



**Town of Londonderry Planning Board
268B Mammoth Road - Moose Hill Conference
Agenda
October 7, 2026
7:00 p.m.**

I. Call to Order

II. Administrative Board Work

- A. Approval of Minutes
- B. Regional Impact Determinations
- C. Discussions with Town Staff

III. New Plans/Conceptual Plans

- A. Public hearing on an application for an amended site plan and associated improvements. 6 Dickey Street, Map 10, Lot 109 zoned Commercial-2 (C-II). Leon & Tamara Lampes (Owner/Applicant).

Documents:

[Dickey Street Site.pdf](#)

- B. Public hearing on an application for formal review of a lot line adjustment. 16 & 22 Delta Drive , Map 14 Lot 21-4 and 21-11 zoned Industrial-2 (IND-II), 16 Delta Drive Owner LLC and 17 & 22 Delta Drive Owner LLC. (Owner/Applicant).

Documents:

[LLA Plans \(Revised 16 September 2026\).pdf](#)

- C. Public hearing on an application for formal review of a subdivision of an existing residential lot into two (2) lots in the Agricultural Residential I (AR-1) Zone. 115 Hovey Road, Tax Map 12, Lot 138, Diamond Edge Realty & Development, LLC (Owner/Applicant).

Documents:

[115 Hovey Road.pdf](#)

IV. Old Business

V. Other Business

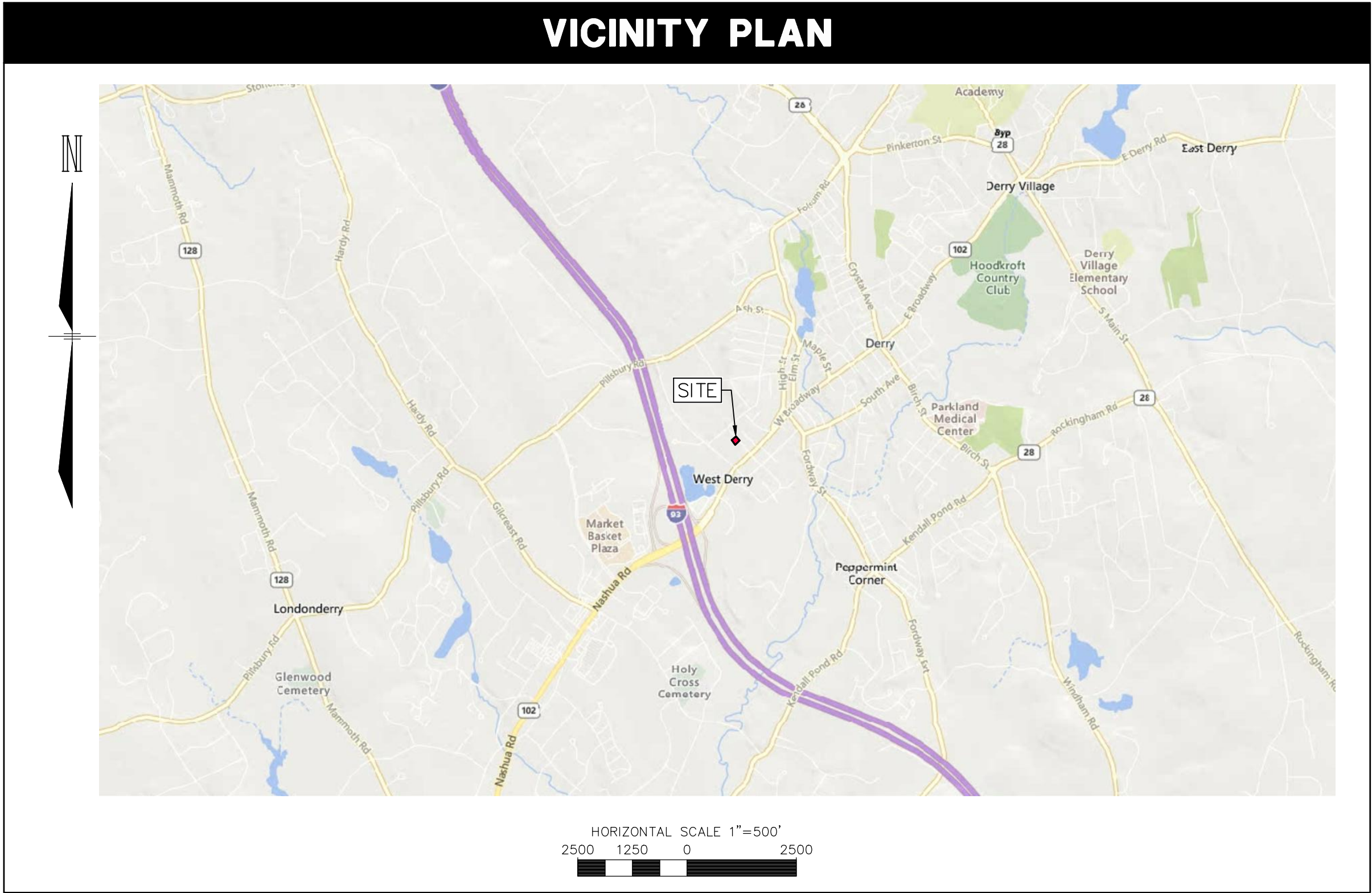
A. CIP Presentation

VI. Adjournment

GENERAL INFORMATION	
OWNER/PREPARED FOR MAP 10 LOT 109 (LONDONDERRY) TAMARA & HARRY LAMPES 6 DICKEY STREET DERRY, NH 03038 BK.6561 PG.2390	ABUTTERS MAP 10 LOT 104 SYLVESTRE, ERIC J. + JANEL HELEN 15 DICKEY ST DERRY, NH 03038 BK.6011 PG.2553 MAP 10 LOT 105 (LONDONDERRY) MAP 26 LOT 61 (DERRY) WAYNE D. MACDONALD 11 DICKEY ST DERRY, NH 03038 BK.4612 PG.2713 MAP 10 LOT 106 (LONDONDERRY) MAP 26 LOT 60 (DERRY) RICHARD W. & RICHARD E. BOULETTE 4 LINWOOD AVE DERRY, NH 03038 BK.3061 PG.178 MAP 10 LOT 108 THOMPSON HOLDING LLC 3 MARMON DR NASHUA, NH 03060 BK.6437 PG.524 MAP 10 LOT 110 CARRIE A. BROLLIER 14 DICKEY ST DERRY, NH 03038 BK.6435 PG.840 MAP 10 LOT 115 TWELVE LONDONDERRY ROAD REALTY LLC 71 MAMMOTH RD LONDONDERRY, NH 03053 BK. 5956 PG.882 MAP 10 LOT 121 WINDHAM REALTY LLC 8 ACTION BLVD LONDONDERRY, NH 03053 BK.6474 PG.198
RESOURCE LIST (LONDONDERRY) PLANNING & ECONOMIC DEVELOPMENT 268B MAMMOTH ROAD LONDONDERRY, NH 03053 603-432-1100 EXT. 129 KELLIE CARON BUILDING & ZONING ENFORCEMENT 268B MAMMOTH ROAD LONDONDERRY, NH 03053 603-432-1100 EXT. 161 NICK CODNER PUBLIC WORKS 268B MAMMOTH ROAD LONDONDERRY, NH 03053 603-432-1100 EXT. 152 DAVE WHOLLEY ENGINEERING & ENVIRONMENTAL SERVICES 268B MAMMOTH ROAD LONDONDERRY, NH 03053 603-432-1100 EXT. 146 JOHN TROTTER, PE POLICE DEPARTMENT 268B MAMMOTH ROAD LONDONDERRY, NH 03053 603-432-1118 KIM ALAN BERNARD; CHIEF FIRE DEPARTMENT 280 MAMMOTH ROAD LONDONDERRY, NH 03053 603-432-1124 BRIAN JOHNSON; CHIEF	
RESOURCE LIST (DERRY) PLANNING DEPARTMENT 14 MANNING ROAD DERRY, NH 03038 603-432-6110 GEORGE SIORAS, AICP, PLANNING DIRECTOR BUILDING & CODE ENFORCEMENT 14 MANNING ROAD DERRY, NH 03038 603-432-6148 ROBERT MACKEY, CODE ENFORCEMENT DIR. PUBLIC WORKS 14 MANNING ROAD DERRY, NH 03038 603-432-6144 MIKE FOWLER, PE DIRECTOR POLICE DEPARTMENT 1 MUNICIPAL DRIVE DERRY, NH 03038 603-432-6119 GEORGE R FEOLE, CHIEF OF POLICE FIRE DEPARTMENT 14 MANNING ROAD DERRY, NH 03038 603-432-6121 JAMES RICHARDSON; CHIEF DERRY WATER 14 MANNING STREET DERRY, NH 03038 603-432-6147 TOM CARRIER	

CHANGE OF USE PLAN AMENDMENT

6 DICKEY STREET, LONDONDERRY, NH



INDEX OF SHEETS	
SHEET	SHEET TITLE
C-1	COVER
C-2	NOTES & LEGEND
EC-1	EXISTING CONDITIONS PLAN
C-3	SITE PREPARATION & DEMOLITION PLAN
C-4	SITE LAYOUT PLAN
C-5	GRADING & DRAINAGE PLAN
C-6	SIGHT DISTANCE PLAN AND PROFILE
C-7	TURNING MOVEMENTS PLAN
C-8	LANDSCAPE PLAN
C-9	STORMWATER MANAGEMENT PLAN
C-10 – C-11	INSPECTION AND MAINTENANCE PLANS
C-12 – C-14	DETAIL SHEETS

PERMITS/APPROVALS			
	NUMBER	APPROVED	EXPIRES
LONDONDERRY PLANNING BOARD-SITE PLAN APPROVAL	-	4/1/2026	2 YRS AFTER BOARD SIGNATURE
TOWN OF LONDONDERRY STORMWATER PERMIT	010-109-0 SWDP-A	7/8/2026	UPON COMPLETION OF CONSTRUCTION
TOWN OF LONDONDERRY – PERMIT TO CONDUCT WORK IN THE TOWN'S RIGHT OF WAY			

VARIANCES/WAIVERS	
THE FOLLOWING VARIANCES WERE GRANTED BY THE TOWN OF LONDONDERRY ZONING BOARD OF ADJUSTMENT ON DECEMBER 17, 2025:	
- SECTION 4.3.2.A (MINIMUM LOT SIZE): TO ALLOW THE EXISTING LOT AREA OF 0.41 ACRES TO BE ACCEPTABLE WHERE A MINIMUM LOT SIZE OF ONE (1) ACRE IS REQUIRED. - SECTION 4.3.2.A (MINIMUM FRONTAGE): TO ALLOW THE EXISTING LOT FRONTAGE OF 125.56 FEET TO BE ACCEPTABLE WHERE A 150 FOOT MINIMUM FRONTAGE IS REQUIRED. - SECTION 4.3.3.A.1 (FRONT SETBACK): TO ALLOW THE EXISTING BUILDING TO BE WITHIN THE 60 FOOT FRONT SETBACK. - SECTION 4.3.3.A.2 (SIDE SETBACK): TO ALLOW THE EXISTING BUILDING AND PROPOSED/RELOCATED SHED TO BE WITHIN THE 30 FOOT SIDE SETBACK. - SECTION 4.3.3.A.3 (REAR SETBACK): TO ALLOW THE EXISTING GARAGE AND PROPOSED/RELOCATED SHED TO BE WITHIN THE 30 FOOT REAR SETBACK. - SECTION 4.3.3.B.1 (GREEN SPACE BUFFER): TO ALLOW THE EXISTING BUILDING AND GARAGE, AND PROPOSED/RELOCATED SHED TO BE WITHIN THE GREEN SPACE BUFFER. - SECTION 4.3.3.B.2.A (AR-1 BUFFER DISTANCE): TO ALLOW A BUFFER OF 26.1 FEET WHERE 50 FEET IS REQUIRED TO THE ADJACENT AGRICULTURAL-RESIDENTIAL (AR-1) ZONING DISTRICT. - SECTION 4.3.3.B.2.B (AR-1 PLANTED BUFFER): TO ALLOW THE USE WITHOUT A PLANTED AND MAINTAINED 50 FOOT BUFFER TO THE AR-1 DISTRICT.	
THE FOLLOWING WAIVERS FROM THE TOWN OF LONDONDERRY SITE REVIEW REGULATIONS AND CHECKLIST WERE APPROVED BY THE PLANNING BOARD ON APRIL 2, 2026:	
- LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10.G.1: TO ALLOW LESS THAN THE REQUIRED (8%) OVERALL INTERIOR AREA OF THE PROPOSED PARKING LOT TO BE DEDICATED TO LANDSCAPED AREAS. (0% PROVIDED). - LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10.G.3: TO ALLOW LESS THAN THE REQUIRED AMOUNT OF INTERIOR SHADE TREES (1 TREE) FOR THE TOTAL PROPOSED PARKING SPACE COUNT (16 SPACES). (0 INTERIOR TREES PROVIDED). - LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10.G.4: TO ALLOW NO CURBING ON THE EDGE OF PAVEMENT SO PATRONS CAN WALK AROUND THE DISPLAY VEHICLES WITHOUT OBSTRUCTION. - LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.10.G.5: TO ALLOW LESS THAN THE REQUIRED AMOUNT OF PERIMETER SHADE TREES (15 TREES) FOR THE TOTAL PARKING LOT PERIMETER (300 FEET). (5 PARKING PERIMETER TREES PROVIDED). - LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.12: TO WAIVE THE REQUIREMENT TO SUBMIT ARCHITECTURAL ELEVATIONS OR RENDERINGS OF BUILDINGS. - LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.13: TO WAIVE THE REQUIREMENT TO PROVIDE A SITE LIGHTING PLAN. NO NEW EXTERIOR SITE LIGHTING IS PROPOSED. EXISTING SITE SECURITY LIGHTING TO REMAIN IN SERVICE. - SITE PLAN APPLICATION CHECKLIST ITEM XL5(A) THRU XL 5(F) SUPPORTING DOCUMENTATION: TO WAIVE UTILITY CLEARANCE LETTERS AS NO PROPOSED UTILITY SERVICES ARE REQUIRED DUE TO THE CONSTRUCTION OF ONLY A VEHICLE STORAGE LOT. - LONDONDERRY SITE REVIEW REGULATIONS SECTION 3.07(B).10: TO ALLOW LESS THAN THE REQUIRED 12 INCHES OF FREEBOARD PROVIDED ABOVE THE 50-YEAR STORM TO THE MINIMUM ELEVATION OF THE EMBANKMENT OR TOP OF STORMWATER MANAGEMENT PRACTICE.	

