4' MIN. DIA. UNLESS OTHERWISE NOTED; SEE DETAIL FOR OUTLET STRUCTURE SIZING
*5' MIN. DIA. STRUCTURE
**6' MIN. DIA. STRUCTURE
***8' MIN. DIA. STRUCTURE

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STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
16 Sep 2016

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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9	08/23/17	REVISIONS TO DRAINAGE	AA JK
8	03/06/2017	COND. OF APPROVAL - TOWN	AA JK
7	12/27/2016	PLANTING	AA JK
6	12/21/2016	REVISIONS	AA JK
5	11/21/2016	ADT COMMENTS	AA JK
4	10/31/2016	REVISIONS	AA JK
3	10/21/2016	REVISIONS	AA JK
2	10/07/2016	REVISIONS	AA JK
1	11/21/2016	ADT COMMENTS	AA JK
REV	DATE	DESCRIPTION	DR CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENTS, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

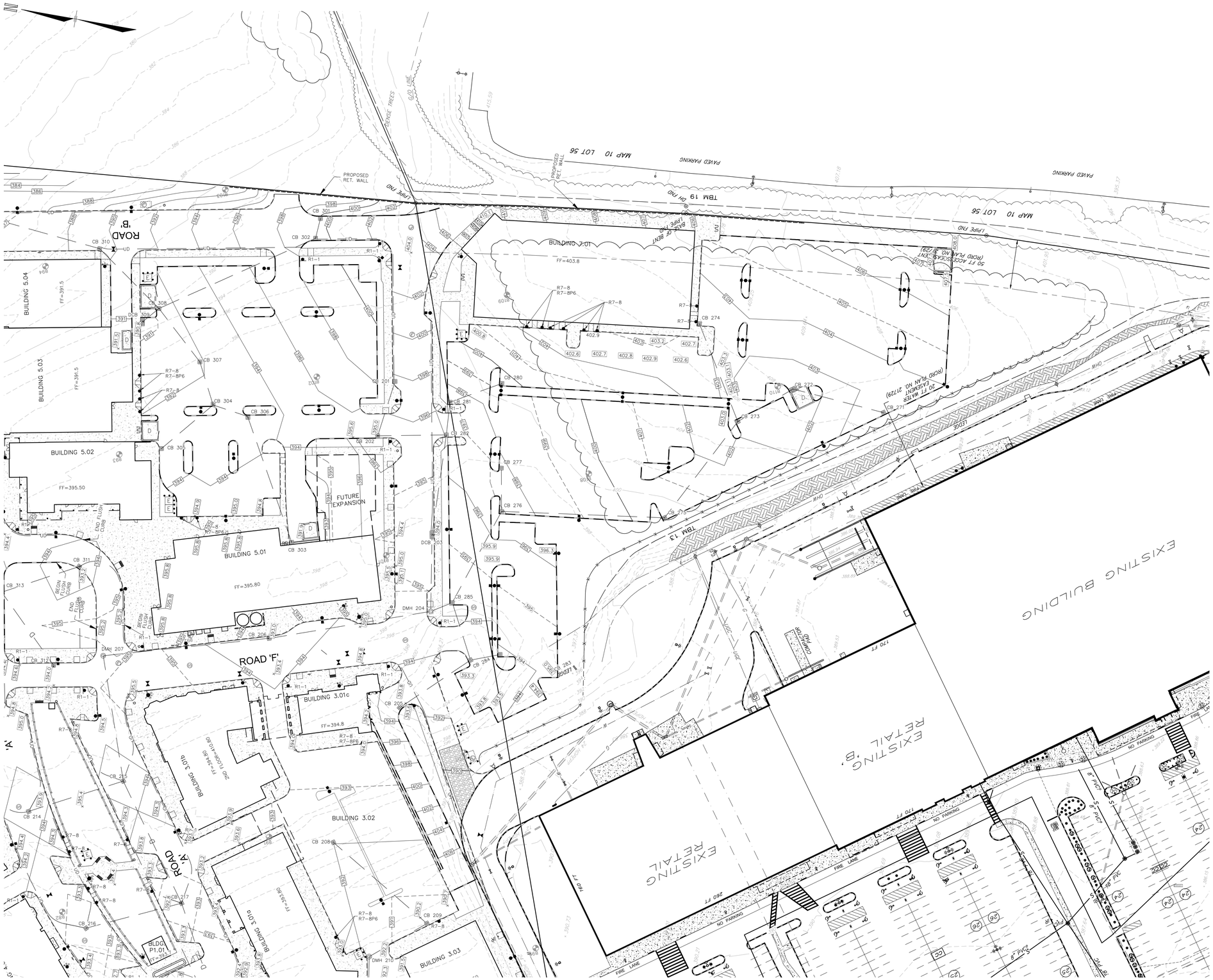
GRADING & DRAINAGE PLAN

FILE	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-Site
	1"=40'
	7/15/2016

C 2.2

NOTE

SEE "GRADING & DRAINAGE PLAN C2.1" FOR GRADING AND DRAINAGE PLAN NOTES AND LEGEND.



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STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
7/15/16

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8	03/09/2017	COND. OF APPROVAL - TOWN	AA JK
7	12/27/2016	PLANNING BOARD	AA JK
6	12/21/2016	ADDITIONAL REVISIONS	AA JK
1	11/21/2016	ADT COMMENTS	AA JK
REV'S	DATE	DESCRIPTION	DR CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

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GRADING & DRAINAGE PLAN

17686.03

DR AAA CK JK

CADFILE 17686.03-Site

1"=40'

7/15/2016

C 2.3

NOTE

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STATE OF NEW HAMPSHIRE
ROBERT R. DUVAL
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Landscape Architects
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#	DATE	APP'D
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9	08/23/17	REVISION TO DRAINAGE	AA	JK
6	03/06/2017	COND. OF APPROVAL - TOWN	AA	JK
5	12/21/2016	REVISE GRADING	AA	JK
4	12/14/2016	DRAINAGE REVISIONS	AA	JK
2	11/21/2016	ADD COMMENTS	AA	JK
1	11/21/2016	DESCRIPTION	DP	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

GRADING & DRAINAGE PLAN

PROJECT	17686.03
DR AAA	CK JK
CADFILE	17686.03-Site
	1"=40'
	7/16/2016

C 2.4

NOTE

SEE "GRADING & DRAINAGE PLAN C2.1" FOR GRADING AND DRAINAGE PLAN NOTES AND LEGEND.

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ROBERT D. DUVAL
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PROFESSIONAL ENGINEER
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6	03/06/2017	COND. OF APPROVAL - TOWN	AA	JK
5	12/27/2016	ON-SITE GRADING	AA	JK
3	11/21/2016	GENERAL REVISIONS	AA	JK
1	11/21/2016	ADT COMMENTS	AA	JK
REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

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PILLSBURY REALTY DEVELOPMENTS LLC

GRADING & DRAINAGE PLAN

PROJECT	17686.03
DR AAA CK JK	
CADFILE	17686.03-Site
	1"=40'
	7/15/2016

C 2.5

NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LONDONDERRY, AND SHALL BE BUILT IN A WORKMANLIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELF WITH THE SITE AND ALL EXISTING CONDITIONS SURROUNDING IT AND THEREON.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THESE PLANS, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION BE AGREED TO BY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT "DIGSAFE" (811) AT LEAST 72 HOURS BEFORE DIGGING.
4. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
5. THE CONTRACTOR SHALL COORDINATE MATERIALS AND INSTALLATION SPECIFICATIONS WITH THE INDIVIDUAL UTILITY AGENCIES/COMPANIES, AND ARRANGE FOR ALL INSPECTIONS.
6. ALL MANHOLES IN PAVEMENT SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
7. SANITARY SEWER SHALL BE CONSTRUCTED TO THE STANDARDS AND SPECIFICATIONS AS SHOWN ON THESE PLANS. ALL SEWER MAINS AND FITTINGS SHALL BE PVC AND SHALL CONFORM TO ASTM F 679 (SDR 35 MINIMUM). SANITARY MANHOLES SHALL CONFORM TO N.H.D.E.S. WATER DIVISION WASTEWATER ENGINEERING BUREAU STANDARDS AND SPECIFICATIONS SHOWN HEREON.
8. ON-SITE WATER DISTRIBUTION SHALL BE TO **PENNICHUCK WATER WORKS** STANDARDS AND SPECIFICATIONS. WATER MAINS SHALL HAVE A MINIMUM DEPTH TO INVERT OF 6'. WHERE WATER PIPES CROSS SEWER LINES A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. HORIZONTAL SEPARATION BETWEEN WATER AND SEWER SHALL BE 10 FEET MINIMUM.
9. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONDUIT AND WIRING TO ALL SIGNS AND LIGHTS. CONDUIT TO BE A MINIMUM OF 24" BELOW FINISH GRADE.
10. VERIFY UTILITY CONNECTIONS TO BUILDING WITH ARCHITECTURAL DRAWINGS.
11. COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ROOF DRAIN INFORMATION. THE WATER SERVICE PIPE SIZE AND TYPE SHALL BE DETERMINED BY THE ARCHITECT.
12. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
13. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE ALL WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS AND ALIGNMENTS.
14. THE CONTRACTOR IS RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR THE CONDITIONS AT THE SITE. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND REPORT DISCREPANCIES TO THE ENGINEER.
15. UNLESS OTHERWISE SPECIFIED, ALL UNDERGROUND STRUCTURES, PIPES, CHAMBERS, ETC. SHALL BE COVERED WITH A MINIMUM OF 18" OF COMPACTED SOIL BEFORE EXPOSURE TO VEHICLE LOADS.
16. THE SEWER CONNECTIONS SHALL BE INSPECTED BY AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL BEFORE ANY BACKFILLING. INSPECTION HOURS ARE BETWEEN 9:00 AM AND 4:30 PM, MONDAY – FRIDAY, WITH AT LEAST 2 DAYS ADVANCE NOTICE.
17. THE SEWER SERVICE MANHOLES SHALL BE VACUUM TESTED AND THE PVC PIPING PRESSURE TESTED WITH AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL PRESENT ON SITE AS A WITNESS.
18. ALL SEWER CONSTRUCTION AND USE SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SEWER CONSTRUCTION SPECIFICATIONS AND THE TOWN OF LONDONDERRY SEWER USE ORDINANCE.
19. INTERCONNECTED BUILDINGS MAY SHARE A SEWER SERVICE THROUGH MECHANICAL CRAWLSPACE SUBLEVEL.
20. SEWER SERVICE INVERTS SHOWN ARE JUST OUTSIDE THE BUILDING. SEWER SERVICES WILL BE A MINIMUM OF 2% SLOPE AND A MAXIMUM OF 8%. SEWER SERVICES DEEPER THAN 10' MAY CHIMNEY OUTSIDE BUILDING.
21. ALTHOUGH NOT SHOWN ON THIS PLAN, GREASE TRAPS ARE REQUIRED FOR ALL RESTAURANT USES. DETAIL AND DESIGN WILL BE REQUIRED IN THE FUTURE BUILDOUT OF WOODMONT COMMONS AND AS RESTAURANT LOCATIONS ARE CHOSEN.
22. VERTICAL DATUM, NGVD 1929, IS BASED ON THE HSI SURVEY.

LEGEND

STONE BOUND TO BE SET	SB TBS	CHAIN LINK FENCE	
IRON PIN TO BE SET	IP TBS	SIGN	
CONCRETE BOUND FOUND	CBF	DRAIN MANHOLE	
STONE BOUND FOUND	SBF	CATCH BASIN	
IRON PIPE FOUND	IPF	INDEX CONTOUR	200
IRON PIN FOUND	IPinF or IRF	INTERMEDIATE CONTOUR	202
GUARD RAIL		TREELINE	
VERTICAL GRANITE CURB	VGC	DRAIN LINE	D
INTEGRAL CONCRETE CURB	ICC	EDGE OF WETLAND	
EDGE OF PAVEMENT			
EDGE OF GRAVEL		EDGE OF WET	
RETAINING WALL		STONEWALL	
WIRE FENCE	x	ZONING BOUNDARY	

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STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7165
LICENSED
PROFESSIONAL ENGINEER
10 SEP 2017

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

TFM

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10	09/12/17	REV. PER ENGINEERING COMMENTS	AA JK
9	06/23/17	REV. PER ENGINEERING COMMENTS	AA JK
8	05/11/17	REV. PER DPW LETTER (5/2/17)	AA JK
7	04/14/17	REV. PER DPW LETTER (3/30/17)	AA JK
6	3/13/17	UTILITY REVISIONS	AA JK
5	12/28/16	GENERAL REVISIONS	AA JK
4	2/13/17	GENERAL REVISIONS	AA JK
3	12/7/16	GENERAL REVISIONS	AA JK
2	11/30/16	GENERAL REVISIONS	AA JK
1	11/07/16	UPDATED UTILITY LAYOUT	AA JK
REV.	DATE	DESCRIPTION	DR CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

UTILITY PLAN

17686.03

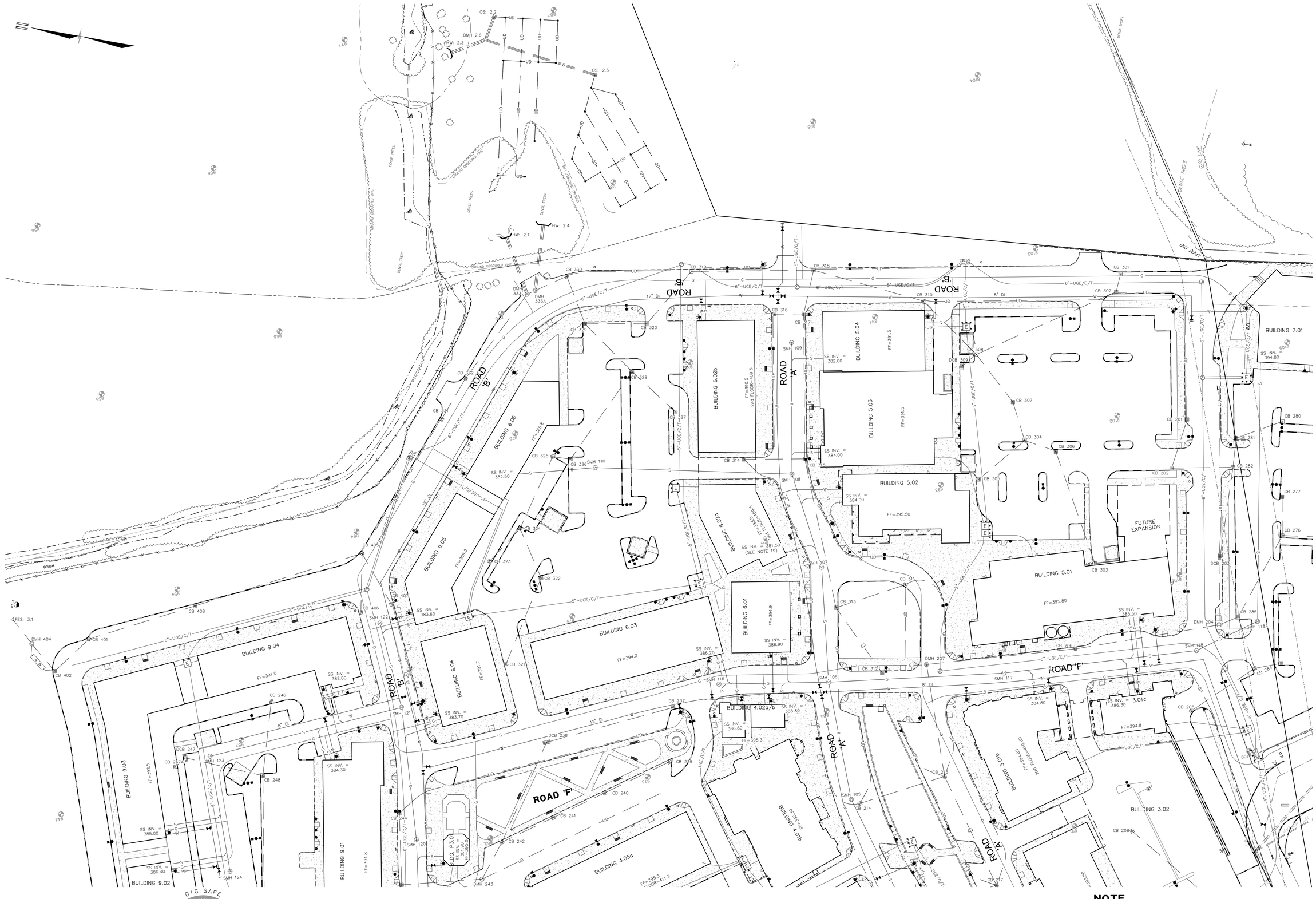
DR AAA CK JK

CADFILE 17686.03-Site

1"=40'

7/15/2016

C 3.1



NOTE

SEE "UTILITY C3.1" FOR UTILITY PLAN NOTES AND LEGEND.

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ROBERT E. DUVAL
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16 Sep 2015

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9	06/23/17	REV. PER ENGINEERING COMMENTS	AA JK
7	04/14/17	REV. PER DPW LETTER (3/30/17)	AA JK
6	12/23/16	UTILITY REVISIONS	AA JK
5	11/23/16	UTILITY REVISIONS	AA JK
2	11/23/16	GENERAL REVISIONS	AA JK
REV.	DATE	DESCRIPTION	DR CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

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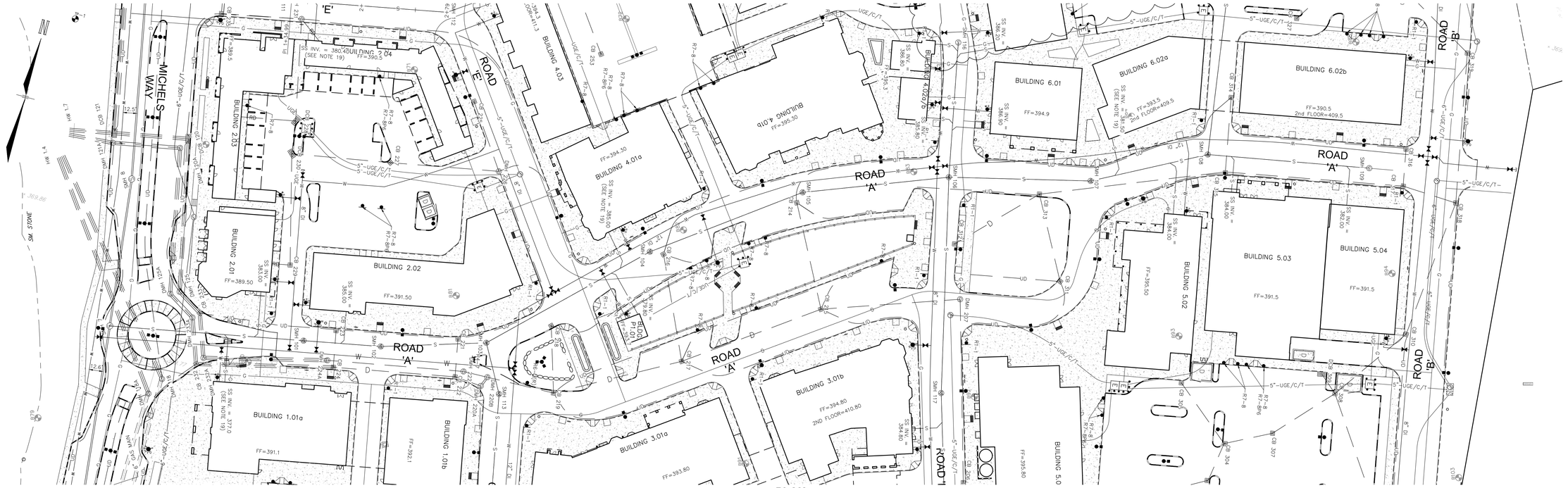
UTILITY PLAN

JOB #	17686.03
DR AAA	CK JK
CADFILE	17686.03-Site
	1"=40'
	7/15/2015

C 3.2



PLAN

SCALE: 1"=40'

PROFILE - 'ROAD A'

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

NOTE

SEE 'UTILITY C3.1' FOR UTILITY PLAN NOTES AND LEGEND.

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9	06/23/17	REV. PER ENGINEERING COMMENTS	AA JK
7	04/14/17	REV. PER DPW LETTER (3/30/17)	AA JK
4	2/13/17	UTILITY REVISIONS	AA JK
3	12/28/16	GENERAL REVISIONS	AA JK
2	12/20/16	ENGINEERING REVISIONS	AA JK
1	11/07/16	REVISE PROFILES	AA JK
REV.	DATE	DESCRIPTION	DR CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

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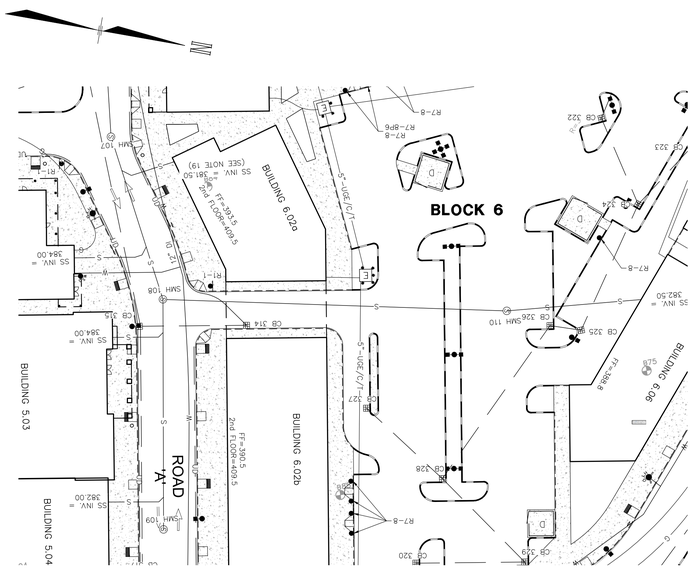
PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

SEWER PLAN AND PROFILE

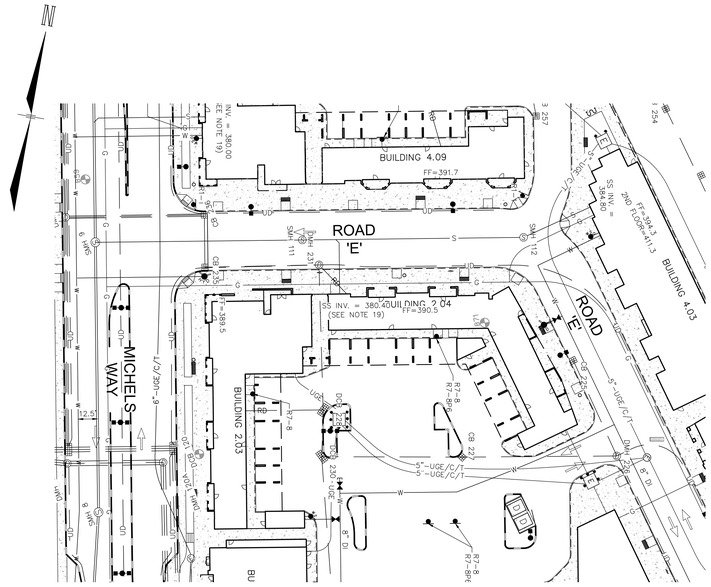
PROJECT	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-Site
	1"=40'
	8/19/2016

C 3.3



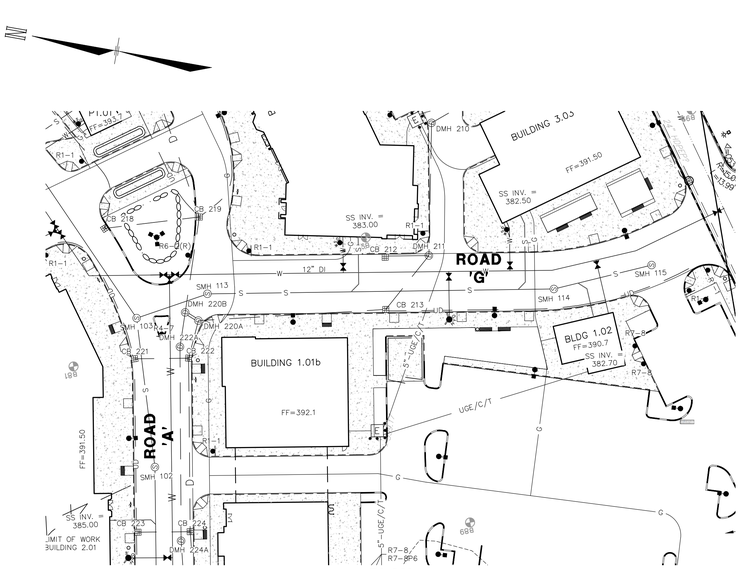
PLAN

SCALE: 1"=40' HORIZONTAL



PLAN

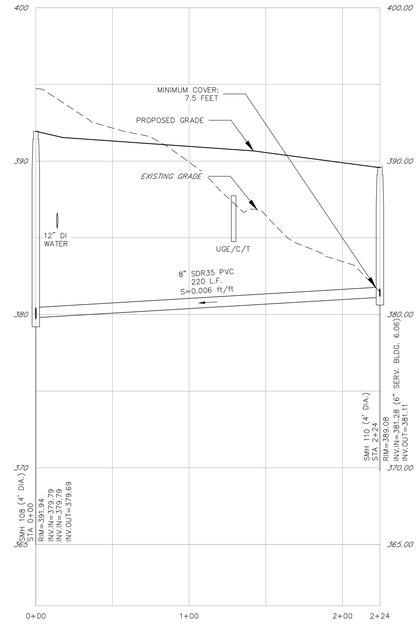
SCALE: 1"=40' HORIZONTAL



PLAN

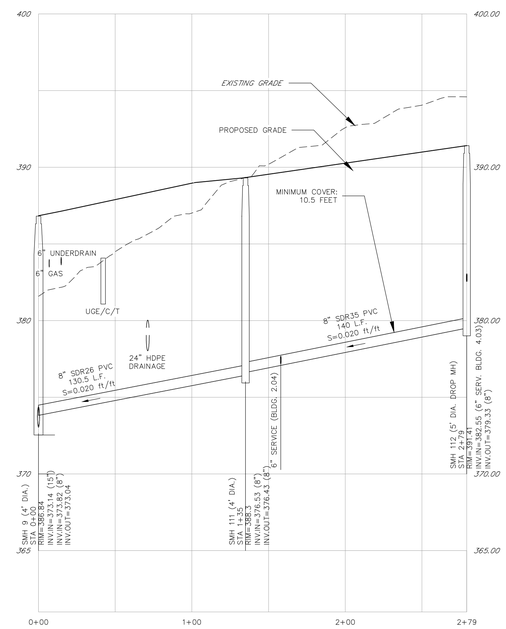
SCALE: 1"=40' HORIZONTAL

NOTE:
1. MAINTAIN A MINIMUM OF 18" CLEARANCE WITH WATER CROSSING OVER SEWER.



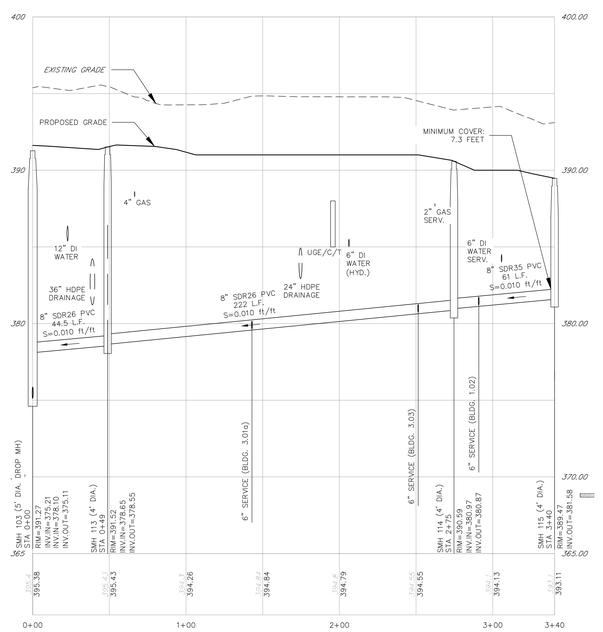
PROFILE - BLOCK 6

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



PROFILE - 'ROAD E'

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL



PROFILE - 'ROAD G'

SCALE: 1"=40' HORIZONTAL
1"=4' VERTICAL

NOTE

SEE 'UTILITY C3.1' FOR UTILITY PLAN NOTES AND LEGEND.

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10-24-16

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Fax (603) 472-9747
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11	09/16/17	AA	JK
10	08/30/17	AA	JK
9	06/23/17	AA	JK
7	04/14/17	AA	JK
4	2/13/17	AA	JK
3	12/28/16	AA	JK
2	11/29/16	AA	JK
1	11/07/16	AA	JK
REV.	DATE	DESCRIPTION	DR CK

DATE ONLY
REV. PER ENGINEERING COMMENTS
REV. PER ENGINEERING COMMENTS
REV. PER DPW LETTER (1/30/17)
UTILITY REVISIONS
CONCEPT REVISIONS
REVISE PLAN
REVISE PROFILES

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

TAX MAP 10 LOT 41, 52 & 54-1

OWNED BY

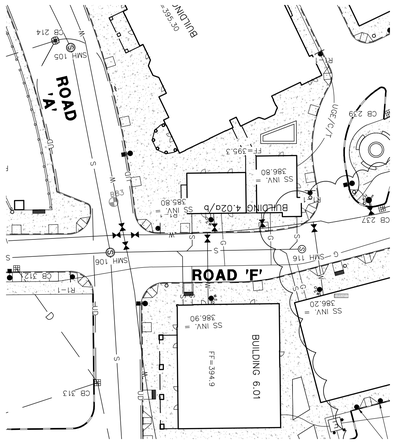
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

SEWER PLAN AND PROFILE

PROJECT 17686.03
DR AAA CK JK
CADFILE 17686.03-Site
1"=40'
8/19/2016

C 3.4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ROAD 'F'
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SS INV. = 386.90
SS INV. = 386.20
BUILDING 4.02d/b
FF=395.3
SS INV. = 386.60
SS INV. = 385.80
BUILDING
SMH 106
SMH 116
CB 214
CB 219
CB 227
CB 313
CB 312
CB 213
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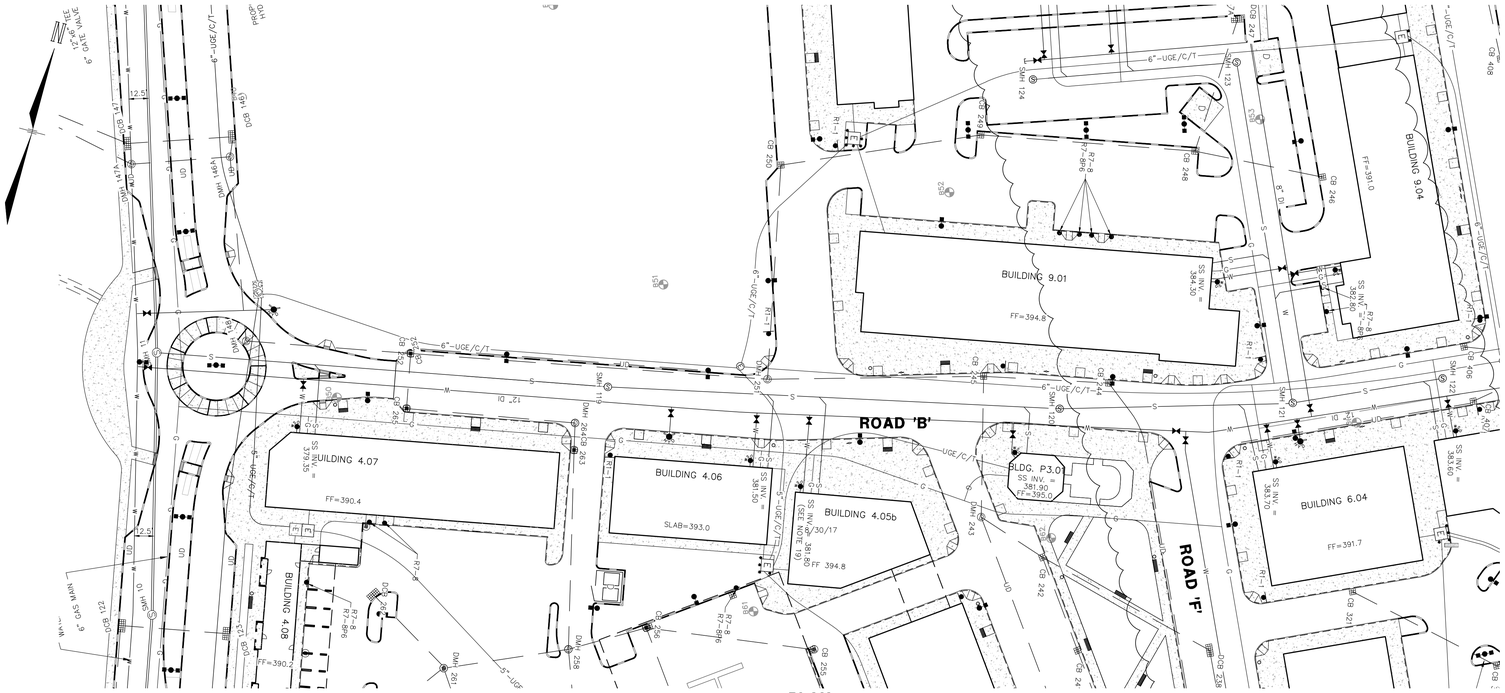
DMH 136
DMH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ROAD 'F'
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BUILDING 4.06
SLAB=393.0
BUILDING 4.05b
FF 394.8
BLDG. P3.01
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BUILDING 6.04
FF=391.7
BUILDING 9.01
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BUILDING 9.04
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BUILDING 9.02
FF=396.0
BUILDING 9.03
FF=392.5
BUILDING 4.08
FF=390.2
BUILDING 9.01
BLOCK 9
6"-UGE/C/T
SMH 119
SMH 120
SMH 121
SMH 122
SMH 123
SMH 124
DMH 238
DMH 243
DMH 251
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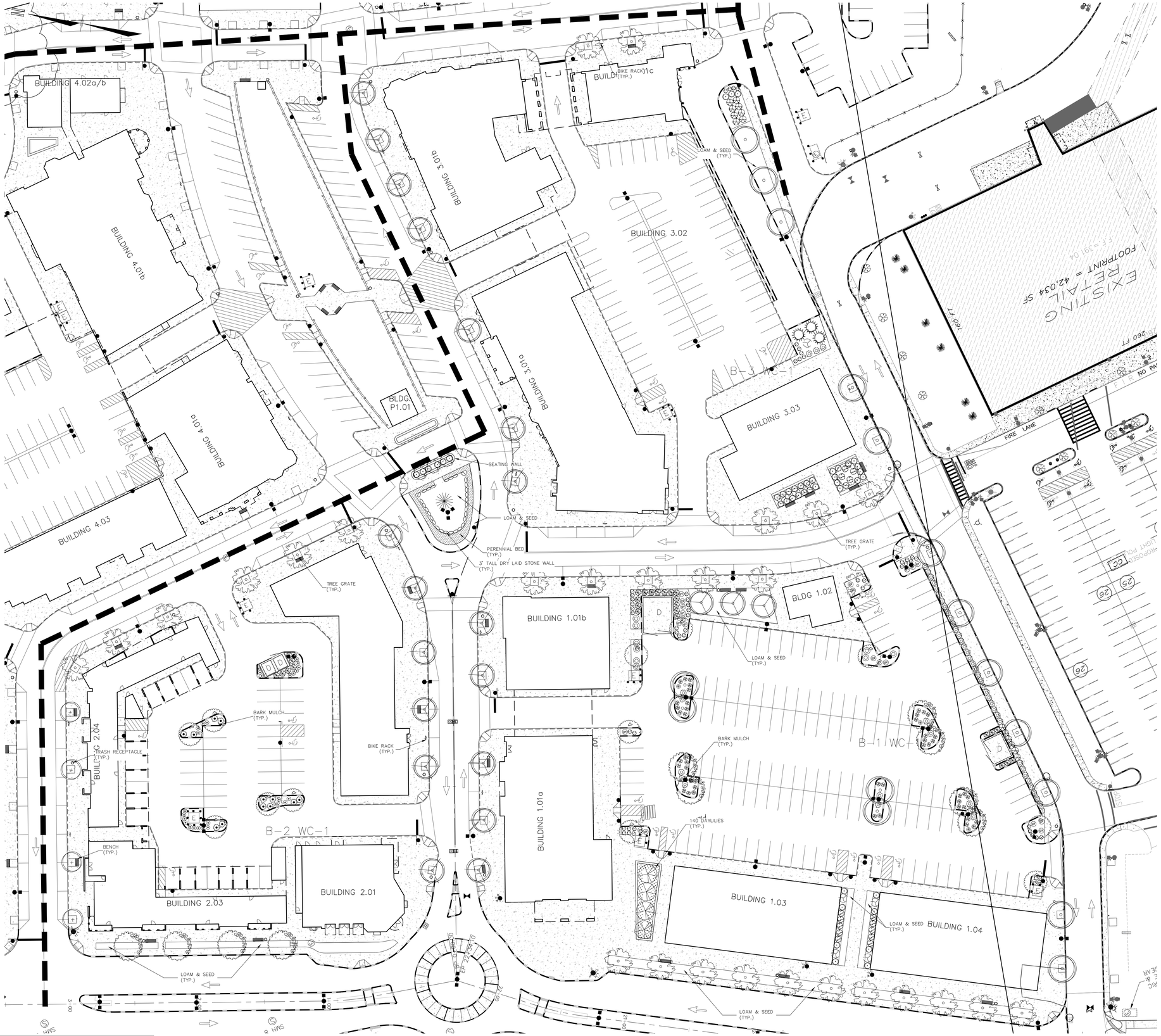
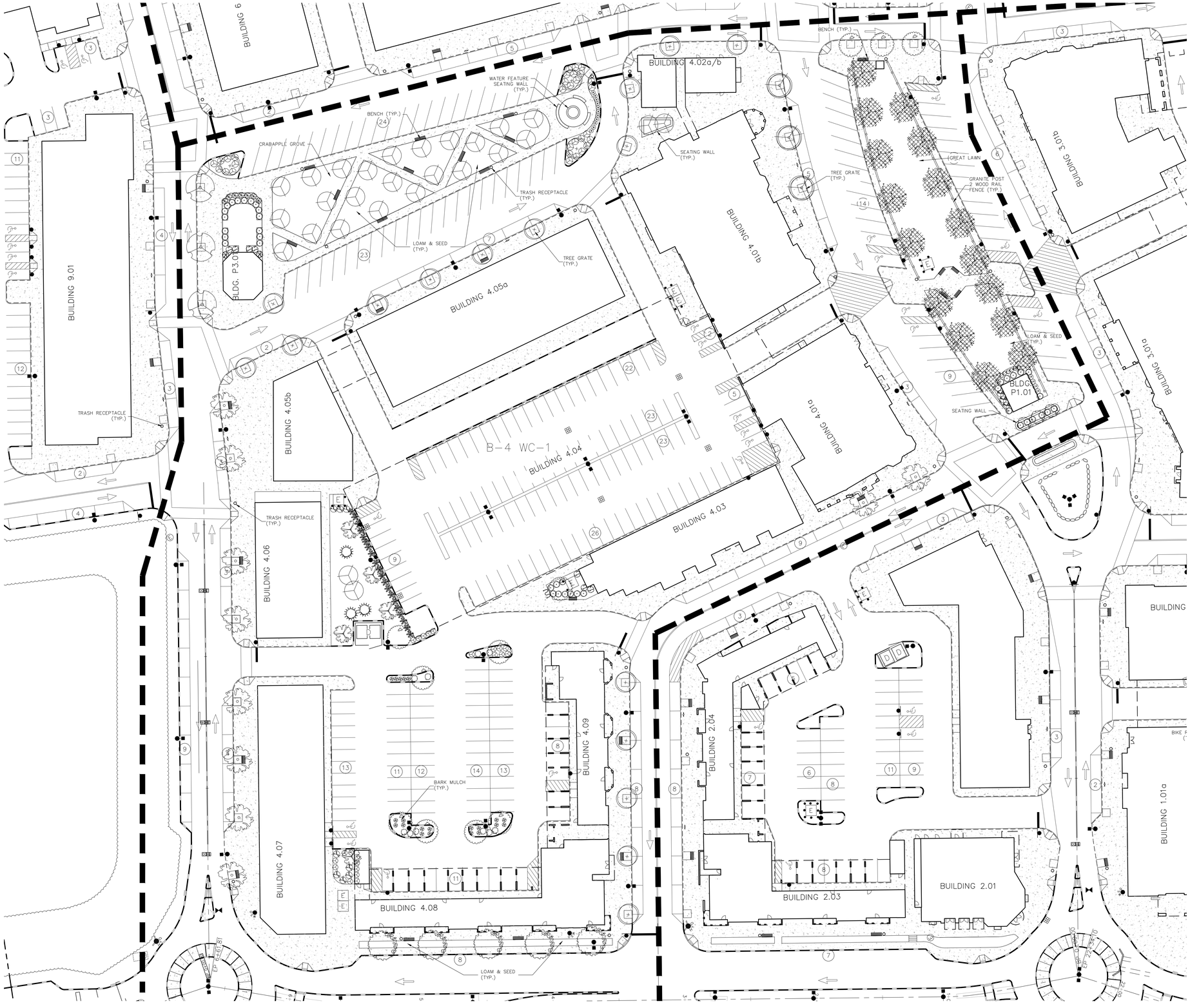


LANDSCAPE LEGEND 1

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	28	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	3" CAL.	B&B
	4	CORNUS KOUSA KOUSA DOGWOOD	2" TO 2 1/2" CAL.	B&B
	21	GLEDISTIA T.I. 'SKYLINE' SKYLINE HONEYLOCUST	3" CAL.	B&B
	3	PRUNUS SERRULATA 'KWANZAN' FLOWERING KWANZAN CHERRY	2" TO 1/2" CAL.	B&B
	13	PYRUS C. 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	3" CAL.	B&B
	16	TILIA C. 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B
	10	ULMUS A. 'PRINCETON' PRINCETON AMERICAN ELM	3" CAL.	B&B
	4	ZELOKVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	3" CAL.	B&B
	1	PICEA PUNGENS 'GLAUCA' COLORADO BLUE SPRUCE	10'	B&B
	3	PICEA GLAUCA WHITE SPRUCE	7' TO 8'	B&B
	10	SYRINGA VULGARIS PURPLE LILAC	5' TO 6'	B&B
	23	AZALEA 'BLOOM A THON LAVENDER' BLOOM A THON LAVENDER AZALEA	3 GAL.	CONT.
	14	ILEX GLABRA 'DENSA' DENSA INKBERRY	5 GAL.	CONT.
	53	JUNIPERUS C. 'PFITZERIANA COMPACTA' COMPACT PFITZER JUNIPER	18" TO 24"	CONT.
	12	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	18" TO 24"	CONT.
	14	RHODODENDRON 'LEE'S DARK



LANDSCAPE LEGEND 2

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	10	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	3" CAL.	B&B
	5	ACER R. 'BOWHALL' BOWHALL RED MAPLE	3" CAL.	B&B
	3	GLEDISTIA T.I. 'SKYLINE' SKYLINE HONEYLOCUST	3" CAL.	B&B
	16	LIRIODENDRON TULIPIFERA TULIP TREE	3" CAL.	B&B
	27	MALUS 'VELVET PILLAR' VELVET PILLAR CRABAPPLE	2" TO 1/2" CAL.	B&B
	3	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	3" CAL.	B&B
	3	PRUNUS SERRULATA 'KWANZAN' FLOWERING KWANZAN CHERRY	2" TO 1/2" CAL.	B&B
	11	PYRUS C. 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	3" CAL.	B&B
	5	ULMUS A. 'PRINCETON' PRINCETON AMERICAN ELM	3" CAL.	B&B
	19	ZELOKVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	3" CAL.	B&B
	3	PICEA GLAUCA WHITE SPRUCE	7' TO 8'	B&B
	4	AZALEA 'GIRARD'S HOT SHOT' GIRARD'S HOT SHOT AZALEA	3 GAL.	CONT.
	10	CHAMAECYPRIS P. 'F. MOPS' MOP'S THREAD-LEAF FALSECYPRESS	18" TO 24"	CONT.
	3	FOTHERGILLA GARDENII DWARF FOTHERGILLA	2' TO 2 1/2'	B&B
	2	HIBISCUS SYRIACUS 'LUCY' LUCY ROSE-OF-SHARN	5' TO 6'	B&B
	20	PHYSOCARPUS O. SUMMER WINE' SUMMER WINE NINEBARK	3 GAL.	CONT.
	7	RHODODENDRON 'LEE'S DARK PURPLE' LEE'S DARK PURPLE RHODODENDRON	2' TO 2 1/2'	B&B
	5	RHODODENDRON 'MAKINO' MAKINOI RHODODENDRON	18" TO 24"	B&B
	52	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	18" TO 24"	CONT.
	6	SPIRAEA ALBIFLORA JAPANESE WHITE SPIREA	3 GAL.	CONT.
	39	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B
	7	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	5' TO 6'	B&B
	6	VIBURNUM D. 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	3' TO 4'	B&B
	21	FESTUCA OVINA 'ELIJAH BLUE' ELIJAH BLUE FESCUE GRASS	1 GAL.	CONT.
	17	MISCANTHUS S. 'LITTLE ZEBRA' LITTLE ZEBRA GRASS	3 GAL.	CONT.

LANDSCAPE REQUIREMENTS

WOODMONT COMMONS PUD SECTION 2.4.6

PROPOSED PARKING AREA:

1. INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
   5% LANDSCAPE AREA REQUIRED.
   TOTAL AREA = 33,796 SF * 5% = 1,690 SF
   REQUIRED: 1,690 SF
   PROVIDED: 1,763 SF (5.2%)

2. INTERNAL PARKING LOT LANDSCAPING:
   1 TREE/15 PARKING SPACES (97 SPACES/15) =6 TREES
   REQUIRED = 6 SHADE TREES
   PROVIDED = 7 SHADE TREES

3. PARKING LOT PERIMETER LANDSCAPING: N/A

4. ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (−30 TO −20 DEGREES) AND ZONE 5 (−20 TO −10 DEGREES). 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 DRIPLINE 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 3.09.D.4 OF THE SITE PLAN REGULATIONS.