TAX MAP 10 LOT 109	
COVER	
BROADWAY AUTO SALES AMENDMENT	
6 DICKEY STREET, LONDONDERRY, NH	
OWNED BY/PREPARED FOR LEON & TAMARA LAMPES 6 DICKEY STREET, DERRY, NH 03038	
AUGUST 25, 2026	



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OWNER'S SIGNATURE	
THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THIS PLAN AND THE ORDINANCES OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE.	
OWNER OR AUTHORIZED AGENT	DATE

APPROVED BY THE TOWN OF LONDONDERRY PLANNING BOARD	
ON _____	
BOARD MEMBER _____	AND _____
BOARD MEMBER _____	

REV	DATE	DESCRIPTION	DR	CK	

				Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists	48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com
FILE	18301.00	DR CK	CADFILE	-	C-1
18301-00 COVER-DETAILS_SITE-UPDATE					

LEGEND

	PROPOSED
	PROPERTY LINE
	ZONING LINE
	EASEMENT
	BASELINE
	FLOODPLAIN
	EDGE OF WATERBODY
	EDGE OF WETLAND
	SETBACK (WETLAND)
	SETBACK (STRUCTURE)
	SETBACK (PARKING)
	SETBACK (LANDSCAPE)
	GRAVEL ROAD
	EDGE OF PAVEMENT
	VERTICAL GRANITE CURB
	SLOPED GRANITE CURB
	CONCRETE CURB
	INTEGRATED CONCRETE CURB
	BITUMINOUS ASPHALT CURB
	CAPE COD BERM
	SAWCUT
	BUILDING
	BUILDING ROOF OVERHANG
	BUILDING FOUNDATION
	BUILDING ENTRANCE
	OVERHEAD DOOR
	TREE LINE
	FENCE (CHAIN LINK)
	FENCE (WIRE)
	FENCE (STOCKADE)
	GUARDRAIL
	STONE WALL
	RETAINING WALL
	SILT FENCE
	SILT SOCK
	SOIL BOUNDARY
	LIMIT OF GRADING
	CONTOUR
	SPOT GRADE
	PARKING COUNT
	YELLOW DOUBLE SOLID LINE
	YELLOW SINGLE SOLID LINE
	WHITE SINGLE SOLID LINE
	WHITE SINGLE BROKEN LINE
	STOP BAR
	CROSSWALK
	ACCESSIBLE PARKING SYMBOL
	PAVEMENT ARROW
	TRAFFIC FLOW ARROW (NOT P)
	SIGN (SINGLE POST)
	SIGN (DOUBLE POST)
	SIGN (PYLON)
	SIGN (MONUMENT)
	BOLLARD
	DUMPSTER PAD

ABBREVIATIONS

GENERAL						UTILITIES					
ABAN	ABANDON	EP	EDGE OF PAVEMENT	OC	ON CENTER	CB	CATCH BASIN				
AC	ACRES	EXIST	EXISTING	PAVE	PAVEMENT	CIP	CAST IRON PIPE				
ADJ	ADJUST	FFE	FINISHED FLOOR ELEVATION	PERF	PERFORATED	OMP	CORRUGATED METAL PIPE				
APPROX	APPROXIMATE	FND	FOUNDATION	PROP	PROPOSED	CCO	CLEANOUT				
BO	BOTTOM OF CURB	HP	HIGH POINT	R	RADIUS	COND	CONDUIT				
BIT	BITUMINOUS	INV	INVERT ELEVATION	R&D	REMOVE AND DISPOSE	DCB	DOUBLE CATCH BASIN				
BK/PG	BOOK & PAGE	IT	INFILTRATION TEST	R&R	REMOVE AND RESET	DIH	DUCTILE IRON PIPE				
BLDG	BUILDING	L	LENGTH	REM	REMOVE	DM	DRAIN MANHOLE				
BMP	BEST MANAGEMENT PRACTICE	L	LINEAR FEET	RET	RETAIN	F&C	FRAME AND COVER				
BS	BOTTOM OF SLOPE	LSA	LANDSCAPE AREA	RM	RM ELEVATION	F&G	FRAME AND GRATE				
BW	BOTTOM OF WALL	MAX	MAXIMUM	RW	RIGHT OF WAY	FES	FLARED END SECTION				
CONC	CONCRETE	MIN	MINIMUM	S	SLOPE	GT	GREASE TRAP				
COORD	COORDINATE	N/F	NOW OR FORMERLY	SF	SQUARE FEET	HDE	HIGH DENSITY POLYETHYLENE PIPE				
DIA	DIAMETER	NHFG	NEW HAMPSHIRE FISH & GAME	SW	SIDEWALK	HH	HANDHOLE				
ELEV	ELEVATION	NTS	NOT TO SCALE	TBM	TEMPORARY BENCHMARK	HW	HEADWALL				
				TC	TOP OF CURB	HYD	HYDRANT				
				TP	TEST PIT	LP	LIGHT POLE				
				TW	TOP OF WALL	OCS	OUTLET CONTROL STRUCTURE				
				TYP	TYPICAL	PVC	POLYVINYL CHLORIDE PIPE				
				UG	UNDERGROUND	RCP	REINFORCED CONCRETE PIPE				
				WCR	ACCESSIBLE WHEELCHAIR RAMP	RD	ROOF DRAIN				
				W/	WITH	SMH	SEWER MANHOLE				
						SOS	SEDIMENT OIL SEPARATOR				
						TSV	TAPPING SLEEVE, VALVE, AND BOX				
						UP	UTILITY POLE				

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GENERAL NOTES

- THESE PLANS ARE PERMIT DRAWINGS ONLY AND HAVE NOT BEEN DETAILED FOR CONSTRUCTION OR BIDDING.
2. 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.
3. ALL IMPROVEMENTS SHOWN ON THE SITE PLAN SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PLAN BY THE PROPERTY OWNER AND ALL FUTURE PROPERTY OWNERS. NO CHANGES SHALL BE MADE TO THIS SITE PLAN WITHOUT THE EXPRESS APPROVAL OF THE LONDONDERRY PLANNING BOARD.
4. 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. ALL WORK TO CONFORM TO TOWN OF LONDONDERRY DEPARTMENT OF PUBLIC WORKS STANDARD SPECIFICATIONS. ALL WORK WITHIN THE RIGHT-OF-WAY OF THE TOWN AND/OR STATE SHALL COMPLY WITH APPLICABLE STANDARDS. COORDINATE ALL WORK WITHIN THE RIGHT-OF-WAY WITH APPROPRIATE TOWN, COUNTY, AND/OR STATE AGENCY.
5. THE SITE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH APPLICABLE SECTIONS OF ENV-WO 1500. THE SITE CONTRACTOR SHALL NOTIFY THE ENGINEER IN ADVANCE OF CONSTRUCTION OF EACH STORMWATER FACILITY TO COORDINATE REQUIRED INSPECTIONS. THE CONTRACTOR SHALL TAKE PROGRESS PHOTOS DURING CONSTRUCTION OF ALL STORMWATER DRAINAGE COMPONENTS AND SEND TO THE ENGINEER.
6. SEE EXISTING CONDITIONS PLAN FOR THE HORIZONTAL AND VERTICAL DATUM.
7. SEE EXISTING CONDITIONS PLAN FOR BENCHMARK INFORMATION. VERIFY TBM ELEVATIONS PRIOR TO CONSTRUCTION.
8. CONTACT EASEMENT OWNERS PRIOR TO COMMENCING ANY WORK WITHIN THE EASEMENTS.
9. PRIOR TO COMMENCING ANY SITE WORK, ALL LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD.
10. 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.
11. TFMORAN, INC. ASSUMES NO LIABILITY FOR WORK PERFORMED WITHOUT AN ACCEPTABLE PROGRAM OF TESTING AND INSPECTION AS APPROVED BY THE ENGINEER OF RECORD.
12. ALL DEMOLITION SHALL INSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, WALKWAYS, AND ANY OTHER ADJACENT OPERATING FACILITIES. PRIOR WRITTEN PERMISSION FROM THE OWNER/DEVELOPER AND LOCAL PERMITTING AUTHORITY IS REQUIRED IF CLOSURE/OBSTRUCTIONS TO ROADS, STREET, WALKWAYS, AND OTHERS IS DEEMED NECESSARY. CONTRACTOR TO PROVIDE ALTERNATE ROUTES AROUND CLOSURES/OBSTRUCTIONS PER LOCAL/STATE/FEDERAL REGULATIONS.
13. IN THE EVENT OF A CONFLICT BETWEEN PLANS, SPECIFICATIONS, AND DETAILS, THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY FOR CLARIFICATION.
14. IF CONDITIONS AT THE SITE ARE DIFFERENT THAN SHOWN ON THE PLANS, THE ENGINEER SHALL BE NOTIFIED PRIOR TO PROCEEDING WITH THE AFFECTED WORK.
15. CONTRACTOR'S GENERAL RESPONSIBILITIES:
 - A. BID AND PERFORM THE WORK IN ACCORDANCE WITH ALL LOCAL, STATE, AND NATIONAL CODES, SPECIFICATIONS, REGULATIONS, AND STANDARDS AND CONDITIONS OF ALL PROJECT-SPECIFIC PERMITS AND APPROVALS AS LISTED ON THE COVER SHEET TO THESE PLANS OR OTHERWISE REQUIRED.
 - B. NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES OF PROPOSED LAYOUT AND/OR EXISTING FEATURES.
 - C. EMPLOY A LICENSED SURVEYOR TO DETERMINE ALL LINES AND GRADES AND LAYOUT OF SITE ELEMENTS AND BUILDINGS.
 - D. THE CONTRACTOR SHALL BE RESPONSIBLE TO BECOME FAMILIAR WITH THE SITE AND ALL SURROUNDING CONDITIONS. THE CONTRACTOR SHALL ADVISE THE APPROPRIATE AUTHORITY OF INTENTIONS AT LEAST 48 HOURS IN ADVANCE.
 - E. TAKE APPROPRIATE MEASURES TO REDUCE, TO THE FULLEST EXTENT POSSIBLE, NOISE, DUST, AND UNSIGHTLY DEBRIS. CONSTRUCTION ACTIVITIES SHALL BE CARRIED OUT BETWEEN THE HOURS OF 7 AM AND 8 PM, MONDAY THROUGH FRIDAY, 8 AM AND 5 PM ON SATURDAY IN ACCORDANCE WITH THE APPLICABLE MUNICIPAL ORDINANCES AND REGULATIONS OF THE TOWN OF LONDONDERRY, NEW HAMPSHIRE.
 - F. MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY WORK AT ALL TIMES.
 - G. IN ACCORDANCE WITH RSA 430:53 AND AGR 3800, THE CONTRACTOR SHALL NOT TRANSPORT INVASIVE SPECIES OFF THE PROPERTY, AND SHALL DISPOSE OF INVASIVE SPECIES ON-SITE IN A LEGAL MANNER.
 - H. COORDINATE WITH ALL UTILITY COMPANIES AND CONTACT DIGSAFE (811 OR 888-344-7233) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION.
 - I. PROTECT NEW AND EXISTING BURIED UTILITIES DURING INSTALLATION OF ALL SITE ELEMENTS. DAMAGED UTILITIES SHALL BE REPAIRED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - J. THE CONTRACTOR SHALL BE 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 US OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
 - K. 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.
 - L. PROVIDE AN AS-BUILT PLAN AT THE COMPLETION OF THE PROJECT TO THE PLANNING DIRECTOR AND PER TOWN REGULATIONS.
 - M. 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.
 - N. 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, AND A LETTER STAMPED BY A QUALIFIED ENGINEER THAT THEY HAVE OBSERVED ALL UNDERGROUND DETENTION SYSTEMS, INFILTRATION SYSTEMS, OR FILTERING SYSTEMS PRIOR TO BACKFILL, AND THAT SUCH SYSTEMS CONFORM TO THE APPROVED PLANS AND SPECIFICATIONS.

GRADING & DRAINAGE NOTES

1. THE CONTRACTOR SHALL ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF MISSOURI ENV-WQ 1500 AS APPLICABLE.
2. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER TO SUBMIT AN eNOI AT LEAST 14 DAYS IN ADVANCE OF ANY EARTHWORK ACTIVITIES AT THE SITE.
3. 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.
4. LIMITS OF WORK ARE SHOWN AS APPROXIMATE. THE CONTRACTOR SHALL COORDINATE A WORK TO PROVIDE SMOOTH TRANSITIONS. THIS INCLUDES GRADING, PAVEMENT, CURBING, SIDEWALKS, AND ALIGNMENTS.
5. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
6. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE AND SHALL NOT POND WATER DEEPER THAN 1/4" FOR A PERIOD OF MORE THAN 15 MINUTES AFTER FLOODING.
7. ALL ELEVATIONS SHOWN AT CURB ARE TO THE BOTTOM OF CURB UNLESS OTHERWISE NOTED. CURBS HAVE A 6" REVEAL UNLESS OTHERWISE NOTED.
8. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6" WITH A TOLERANCE OF PLUS OR MINUS 3/8". WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
9. 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 NHDOT STANDARD STRUCTURE DRAWINGS UNLESS OTHERWISE NOTED.
10. STORMWATER DRAINAGE SYSTEM SHALL BE CONSTRUCTED TO LINE AND GRADE AS SHOWN ON THE PLANS. CONSTRUCTION METHODS SHALL CONFORM TO NHDOT STANDARD SPECIFICATIONS. CATCH BASIN AND DRAIN MANHOLES SHALL CONFORM TO SECTION 604. ALL CATCH BASIN GRATES SHALL BE TYPE B AND CONFORM TO NHDOT STANDARDS AND SPECIFICATIONS UNLESS OTHERWISE NOTED.
11. NO FILL SHALL BE PLACED IN ANY WETLAND AREA.
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. ALL DISTURBED AREAS NOT TO BE PAVED OR OTHERWISE TREATED SHALL RECEIVE 6" LOAM, SEED, FERTILIZER, AND MULCH.
14. DENSITY REQUIREMENTS:

MINIMUM DENSITY*	LOCATION
95%	BELOW PAVED OR CONCRETE AREAS
92%	TRENCH BEDDING MATERIAL AND SAND BLANKET BACKFILL
90%	BELOW LOAM AND SEED AREAS

*ALL PERCENTAGES OF COMPACTION SHALL BE OF THE MAXIMUM DRY DENSITY AT THE OPTIMUM MOISTURE CONTENT AS DETERMINED AND CONTROLLED IN ACCORDANCE WITH ASTM D-1557, METHOD C. FIELD DENSITY TESTS SHALL BE MADE IN ACCORDANCE WITH ASTM D-1556 OR ASTM D-6938.

UTILITY NOTES

1. ALL PROPOSED UTILITY WORK, INCLUDING MATERIAL, INSTALLATION, TERMINATION, EXCAVATION, BEDDING, BACKFILL, COMPACTION, TESTING, CONNECTIONS, AND CONSTRUCTION SHALL BE COORDINATED WITH AND COMPLETED IN ACCORDANCE WITH THE APPROPRIATE REQUIREMENTS, METHODS, AND STANDARDS OF ALL CORRESPONDING UTILITY ENTITIES AND SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, DEPTH, 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.
3. COORDINATE ALL WORK ADJACENT TO PROPOSED BUILDINGS WITH ARCHITECTURAL BUILDING DRAWINGS. CONFIRM UTILITY PENETRATIONS AND INVERT ELEVATIONS ARE COORDINATED PRIOR TO INSTALLATION.
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 EXACT LOCATION OF NEW UTILITY CONNECTIONS SHALL BE DETERMINED BY THE CONTRACTOR IN COORDINATION WITH UTILITY COMPANY, COUNTY AGENCY, AND/OR PRIVATE UTILITY COMPANY.
6. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL MANHOLES, BOXES, FITTINGS, CONNECTORS, COVER PLATES, AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THESE DRAWINGS TO RENDER THE UTILITY INSTALLATION COMPLETE AND OPERATIONAL.
7. ALL UTILITY COMPANIES REQUIRE INDIVIDUAL CONDUITS. CONTRACTOR TO COORDINATE WITH TELEPHONE, CABLE, AND ELECTRIC COMPANIES REGARDING NUMBER, SIZE, AND TYPE OF CONDUITS REQUIRED PRIOR TO INSTALLATION OF ANY CONDUIT.
8. THE CONTRACTOR SHALL ARRANGE AND PAY FOR ALL INSPECTIONS, TESTING, AND RELATED SERVICES AND SUBMIT COPIES OF ACCEPTANCE TO THE OWNER, UNLESS OTHERWISE INDICATED.
9. PROVIDE PERMANENT PAVEMENT REPAIR FOR ALL UTILITY TRENCHES IN EXISTING ROAD OR PAVEMENT TO REMAIN. SAW CUT TRENCH, PAVEMENT, AND GRANULAR BASE THICKNESS TO MATCH EXISTING PAVEMENT. OBTAIN ALL PERMITS REQUIRED FOR TRENCHING.
10. 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.
11. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING:

DRAINAGE	PRIVATE
SEWER	PRIVATE SEPTIC
WATER	LIBERTY
GAS	DERRY UTILITIES
ELECTRIC	EVERSOURCE
TELEPHONE	CONSOLIDATED COMMUNICATION
CABLE	COMCAST XFINITY

TAX MAP 10 LOT 109

NOTES & LEGEND

BROADWAY AUTO SALES AMENDMENT

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

AUGUST 25, 2026

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

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Bedford, NH 03110
Phone (603) 472-4444
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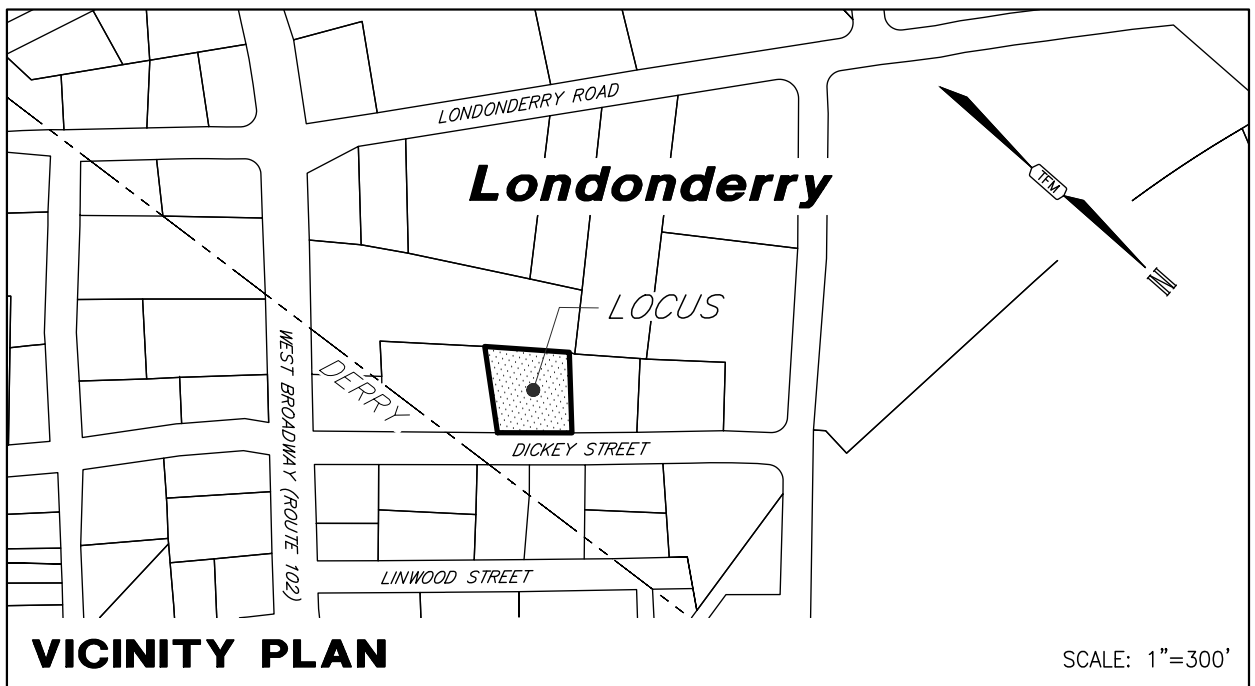
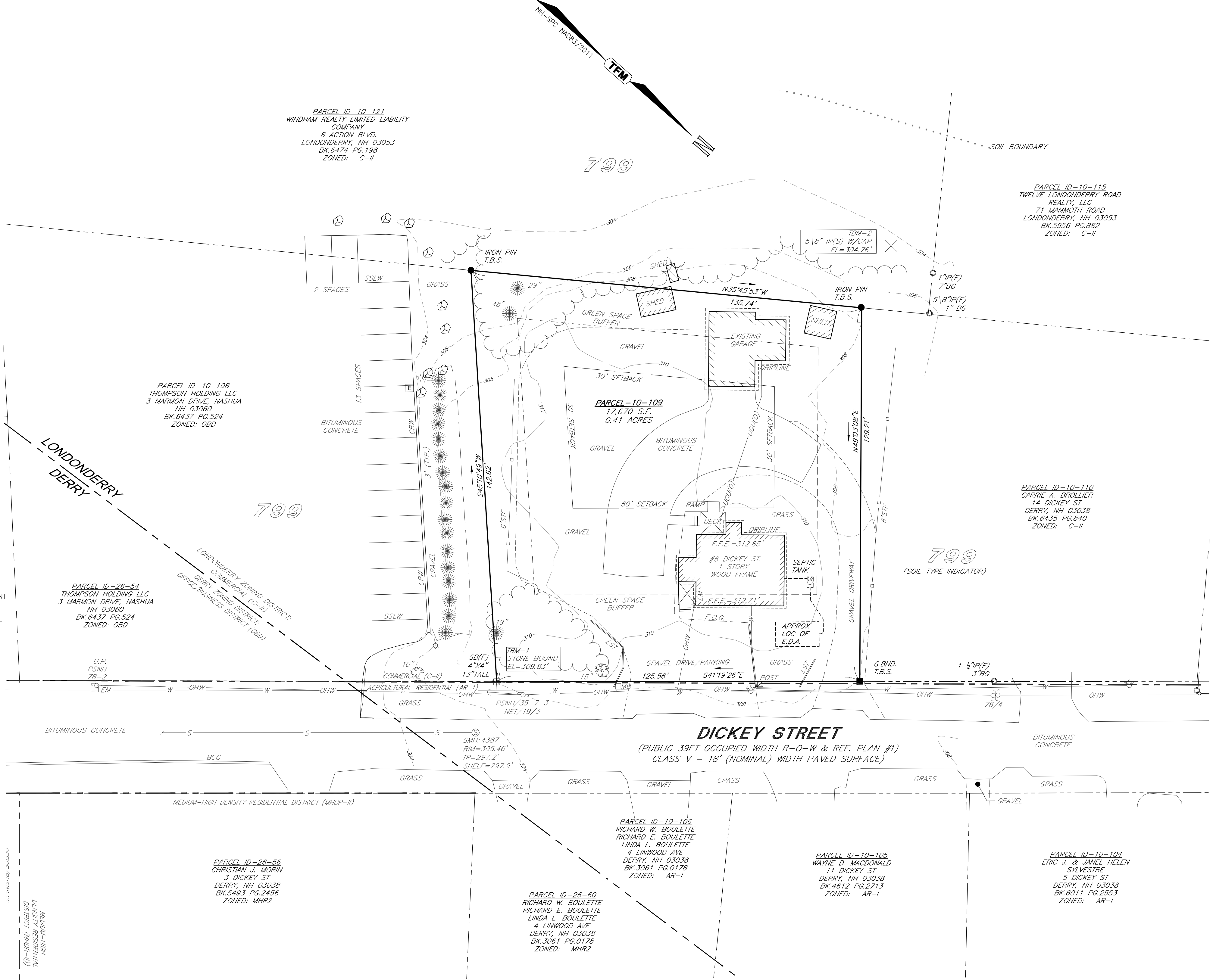
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LEGEND

- SEWER MANHOLE
WATER SHUT OFF
GAS SHUT OFF
GUY WIRE
LIGHT POLE
IRRIGATION CONTROL VALVE
UTILITY POLE
MAIL BOX
ELECTRIC METER
TRANSFORMER PAD
BOULDER
DECIDUOUS TREE
CONIFEROUS TREE
IRON PIPE/ROD
STONE/CONCRETE BOUND
CLEAN OUT
TEMPORARY BENCHMARK
BELOW GRADE
INVERT
IRON PIPE
IRON ROD
RIM ELEVATION
SET
SQUARE FEET
STONE BOUND
STOCKADE FENCE
TEMPORARY BENCHMARK
TROUGH
LANDSCAPE TIMBER
TOP OF SEWER TROUGH
TYPICAL
SINGLE SOLID WHITE LINE
ABOVE GRADE
BITUMINOUS CONCRETE CURB
CONCRETE RETAINING WALL
DRILL HOLE
ELEVATION
FINISHED FLOOR ELEVATION
FOUND
SEWER LINE
WATER LINE
OVERHEAD UTILITIES
CONTINUES TO UNKNOWN TERMINUS
WOOD FENCE
TREELINE
UNDERGROUND UTILITIES PER OWNER
- SSW
INV=
IP
IR
RIM=
S
SF
SB
STF
TBM
TR=
LST
SHELF=
TYP
SSLW
TALL
BCC
CRW
DH
EL=XXX.XX
FFE
F
S
W
OHW
UGU(D)

NRCS SOILS LEGEND

THE ENTIRE PROPERTY CONSISTS OF THE SAME SOIL TYPE
799 URBAN LAND - CANTON COMPLEX, 3 TO 15 PERCENT SLOPES
SOURCE: UNITED STATES DEPARTMENT OF AGRICULTURE NATURAL RESOURCES CONSERVATION SERVICE (NRCS).



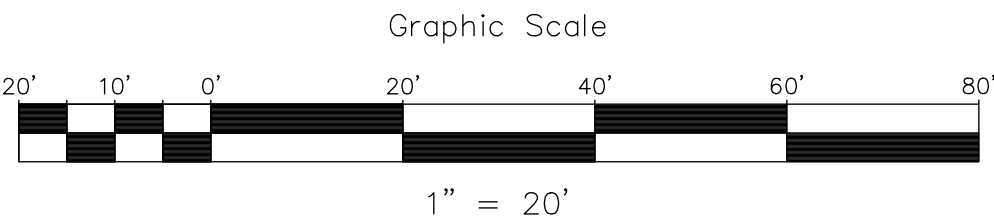
NOTES

- OWNER OF RECORD: LEON H. LAMPES, TAMARA A. LAMPES & HARRY L. LAMPES
6 DICKEY STREET, DERRY, NEW HAMPSHIRE 03038
DEED REFERENCE: BK. 6561, PG. 2390
AREA: 17,670 S.F. OR 0.41 ACRES
- 10-109 INDICATES TAX MAP AND LOT NUMBER.
- THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING CONDITIONS PRESENT AT TAX MAP 10, LOT 109, LOCATED AT THE SOUTHWESTERLY SIDE OF DICKEY STREET IN LONDONDERRY, NEW HAMPSHIRE AS SHOWN HEREON AND NO OTHER PURPOSE.
- CURRENT ZONING IS COMMERCIAL-II "C-II"
MINIMUM LOT SIZE: 1 ACRE
MINIMUM LOT FRONTAGE: 150 FEET
MINIMUM WIDTH: N/A
MINIMUM FRONT BUILDING SETBACKS: 60 FEET
MINIMUM SIDE BUILDING SETBACKS: 30 FEET
MINIMUM REAR BUILDING SETBACKS: 30 FEET
- EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR ROCKINGHAM COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS), MAP NUMBER 33015C0339E, EFFECTIVE DATE MAY 17, 2025, INDICATES THAT THE SUBJECT PARCELS ARE NOT LOCATED WITHIN A FLOOD HAZARD AREA.
- HORIZONTAL DATUM: NH SPC NAD83/2011. VERTICAL DATUM: NAVD88. DATUMS WERE OBTAINED BY ON-SITE GPS OBSERVATIONS WITH SURVEY GRADE GPS UNITS.
BENCHMARKS SET: TBM-1: 4"x4" STONE BOUND FOUND AT THE EASTERLY CORNER OF THE SUBJECT PARCEL, 13" TALL, AS SHOWN HEREON. ELEVATION: 309.83'
TBM-2: 5/8" IRON ROD WITH CAP SET FLUSH TO GRADE, LOCATED AT THE WESTERLY CORNER OF THE SUBJECT PARCEL, AS SHOWN HEREON. ELEVATION: 304.76'
- EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN OR IDENTIFIED ARE THOSE WHICH WERE FOUND DURING RESEARCH PERFORMED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH A TITLE EXAMINATION OF SUBJECT PARCEL MAY DETERMINE.
- THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UNDERGROUND UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811.
- THE INFORMATION SHOWN HEREON IS FROM AN ACTUAL SURVEY PERFORMED BY THIS OFFICE ON MARCH 20, 2025, MARCH 21, 2025 AND AUGUST 18, 2025.
- THE LOCATION OF THE EFFLUENT DISPOSAL AREA SHOWN IS PER THE OWNER.

REFERENCE PLANS

- RCRD PLAN NO. 186 ENTITLED "PLAN OF SUNNYSIDE PARK DERRY, NH" DATED JUNE 1, 1908.
- RCRD PLAN NO. C-3352 ENTITLED "PLAN OF LAND IN DERRY, NH FOR W. DEREMER, OAK STREET, DERRY, NH" DATED OCTOBER 6, 1972.
- RCRD PLAN NO. D-20891 ENTITLED "PLAN OF LAND LOCATED IN DERRY & LONDONDERRY, NH" DATED JANUARY 13, 1991.

OWNER'S SIGNATURE	
OWNER OR REPRESENTATIVE	DATE



TAX MAP 10 LOT 109
EXISTING CONDITIONS PLAN
LAMPES PROPERTY
6 DICKEY STREET
LONDONDERRY, NEW HAMPSHIRE
OWNED BY & PREPARED FOR:
LEON H. LAMPES, TAMARA A. LAMPES & HARRY L. LAMPES
6 DICKEY STREET
DERRY, NEW HAMPSHIRE 03038
SCALE: 1" = 20' **SEPTEMBER 5, 2025**

		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	
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	OK	MRD	CADFILE	18301-00 Survey	

WETLAND SCIENTIST CERTIFICATION

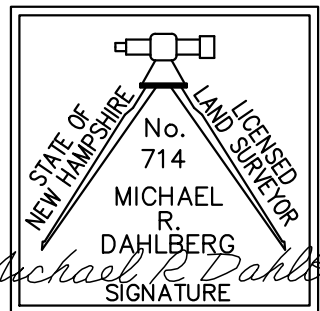
ON AUGUST 27, 2025, I CONDUCTED AN ONSITE REVIEW OF THE PROPERTY LOCATED AT 6 DICKEY STREET IN LONDONDERRY, NH. THE PROPERTY, IDENTIFIED AS TAX MAP 10, LOT 109 IS APPROXIMATELY 0.41 ACRES AND IS CURRENTLY DEVELOPED AND USED AS AN AUTO SALES LOT. THE PURPOSE OF THE SITE VISIT WAS TO CONFIRM WHETHER JURISDICTIONAL WETLANDS, AS DEFINED IN THE US ARMY CORPS WETLANDS DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) AND THE REGIONAL SUPPLEMENT, NORTH CENTRAL AND NORTHEAST REGION, VER 2.0), BASED ON THIS CRITERIA AND REFERENCES TO JURISDICTIONAL AREAS PROMULGATED IN THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WETLANDS BUREAU RULES (ENV-WT 406) IT WAS DETERMINED THAT THERE ARE NO JURISDICTIONAL AREAS WITHIN OR ADJACENT TO THIS PROPERTY. CHRISTOPHER K. DANFORTH, NH CJS #0077

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

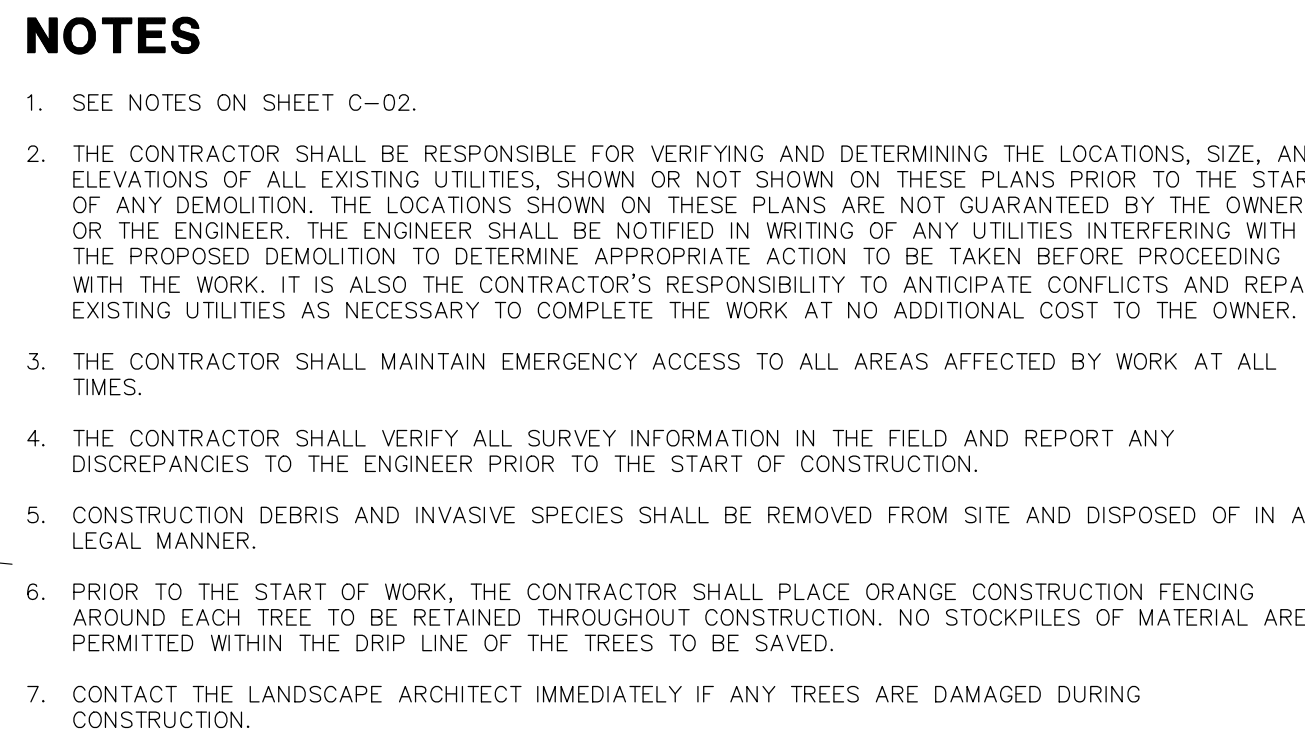
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:18-III)

Michael R Dahlberg
LICENSED LAND SURVEYOR
04-09-2026
DATE



CONTACT DIG SAFE 72 BUSINESS HOURS PRIOR TO CONSTRUCTION "IT'S THE LAW"
811
Dig Safe
MA-ME-NH-NY

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1	4-9-26	R-O-W WIDTH & TITLE BLOCK PER TOWN COMMENTS	MRD	MRD	
1	2-16-26	ADDRESS 3RD PARTY REVIEW COMMENTS	MRD	MRD	
REV.	DATE	DESCRIPTION	DR.	CHK.	



TO MINIMIZE EROSION AND SEDIMENTATION DUE TO CONSTRUCTION, CONSTRUCTION SHALL FOLLOW THIS GENERAL CONSTRUCTION SEQUENCE.

MODIFICATIONS TO THE SEQUENCE NECESSARY DUE TO THE CONTRACTOR'S SCHEDULE SHALL INCLUDE APPROPRIATE TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES.

THE CONTRACTOR SHALL SCHEDULE WORK SUCH THAT ANY CONSTRUCTION AREA IS STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE EXCEPT AS NOTED BELOW. NO MORE THAN 5 ACRES OF DISTURBED LAND SHALL BE UNSTABILIZED AT ANY ONE TIME.

THE PROJECT SHALL BE MANAGED SO THAT IT MEETS THE REQUIREMENTS AND INTENT OF RSA 430:53 AND CHAPTER ARG 3800 RELATIVE TO INVASIVE SPECIES.

DO NOT TRAFFIC EXPOSED SOIL SURFACE OF INFILTRATION SYSTEMS WITH CONSTRUCTION EQUIPMENT. IF FEASIBLE, PERFORM EXCAVATIONS WITH EQUIPMENT POSITIONED OUTSIDE THE LIMITS OF THE INFILTRATION COMPONENTS OF THE SYSTEM.