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 3.09.F OF THE SITE PLAN REGULATIONS.

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
10 Sep 2017

OWNER'S SIGNATURE

OWNER OR REPRESENTATIVE — DATE

Approved by the Town of Londonderry N.H. Planning Board — for Phase ____

on Date: ____

Certified By: ____

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Civil Engineers
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Land Surveyors
Landscape Architects
Scientists

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

NO.	DATE	DESCRIPTION	BY	CK
11	9/18/17	CONDITIONS OF APPROVAL (9/15/17)	AA	JK
10	08/23/16	REVISIONS TO SITE/LANDSCAPING	MM	JK
9	08/01/16	REVISIONS TO SITE/LANDSCAPING	MSK	JK
2	11/23/16	GENERAL REVISIONS	MSK	JK
1	APP'D	DATE	DESCRIPTION	APP	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANINE JOYCE

PREPARED FOR

PILLSBURY REALTY DEVELOPMENTS LLC

LANDSCAPE PLAN - WC-1: B-4

FILE 17686.03

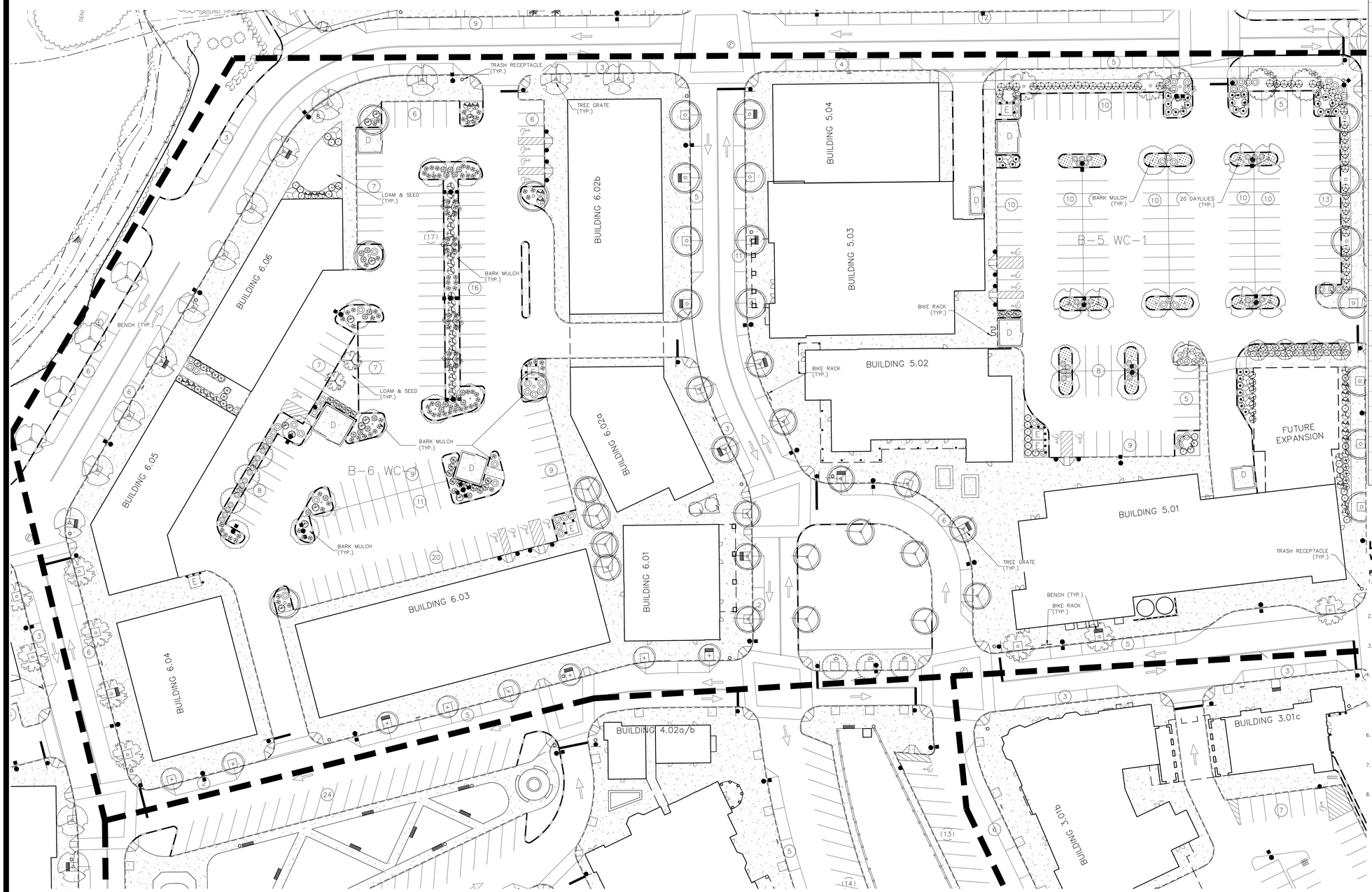
DR AAA CK JK

CADFILE 17686.03-Site

1"=30'

7/15/2016

C4.2



LANDSCAPE LEGEND 3

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	10	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	3" CAL.	B&B
	6	ACER R. 'BOWHALL' BOWHALL RED MAPLE	3" CAL.	B&B
	18	ACER S. 'COMMEMORATION' COMMEMORATION SUGAR MAPLE	3" CAL.	B&B
	4	CORNUS KOUSA KOUSA DOGWOOD	2' TO 2 1/2" CAL.	B&B
	20	GLEDISTIA T.I. 'SKYLINE' SKYLINE HONEYLOCUST	3" CAL.	B&B
	23	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	3" CAL.	B&B
	7	PRUNUS SERRULATA 'KWANZAN' FLOWERING KWANZAN CHERRY	2" TO 1/2" CAL.	B&B
	6	PYRUS C. 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	3" CAL.	B&B
	20	TILIA C. 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B
	2	UMLUS A. 'PRINCETON' PRINCETON AMERICAN ELM	3" CAL.	B&B
	8	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	3" CAL.	B&B
	13	SYRINGA VULGARIS PURPLE LILAC	5' TO 6'	B&B
	16	FOTHERGILLA GARDENII DWARF FOTHERGILLA	2' TO 2 1/2'	B&B
	52	ILEX GLABRA 'DENSA' DENSA INKBERRY	5 GAL.	CONT.
	34	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	18" TO 24"	CONT.
	5	JUNIPERUS H. 'PLUMOSA COMPACTA' YOUNGTOWN JUNIPER	18" TO 24"	CONT.
	15	PINUS M. 'MUGO' COMPACT MUGO PINE	18" TO 24"	CONT.
	41	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	18" TO 24"	CONT.
	64	SPIRAEA X B. 'ANTHONY WATERER' ANTHONY WATERER SPIREA	18" TO 24"	CONT.
	28	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B
	8	TAXUS M. 'HICKSII' HICK'S YEW	2 1/2" TO 3'	B&B
	18	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	5' TO 6'	B&B
	30	VIBURNUM D. 'BLUE MUFFIN' BLUE MUFFIN VIBURNUM	3' TO 4'	B&B
	111	FESTUCA OVINA 'ELIJAH BLUE' ELIJAH BLUE FESCUE GRASS	1 GAL.	CONT.
	24	PANICUM V. 'SHENANDOAH' SHENANDOAH SWITCH GRASS	2 GAL.	CONT.
	44	PHALARIS ARUNDINACEA 'STRAWBERRIES & CREAM' STRAWBERRIES & CREAM RIBBON GRASS	1 GAL.	CONT.
	195/195	HEMEROCALLIS 'HAPPY RETURNS/PARDON ME' HAPPY RETURNS/ PARDON ME DAYLILY	1 GAL. 24" O.C.	CONT.

LANDSCAPE REQUIREMENTS

WOODMONT COMMONS PUD SECTION 2.4.6

PROPOSED PARKING AREAS:

1. INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
   5% LANDSCAPE AREA REQUIRED.
   TOTAL AREA = 116,273 SF * 5% = 5,814 SF
   REQUIRED: 5,814 SF
   PROVIDED: 13,734 SF (11.8%)
2. INTERNAL PARKING LOT LANDSCAPING:
   1 TREE/15 PARKING SPACES (239 SPACES/15) = 16 TREES
   REQUIRED = 16 SHADE TREES
   PROVIDED = 50 SHADE TREES
3. PARKING LOT PERIMETER LANDSCAPING:
   1 SHADE TREE/50' OF PARKING PERIMETER = 315'/50' = 6 SHADE TREES
   TOTAL TREES REQUIRED = 6 TREES
   TREES PROVIDED = 9 TREES
4. ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (−30 TO −20 DEGREES) AND ZONE 5 (−20 TO −10 DEGREES). 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 DRIPLINE 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 3.09.D.4 OF THE SITE PLAN REGULATIONS.
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 3.09.F OF THE SITE PLAN REGULATIONS.

STATE OF NEW HAMPSHIRE — ROBERT E. DUVAL No. 7105 — LICENSED PROFESSIONAL ENGINEER — 10 SHEET SET

OWNER'S SIGNATURE

OWNER OR REPRESENTATIVE — DATE

Approved by the Town of Londonderry N.H. Planning Board — for Phase ____

on Date: ____

Certified By: ____

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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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www.tfmoran.com

NO.	DATE	DESCRIPTION	BY	CK
11	9/18/17	CONDITIONS OF APPROVAL (9/15/17)	AA	JK
10	08/23/16	REVISIONS TO LANDSCAPING	MM	JK
9	08/03/16	REVISIONS TO SITE LAYOUT	MSK	JK
2	11/23/16	GENERAL REVISIONS	MSK	JK
REV'S	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENTS, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR

PILLSBURY REALTY DEVELOPMENTS LLC

LANDSCAPE PLAN - WC-1: B-5 & B-6

FILE	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-Site
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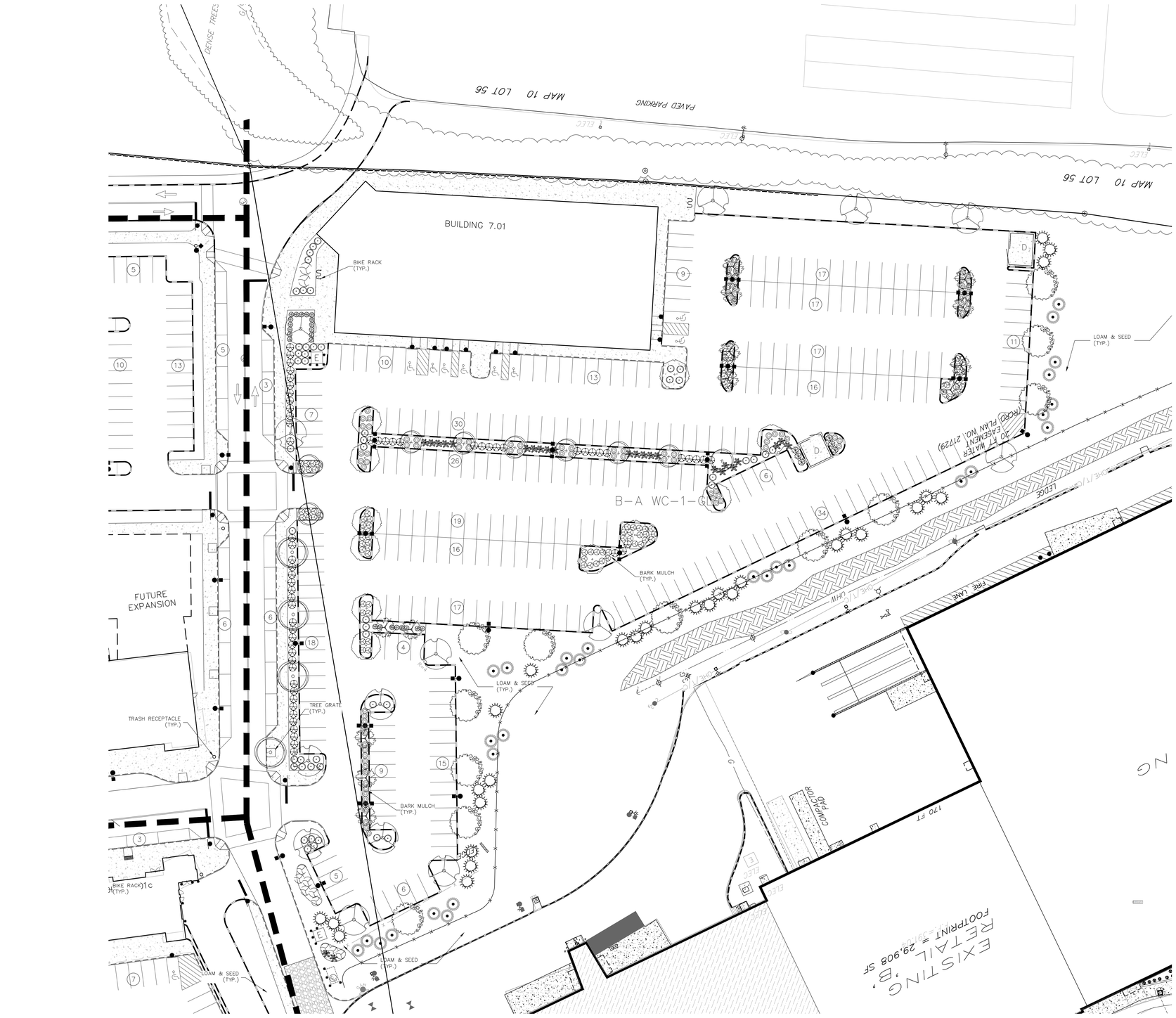
	7/15/2016

C4.3



LANDSCAPE LEGEND 5

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	13	ACER R. 'BOWHALL' BOWHALL RED MAPLE	3" CAL.	B&B
	11	ACER S. 'COMMEMORATION' COMMEMORATION SUGAR MAPLE	3" CAL.	B&B
	14	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	3" CAL.	B&B
	4	TILIA C. 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B
	12	ULMUS A. 'PRINCETON' PRINCETON AMERICAN ELM	3" CAL.	B&B
	9	ZELKOVA SERRATA 'GREEN VASE' GREEN VASE ZELKOVA	3" CAL.	B&B
	28	PICEA GLAUCA WHITE SPRUCE	7' TO 8'	B&B
	29	PINUS STROBUS WHITE PINE	6' TO 7'	B&B
	11	SYRINGA VULGARIS PURPLE LILAC	5' TO 6'	B&B
	61	ILEX GLABRA 'DENSA' DENSA INKBERRY	5 GAL.	CONT.
	25	PHYSOCARPUS O. SUMMER WINE' SUMMER WINE NINEBARK	3 GAL.	CONT.
	92	RHUS AROMATICA 'GROW LOW' GROW LOW SUMAC	18" TO 24"	CONT.
	49	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B
	6	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	5' TO 6'	B&B
	23	PANICUM V. 'SHENANDOAH' SHENANDOAH SWITCH GRASS	2 GAL.	CONT.
	99	PHALARIS ARUNDINACEA 'STRAWBERRIES & CREAM' STRAWBERRIES & CREAM RIBBON GRASS	1 GAL.	CONT.

LANDSCAPE REQUIREMENTS

WOODMONT COMMONS PUD SECTION 2.4.6

PROPOSED PARKING AREA:

1. INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
   5% LANDSCAPE AREA REQUIRED.
   TOTAL AREA = 121,532 SF * 5% = 6,077 SF
   REQUIRED: 6,077 SF
   PROVIDED: 11,046 SF (9.0%)

2. INTERNAL PARKING LOT LANDSCAPING:
   1 TREE/15 PARKING SPACES (322 SPACES/15) = 21 TREES
   REQUIRED = 21 SHADE TREES
   PROVIDED = 43 SHADE TREES

3. PARKING LOT PERIMETER LANDSCAPING:
   1 SHADE TREE/50' OF PARKING PERIMETER = 954'/50' = 19 SHADE TREES
   TOTAL TREES REQUIRED = 19 TREES
   TREES PROVIDED = 19 DEC./54 EVER. = 73 TREES

4. ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (-30 TO -20 DEGREES) AND ZONE 5 (-20 TO -10 DEGREES). 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 DRIPLINE 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 3.09.D.4 OF THE SITE PLAN REGULATIONS.

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 3.09.F OF THE SITE PLAN REGULATIONS.

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OWNER'S SIGNATURE

OWNER OR REPRESENTATIVE — DATE

Approved by the Town of Londonderry N.H. Planning Board for Phase ____
on Date: ____
Certified By: ____

Civil Engineers
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9	8/23/16	REVISIONS TO SITE AND LANDSCAPING	MSK	JK
2	11/23/16	GENERAL REVISIONS	MSK	JK
REV.	DATE	DESCRIPTION	BY	CK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

LANDSCAPE PLAN - WC-1-GL: B-A

STATE OF NEW HAMPSHIRE — ROBERT E. DUVAL No. 7105 — LICENSED PROFESSIONAL ENGINEER — 10 SEPT 2017

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DR	AAA
CK	JK
CADFILE	17686.03-Site
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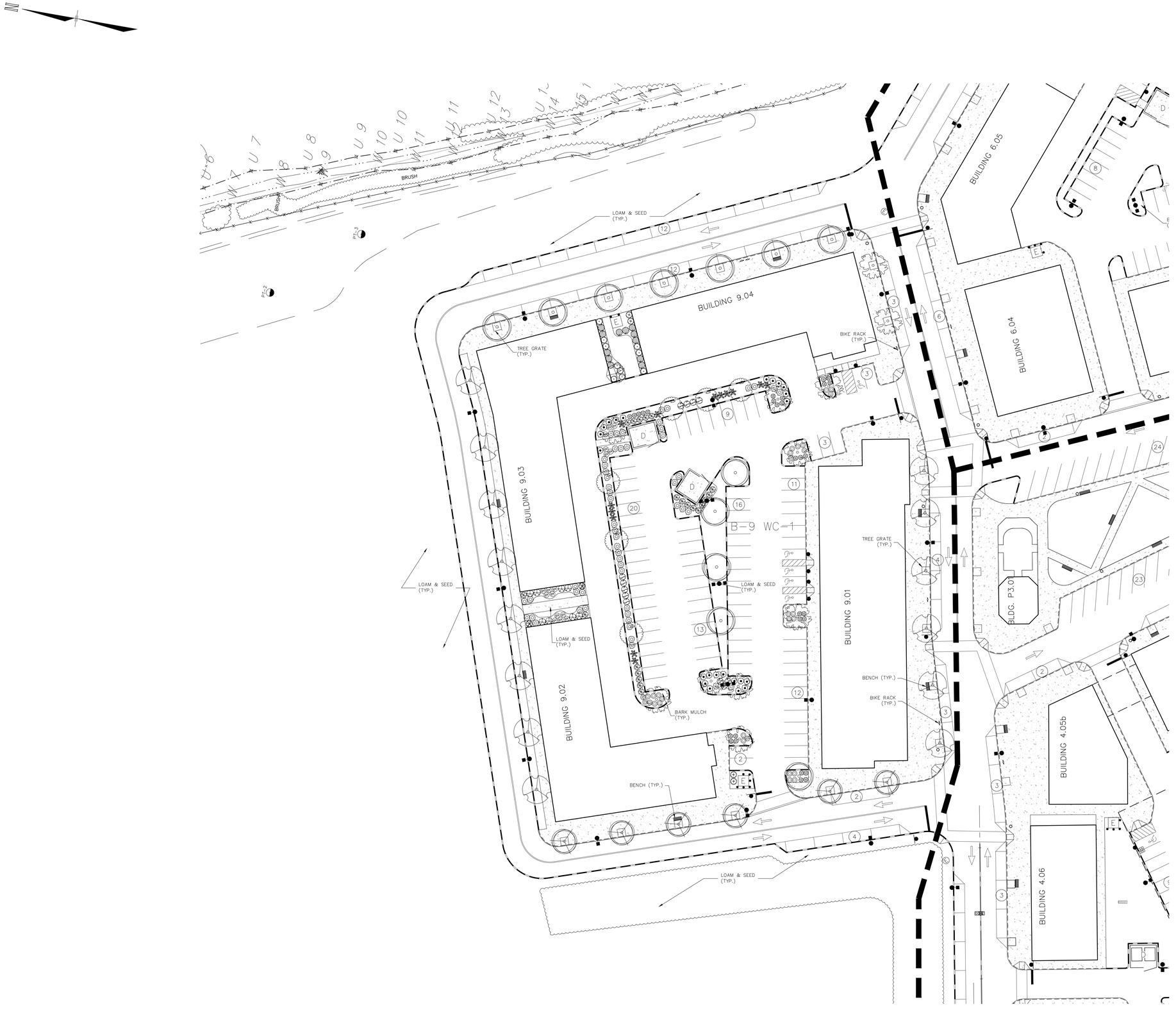
	7/15/2016

C4.4



LANDSCAPE LEGEND 6

SYMBOL	QTY	BOTANICAL NAME COMMON NAME	SIZE	REMARKS
	11	ACER FREEMANII 'AUTUMN BLAZE' AUTUMN BLAZE MAPLE	3" CAL.	B&B
	1	CORNUS KOUSA KOUSA DOGWOOD	3" CAL.	B&B
	6	GLEDISTIA T.I. 'SKYLINE' SKYLINE HONEYLOCUST	3" CAL.	B&B
	14	PLATANUS X ACREIFOLIA 'BLOODGOOD' BLOODGOOD LONDON PLANETREE	3" CAL.	B&B
	6	PYRUS C. 'CHANTICLEER' CHANTICLEER FLOWERING PEAR	3" CAL.	B&B
	12	TILIA C. 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	3" CAL.	B&B
AB	16	AZALEA 'BLOOM A THON LAVENDER' BLOOM A THON LAVENDER AZALEA	3 GAL.	CONT.
	2	HIBISCUS SYRIACUS 'LUCY' LUCY ROSE-OF-SHAON	5" TO 6"	B&B
	8	ILEX GLABRA 'DENSA' DENSA INKBERRY	5 GAL.	CONT.
	53	JUNIPERUS C. 'PFITZERIANA COMPACTA' COMPACT PFITZER JUNIPER	18" TO 24"	CONT.
	23	JUNIPERUS H. 'BAR HARBOR' BAR HARBOR JUNIPER	18" TO 24"	CONT.
	13	PHYSOCARPUS O. SUMMER WINE' SUMMER WINE NINEBARK	3 GAL.	CONT.
	12	RHODODENDRON 'LEE'S DARK PURPLE' LEE'S DARK PURPLE RHODODENDRON	2" TO 2 1/2"	B&B
	12	RHODODENDRON 'MAKINO' MAKINO RHODODENDRON	18" TO 24"	B&B
	10	TAXUS M. 'GREENWAVE' GREENWAVE YEW	18" TO 24"	B&B
	6	TAXUS M. 'HICKSII' HICK'S YEW	2 1/2" TO 3'	B&B
	21	THUJA O. 'SMARAGD' EMERALD GREEN ARBORVITAE	5" TO 6"	B&B
	29	PANICUM V. 'SHENANDOAH' SHENANDOAH SWITCH GRASS	2 GAL.	CONT.
	29	PHALARIS ARUNDINACEA 'STRAWBERRIES & CREAM' STRAWBERRIES & CREAM RIBBON GRASS	1 GAL.	CONT.

LANDSCAPE REQUIREMENTS

WOODMONT COMMONS PUD SECTION 2.4.6

PROPOSED PARKING AREA:

1. INTERIOR PARKING LANDSCAPE AREA REQUIREMENTS:
   5% LANDSCAPE AREA REQUIRED:
   TOTAL AREA = 53,637 SF * 5% = 2,682 SF
   REQUIRED: 2,682 SF
   PROVIDED: 9,220 SF (17.2%)

2. INTERNAL PARKING LOT LANDSCAPING:
   1 TREE/15 PARKING SPACES (89 SPACES/15) = 6 TREES
   REQUIRED = 6 SHADE TREES
   PROVIDED = 13 SHADE TREES

3. PARKING LOT PERIMETER LANDSCAPING:
   1 SHADE TREE/50' OF PARKING PERIMETER = 261'/50' = 5 SHADE TREES
   TOTAL TREES REQUIRED = 5 TREES
   TREES PROVIDED = 7 TREES

4. ACCORDING TO THE USDA PLANT HARDINESS ZONE MAP THE ANNUAL MINIMUM TEMERATURE ZONES FOR SOUTHERN NH ARE BETWEEN ZONE 4 (-30 TO -20 DEGREES) AND ZONE 5 (-20 TO -10 DEGREES). 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.
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6. THE CONTRACTOR IS RESPONSIBLE FOR INSTALLATION AND MAINTENANCE THROUGHOUT CONSTRUCTION OF PROTECTIVE TREE FENCING LOCATED 12" INCHES OFF THE THE DRIPLINE OF ALL TREES TO BE PROTECTED. PRIOR TO CONSTRUCTION THE CONTRACTOR IS REQUIRED TO HAVE ALL NO-CUT ZONES DELINEATED IN THE FIELD.

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STATE OF NEW HAMPSHIRE
ROBERT G. DUVAL
No. 7105
LICENSED LANDSCAPE ARCHITECT
PROFESSIONAL ENGINEER
16 Sept 2017

OWNER'S SIGNATURE

OWNER OR REPRESENTATIVE — DATE

Approved by the Town of Londonderry N.H. Planning Board for Phase ____
on Date: _____
Certified By: _____

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TFM

NO.	DATE	DESCRIPTION	DR	CK
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10	08/31/17	REVISIONS TO LANDSCAPING LOCATION	AAA	JK
2	11/23/16	GENERAL REVISIONS	MCK	JK
REV'D	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENTS, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

LANDSCAPE PLAN - WC-1: B-9

FILE	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-Site
	1"=30'
	7/15/2016

C4.5

CONSTRUCTION GENERAL PERMIT

1. THE OWNER, IN CONJUNCTION WITH THE CONTRACTOR (OPERATORS), NEEDS TO OBTAIN A CONSTRUCTION GENERAL PERMIT (CGP) FOR LARGE CONSTRUCTION ACTIVITIES (FIVE OR MORE ACRES) OR SMALL CONSTRUCTION ACTIVITIES (GREATER THAN ONE ACRE BUT LESS THAN FIVE ACRES) FROM THE ENVIRONMENTAL PROTECTION AGENCY (EPA). AS PART OF THE CGP, A STORM WATER NOTICE OF INTENT (NOI) WILL NEED TO BE SUBMITTED TO THE EPA AT LEAST 14 DAYS PRIOR TO COMMENCING CONSTRUCTION. THE NOI WILL NEED TO BE SUBMITTED TO STORM WATER NOTICE OF INTENT (4203M), USEPA, 1200 PENNSYLVANIA AVE. NW, WASHINGTON, DC 20460.

2. THE CGP OUTLINES A SET OF PROVISIONS MANDATING THE OWNER AND CONTRACTOR TO COMPLY WITH THE REQUIREMENTS OF THE NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER REGULATIONS, INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION PLANS (SWPPP'S), IMPLEMENTATION OF EROSION AND SEDIMENTATION CONTROLS, EQUIPMENT MAINTENANCE GUIDELINES, ETC. PLEASE CONTACT USEPA OFFICE OF WASTEWATER MANAGEMENT AT 202-564-9545 OR AT WWW.EPA.GOV/NPDES/STORMWATER FOR ADDITIONAL INFORMATION. IN ADDITION, ONE CAN CONTACT ABBY SWAINE OF NEW ENGLAND'S EPA REGION 1 AT 617-918-1841.

NOTES

1. IT IS BEING PROPOSED TO DEVELOP PHASE I OF THE WOODMONT COMMONS PUD.

2. TOTAL SITE AREA: 187.9 AC.±
   TOTAL AREA OF DISTURBANCE: 68.9 AC.±

3. SOILS SHOWN ARE FROM SITE SPECIFIC SOIL MAPPING PERFORMED BY WETLAND CONSULTING SERVICES IN OCTOBER, 2015.
   CANTON
   CHATFIELD
   UDORTHENTS, WET SUBSTRATUM
   CATFIELD–CANTON COMPLEX
   UDORTHENTS, SMOOTHED
   NEWFIELDS
   SCITUATE
   RIDGEBURY
   NEWFIELDS VARIANT
   MONTAUK
   GREENWOOD AND OSSIPEE, PONDED
   DUMPS
   CHATFIELD VARIANT
   CHOCORUA
   SCITUATE–NEWFIELDS COMPLEX
   ENDOAQUENTS, SMOOTHED
   URBAN LAND

   SOILS SHOWN ALSO INCLUDE THE SOIL SURVEY OF ROCKINGHAM COUNTY, NH, PREPARED BY USDA–SOIL CONSERVATION SERVICES.
   43D – CANTON GRAVELLY FINE SANDY LOAM
   66C – PAXTON FINE SANDY LOAM
   140B – CHATFIELD–HOLLIS–CANTON COMPLEX
   295 – FREETOWN MUCKY PEAT
   446A – SCITUATE–NEWFIELDS COMPLEX
   656A – RIDGEBURY VERY DINE SANDY LOAM
   66B – PAXTON FINE SANDY LOAM
   97 – GREENWOOD AND OSSIPEE
   140C – CHATFIELD–HOLLIS–CANTON
   313B – DEERFIELD FINE SANDY LOAM
   446B – SCITUATE–NEWFIELDS COMPLEX
   657A – RIDGEBURY VERY FINE SANDY LOAM

4. STORM WATER DRAINAGE SYSTEM IS SHOWN ON THE PLAN. SEE GRADING & DRAINAGE PLAN FOR RIM, INVERT, PIPE LENGTH AND SLOPE INFO.
   POST–CONSTRUCTION RUNOFF COEFFICIENT: C=0.39
   IMPERVIOUS SURFACE AREA: 50.8 ± AC.

5. STABILIZATION PRACTICES FOR EROSION AND SEDIMENTATION CONTROLS:

   TEMPORARY STABILIZATION – TOPSOIL STOCKPILES AND DISTURBED AREAS OF THE CONSTRUCTION SITE THAT WILL NOT BE REDISTURBED FOR 14 DAYS OR MORE MUST BE STABILIZED BY THE 14TH DAY AFTER THE LAST DISTURBANCE. THE TEMPORARY SEED SHALL BE ANNUAL RYE APPLIED AT THE RATE OF 1.1 LBS PER 1,000 SQUARE FEET. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE OF 10–20–20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY. AREAS OF THE SITE THAT WILL BE PAVED WILL BE TEMPORARILY STABILIZED BY APPLYING GEOTEXTILES AND A STONE SUB–BASE UNTIL BITUMINOUS PAVEMENT CAN BE APPLIED. CALCIUM CHLORIDE SHALL BE USED FOR DUST CONTROL IF NEEDED.

   PERMANENT STABILIZATION – DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITIES PERMANENTLY CEASES SHALL BE STABILIZED WITH PERMANENT SEED NO LATER THAN 3 DAYS AFTER THE LAST CONSTRUCTION ACTIVITY. THE PERMANENT SEED MIX SHALL CONSIST OF 0.45 LBS/1,000 S.F. TALL FESCUE, 0.20 LBS/1,000 S.F. CREEPING RED FESCUE, AND 0.20 LBS/1,000 S.F. BIRDSFOOT TREFOIL. PRIOR TO SEEDING, A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS PER ACRE IF 10–20–20 FERTILIZER SHALL BE APPLIED. AFTER SEEDING, EACH AREA SHALL BE MULCHED WITH 1.5 TONS PER ACRE OF HAY MULCH. MULCH TO BE ANCHORED IN PLACE WHERE NECESSARY.

6. STRUCTURAL PRACTICES FOR EROSION AND SEDIMENTATION CONTROL

   SILT SOCK – WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT SOCK WILL BE INSTALLED BY OTHERS. POSTS SHALL BE USED WITH AT LEAST 6 INCHES OF THE POST BURIED BELOW THE GROUND SURFACE TO PREVENT THE SILT SOCK FROM FORMING GAPS NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE SILT SOCK WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

   SILT FENCE – WILL BE CONSTRUCTED AROUND THE PERIMETER OF THE DISTURBED AREAS AND WILL DELINEATE THE LIMITS OF WORK FOR THE PROPOSED CONSTRUCTION. THE SILT FENCE WILL BE INSTALLED BY STRETCHING REINFORCED FILTER FABRIC BETWEEN POSTS WITH AT LEAST 8 INCHES OF THE FABRIC BURIED BELOW THE GROUND SURFACE TO PREVENT GAPS FROM FORMING NEAR THE GROUND SURFACE. RUNOFF WILL FLOW THROUGH THE OPENINGS IN THE FILTER FABRIC WHILE RETAINING THE SEDIMENT WITHIN THE CONSTRUCTION AREA.

   STABILIZED CONSTRUCTION ENTRANCE – WILL BE INSTALLED IN ACCORDANCE WITH THE DETAIL AT THE ENTRANCE TO THE CONSTRUCTION SITE TO HELP REDUCE VEHICLE TRACKING OF SEDIMENTS OFF THE SITE. THE STABILIZED ENTRANCE WILL BE 20 FEET WIDE AND FLARE AT THE ENTRANCE TO THE PAVED ROAD AND HAVE A DEPTH OF 12 INCHES OF STONE. THE STABILIZED ENTRANCE SHALL BE MAINTAINED UNTIL THE REMAINDER OF THE CONSTRUCTION SITE HAS BEEN FULLY STABILIZED. THE PAVED STREET ADJACENT TO THE SITE SHALL BE SWEPT ON A WEEKLY BASIS TO REMOVE EXCESS MUD AND DIRT FROM BEING TRACKED FROM THE SITE. TRUCKS HAULING MATERIAL TO AND/OR FROM THE SITE SHALL BE COVERED WITH A TARPAULIN.

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

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

7. STORM WATER MANAGEMENT

   STORM WATER DRAINAGE FOR DEVELOPED AREAS WILL BE COLLECTED BY A PIPE AND CATCH BASIN CLOSED DRAINAGE SYSTEM. APPROXIMATELY 119 ACRES OF THE 187.9 ACRE SITE WILL REMAIN UNTOUCHED AND IN ITS NATURAL STATE. WHEN CONSTRUCTION IS COMPLETE THE SITE WILL DRAIN TO THE PROPOSED WET POND. THEY HAVE BEEN DESIGNED TO PROVIDE TREATMENT AND DETENTION NECESSARY TO MEET PEAK FLOW AND STORMWATER TREATMENT REQUIREMENTS OF THE TOWN OF LONDONDERRY AND NHDES ADT.

8. ALL CONSTRUCTION DEBRIS AND WASTE MATERIALS SHALL BE COLLECTED AND STORED IN SECURE DUMPSTERS OR APPROVED ENCLOSURE AND REMOVED FROM THE SITE ON A WEEKLY BASIS. NO CONSTRUCTION WASTE SHALL BE BURIED ON SITE. PORTABLE TOILET SANITARY WASTE FACILITIES WILL BE PROVIDED DURING CONSTRUCTION AND MAINTAINED/DISPOSED OF ON A REGULAR BASIS IN ACCORDANCE WITH TOWN AND STATE REGULATIONS.

9. A LIST OF CONSTRUCTION ITEMS AND OTHER PRODUCTS USED ON THIS PROJECT SHALL BE KEPT ON RECORD WITH THIS PLAN ONSITE. ALL CHEMICALS, PETROLEUM PRODUCTS AND OTHER MATERIALS USED DURING CONSTRUCTION SHALL BE STORED IN A SECURE AREA, AND PRECAUTIONS USED TO PREVENT POTENTIAL SOURCES OF CONTAMINATION OR POLLUTION. ANY SPILL OF THESE TYPES OF SUBSTANCES SHALL BE CLEANED UP AND DISPOSED OF IN A LEGAL MANNER AS SPECIFIED BY STATE REGULATIONS AND THE MANUFACTURER. ANY SPILL IN AMOUNTS EQUAL TO OR EXCEEDING REPORTABLE QUANTITY AS DEFINED BY THE EPA SHALL TAKE THE FOLLOWING STEPS:
   - NOTIFY THE NATIONAL RESPONSE CENTER IMMEDIATELY AT (888) 424–8802; IN WASHINGTON, D.C., CALL (202) 426–2675.
   - WITHIN 14 DAYS, SUBMIT A WRITTEN DESCRIPTION OF THE RELEASE TO THE EPA REGIONAL OFFICE PROVIDING THE DATE AND CIRCUMSTANCES OF THE RELEASE AND THE STEPS TO BE TAKEN TO PREVENT ANOTHER RELEASE.
   - MODIFY THE POLLUTION PREVENTION PLAN TO INCLUDE THE INFORMATION LISTED ABOVE.

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

   HAZARDOUS PRODUCTS:
   THESE PRACTICES ARE USED TO REDUCE THE RISKS ASSOCIATED WITH HAZARDOUS MATERIALS.
   - PRODUCTS WILL BE KEPT IN ORIGINAL CONTAINERS UNLESS THEY ARE NOT RESEALABLE;
   - ORIGINAL LABELS AND MATERIAL SAFETY DATA WILL BE RETAINED; THEY CONTAIN IMPORTANT PRODUCT INFORMATION;
   - IF SURPLUS PRODUCT MUST BE DISPOSED OF, MANUFACTURER'S OR LOCAL AND STATE RECOMMENDED METHODS FOR PROPER DISPOSAL WILL BE FOLLOWED.

   PRODUCT SPECIFIC PRACTICES:
   THE FOLLOWING PRODUCT SPECIFIC PRACTICES WILL BE FOLLOWED ON SITE:

   PETROLEUM PRODUCTS:
   ALL ONSITE VEHICLES WILL BE MONITORED FOR LEAKS AND RECEIVE REGULAR PREVENTATIVE MAINTENANCE TO REDUCE THE CHANCE OF LEAKAGE. PETROLEUM PRODUCTS WILL BE STORED IN TIGHTLY SEALED CONTAINERS WHICH ARE CLEARLY LABELED. ANY ASPHALT SUBSTANCES USED ONSITE WILL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

   FERTILIZERS:
   FERTILIZERS USED WILL BE APPLIED ONLY IN THE MINIMUM AMOUNTS RECOMMENDED BY THE MANUFACTURER. ONCE APPLIED, FERTILIZER WILL BE WORKED INTO THE SOIL TO LIMIT EXPOSURE TO STORM WATER. STORAGE WILL BE IN A COVERED SHED. THE CONTENTS OF ANY PARTIALLY USED BAGS OF FERTILIZER WILL BE TRANSFERRED TO A SEALABLE PLASTIC BIN TO AVOID SPILLS.

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

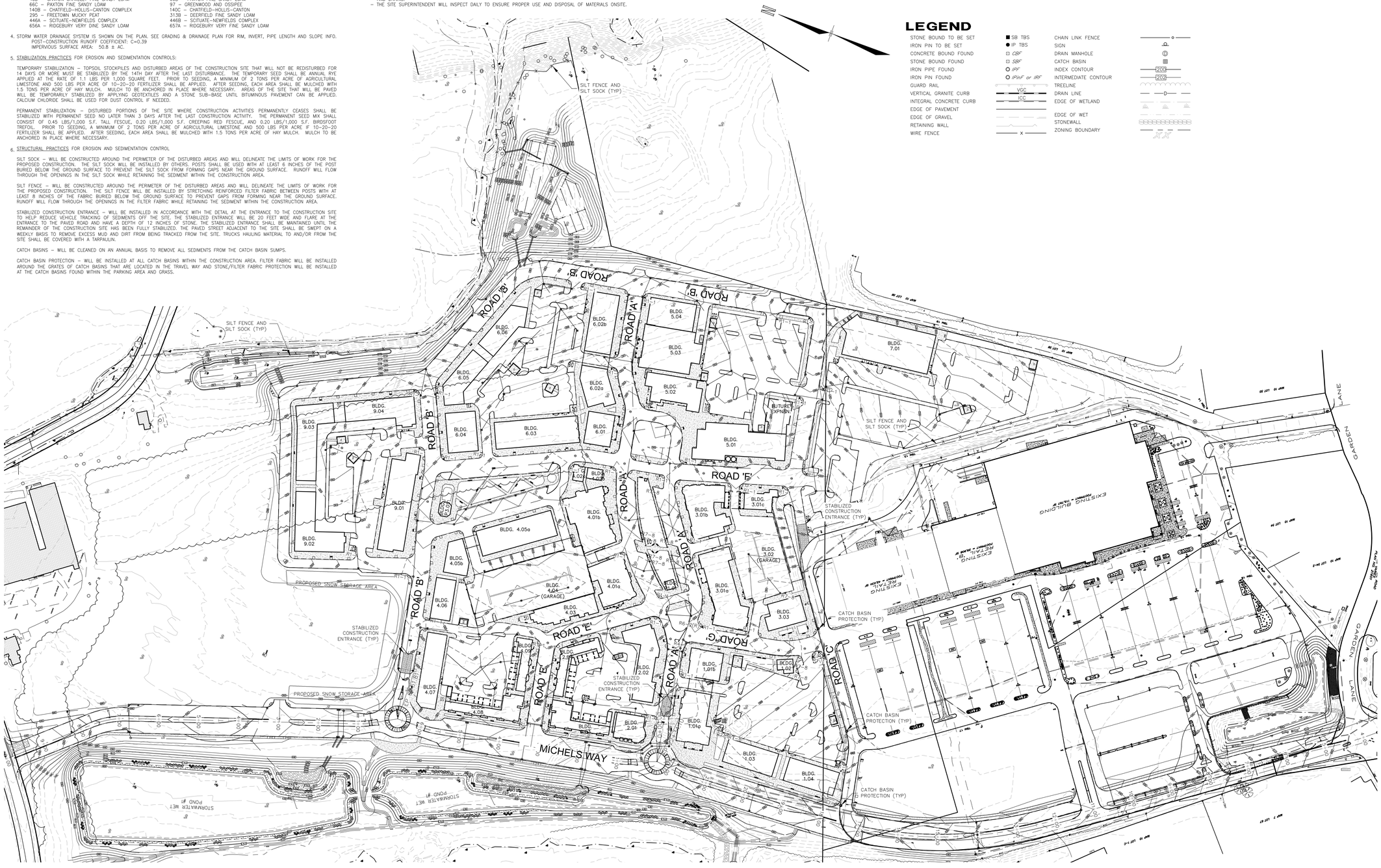
   CONCRETE TRUCKS:
   EXCESS CONCRETE SHALL BE USED IN AREAS DESIGNATED BY THE SITE CONTRACTOR. WASH WATER SHALL BE DISPOSED OF USING BEST MANAGEMENT PRACTICES. BUILDING CONTRACTOR IS RESPONSIBLE FOR REMOVAL OF ALL DRUM WASH WATER ASSOCIATED WITH CONCRETE FOR THE BUILDING PAD. SITE CONTRACTOR TO COORDINATE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

   PRODUCT SPECIFIC PRACTICES (CONTINUED):

   SPILL CONTROL PRACTICES:
   IN ADDITION TO THE GOOD HOUSEKEEPING AND MATERIAL MANAGEMENT PRACTICES DISCUSSED IN THE PREVIOUS SECTIONS OF THIS PLAN, THE FOLLOWING PRACTICES WILL BE FOLLOWED FOR SPILL PREVENTION AND CLEANUP:
   - MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL WILL BE MADE AWARE OF THE PROCEDURES AND THE LOCATION OF THE INFORMATION AND CLEANUP SUPPLIES.
   - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ONSITE. EQUIPMENT AND MATERIALS WILL INCLUDE BUT NOT BE LIMITED TO BROOMS, DUST PANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC AND METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PURPOSE.
   - ALL SPILLS WILL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
   - THE SPILL AREA WILL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
   - SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF SIZE.
   - THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.
   - THE SITE SUPERINTENDENT RESPONSIBLE FOR THE DAY–TO–DAY SITE OPERATIONS, WILL BE THE SPILL PREVENTION AND CLEANUP COORDINATOR. THEY WILL DESIGNATE AT LEAST THREE OTHER SITE PERSONNEL WHO WILL EACH RECEIVE SPILL PREVENTION AND CLEANUP TRAINING. THESE INDIVIDUALS WILL EACH BECOME RESPONSIBLE FOR A PARTICULAR PHASE OF PREVENTION AND CLEANUP. THE NAMES OF RESPONSIBLE SPILL PERSONNEL WILL BE POSTED IN THE MATERIAL STORAGE AREA AND IN THE OFFICE TRAILER ONSITE.

10. THE CONTRACTOR IS RESPONSIBLE TO MAINTAIN RECORDS OF CONSTRUCTION ACTIVITIES, INCLUDING DATES OF MAJOR GRADING ACTIVITIES, DATES WHEN CONSTRUCTION ACTIVITIES HAVE TEMPORARILY CEASED ON A PORTION OF THE SITE, DATES WHEN WORK IS COMPLETED ON A PORTION OF THE SITE, AND DATES WHEN STABILIZATION MEASURES ARE INITIATED ONSITE.

11. THE CONTRACTOR SHALL PERFORM INSPECTIONS OR HAVE A CONSULTING ENGINEER PERFORM INSPECTIONS EVERY SEVEN (7) DAYS AND WITHIN 24 HOURS AFTER A STORM OF 0.5 INCH OR GREATER. INSPECTIONS REPORTS ARE TO BE KEPT ON FILE AT THE SITE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE QUALIFIED INSPECTOR.