DO NOT DISCHARGE SEDIMENT-LADEN WATERS FROM CONSTRUCTION ACTIVITIES (RUNOFF, WATER FROM EXCAVATIONS) TO STORMWATER BMP'S. STORMWATER RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMP'S ARE STABILIZED.

1. INSTALL ALL PERIMETER EROSION PROTECTION MEASURES AS INDICATED ON THE PLANS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. STORMWATER TREATMENT POND'S AND SWALES SHALL BE INSTALLED BEFORE GRADING THE SITE.
3. DURING CONSTRUCTION EVERY EROSION CONTROL SHALL BE MADE TO MANAGE SURFACE RUNOFF QUALITY.
4. 1.5% SLOPE FOR CONSTRUCTION TEMPORARY BERMS, DRAINS, DITCHES, SILT BARRIERS, SEDIMENT TRAPS, ETC. MULCH AND SEED AS REQUIRED. (TEMPORARY SEED MIXTURE OF WINTER RYE APPLIED AT A RATE OF 2.5 LBS/1000 SF SHALL BE USED).
5. 1. CONDUCT MAJOR EARTHWORK, INCLUDING CLEARING AND GRUBBING, WITHIN THE LIMITS OF WORK. ALL CUT AND FILL SHALL BE SEEDING WITHIN 72 HOURS AFTER GRADING.
6. ALL STRIPPED TOPSOIL AND OTHER EARTH MATERIALS SHALL BE STOCKPILED OUTSIDE THE IMMEDIATE WORK AND WETLAND AREAS. A SILT BARRIER SHALL BE CONSTRUCTED AROUND THESE PILES IN A MANNER TO PROVIDE ACCESS AND AVOID SEDIMENT OUTSIDE OF THE WORK AREA.
7. CONSTRUCT TEMPORARY EROSION CONTROL STRUCTURES AND DIVERSION DITCHES TO PREVENT EROSION.
8. BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH.
9. PERFORM EARTHWORK NECESSARY TO ESTABLISH ROUGH GRADING AROUND PARKING FIELDS AND ACCESS DRIVES. MANAGE EXPOSED SOIL SURFACES TO AVOID TRANSPORTING SEDIMENTS. PARKING LOT GRASS SHALL BE RE-ESTABLISHED WITHIN 60 DAYS OF COMPLETING FINISH GRADING.
10. INSTALL SUBSURFACE UTILITIES (WATER, SEWER, GAS, ELECTRIC, COMMUNICATIONS, DRAINAGE, DRAINAGE FACILITIES, ETC.).
11. COMPLETE SEEDING AND MULCHING. SEED TO BE APPLIED WITH BROADCAST SPREADER OR BY HYDRO-SEEDING, THEN ROLLED, RAKED, OR DRAGGED TO ASSURE SEED/SOIL CONTACT.
12. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDED AREAS HAVE BECOME FIRMLY ESTABLISHED AND NO IMPROVEMENTS ARE COMPLETE.
13. DURING THE COURSE OF THE WORK AND UPON COMPLETION, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT DEPOSITS, EITHER ON OR OFF SITE, INCLUDING CATCH BASINS, AND SUMPS, DRAIN PIPES AND DITCHES, CURE LINES, ALONG SILT BARRIERS, ETC. RESULTING FROM SOIL AND/OR CONSTRUCTION OPERATIONS.
14. SEE WINTER CONSTRUCTION SEQUENCE FOR WORK CONDUCTED AFTER OCTOBER 15TH.

AUGUST 25, 2026

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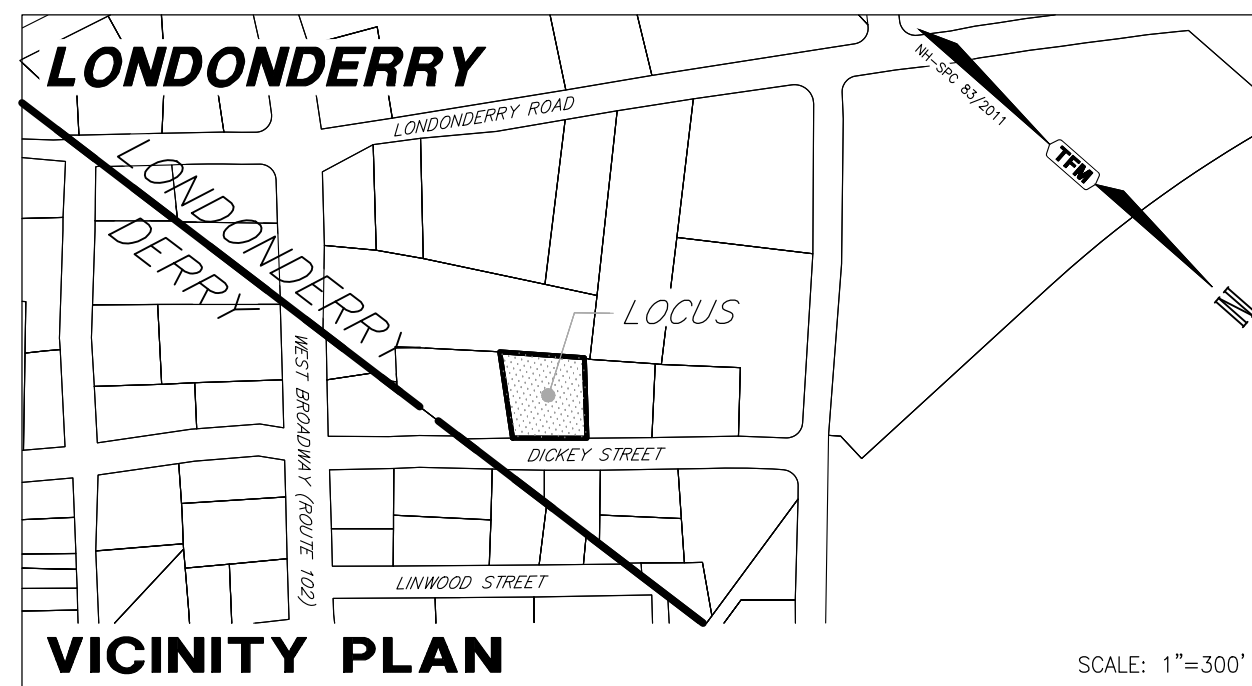
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- Traffic Engineers
- Land Surveyors
- Landscape Architects
- Scientists

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		CK	.		18301-00 SITE UPDATE	



TAX MAP 10 LOT 109

SITE LAYOUT PLAN

BROADWAY AUTO SALES AMENDMENT

6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

AUGUST 25, 2026



HORIZONTAL SCALE 1"=10'



A horizontal scale bar with a black background and white markings. The markings are labeled 10, 5, 0, and 10 from left to right. The bar is divided into segments by white lines.



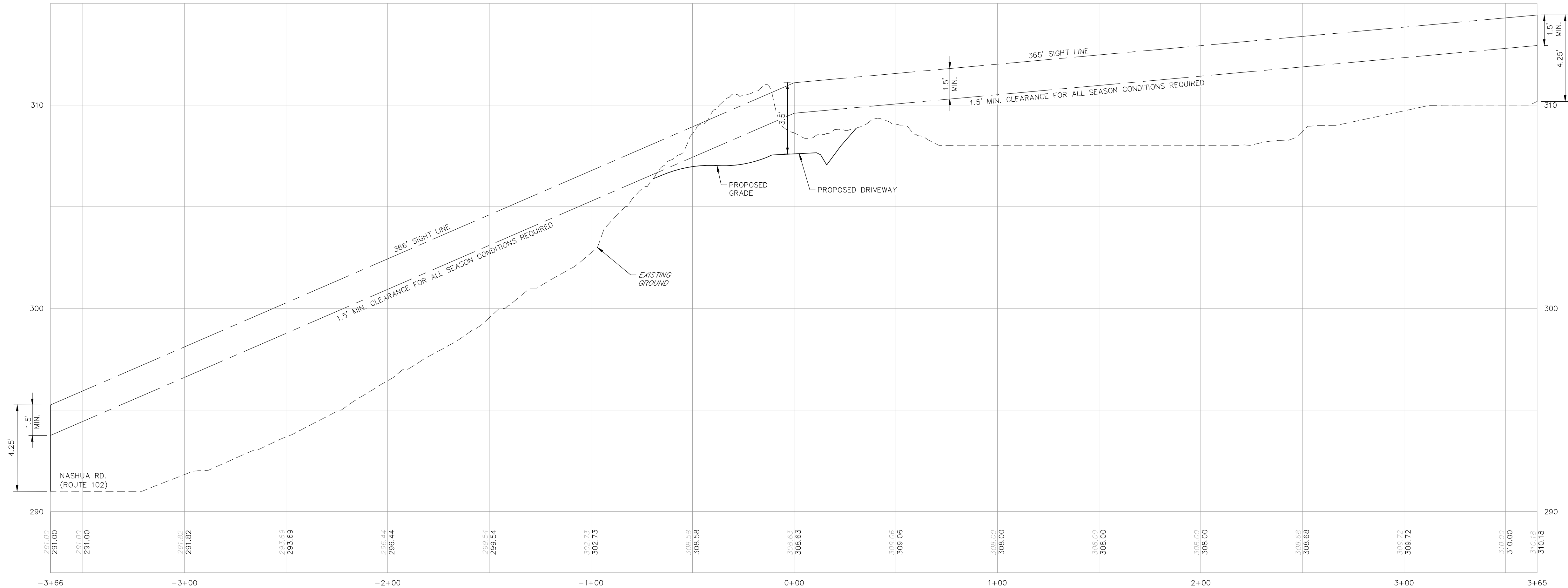
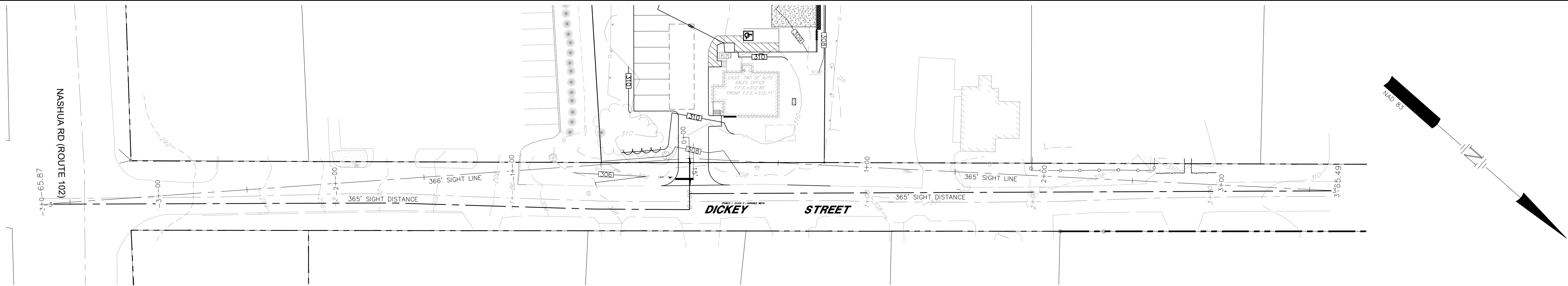
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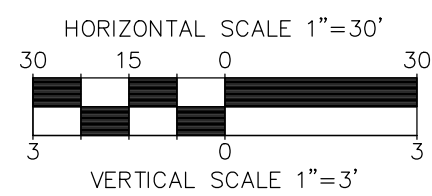
I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

PROFESSIONAL ENGINEER OR LICENSED LAND SURVEYOR

DATE

NOTES

- THE MINIMUM SIGHT DISTANCE SHALL BE 365 FEET IN ALL DIRECTIONS MEETING THE REQUIREMENTS FOR ROADWAY INTERSECTIONS AND EXHIBIT D.3 OF THE LONDONDERRY SUBDIVISION REGULATIONS UNLESS OTHERWISE REQUIRED BY THE NHDOT AS PART OF A STATE DRIVEWAY PERMIT. THE APPLICANT SHALL OBTAIN APPROPRIATE VISIBILITY EASEMENTS OVER THE PARCELS TO MEET THE SIGHT DISTANCE REQUIREMENTS IF REQUIRED.



TAX MAP 10 LOT 109
SIGHT DISTANCE PLAN AND PROFILE
BROADWAY AUTO SALES AMENDMENT
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

AUGUST 25, 2026

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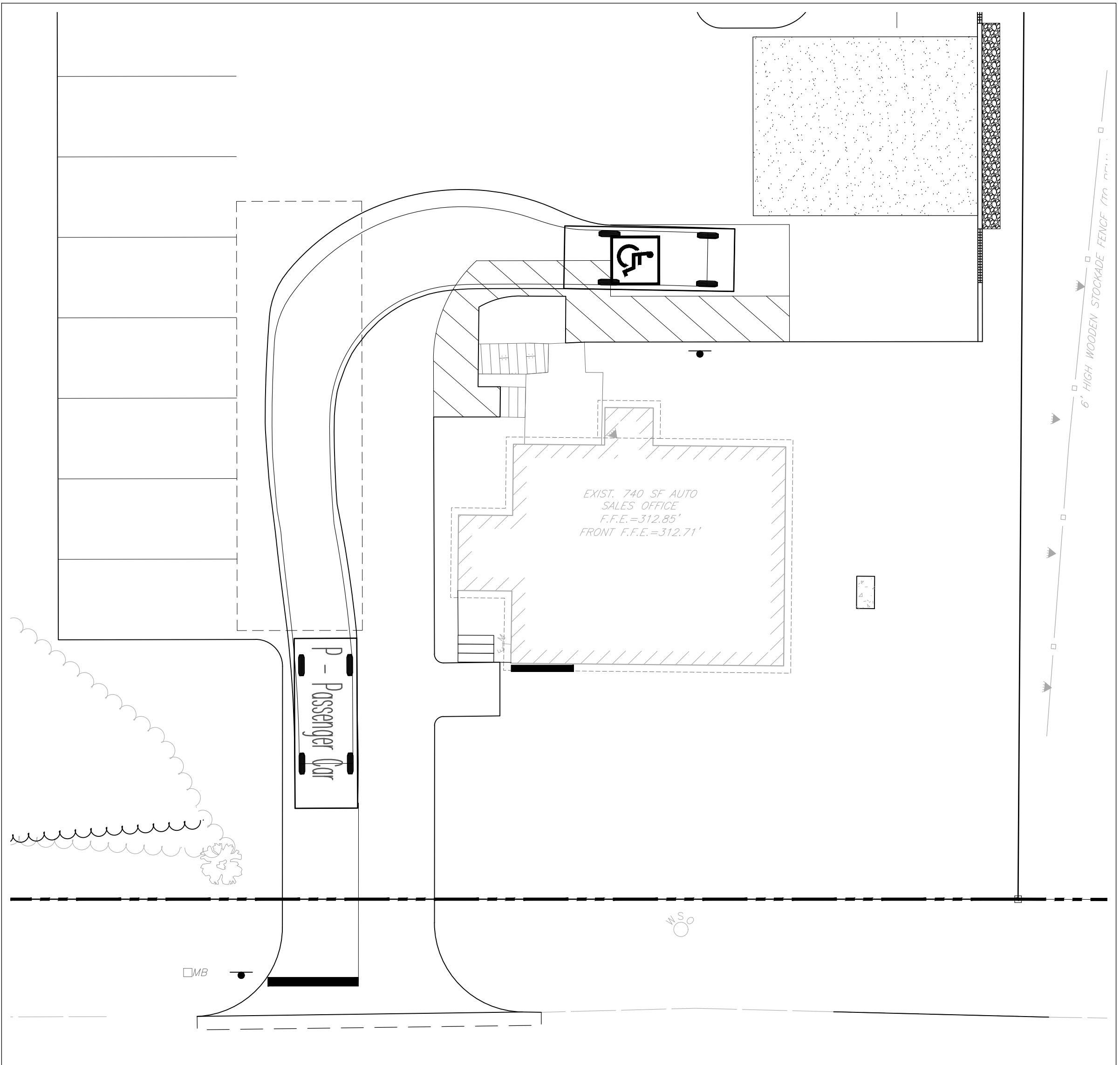
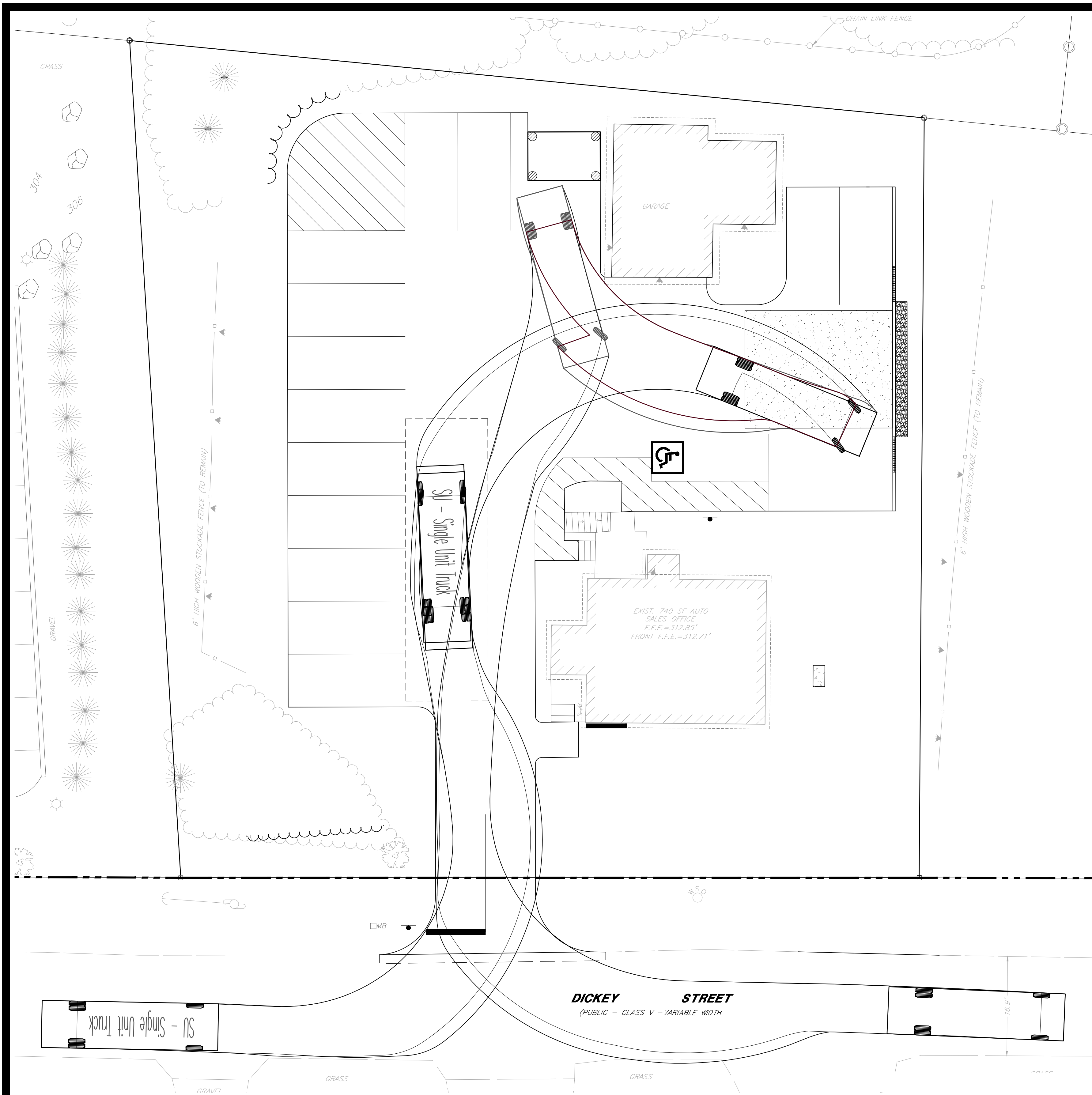
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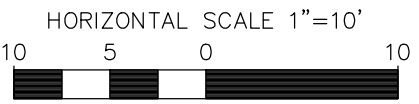
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NOTES
1. DESIGN VEHICLE IS AASHTO PASSENGER CAR.