LEGEND

STONE BOUND TO BE SET	■ SB TBS	CHAIN LINK FENCE	o——o
IRON PIN TO BE SET	● IP TBS	SIGN	
CONCRETE BOUND FOUND	□ CBF	DRAIN MANHOLE	
STONE BOUND FOUND	□ SBF	CATCH BASIN	
IRON PIPE FOUND	O IPF	INDEX CONTOUR	205
IRON PIN FOUND	O IPinF or IRF	INTERMEDIATE CONTOUR	204
GUARD RAIL		TREELINE	
VERTICAL GRANITE CURB	VGC	DRAIN LINE	—D—
INTEGRAL CONCRETE CURB	ICC	EDGE OF WETLAND	
EDGE OF PAVEMENT		EDGE OF WET	
EDGE OF GRAVEL		STONEWALL	
RETAINING WALL		ZONING BOUNDARY	
WIRE FENCE	x		

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THE STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER
16 Sep 2016

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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11	09/18/17	DATE ONLY	AA JK
9	06/23/17	REV. PER ENGINEERING COMMENTS	AA JK
3	02/27/2017	GENERAL REVISIONS	AA JK
2	10/21/2016	ADT COMMENTS	AA JK
1	11/21/2016	ADT COMMENTS	AA JK
REV	DATE	DESCRIPTION	DR CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

STORMWATER MANAGEMENT PLAN

PROJECT	17686.03
DR AAA	CK JK
CADFILE	17686.03–Site
	1"=100'
	7/15/2016

C 5.0

CONSTRUCTION SEQUENCE NOTES

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE/SILT SOCK.
2. CUT AND CLEAR TREES AND BRUSH WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
3. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
4. REMOVE EXISTING STRUCTURES, FENCES, PAVEMENT, BUILDING AND UTILITIES ACCORDING TO SITE PREPARATION PLAN. IMPLEMENT BMP'S FOR DUST CONTROL AND MAINTAIN UNTIL DISTURBED AREAS HAVE BEEN STABILIZED.
5. ROUGH GRADE SITE. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTUCTION ACTIVITY CEASES. IF EARTHWORK TEMPORARILY CEASES ON A PORTION OF OR THE ENTIRE SITE, AND WILL NOT RESUME WITHIN 21 DAYS, THE AREA SHALL BE STABILIZED. (STABILIZED PROPOSED PAVEMENT AREAS WITH COMPACTED GRAVELS AND OTHER DISTURBED AREAS WITH TEMPORARY GRASS SEEDING.)

   AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURED:
   - A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
   - B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
   - C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
   - D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.

6. CONSTRUCT CULVERTS, CATCH BASINS, DRAIN MANHOLES, SWALES, WET POND AND SEDIMENT FOREBAY. PLACE HEADWALL, RIP-RAP AND OTHER DRAINAGE FACILITIES ACCORDING TO PLAN. THE CONTRACTOR SHALL STABILIZE ALL DRAINAGE FACILITIES PRIOR TO DIRECTING FLOW TO THEM.
7. INSTALL ALL UNDERGROUND UTILITIES.
8. CONSTRUCT BUILDING.
9. CONSTRUCT PARKING AREAS AND FINISH GRADE SITE WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE IN ACCORDANCE WITH THE PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING PER NOTE 5.
10. AN ENVIRONMENTAL MONITOR SHALL INSPECT THE PROJECT SITE AT LEAST ONCE EVERY SEVEN (7) DAYS FROM THE START OF TERRAIN ALTERATION UNTIL THE SITE IS COMPLETED AND STABILIZED. THE ENVIRONMENTAL MONITOR SHALL ALSO INSPECT THE PROJECT SITE DURING ANY RAIN EVENT IN WHICH 0.5 INCHES OF PRECIPITATION OR MORE FALLS WITHIN A 24 HOUR PERIOD. IF THE ENVIRONMENTAL MONITOR IS UNABLE TO BE PRESENT DURING SUCH A STORM, AN INSPECTION SHALL BE PERFORMED WITHIN 24 HOURS OF THE RAIN EVENT. INSPECTION REPORTS ARE TO BE KEPT ON FILE AT THE SITE WITH THIS PLAN. MAINTENANCE OR MODIFICATION SHALL BE IMPLEMENTED AND ADDED TO THE PLAN AS RECOMMENDED BY THE ENVIRONMENTAL MONITOR.
11. INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
12. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
13. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED.

* REFER TO THE STORM WATER MANAGEMENT PLAN FOR EROSION CONTROL MEASURES AND SPECIFIC INFORMATION.

EROSION CONTROL NOTES

DURING CONSTRUCTION AND THEREAFTER, EROSION CONTROL MEASURES ARE TO BE IMPLEMENTED AS NOTED:

1. INSTALLATION OF SILTATION FENCES/SILT SOCK AND OTHER EROSION CONTROL MEASURES SHALL BE COMPLETED PRIOR TO THE START OF SITE WORK IN ANY GIVEN AREA. PREFABRICATED SILTATION FENCES SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
2. SILTATION FENCES AND OTHER EROSION CONTROL MEASURES SHALL BE KEPT CLEAN DURING CONSTRUCTION AND REMOVED WHEN ALL SLOPES HAVE A VEGETATIVE COVER OF GREATER THAN 70%. EROSION CONTROL MEASURES SHALL BE INSPECTED BY ENVIRONMENTAL MONITOR IN ACCORDANCE WITH THE STORM WATER MANAGEMENT PLAN AND STORM WATER POLLUTION PREVENTION PLAN.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.
5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM INSTALLED WITH NOT LESS THAN 2.8 POUNDS OF SEED MIX PER 1,000 SQ. FT. SEED MIXTURE SHALL BE:

   LAWN MIX:
   - KENTUCKY RYEGRASS – 80%
   - CHEWINGS RED FESCUE – 10%
   - PERENNIAL RYEGRASS – 5%
   - RED TOP – 5%

   GENERAL SLOPE MIX:
   - CREEPING RED FESCUE – 50%
   - K31 TALL FESCUE – 30%
   - ANNUAL RYEGRASS – 10%
   - RED TOP – 5%
   - LADINO CLOVER – 5%
   - WILDFLOWER MIX – 1%

   TEMPORARY MIX:
   - ANNUAL RYE – 2.8 LBS.

   A. PLACING LOAM ON SITE
      a. ALL SUBGRADE ELEVATIONS SHOULD BE UNIFORMLY GRADED TO RECEIVE LOAM AND SHALL BE INSPECTED AND APPROVED BY THE GENERAL CONTRACTOR PRIOR TO PLACEMENT OF LOAM.
      a. PLACE LOAM TO FORM A MINIMUM DEPTH OF 4" WHEN ROLLED, UNLESS OTHERWISE INDICATED.
      b. ALL DEPRESSIONS EXPOSED DURING THE ROLLING SHALL BE FILLED WITH ADDITIONAL LOAM.

   B. SEED BED PREPARATION
      AFTER FINISH GRADING AND JUST BEFORE SEEDING, THE AREAS TO BE SEEDED SHALL BE LOOSENED TO PROVIDE A ROUGH, FIRM BUT FINELY PULVERIZED SEEDBED. THE INTENT IS A TEXTURE CAPABLE OF RETAINING WATER, SEED AND FERTILIZER WHILE REMAINING STABLE AND ALLOWING SEED TIME TO GERMINATE. SEED SHALL BE APPLIED TO THE CONDITIONED SEEDBED NOT MORE THAN 48 HOURS AFTER THE SEEDBED HAS BEEN PREPARED.

6. LIME AND FERTILIZER SHALL BE INCORPORATED INTO THE SOIL PRIOR TO OR AT THE TIME OF AT THE TIME OF SEEDING. A MINIMUM OF 2 TONS PER ACRE OF AGRICULTURAL LIMESTONE AND 500 LBS. PER ACRE OF 10-20-20 FERTILIZER SHALL BE APPLIED. SEEDING PRACTICES SHALL COMPLY WITH LOCAL USDA SOIL CONSERVATION SERVICES RECOMMENDATIONS.
7. HAY MULCH OR JUTE MATTING SHALL BE USED WHERE INDICATED ON THE PLANS. A MINIMUM OF 1.5 TONS OF MULCH PER ACRE SHALL BE APPLIED. MULCH SHALL BE ANCHORED IN PLACE WHERE NECESSARY. JUTE MATTING SHALL BE LAID IN THE DIRECTION OF RUNOFF FLOW AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. PERMANENT OR TEMPORARY COVER MUST BE IN PLACE BEFORE THE GROWING SEASON ENDS. WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS AREA NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20 OR FROM AUGUST 15 TO SEPTEMBER 15. NO DISTURBED AREA SHALL BE LEFT EXPOSED DURING WINTER MONTHS.
9. DUST CONTROL BMP'S SHALL BE IMPLEMENTED WHENEVER LAND HAS BECOME DISTURBED AND THE POTENTIAL THAT THE EXPOSED SOIL CAN BECOME AIRBORNE. THIS SHALL APPLY TO ON-SITE AND OFFSITE ACTIVITIES. TEMPORARY MEASURES SUCH AS MULCHES, TEMPORARY VEGETATION, WATER, CALCIUM CHLORIDE OR ANY OTHER APPROVED MEANS SHALL BE USED THROUGHOUT THE PROJECT. PERMANENT MEASURES SUCH AS VEGETATION, CRUSHED STONE, GRAVEL, PAVEMENT OR OTHER APPROVED AND DESIGN FEATURES OF THESE PLANS SHALL BE COMPLETED AS QUICKLY AS THE PROJECT ALLOWS.

* THE EROSION CONTROL MEASURES SPECIFIED WITHIN THE PLAN SET ARE A GUIDE; THE CONTRACTOR IS RESPONSIBLE TO IMPLEMENT MEASURES AS NECESSARY IN THE FIELD TO COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.

WINTER CONSTRUCTION

IN ADDITION TO THE OTHER NOTES CONTAINED ON THIS PLAN, THE FOLLOWING MUST BE IMPLEMENTED:

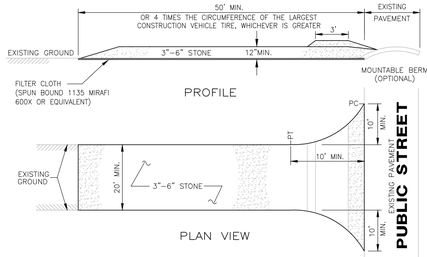
1. WINTER EXCAVATION AND EARTHWORK SHALL BE INSPECTED BY ENVIRONMENTAL MONITOR IN ACCORDANCE WITH THE STORM WATER MANAGEMENT PLAN AND STORM WATER POLLUTION PREVENTION PLAN.
2. AN AREA WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIER.
3. TEMPORARY MULCH MUST BE APPLIED WITHIN 7 DAYS OF SOIL EXPOSURE OR PRIOR TO ANY STORM EVENT, BUT AFTER EVERY WORKDAY IN AREAS WITHIN 100 FEET FROM A PROTECTED NATURAL RESOURCE.
4. AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE PERMANENTLY MULCHED THE SAME DAY.
5. IN THE EVENT OF A SNOWFALL GREATER THAN 1 INCH (FRESH OR CUMULATIVE), THE SNOW SHALL BE REMOVED FROM THE AREAS DUE TO BE SEEDED AND MULCHED.
6. LOAM SHALL BE FREE OF FROZEN CLUMPS BEFORE IT IS APPLIED.
7. ALL PROPOSED VEGETATED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE COVER GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED BY SEEDING AND INSTALLING EROSION CONTROL BLANKETS ON SLOPES GREATER THAN 3:1, AND SEEDING AND PLACING 3 TO 4 TONS OF MULCH PER ACRE, SECURED WITH ANCHORED NETTING. THE INSTALLATION OF EROSION CONTROL BLANKETS OR MULCH AND NETTING SHALL NOT OCCUR OVER ACCUMULATED SNOW OR ON FROZEN GROUND AND SHALL BE COMPLETED IN ADVANCE OF THAW OR SPRING MELT EVENTS.
8. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS.
9. AFTER NOVEMBER 15, INCOMPLETE ROAD OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3 INCHES OF CRUSHED GRAVEL NHDOT ITEM NO. 304.3.

OVERWINTER STABILIZATION

1. PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIP-RAP MATERIALS SHALL BE PLACED (IN LOCATIONS AS CALLED FOR ON TH PLAN).
2. DO NOT EXPOSE SLOPES OR LEAVE SLOPES EXPOSED OVER THE WINTER OR FOR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY PROTECTED WITH MULCH.
3. APPLY HAY MULCH AT TWICE THE STANDARD RATE (150 LBS. PER 1,000 SF). THE MULCH MUST BE THICK ENOUGH SUCH THAT THE GROUND SURFACE WILL NOT BE VISIBLE AND MUST BE ANCHORED.
4. USE MULCH AND MULCH NETTING OR AN EROSION CONTROL MULCH BLANKET OR MIX FOR ALL SLOPES GREATER THAN 8% OR OTHER AREAS EXPOSED TO DIRECT WIND.
5. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
6. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

GENERAL NOTES

1. ALL IN PAVEMENT MANHOLES SHALL HAVE RIMS SET TO FINISH GRADE REGARDLESS OF ANY ELEVATIONS OTHERWISE SHOWN.
2. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE AS NECESSARY WITH THE UTILITY COMPANIES OF SAID UTILITIES. THE PROTECTION OR RELOCATION OF UTILITIES IS ULTIMATELY THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
4. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
5. EROSION CONTROL SYSTEMS SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE NHDES STANDARDS. THESE DETAILS SERVE AS A GUIDE ONLY.
6. REFER TO THE TOWN OF LONDONDERRY STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
7. THE CONTRACTOR SHALL STABILIZE ALL SWALES AND BASINS PRIOR TO DIRECTING FLOW TO THEM.
8. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION.

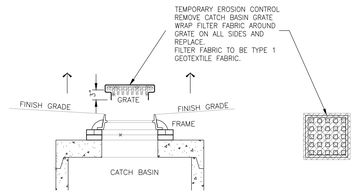


NOTES

1. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE SURFACE.
2. WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
3. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY.
4. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
5. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN STORM EVENT.

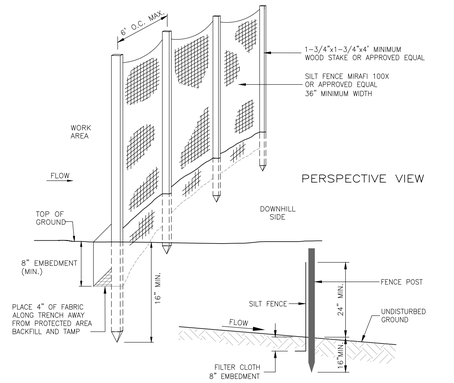
USDA - SCS STABILIZED CONSTRUCTION ENTRANCE

SEE PLAN FOR PROPOSED LOCATION — NOT TO SCALE



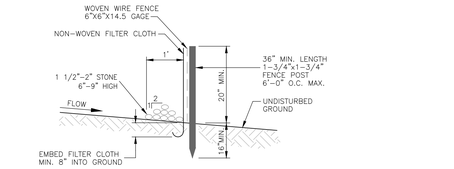
SEDIMENTATION CONTROL AT CATCH BASINS

NOT TO SCALE



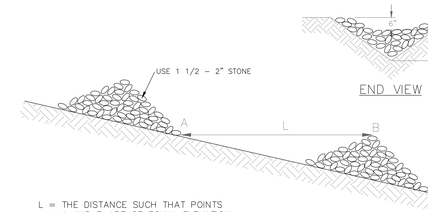
SILT FENCE

NOT TO SCALE



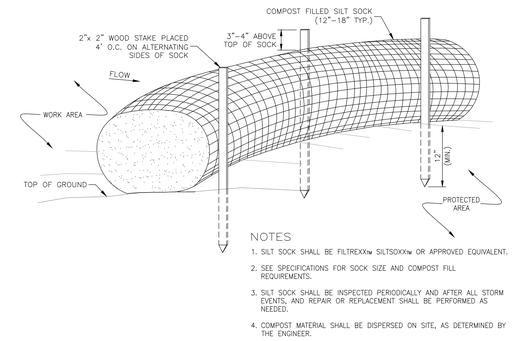
SILT FENCE WITH STONE BERM

NOT TO SCALE



STONE CHECK DAM

IN SWALE — NOT TO SCALE



NOTES

1. SILT SOCK SHALL BE FILTREXXtm SILTSOXXtm OR APPROVED EQUIVALENT.
2. SEE SPECIFICATIONS FOR SOCK SIZE AND COMPOST FILL REQUIREMENTS.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPERSED ON SITE, AS DETERMINED BY THE ENGINEER.

SILT SOCK

NOT TO SCALE

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STATE OF NEW HAMPSHIRE – ROBERT E. DUVAL No. 7106 – LICENSED PROFESSIONAL ENGINEER – 18 SAY 2017

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Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
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#	DATE	BY
1	9/19/17	AA JK
3	8/23/16	REVISE PER COMMENTS (8/1/17) AA JK
2	11/23/16	GENERAL REVISIONS JP CK
REV	DATE	DESCRIPTION

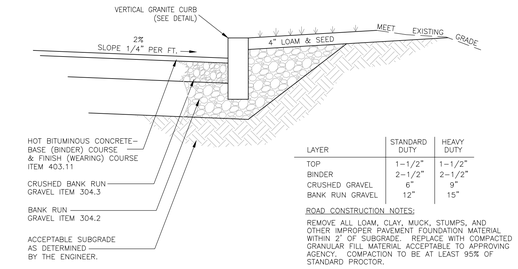
WOODMONT COMMONS - PHASE 1 DEVELOPMENT
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH
TAX MAP 10 LOT 41, 52 & 54-1
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

DETAILS

FILE 17686.03
DR JJM CK JK
CADFILE 17686.03-DETAILS
AS NOTED
7/15/2016

C6.1



LAYER	STANDARD DUTY	HEAVY DUTY
TOP	1-1/2"	1-1/2"
BINDER	2-1/2"	2-1/2"
CRUSHED GRAVEL	6"	9"
BANK RUN GRAVEL	12"	15"

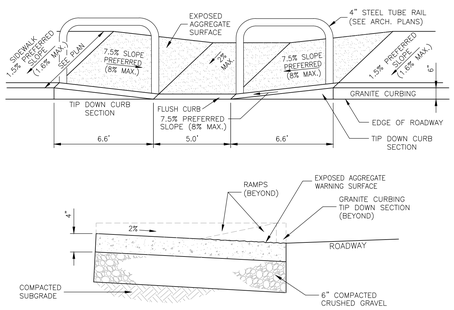
ROAD CONSTRUCTION NOTES:

REMOVE ALL LOAM, CLAY, MUCK, STUMPS, AND OTHER IMPROPER PAVEMENT FOUNDATION MATERIAL WITHIN 2' OF SUBGRADE. REPLACE WITH COMPACTED GRANULAR FILL MATERIAL ACCEPTABLE TO APPROVING AGENCY. COMPACTION TO BE AT LEAST 95% OF STANDARD PROCTOR.

ALL PAVEMENT, BASE MATERIALS AND WORKMANSHIP TO BE IN COMPLIANCE WITH N.H.D.O.T. "STANDARDS FOR ROAD AND BRIDGE CONSTRUCTION" LATEST EDITION.

PARKING LOT/ROAD SECTION

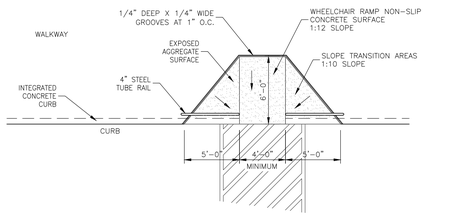
NOT TO SCALE



ACCESSIBLE RAMP RECESSED IN WALK

WITH DETECTABLE WARNING SURFACE

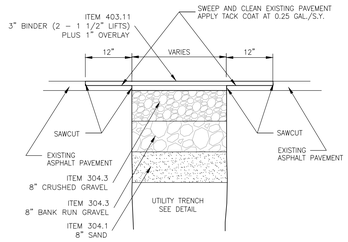
NOT TO SCALE



ACCESSIBLE RAMP ALONG WALK

WITH DETECTABLE WARNING SURFACE

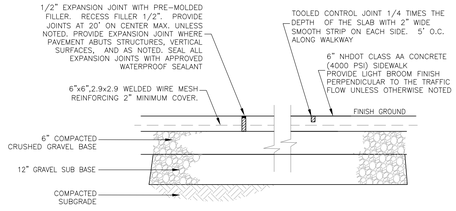
NOT TO SCALE



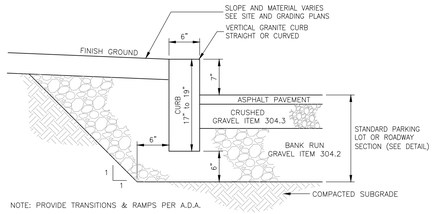
PAVEMENT TRENCH PATCH

FLUSH

NOT TO SCALE



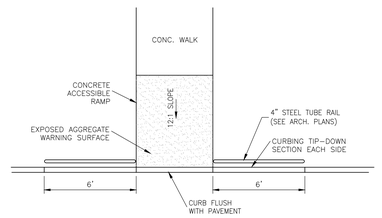
EXPANSION JOINT CONTROL JOINT



NOTE: PROVIDE TRANSITIONS & RAMPS PER A.D.A.

VERTICAL GRANITE CURB

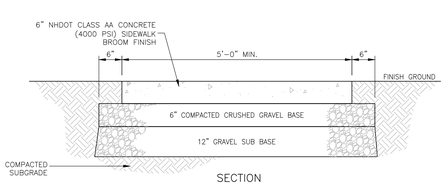
NOT TO SCALE



ACCESSIBLE RAMP AT END OF WALK

WITH DETECTABLE WARNING SURFACE

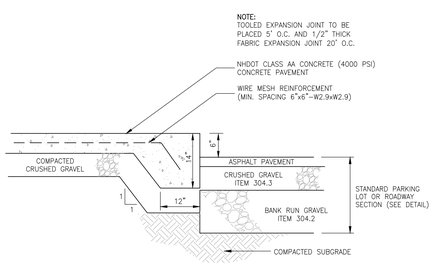
NOT TO SCALE



SECTION

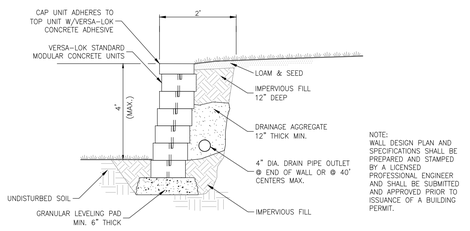
CONCRETE SIDEWALK

NOT TO SCALE



CONCRETE CURB AT SIDEWALK

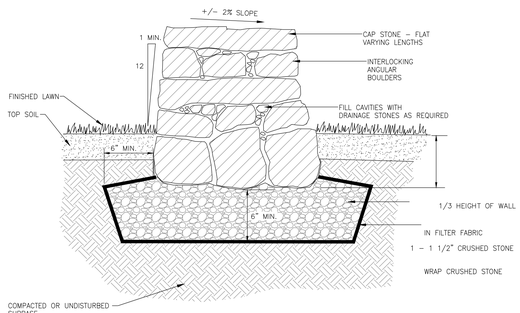
NOT TO SCALE



UNREINFORCED RETAINING WALL

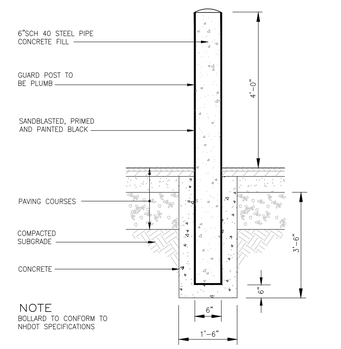
MODULAR WALL

NOT TO SCALE



FREE STANDING STONE WALL

NOT TO SCALE



BOLLARD

NOT TO SCALE

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STATE OF NEW HAMPSHIRE ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER 7/15/2016

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Bedford, NH 03110
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NO.	DATE	DESCRIPTION	BY	CK
11	9/16/17	SMC ONLY	AA	JK
9	8/23/16	REVISE PER COMMENTS (8/1/17)	AA	JK
2	11/23/16	GENERAL REVISIONS	AA	JK
REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

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PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

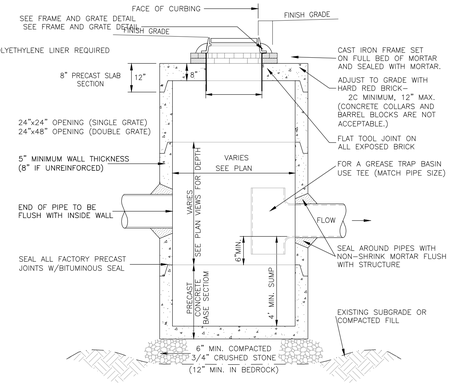
DETAILS

PROJECT	17686.03
DR	JJM
CK	JK
CADFILE	17686.03-DETAILS

AS NOTED

7/15/2016

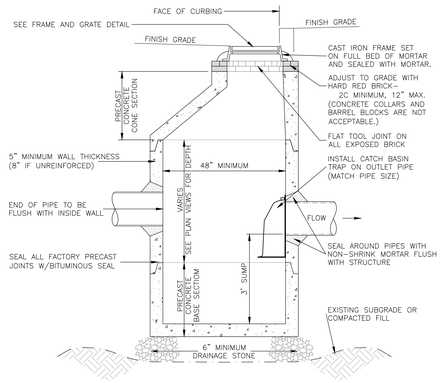
C6.2



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C–478 DESIGNATION H20 LOADING.

CATCH BASIN

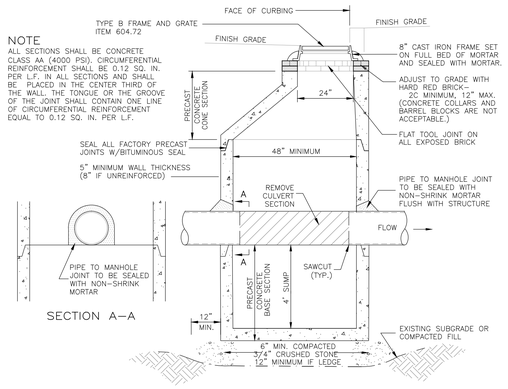
SLAB TOP (FOR USE IN DOUBLE GRATE APPLICATIONS) NOT TO SCALE



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C–478

CATCH BASIN

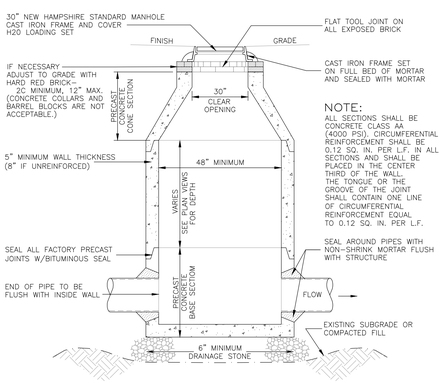
ECCENTRIC CONE (FOR USE IN CURBED AREAS) NOT TO SCALE



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C–478 DESIGNATION H20 LOADING

DROP OVER DRAIN STRUCTURE

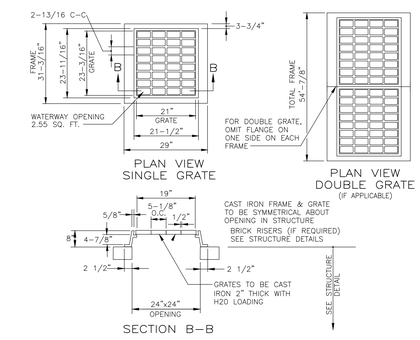
ITEM 604.39 NOT TO SCALE



NOTE: ALL PRECAST SECTIONS SHALL CONFORM TO ASTM C–478

DRAIN MANHOLE

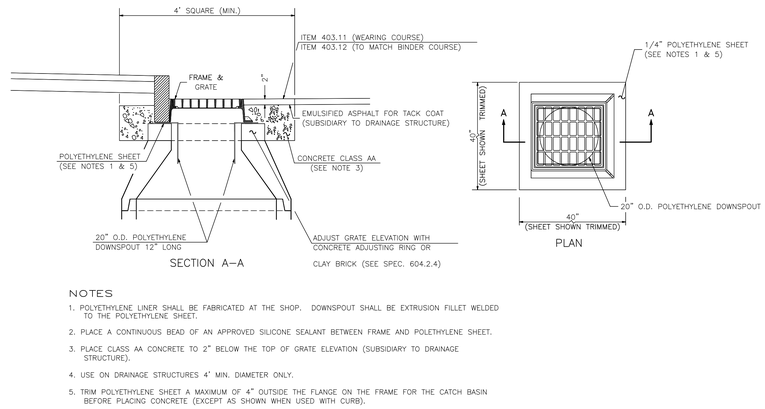
CONCENTRIC CONE NOT TO SCALE



NOTE: ALL DOUBLE GRATE STRUCTURES TO BE 5' MIN. DIAMETER.

FRAME AND GRATE

NHDOT TYPE B ALT 1 NOT TO SCALE

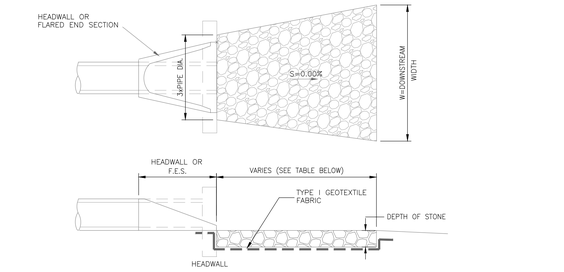


NOTES

1. POLYETHYLENE LINER SHALL BE FABRICATED AT THE SHOP. DOWNSPOUT SHALL BE EXTRUSION FILLET WELDED TO THE POLYETHYLENE SHEET.
2. PLACE A CONTINUOUS BEAD OF AN APPROVED SILICONE SEALANT BETWEEN FRAME AND POLETHYLENE SHEET.
3. PLACE CLASS AA CONCRETE TO 2" BELOW THE TOP OF GRATE ELEVATION (SUBSIDIARY TO DRAINAGE STRUCTURE).
4. USE ON DRAINAGE STRUCTURES 4' MIN. DIAMETER ONLY.
5. TRIM POLYETHYLENE SHEET A MAXIMUM OF 4" OUTSIDE THE FLANGE ON THE FRAME FOR THE CATCH BASIN BEFORE PLACING CONCRETE (EXCEPT AS SHOWN WHEN USED WITH CURB).
6. THE CENTER OF THE GRATE & FRAME MAY BE SHIFTED A MAXIMUM OF 6" FROM THE CENTER OF THE DOWNSPOUT IN ANY DIRECTION.

POLYETHYLENE LINER DETAIL

NOT TO SCALE

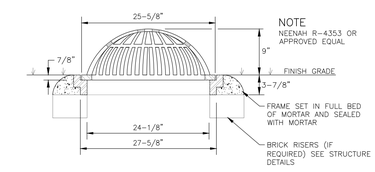


CONSTRUCTION SPECIFICATIONS:

1. THE SUBGRADE FOR THE GEOTEXTILE FABRIC AND RIP–RAP SHALL BE PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
2. THE ROCK USED FOR RIP–RAP SHALL CONFORM TO THE SPECIFIED GRADATION.
3. GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIP–RAP. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
4. STONE FOR THE RIP–RAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT SEGREGATION OF THE STONE SIZES.

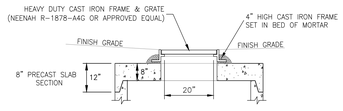
OUTLET APRON

NOT TO SCALE



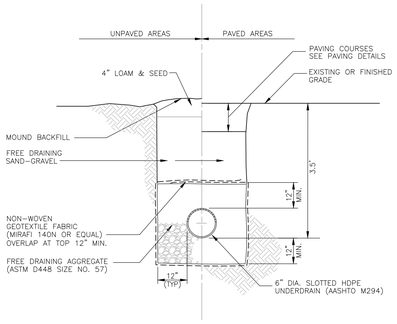
BEEHIVE FRAME AND GRATE

LIGHT DUTY – FOR USE IN GRASSED AREAS NOT TO SCALE



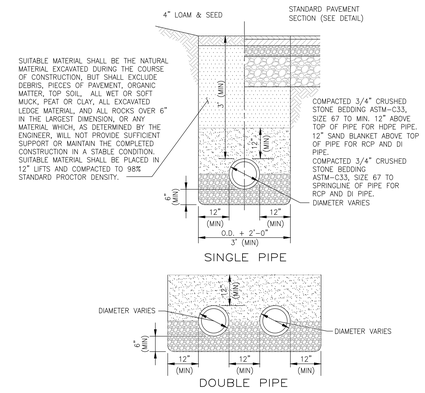
LOW PROFILE FRAME & GRATE

NOT TO SCALE



UNDERDRAIN TRENCH

NOT TO SCALE



NOTES

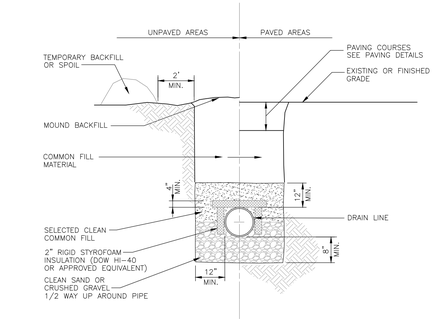
1. DRAIN PIPE SHALL BE 15" DIAMETER MIN.
2. PLASTIC DRAIN PIPE (HDPE) SHALL BE ADS N–12 (CORRUGATED EXT./SMOOTH INT.) OR EQUAL, MEETING AASHTO M–252 AND H–20 LOADING.
3. DI DRAIN PIPE SHALL BE CL. 50.

STORM DRAIN TRENCH

NOT TO SCALE

OUTLET APRON DIMENSIONS				
OUTLET	L	Wup	Wdown	d50 (IN.) *
HW 1.3 (EXIST)	44'	15'	59'	6
HW 1.4/1.7	60.3	18'	78.3	16
HW 1.5	49'	18'	67'	6
HW 1.6	47.5'	18'	65.5'	6
HW: 2.1	38.1'	9'	24.2'	6
HW: 2.3	25.7'	7.5'	33.2'	6
HW: 2.4	34.7'	9'	22.9'	6
FES: 3.1	17.9'	6'	23.9'	6
HW: 3.2	13.8'	3.8'	17.5'	6

* 6" MINIMUM MEDIAN STONE DIAMETER = 6"



NOTE:
INSULATION TO EXTEND TO 4' BELOW FINISHED GRADE.

DRAIN LINE INSULATION

NOT TO SCALE

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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

	DATE	DESCRIPTION	BY	CK
11	9/18/17	REVISE PER COMMENTS (5/1/17)	AA	JK
9	6/23/16	REVISE PER RAP TABLE	AA	JK
4	01/31/17	REVISE ADMIN. OUTLET DIMENSIONS	AA	JK
3	12/23/16	REVISE ADMIN. BOX	AA	JK
2	11/21/16	ADD RIP RAP DIMENSIONS	AA	JK
1	11/21/16	ADD RIP RAP DIMENSIONS	AA	JK
REV	DATE	DESCRIPTION	BY	CK

TAX MAP 10 LOT 41, 52 & 54–1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

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PREPARED FOR

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DETAILS

FILE	17686.03
DR JJM	CK JK
CADFILE	17686.03–DETAILS
AS NOTED	
7/15/2016	

C6.3

TEST PIT SUMMARY

TEST PIT DESIGNATION	GROUND SURF. ELEV.	GROUNDWATER ELEV.	TOP OF BEDROCK ELEV.
B-1	376.6	372.6	<361.6
B-2	372.2	367.2	<357.2
B-3	365.6	359.6	<350.6
B-4	362.7	356.7	<347.7
B-5	352.7	346.7	339.2
B-6	339.6	329.6	<324.6
B-12	367.1	358.6	<352.1
B-13	368.1	361.1	359.6
B-14	366.3	358.3	<351.3
B-15	366.4	356.4	<.51.4
B-16	363.7	NE	353.7
B-17	359.0	NE	353.0
B-22	382.0	378	369.5
B-23	369.0	360	357.0
B-24	366.6	361.6	<351.6
B-25	370.0	NE	362.0
B-26	374.3	366.3	<359.3
B-27	368.1	360.1	<353.1
B-28	356.2	NE	355.2
B-33	386.6	376.6	372.6
B-34	370.8	363.8	363.3
B-35	371.5	NE	369.5
B-36	376.8	364.8	<358.8
B-37	381.6	NE	379.6
B-38	371.6	NE	369.1
B-43	392.7	382.7	>376.7
B-47	371.6	NE	368.6
B-48	362.0	NE	359.0
B-53	393.2	380.2	>378.2
B-58	346.2	NE	342.2
B-63	393.0	385	>378.0

TEST PIT DESIGNATION	GROUND SURF. ELEV.	GROUNDWATER ELEV.	TOP OF BEDROCK ELEV.
B-20	389.4	385.9	<374.4
B-21	389.7	386.7	<374.7
B-31	392.9	390.4	<377.9
B-32	392.9	390.9	<377.9
B-41	396.0	393.5	<381.0
B-42	396	393	<381.0
B-51	396.4	393.4	<381.4
B-52	397.2	392.2	<382.2
B-61	395.9	391.9	<380.9
B-62	398.5	391	<383.5
B-71	393.9	391.4	<378.9
B-72	395.1	392.6	<380.1
B-73	398.5	NE	<383.5
B-74	395.0	NE	<380.0
B-81	394.4	391.4	<379.4
B-82	395.4	392.4	<380.4
B-83	398.4	NE	<383.4
B-84	396.2	392.7	<381.2
B-90	395.1	NE	<380.1
B-91	395.4	392.4	<380.4
B-92	398.0	NE	<383.0
B-93	398.1	392.1	<383.1
B-99	395.3	NE	<380.3
B-100	395.5	392.5	<380.5
B-101	397.6	NE	<382.6
B-102	399.9	NE	<384.9
B-108	400.5	NE	397.5
B-109	404.2	NE	402.2
B-110	408.5	NE	406.5

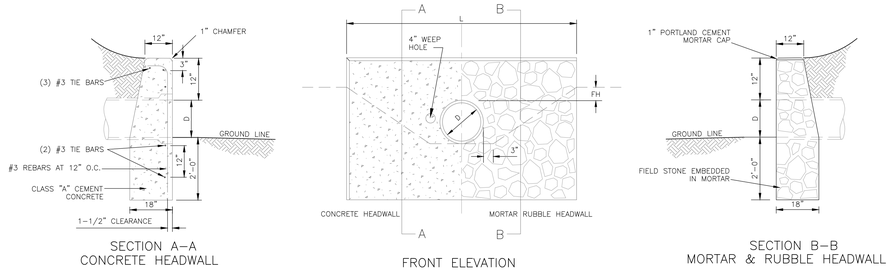
TEST PIT DESIGNATION	GROUND SURF. ELEV.	GROUNDWATER ELEV.	TOP OF BEDROCK ELEV.
B-7	375.2	373.2	<360.2
B-8	383	375	<368.0
B-9	387.4	383.4	<372.4
B-18	377.5	375.5	<362.5
B-19	387.1	383.1	<372.1
B-29	379.2	377.2	<364.2
B-30	389.0	387.5	<374.0
B-39	380.4	378.9	<365.4
B-40	390.8	389.3	<375.8
B-44	370.1	NE	<355.1
B-49	382.6	381.6	<368.6
B-50	391.5	389.5	<377.5
B-54	371.4	NE	<356.4
B-59	381.8	373.8	<366.8
B-60	392.7	390.7	<377.7
B-64	374.6	NE	<359.6
B-69	375.9	370.4	361.9
B-70	385.3	383.8	<370.3
B-75	375.5	NE	<360.5
B-79	376.3	374.8	<361.3
B-80	387.2	385.2	<373.2
B-88	380.2	378.7	367.2
B-89	389.6	388.1	<374.6
B-98	381.2	389.2	<375.2
B-97	382.1	380.6	<367.1
B-106	385.7	382.2	<370.7
B-107	389.8	NE	<374.8

TEST PIT DESIGNATION	GROUND SURF. ELEV.	GROUNDWATER ELEV.	TOP OF BEDROCK ELEV.
B-45	389.4	359.4	353.9
B-46	368.7	363.7	363.7
B-55	367.4	NE	359.4
B-56	364.3	NE	360.3
B-57	361.4	NE	360.4
B-65	365.3	NE	364.3
B-66	354.8	NE	351.8
B-67	347.7	NE	<334.7
B-68	339.1	NE	<326.1
B-76	369.5	NE	<354.5
B-77	349.2	NE	<334.2
B-78	348	NE	<319.8
B-85	377.9	369.9	<362.9
B-86	363.1	359.1	<348.1
B-87	362.0	NE	<347.0
B-94	385.2	NE	<370.2
B-95	372.0	369.5	<357.0
B-96	364.6	360.1	<349.6
B-103	390.5	382	<375.5
B-104	378.7	373.2	<363.7
B-105	375.8	NE	<360.8

PIPE DIA.	1½:1 SLOPE				2:1 SLOPE			
	L	CONC. OR F.S.M. CU. YDS.	STEEL (LBS.)	FH	L	CONC. OR F.S.M. CU. YDS.	STEEL (LBS.)	FH
12"	5'-6"	1.08	21	4"	7'-6"	1.49	29	6"
15"	6'-6"	1.34	24	4"	8'-9"	1.82	32	6"
18"	7'-6"	1.61	30	4"	10'-0"	2.18	39	6"
21"	8'-6"	1.95	34	4"	11'-6"	2.62	43	6"
24"	9'-3"	2.16	35	4"	12'-6"	2.97	50	6"
30"	10'-6"	2.63	44	4"	15'-0"	3.86	62	6"

NOTES

1. FOR DESCRIPTIONS, MATERIALS, AND CONSTRUCTION METHODS, SEE LATEST SPECIFICATIONS.
2. ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM.



CONCRETE OR MORTAR RUBBLE MASONRY HEADWALLS

12" TO 30" PIPE

NOT TO SCALE

D	E	G	H	J	L	N	P	F	1½:1 SLOPE CU. YDS.	1½:1 SLOPE LBS.	F	2:1 SLOPE CU. YDS.	2:1 SLOPE LBS.
30"	4'-0"	4'-0"	5'-6"	3'-6"	1'-6"	2'-0"	5'-3"	3'-0"	2.60	45	4'-3"	3.16	54
36"	4'-6"	4'-3"	6'-0"	4'-0"	1'-8"	2'-3"	5'-11"	3'-6"	3.35	54	5'-0"	4.15	64
42"	5'-0"	4'-6"	6'-6"	4'-6"	1'-10"	2'-6"	6'-8"	4'-0"	4.20	59	5'-9"	5.25	70
48"	5'-6"	4'-9"	7'-0"	5'-0"	2'-0"	2'-9"	7'-2"	4'-6"	5.19	65	6'-6"	6.50	83
54"	6'-0"	5'-0"	7'-6"	5'-6"	2'-2"	3'-0"	7'-10"	5'-0"	6.26	73	7'-3"	7.88	93
60"	6'-6"	5'-3"	8'-0"	6'-0"	2'-4"	3'-3"	8'-5"	5'-6"	7.43	85	8'-0"	9.37	106
72"	7'-0"	5'-9"	9'-0"	7'-0"	2'-8"	3'-9"	9'-9"	6'-6"	10.25	98	9'-6"	12.99	128
84"	8'-6"	6'-3"	10'-0"	8'-0"	3'-0"	4'-3"	11'-0"	7'-6"	13.49	120	11'-0"	17.32	154

NOTES:

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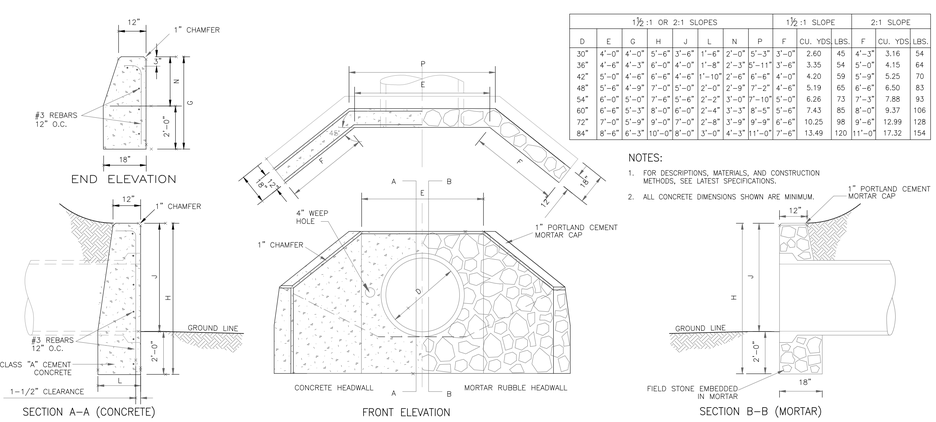
2. ALL CONCRETE DIMENSIONS SHOWN ARE MINIMUM.