NOTES
1. DESIGN VEHICLE IS AASHTO SUV30.

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TAX MAP 10 LOT 109
TURNING MOVEMENTS PLAN
BROADWAY AUTO SALES AMENDMENT
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

AUGUST 25, 2026

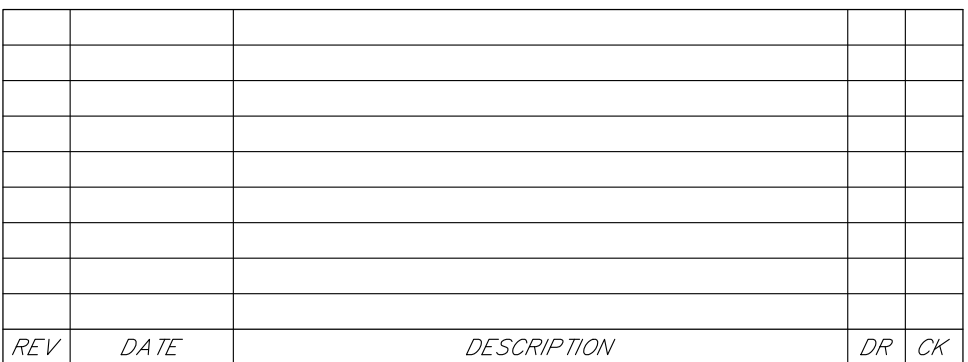


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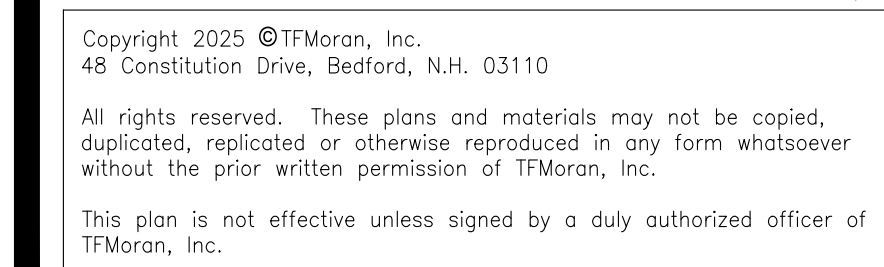
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HORIZONTAL SCALE 1"=10'

A horizontal scale bar with alternating black and white segments. It is marked with the numbers 5, 0, and 10, representing feet.

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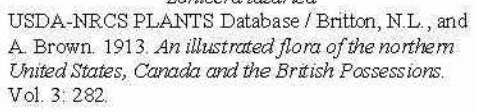
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Prepared by the Invasives Species Outreach Group, volunteers interested in helping people control invasive plants. Assistance provided by the Piscataquog Land Conservancy and the NH Invasives Species Committee. Edited by Karen Bennett, Extension Forestry Professor and Specialist.



Knowing how a particular plant reproduces indicates its method of spread and helps determine

Control of invasives is beyond the scope of this fact sheet. For information about control visit www.nhinvasives.org or contact your UNH Cooperative Extension office.

Prohibited invasive species shall only be disposed of in a manner that renders them nonliving and nonviable. (Agr. 3802.04)

No person shall collect, transport, import, export, move, buy, sell, distribute, propagate or transplant any living and viable portion of any plant species, which includes all of their cultivars and varieties, listed in Table 3800.1 of the New Hampshire prohibited invasive species list. (Agr 3802.01)

USDA-NRCS PLANTS Database /
Britton, N.L., and A. Brown. 1913. *An
illustrated flora of the northern United
States, Canada and the British
Possessions*. Vol 1: 676.

Composting: Invasive plants can take root in compost. Don't compost any invasives unless you know there is no viable (living) plant material left. Use one of the above techniques (bagging, tarping, drying, chipping, or drowning) to render the plants nonviable before composting. Closely examine the plant before composting and avoid composting seeds.

This table provides information concerning the disposal of removed invasive plant material. If the infestation is treated with herbicide and left in place, these guidelines don't apply. Don't bring invasives to a local transfer station, unless there is a designated area for their disposal, or they have been rendered non-viable. This listing includes wetland and upland plants from the New Hampshire Prohibited Invasive Species List. The disposal of aquatic plants isn't addressed.

Woody Plants	Method of Reproducing	Methods of Disposal
Norway maple (<i>Acer platanoides</i>) European barberry (<i>Berberis vulgaris</i>) Japanese barberry (<i>Berberis thunbergii</i>) autumn olive (<i>Elaeagnus umbellata</i>) burning bush (<i>Euonymus alatus</i>) Morrow's honeysuckle (<i>Lonicera morrowii</i>) Tatarian honeysuckle (<i>Lonicera tatarica</i>) showy bush honeysuckle (<i>Lonicera x bella</i>) common buckthorn (<i>Rhamnus cathartica</i>) glossy buckthorn (<i>Frangula alnus</i>)	Fruit and Seeds 	Prior to fruit/seed ripening Seedlings and small plants ■ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ■ Use as firewood. ■ Make a brush pile. ■ Chip. ■ Burn. After fruit/seed is ripe Don't remove from site. ■ Burn. ■ Make a covered brush pile. ■ Chip once all fruit has dropped from branches. ■ Leave resulting chips on site and monitor.
oriental bittersweet (<i>Celastrus orbiculatus</i>) multi flora rose (<i>Rosa multiflora</i>)	Fruits, Seeds, Plant Fragments 	Prior to fruit/seed ripening Seedlings and small plants ■ Pull or cut and leave on site with roots exposed. No special care needed. Larger plants ■ Make a brush pile. ■ Burn. After fruit/seed is ripe Don't remove from site. ■ Burn. ■ Make a covered brush pile. ■ Chip – only after material has fully dried (1 year) and all fruit has dropped from branches. Leave resulting chips on site and monitor.

Non-Woody Plants	Method of Reproducing	Methods of Disposal
garlic mustard (<i>Alliaria petiolata</i>) spotted knapweed (<i>Centaurea maculosa</i>) ▪ Sap of related knapweed can cause skin irritation and tumors. Wear gloves when handling. black swallow-wort (<i>Cynanchum nigrum</i>) ▪ May cause skin rash. Wear gloves and long sleeves when handling. pale swallow-wort (<i>Cynanchum rossicum</i>) giant hogweed (<i>Heracleum mantegazzianum</i>) ▪ Can cause major skin rash. Wear gloves and long sleeves when handling. dame's rocket (<i>Hesperis matronalis</i>) perennial pepperweed (<i>Lepidium latifolium</i>) purple loosestrife (<i>Lythrum salicaria</i>) Japanese stilt grass (<i>Microstegium vimineum</i>) mile-a-minute weed (<i>Polygonum perforiatum</i>)	Fruits and Seeds 	Prior to flowering Depends on scale of infestation Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile. (You can pile onto or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material. During and following flowering Do nothing until the following year or remove flowering heads and bag and let rot. Small infestation ▪ Pull or cut plant and leave on site with roots exposed. Large infestation ▪ Pull or cut plant and pile remaining material. (You can pile onto plastic or cover with plastic sheeting). ▪ Monitor. Remove any re-sprouting material.
common reed (<i>Phragmites australis</i>) Japanese knotweed (<i>Polygonum cuspidatum</i>) Bohemian knotweed (<i>Polygonum x bohemicum</i>)	Fruits, Seeds, Plant Fragments Primary means of spread in these species is by plant parts. Although all care should be given to preventing the dispersal of seed during control activities, the presence of seed doesn't materially influence disposal activities.	Small infestation ▪ Bag all plant material and let rot. ▪ Never pile and use resulting material as compost. ▪ Burn. Large infestation ▪ Remove material to unsuitable habitat (dry, hot and sunny or dry and shaded location) and scatter or pile. ▪ Monitor and remove any sprouting material. ▪ Pile, let dry, and burn.

January 2010

(INSPECTED TWICE A YEAR)

POROUS ASPHALT/PAVEMENT

MAINTENANCE REQUIREMENTS:

- PROVISION OF SIGNS IS RECOMMENDED, TO INDICATE LOCATIONS OF PERMEABLE PAVEMENTS AND THE APPLICABILITY OF SPECIAL MAINTENANCE MEASURES.
- NO WINTER SANDING OF PERMEABLE PAVEMENTS IS PERMITTED.
- MINIMIZE APPLICATION OF SALT FOR ICE CONTROL.
- NEVER RESEAL OR REPAVE WITH IMPERMEABLE MATERIALS.
- INSPECT ANNUALLY FOR PAVEMENT DETERIORATION OR SPALLING.
- MONITOR PERIODICALLY TO ENSURE THAT THE PAVEMENT SURFACE DRAINS EFFECTIVELY AFTER STORMS.
- FOR POROUS ASPHALT AND CONCRETE, CLEAN QUARTERLY (4 TIMES PER YEAR) USING A VACUUM SWEEPER. POWER WASHING MAY BE REQUIRED PRIOR TO VACUUM SWEEPING, TO DISLODGE TRAPPED PARTICLES.
- FOR INTERLOCKING PAVING STONES, PERIODICALLY ADD JOINT MATERIAL TO REPLACE LOST MATERIAL.
- FOR SEEDED GRID SYSTEMS, PERIODIC RESEEDING OF GRASS PAVERS TO FILL IN BARE SPOTS
- MAJOR CLOGGING MAY NECESSITATE REPLACEMENT OF PAVEMENT SURFACE, AND POSSIBLY FILTER COURSE AND SUB-BASE COURSE.

Regular Inspection and Maintenance Guidance for Permeable Pavements		
Regular inspection and maintenance is critical to the effective operation of permeable pavement. It is the responsibility of the owner to maintain the pavement in accordance with the minimum design standards. This page provides guidance on maintenance activities that are typically required for these systems, along with the suggested frequency for each activity. Individual systems may have more, or less, frequent maintenance needs, depending on a variety of factors including the occurrence of large storm events, seasonal changes, and traffic conditions.		
ACTIVITIES		
Visual inspections are an integral part of system maintenance. This includes monitoring pavement to ensure water drainage, debris accumulation, and surface deterioration.		
ACTIVITY		FREQUENCY
CLOGGING AND SYSTEM PERFORMANCE		
Adjacent vegetated areas show no signs of erosion and run-on to permeable pavement.	Whenever vacuuming adjacent permeable pavements	
Remedy: Repair or replace any damaged structural parts.		
Adjacent non-permeable sections of pavement are clean of debris to prevent debris tracking.	Remedy: Vacuuming adjacent pavement non-permeable pavement can be effective at minimizing run-on	
Check for standing water remaining on the surface of the pavement after a precipitation event within 30 minutes.	Remedy: Use of a power washer or compressed air blower at an angle of 30 degrees or less can be effective, particularly in combination with a vacuum or vacuum sweeper.	1-2 times per year, more frequently for high-use sites or sites with higher potential for run-on
Check for debris accumulation, particularly in the winter.	Remedy: Loose debris such as leaves or trash can be removed using a power/leaf blower or gutter broom. Fall and spring cleanup should be accompanied by pavement vacuuming.	
Accumulation of sediment and organic debris on the pavement surface.		
Remedy: Regular use of a vacuum sweeper can remove sediment and organic debris. The sweeper may be fitted with water jets.		
PAVEMENT CONDITION		
Check for accumulation of snow or other stockpiles of materials such as sand/salt, mulch, soil, yard waste, etc. Stockpiling of these materials on permeable pavements can lead to premature clogging.	Remedy: Remove stockpile if possible and check for clogging in storage area.	
Damage to pavement		As Needed
Remedy: Repairs should be repaired as they are identified		

DRIVEWAY, SIDEWALK, AND PARKING AREAS:

MAINTENANCE REQUIREMENTS:

- SEDIMENTS AND DEBRIS SHOULD BE REMOVED AND DISPOSED FROM IMPERVIOUS AREAS BY POWER-BROOM SWEEPING.
- SWEEP AT LEAST TWO (2) TIMES PER YEAR AND ON A MORE FREQUENT BASIS DEPENDING ON SANDING OPERATIONS.
- ALL RESULTING SWEEPINGS SHALL BE COLLECTED AND PROPERLY DISPOSED OF OFFSITE IN ACCORDANCE WITH NHDES AND OTHER APPLICABLE REQUIREMENTS.

LAWNS AND LANDSCAPING AREAS:

MAINTENANCE REQUIREMENTS:

- INSPECT, MAINTAIN, AND REPAIR AS NECESSARY DEVELOPMENT AREA LAWNS AND LANDSCAPED AREAS TO ENSURE A STABILIZED SURFACE.
- MAINTAIN LAWN AREAS WITH HEALTHY TURF. TAKE STEPS TO NECESSARY TO RESTORE DISTRESSED TURF TO GOOD HEALTH.
- ENSURE THAT LANDSCAPE MULCH MATERIALS IS REFRESHED AS NECESSARY, AND DOES NOT WASH ONTO SIDEWALKS OR OTHER ADJACENT SURFACES.

GRASS CONVEYANCE SWALES:

MAINTENANCE REQUIREMENTS:

- GRASSED CHANNELS SHOULD BE INSPECTED ANNUALLY FOR SEDIMENT ACCUMULATION, EROSION AND CONDITION OF SURFACE LINING.
- REPAIRS, INCLUDING VEGETATION REPLACEMENT, SHOULD BE MADE BASED ON INSPECTION.
- REMOVE SEDIMENT AND DEBRIS ANNUALLY, OR MORE FREQUENTLY AS WARRANTED BY INSPECTION.
- MOW VEGETATED CHANNELS AT LEAST ONCE A YEAR TO CONTROL ESTABLISHMENT OF WOODY VEGETATION. IT IS RECOMMENDED TO CUT GRASS NO SHORTER THAN 4 INCHES.

CONTROL OF INVASIVE PLANTS

DURING MAINTENANCE ACTIVITIES, CHECK FOR THE PRESENCE OF INVASIVE PLANTS. IF INVASIVE PLANTS ARE FOUND, THEY SHALL BE CONTROLLED AND REMOVED IN A SAFE MANNER AS DESCRIBED ON THE FOLLOWING PAGES.

INVASIVE PLANTS ARE INTRODUCED, ALIEN, OR NON-NATIVE PLANTS, WHICH HAVE BEEN MOVED BY PEOPLE FROM THEIR NATIVE HABITAT TO A NEW AREA. SOME EXOTIC PLANTS ARE IMPORTED FOR HUMAN USE SUCH AS LANDSCAPING, EROSION CONTROL OR FOOD CROPS. THEY ALSO CAN ARRIVE AS "HITCHHIKERS" AMONG SHIPMENTS OF OTHER PLANTS, SEEDS, PACKING MATERIALS OR FRESH PRODUCE. INVASIVE PLANTS CAN CAUSE HARM BY:

- BECOMING WEEDY AND OVERGROWN;
- KILLING ESTABLISHED SHADE TREES;
- OBSTRUCTING PIPES AND DRAINAGE SYSTEMS
- FORMING DENSE BEDS IN WATER
- LOWERING WATER LEVELS IN LAKES, STREAMS, AND WETLANDS
- DESTROYING NATURAL COMMUNITIES
- PROMOTING EROSION ON STREAM BANKS AND HILLSIDES
- RESISTING CONTROL EXCEPT BY HAZARDOUS CHEMICALS.

CHECKLIST FOR INSPECTION OF PERMEABLE PAVEMENT					
Location:					
Inspector:					
Date:					
Time:					
Site Conditions:					
Date Since Last Rain Event:					
Inspection Items	Satisfactory (S) or Unsatisfactory (U)	Comments/Corrective Action			
1. Salt / Deicing (Winter/Spring)					
Use salt only for ice management	S U				
Accumulated salt removed in spring	S U				
2. Debris Cleanup (1-2 times per year minimum, Spring/Fall)					
Remove sediment and organic debris using vacuum street sweeper	S U				
Clean catch basins (if available)	S U				
3. Controlling Run-On					
Adjacent vegetated areas show no signs of erosion and run-on to permeable pavement	S U				
4. Outlet / Catch Basin Inspection (if available) (1-2 times per year, after large storm events)					
No evidence of blockage	S U				
Good condition, no need for cleaning/repair	S U				
5. Poorly Drained Pavement					
Recently cleaned and vacuumed	S U				
6. Pavement Condition					
No evidence of deterioration	S U				
7. Signage / Stockpiling (As Needed)					
No evidence of damage	S U				
Proper signage posted indicating usage for traffic load	S U				
No stockpiling of materials and other unauthorized uses	S U				
Corrective Action Needed					
1.				Due Date	
2.					
3.					
Inspector's Signature			Date		

A DE-ICING LOG SHOULD BE IMPLEMENTED DURING WINTER MONTHS TO KEEP RECORDS OF THE SNOW/ICE MAINTENANCE NEEDED DURING STORM EVENTS. A NEW HAMPSHIRE CERTIFIED GREEN SNOPRO SALT APPLICATOR SHALL BE EMPLOYED TO MANAGE THE SNOW AND ICE REMOVAL FOR THE SITE. DEICING MATERIALS AND APPLICATION RATES SHALL BE REPORTED USING NHDES STANDARDS.

ADDITIONAL INFORMATION ON SALT REDUCTION INITIATIVES CAN BE OBTAINED AT:
[HTTP://WWW.DES.NH.GOV/ORGANIZATION/DIVISIONS/WATER/WMB/WAS/SALT-REDUCTION-INITIATIVE/DOCUMENTS/WMB-26.PDF](http://www.des.nh.gov/organization/divisions/water/wmb/was/salt-reduction-initiative/documents/wmb-26.pdf)



TAX MAP 10 LOT 109
INSPECTION AND MAINTENANCE PLAN
BROADWAY AUTO SALES AMENDMENT
6 DICKEY STREET, LONDONDERRY, NH
 OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
 6 DICKEY STREET, DERRY, NH 03038

AUGUST 25, 2022

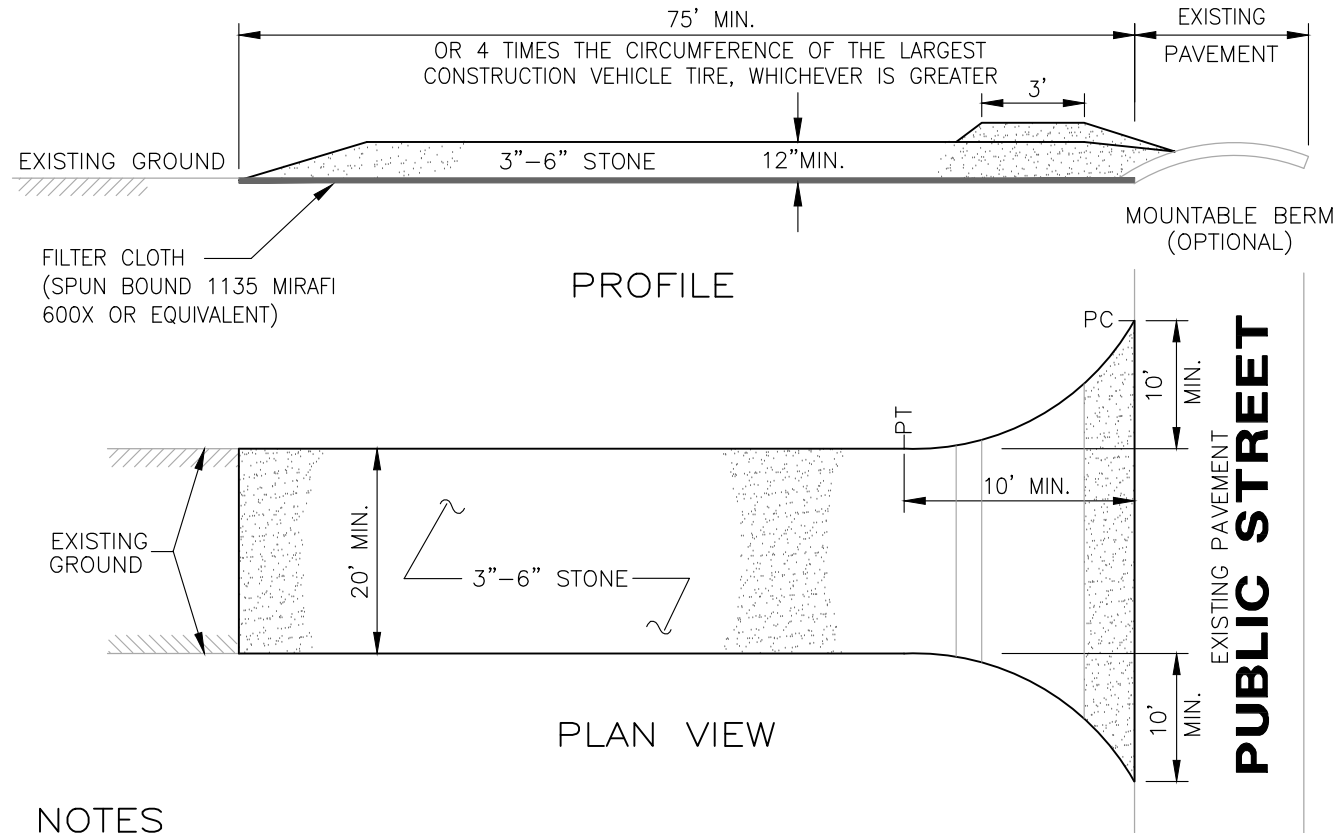
				Civil Engineers Structural Engineers Traffic Engineers Land Surveyors Landscape Architects Scientists				48 Constitution Drive Bedford, NH 03110 Phone (603) 472-4488 Fax (603) 472-9747 www.tfmoran.com			
F 18301.00		DR CK		- - CADFILE		- 18301-00 SITE UPDATE				C-11	

Be diligent looking for seedlings for *years* in areas where removal and disposal took place.

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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

CONSTRUCTION SEQUENCE NOTES

1. PRIOR TO INSTALLATION OF CONSTRUCTION ENTRANCE, CONSTRUCT DRIVEWAY SUBGRADE ACCORDING DO GRADING PLAN TO ENSURE SITE RUNOFF IS DIRECTED AWAY FROM STREET.
2. INSTALL STABILIZED CONSTRUCTION ENTRANCE.
3. CUT AND CLEAR TREES WITHIN AREA OF DISTURBANCE UNLESS OTHERWISE NOTED.
4. CONSTRUCT TEMPORARY AND PERMANENT EROSION CONTROL FACILITIES PRIOR TO ANY EARTH MOVING OPERATION.
5. ROUGH GRADE SITE OR PHASED WORK AREA. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED NO LATER THAN 72 HOURS AFTER CONSTRUCTION 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.
 - AN AREA SHALL BE CONSIDERED STABILIZED IF:
 - 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 STONE OR RIPRAP HAS BEEN INSTALLED, OR
 - D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
6. CONSTRUCT PARKING BINDER COURSE AND FINISH GRADE SITE ACCORDING TO PLAN. ALL SLOPES SHALL BE STABILIZED IMMEDIATELY AFTER GRADING.
7. INSTALL PERMEABLE PAVER SECTIONS AND CONCRETE PAVEMENT.
8. INSTALL PAVEMENT WEARING COURSE.
9. INSPECT AND MAINTAIN ALL EROSION AND SEDIMENTATION CONTROL MEASURES PERIODICALLY AND IMMEDIATELY AFTER STORM EVENTS.
10. COMPLETE PERMANENT SEEDING AND LANDSCAPING.
11. REMOVE TEMPORARY EROSION CONTROL MEASURES ONCE ALL AREAS ARE STABILIZED WITH A SUITABLE STAND OF GRASS, PAVEMENT OR COMPACTED GRAVELS.

GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS WORK AT ALL TIMES.
3. ALL EXCAVATIONS SHALL BE THOROUGHLY SECURED ON A DAILY BASIS BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
4. 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.
5. REFER TO THE TOWN STANDARD DETAILS, LATEST REVISION, FOR ADDITIONAL INFORMATION AND CRITERIA.
6. THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS PRIOR TO DIRECTING FLOW TO THEM.
7. THE SMALLEST PRACTICAL AREA SHALL BE DISTURBED DURING CONSTRUCTION, BUT IN NO CASE SHALL EXCEED 5 ACRES AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.

WINTER CONSTRUCTION

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

1. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED AS SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
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. A DITCH THAT WILL BE CONSTRUCTED DURING THE WINTER MUST BE STABILIZED WITH RIPRAP.

OVERWINTER STABILIZATION

1. PERMANENT STABILIZATION CONSISTS OF AT LEAST 85% VEGETATION, PAVEMENT/GRAVEL BASE OR RIPRAP.
2. ALL PROPOSED VEGETATED AREAS THAT DO NOT EXHIBIT A MINIMUM OF 85 PERCENT VEGETATIVE 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. ELSEWHERE, 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.
3. ALL DISTURBED AREAS WHICH DO NOT EXHIBIT A MINIMUM OF 85 PERCENT 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.
4. 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.
5. 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.
6. 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.
7. INSTALL AN EROSION CONTROL BLANKET IN ALL DRAINAGE WAYS (BOTTOM AND SIDES) WITH A SLOPE GREATER THAN 3%.
8. SEE THE VEGETATION MEASURES FOR MORE INFORMATION ON SEEDING DATES AND TYPES.

EROSION CONTROL NOTES

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

1. INSTALLATION OF SILTATION FENCES 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 85%. EROSION CONTROL MEASURES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER EVERY RAINFALL.
3. EXISTING VEGETATION IS TO REMAIN UNDISTURBED WHEREVER POSSIBLE.
4. THE AREA OF LAND EXPOSED AND THE TIME OF EXPOSURE SHALL BE MINIMIZED. ALL DISTURBED AREAS SHALL BE STABILIZED WITHIN 72 HOURS AFTER FINAL GRADING.

EROSION CONTROL NOTES (CONT.)

5. ALL DISTURBED AREAS SHALL HAVE A MINIMUM OF 4" OF LOAM. ACCEPTABLE SEED MIXES ARE AS FOLLOWS:

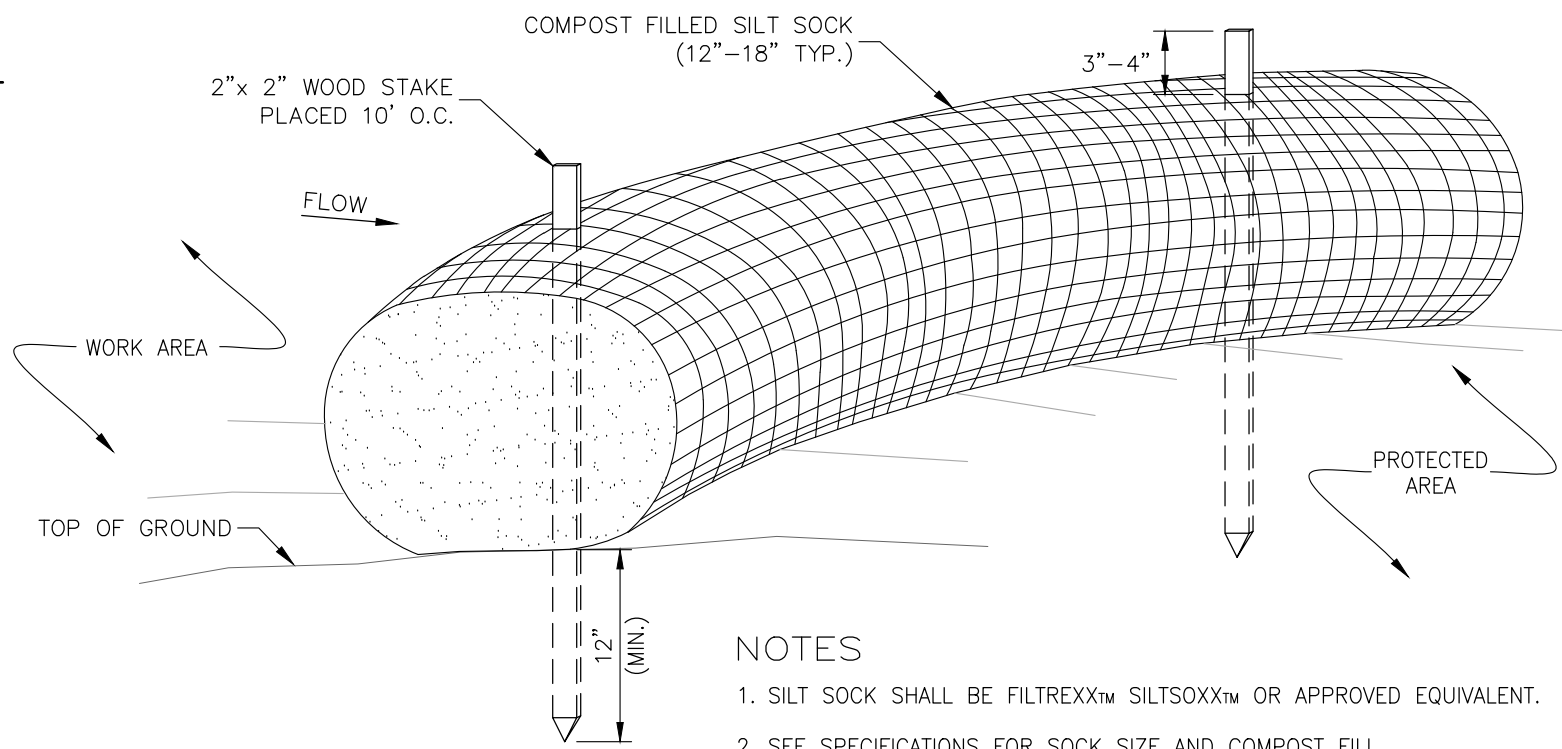
TYPICAL LAWN MIX (MIN. 200 LBS/ACRE):
33% CREEPING RED FESCUE (MIN. 66 LBS/ACRE)
42% PERENNIAL RYEGRASS (MIN. 84 LBS/ACRE)
21% KENTUCKY BLUEGRASS (MIN. 42 LBS/ACRE)
4% REDTOP (MIN. 8 LBS/ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
100% ANNUAL RYE

- 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. 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 LOOSENEED 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. WATER SHALL BE USED FOR DUST CONTROL IN APPROPRIATE AREAS.