CONCRETE OR MORTAR RUBBLE MASONRY HEADWALLS

30" TO 84" PIPE

NOT TO SCALE

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Land Surveyors
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				AA	JK
				AA	JK
11	9/16/17	DATE ONLY		AA	JK
9	8/23/16	REVISE PER COMMENTS (8/1/17)		AA	JK
2	11/23/16	GENERAL REVISIONS		AA	JK
REV.	DATE	DESCRIPTION		DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR

PILLSBURY REALTY DEVELOPMENTS LLC

DETAILS

17686.03

DR JJM CK JK

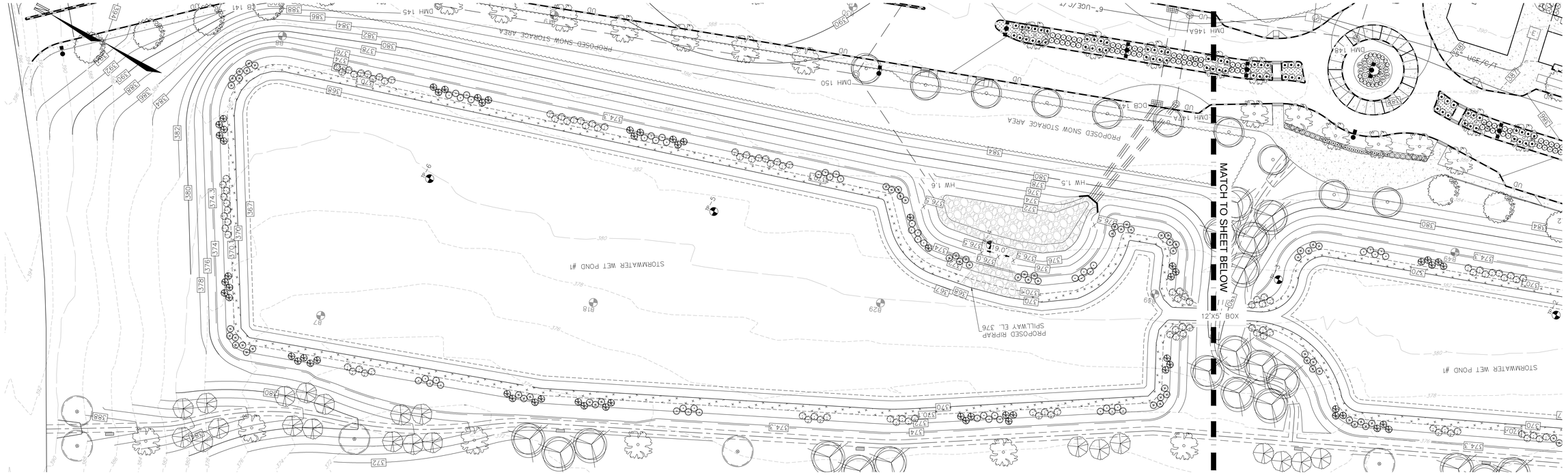
CADFILE 17686.03-DETAILS

AS NOTED

7/15/2016

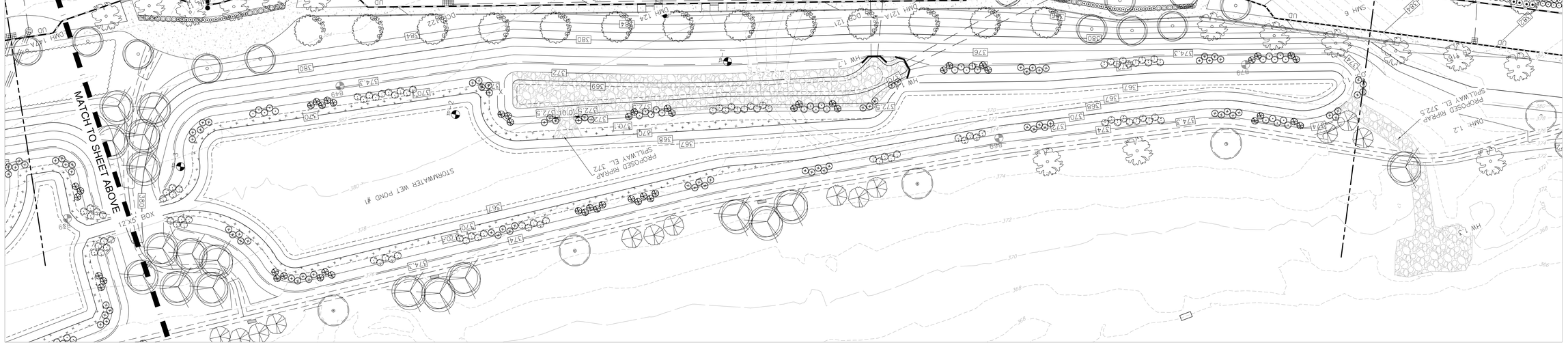
C6.4

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED
PROFESSIONAL ENGINEER
16 Sep 2017



WET POND #1 (NORTH)

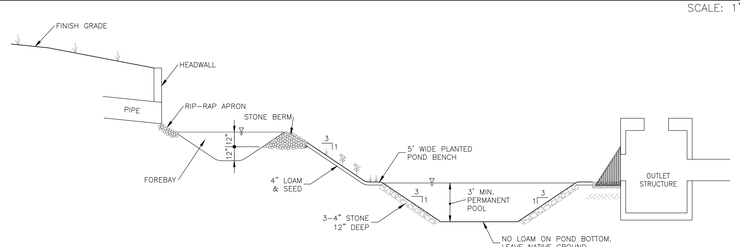
SCALE: 1"=30'



WET POND #1 (SOUTH)

SCALE: 1"=30'

NOTE:



WET POND SECTION

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STATE OF NEW HAMPSHIRE — ROBERT G. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER — 10 SEP 2017

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Bedford, NH 03110
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www.tfmoran.com

			AA	JK
11	9/18/17	DATE ONLY	AA	JK
9	6/23/16	REVISE PER COMMENTS (5/1/17)	AA	JK
4	01/31/17	ADJUST SHELF GRADING	SCV	JK
3	12/21/16	NO CHANGE, RING SHEET	AA	JK
2	12/21/16	ADJUST SHELF GRADING	AA	JK
1	11/21/16	ADT COMMENTS	AA	JK
REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR

PILLSBURY REALTY DEVELOPMENTS LLC

DETAILS

FILE 17686.03

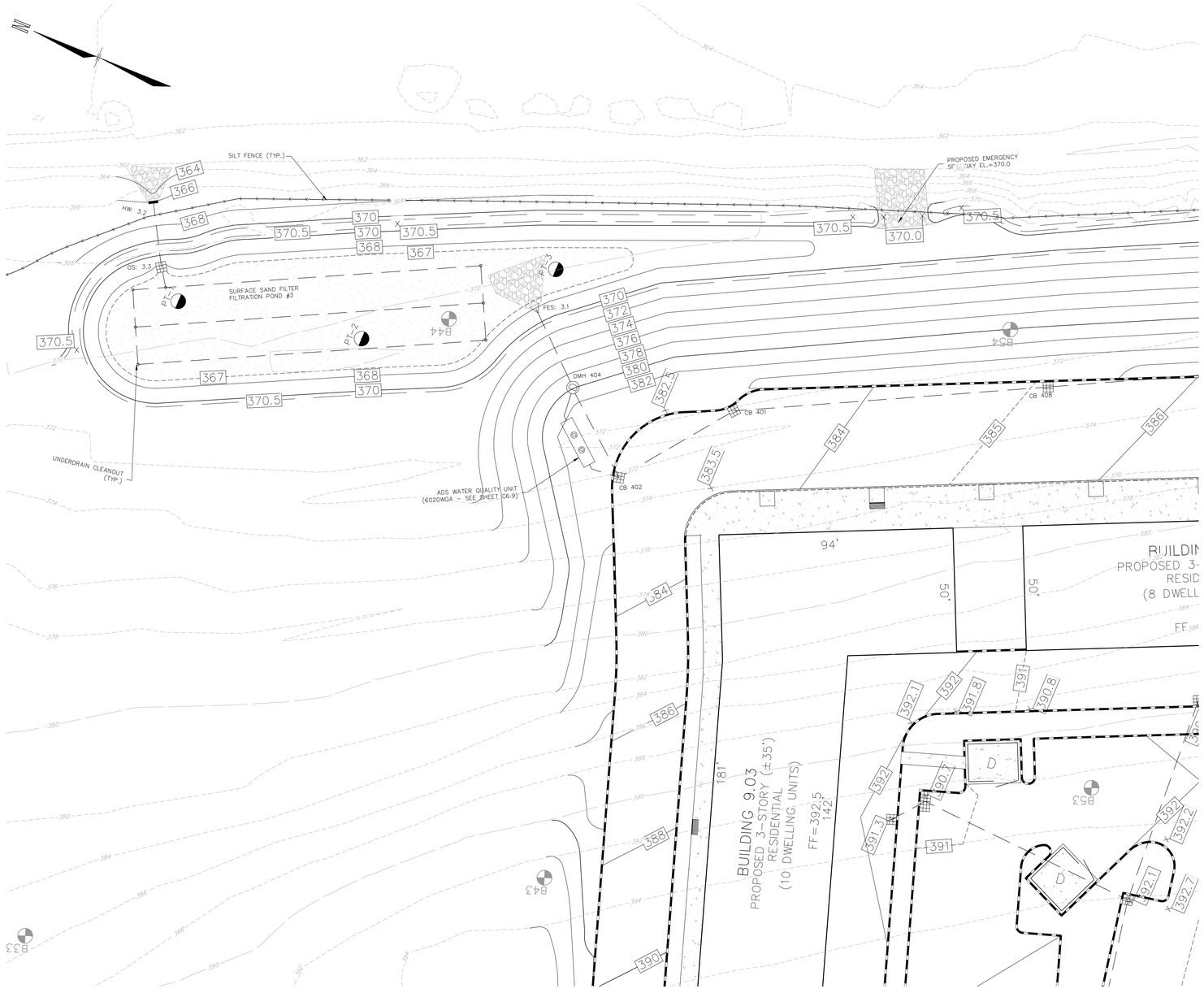
DR JJM CK JK

CADFILE 17686.03-DETAILS

AS NOTED

7/15/2016

C6.5



FILTRATION BASIN #3

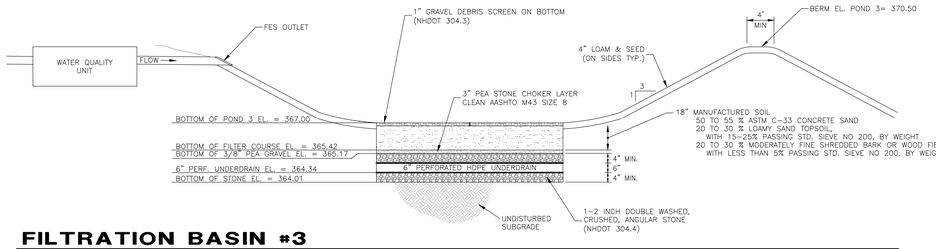
SCALE: 1"=20'

DRAINAGE SCHEDULE

OS 2.2*	365.0	359.00	25'	30" HDPE	0.050	0.012	DMH 2.6	357.75 (IN)
DMH 2.6*	366.0	352.40	40'	30" HDPE	0.010	0.012	HW 2.3	352.0 (OUT)
CB 401	383.2	378.85	49'	15" HDPE	0.015	0.012	CB 402	378.11 (IN)
CB 402	383.0	372.78	6'	15" HDPE	0.010	0.012	ADS UNIT	377.95 (IN)
ADS UNIT	383.5	377.78	3'	15" HDPE	0.010	0.012	DMH 404	377.75 (IN)
CB 402	383.0	379.03	40'	15" HDPE	0.032	0.012	DMH 404	377.75 (IN)
DMH 404*	382.0	370.60	40'	24" HDPE	0.065	0.012	FES 3.1	368.0 (OUT)

FILTRATION BASIN CONSTRUCTION

1. CLEAR AND GRUB THE AREA WHERE THE DETENTION BASINS ARE TO BE LOCATED. STOCKPILE LOAM FOR REUSE ON SLOPES.
2. GRADE FILTER AREAS ACCORDING TO PLAN AND DETAILS. SIDE SLOPES SHALL HAVE 4" LOAM AND SEED.
3. MANUFACTURED SOIL MIXTURE SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES EXCLUDING MULCH. NO OTHER MATERIALS OR SUBSTANCES SHALL BE MIXED OR DUMPED WITHIN THE BIORETENTION AREA THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVIDE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATION.
4. TOPSOIL/LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN ONE INCH (1") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.2. LOAM SHALL CONTAIN A MINIMUM OF FOUR PERCENT (4%) AND A MAXIMUM OF FIVE AND A HALF PERCENT (5.5%) ORGANIC MATTER AS DETERMINED BY WEIGHT. NOT MORE THAN TWENTY-FIVE PERCENT (25%) SHALL PASS A NO. 200 SIEVE. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES. THE RATIO OF THE PARTICLE SIZE FOR 80% PASSING (D80) TO THE PARTICLE SIZE FOR 30% PASSING (D30) SHALL BE 6.0 OR LESS (D80/D30 ≤ 6.0). SATURATED HYDRAULIC CONDUCTIVITY OF TOPSOIL/LOAM SHALL BE BETWEEN 3 INCHES/HOUR AND 10 INCHES/HOUR ACCORDING TO ASTM D5856-95 WHEN COMPACTED TO A MINIMUM OF 88% STANDARD PROCTOR, ASTM 698.
5. SEEDING FOR DETENTION AREA SIDE SLOPES SHALL HAVE A MINIMUM OF 4" LOAM MIXTURE INSTALLED WITH TYPICAL LAWN MIX (MIN. 200 LBS/ACRE):
   - 33% CREEPING RED FESCUE (MIN. 66 LBS/ACRE)
   - 42% PERENNIAL RYEGRASS (MIN. 84 LBS/ACRE)
   - 21% KENTUCKY BLUEGRASS (MIN. 42 LBS/ACRE)
   - 4% REDTOP (MIN. 8 LBS/ACRE)
6. INSTALLER SHALL NOT ALLOW ANY VEHICULAR OR CONSTRUCTION EQUIPMENT TRAVEL TO OCCUR ACROSS THE PROPOSED FILTRATION BASIN AREA AT ANY TIME EXCEPT DURING EXCAVATIONS OF TOPSOIL, SUBSOIL AND OTHER MATERIALS NOT SUITABLE FOR BED BOTTOM CONDITIONS.
7. CAUTION SHOULD BE EXCERCISED DURING SITE PREPARATION TO AVOID COMPACTON OF THE INFILTRATIVE BOTTOM SURFACE FILTER MEDIA.



FILTRATION BASIN #3

SURFACE SAND FILTER — NOT TO SCALE

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STATE OF NEW HAMPSHIRE — ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER — 16 SEPTEMBER 2017

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Bedford, NH 03110
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	DATE	DESCRIPTION		
11	9/18/17	DATE ONLY	AA	JK
9	8/23/16	REVISE PER COMMENTS (5/1/17)	AA	JK
5	02/15/17	ADT COMMENTS	JJP	JK
4	01/31/17	REVISE TREATMENT PRACTICE	AA	JK
3	12/22/16	POND	AA	JK
2	11/28/16	GENERAL REVISIONS	AA	JK
1	11/21/16	ADT COMMENTS	AA	JK
REV	DATE	DESCRIPTION	DR	CK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

TAX MAP 10 LOT 41, 52 & 54-1
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

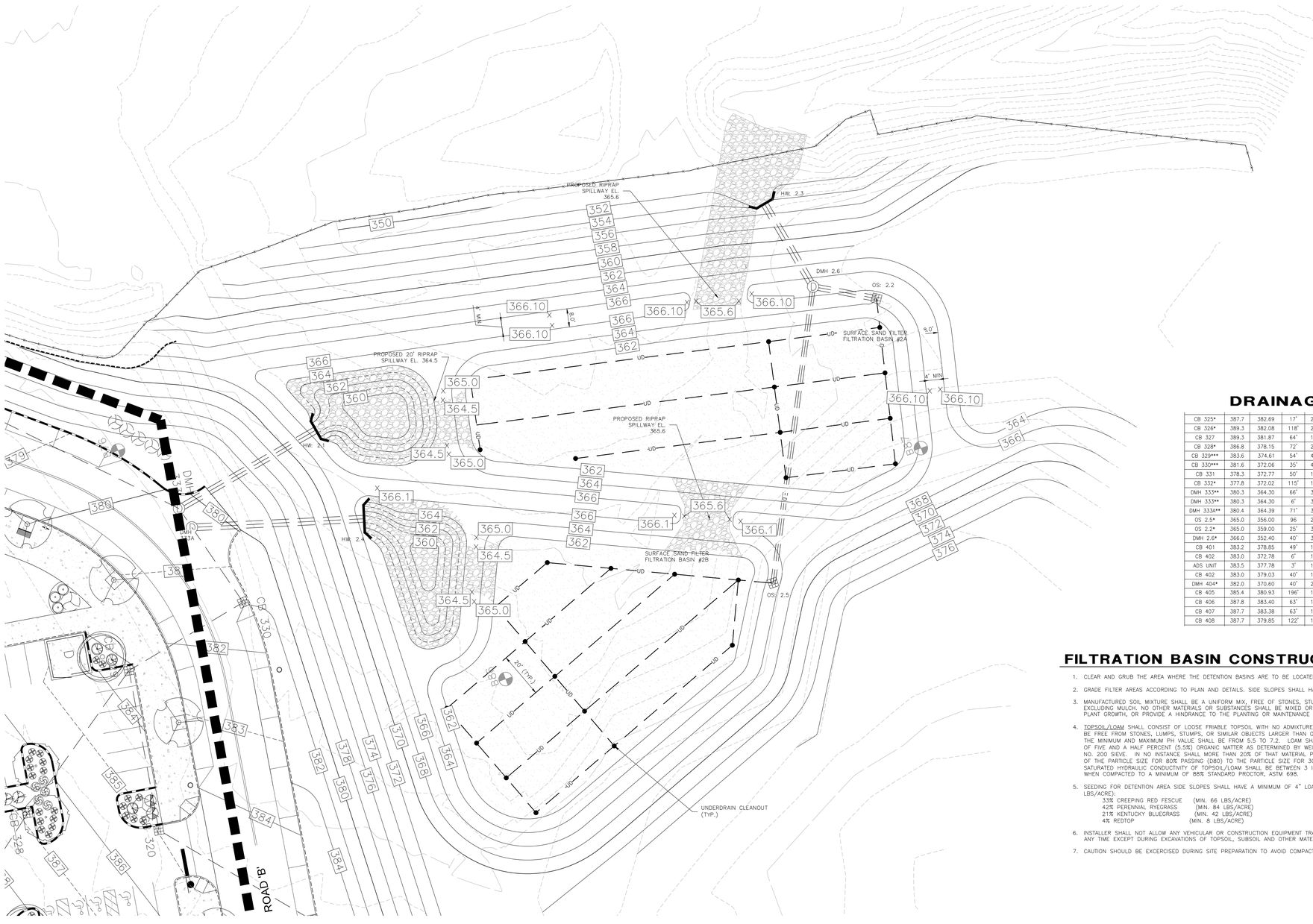
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANINE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

DETAILS

FILE 17686.03
DR JJM | CK JK
CADFILE 17686.03-DETAILS
AS NOTED
7/15/2016

C6.6



DRAINAGE SCHEDULE

CB 325*	387.7	382.69	17'	24" HDPE	0.007	0.012	CB 326	382.58 (IN)
CB 326*	389.3	382.08	118'	24" HDPE	0.031	0.012	CB 328	378.40 (IN)
CB 327	389.3	381.87	64'	15" HDPE	0.046	0.012	CB 328	378.90 (IN)
CB 328*	386.8	378.15	72'	24" HDPE	0.035	0.012	CB 329	375.61 (IN)
CB 329***	383.6	374.61	54'	42" HDPE	0.043	0.012	CB 330	372.31 (IN)
CB 330***	381.6	372.06	35'	42" HDPE	0.051	0.012	DMH 333A	370.26 (IN)
CB 331	378.3	372.77	50'	15" HDPE	0.01	0.012	CB 332	372.27 (IN)
CB 332*	377.8	372.02	115'	18" HDPE	0.01	0.012	DMH 333	370.87 (IN)
DMH 333**	380.3	364.30	66'	36" HDPE	0.050	0.012	HW 2.1	361.0 (OUT)
DMH 333**	380.3	364.30	6'	36" HDPE	LEVEL	0.012	DMH 336A	364.30 (IN)
DMH 333A**	380.4	364.39	71'	36" HDPE	0.048	0.012	HW 2.4	361.0 (OUT)
OS 2.5*	365.0	356.00	96	24" HDPE	0.010	0.012	OS 2.2	355.00 (IN)
OS 2.2*	365.0	359.00	25'	30" HDPE	0.050	0.012	DMH 2.6	357.75 (IN)
DMH 2.6*	366.0	352.40	40'	30" HDPE	0.010	0.012	HW 2.3	352.0 (OUT)
CB 401	383.2	378.85	49'	15" HDPE	0.015	0.012	CB 402	378.11 (IN)
CB 402	383.0	372.78	6'	15" HDPE	0.010	0.012	ADS UNIT	377.95 (IN)
ADS UNIT	383.5	377.78	3'	15" HDPE	0.010	0.012	DMH 404	377.75 (IN)
CB 402	383.0	379.03	40'	15" HDPE	0.032	0.012	DMH 404	377.75 (IN)
DMH 404*	382.0	370.60	40'	24" HDPE	0.065	0.012	FES 3.1	368.0 (OUT)
CB 405	385.4	380.93	196'	15" HDPE	0.005	0.012	CB 408	379.95 (IN)
CB 406	387.8	383.40	63'	15" HDPE	0.038	0.012	CB 405	381.03 (IN)
CB 407	387.7	383.38	63'	15" HDPE	0.038	0.012	CB 405	381.03 (IN)
CB 408	387.7	379.85	122'	15" HDPE	0.007	0.012	CB 401	378.95 (IN)

FILTRATION BASIN CONSTRUCTION

1. CLEAR AND GRUB THE AREA WHERE THE DETENTION BASINS ARE TO BE LOCATED. STOCKPILE LOAM FOR REUSE ON SLOPES.
2. GRADE FILTER AREAS ACCORDING TO PLAN AND DETAILS. SIDE SLOPES SHALL HAVE 4" LOAM AND SEED.
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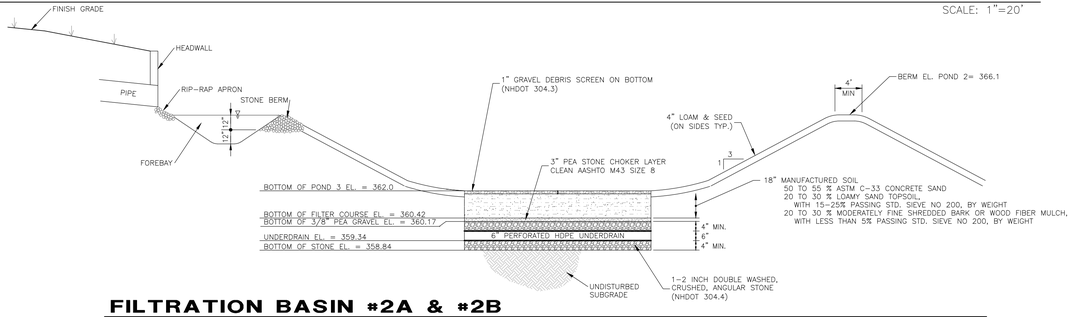
7. CAUTION SHOULD BE EXCERCISED DURING SITE PREPARATION TO AVOID COMPACTON OF THE INFILTRATIVE BOTTOM SURFACE FILTER MEDIA.

FILTRATION BASIN #2A & #2B

SCALE: 1"=20'



FILTRATION BASIN #2A & #2B

SURFACE SAND FILTER — NOT TO SCALE

STATE OF NEW HAMPSHIRE — ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER — 18 Sep 2017

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9	8/23/16	REVISE PER COMMENTS (8/1/17)	AA JK
5	02/13/17	ADJ COMMENTS	JFP JK
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2	11/28/16	GENERAL REVISIONS	AA JK
1	11/21/16	ADJ COMMENTS	AA JK
REV:	DATE:	DESCRIPTION	DR CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

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DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR

PILLSBURY REALTY DEVELOPMENTS LLC

DETAILS

PROJECT 17686.03

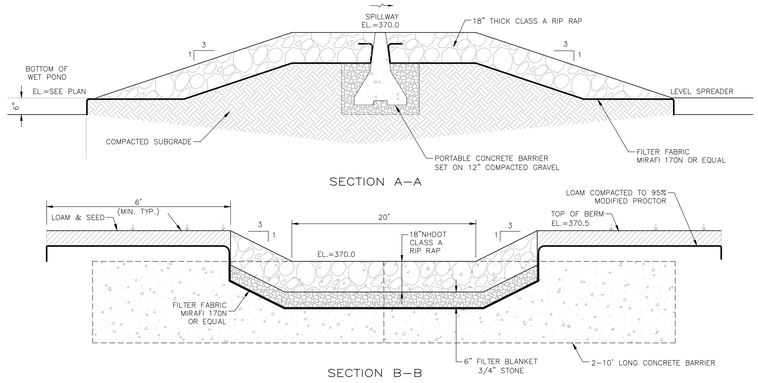
DR JJM CK JK

CADFILE 17686.03-DETAILS

AS NOTED

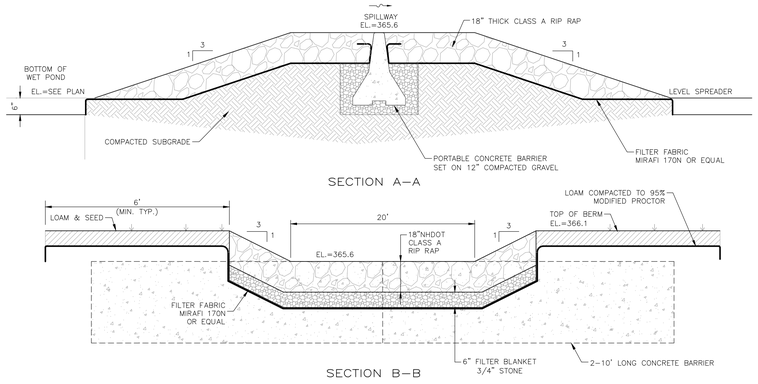
7/15/2016

C6.7



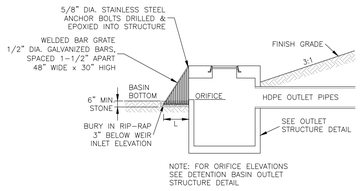
EMERGENCY SPILLWAY AT FILTRATION BASIN #3

NOT TO SCALE



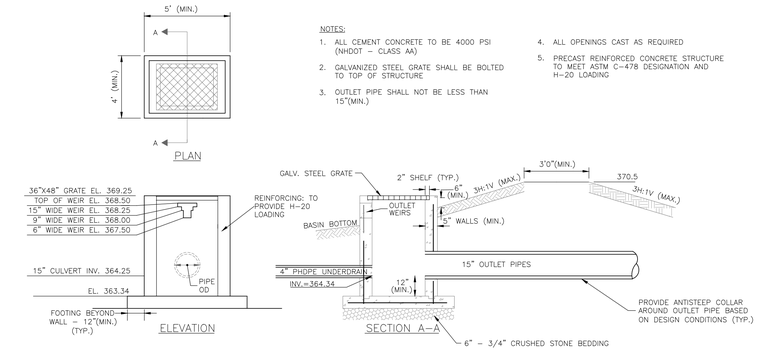
EMERGENCY SPILLWAY AT FILTRATION BASIN #2A & #2B

NOT TO SCALE



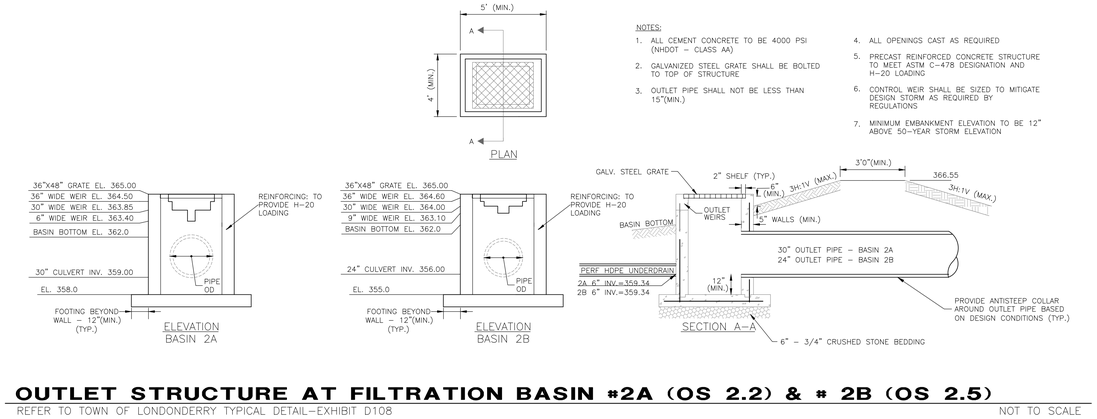
FABRICATED TRASH RACK

AT OUTLET STRUCTURE NOT TO SCALE



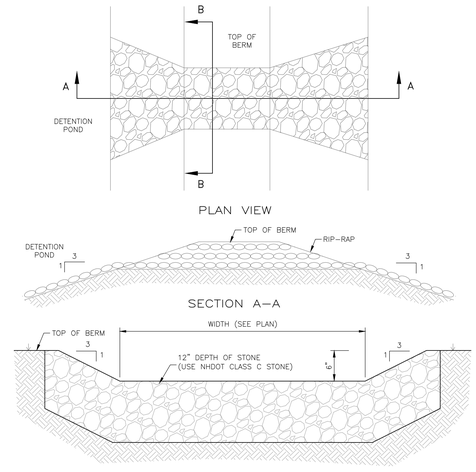
OUTLET STRUCTURE AT FILTRATION BASIN #3 (OS 3.3)

REFER TO TOWN OF LONDONDERRY TYPICAL DETAIL–EXHIBIT D108 NOT TO SCALE



OUTLET STRUCTURE AT FILTRATION BASIN #2A (OS 2.2) & # 2B (OS 2.5)

REFER TO TOWN OF LONDONDERRY TYPICAL DETAIL–EXHIBIT D108 NOT TO SCALE



NOTES:
1. TYPICAL RIP–RAP SPILLWAY. SEE PLAN FOR ELEVATION, AND SIZE.

RIP-RAP FOREBAY SPILLWAY

OVERFLOW SPILLWAY TO WET POND & FILTRATION BASINS NOT TO SCALE

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11	9/18/17	DATE ONLY	AA JK
9	8/23/16	REVISE PER COMMENTS (8/1/17)	AA JK
5	02/15/17	ADT COMMENTS	JDP JK
4	01/31/17	REVISE OUTLET STRUCT. & SPILLWAYS	AA JK
3	12/22/16	REVISE OUTLET STRUCTURES	AA JK
2	11/22/16	ADT COMMENTS	AA JK
1	11/21/16	DETAIL POND OUTLETS	AA JK
REV.	DATE	DESCRIPTION	DR CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

DETAILS

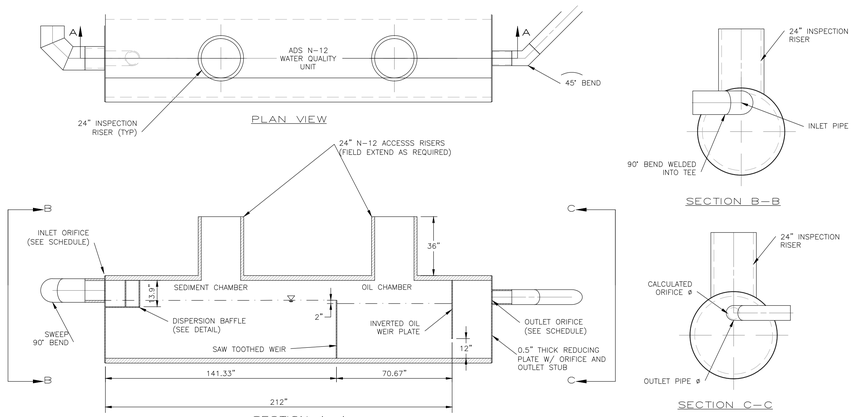
FILE 17686.03
DR JJM CK JK
CADFILE 17686.03-DETAILS
AS NOTED
7/15/2016

C6.8

STATE OF NEW HAMPSHIRE – ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER – 18 SEPTEMBER 2017

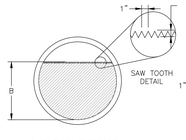
WATER QUALITY UNIT SCHEDULE

	PRODUCT NUMBER	LENGTH	INLET ORIFICE SIZE	OUTLET ORIFICE SIZE	INLET ORIFICE ELEVATION	OUTLET ORIFICE ELEVATION	SEDIMENT CHAMBER VOLUME (CF)	OIL CHAMBER VOLUME (CF)	TREATED FLOW (CFS)
WQU 1	6020 WQA	20'	15"	15"	377.95	377.78	183	87	2.8

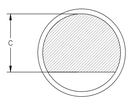


ADS HDPE STANDARD WATER QUALITY UNIT (FABRICATED INLET & OUTLET)

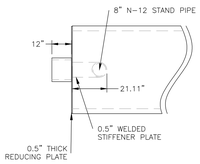
NOT TO SCALE



1/2" THICK SAW TOOTH
HDPE WEIR PLATE IN
SEDIMENT CHAMBER

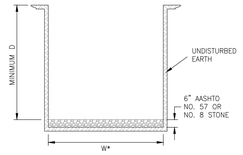


1/2" THICK HDPE
INVERTED WEIR PLATE
FOR OIL CHAMBER



DISPERSION BAFFLE DETAIL
(TOP VIEW)

BYPASS FITTINGS •

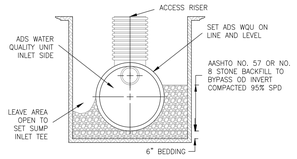


1. AVOID EXCESSIVE GROUND WATER IN THE TRENCH DE-WATER AS NECESSARY.
2. PROVIDE SHEETING OR SHORING AS REQUIRED.
3. MAXIMUM COVER HEIGHT MEASURED FROM THE TOP OF THE UNIT TO FINAL GRADE SHALL NOT EXCEED 8 FEET.

ADS UNIT SIZE	MINIMUM D	MINIMUM W*
36"	4.5'	6.5'
42"	5.0'	7.0'
48"	5.5'	7.5'
60"	7.5'	8.5'

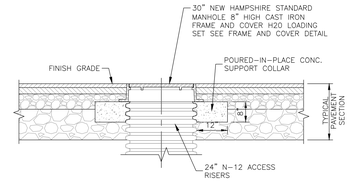
* TRENCH WIDTH DOES NOT ACCOUNT FOR BY-PASS PIPE, THIS ESTIMATE IS FOR THE MAIN UNIT ONLY

TRENCH AND BEDDING PREPARATION FOR UNIT



1. UTILIZE CARE WHEN LOWERING UNIT INTO THE TRENCH. HANDLE USING NYLON SLINGS AND TWO PICK POINTS.
2. PLACE BACKFILL AROUND THE UNIT IN UNIFORM 8"-12" LIFTS, COMPACTED TO 95% SPD.
3. WHEN THE UNIT CONSISTS OF 2 SECTIONS, PLACE THE DOWNSTREAM SECTION FIRST. PROPERLY LUBE THE BELL AND SPIGOT. CONNECT AND HOME THE REMAINING SECTIONS.

PLACING UNIT AND INITIAL BACKFILL



ADS RISER FRAME & COVER DETAIL

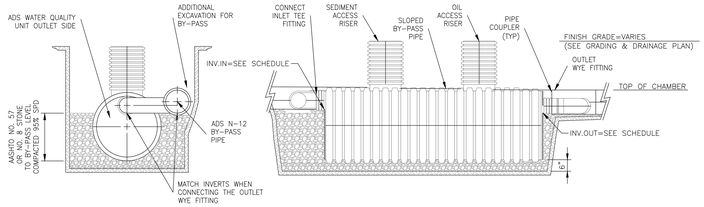
NOT TO SCALE

WATER QUALITY UNIT MAINTENANCE REQUIREMENTS

1. TO BE INSPECTED QUARTERLY. REMOVE AND LEGALLY DISPOSE OF FLOATING DEBRIS AT EACH INSPECTION.
2. REMOVE SEDIMENT WHEN INSPECTION INDICATES DEPTH IS APPROACHING HALF THE DEPTH TO THE LOWEST ORIFICE OR OTHER OUTLET IN THE FIRST CHAMBER BAFFLE. IT IS RECOMMENDED THAT THE UNIT BE CLEANED AT LEAST ONCE PER YEAR.
3. REMOVE FLOATING HYDROCARBONS IMMEDIATELY WHENEVER DETECTED BY INSPECTION.
4. DISPOSE OF SEDIMENTS AND OTHER WASTES IN CONFORMANCE WITH APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

INSTALLATION DETAILS

NOT TO SCALE



1. START ON THE DOWNSTREAM END BY CONNECTING THE OUTLET FITTING: BE SURE TO MATCH INVERTS OF UNIT OUTLET AND BYPASS PIPE.
2. BY-PASS FITTINGS CAN BE CONNECTED USING THE SAME COUPLERS AS THE MAIN STORM SEWER PIPE. COUPLERS MAY BE SPLIT COUPLERS, IN-LINE BELL COUPLERS, SNAP COUPLERS, BELL-BELL COUPLERS OR WELDED COUPLERS.

OUTLET END

1. CONTINUE CONNECTING THE BY-PASS PIPE TO THE UPSTREAM END OF THE UNIT.
2. FINISH THE BY-PASS CONNECTION TO THE UNIT BY CONNECTING THE INLET TEE FITTING.

INLET END

NOTE

THE AMOUNT OF FALL FROM THE BY-PASS INLET INVERT TO THE BY-PASS OUTLET INVERT IS 0.17' (2").

ADS BYPASS CONNECTIONS

NOT TO SCALE

NOTES

1. ALL DIMENSIONS ARE NOMINAL.
2. ALL FITTING CONNECTIONS WILL BE MADE USING A STANDARD BELL/BELL OR SPLIT COUPLER.

20' ADS WATER QUALITY UNIT STANDARD FAB DETAIL

NOT TO SCALE

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	DATE	DESCRIPTION	BY	CK
11	9/18/17	DATE ONLY	AA	JK
9	6/23/16	REVISE PER PLANNING BOARD COMMENTS (5/17)	AA	JK
4	12/21/16	REVISE ADS UNITS & INSERTS	AA	JK
3	12/21/16	ADD SHEET	AA	JK
REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC
C/O NAA ASSOC. JOANNE JOYCE

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR

PILLSBURY
REALTY
DEVELOPMENTS
LLC

DETAILS

PROJ. # 17686.03

DR JJM | CK JK

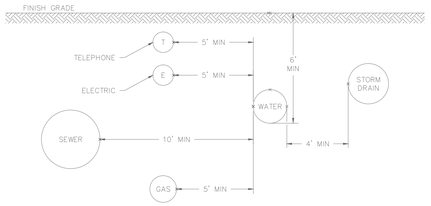
CADFILE 17686.03-DETAILS

AS NOTED

7/15/2016

C 6.9

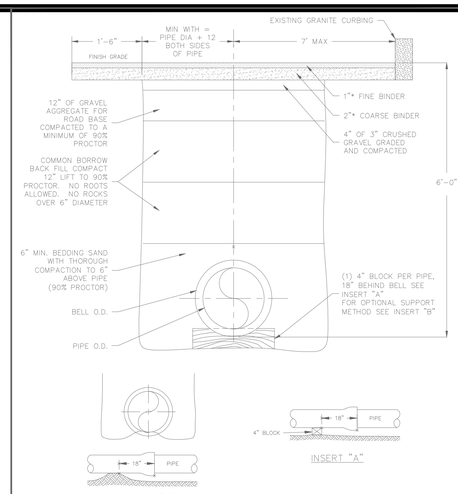
STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED
PROFESSIONAL ENGINEER
10 SEPTEMBER 2017



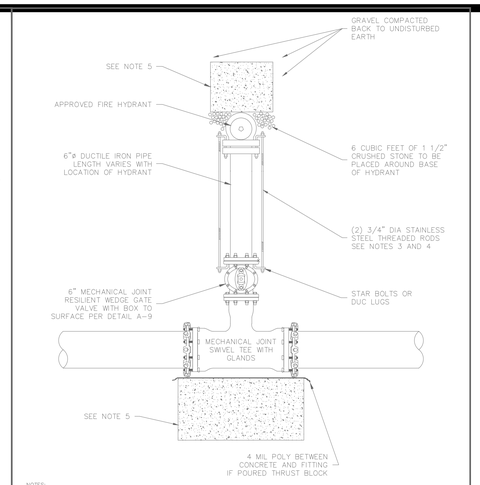
NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL WATER MAIN SHOULD HAVE A MINIMUM DEPTH OF 6' FROM INVERT (BOTTOM) OF PIPE TO FINISH GRADE.
3. SEE DETAIL A-2 FOR TRENCH DETAIL.
4. SEE DETAIL A-11 FOR OUTSIDE SERVICE ENTRANCE DETAIL.

PENNICHUCK WATER

DETAIL A-1
TYPICAL UTILITY SEPARATION (MAIN) DETAIL
PENNICHUCK WATER WORKS, INC.
REV: 3-12 SCALE: NTS



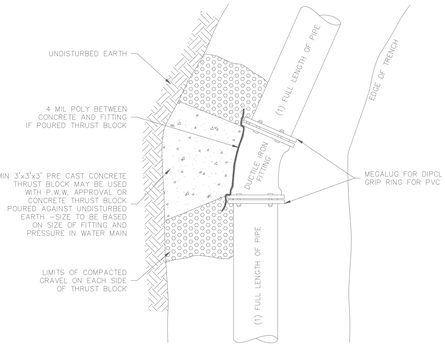
* QUANTITIES OF PAVEMENT CHANGE TO 4" OF COARSE BINDER PLACED IN 2 LIFTS AND 2" OF FINE BINDER FOR ALL TYPE 1 TRENCHES LOCATED ON HEAVILY TRAVELED STREETS.



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 6' FROM OF COVER FROM INVERT (BOTTOM) OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS.
10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. WHEN DISTANCE FROM WATER MAIN TO HYDRANT IS MORE THAN 10' SUBSTITUTE MEGALUGS (OR GRIP RINGS) IN LIEU OF THREADED RODS.
5. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

PENNICHUCK WATER

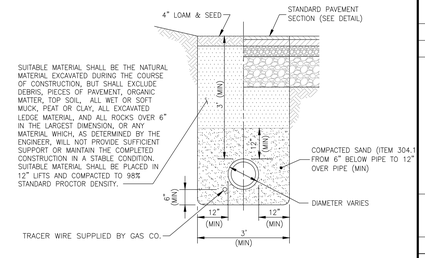
DETAIL A-2B
TYPICAL TRENCH TYPE 2 DETAIL
PENNICHUCK WATER WORKS, INC.
REV: 3-12 SCALE: NTS



NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTHS OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS.
10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN.

THRUST BLOCK DETAIL

P.W.W. NOT TO SCALE



GAS MAIN TRENCH

NOT TO SCALE

NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. WATER MAIN MAY BE DIRECT TAPPED WHEN IT IS 16" OR LARGER DUCTILE IRON.
3. SEE DETAIL A-5 FOR INSTALLATION ON PVC WATER MAINS.

PENNICHUCK WATER

DETAIL A-4
TYPICAL 2" RELEASE VALVE INSTALLATION ON DUCTILE IRON
PENNICHUCK WATER WORKS, INC.
REV: 3-12 SCALE: NTS

NOTES:
1. ALL MATERIAL AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 6' FROM INVERT (BOTTOM) OF PIPE TO FINISH GRADE.
3. 3/4"ø S.S. RODS SHALL BE USED IN CONJUNCTION WITH REQUIRED S.S. NUTS. RODS ARE TO BE ATTACHED TO FITTINGS WITH EITHER STAR BOLTS OR DUC LUGS.
10" FITTING OR SMALLER = (2) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
12" FITTING OR LARGER = (4) 3/4"ø S.S. RODS & ASSOC. HARDWARE.
4. MIN 3'x3'x3' PRE CAST CONCRETE THRUST BLOCK MAY BE USED WITH P.W.W. APPROVAL OR CONCRETE THRUST BLOCK POURED AGAINST UNDISTURBED EARTH – SIZE TO BE BASED ON SIZE OF FITTING AND PRESSURE IN WATER MAIN. SEE DETAIL A-7.

PENNICHUCK WATER

DETAIL A-6
TYPICAL TEE INSTALLATION
PENNICHUCK WATER WORKS, INC.
REV: 3-12 SCALE: NTS

NOTES:
1. ALL MATERIALS AND INSTALLATION PROCEDURES WILL CONFORM TO P.W.W. TECHNICAL SPECIFICATIONS.
2. ALL PIPE SHOULD HAVE A MINIMUM DEPTH OF 5' FROM TOP OF PIPE TO FINISH GRADE.
3. SEE DETAIL A-20 FOR 1" SERVICE AND VALVE BOX INSTALLATION DETAIL.
4. SEE DETAIL A-12 FOR 1 1/4" – 2" SERVICE AND VALVE BOX INSTALLATION DETAIL.
5. SEE DETAIL A-11 FOR OUTSIDE SERVICE ENTRANCE PLAN VIEW.

DOMESTIC SERVICE TAPPED OFF FIRE SERVICE DETAIL

P.W.W. NOT TO SCALE

NOTE
THE WATER SYSTEM SHALL MEET PENNICHUCK WATER WORKS SPECIFICATIONS (MATERIALS, INSTALLATION & TESTING). THE CONTRACTOR SHALL COORDINATE THE INSPECTION OF THE WATER SYSTEM INSTALLATION WITH PENNICHUCK WATER WORKS.

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	DATE	BY	CK
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10	9/25/16	REVISE PER PLANNING BOARD	AA	JK	
9	9/23/16	REVISE PER PLANNING BOARD	AA	JK	
8	9/2/16	REVISE PER PLANNING BOARD	AA	JK	
7	8/26/16	REVISE PER PLANNING BOARD	AA	JK	
6	8/19/16	REVISE PER PLANNING BOARD	AA	JK	
5	8/12/16	REVISE PER PLANNING BOARD	AA	JK	
4	8/5/16	REVISE PER PLANNING BOARD	AA	JK	
3	6/23/16	REVISE PER PLANNING BOARD	AA	JK	
2	11/23/16	GENERAL REVISIONS	AA	JK	DP
#REV	*DATE*	*DESCRIPTION*			CK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT
TAX MAP 10 LOT 41, 52 & 54-1
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DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
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DETAILS

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CADFILE	17686.03-DETAILS
AS NOTED	
7/15/2016	

C6.10

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
10 SEPTEMBER 2014

SEWER SERVICE NOTES

1) MINIMUM SIZE PIPE FOR SEWER SERVICE SHALL BE SIX INCHES.

2) PIPE AND JOINT MATERIALS:
   A. PLASTIC SEWER PIPE
      1. PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034	*PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F789	PVC (SOLID WALL)	4" THROUGH 18" (T-1 TO T-3)
F794	PVC (RIBBED WALL)	8" THROUGH 36"
D2680	*ABS (COMPOSITES WALL)	8" THROUGH 15"

*PVC: POLY VINYL CHLORIDE
*ABS: ACRYLONITRILE-BUTADIENE-STYRENE

      2. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.

         ABS TRUSS PIPE AND FITTINGS SHALL CONFORM TO ASTM D-2680, POLYMER COMPOUNDING SHALL BE TO ASTM D-1788 (CLASS 322).

         JOINTS FOR ABS TRUSS PIPE SHALL BE CHEMICAL WELDED COUPLINGS TYPE SC IN ACCORDANCE WITH ASTM D-2680, FORMING A CHEMICAL WELDED JOINT.

   B. DUCTILE-IRON PIPE, FITTINGS AND JOINTS.

      1. DUCTILE IRON PIPE AND FITTINGS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE UNITED STATES OF AMERICA STANDARDS INSTITUTE:
         A21.50 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536 DUCTILE IRON CASTINGS.
         A21.51 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.
      2. JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO:
         A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS

3) DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.