STOCKPILE NOTES

1. LOCATE STOCKPILES A MINIMUM OF 50 FEET AWAY FROM CONCENTRATED FLOWS OF STORMWATER, DRAINAGE COURSES AND INLETS.
2. PROTECT ALL STOCKPILES FROM STORMWATER RUN-ON USING TEMPORARY PERIMETER MEASURES SUCH AS DIVERSIONS, BERMS, SANDBAGS OR OTHER APPROVED PRACTICES.
3. STOCKPILES SHOULD BE SURROUNDED BY SEDIMENT BARRIERS, SUCH AS SILT FENCE OR SILT SOCK, TO PREVENT MIGRATION OF MATERIAL BEYOND THE IMMEDIATE CONFINES OF THE STOCKPILES.
4. IMPLEMENT WIND EROSION CONTROL PRACTICES AS APPROPRIATE ON ALL STOCKPILED MATERIAL.
5. PLACE BAGGED MATERIALS ON PALLETS AND UNDER COVER.
6. INACTIVE STOCKPILES
 - a. INACTIVE SOIL STOCKPILES SHOULD BE COVERED WITH ANCHORED TARPS OR PROTECTED WITH SOIL STABILIZATION MEASURES (TEMPORARY SEED AND MULCH OR OTHER TEMPORARY PRACTICE) AND TEMPORARY PERIMETER SEDIMENT BARRIERS AT ALL TIMES.
 - b. INACTIVE STOCKPILES OF CONCRETE RUBBLE, ASPHALT CONCRETE RUBBLE, AGGREGATE MATERIALS AND OTHER SIMILAR MATERIALS SHOULD BE PROTECTED WITH TEMPORARY SEDIMENT PERIMETER BARRIERS AT ALL TIMES. IF THE MATERIALS ARE A SOURCE OF DUST, THEY SHOULD ALSO BE COVERED.
7. ACTIVE STOCKPILES
 - a. ALL STOCKPILES SHOULD BE SURROUNDED WITH TEMPORARY LINEAR SEDIMENT BARRIERS PRIOR TO THE ONSET OF PRECIPITATION. PERIMETER BARRIERS SHOULD BE MAINTAINED AT ALL TIMES, AND ADJUSTED AS NEEDED TO ACCOMMODATE THE DELIVERY AND REMOVAL OF MATERIALS FROM THE STOCKPILE. THE INTEGRITY OF THE BARRIER SHOULD BE INSPECTED AT THE END OF EACH WORKING DAY.
 - b. WHEN A STORM EVENT IS PREDICTED, STOCKPILES SHOULD BE PROTECTED WITH AN ANCHORED PROTECTIVE COVERING.



NOTES

1. SILT SOCK SHALL BE FILTREXX₁₆ SILTSOXX₁₆ 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

TAX MAP 10 LOT 109 DETAIL SHEET BROADWAY AUTO SALES AMENDMENT 6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
6 DICKEY STREET, DERRY, NH 03038

AUGUST 25, 2026



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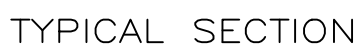
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VERTICAL GRANITE CURB



POROUS ASPHALT

WITH INFILTRATION



NOT TO SCALE

NOTES

1. SCARIFY SUBGRADE.
2. BED AGGREGATE SHALL BE PLACED IMMEDIATELY AFTER APPROVAL OF SUBGRADE.
3. AGGREGATE IN BED TO BE PLACED IN MAXIMUM 8" LIFTS.
4. BASE MATERIALS SHALL BE PLACED AND COMPACTED IN ACCORDANCE WITH NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
5. POROUS ASPHALT SHALL BE LAID IN MAXIMUM 2" LIFTS (AFTER ROLLED/COMPACTED).
6. POROUS PAVEMENT SPECIFICATIONS:
 - 4" POROUS ASPHALT COURSE FOR POROUS PAVING SHALL HAVE A BITUMINOUS MIX OF 5.75% TO 6% BY WEIGHT DRY AGGREGATE AND AIR VOIDS OF 18-22% IN ACCORDANCE WITH ASTM D6390, DRAIN DOWN OF THE BINDER SHALL BE NO GREATER THAN 0.3% IF MOIST ABSORPTIVE AGGREGATES, SUCH AS LIMESTONE, ARE USED IN THE MIX, THEN THE AMOUNT OF BITUMEN IS TO BE BASED ON THE TESTING PROCEDURES OUTLINED IN THE NATIONAL ASPHALT PAVEMENT ASSOCIATION'S INFORMATION SERIES 131 - "POROUS ASPHALT PAVEMENTS" (2003) OR NHDOT EQUIVALENT.
 - 4" RESERVOIR COURSE: CLEAN, CRUSHED STONE (AASHTO NO. 3) TO PROVIDE STRUCTURAL STRENGTH AND HOLD WATER
 - 4" CHOKER COURSE: INTERMEDIATE LAYER OF FINER STONE (AASHTO NO. 57) PLACED BETWEEN THE RESERVOIR AND THE PAVEMENT.
7. USE NEAT ASPHALT BINDER MODIFIED WITH PLASTIC FIBERS OR AN ELASTOMERIC POLYMER TO PRODUCE A BINDER MEETING THE REQUIREMENTS AS SPECIFIED IN AASHTO MP-1. THE ELASTOMER POLYMER SHALL BE STYRENE-BUTADIENE-STYRENE (SBS), OR APPROVED EQUAL, APPLIED AT A RATE OF 3% BY WEIGHT OF THE TOTAL BINDER. THE COMPOSITE MATERIALS SHALL BE THOROUGHLY BLENDED AT THE ASPHALT REFINERY OR TIERAL PLANT PRIOR TO BEING LOADED INTO THE TRANSPORT VEHICLE. THE POLYMER MODIFIED ASPHALT BINDER SHALL BE HEAT AND STORAGE STABLE.
8. THE BOND BETWEEN ASPHALT BINDER AND AGGREGATE SHALL ACHIEVE A REQUIRED TENSILE STRENGTH RATIO (TSR) OF AT LEAST 80% ON THE ASPHALT MIX WHEN TESTED IN ACCORDANCE WITH AASHTO T 283. THE ASPHALTIC MIX SHALL BE TESTED FOR ITS RESISTANCE TO STRIPPING BY WATER IN ACCORDANCE WITH ASTM D-1664. IF THE ESTIMATED COATING AREA IS NOT ABOVE 95%, ANTI-STRIPPING AGENTS SHALL BE ADDED TO THE ASPHALT.
9. PAVEMENT AGGREGATE SHALL BE MINIMUM 90% CRUSHED MATERIAL AND CONFORM TO THE ATTACHED GRADATION.
10. THE TEMPERATURE OF THE BITUMINOUS MIX SHALL BE BETWEEN 300 DEGREES FAHRENHEIT AND 350 DEGREES FAHRENHEIT.
11. POROUS ASPHALT SHALL NOT BE INSTALLED ON WET SURFACES OR WHEN AMBIENT TEMPERATURE IS 50 DEGREES FAHRENHEIT OR LOWER.
12. COMPACTION OF SURFACE COURSE SHALL TAKE PLACE WHEN THE SURFACE IS COOL ENOUGH TO WITHSTAND A 10-TON ROLLER (ONE OR TWO PASSES IS ALL THAT IS REQUIRED FOR PROPER COMPACTION - MORE ROLLING COULD CAUSE A REDUCTION IN THE SURFACE COURSE POROSITY).
13. PRIOR TO INSTALLATION, THE POROUS ASPHALT MIX SHALL NOT BE STORED IN EXCESS OF 90 MINUTES.
14. TRANSPORTING OF THE MIX SHALL BE IN VEHICLES WITH SMOOTH, CLEAN DUMP BEDS THAT HAVE BEEN SPRAYED WITH A NON-PETROLEUM RELEASE AGENT. THE MIX SHALL BE COVERED DURING TRANSPORT TO CONTROL COOLING.
15. AFTER FINAL ROLLING, NO VEHICULAR TRAFFIC OF ANY KIND SHALL BE PERMITTED ON THE SURFACE UNTIL COOLING AND HARDENING HAS TAKEN PLACE (IN NO CASE LESS THAN 48 HOURS).
16. PERMEABILITY OF THE PAVEMENT SURFACE SHALL BE TESTED BY APPLICATION OF CLEAN WATER AT A RATE OF 5 GPM (USING A HOSE OR OTHER DISTRIBUTION DEVICE). ALL WATER SHOULD INFILTRATE DIRECTLY WITHOUT PUDDLE FORMATION OR SURFACE RUNOFF.
17. THE DESIGN INFILTRATION RATE OF THE BANK RUN GRAVEL IS 10 IN./HR.
18. PRIOR TO INSTALLATION, THE CONTRACTOR SHALL SUBMIT TO THE TOWN AND ENGINEER DOCUMENTATION TO ENSURE THE BANK RUN GRAVEL IN THE DESIGN MEETS THE CRITERIA ABOVE. A PERMEABILITY TEST IS ALSO REQUIRED.

NOT TO SCALE

POROUS PAVEMENT CONSTRUCTION SEQUENCING

1. SITE PREPARATION: EXCAVATE FOR THE RESERVOIR LAYER, ENSURING NO COMPACTION OF THE SUBGRADE TO MAINTAIN SOIL PERMEABILITY.
2. GEOTEXTILE LAYER: INSTALL NON-WOVEN GEOTEXTILE FABRIC (EX. MIRAFI 160N) ON THE SIDE SLOPES TO PREVENT FINE SEDIMENT INFILTRATION.
3. RESERVOIR COURSE: PLACE 4 INCHES OF CRUSHED AGGREGATE (TYPICALLY >12 INCHES) TO FORM THE STONE RESERVOIR.
4. FILTER/CHOKER COURSE: ADD 4 INCHES OF 3/4 INCH CRUSHED AGGREGATE TO CREATE A STABLE, LEVEL SURFACE.
5. POROUS ASPHALT WEARING COURSE: INSTALL 4 INCHES OF POROUS ASPHALT MIXTURE (LOWER ASPHALT BINDER THAN CONVENTIONAL PAVEMENT).
6. PROTECTION: PREVENT SEDIMENT RUN-ON DURING CONSTRUCTION TO AVOID CLOGGING.

POROUS PAVEMENT TESTING AND MAINTENANCE

1. INFILTRATION TESTING (ASTM C1701): USES AN INFILTRATION RING, WATER, AND A STOPWATCH TO MEASURE WATER MOVEMENT THROUGH THE PAVEMENT.
2. TEST PROCEDURE:
 - APPLY PLUMBER'S PUTTY TO THE BASE OF THE INFILTRATION RING FOR A WATERTIGHT SEAL.
 - PRE-WET THE AREA WITH 8 LBS OF WATER, MAINTAINING A 4-6 INCH HEAD
 - MEASURE THE TIME FOR THE TEST WATER TO INFILTRATE.
3. RESTORATION: VACUUM SWEEPING (EX. TRIVERS MUNICIPAL CLEANING VEHICLE) TWICE PER YEAR IS RECOMMENDED TO MAINTAIN PERFORMANCE.
4. PERFORMANCE TRACKING: INFILTRATION RATES SHOULD BE MONITORED TO DETECT CLOGGING, WITH SUCCESSFUL REHABILITATION OFFTEN POSSIBLE USING SPECIALIZED VACUUM TECHNOLOGY.

TAX MAP 10 LOT 109

DETAIL SHEET

BROADWAY AUTO SALES AMENDMENT
6 DICKEY STREET, LONDONDERRY, NH

OWNED BY/PREPARED FOR
LEON & TAMARA LAMPES
CKEY STREET, DERRY, NH 03038

AUGUST 25, 2026



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

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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 SODED, SHALL RECEIVE THE FOLLOWING SOIL PREPARATION PRIOR TO PLANTING: A MINIMUM OF 6 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 7.0. LOAM SHALL CONTAIN A MINIMUM OF TWO PERCENT (2%) AND A MAXIMUM OF FIVE PERCENT (5%) ORGANIC MATTER DETERMINED BY LOSS BY IGNITION. SOIL TEXTURE SHALL BE SANDY CLAY LOAM OR SANDY LOAM WITH CLAY CONTENT BETWEEN 15 AND 25%, AND A COMBINED CLAY/SILT CONTENT OF NO MORE THAN 55%. 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 BUILDING OR PAVING OR AREAS THAT HAVE NOT BEEN OTHERWISE DEVELOPED SHALL BE SEED 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:

PARK SEED MIX (NHDOT TYPE 15)	MIN. 120 LBS/ACRE
33% CREEPING RED FESCUE	(MIN. 40 LBS/ACRE)
42% PERENNIAL RYEGRASS	(MIN. 50 LBS/ACRE)
21% KENTUCKY BLUEGRASS	(MIN. 25 LBS/ACRE)
4% REDTOP	(MIN. 5 LBS/ACRE)

TEMPORARY LAWN MIX: (MIN. 47 LBS/ACRE)
100% ANNUAL RYE

SLOPE SEED (WF) (NHDOT TYPE 45) MIX 3:1 OR GREATER SLOPES (MIN. 95 LBS/ACRE):

38% CREEPING RED FESCUE	(MIN. 35 LBS/ACRE)
32% PERENNIAL RYEGRASS	(MIN. 30 LBS/ACRE)
5% REDTOP	(MIN. 5 LBS/ACRE)
5% ALSIKE CLOVER	(MIN. 5 LBS/ACRE)
5% BIRDSFOOT TREFOIL	(MIN. 5 LBS/ACRE)
3% LANCE-LEAF COREOPSIS	(MIN. 4 LBS/ACRE)
3% OXEYE DAISY	(MIN. 3 LBS/ACRE)
3% BLACKEYED SUSAN	(MIN. 4 LBS/ACRE)
3% WILD LUPINE	(MIN. 4 LBS/ACRE)

SLOPE SEED (NHDOT TYPE 44) MIX 3:1 OR GREATER SLOPES (MIN. 80 LBS/ACRE):

44% CREEPING RED FESCUE	(MIN. 35 LBS/ACRE)
38% PERENNIAL RYEGRASS	(MIN. 30 LBS/ACRE)
6% REDTOP	(MIN. 5 LBS/ACRE)
6% ALSIKE CLOVER	(MIN. 5 LBS/ACRE)
6% BIRDSFOOT TREFOIL	(MIN. 5 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 3" THICKNESS OF BARK MULCH, 3/8"-2" OF WIDTH, AND WORK INTO TOP OF BACKFILL. FINISH LEVEL WITH ADJACENT FINISH GRASSES AS DIRECTED IN THE FIELD.
7. TREEGUARD WATERING SYSTEM OR APPROVED EQUAL SHALL BE INSTALLED FOR ALL DECIDUOUS TREES AT TIME OF PLANTING AND REMOVED BEFORE FROST. WATERING RATE TO BE APPLIED PER MANUFACTURER'S SPECIFICATIONS.
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. THE CONTRACTOR SHALL REQUEST A FINAL OBSERVATION BY THE OWNER'S REPRESENTATIVE UPON COMPLETION OF INSTALLATION.

LAWN

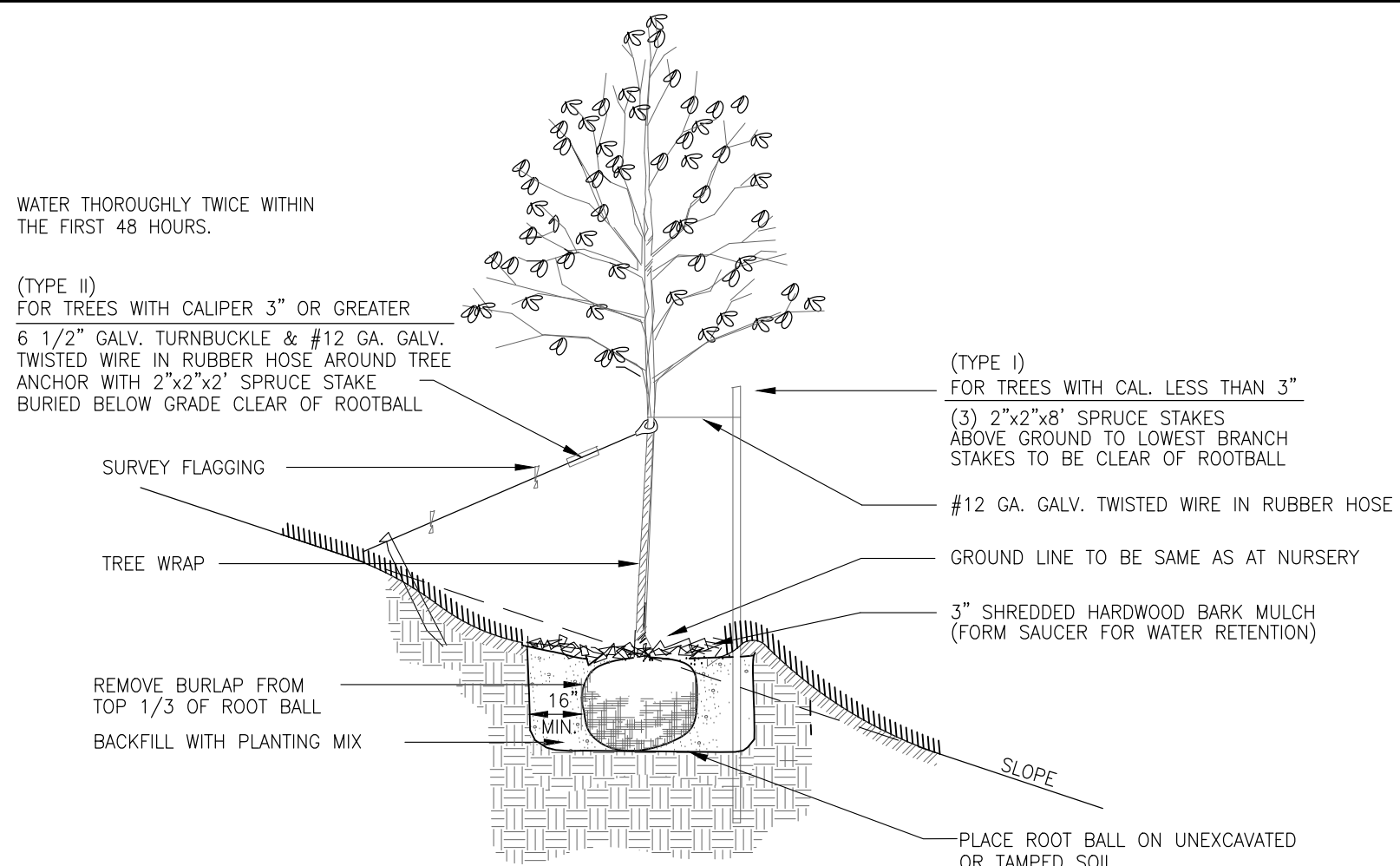
1. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE LAWN IS ESTABLISHED, BUT NOT LESS THAN THE FOLLOWING PERIODS:
 - A. SEEDED LAWNS: 60 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
 1. WHEN FULL MAINTENANCE PERIOD HAS NOT ELAPSED BEFORE END OF PLANTING SEASON, OR IF 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.
 - D. 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, PUDDING, 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 INITIAL 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:
5. LAWN POSTFERTILIZATION: APPLY FERTILIZER AFTER INITIAL MOWING AND WHEN GRASS IS DRY.
 - A. USE FERTILIZER THAT WILL PROVIDE ANNUAL NITROGEN OF AT LEAST
1 lb/1,000 SF (0.45 kg/92.9 SW) TO LAWN AREA.