4) JOINTS SHALL BE DEPENDENT UPON A NEOPRENE OR ELASTOMERIC GASKET FOR WATER-TIGHTNESS. ALL JOINTS SHALL BE PROPERLY MATCHED WITH THE PIPE MATERIALS USED. WHERE DIFFERING MATERIALS ARE TO BE CONNECTED, AS AT THE STREET SEWER WYE OR AT THE FOUNDATION WALL, APPROPRIATE MANUFACTURED ADAPTERS SHALL BE USED.

5) TEES AND WYES: WHERE A TEE OR WYE IS NOT AVAILABLE IN THE EXISTING STREET SEWER, AN APPROPRIATE CONNECTION SHALL BE MADE, FOLLOWING MANUFACTURERS' INSTRUCTIONS USING A BOLTED, CLAMPED OR EPOXY-CEMENTED SADDLE TAPPED INTO A SMOOTHLY DRILLED OR SAWN OPENING IN THE SEWER. THE PRACTICE OF BREAKING AN OPENING WITH A SLEDGE HAMMER, STUFFING CLOTH OR OTHER SUCH MATERIAL AROUND THE JOINT, OR APPLYING MORTAR TO HOLD THE CONNECTION, AND ANY OTHER SIMILAR CRUDE PRACTICES OR INEPT OR HASTY IMPROVISATIONS WILL NOT BE PERMITTED. THE CONNECTION SHALL BE CONCRETE ENCASED AS SHOWN IN THE DETAIL UP TO AND INCLUDING 15" DIAMETER.

6) SEWER SERVICE INSTALLATION: THE PIPE SHALL BE HANDLED, PLACED AND JOINTED IN ACCORDANCE WITH INSTALLATION GUIDES OF THE APPROPRIATE MANUFACTURER. IT SHALL BE CAREFULLY BEDDED ON A 6 INCH LAYER OF CRUSHED STONE AND/OR GRAVEL AS SPECIFIED IN NOTE 10. BEDDING AND RE-FILL FOR DEPTH OF 12 INCHES ABOVE THE TOP OF THE PIPE SHALL BE CAREFULLY AND THOROUGHLY TAMPED BY HAND OR WITH APPROPRIATE MECHANICAL DEVICES.

   THE PIPE SHALL BE LAID AT A CONTINUOUS AND CONSTANT GRADE FROM THE STREET SEWER CONNECTION TO THE FOUNDATION AT A GRADE OF NOT LESS THAN 1/4" INCH PER FOOT. PIPE JOINTS MUST BE MADE UNDER DRY CONDITIONS. IF WATER IS PRESENT, ALL NECESSARY STEPS SHALL BE TAKEN TO DEWATER THE TRENCH.

7) TESTING: THE COMPLETED SEWER SERVICE SHALL BE SUBJECTED TO A THIRD PARTY LEAKAGE TEST IN ANY OF THE FOLLOWING MANNERS: (PRIOR TO BACKFILLING)

   A. AN OBSERVATION TEE SHALL BE INSTALLED AS SHOWN AND WHEN READY FOR TESTING, AN INFLATABLE BLADDER OR PLUG SHALL BE INSERTED JUST UPSTREAM FROM THE OPENING IN THE TEE. AFTER INFLATION, WATER SHALL BE INTRODUCED INTO THE SYSTEM ABOVE THE PLUG TO A HEIGHT OF 5 FEET ABOVE THE LEVEL OF THE PLUG.

   B. THE PIPE SHALL BE LEFT EXPOSED AND LIBERALLY HOSED WITH WATER, TO SIMULATE, AS NEARLY AS POSSIBLE, WET TRENCH CONDITIONS OR, IF TRENCH IS WET, THE GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. INSPECTIONS FOR LEAKS SHALL BE MADE THROUGH THE CLEANOUT WITH A FLASHLIGHT.

   C. DRY FLUORESCENE DYE SHALL BE SPRINKLED INTO THE TRENCH OVER THE PIPE. IF THE TRENCH IS DRY, THE PIPE SHALL BE LIBERALLY HOSED WITH WATER, OR IF THE TRENCH IS WET, GROUND WATER SHALL BE PERMITTED TO RISE IN THE TRENCH OVER THE PIPE. OBSERVATION FOR LEAKS SHALL BE MADE IN THE FIRST DOWN-STREAM MANHOLE.

   LEAKAGE OBSERVED IN ANY ONE OF THE ABOVE ALTERNATE TESTS SHALL BE CAUSE FOR NON-ACCEPTANCE AND THE PIPE SHALL BE DUG-UP IF NECESSARY AND RE-LAID SO AS TO ASSURE WATER TIGHTNESS.

8) ILLEGAL CONNECTIONS: NOTHING BUT SANITARY WASTE FLOW FROM TOILETS, SINKS, LAUNDRY ETC. SHALL BE PERMITTED. ROOF LEADERS, FOOTING DRAINS, SUMP PUMPS OR OTHER SIMILAR CONNECTIONS CARRYING RAIN WATER, DRAINAGE OR GROUND WATER SHALL NOT BE PERMITTED.

9) WATER SERVICE SHALL NOT BE LAID IN SAME TRENCH AS SEWER SERVICE.

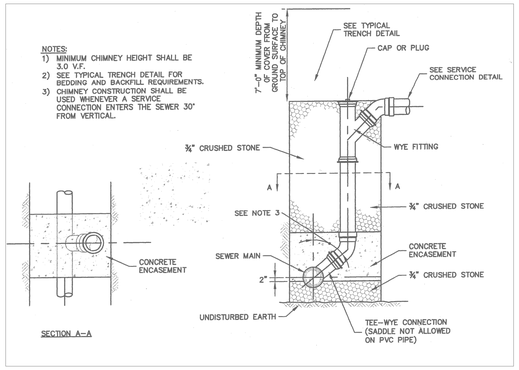
10) BEDDING: SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM CLAY, LOAM, ORGANIC MATERIAL AND MEETING ASTM C33-67.

100% PASSING	1 INCH SCREEN
90%-100% PASSING	3/4 INCH SCREEN
20%-55% PASSING	3/8 INCH SCREEN
0%-10% PASSING	#4 SIEVE
0%-5% PASSING	#8 SIEVE

   WHERE ORDERED BY THE ENGINEER TO STABILIZE THE TRENCH BASE, SCREENED GRAVEL OR CRUSHED STONE 1/2 INCH TO 1 1/2 INCH SHALL BE USED.

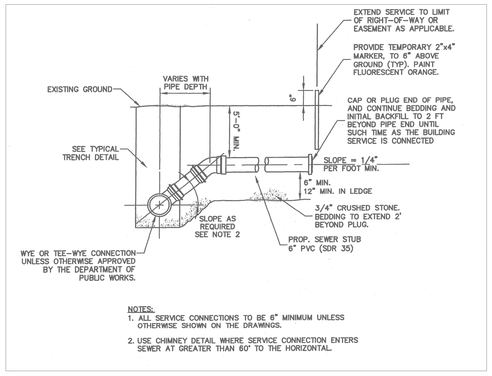
11) LOCATION: THE LOCATION OF THE TEE OR WYE SHALL BE RECORDED AND FILED IN THE MUNICIPAL RECORDS. IN ADDITION, A FERROUS METAL ROD OR PIPE SHALL BE PLACED OVER THE TEE OR WYE AS DESCRIBED IN THE TYPICAL "CHIMNEY" DETAIL, TO AID IN LOCATING THE BURIED PIPE WITH A DIP NEEDLE OR PIPEFINDER.

12) CHIMNEYS: IF VERTICAL DROP INTO SEWER IS GREATER THAN 4 FEET, A CHIMNEY SHALL BE CONSTRUCTED FOR THE SEWER CONNECTION. CHIMNEY INSTALLATION AS RECOMMENDED BY THE PIPE MANUFACTURER MAY BE USED IF APPROVED BY THE ENGINEER.



CHIMNEY (SEE NOTE 12)

NOT TO SCALE



NOTES:
1. ALL SERVICE CONNECTIONS TO BE 6" MINIMUM UNLESS OTHERWISE SHOWN ON THE DRAWINGS.
2. USE CHIMNEY DETAIL WHERE SERVICE CONNECTION ENTERS SEWER AT GREATER THAN 60° TO THE HORIZONTAL.

SEWER SERVICE

NOT TO SCALE

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GRAVITY SEWER NOTES

1. MINIMUM SIZE PIPE FOR GRAVITY SEWER SHALL BE 8-INCHES.
2. PIPE AND JOINT MATERIALS FOR PLASTIC SEWER PIPE SHALL CONFORM TO THE FOLLOWING ASTM STANDARDS:

ASTM STANDARDS	GENERIC PIPE MATERIAL	SIZES APPROVED
D3034-04a	* PVC (SOLID WALL)	8" THROUGH 15" (SDR 35)
F679-03	PVC (SOLID WALL)	18" THROUGH 27" (T-1 & T-2)
F794-03	PVC (RIBBED WALL)	8" THROUGH 36"
F1760-01(2005)e1	PVC, RECYCLED	ALL DIAMETERS

*PVC: POLY VINYL CHLORIDE

3. PLASTIC SEWER PIPE SHALL HAVE A PIPE STIFFNESS RATING OF AT LEAST 46 POUNDS PER SQUARE INCH AT 5 PERCENT PIPE DIAMETER DEFLECTION, AS MEASURED IN ACCORDANCE WITH ASTM D2412-02 DURING MANUFACTURE.
4. JOINTS SEALS FOR PVC PIPE SHALL BE OIL RESISTANT COMPRESSION RINGS OF ELASTOMERIC MATERIAL CONFORMING TO ASTM D-3212-96(a)(2003)e1 AND SHALL BE PUSH-ON, BELL AND SPIGOT TYPE.
5. DUCTILE-IRON PIPE, FITTINGS AND JOINTS SHALL CONFORM TO THE FOLLOWING STANDARDS OF THE AMERICAN WATER WORKS ASSOCIATION (AWWA).

   AWWA C151/A21.51-02 THICKNESS DESIGN OF DUCTILE IRON PIPE AND WITH ASTM A-536-84 (2004) DUCTILE IRON CASTINGS.

   AWWA C151/A21.51-02 DUCTILE IRON PIPE, CENTRIFUGALLY CAST IN METAL MOLDS OR SAND-LINED MOLDS FOR WATER OR OTHER LIQUIDS.

   JOINTS SHALL BE OF THE MECHANICAL OR PUSH-ON TYPE. JOINTS AND GASKETS SHALL CONFORM TO AWWA C151/A21.11 RUBBER GASKETS JOINTS FOR CAST IRON PRESSURE PIPE & FITTINGS.
6. CONCRETE PIPE SHALL CONFORM TO AWWA C302-04.
7. PRESTRESSED CONCRETE CYLINDER PIPE AND FITTINGS SHALL CONFORM TO AWWA C301-99.

   JOINTS SEALS FOR CONCRETE CYLINDER PIPE SHALL BE OIL RESISTANT ELASTOMERIC MATERIAL CONFORMING TO ASWWA C301-99 SPECIFICATIONS.
8. DAMAGED PIPE SHALL BE REJECTED AND REMOVED FROM THE JOB SITE.
9. GRAVITY SEWER PIPE TESTING SHALL BE AS FOLLOWS:

   ALL NEW GRAVITY SEWERS SHALL BE TESTED FOR WATER TIGHTNESS BY THE USE OF LOW-PRESSURE AIR TESTS.

   LOW PRESSURE AIR TESTING SHALL BE IN CONFORMANCE WITH:

   ASTM F1417-92(2005) "STANDARD TEST METHOD FOR INSTALLATION ACCEPTANCE OF PLASTIC GRAVITY SEWER LINES USING LOW PRESSURE AIR".

   UNI-BELL PVC PIPE ASSOCIATION UNI-B-6, "LOW PRESSURE AIR TESTING OF INSTALLED SEWER PIPE".
10. ALL NEW GRAVITY SEWERS SHALL BE CLEANED AND VISUALLY INSPECTED AND SHALL BE TRUE TO LINE AND GRADE FOLLOWING INSTALLATION AND PRIOR TO USE.
11. ALL PLASTIC SEWER PIPE SHALL BE DEFLECTION TESTED NOT LESS THAN 30 DAYS FOLLOWING INSTALLATION.
12. THE MAXIMUM ALLOWABLE DEFLECTION OF FLEXIBLE SEWER PIPE SHALL BE 5 PERCENT OF THE AVERAGE INSIDE DIAMETER.
13. TRENCH CONSTUCTION SHALL CONFORM TO THE FOLLOWING:

    SEWERS SHALL BE BURIED TO A MINIMUM DEPTH OF 6' BELOW GRADE IN ALL ROADWAY LOCATIONS AND TO A MINIMUM DEPTH OF 4 FEET BELOW GRADE IN ALL CROSS COUNTRY LOCATIONS.

    WHERE SEWER LINES CROSS WATER PIPES, A MINIMUM OF 18" VERTICAL SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE OBSERVED. AT SEWER/WATER INTERSECTIONS, A MINIMUM OF 6 FEET SHALL BE PROVIDED FROM THE WATER LINE TO THE SEWER PIPE JOINT. 12" SEPARATION BETWEEN THE TWO OUTSIDE PIPE WALLS SHALL BE REQUIRED BETWEEN SEWER LINES AND ALL OTHER PIPES.

    TRENCH DIMENSIONS FOR SEWER PIPE LESS THAN 15 INCHES IN DIAMETER, THE ALLOWABLE TRENCH WIDTH AT A PLANE 12 INCHES ABOVE THE PIPE SHALL BE NO MORE THAN 36 INCHES AND FOR PIPE 15 INCHES AND LARGER, THE ALLOWABLE WIDTH SHALL BE EQUAL TO THE PIPES OUTSIDE DIAMETER PLUS 24 INCHES.

    PIPE TRENCH BEDDING MATERIAL AND FILL MATERIAL FOR EXCAVATION BELOW GRADE SHALL BE SCREENED GRAVEL OR CRUSHED STONE TO ASTM C33-03 STONE SIZE NO. 67. THE PIPE SAND BLANKET MATERIAL SHALL BE GRADED SAND FREE FROM ANY ORGANIC MATERIALS, GRADED SUCH THAT 100 PERCENT PASSED THE 1/2-INCH SIEVE AND A MAXIMUM OF 15 PERCENT PASSES A #200 SIEVE. IN LIEU OF A SAND BLANKET, A STONE ENVELOPE 6 INCHES THICK COMPLETELY AROUND THE PIPE USING 3/4-INCH STONE MAY BE USED.

    PIPE BEDDING MATERIAL SHALL EXTEND FROM A HORIZONTAL PLANE THROUGH THE PIPE AXIS TO 6-INCHES BELOW THE BOTTOM OF THE OUTSIDE SURFACE OF THE PIPE.

    PIPE SAND BLANKET MATERIAL SHALL COVER THE PIPE A MINIMUM OF 12 INCHES ABOVE THE CROWN OF THE OUTSIDE SURFACE.

    COMPACTION SHALL BE IN 12-INCH LAYERS FOR BEDDING AND BLANKET MATERIALS.

    BACKFILL MATERIAL SHALL BE IN 3-FOOT LAYERS TO THE GROUND SURFACE EXCEPT FOR ROAD CONSTRUCTION WHERE THE FINAL 3-FEET SHALL BE COMPACTED IN 12-INCH LAYERS TO THE ROAD BASE SURFACE.

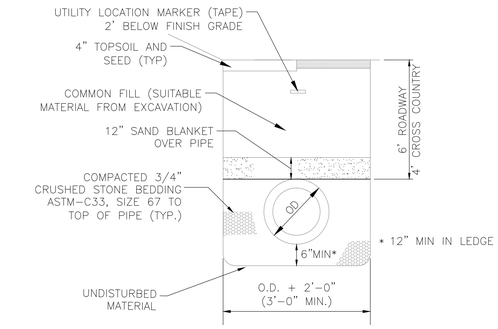
    TRENCH BACKFILL MATERIAL IN ROADWAY LOCATIONS SHALL BE NATURAL MATERIALS EXCAVATED FROM THE TRENCH DURING CONSTRUCTION, EXCLUDING DEBRIS, PAVEMENT PIECES, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT, CLAY, EXCAVATED LEDGE, ROCKS OVER 6 INCHES IN THE LARGEST DIMENSION, OR ANY OTHER UNSUITABLE MATERIAL NOT APPROVED BY THE ENGINEER.

    TRENCH BACKFILL AT CROSS-COUNTRY LOCATIONS SHALL BE AS DESCRIBED ABOVE EXCEPT THAT THE ENGINEER MAY PERMIT THE USE OF TOP SOIL, LOAM, MUCK OR PEAT, IF HE IS SATISFIED THAT THE COMPLETED CONSTRUCTION WILL BE ENTIRELY STABLE AND PROVIDED THAT EASY ACCESS TO THE SEWER FOR MAINTENANCE AND POSSIBLE RECONSTRUCTION, WHEN NECESSARY WILL BE PRESERVED. BACKFILL SHALL BE MOUNDED 6-INCHES ABOVE ORIGINAL GROUND.

    BASE COURSE MATERIALS FOR TRENCH REPAIRS SHALL MEET THE REQUIREMENTS OF DIVISION 300 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.

    WHERE SHEETING IS PLACED ALONG SIDE OF THE PIPE AND EXTENDS BELOW MID-DIAMETER, THE SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE AND AT LEAST 3 FEET BELOW FINISH GRADE.

    TRENCHES FOR SEWER PIPES WITH SLOPES OVER 0.08 FEET PER FOOT AND TRENCHES FOR SEWER PIPES BELOW THE SEASONAL HIGH GROUND WATER LEVEL SHALL HAVE IMPERVIOUS TRENCH DAMS CONSTRUCTED EVERY 300 FEET TO PREVENT POTENTIAL DISTURBANCE TO PIPE BEDDING AND BLANKET MATERIALS.

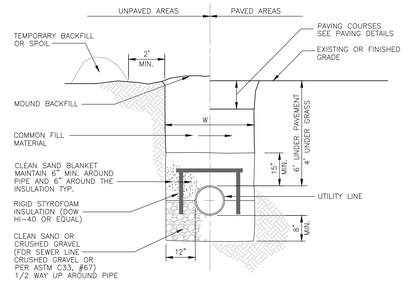


NOTE

FOR CONSTRUCTION RELATIVE TO UNSUITABLE MATERIALS ENCOUNTERED DURING EXCAVATION, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY UPON ENCOUNTERING UNSUITABLE MATERIAL PRIOR TO EXCAVATION TO VERIFY THE WORK. THE CONTRACTOR SHALL EXCAVATE THE UNSUITABLE MATERIAL AND REPLACE WITH SELECT FILL AS DIRECTED BY THE ENGINEER.

TYPICAL SEWER PIPE TRENCH

NOT TO SCALE



NOTE

W=MAXIMUM ALLOWABLE TRENCH WIDTH TO A PLANE 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS PIPE O.D. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE.

PIPE INSULATION

NOT TO SCALE

TEST PIT SUMMARY

TEST PIT DESIGNATION	GROUND SURF. ELEV.	GROUNDWATER ELEV.	TOP OF BEDROCK ELEV.
B-1	376.6	372.6	<361.6
B-2	372.2	367.2	<357.2
B-3	365.6	359.6	<350.6
B-4	362.7	356.7	<347.7
B-5	352.7	346.7	339.2
B-6	339.6	329.6	<324.6
B-12	367.1	358.6	<352.1
B-13	368.1	361.1	359.6
B-14	366.3	358.3	<351.3
B-15	366.4	356.4	<.51.4
B-16	363.7	NE	353.7
B-17	359.0	NE	353.0
B-22	382.0	378	369.5
B-23	369.0	360	357.0
B-24	366.6	361.6	<351.6
B-25	370.0	NE	362.0
B-26	374.3	366.3	<359.3
B-27	368.1	360.1	<353.1
B-28	356.2	NE	355.2
B-33	386.6	376.6	372.6
B-34	370.8	363.8	363.3
B-35	371.5	NE	369.5
B-36	376.8	364.8	<358.8
B-37	381.6	NE	379.6
B-38	371.6	NE	369.1
B-43	392.7	382.7	>376.7
B-47	371.6	NE	368.6
B-48	362.0	NE	359.0
B-53	393.2	380.2	>378.2
B-58	346.2	NE	342.2
B-63	393.0	385	>378.0

TEST PIT DESIGNATION	GROUND SURF. ELEV.	GROUNDWATER ELEV.	TOP OF BEDROCK ELEV.
B-20	389.4	385.9	<374.4
B-21	389.7	386.7	<374.7
B-31	392.9	390.4	<377.9
B-32	392.9	390.9	<377.9
B-41	396.0	393.5	<381.0
B-42	396	393	<381.0
B-51	396.4	393.4	<381.4
B-52	397.2	392.2	<382.2
B-61	395.9	391.9	<380.9
B-62	398.5	391	<383.5
B-71	393.9	391.4	<378.9
B-72	395.1	392.6	<380.1
B-73	398.5	NE	<383.5
B-74	395.0	NE	<380.0
B-81	394.4	391.4	<379.4
B-82	395.4	392.4	<380.4
B-83	398.4	NE	<383.4
B-84	396.2	392.7	<381.2
B-90	395.1	NE	<380.1
B-91	395.4	392.4	<380.4
B-92	398.0	NE	<383.0
B-93	398.1	392.1	<383.1
B-99	395.3	NE	<380.3
B-100	395.5	392.5	<380.5
B-101	397.6	NE	<382.6
B-102	399.9	NE	<384.9
B-108	400.5	NE	397.5
B-109	404.2	NE	402.2
B-110	408.5	NE	406.5

TEST PIT DESIGNATION	GROUND SURF. ELEV.	GROUNDWATER ELEV.	TOP OF BEDROCK ELEV.
B-7	375.2	373.2	<360.2
B-8	383	375	<368.0
B-9	387.4	383.4	<372.4
B-18	377.5	375.5	<362.5
B-19	387.1	383.1	<372.1
B-29	379.2	377.2	<364.2
B-30	389.0	387.5	<374.0
B-39	380.4	378.9	<365.4
B-40	390.8	389.3	<375.8
B-44	370.1	NE	<355.1
B-49	382.6	381.6	<368.6
B-50	391.5	389.5	<377.5
B-54	371.4	NE	<356.4
B-59	381.8	373.8	<366.8
B-60	392.7	390.7	<377.7
B-64	374.6	NE	<359.6
B-69	375.9	370.4	361.9
B-70	385.3	383.8	<370.3
B-75	375.5	NE	<360.5
B-79	376.3	374.8	<361.3
B-80	387.2	385.2	<373.2
B-88	380.2	378.7	367.2
B-89	389.6	388.1	<374.6
B-98	381.2	389.2	<375.2
B-97	382.1	380.6	<367.1
B-106	385.7	382.2	<370.7
B-107	389.8	NE	<374.8

TEST PIT DESIGNATION	GROUND SURF. ELEV.	GROUNDWATER ELEV.	TOP OF BEDROCK ELEV.
B-45	389.4	359.4	353.9
B-46	368.7	363.7	363.7
B-55	367.4	NE	359.4
B-56	364.3	NE	360.3
B-57	361.4	NE	360.4
B-65	365.3	NE	364.3
B-66	354.8	NE	351.8
B-67	347.7	NE	<334.7
B-68	339.1	NE	<326.1
B-76	369.5	NE	<354.5
B-77	349.2	NE	<334.2
B-78	348	NE	<319.8
B-85	377.9	369.9	<362.9
B-86	363.1	359.1	<348.1
B-87	362.0	NE	<347.0
B-94	385.2	NE	<370.2
B-95	372.0	369.5	<357.0
B-96	364.6	360.1	<349.6
B-103	390.5	382	<375.5
B-104	378.7	373.2	<363.7
B-105	375.8	NE	<360.8

STATE OF NEW HAMPSHIRE
ROBERT E. CUVAL
No. 7105
LICENSED
PROFESSIONAL ENGINEER
16 Sep 2017

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		AA	JK
	DATE ONLY	AA	JK
11	9/18/17	REVISE PER COMMENTS (5/1/17)	AA	JK
9	6/23/16	REV. PER DPW LETTER (3/30/17)	AA	JK
7	04/14/17	REVISE PER PLOT PLAN	AA	JK
6	12/21/16	REVISED SEWER DETAILS	AA	JK
5	12/21/16	REVISED SEWER DETAILS	AA	JK
2	11/23/16	GENERAL REVISIONS	AA	JK
REV	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENTS LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

DETAILS

FILE 17686.03

DR JJM CK JK

CADFILE 17686.03-DETAILS

AS NOTED

7/15/2016

C6.11

GENERAL NOTES

1. IT IS THE INTENTION THAT THE MANHOLE, INCLUDING ALL COMPONENT PARTS, HAVE ADEQUATE SPACE, STRENGTH AND LEAKPROOF QUALITIES CONSIDERED NECESSARY FOR THE INTENDED SERVICE. SPACE REQUIREMENTS AND CONFIGURATIONS, SHALL BE AS SHOWN ON THE DRAWING. MANHOLES SHALL BE AN ASSEMBLY OF PRECAST SECTIONS, WITH STEEL REINFORCEMENT, WITH ADEQUATE JOINTING, OR CONCRETE CAST MONOLITHICALLY IN PLACE WITH REINFORCEMENT. IN ANY APPROVED MANHOLE, THE COMPLETE STRUCTURE SHALL BE OF SUCH MATERIAL AND QUALITY AS TO WITHSTAND LOADS OF 8 TONS (H-20 LOADING) WITHOUT FAILURE AND PREVENT LEAKAGE IN EXCESS OF ONE GALLON PER DAY PER VERTICAL FOOT OF MANHOLE, CONTINUOUSLY FOR THE LIFE OF THE STRUCTURE. A PERIOD GENERALLY IN EXCESS OF 25 YEARS IS TO BE UNDERSTOOD IN BOTH CASES.

2. BARRELS, CONE SECTIONS AND CONCRETE GRADE RINGS SHALL BE PRECAST REINFORCED CONCRETE AND SHALL CONFORM ENV-WQ 704.12 & 704.13.

3. PRECAST CONCRETE BARREL SECTIONS, CONES AND BASES SHALL CONFORM TO ASTM C478-06.

4. BASE SECTIONS SHALL BE OF MONOLITHIC CONSTRUCTION TO A POINT AT LEAST 6 INCHES ABOVE THE CROWN OF THE INCOMING PIPE.

5. MANHOLE CONE SECTIONS SHALL BE ECCENTRIC IN SHAPE.

6. ALL PRECAST SECTIONS AND BASES SHALL HAVE THE DATE OF MANUFACTURE AND THE NAME OR TRADEMARK OF THE MANUFACTURER IMPRESSED OR INDELIBLY MARKED ON THE INSIDE WALL.

7. ALL PRECAST SECTIONS AND BASES SHALL BE COATED ON THE EXTERIOR WITH A BITUMINOUS DAMP-PROOFING COATING.

8. SHALLOW MANHOLE: IN LIEU OF A CONE SECTION, WHEN MANHOLE DEPTH IS LESS THAN 6 FEET, A REINFORCED CONCRETE SLAB COVER MAY BE USED HAVING AN ECCENTRIC ENTRANCE OPENING AND CAPABLE OF SUPPORTING H-20 LOADS.

9. HORIZONTAL JOINTS BETWEEN SECTIONS OF PRECAST CONCRETE BARRELS SHALL BE OF AN OVERLAPPING TYPE, SEALED FOR WATERTIGHTNESS USING A DOUBLE ROW OF AN ELASTOMERIC OR MASTIC-LIKE SEALANT. APPROVED ELASTOMERIC SEALANTS ARE:

   SIKAFLEX-12-SL

   SONNEBORN BUILDING PRODUCTS-SONOLASTIC SL-1

10. THE MINIMUM INTERNAL DIAMETER OF MANHOLES SHALL BE 48 INCHES, FOR SEWERS LARGER THAN 24-INCH DIAMETER. MANHOLE DIAMETERS SHALL BE INCREASED SO AS TO PROVIDE AT LEAST 12-INCHES OF SHELF ON EACH SIDE OF THE SEWER.

11. LEAKAGE TEST SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LONDONDERRY AND ENV-WQ 704.17.

    (a) ALL MANHOLES SHALL BE TESTED FOR LEAKAGE USING A VACUUM TEST IN ACCORDANCE WITH THE ASTM C1244 STANDARD IN EFFECT WHEN THE TESTING IS PERFORMED.

    (b) THE MANHOLE VACUUM TEST SHALL CONFORM TO THE FOLLOWING:

        1. THE INITIAL VACUUM GAUGE TEST PRESSURE SHALL BE 10 INCHES Hg.

        2. THE MINIMUM ACCEPTABLE TEST HOLD TIME FOR 1-INCH Hg PRESSURE DROP TO 9 INCHES SHALL BE:

           A. NOT LESS THAN 2 MINUTES FOR MANHOLES LESS THAN 10 FEET DEEP.

           B. NOT LESS THAN 2.5 MINUTES FOR MANHOLES 10 TO 15 FEET DEEP.

           C. NOT LESS THAN 3 MINUTES FOR MANHOLES MORE THAN 15 FEET DEEP.

    (c) THE MANHOLE SHALL BE REPAIRED AND RETESTED IF THE TEST HOLD TIMES FAIL TO ACHIEVE THE ACCEPTANCE LIMITS SPECIFIED IN (b) ABOVE.

    (d) INVERTS AND SHELVES SHALL NOT BE INSTALLED UNTIL AFTER SUCCESSFUL TESTING IS COMPLETE.

    (e) FOLLOWING COMPLETION OF THE LEAKAGE TEST, THE FRAME AND COVER SHALL BE PLACED ON TOP OF THE MANHOLE OR SOME OTHER MEANS USED TO PREVENT ACCIDENTAL ENTRY BY UNAUTHORIZED PERSONS, CHILDREN OR ANIMALS, UNTIL THE CONTRACTOR IS READY TO MAKE FINAL ADJUSTMENT TO GRADE.

12. BRICK MASONRY FOR SHELF, INVERT AND GRADE ADJUSTMENT SHALL COMPLY WITH ASTM C32-05, CLAY OR SHALE, FOR GRADE SS HARD BRICK.

13. MORTAR SHALL BE COMPOSED OF PORTLAND CEMENT AND SAND WITH OR WITHOUT HYDRATED LIME ADDITION. PROPORTIONS IN MORTAR OF PARTS BY VOLUMES SHALL BE:
    (1. 4.5 PARTS SAND AND 1.5 PARTS CEMENT; OR
    (2. 4.5 PARTS SAND, 1 PART CEMENT AND 0.5 PART HYDRATED LIME

    CEMENT SHALL BE TYPE II PORTLAND CEMENT CONFORMING TO ASTM C150-05. HYDRATED LIME SHALL BE TYPE S CONFORMING TO ASTM C207-06 "STANDARD SPECIFICATIONS FOR HYDRATED LIME FOR MASONRY PURPOSES". SAND SHALL CONSIST OF INERT NATURAL SAND CONFORMING TO ASTM C33-03 "STANDARD SPECIFICATIONS FOR CONCRETE, FINE AGGREGATES".

14. INVERTS AND SHELVES: MANHOLES SHALL HAVE A BRICK PAVED OR PRECAST CONCRETE SHELF AND INVERT, CONSTRUCTED TO CONFORM TO THE SIZE OF THE PIPE AND FLOW. AT CHANGES IN DIRECTIONS, THE INVERTS SHALL BE LAID OUT IN CURVES OF THE LONGEST RADIUS POSSIBLE TANGENT TO THE CENTER LINE OF THE SEWER PIPES. SHELVES SHALL BE CONSTRUCTED TO THE ELEVATION OF THE HIGHEST PIPE CROWN AND SLOPE TO DRAIN TOWARD THE FLOWING THROUGH CHANNEL. UNDERLAYMENT OF INVERT AND SHELF SHALL CONSIST OF BRICK MASONRY.

15. FRAMES AND COVERS: MANHOLES FRAMES AND COVERS SHALL BE OF HEAVY DUTY DESIGN, CLASS 30, CONFORMING TO ASTM A48/48M AND PROVIDE A 30-INCH CLEAR OPENING. 3-INCH WORD (MINIMUM HEIGHT) LETTERS "SEWER" SHALL BE PLAINLY CAST INTO THE TOP SURFACE. THE CASTING SHALL BE OF EVEN GRAINED CAST IRON, SMOOTH, AND FREE FROM SCALE, LUMPS, BLISTERS, SAND HOLES AND DEFECTS. CONTACT SURFACES OF COVERS AND FRAMES SHALL BE MACHINED AT THE FOUNDRY TO PREVENT ROCKING OF COVERS IN ANY ORIENTATION.

16. BEDDING: PRECAST BASES SHALL BE PLACED ON A 6-INCH LAYER (12" IN LEDGE) OF COMPACTED BEDDING MATERIAL THAT CONFORMS TO ASTM C33-03 NO. 67 STONE AND FREE FROM CLAY, LOAM AND ORGANIC MATTER. THE EXCAVATION SHALL BE PROPERLY DEWATERED WHILE PLACING BEDDING MATERIAL AND SETTING OF THE BASE OR POURING CONCRETE. WATER-STOPS SHALL BE USED AT THE HORIZONTAL JOINT OF THE CAST-IN-PLACE MANHOLES.

    100% PASSING 1" SCREEN
    90-100% PASSING .3/4" SCREEN
    20-55% PASSING 3/8" SCREEN
    0-10% PASSING #4 SIEVE
    0-5% PASSING #8 SIEVE

17. FLEXIBLE JOINT: A FLEXIBLE JOINT SHALL BE PROVIDED WITHIN THE FOLLOWING DISTANCES FROM ANY MANHOLE CONNECTION: (a) WITHIN 48 INCHES FOR REINFORCED CONCRETE PIPE (RCP). (b) WITHIN 60 INCHES FOR PVC PIPE LARGER THAN 15" DIAMETER.

18. NO FLEXIBLE JOINT SHALL BE REQUIRED FOR DUCTILE IRON PIPE OR PVC PIPE UP THROUGH 15-INCH DIAMETER.

19. PIPE TO MANHOLE JOINTS SHALL BE ONLY AS FOLLOWS:

    A. ELASTOMERIC, RUBBER SLEEVE WITH WATERTIGHT JOINTS AT THE MANHOLE OPENING AND PIPE SURFACES.

    B. CAST INTO WALL OR SECURED WITH STAINLESS STEEL CLAMPS.

    C. ELASTOMERIC SEALING RING CAST IN THE MANHOLE OPENING WITH THE SEAL FORMED ON THE SURFACE OF THE PIPE BY COMPRESSION OF THE RING.

20. IN CROSS COUNTRY AREAS BEYOND ROADWAY RIGHT-OF-WAYS, THE MANHOLE FRAME ELEVATION SHALL BE A MINIMUM OF 6" ABOVE FINISHED GRADE. GRADE TO PROVIDE POSITIVE DRAINAGE AWAY FROM THE MANHOLE

21. THE INVERT OF THE INCOMING PIPE SHALL BE NO MORE THAN 6 INCHES ABOVE THE OUTGOING PIPE UNLESS A DROP ENTRY IS USED.

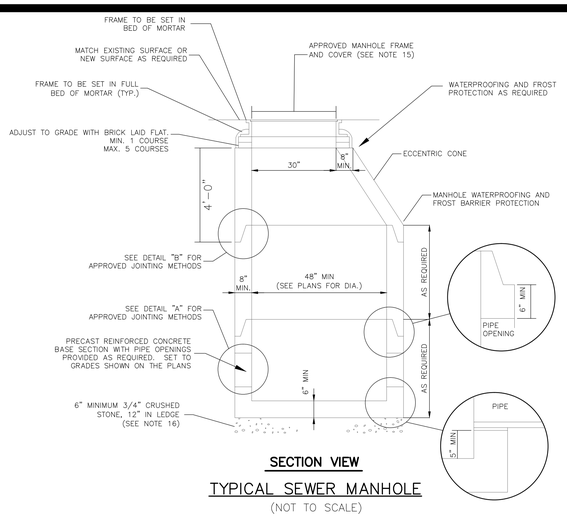
22. THE SEWER CONNECTIONS SHALL BE INSPECTED BY AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL BEFORE ANY BACKFILLING. INSPECTION HOURS ARE BETWEEN 9:00AM AND 4:30PM, MONDAY-FRIDAY, WITH AT LEAST 2 DAYS OF ADVANCE NOTICE.

23. THE SEWER SERVICE MANHOLE SHALL BE VACUUM TESTED AND THE PVC PIPING PRESSURE TESTED WITH AUTHORIZED TOWN OF LONDONDERRY PUBLIC WORKS AND ENGINEERING DEPARTMENT PERSONNEL PRESENT ON SITE WITH A WITNESS.

24. ALL SEWER CONSTRUCTION AND USE SHALL CONFORM TO THE STATE OF NEW HAMPSHIRE STANDARD SEWER CONSTRUCTION SPECIFICATION AND THE TOWN OF LONDONDERRY SEWER USE ORDINANCE.

25. A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER AND ALL UTILITY REPRESENTATIVES PRIOR TO ANY CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS HAS BEEN OBTAINED.

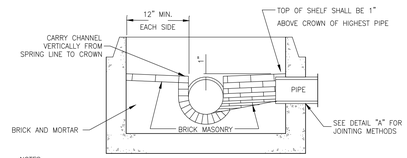
26. THERE SHALL BE NO STEPS IN SEWER MANHOLES.



SECTION VIEW

TYPICAL SEWER MANHOLE

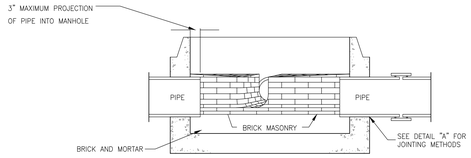
(NOT TO SCALE)



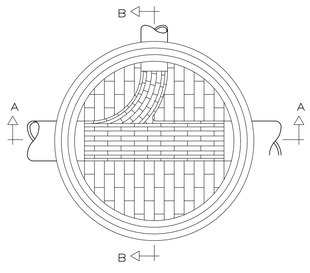
NOTES:

1. NVERT AND SHELF TO BE PLACED AFTER LEAKAGE TEST.
2. CARE SHALL BE TAKEN TO INSURE THAT THE BRICK INVERT IS A SMOOTH CONTINUATION OF THE SEWER INVERT. INVERT BRICKS SHALL BE LAID ON EDGE.
3. BASE SECTION TO BE FULL WALL THICKNESS AND MONOLITHIC TO A POINT 6" ABOVE THE PIPE CROWN.

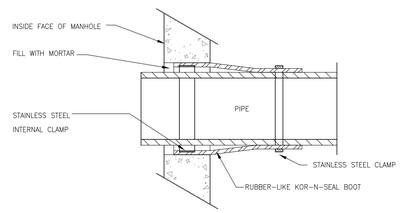
SECTION "B-B"



SECTION "A-A"

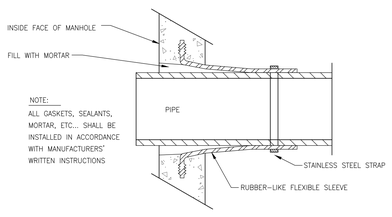


TYPICAL MANHOLE - PLAN VIEW



KOR-N-SEAL JOINT SLEEVE

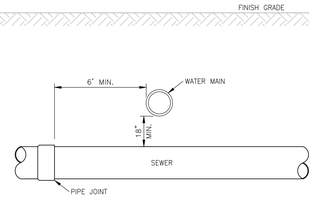
(OR ACCEPTABLE SUBSTITUTE)



LOCK-JOINT FLEXIBLE MANHOLE SLEEVE

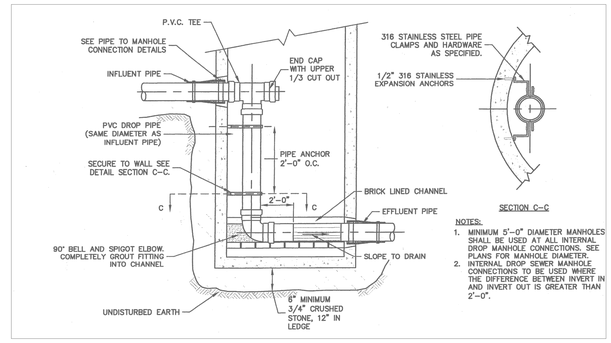
(OR ACCEPTABLE SUBSTITUTE)

DETAIL "A" - PIPE TO MANHOLE JOINTS



SEWER / WATER INTERSECTIONS

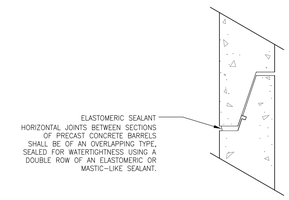
ELEVATION VIEW NOT TO SCALE



SECTION C-C

NOTES:
1. MINIMUM 5'-0" DIAMETER MANHOLES SHALL BE USED AT ALL INTERNAL DROP MANHOLE CONNECTIONS. SEE PLANS FOR MANHOLE DIAMETER.
2. INTERNAL DROP SEWER MANHOLE CONNECTIONS TO BE USED WHERE THE DIFFERENCE BETWEEN INVERT IN AND INVERT OUT IS GREATER THAN 2'-0".

INSIDE DROP MANHOLE

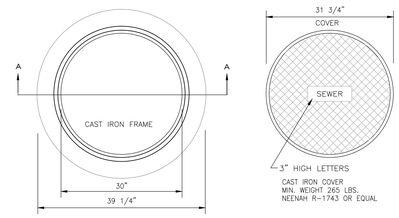


ELASTOMERIC SEALANT

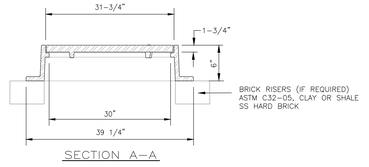
NOTES:
ALL GASKETS AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS' WRITTEN INSTRUCTIONS.

STATE OF NEW HAMPSHIRE APPROVED PRODUCTS
A) SIKAFLEX-12-SL
B) SONNEBORN BUILDING PRODUCTS SONOLASTIC SL-1

DETAIL "B" - HORIZONTAL JOINTS



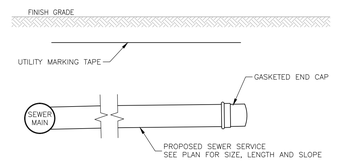
PLAN VIEW COVER



SECTION A-A

MANHOLE FRAME & COVER

HEAVY DUTY



SEWER STUB

NOT TO SCALE

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STATE OF NEW HAMPSHIRE ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER 10 SEPTEMBER 2017

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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TFM

	DATE	BY
11	9/18/17	REVISE PER COMMENTS (5/1/17)	AA	JK
9	6/23/16	REV. PER DPW LETTER (3/30/17)	AA	JK
7	04/14/17	REVISE DETAILS	AA	JK
6	12/21/16	REVISE DETAILS	AA	JK
5	12/1/16	REVISE DETAILS	AA	JK
2	11/23/16	GENERAL REVISIONS	AA	JK
REV'S	DATE	DESCRIPTION	BY	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

DETAILS

FILE 17686.03
DR JJM CK JK
CADFILE 17686.03-DETAILS
AS NOTED
7/15/2016

C6.12

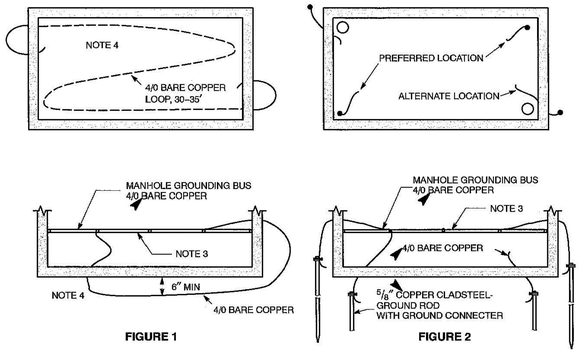


FIGURE 1

FIGURE 2

FIGURE 1 – Use when bottom of manhole or vault will be below permanent water level.

a. Install 4/0 bare copper wire, 30 to 35 feet long, a minimum of six inches below floor.

b. In areas with a high water table, the 4/0 ground wire should be sealed. This is done by adding a compression sleeve with an oil stop **SC 0388244** and placing the sleeve in the concrete or joint grout.

FIGURE 2 – Use when bottom of manhole or vault is above permanent water level or in rocky soil.

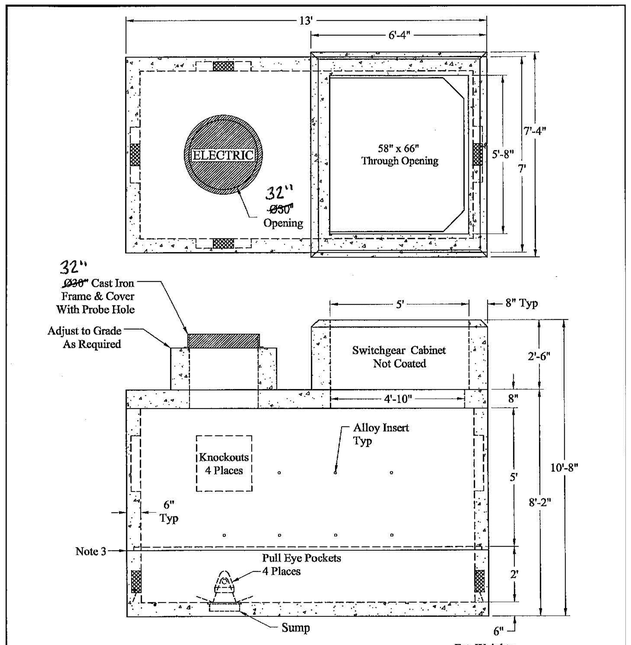
a. Install two 5/8" x 8' copper clad steel ground rods below floor (preferred) or adjacent to walls (alternate).

b. Drive ground rods sideways, if necessary, in rocky soil.

Notes

1. Install all loop wires or grounds to 25 ohms or less.
2. Connect grounds to 4/0 copper bus in manhole or vault.
3. Install manhole grounding bus with 4–4/0, 4–way compression branch connectors, **SC 0178522**.
4. For poured in place manholes, or overcast, grounding tail can be brought into the manhole through the floor. For all other manholes, bring two (2) tails through duct opening.

ORIGINAL 11/28/84	CONDUIT SYSTEM – GROUNDING BELOW GRADE MANHOLES AND VAULTS			
APPROVED 5/7/12	NORTHEAST UTILITIES	CONSTRUCTION STANDARD	DTR 76.451	7

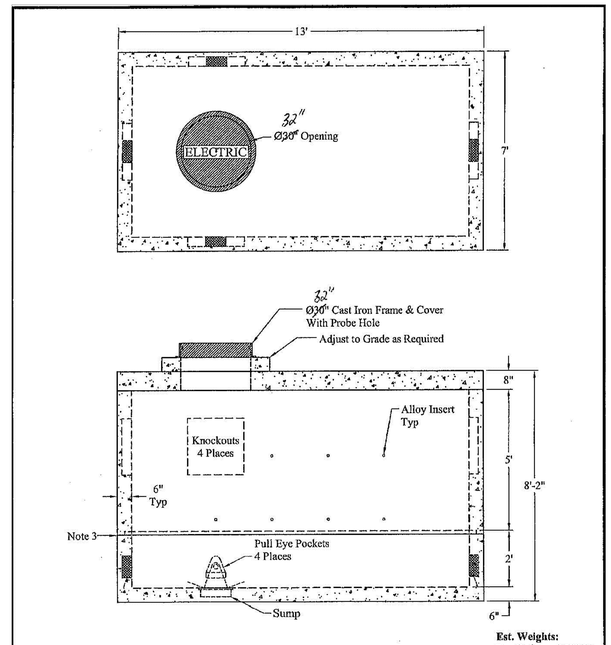


Est. Weights:

Top Slab:	5,600 Lbs
Riser:	14,080 Lbs
Switchgear Cabinet:	6,750 Lbs
Base:	12,450 Lbs
Total:	32,130 Lbs

General Notes:
1. Steel Reinforcement Conforms to Latest ASTM Specifications: ASTM-A615 Grade 60 Rebar
2. Concrete: fc = 5,000 psi @ 28 Days Minimum
3. Butyl Rubber Joint Sealant Provided
4. Design Loading: AASHTO-HS20-44, ASTM C-890-06
5. Design Specified As: ASTM C-1227-08, ASTM C-913-08
6. Exterior Coating Provided Except Switchgear Cabinet
7. Meets Or Exceeds PSNH Dwg # R-10001-2 Rev 1

Phoenix Precast Products	PSNH R10001-2 Switchgear Cabinet Assembly
P/N: PSNHVAULT-2	

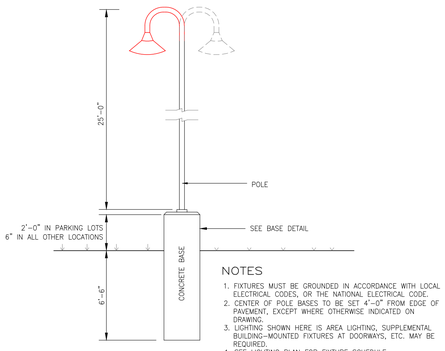


Est. Weights:

Top Slab:	8,500 Lbs
Riser:	13,300 Lbs
Base:	12,100 Lbs
Total:	33,900 Lbs

General Notes:
1. Steel Reinforcement Conforms to Latest ASTM Specifications: ASTM-A615 Grade 60 Rebar
2. Concrete: fc = 5,000 psi @ 28 Days Minimum
3. Butyl Rubber Joint Sealant Provided
4. Design Loading: AASHTO-HS20-44, ASTM C-890-06
5. Design Specified As: ASTM C-1227-08, ASTM C-913-08
6. Exterior Coating Provided
7. Meets Or Exceeds PSNH Dwg # R-10001-1

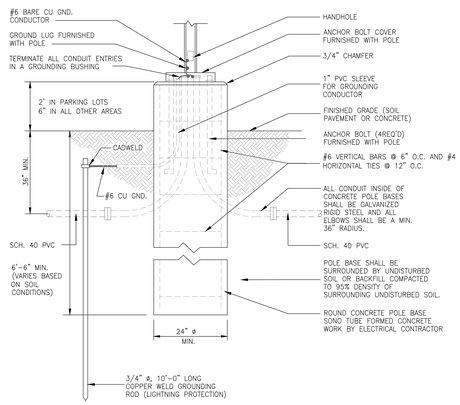
Phoenix Precast Products	PSNH R10001-1 Manhole Assembly
P/N: PSNHVAULT-1	



NOTES
1. FIXTURES MUST BE GROUNDED IN ACCORDANCE WITH LOCAL ELECTRICAL CODES, OR THE NATIONAL ELECTRICAL CODE.
2. CENTER OF POLE BASES TO BE SET 4'–0" FROM EDGE OF PAVEMENT, EXCEPT WHERE OTHERWISE INDICATED ON DRAWING.
3. LIGHTING SHOWN HERE IS AREA LIGHTING, SUPPLEMENTAL BUILDING–MOUNTED FIXTURES AT DOORWAYS, ETC. MAY BE REQUIRED.
4. SEE LIGHTING PLAN FOR FIXTURE SCHEDULE.

LIGHT POLE

NOT TO SCALE



LIGHT POLE BASE

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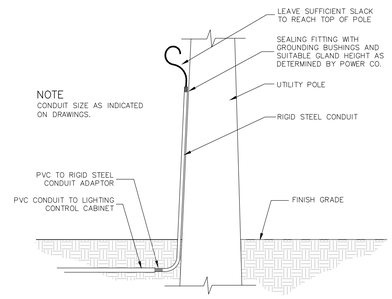

SERVICE POLE RISER

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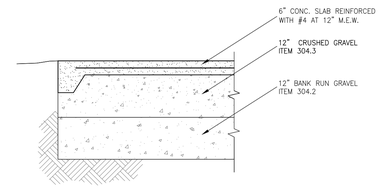
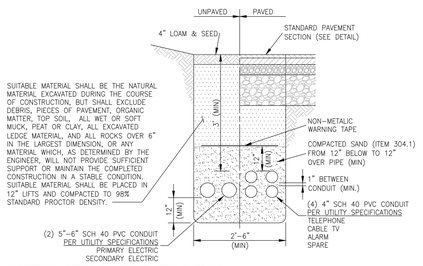


NOTES
1. FOR LOADING DOCKS, TRASH COMPACTORS, DUMPSTERS, AND TRANSFORMER PADS.
2. INSTALL TRANSFORMER PAD PER EVERSOURCE STANDARD SPECIFICATIONS.

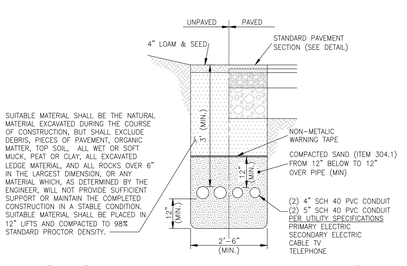
CONCRETE PAD DETAIL

NOT TO SCALE



UTILITY TRENCH

NOT TO SCALE



BLDG. SERV. UTILITY TRENCH

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STATE OF NEW HAMPSHIRE — ROBERT D. DUVAL No. 7105 — LICENSED PROFESSIONAL ENGINEER — 15 Sep 2017

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Bedford, NH 03110
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	DATE	DESCRIPTION	BY	CK
11	9/18/17	DATE ONLY	AA	JK
10	8/23/17	REVISE PER PLANNING BOARD SET (5/1/17)	AA	JK
9	6/23/16	REVISE PER PLANNING BOARD SET	AA	JK
3	6/21/16	GENERAL REVISIONS	AA	JK
2	11/23/16	DESCRIPTION	DR	CK
REV	DATE			

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENTS LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

DETAILS

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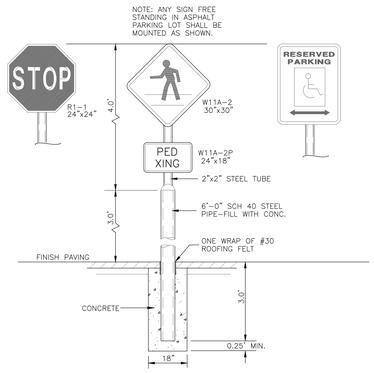
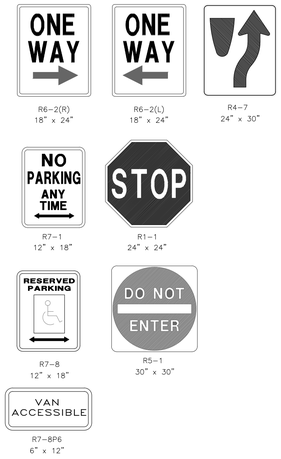
DR AAA	CK JK
CADFILE	17686.03–DETAILS
	AS NOTED
	7/15/2016

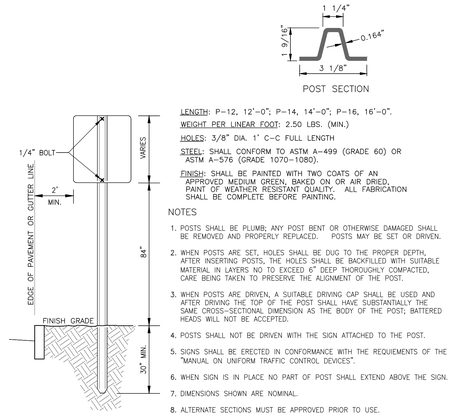
C6.13



SIGN POLE IN PAVEMENT

NOT TO SCALE





LENGTH: P=12, 12'-0"; P=14, 14'-0"; P=16, 16'-0".

WEIGHT PER LINEAR FOOT: 2.50 LBS. (MIN.)

HOLES: 3/8" DIA. 1' C-C FULL LENGTH

STEEL: SHALL CONFORM TO ASTM A-499 (GRADE 60) OR ASTM A-576 (GRADE 1070-1080).

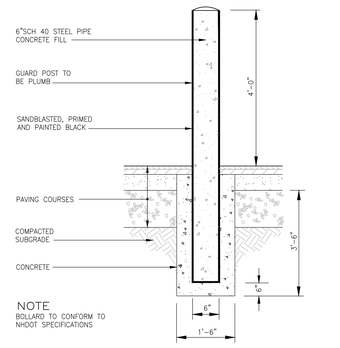
FINISH: SHALL BE PAINTED WITH TWO COATS OF AN APPROVED MEDIUM GREEN, BAKED ON OR AIR DRIED, PAINT OF WEATHER RESISTANT QUALITY. ALL FABRICATION SHALL BE COMPLETE BEFORE PAINTING.

NOTES

1. POSTS SHALL BE PLUMB; ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
2. WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH, AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SUITABLE MATERIAL IN LAYERS NO TO EXCEED 6" DEEP THOROUGHLY COMPACTED, CARE BEING TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
3. WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED AND AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST; BATTERED HEADS WILL NOT BE ACCEPTED.
4. POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
5. SIGNS SHALL BE ERECTED IN CONFORMANCE WITH THE REQUIEMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES".
6. WHEN SIGN IS IN PLACE NO PART OF POST SHALL EXTEND ABOVE THE SIGN.
7. DIMENSIONS SHOWN ARE NOMINAL.
8. ALTERNATE SECTIONS MUST BE APPROVED PRIOR TO USE.

TRAFFIC SIGN POST IN GRADE

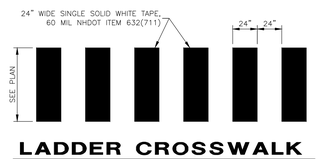
NOT TO SCALE



NOTE
BOLLARD TO CONFORM TO NHDOT SPECIFICATIONS

BOLLARD

NOT TO SCALE



LADDER CROSSWALK

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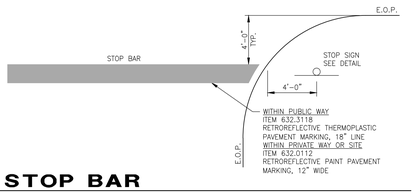

STOP BAR

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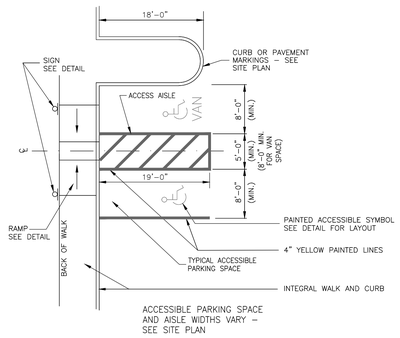
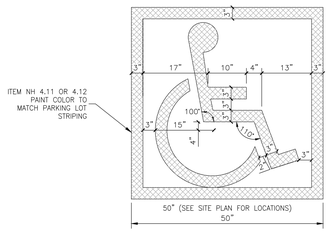


ACCESSIBLE PARKING SPACE AND AISLE WIDTHS VARY - SEE SITE PLAN

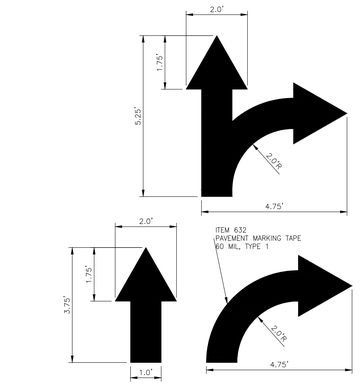
ACCESSIBLE STRIPING LAYOUT

NOT TO SCALE



PAINTED HANDICAP SYMBOL

NOT TO SCALE



TRAFFIC FLOW ARROW

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STATE OF NEW HAMPSHIRE — ROBERT D. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER — 7/15/2016

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

48 Constitution Drive
Bedford, NH 03110
Phone (603) 472-4488
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NO	DATE	DESCRIPTION	BY	CK
11	9/18/17	DATE ONLY	AA	JK
9	6/23/16	REVISE PER COMMENTS (5/17/17)	DR	CK

TAX MAP 10 LOT 41, 52 & 54-1

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH

OWNED BY

PILLSBURY REALTY DEVELOPMENT, LLC

DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR

PILLSBURY REALTY DEVELOPMENTS LLC

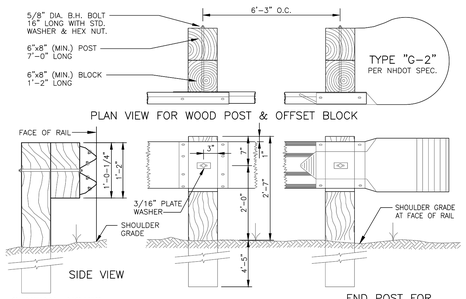
DETAILS

PROJECT	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-DETAILS

AS NOTED

7/15/2016

C 6.14

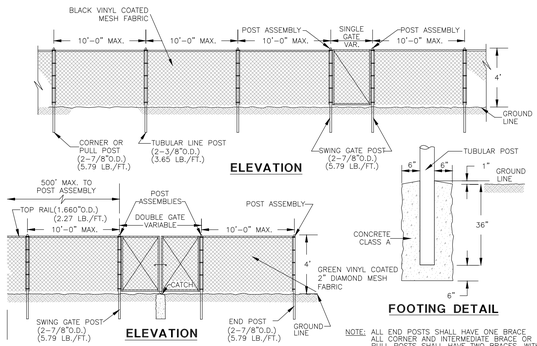


GENERAL NOTES

1. POSTS AND OFFSET BLOCKS TO BE PRESSURE TREATED WOOD.
2. ANCHORS, PLATES AND ALL FITTINGS TO BE GALVANIZED.
3. ALL DIMENSIONS SUBJECT TO MANUFACTURERS TOLERANCES.
4. RAIL PANELS AND END SECTIONS TO BE 12 GAUGE STEEL.
5. ALL PARTS SHALL CONFORM TO STANDARD NO. GR-1 OF THE N.H.D.O.T. STANDARD PLANS FOR ROAD CONSTRUCTION.
6. WHEN GUARDRAIL IS CONSTRUCTED AT UP TO FOUR FEET FROM EDGE OF PAVEMENT, THE GUARD RAIL HEIGHT WILL BE SET FROM THE GRADE AT THE EDGE OF PAVEMENT. WHEN THE GUARDRAIL IS CONSTRUCTED MORE THAN FOUR FEET FROM THE EDGE OF PAVEMENT, THE GUARDRAIL WILL BE SET FROM THE GRADE AT FACE OF RAIL.

"W" BEAM METAL GUARDRAIL

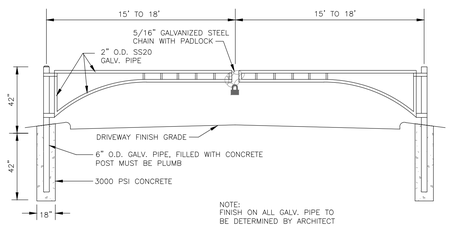
NOT TO SCALE



NOTE: ALL END POSTS SHALL HAVE ONE BRACE ALL CORNER AND INTERMEDIATE BRACE OR PULL POSTS SHALL HAVE TWO BRACES, WITH A MAXIMUM SPACING OF BETWEEN POST ASSEMBLIES OF 500 FEET.

CHAIN LINK FENCE

NOT TO SCALE



BARRIER GATE

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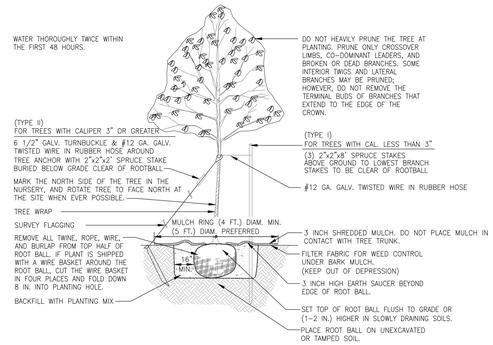
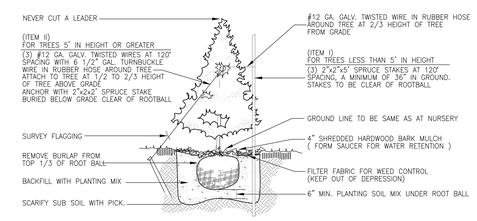


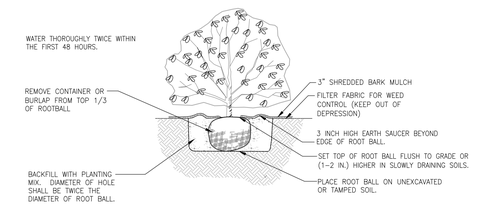
DECIDUOUS TREE PLANTING

NOT TO SCALE



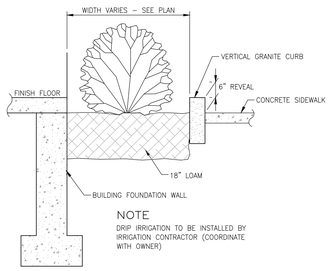
EVERGREEN PLANTING DETAIL

NOT TO SCALE



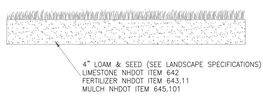
SHRUB PLANTING

NOT TO SCALE



PLANTING AREA

ALONG BUILDING NOT TO SCALE



LOAM & SEED DETAIL

NOT TO SCALE

LANDSCAPE SPECIFICATIONS

SITE AND SOIL PREPARATION

1. WHEN CONDITIONS DETRIMENTAL TO PLANT GROWTH ARE ENCOUNTERED, SUCH AS RUBBLE FILL, ADVERSE DRAINAGE CONDITIONS, OR LEDGE, NOTIFY LANDSCAPE ARCHITECT/ENGINEER BEFORE PLANTING.
2. ALL DISTURBED AREAS & PLANTING AREAS, INCLUDING AREAS TO BE SODDED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 4 INCHES OF LIGHTLY COMPACTED TOPSOIL SHALL BE INSTALLED OVER THE SUBSOIL IF TOPSOIL HAS BEEN REMOVED OR IS NOT PRESENT.
3. LOAM SHALL CONSIST OF LOOSE FRIABLE TOPSOIL WITH NO ADMIXTURE OF REFUSE OR MATERIAL TOXIC TO PLANT GROWTH. LOAM SHALL BE FREE FROM STONES, LUMPS, STUMPS, OR SIMILAR OBJECTS LARGER THAN TWO INCHES (2") IN GREATEST DIAMETER, SUBSOIL, ROOTS, AND WEEDS. THE MINIMUM AND MAXIMUM PH VALUE SHALL BE FROM 5.5 TO 7.6. LOAM SHALL CONTAIN A MINIMUM OF THREE PERCENT (3%) AND A MAXIMUM OF TWENTY PERCENT (20%) ORGANIC MATTER AS DETERMINED BY LOSS BY IGNITION. NOT MORE THAN SIXTY-FIVE PERCENT (65%) SHALL PASS A NO. 200 SIEVE AS DETERMINED BY THE WASH TEST IN ACCORDANCE WITH ASTM D1140. IN NO INSTANCE SHALL MORE THAN 20% OF THAT MATERIAL PASSING THE #4 SIEVE CONSIST OF CLAY SIZE PARTICLES.
4. NATURAL TOPSOIL NOT CONFORMING TO THE PARAGRAPH ABOVE OR CONTAINING EXCESSIVE AMOUNTS OF CLAY OR SAND SHALL BE TREATED BY THE CONTRACTOR TO MEET THOSE REQUIREMENTS.
5. SUBMIT TEST RESULTS OBTAINED FROM SOURCE TO ENGINEER/LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL, PRIOR TO SPREADING OPERATIONS.
6. APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT TO USE THE TOPSOIL WILL DEPEND UPON THE RESULTS OF THE SOIL TESTS.
7. THE BURDEN OF PROOF OF SOIL AMENDMENT INSTALLATION RESTS WITH THE CONTRACTOR. SOIL TESTS MAY BE REQUIRED AT THE CONTRACTOR'S EXPENSE IN ORDER TO CONFIRM AMENDMENT INSTALLATION.

SEEDING

1. ROUGH GRADING SHALL BE COMPLETED PRIOR TO THE START OF PLANTING IN ANY GIVEN AREA OF THE PROJECT SITE.
2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 15 OR AUGUST 15 TO OCTOBER 15, EXCEPT FOR RESEEDING OF BARE SPOTS AND MAINTENANCE. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEEDED OR SODDED. SLOPES GREATER THAN 3:1 SHALL BE PROTECTED WITH AN EROSION CONTROL BLANKET. AFTER OCTOBER 15 DISTURBED SOILS SHALL BE PROTECTED IN ACCORDANCE WITH THE WINTER CONSTRUCTION NOTES.

ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

TYPICAL LAWN MIX (MIN. 200 LBS/ACRE):

33% CREEPING RED FESCUE	(MIN. 66 LBS/ACRE)
42% PERENNIAL RYEGRASS	(MIN. 84 LBS/ACRE)
21% KENTUCKY BLUEGRASS	(MIN. 42 LBS/ACRE)
4% REDTOP	(MIN. 8 LBS/ACRE)

WILDFLOWER SLOPE (NHDOT TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):

38% CREEPING RED FESCUE	(MIN. 60 LBS/ACRE)
32% PERENNIAL RYEGRASS	(MIN. 51 LBS/ACRE)
5% REDTOP	(MIN. 8 LBS/ACRE)
5% ALSIKE CLOVER	(MIN. 8 LBS/ACRE)
5% BIROSFOOT TREFOIL	(MIN. 8 LBS/ACRE)
3% LANCE-LEAF COREOPSIS	(MIN. 3 LBS/ACRE)
3% OXEYE DAISY	(MIN. 3 LBS/ACRE)
3% BUTTERFLY WEED	(MIN. 3 LBS/ACRE)
3% BLACKEYED SUSAN	(MIN. 3 LBS/ACRE)
3% WILD LUPINE	(MIN. 3 LBS/ACRE)

GENERAL SLOPE (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 160 LBS/ACRE):

44% CREEPING RED FESCUE	(MIN. 70 LBS/ACRE)
38% PERENNIAL RYEGRASS	(MIN. 60 LBS/ACRE)
6% REDTOP	(MIN. 10 LBS/ACRE)
6% ALSIKE CLOVER	(MIN. 10 LBS/ACRE)
6% BIROSFOOT TREFOIL	(MIN. 10 LBS/ACRE)

PLANTING

1. EXCAVATE PITS, PLANTERS, BEDS AND TRENCHES WITH VERTICAL SIDES AND WITH BOTTOM OF EXCAVATION SLIGHTLY RAISED AT CENTER TO PROVIDE PROPER DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION.
2. ANY LEDGE OR RUBBLE MATERIAL SHALL BE FRACTURED TO A DEPTH OF 3 FEET AND EXCAVATED TO A DEPTH OF 30 INCHES FOR TREE POCKETS AND 18 INCHES FOR SHRUB BEDS. THIS PROCEDURE SHALL BE HANDLED BY THE SITE CONTRACTOR. SITE TOPSOIL SHALL BE DEPOSITED IN ALL EXCAVATED POCKETS.
3. DISPOSE OF SUBSOIL REMOVED FROM PLANTING EXCAVATIONS. DO NOT MIX WITH PLANTING SOIL OR USE AS BACKFILL.
4. FILL EXCAVATIONS FOR TREES AND SHRUBS WITH WATER AND ALLOW TO PERCOLATE OUT BEFORE PLANTING.
5. DISH TOP OF BACKFILL TO ALLOW FOR MULCH – PLANT SAUCERS SHALL BE AS SHOWN ON DETAIL SHEETS; 6' DIAMETER FOR ALL DECIDUOUS TREES, AND FOR EVERGREEN TREES A RADIUS 2' BEYOND THE OUTER MOST BRANCHES.
6. MULCH TREES, SHRUBS, PLANTERS AND BEDS. PROVIDE NOT LESS THAN 4" THICKNESS OF BARK MULCH, 3/8"–2" OF WIDTH, AND WORK INTO TOP OF BACKFILL. AND FINISH LEVEL WITH ADJACENT FINISH GRADES AS DIRECTED IN THE FIELD.
7. STAKE AND GUY TREES IMMEDIATELY AFTER PLANTING (TREE SUPPORT STAKES SHALL BE 2" X 3" X 8'0", WOOD STAKES. GUYING WIRE SHALL BE NO. 12 GAUGE GALVANIZED SOFT STEEL WIRE. HOSE FOR COVERING WIRE SHALL BE NEW OR USED TWO PLY RUBBER HOSE NOT LESS THAN 1/2 INCH INSIDE DIAMETER. (PLASTIC "CINCH-TIES" OR EQUIVALENT FASTENING DEVICE MAY BE AN ACCEPTABLE GUY WIRE AND HOSE PROTECTOR SUBSTITUTE.)
8. ALL PLANT MATERIALS SHALL HAVE DEAD OR DAMAGED BRANCHES REMOVED AT TIME OF PLANTING. ALL TAGS AND RIBBONS SHALL BE REMOVED AT THIS TIME.
9. TREES TO REMAIN STAKED FOR 1 FULL GROWING SEASONS.
10. THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.

LANDSCAPE MAINTENANCE

LAWN

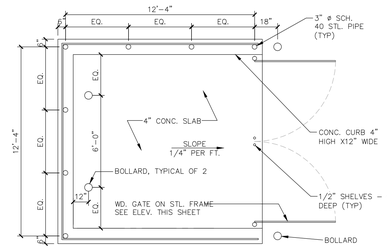
1. BEGINING MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:
   A. SEEDED LAWNS: 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
      1. WHEN FULL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF OF PLANTING SEASON, OR IF LAWN IS NOT FULLY ESTABLISHED, CONTINUE MAINTENANCE DURING NEXT PLANTING SEASON.
   B. SODDED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
   C. PLUGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
   E. SPRIGGED LAWNS: 30 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
2. MAINTAIN AND ESTABLISH LAWN BY WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH TO PRODUCE A UNIFORMLY SMOOTH LAWN.
   A. IN AREAS WHERE MULCH HAS BEEN DISTURBED BY WIND OR MAINTENANCE OPERATIONS, ADD NEW MULCH. ANCHOR AS REQUIRED TO PREVENT DISPLACEMENT.
3. WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP LAWN UNIFORMLY MOIST TO A DEPTH OF FOUR INCHES (100 mm).
   A. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   B. WATER LAWN AT A MINIMUM RATE OF ONE INCH (25 mm) PER WEEK.
4. MOW LAWN AS SOON AS TOP GROWTH IS TALL ENOUGH TO CUT. REPEAT MOWING TO MAINTAIN SPECIFIC HEIGHT WITHOUT CUTTING MORE THAN 40 PERCENT OF GRASS HEIGHT. REMOVE NO MORE THAN 40 PERCENT OF GRASS-LEAF GROWTH IN INITAL OR SUBSEQUENT MOWINGS. DO NOT DELAY MOWING UNTIL GRASS BLADES BEND OVER AND BECOME MATTED. DO NOT MOW WHEN GRASS IS WET. SCHEDULE INITIAL AND SUBSEQUENT MOWINGS TO MAINTAIN THE FOLLOWING GRASS HEIGHT.
   A. MOW GRASS TO ½ INCH (13 mm) HIGH OR LESS.
   B. MOW GRASS ½ TO 1 INCH (13 TO 25 mm) HIGH OR LESS.
   C. MOW GRASS 1 TO 2 INCHES (25 TO 50 mm) HIGH OR LESS.
   D. MOW GRASS 1–1/2 TO 2 INCHES (38 TO 50 mm) HIGH OR LESS.
   E. MOW GRASS 2 TO 3 INCHES (50 TO 75 mm) HIGH OR LESS.
5. LAWN POSTFERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.
   A. USE FERTILIZER THAT WILL PROVIDE ACTUAL NITROGEN OF AT LEAST 1 lb/1,000 SF (0.45 kg/92.9 SM) TO LAWN AREA.

MEADOW

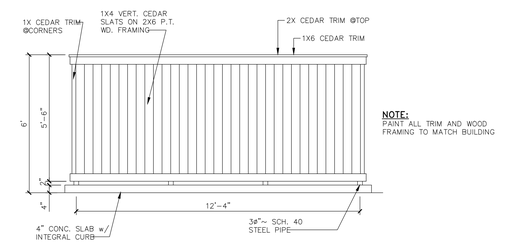
1. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE MEADOW IS ESTABLISHED, BUT FOR NOT LESS THAN 40 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
2. MAINTAIN AND ESTABLISH MEADOW BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, AND REPLANT BARE OR ERODED AREAS AND REMULCH.
3. WATERING: PROVIDE AND MAINTAIN TEMPORARY PIPING, HOSES, AND LAWN-WATERING EQUIPMENT TO CONVEY WATER FROM SOURCES AND KEEP MEADOW UNIFORMLY MOIST.
   A. SCHEDULE WATERING TO PREVENT WILTING, PUDDLING, EROSION, AND DISPLACEMENT OF SEED OR MULCH. LAY OUT TEMPORARY WATERING SYSTEM TO AVOID WALKING OVER MUDDY OR NEWLY PLANTED AREAS.
   B. WATER LAWN AT A MINIMUM RATE OF 1/2 INCH (13 mm) PER WEEK FOR 4 WEEKS.

TREES AND SHRUBS:

1. PRUNING SHOULD BE STARTED EARLY AND KEPT UP AT REGULAR INTERVALS. TREES SHOULD BE PRUNED AND SHAPED TO AVOID SPLITTING LATER IN LIFE. BROKEN TOPS AND BRANCHES SHOULD BE REMOVED AS SOON AS POSSIBLE AFTER INJURY. BROKEN, WEAK OR DISEASED BRANCHES SHOULD BE REMOVED FIRST, DEAD BRANCHES SECOND AND HEALTH BRANCHES LAST.
2. TREES AND SHRUBS SHOULD BE PROTECTED AGAINST DAMAGE INCURRED WITH LAWN MOWERS AND GARDEN EQUIPMENT. KEEPING GRASS AWAY FROM TREE TRUNKS WITH THE USE OF MULCH IS RECOMMENDED.
3. THE USE OF ROAD SALT AROUND TREES AND SHRUBS SHOULD BE AVOIDED OR MINIMIZED.
4. LANDSCAPED AREAS SHALL BE ROUTINELY MAINTAINED FREE OF DEBRIS AND LITTER. SPRAY AS REQUIRED TO KEEP TREES AND SHRUBS FREE OF INSECTS AND DISEASE. MAINTANENCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

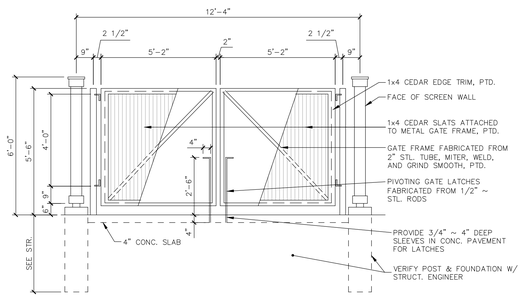


PLAN VIEW



NOTE: PAINT ALL TRIM AND WOOD FRAMING TO MATCH BUILDING

ELEVATION VIEW



GATE DETAIL

WOOD TRASH ENCLOSURE

NOT TO SCALE

STATE OF NEW HAMPSHIRE – ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER – 10 OCT 2017

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Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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NO.	DATE	BY
11	9/18/17	AA JK
3	6/23/16	REVISE PER PLANNING BOARD (5/17) AA JK
2	11/23/16	PER PLANNING BOARD AA JK
1	11/23/16	GENERAL REVISIONS AA JK
REV.	DATE	DESCRIPTION DR CK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT
TAX MAP 10 LOT 41, 52 & 54-1
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

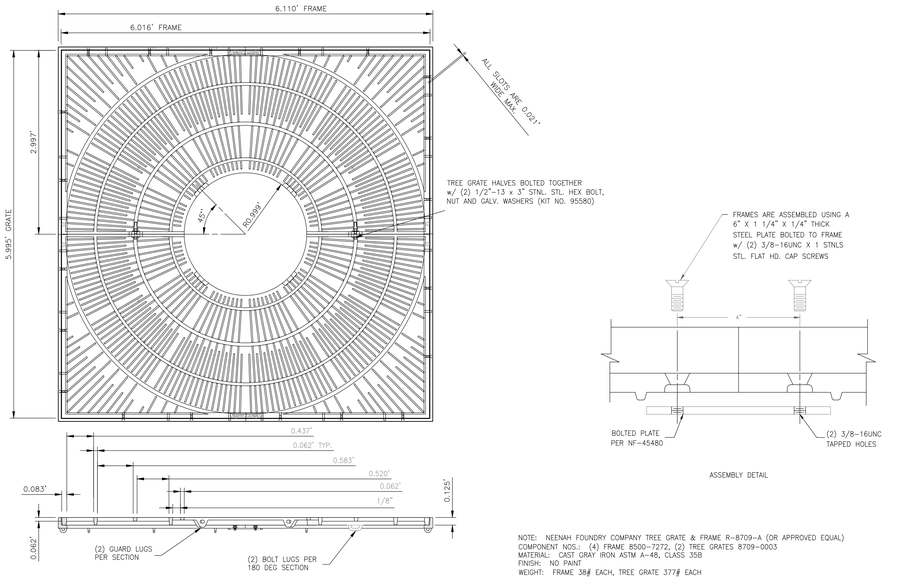
DETAILS

PROJECT	17686.03
DR	JJM
CK	JK
CADFILE	17686.03-DETAILS

AS NOTED

7/15/2016

C6.15

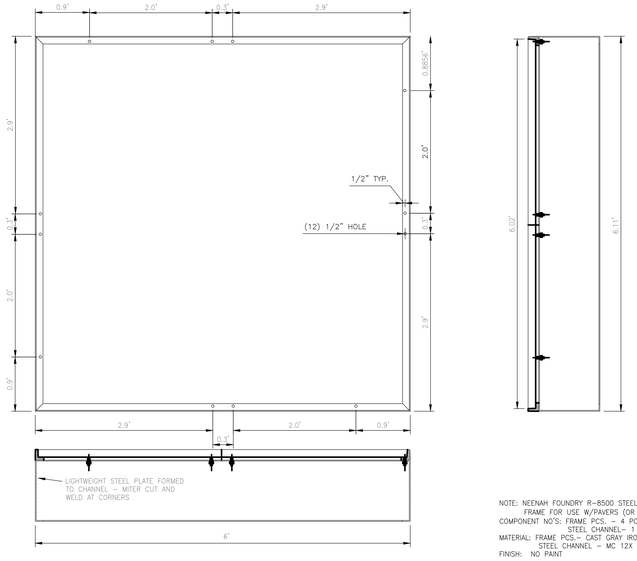


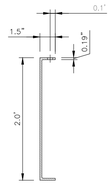
ASSEMBLY DETAIL

NOTE: NEENAH FOUNDRY COMPANY TREE GRATE & FRAME R-8709-A (OR APPROVED EQUAL)
COMPONENT NOS.: (4) FRAME 8500-7272, (2) TREE GRATES 8709-0003
MATERIAL: CAST GRAY IRON ASTM A-48, CLASS 35B
FINISH: NO PAINT
WEIGHT: FRAME 38# EACH, TREE GRATE 377# EACH

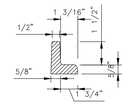
6FT SQUARE TREE GRATE & FRAME

NEENAH FOUNDRY (OR APPROVED EQUAL) NOT TO SCALE

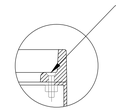




STEEL CHANNEL DETAIL



TYPICAL FRAME SECTION

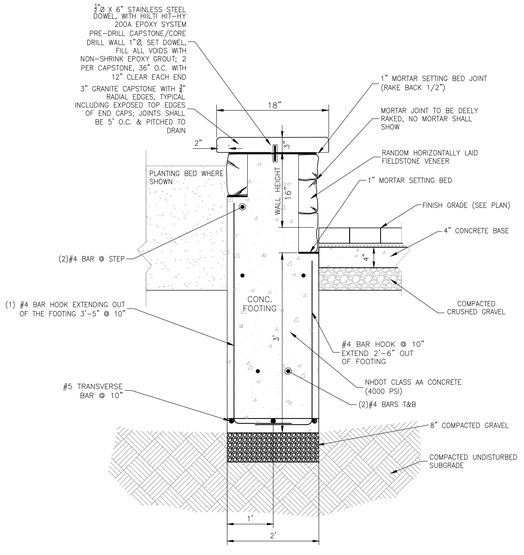


BOLTING DETAIL

NOTE: NEENAH FOUNDRY R-8500 STEEL CHANNEL SUPPORT FOR 6'X6' FRAME FOR USE W/PAVERS (OR APPROVED EQUAL)
COMPONENT NO'S: FRAME PCS. – 4 PCS. 8500-2727
STEEL CHANNEL– 1 PC. 9992-2727
MATERIAL: FRAME PCS.– CAST GRAY IRON ASTM A-48 CLASS 35B
STEEL CHANNEL – MC 12X 10.6 PER ASTM A-36
FINISH: NO PAINT

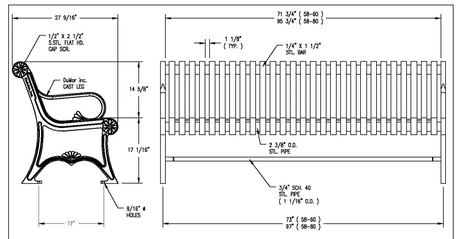
6'X6' TREE GRATE FRAME FOR USE W/ PAVERS

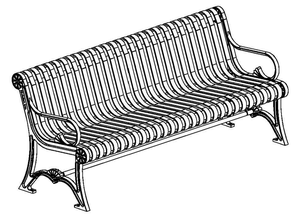
NEENAH FOUNDRY (OR APPROVED EQUAL) NOT TO SCALE



SEATING PLANTER & RETAINING WALL

NOT TO SCALE





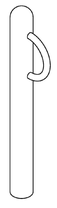
NOTES
1.) ALL STL. MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.
3.) CUSTOM LETTERING AVAILABLE FOR RECESSED SIDE PANELS (TOTAL OF 37 SPACES)
☐ CUSTOM LETTERING (37 SPACES) _____

LENGTH OPTIONS
☐ 6' BENCH
☐ 8' BENCH

DuMor, Inc.	BENCH	DATE DRAWN : 3/22/94 DRAWN BY : AH DATE REV. : 11/21/99 REV. BY : JSB	REV. D	DRAWING NUMBER 58 SERIES	SHEET 1 OF 2

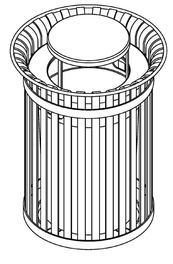
sitescapes	P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
		INCH TOLERANCES U.O.S.	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.
TITLE *BOLLARD BIKE RACK*	PRODUCT NO. *BP4-01-EM*	FRACTION– ±1/16" ANG–––––––– ±1°	

*Available in powder coat and DuraCoat finishes



sitescapes	P.O. Box 22326 Lincoln, NE 68542	PF: 402/421-9464 FX: 402/421-9479	WEBSITE: www.sitescapesonline.com E-MAIL: info@sitescapesonline.com
		INCH TOLERANCES U.O.S.	THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SITESCAPES, INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SITESCAPES, INC. IS PROHIBITED.
TITLE *CITYVIEW TRASH RECEPTACLE*	PRODUCT NO. *CV2-1001*	FRACTION– ±1/16" ANG–––––––– ±1°	

*Available in powder coat and DuraCoat finishes



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Fax (603) 472-9747
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TFM

NO.	DATE	DESCRIPTION	BY	CK
11	9/18/17	DATE ONLY	AA	JK
10	6/23/16	REVISE PER PLANNING BOARD SET (5/17/17)	AA	JK
9	6/23/16		AA	JK
8	12/21/16	REVISIONS PER PLANNING BOARD SET	AA	DP
7	11/23/16	GENERAL REVISIONS	AA	JK
2	11/23/16	DESCRIPTION	BY	CK
REV.	DATE			

WOODMONT COMMONS - PHASE 1 DEVELOPMENT
TAX MAP 10 LOT 41, 52 & 54-1
GARDEN LANE AND PILLSBURY ROAD, LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
DEMOULAS SUPER MARKETS, INC. AND ROBERT D. & STEPHEN R. LIEVENS, C/O NAA ASSOC. JOANNE JOYCE

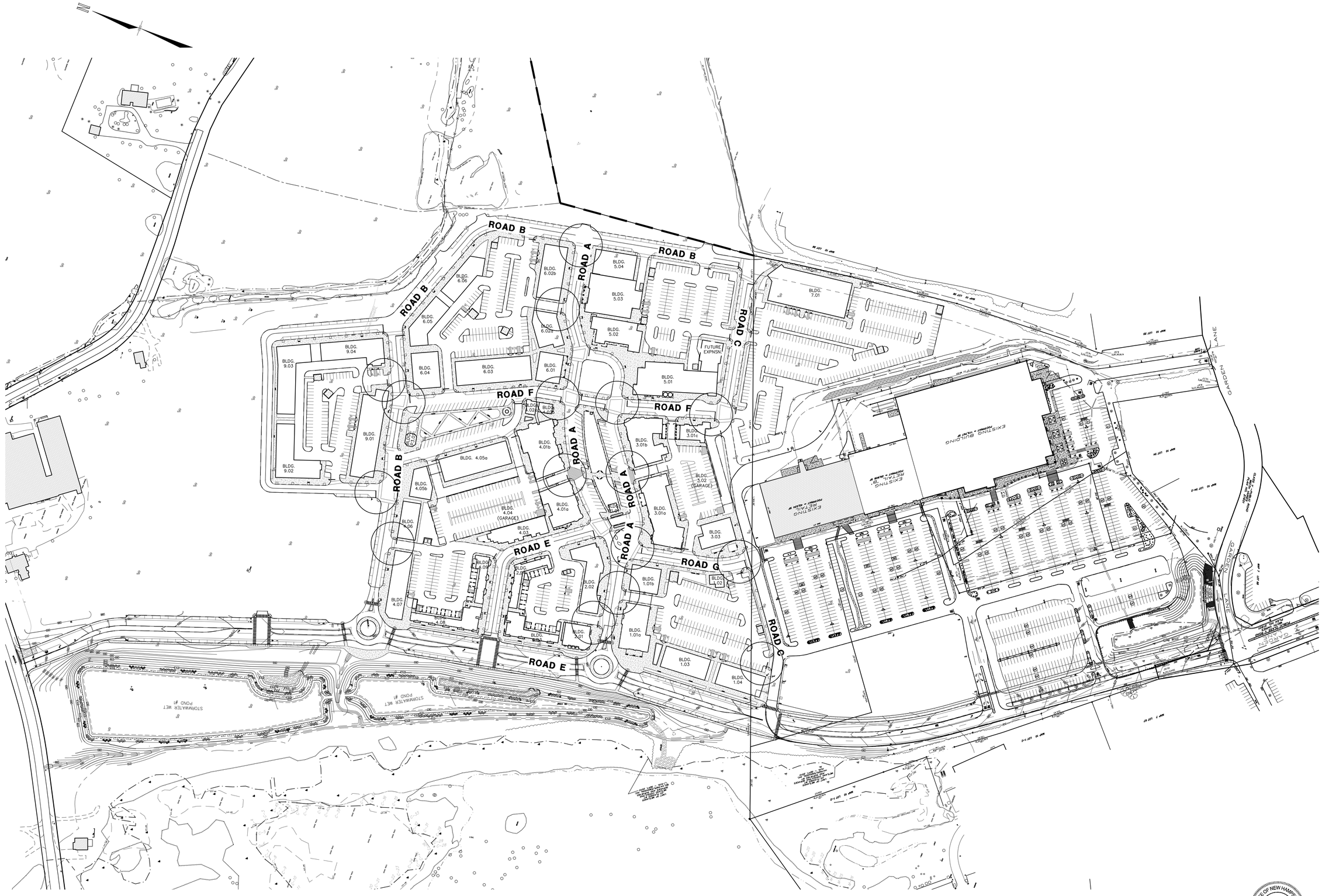
PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

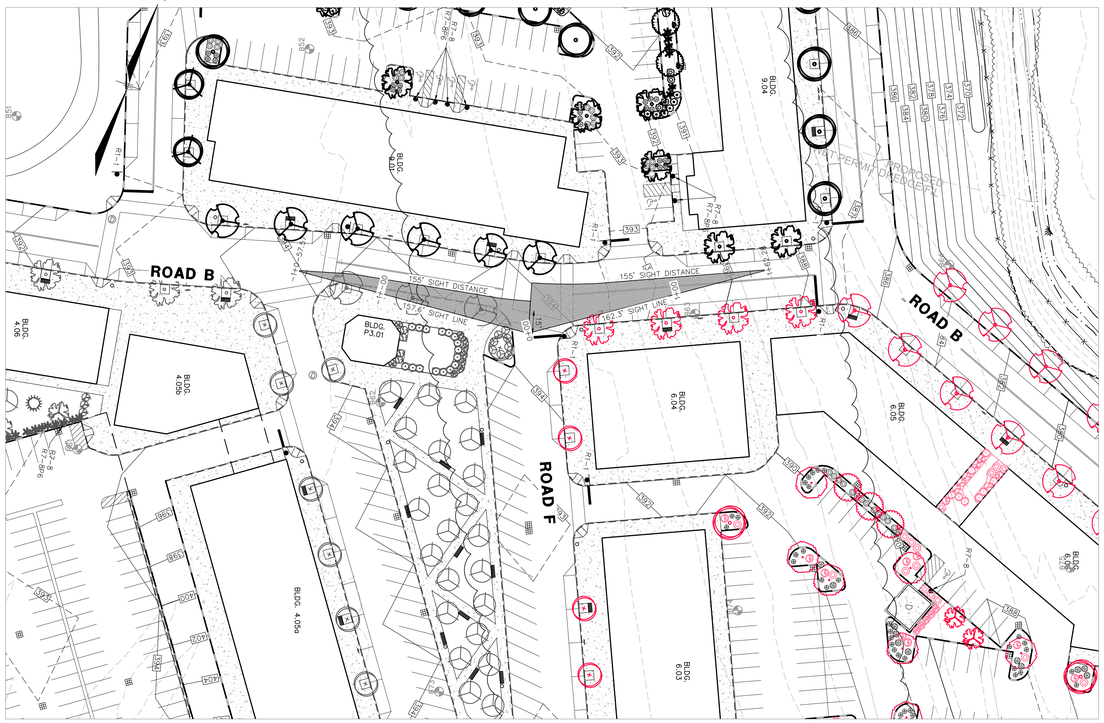
DETAILS

PROJECT 17686.03
DR JJM CK JK
CADFILE 17686.03-DETAILS
AS NOTED
7/15/2016

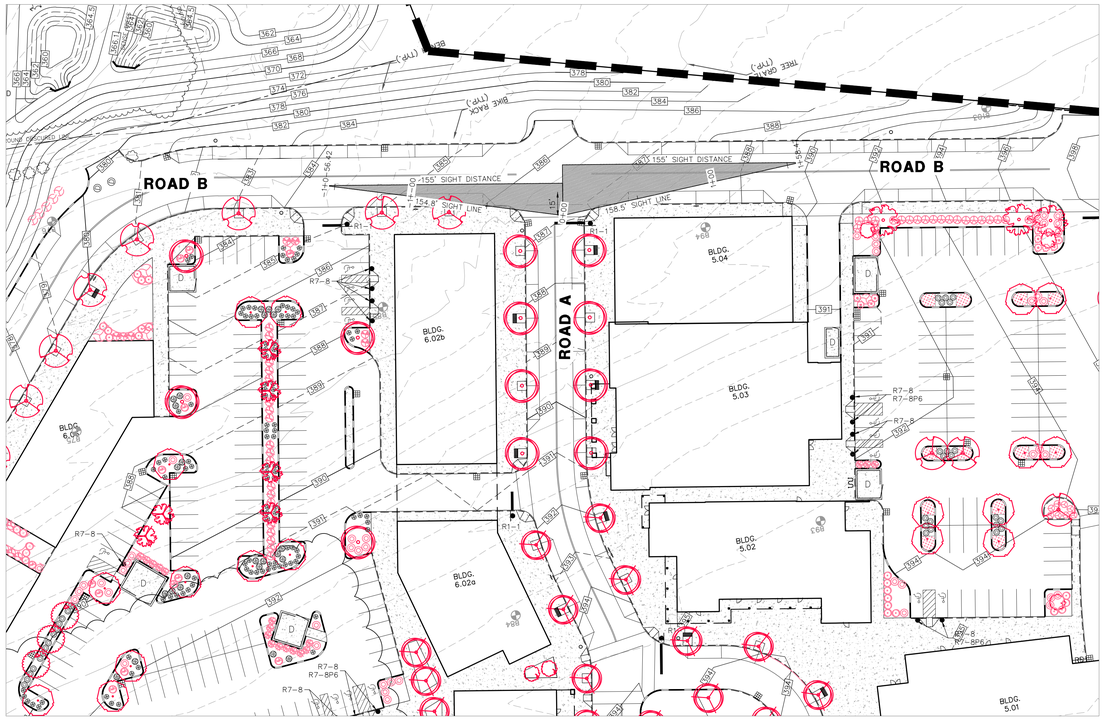
C6.16

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER

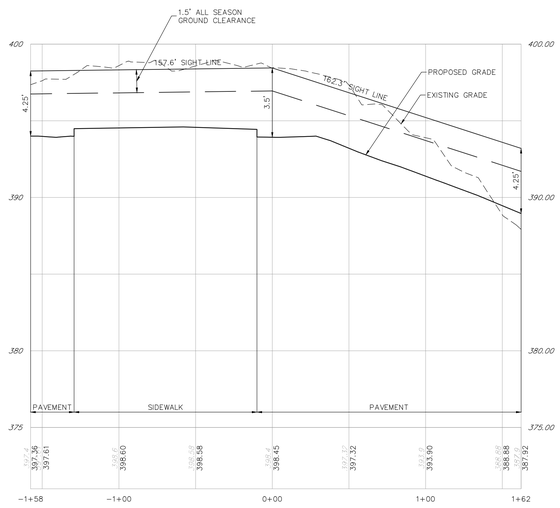

ROAD A
ROAD B
ROAD C
ROAD E
ROAD F
ROAD G
GARDEN LANE
BLDG. 9.04
BLDG. 9.03
BLDG. 9.01
BLDG. 9.02
BLDG. 6.06
BLDG. 6.05
BLDG. 6.04
BLDG. 6.03
BLDG. 6.02a
BLDG. 6.02b
BLDG. 6.01
BLDG. 5.04
BLDG. 5.03
BLDG. 5.02
BLDG. 5.01
FUTURE EXPNSN
BLDG. 7.01
BLDG. 4.05a
BLDG. 4.05b
BLDG. 4.06
BLDG. 4.07
BLDG. 4.08
BLDG. 4.04 (GARAGE)
BLDG. 4.03
BLDG. 4.01a
BLDG. 4.01b
BLDG. 3.01a
BLDG. 3.01b
BLDG. 3.01c
BLDG. 3.02 (GARAGE)
BLDG. 3.03
BLDG. 2.01
BLDG. 2.02
BLDG. 1.01a
BLDG. 1.01b
BLDG. 1.02
BLDG. 1.03
BLDG. 1.04
EXISTING BUILDING TO REMAIN
EXISTING BUILDING TO BE REMOVED
STORMWATER WET POND #1
STORMWATER WET POND #2
SEE LOT 41 PLAN FOR DETAILED GRADING AND DRAINAGE INFORMATION



PLAN VIEW: ROAD B/ROAD F INTERSECTION

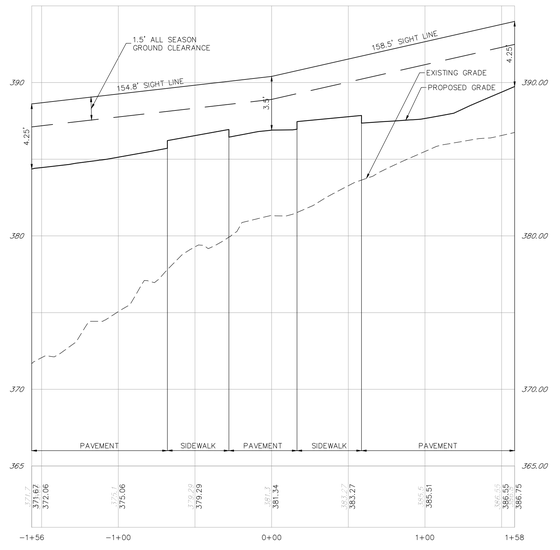


PLAN VIEW: ROAD A/ROAD B INTERSECTION



SIGHT LINE - RD B-F

PROFILE VIEW: ROAD B/ROAD F INTERSECTION



SIGHT LINE RD A-RD B

PROFILE VIEW: ROAD A/ROAD B INTERSECTION

NOTE:

1. ALL TREES AND SHRUBS OBSTRUCTING SIGHT LINES ARE TO BE LIMBED AND HEDGED TO MAINTAIN CLEAR SIGHT LINES.
2. ALL ROADS ARE DESIGNED FOR A SPEED OF 25MPH. SIGHT DISTANCES OF 155' ARE IN ACCORDANCE WITH AASHTO – "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (GREEN BOOK)" AND AGREED UPON BY THE TOWN OF LONDONDERRY, NH.

Horizontal Scale 1"=40'
40 20 0 40
Vertical Scale 1"=4'
4 0 4

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DIG SAFE MA ME NH RI VT UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM CALL 811 TOLL FREE
CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION

STATE OF NEW HAMPSHIRE ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER 18 Sep 2017

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
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11	09/19/17	STATE DESIGN SPEED CRITERIA	AA	JK
2	8/23/17	NO. CHANGE TO SIGHT LINES	AA	JK
1	7/11/17	DESCRIPTION	JP	CK
REV.	DATE			

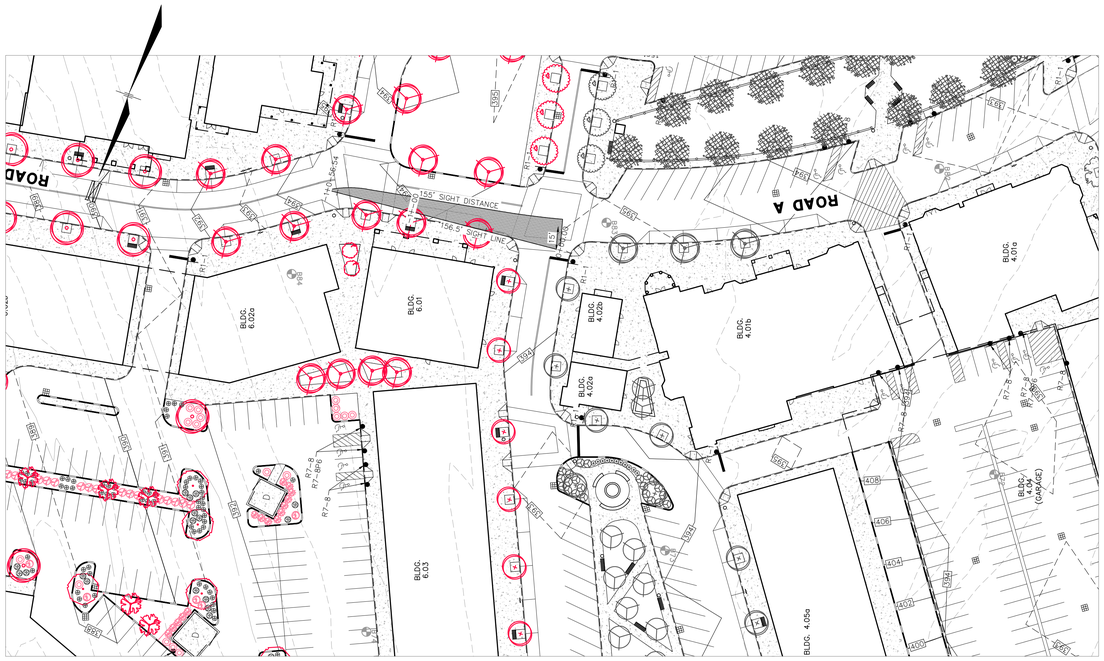
WOODMONT COMMONS - PHASE 1 DEVELOPMENT
TAX MAP 10 LOT 41
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

SIGHT LINES

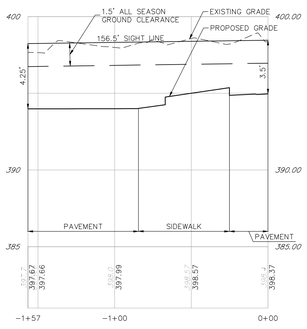
PROJECT	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-EX
	1"=40'
	3/03/2017

EX 1.2

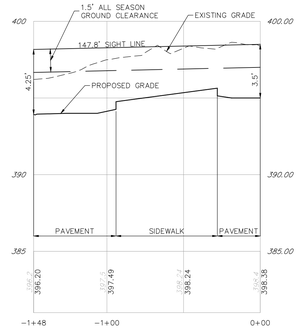


PLAN VIEW: ROAD A/ROAD F INTERSECTION
(NORTH)

PLAN VIEW: ROAD A/ROAD F INTERSECTION
(SOUTH)



PROFILE VIEW: ROAD A/ROAD F INTERSECTION
(NORTH)



PROFILE VIEW: ROAD A/ROAD F INTERSECTION
(SOUTH)

NOTE:

1. ALL TREES AND SHRUBS OBSTRUCTING SIGHT LINES ARE TO BE LIMBED AND HEDGED TO MAINTAIN CLEAR SIGHT LINES.
2. ALL ROADS ARE DESIGNED FOR A SPEED OF 25MPH. SIGHT DISTANCES OF 155' ARE IN ACCORDANCE WITH AASHTO – "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (GREEN BOOK)" AND AGREED UPON BY THE TOWN OF LONDONDERRY, NH.

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Horizontal Scale 1"=40'
40 20 0 40
Vertical Scale 1"=4'
4 0 4

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED
PROFESSIONAL ENGINEER
10 Oct 2017

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Bedford, NH 03110
Phone (603) 472-4488
Fax (603) 472-9747
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NO.	DATE	DESCRIPTION	DR	CK
1	7/7/17	NO CHANGE TO SIGHT LINES	AA	JK
2	8/23/17	STATE DESIGN SPEED CRITERIA	AA	JK
3	9/19/17	RATE ONLY	AA	JK
4	10/18/17	ADDED ROBERT E. DUVAL	DR	CK

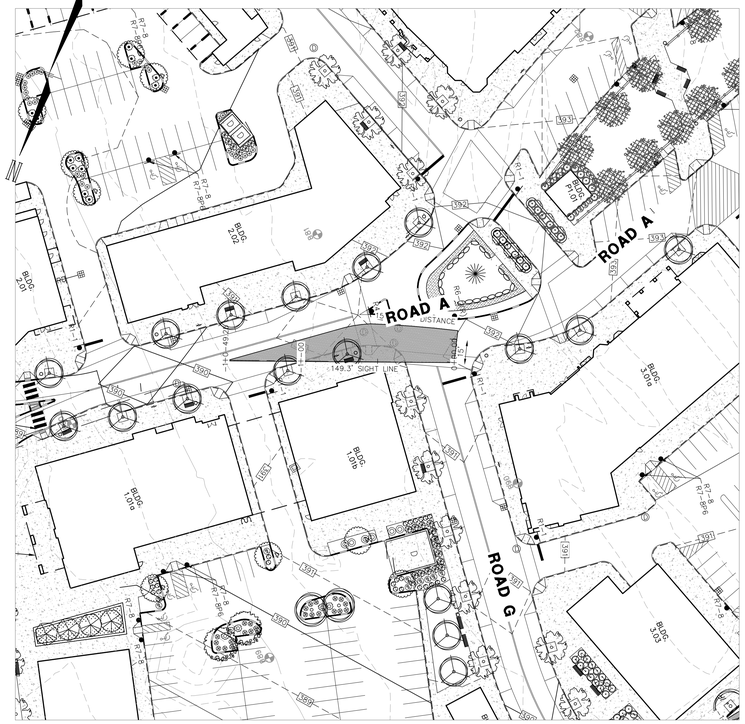
WOODMONT COMMONS - PHASE 1 DEVELOPMENT
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
TAX MAP 10 LOT 41

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

SIGHT LINES

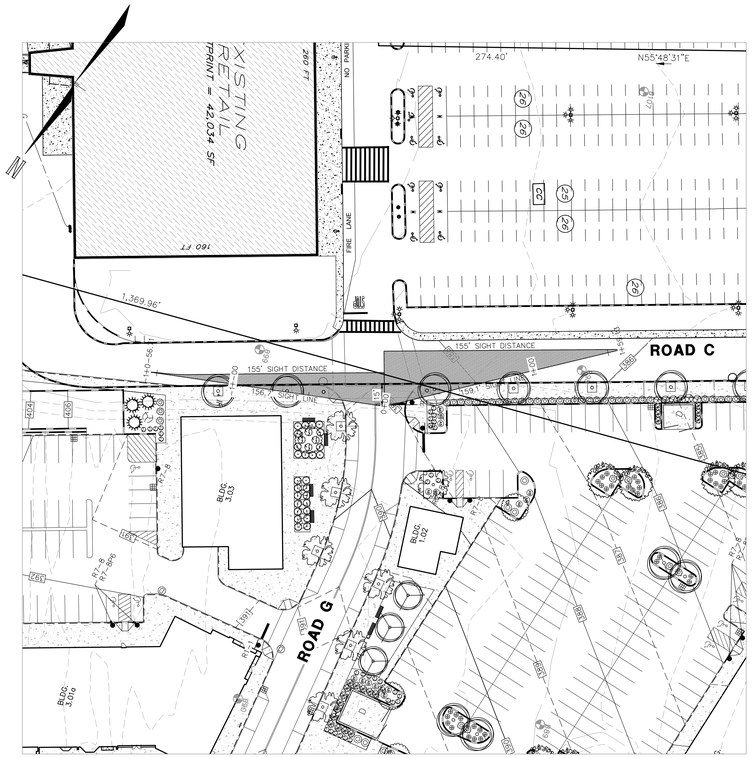
PROJECT	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-EX
	1"=40'
	3/03/2017

EX 1.3

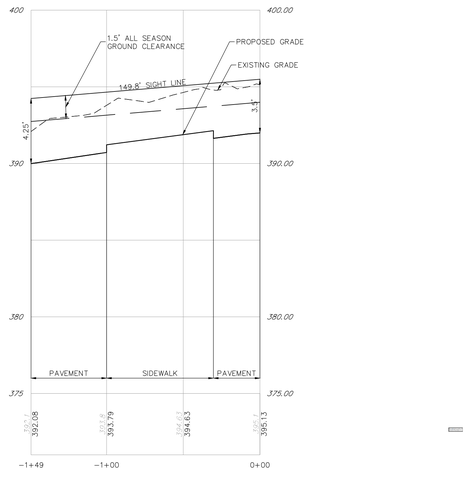


PLAN VIEW: ROAD A/ROAD G INTERSECTION

PLAN VIEW: ROAD C/ROAD F INTERSECTION

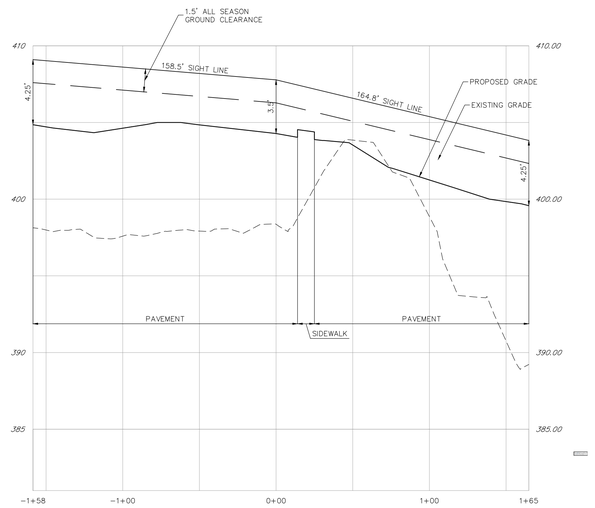


PLAN VIEW: ROAD C/ROAD G INTERSECTION



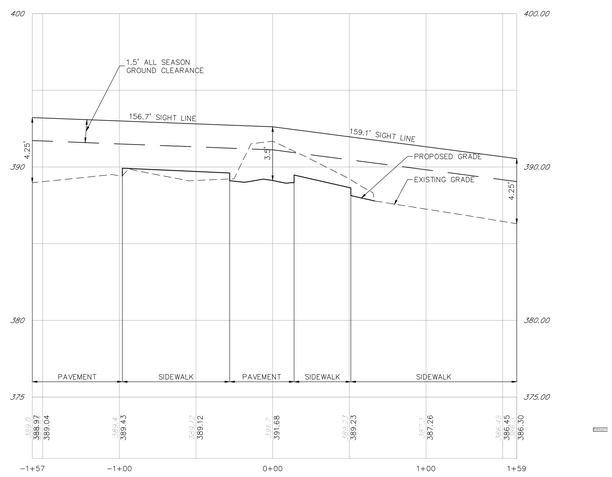
ALIGNMENT - RD AG

PROFILE VIEW: ROAD A/ROAD G INTERSECTION



ALIGNMENT - ROAD CF

PROFILE VIEW: ROAD C/ROAD F INTERSECTION



ALIGNMENT - RD CG

PROFILE VIEW: ROAD C/ROAD G INTERSECTION

NOTE:

1. ALL TREES AND SHRUBS OBSTRUCTING SIGHT LINES ARE TO BE LIMBED AND HEDGED TO MAINTAIN CLEAR SIGHT LINES.
2. ALL ROADS ARE DESIGNED FOR A SPEED OF 25MPH. SIGHT DISTANCES OF 155' ARE IN ACCORDANCE WITH AASHTO – "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (GREEN BOOK)" AND AGREED UPON BY THE TOWN OF LONDONDERRY, NH.

Horizontal Scale 1"=40'
40 20 0 40
Vertical Scale 1"=4'
4 0 4

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STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
10-24-2017

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Phone (603) 472-4488
Fax (603) 472-9747
www.tfmoran.com

NO	DATE	DESCRIPTION	DR	CK
1	7/7/17	NO CHANGE TO SIGHT LINES	AA	JK
2	8/23/17	STATE DESIGN SPEED CRITERIA	AA	JK
3	9/18/17	RATE ONLY	AA	JK

TAX MAP 10 LOT 41

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH

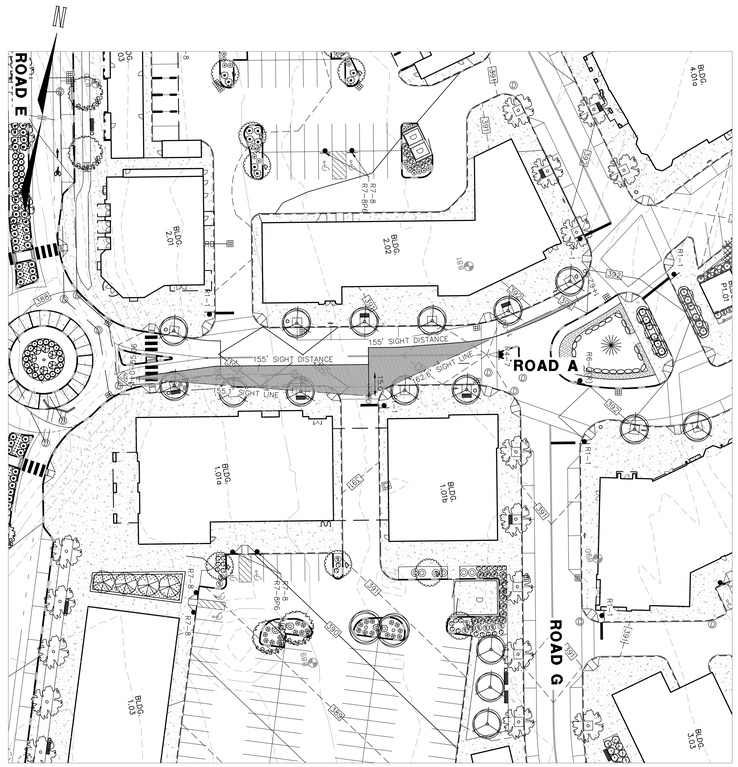
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

SIGHT LINES

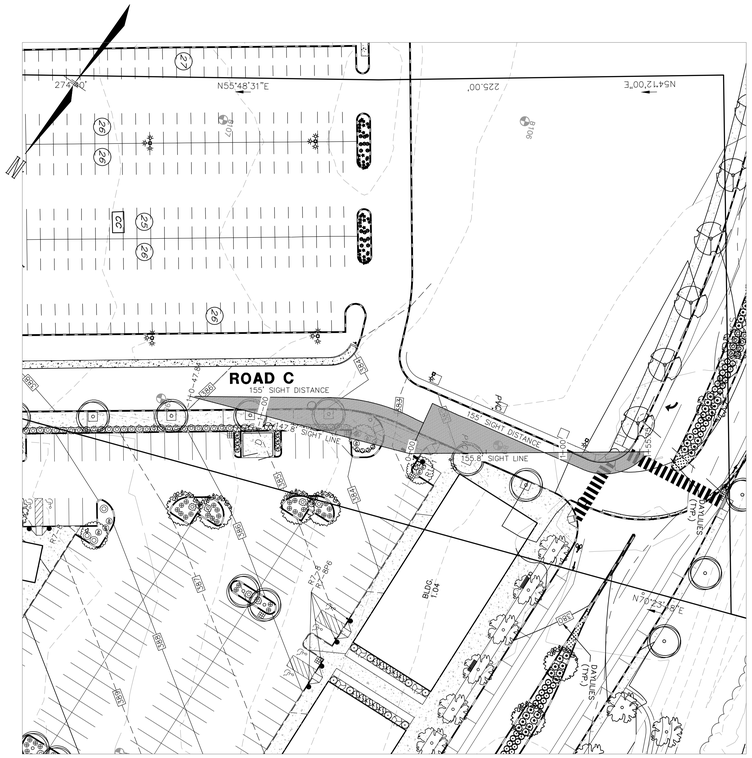
PROJECT 17686.03
DR AAA CK JK
CADFILE 17686.03-EX
1"=40'
3/03/2017

EX 1.4

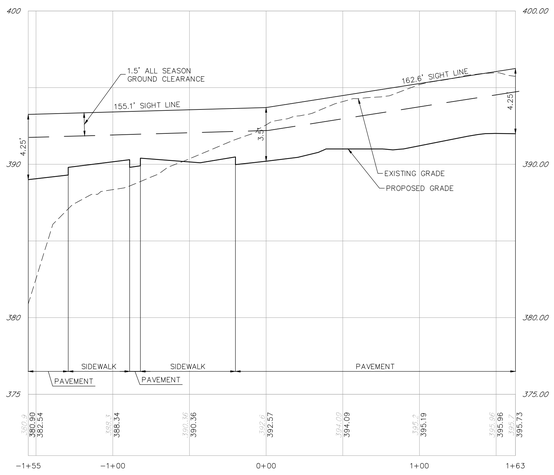


PLAN VIEW: BLOCK 1 / ROAD A INTERSECTION

PLAN VIEW: BLOCK 2 / ROAD A INTERSECTION

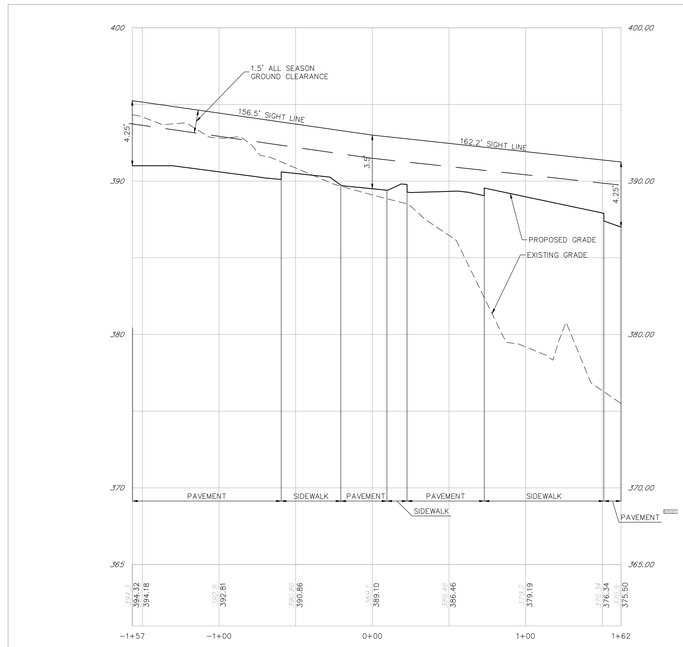


PLAN VIEW: BLOCK 1 / ROAD C INTERSECTION

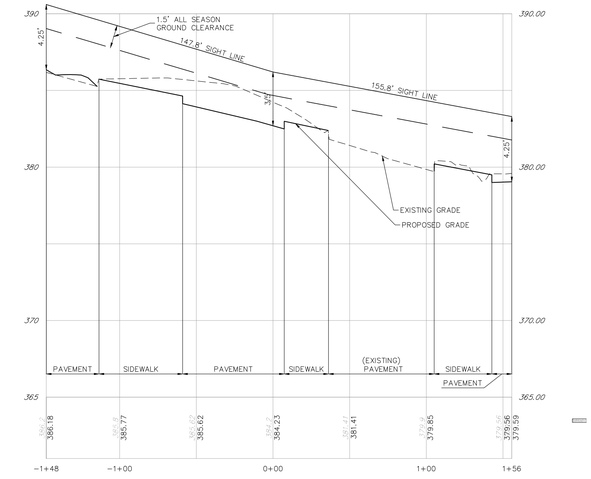


BLOCK 1 - ROAD A INTERSECTION

PROFILE VIEW: BLOCK 1 / ROAD A INTERSECTION



PROFILE VIEW: BLOCK 2 / ROAD A INTERSECTION



BLOCK 1 - ROAD C INTERSECTION

PROFILE VIEW: BLOCK 1 / ROAD C INTERSECTION

NOTE:

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2. ALL ROADS ARE DESIGNED FOR A SPEED OF 25MPH. SIGHT DISTANCES OF 155' ARE IN ACCORDANCE WITH AASHTO – "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (GREEN BOOK)" AND AGREED UPON BY THE TOWN OF LONDONDERRY, NH.

Horizontal Scale 1"=40'
40 20 0 40
Vertical Scale 1"=4'
4 0 4

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STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL
No. 7105
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10-31-2017

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Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Phone (603) 472-4488
Fax (603) 472-9747
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11	9/18/17	PLAN REVISIONS	AAA	JK
2	8/23/17	STATE DESIGN SPEED CRITERIA	AAA	JK
1	7/7/17	ADD SIGHT LINES	AA	JK
REV.	DATE	DESCRIPTION	DR	CK

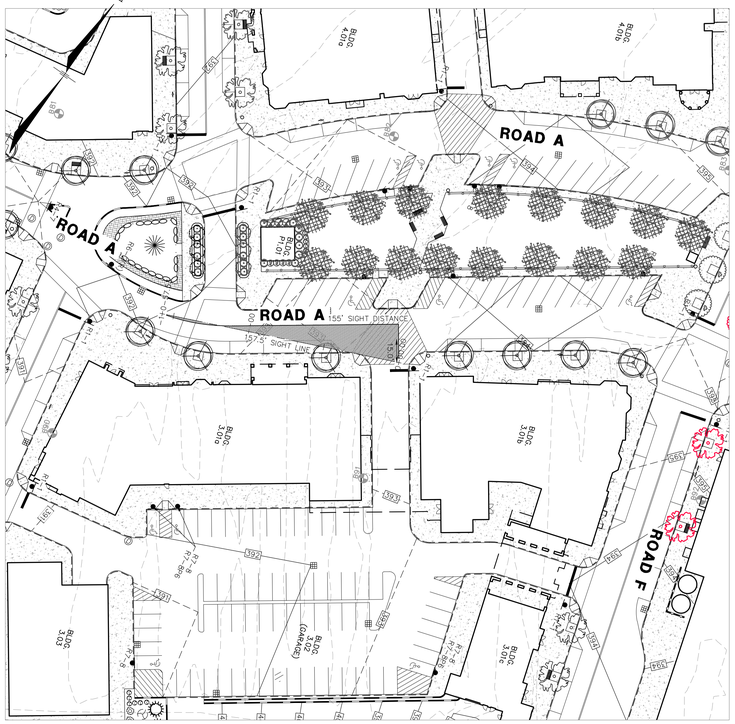
WOODMONT COMMONS - PHASE 1 DEVELOPMENT
TAX MAP 10 LOT 41
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

SIGHT LINES

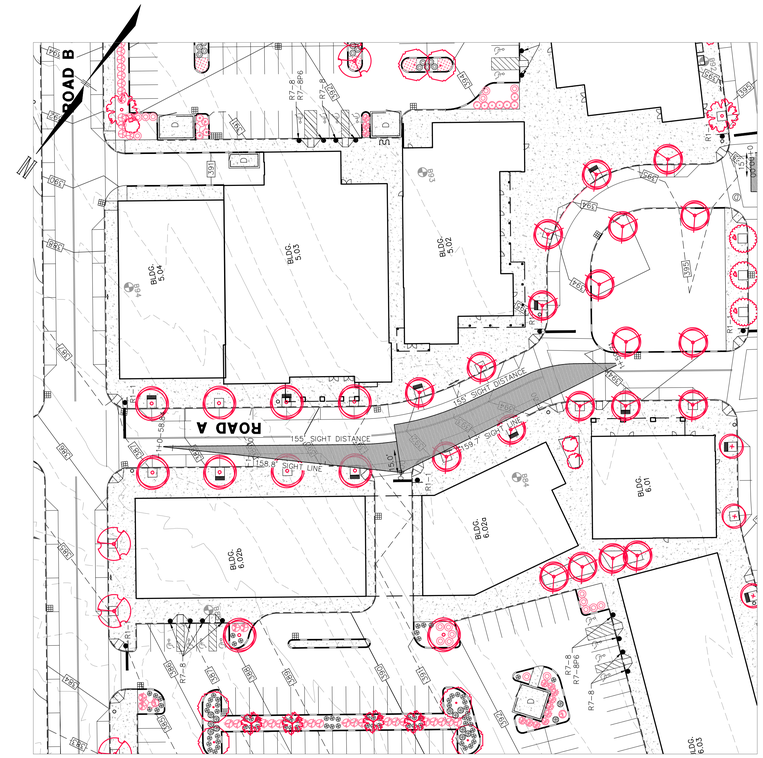
PROJECT	17686.03
DR AAA	CK JK
CADFILE	17686.03-EX
	1"=40'
	7/7/2017

EX 1.5

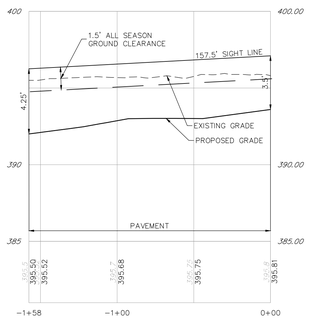


PLAN VIEW: BLOCK 3 / ROAD A INTERSECTION

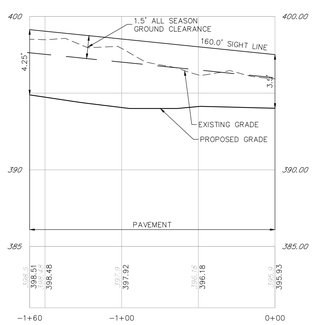
PLAN VIEW: BLOCK 4 / ROAD A INTERSECTION



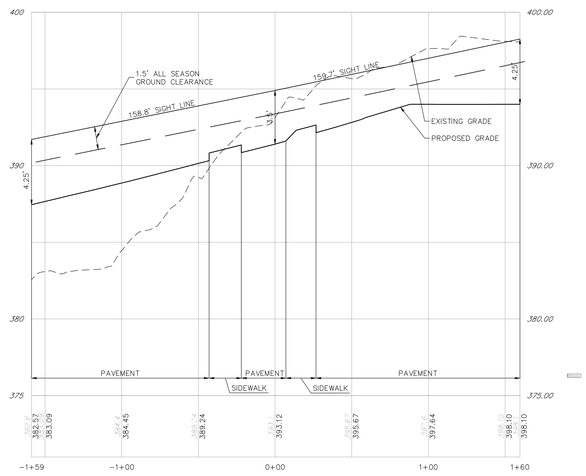
PLAN VIEW: BLOCK 6 / ROAD A INTERSECTION



BLOCK 3 - ROAD A INTERSECTION



BLOCK 4 - ROAD A INTERSECTION



ROAD A - BLOCK 6

PROFILE VIEW: BLOCK 3 / ROAD A INTERSECTION

PROFILE VIEW: BLOCK 4 / ROAD A INTERSECTION

PROFILE VIEW: BLOCK 6 / ROAD C INTERSECTION

NOTE:

1. ALL TREES AND SHRUBS OBSTRUCTING SIGHT LINES ARE TO BE LIMBED AND HEDGED TO MAINTAIN CLEAR SIGHT LINES.
2. ALL ROADS ARE DESIGNED FOR A SPEED OF 25MPH. SIGHT DISTANCES OF 155' ARE IN ACCORDANCE WITH AASHTO – "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS (GREEN BOOK)" AND AGREED UPON BY THE TOWN OF LONDONDERRY, NH.

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40 20 0 40
Vertical Scale 1"=4'
4 0 4

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ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
10 Oct 2017

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Landscape Architects
Scientists

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2	8/23/17	STATE DESIGN SPEED CRITERIA	AA	JK
1	7/11/17	ADD SIGHT LINES	AA	JK
REV.	DATE	DESCRIPTION	DR	CK

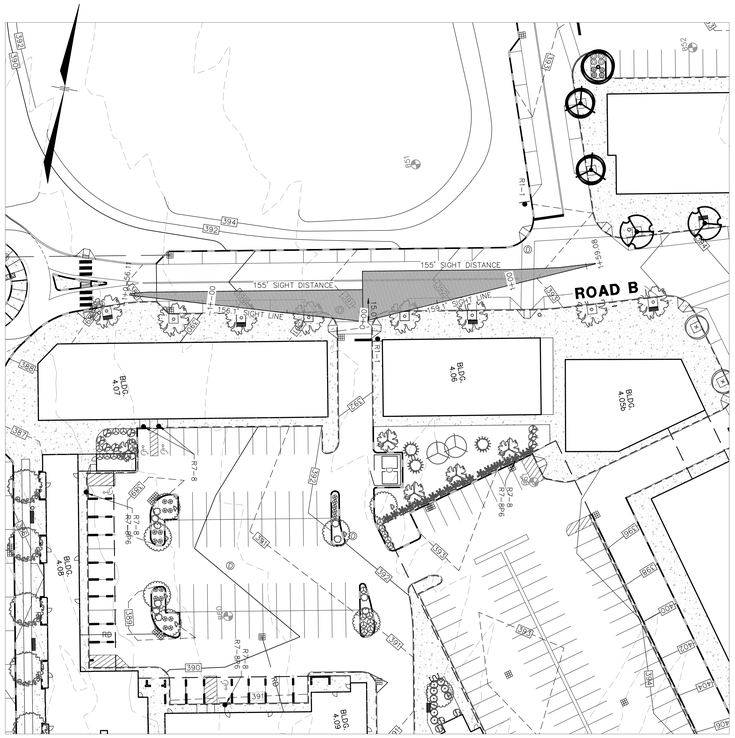
WOODMONT COMMONS - PHASE 1 DEVELOPMENT
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC
TAX MAP 10 LOT 41

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

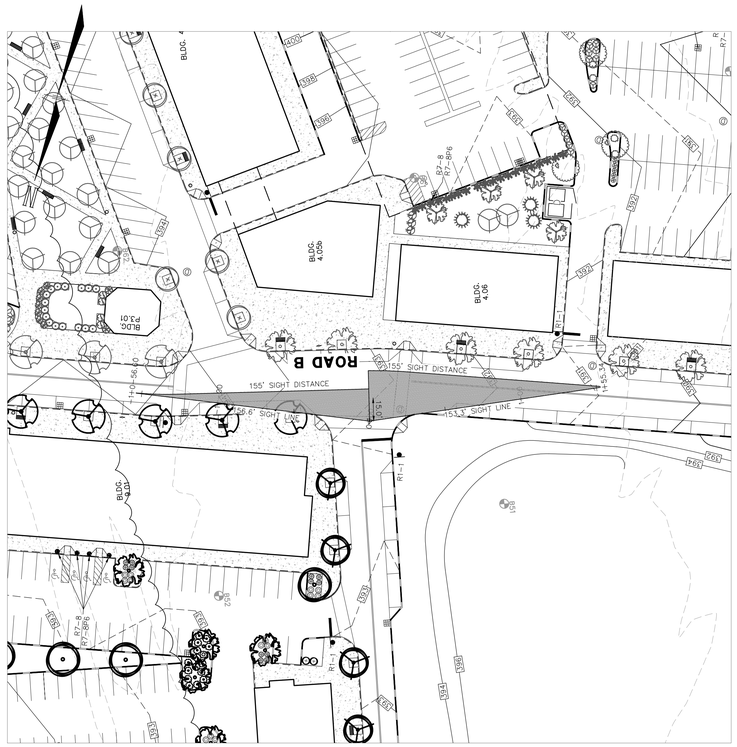
SIGHT LINES

PROJECT	17686.03
DR AAA	CK JK
CADFILE	17686.03-EX
	1"=40'
	7/6/2017

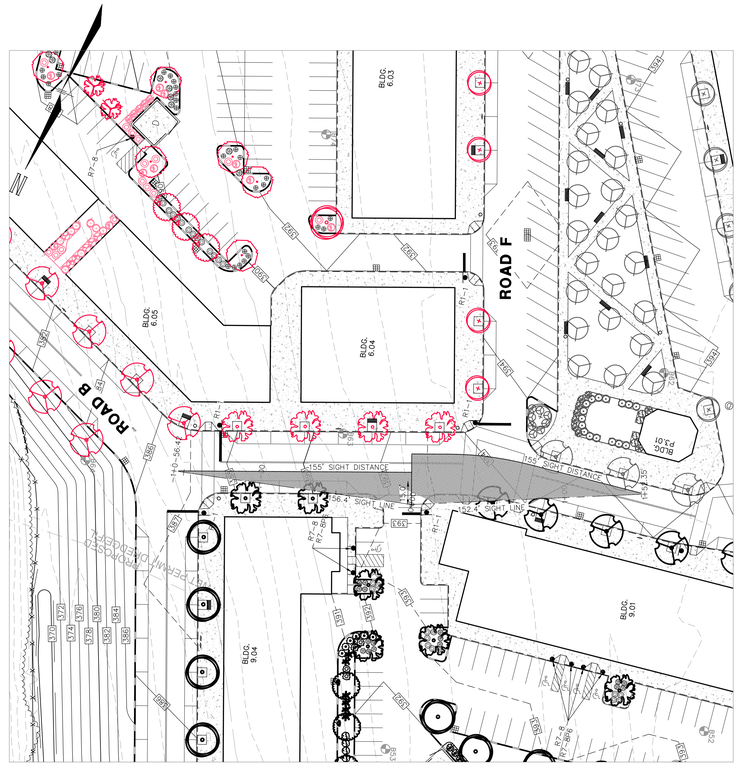
EX 1.6



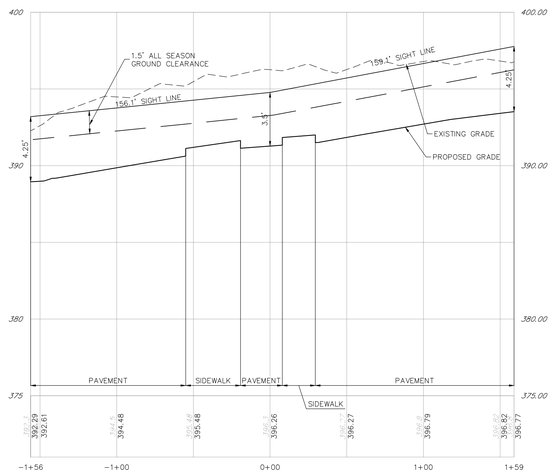
PLAN VIEW: BLOCK 4 / ROAD B INTERSECTION



PLAN VIEW: BLOCK 9 ROAD / ROAD B INTERSECTION

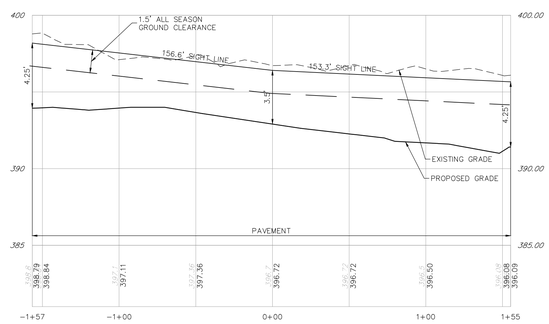


PLAN VIEW: BLOCK 9 / ROAD B INTERSECTION



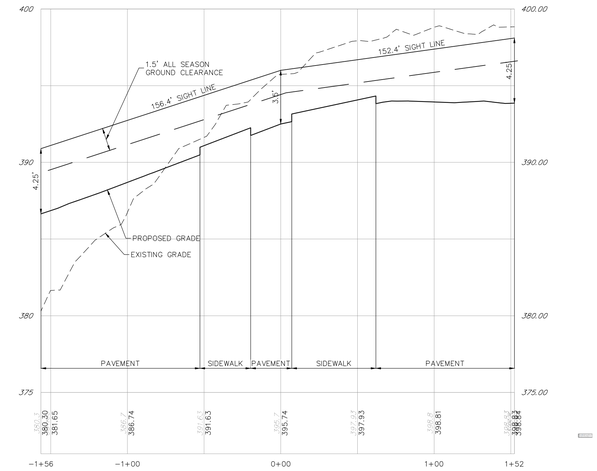
BLOCK 4 - ROAD B INTERSECTION

PROFILE VIEW: BLOCK 4 / ROAD B INTERSECTION



BLOCK 9 RD - ROAD B INTERSECTION

PROFILE VIEW: BLOCK 9 ROAD / ROAD B INTERSECTION



BLCOK 9 - ROAD B INTERSECTION

PROFILE VIEW: BLOCK 9 / ROAD B INTERSECTION

NOTE:

1. ALL TREES AND SHRUBS OBSTRUCTING SIGHT LINES ARE TO BE LIMBED AND HEDGED TO MAINTAIN CLEAR SIGHT LINES.
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Horizontal Scale 1"=40'
40 20 0 40
Vertical Scale 1"=4'
4 0 4

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ROBERT E. DUVAL
No. 7105
LICENSED PROFESSIONAL ENGINEER
16 Sep 2017

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1	7/7/17	ADD SIGHT LINES	AA	JK
REV.	DATE	DESCRIPTION	DR	CK

TAX MAP 10 LOT 41

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH

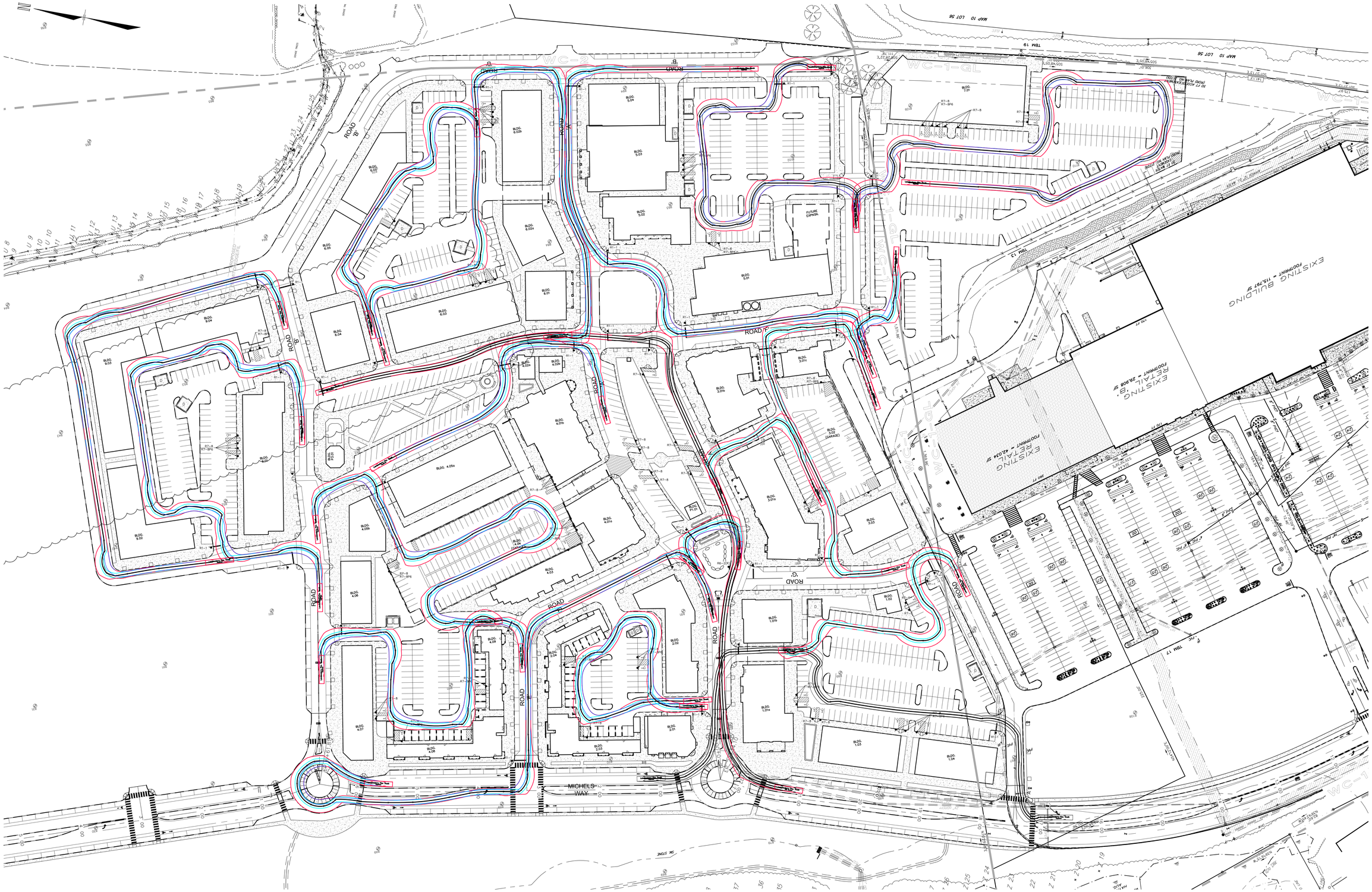
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

SIGHT LINES

PROJECT 17686.03
DR AAA CK JK
CADFILE 17686.03-EX
1"=40'
7/6/2017

EX 1.7



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No. 7105
LICENSED PROFESSIONAL ENGINEER
10 CET 2017

60 30 0 60
Graphic Scale in Feet

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4	01/23/17	ADD SHEETS TO PLAN	AA	JK
REV	DATE	DESCRIPTION	DR	CK

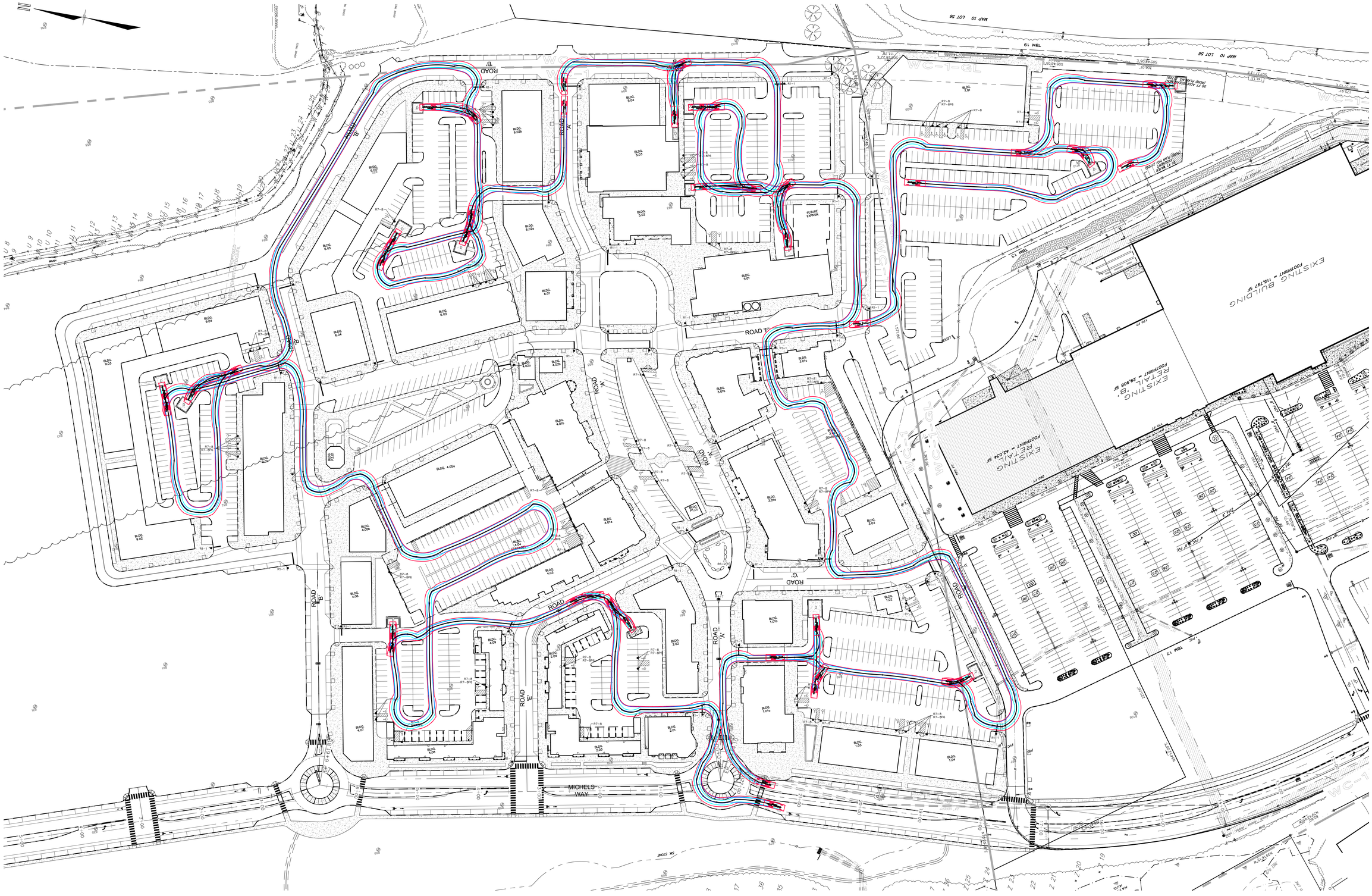
TAX MAP 10 LOT 41
WOODMONT COMMONS - PHASE 1 DEVELOPMENT
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

FIRE TRUCK TURNING

PROJECT	17686.03
DR AAA	CK JK
CADFILE	17686.03-Site
	1"=60'
	01/23/2017

EX 2.1



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REV#	DATE	DESCRIPTION	DR CK

TAX MAP 10 LOT 41

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH

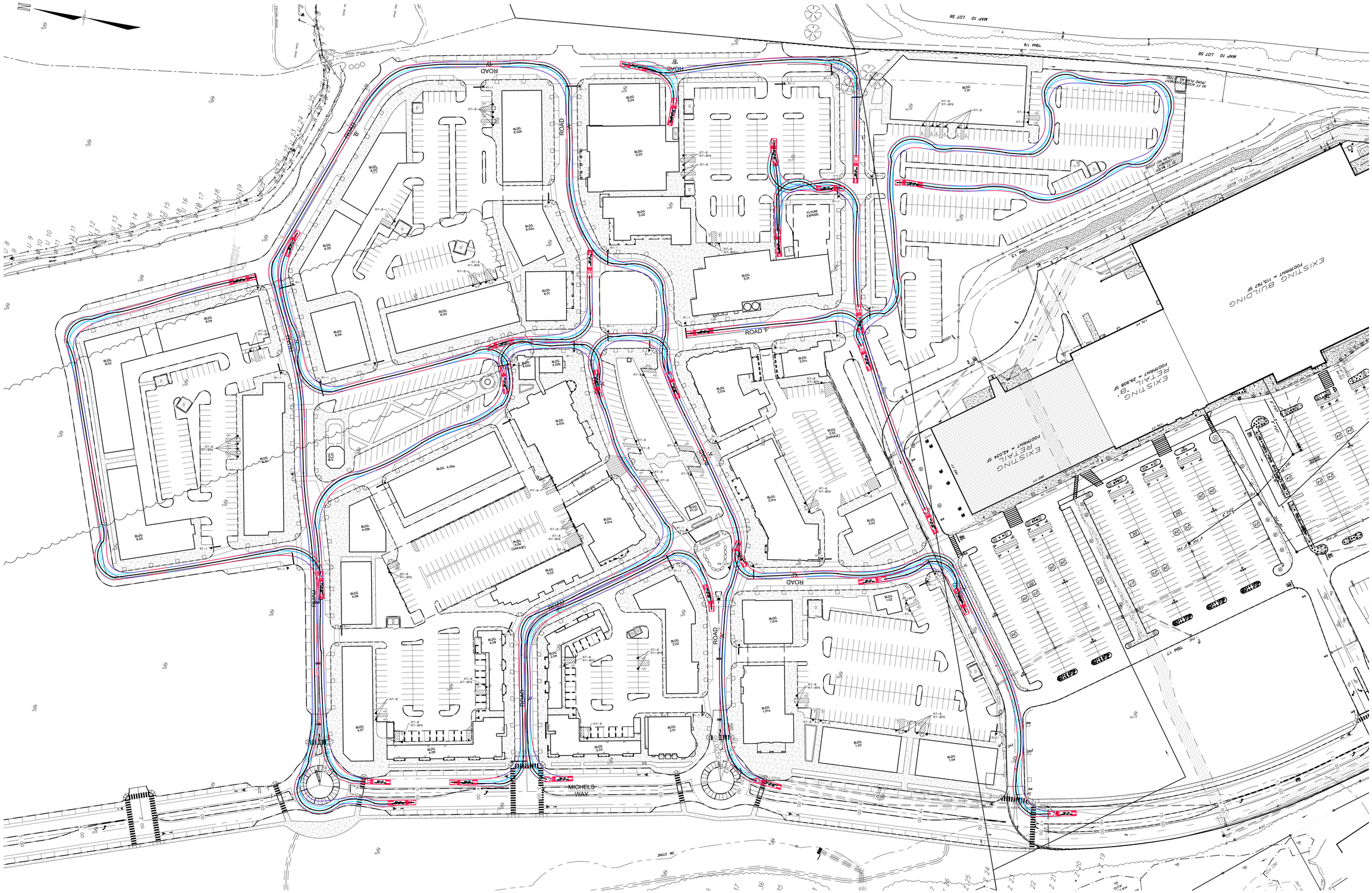
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

GARBAGE TRUCK TURNING

PROJECT	17686.03
DR AAA CK JK	
CADFILE	17686.03-Site
	1"=60'
	01/23/2017

EX 2.2



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4	01/23/17	ADD SHEETS TO PLAN	AA	JK
REV.	DATE	DESCRIPTION	DR	CK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

TAX MAP 10 LOT 41
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

WB-50 DELIVERY TRUCK TURNING

FILE	17686.03
DR AAA	CK JK
CADFILE	17686.03-Site
	1"=60'
	01/23/2017

EX 2.3

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ROBERT E. DUVAL
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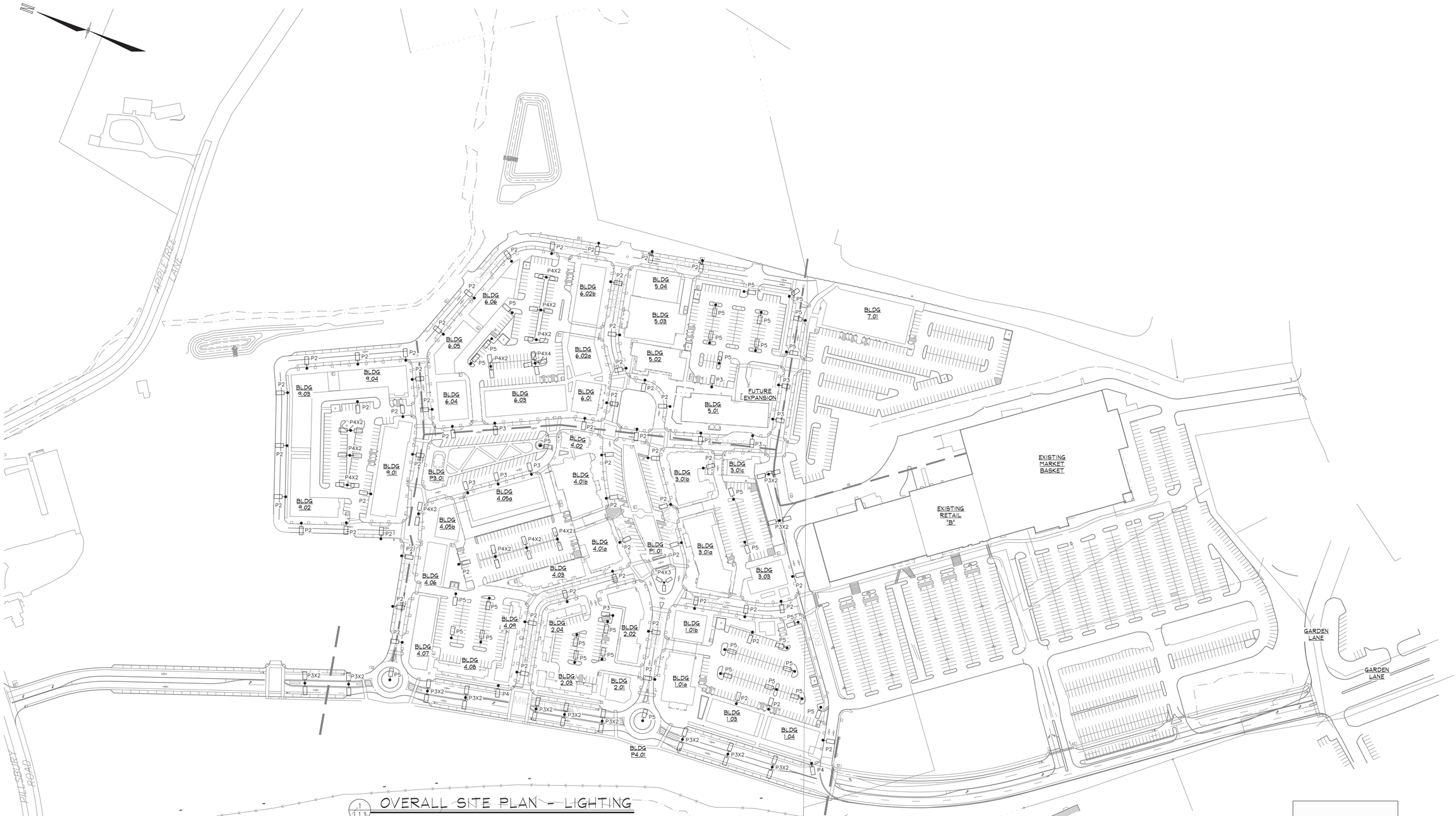
LICENSED PROFESSIONAL ENGINEER
16 Sep 2017

60 30 0 60
Graphic Scale In Feet



1 L1.1 OVERALL SITE PLAN - LIGHTING

SCALE: 1" = 100'-0"

LIGHT FIXTURE SCHEDULE

LIGHT	MANUFACTURER	MODEL NO.	LAMP WATTS/TYPE	LUMENS	MOUNTING
P2	AAL UNIVERSE	UCL-BEL-XX-T2-56LED-3K-700-YY-ZZ	LED 130W	8100	20' DECORATIVE POLE B=2; U=0; G=2 GRI ≥ 80
P3	AAL UNIVERSE	UCL-BEL-XX-T3-56LED-3K-700-YY-ZZ	LED 130W	7976	20' DECORATIVE POLE B=2; U=0; G=2 GRI ≥ 80
P3X2	AAL UNIVERSE	UCL-BEL-XX-T3-56LED-3K-700-YY-ZZ	LED 130W	7976	20' DECORATIVE POLE B=1; U=0; G=2 GRI ≥ 80 TWO HEADS AT 180°
P4	AAL UNIVERSE	UCL-BEL-XX-T4-56LED-3K-700-YY-ZZ	LED 130W	7918	20' DECORATIVE POLE B=2; U=0; G=2 GRI ≥ 80
P4X2	AAL UNIVERSE	UCL-BEL-XX-T4-56LED-3K-700-YY-ZZ	LED 130W	7918	20' DECORATIVE POLE B=1; U=0; G=2 GRI ≥ 80 TWO HEADS AT 180°
P4X3	AAL UNIVERSE	UCL-BEL-XX-T4-56LED-3K-700-YY-ZZ	LED 130W	7918	20' DECORATIVE POLE B=1; U=0; G=2 GRI ≥ 80 THREE HEADS AT 120°
P4X4	AAL UNIVERSE	UCL-BEL-XX-T4-56LED-3K-700-YY-ZZ	LED 130W	7918	20' DECORATIVE POLE B=1; U=0; G=2 GRI ≥ 80 FOUR HEADS AT 90°
P5	AAL UNIVERSE	UCL-BEL-XX-T5-56LED-3K-700-YY-ZZ	LED 130W	8398	20' DECORATIVE POLE B=3; U=0; G=2 GRI ≥ 80

LIGHT FIXTURE SCHEDULE NOTES

1. XX = LUMINOUS HOOD DETAILS BY OWNER/ARCHITECT
2. YY = COLOR BY OWNER/ARCHITECT
3. ZZ = OTHER OPTIONS BY OWNER/ARCHITECT
4. ALL FIXTURES MEET OR EXCEED IES-NA OLD FULL CUT-OFF CLASSIFICATION (SEE BUG RATING)

2 L1.1 TYPE "P" FIXTURE

SCALE: NONE

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STATE OF NEW HAMPSHIRE — ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER — 10 Sept 2016

RENO ENGINEERING & LIGHT DESIGN
MARLOW, NH 03456
603-446-9426, 603-446-9791 (F)
EMAIL: renoengineering@nelightdesign.com
Project Number: 1625R

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

NO.	DATE	DESCRIPTION	BY	CK
1	09/18/17	DATE ONLY	AA	JK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT

TAX MAP 10 LOT 41
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

OVERALL - LIGHTING PLAN

FILE	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-Site
	1"=100'
	12/20/2016

L1.1

1 L1.2 SITE LIGHTING - ISO FOOT CANDLE & POINT-BY-POINT DISPLAY

SCALE: 1" = 40'-0"

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NO	DATE	DATE ONLY DESCRIPTION	DR	CK
1	09/18/17		AA	JK

TAX MAP 10 LOT 41
WOODMONT COMMONS - PHASE 1 DEVELOPMENT
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

LIGHTING PLAN

FILE 17686.03
DR AAA CK JK
CADFILE 17686.03-Site
1"=40'
12/20/2016

L 1.2

STATE OF NEW HAMPSHIRE
ROBERT E. DUVAL No. 7105 LICENSED PROFESSIONAL ENGINEER
18 Sep 2017

RENO ENGINEERING & LIGHT DESIGN
MARLOW, NH 03456
603.446-3426, 603.446-3731 (F)
EMAIL: renoengineering@relightdesign.com
Project Number: 1625R

1 L1.2 SITE LIGHTING - ISO FOOT CANDLE & POINT-BY-POINT DISPLAY

SCALE: 1" = 40'-0"

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& LIGHT DESIGN
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EMAIL: renoengineering@relightdesign.com
Project Number: 1625R

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REV	DATE	DESCRIPTION	DR	CK
1	09/18/17	DATE ONLY	AA	JK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT
TAX MAP 10 LOT 41
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

LIGHTING PLAN

FILE	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-Site
	1"=40'
	12/20/2016

L1.3

1 L1.4 SITE LIGHTING - ISO FOOT CANDLE & POINT-BY-POINT DISPLAY

SCALE: 1" = 40'-0"

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EMAIL: renoengineering@ezlightdesign.com
Project Number: 1625R

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NO	DATE	DESCRIPTION	DR	CK
1	09/18/17		AA	JK

WOODMONT COMMONS - PHASE 1 DEVELOPMENT
TAX MAP 10 LOT 41
GARDEN LANE AND PILLSBURY ROAD
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

LIGHTING PLAN

FILE	17686.03
DR AAA	CK JK
CADFILE	17686.03-Site
	1"=40'
	12/20/2016

L1.4

1 L1.5 SITE LIGHTING - ISO FOOT CANDLE & POINT-BY-POINT DISPLAY

SCALE: 1" = 40'-0"

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16 Sept 2017

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Project Number: 1625R

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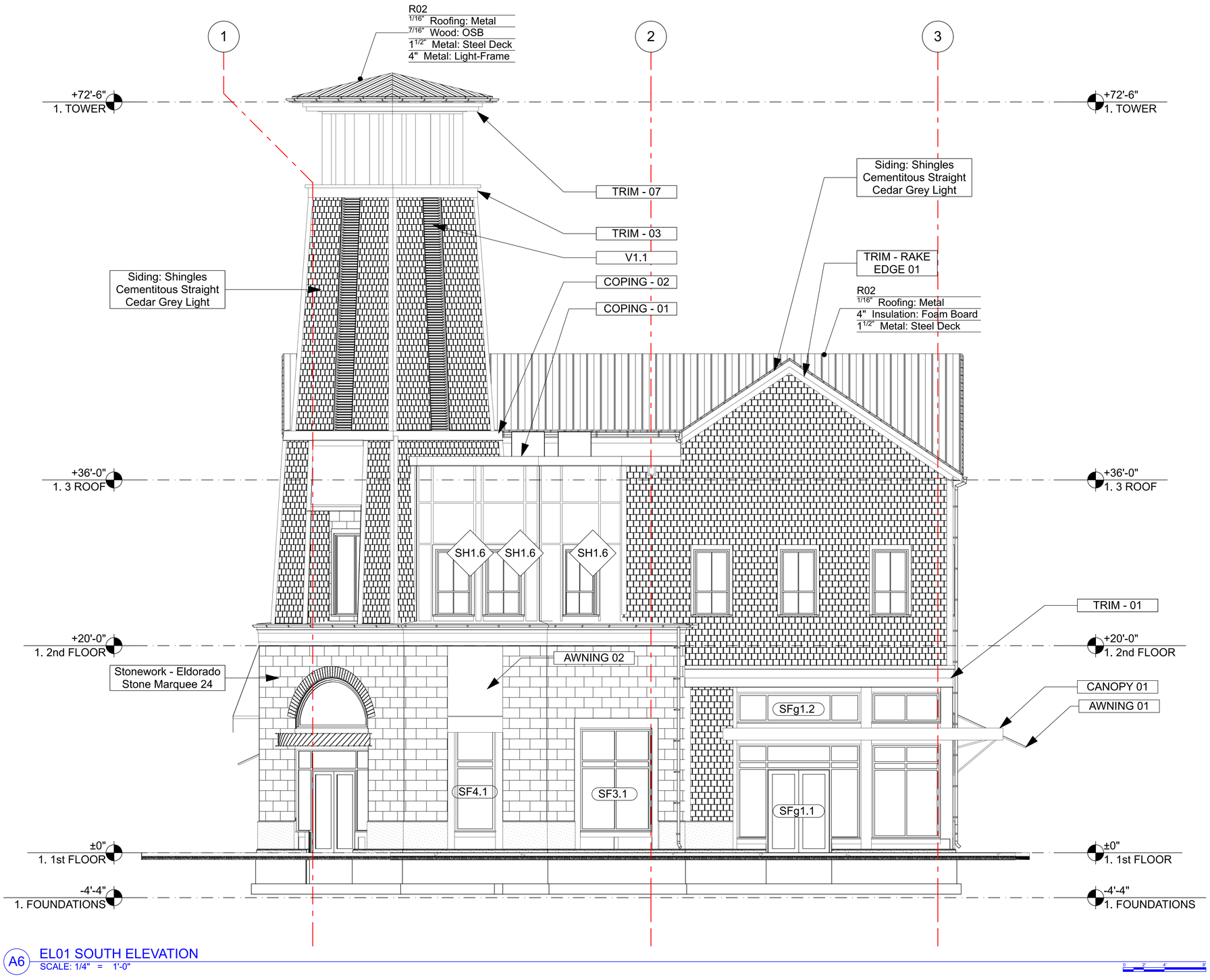
LONDONDERRY, NH
OWNED BY
PILLSBURY REALTY DEVELOPMENT, LLC

PREPARED FOR
PILLSBURY REALTY DEVELOPMENTS LLC

LIGHTING PLAN

FILE	17686.03
DR	AAA
CK	JK
CADFILE	17686.03-Site
	1"=40'
	12/20/2016

L1.5



A6 EL01 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

shook kelley
2151 Hawkins Street
Suite 400
Charlotte, NC 28203
704 / 377 0661
www.shookkelley.com

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NOT FOR CONSTRUCTION

Prepared for :

Pillsbury Realty Development LLC
15A Pillsbury Road
Londonderry, NH 03053

Issue Name	Date	Revision ID

Issue Name	Date	Revision ID

Issue Name	Date	Revision ID

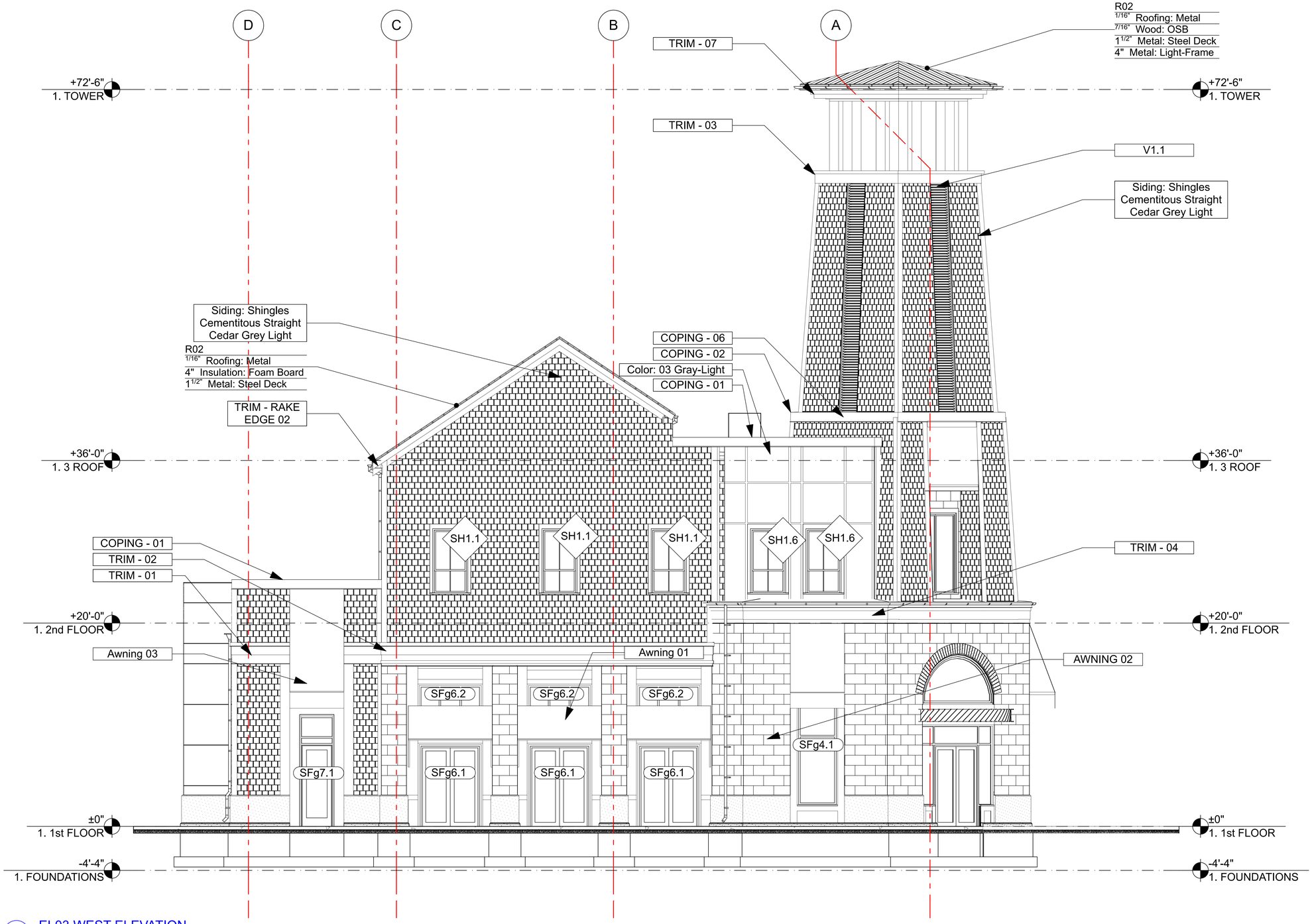
Woodmont Village

Pillsbury
-
Londonderry, NH 03053

2017-01-06 DESIGN DEVELOPMENT
16013.021

ELEVATIONS

Building 2.01
A202



A6 EL03 WEST ELEVATION
SCALE: 1/4" = 1'-0"

0 2' 4' 8'

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Londonderry, NH 03053

Issue Name	Date	Revision ID

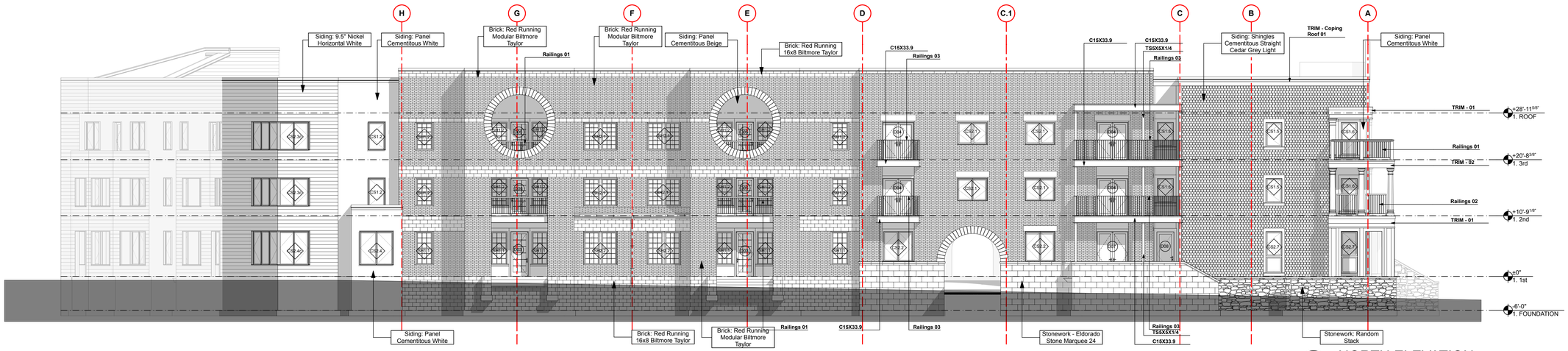
Issue Name	Date	Revision ID

Issue Name	Date	Revision ID

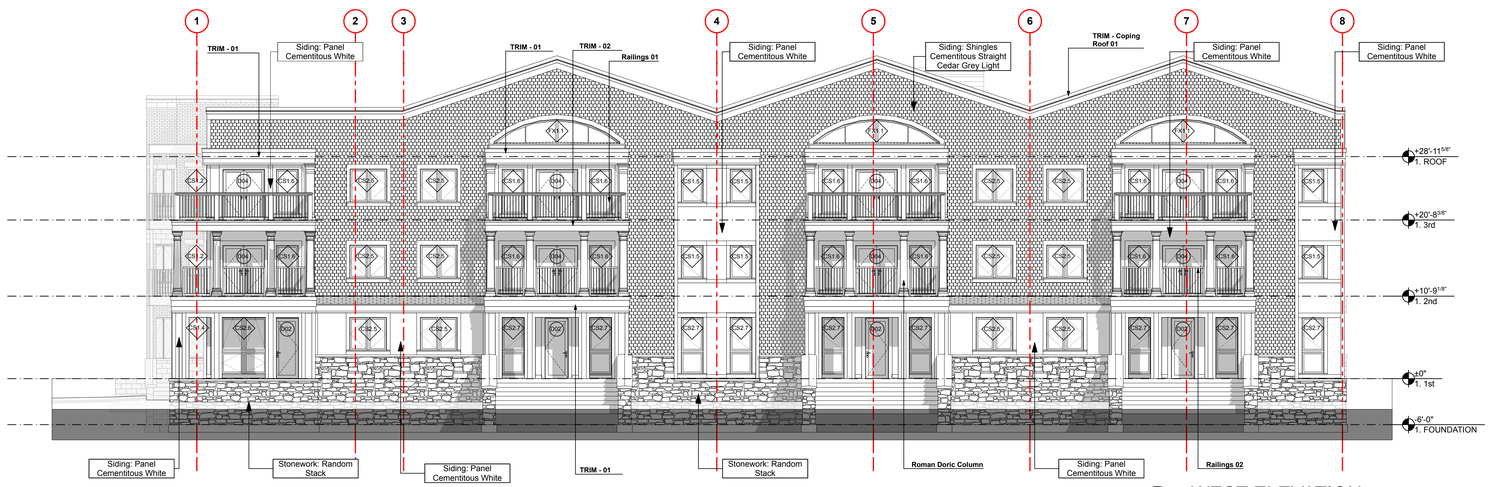
Woodmont Village
Pillsbury
-
Londonderry, NH 03053
2017-01-06 DESIGN DEVELOPMENT
16013.021

ELEVATIONS
Building 2.01
A205

D6 EAST NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B6 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



A6 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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NOT FOR CONSTRUCTION

Prepared for :

Pillsbury Realty Development LLC
15A Pillsbury Road
Londonderry, NH 03053

Issue Name	Date	Revision ID

Issue Name	Date	Revision ID

Issue Name	Date	Revision ID

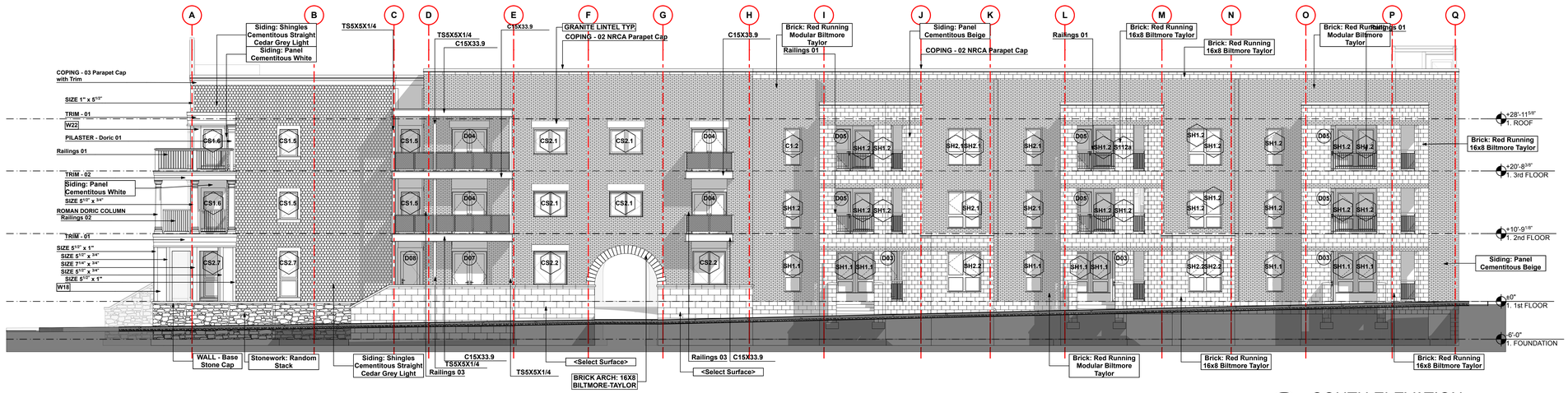
Woodmont Village

Michels Way
-
Londonderry, NH 03053

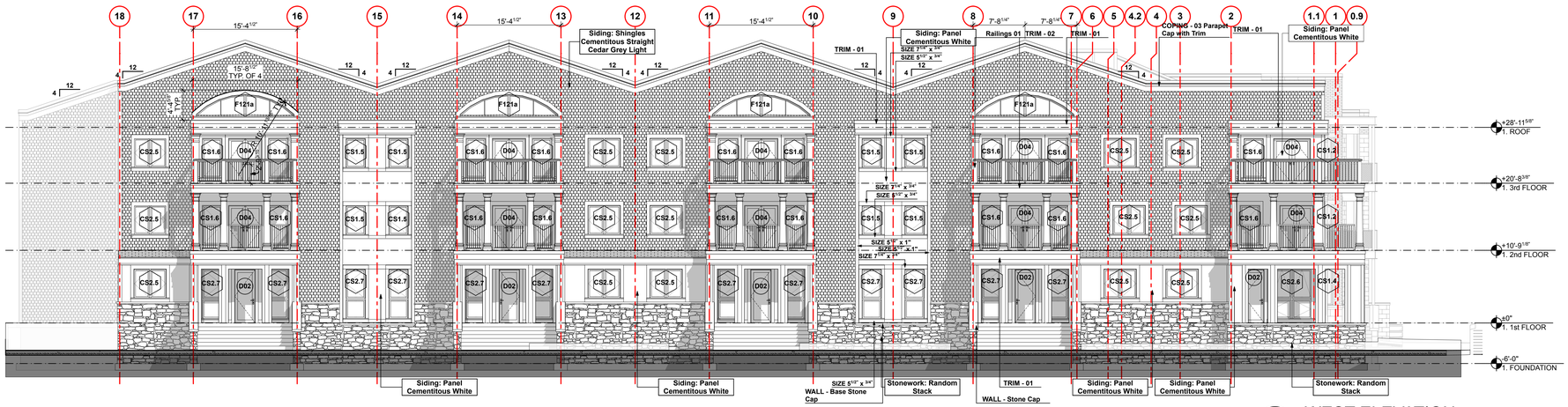
2016-11-03 SCHEMATIC DESIGN
16013.023 .024

EAST, WEST & EAST NORTH STREET ELEVATIONS BULDING
Building 2.03 -2.04

A201



C6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A6 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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Prepared for :

Pillsbury Realty Development LLC
15A Pillsbury Road
Londonderry, NH 03053

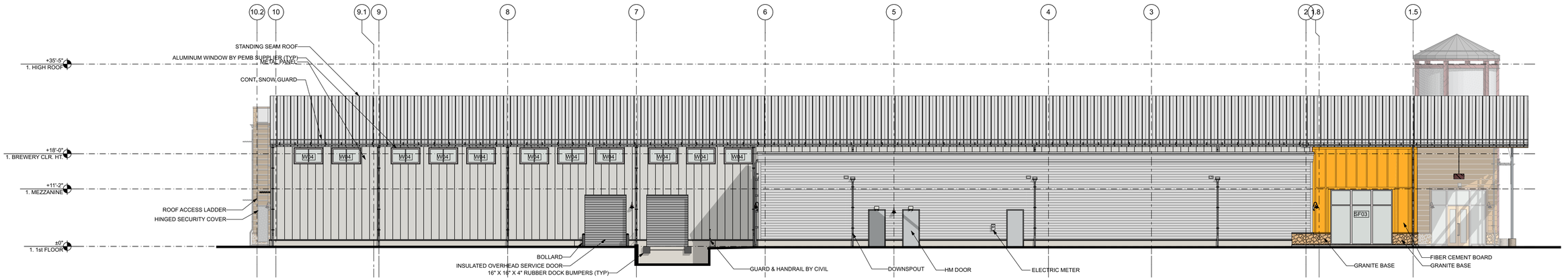
Issue Name	Date	Revision ID

Issue Name	Date	Revision ID

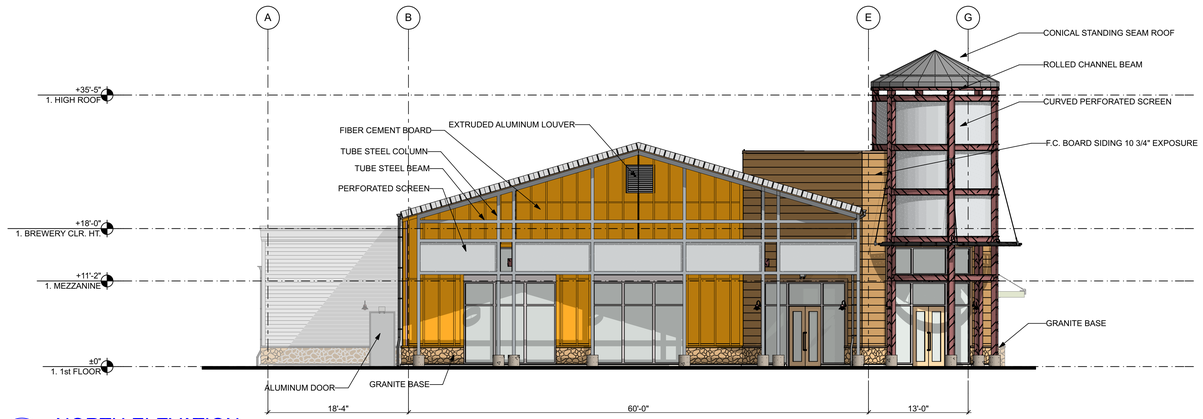
Issue Name	Date	Revision ID

Woodmont Village
Residential Apartments
Michels Way
-
Londonderry, NH 03053
2017-01-08 DESIGN DEVELOPMENT
16049.048 .049

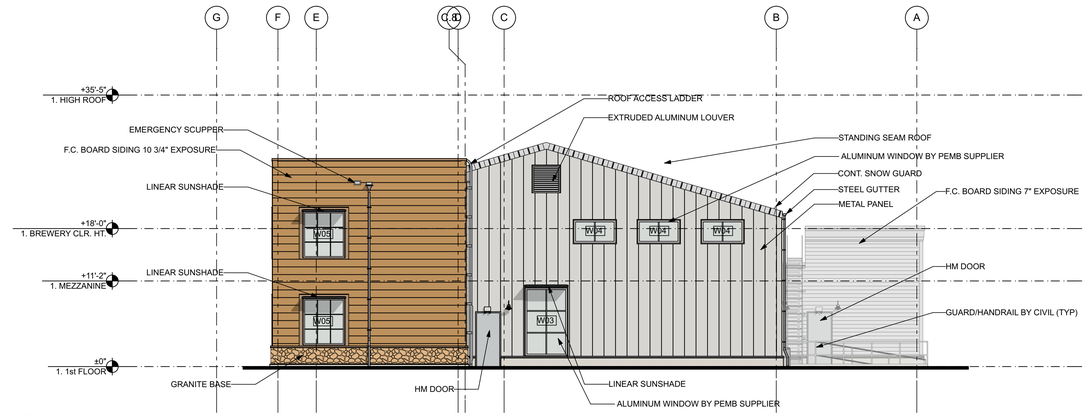
SOUTH & WEST STREET ELEVATIONS
Building 4.08-4.09
A201



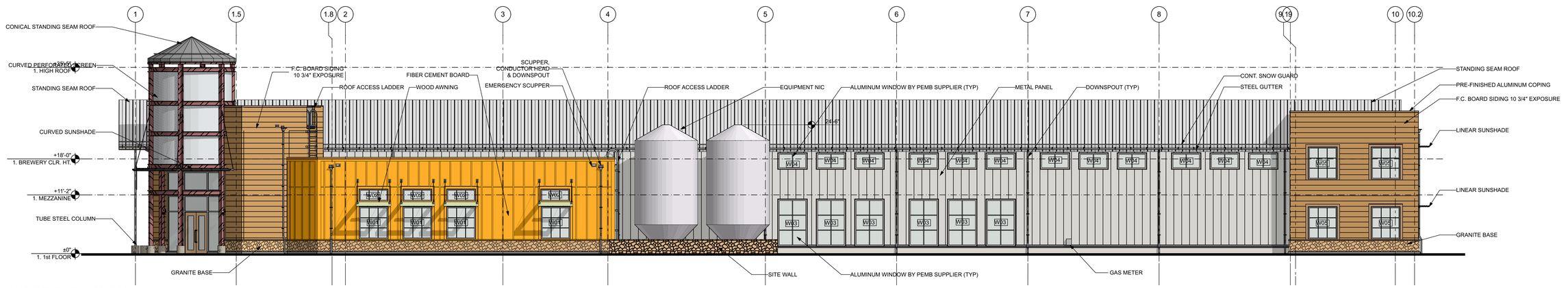
D6 EAST ELEVATION
SCALE: 1/8" = 1'-0"



B4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



B6 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A6 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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Londonderry, NH 03053

Woodmont Village
Pillsbury
-
Londonderry, NH 03053
2017-01-13 90% CONSTRUCTION DOCUMENTS
16013.051

MAIN ELEVATIONS
Building 5.01
A201