MEADOW

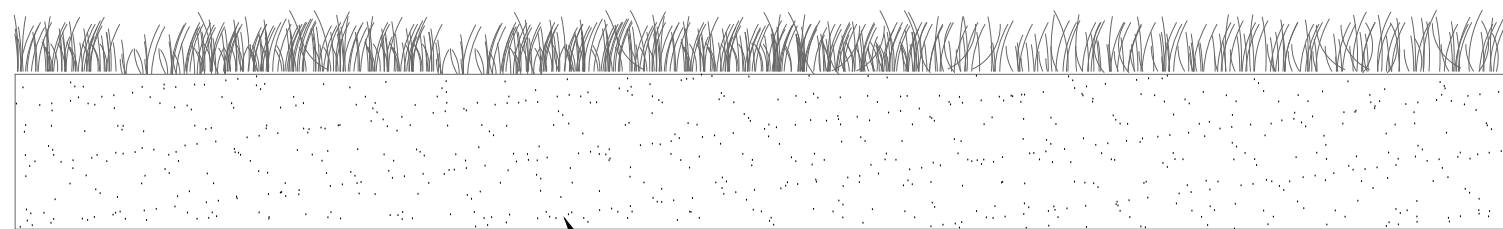
1. BEGIN MAINTENANCE IMMEDIATELY AFTER EACH AREA IS PLANTED AND CONTINUE UNTIL ACCEPTABLE MEADOW IS ESTABLISHED, BUT FOR NOT LESS THAN 40 DAYS FROM DATE OF SUBSTANTIAL COMPLETION.
2. MAINTAIN AND ESTABLISH MEADOW BY WATERING, WEEDING, MOWING, TRIMMING, REPLANTING, AND OTHER OPERATIONS. ROLL, REGRADE, 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 HEALTHY 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. MAINTENANCE SHALL INCLUDE THE REPLACEMENT OF ALL DEAD PLANT MATERIAL WITHIN THE GUARANTEED CONTRACT PERIOD.

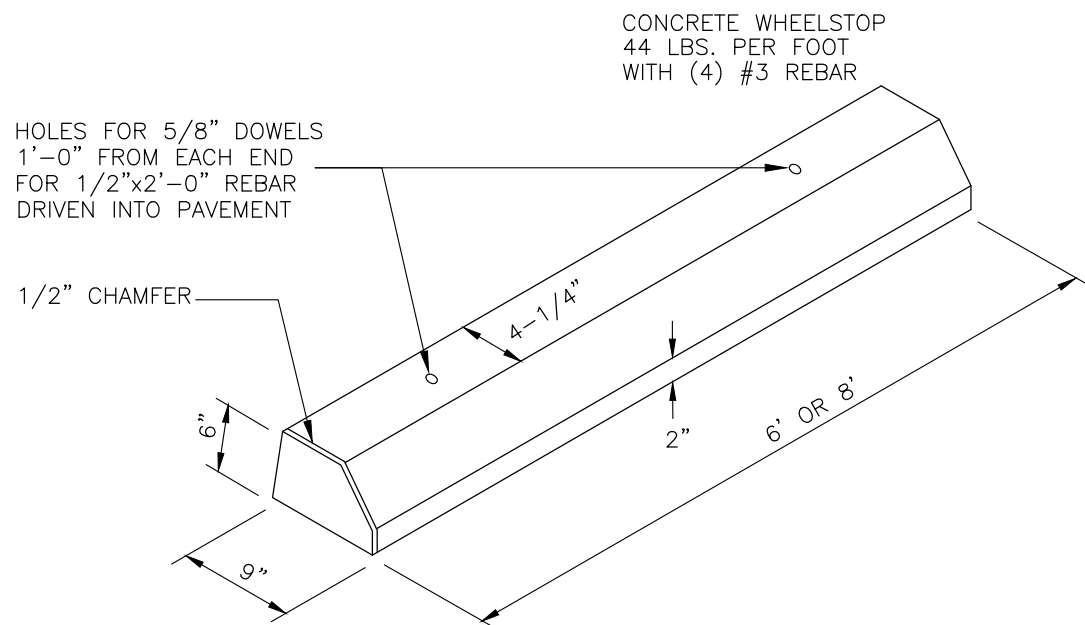


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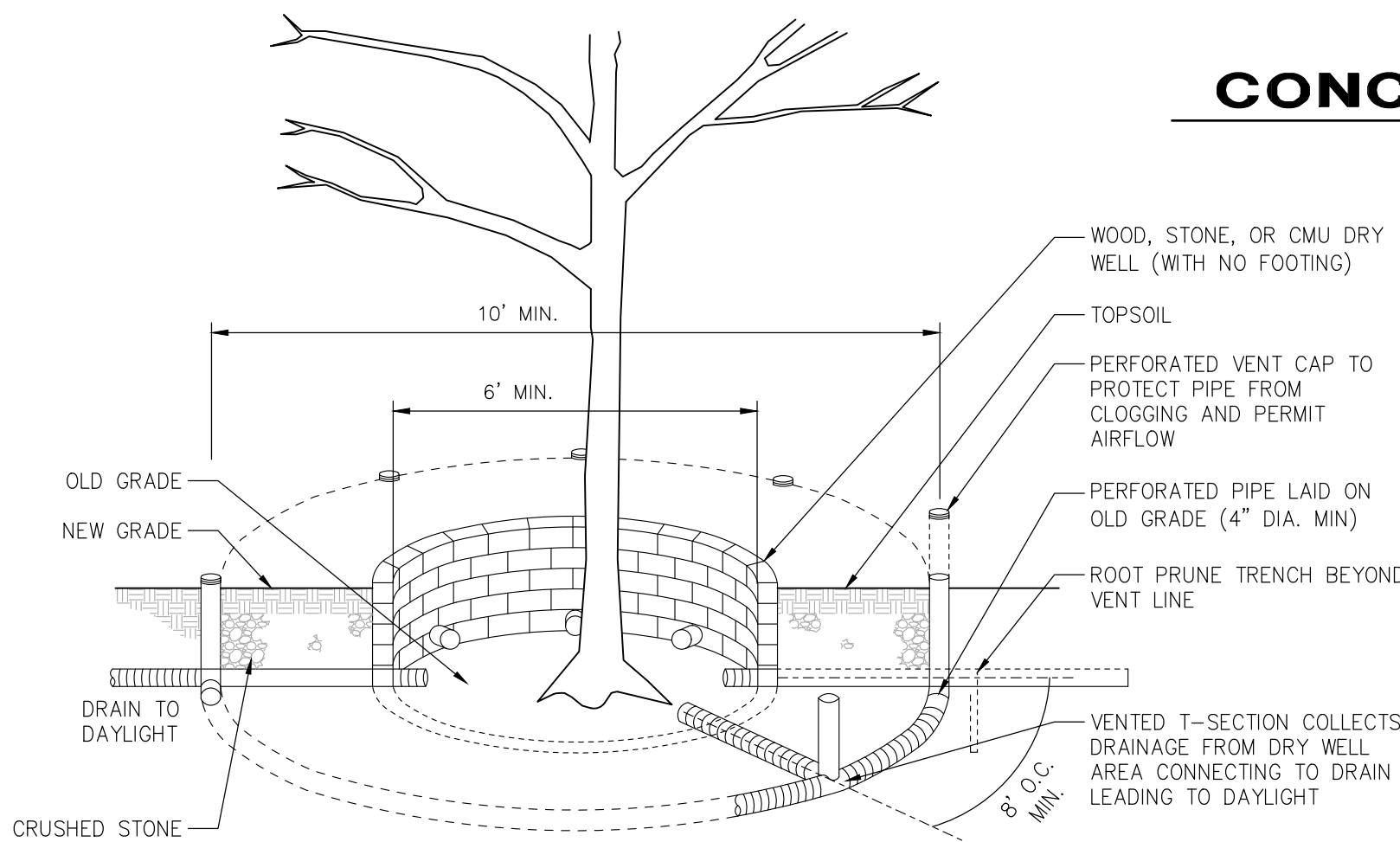


6" LOAM (ITEM 641)
SEED (ITEM 644) (SEE LANDSCAPE SPECIFICATIONS)
LIMESTONE (ITEM 642)
FERTILIZER (ITEM 643.11)
MULCH (ITEM 645.111)

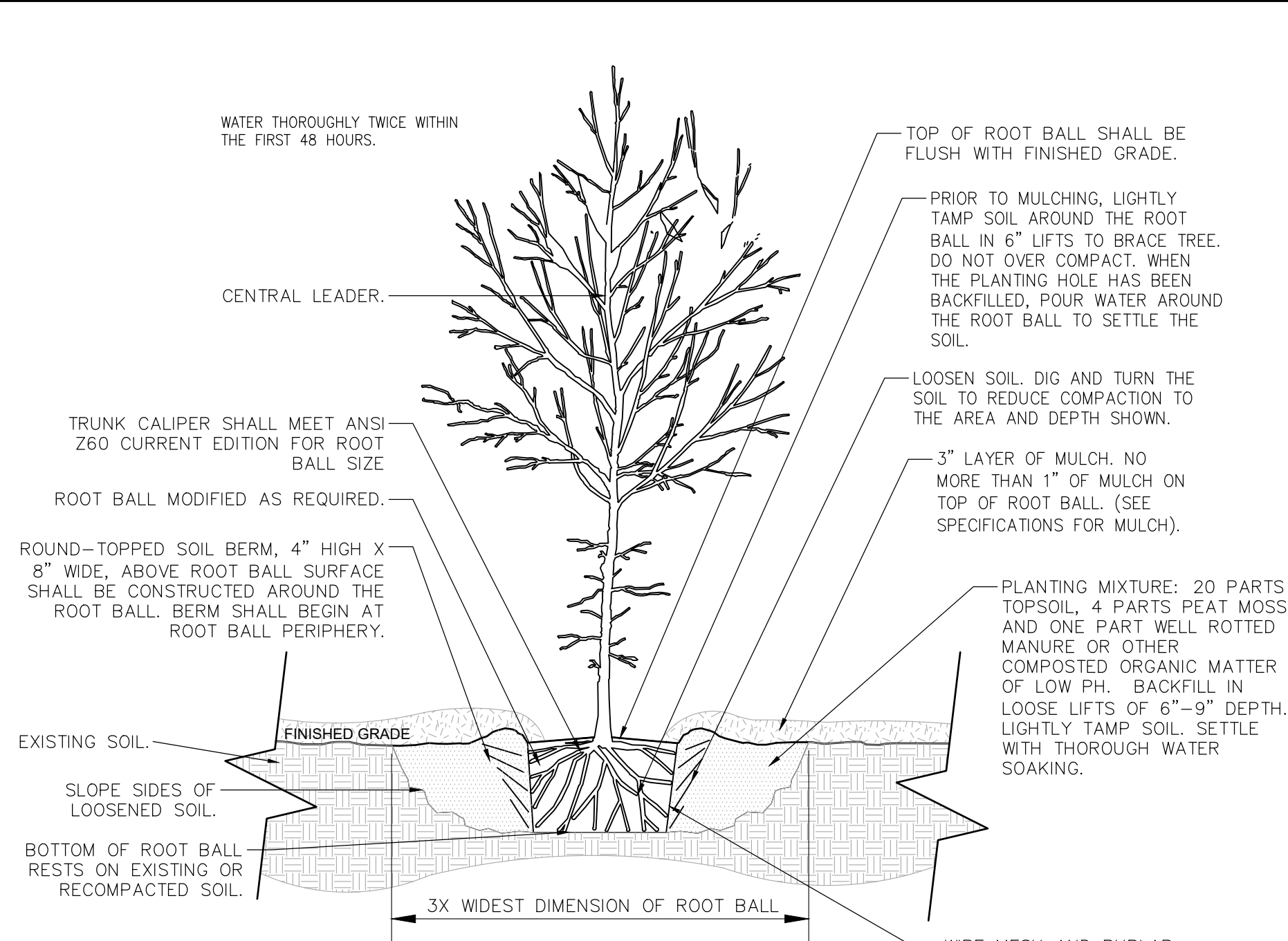
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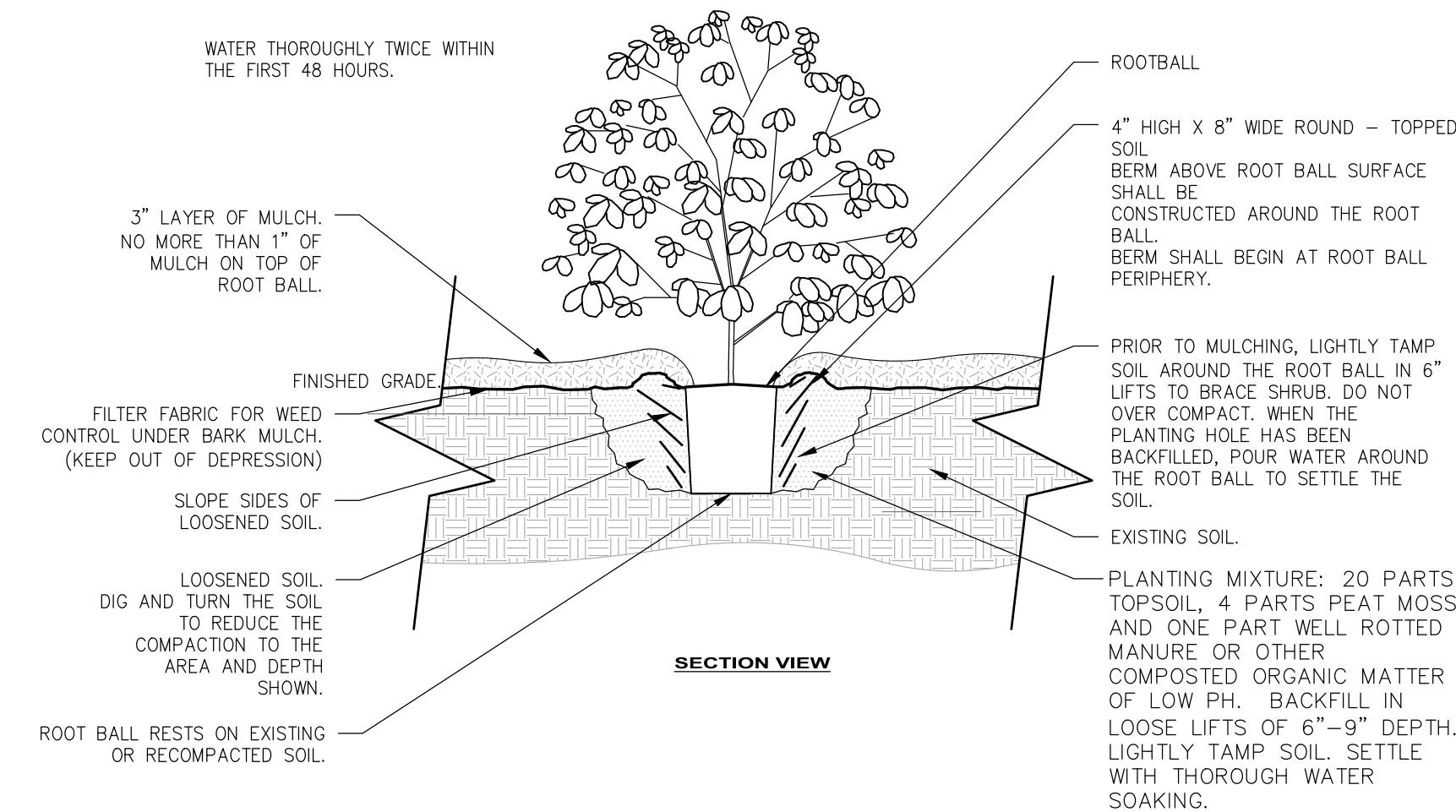
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TAX MAP 10 LOT 109

DETAIL SHEET

BROADWAY AUTO SALES AMENDMENT

6 DICKEY STREET, LONDONDERRY, NH

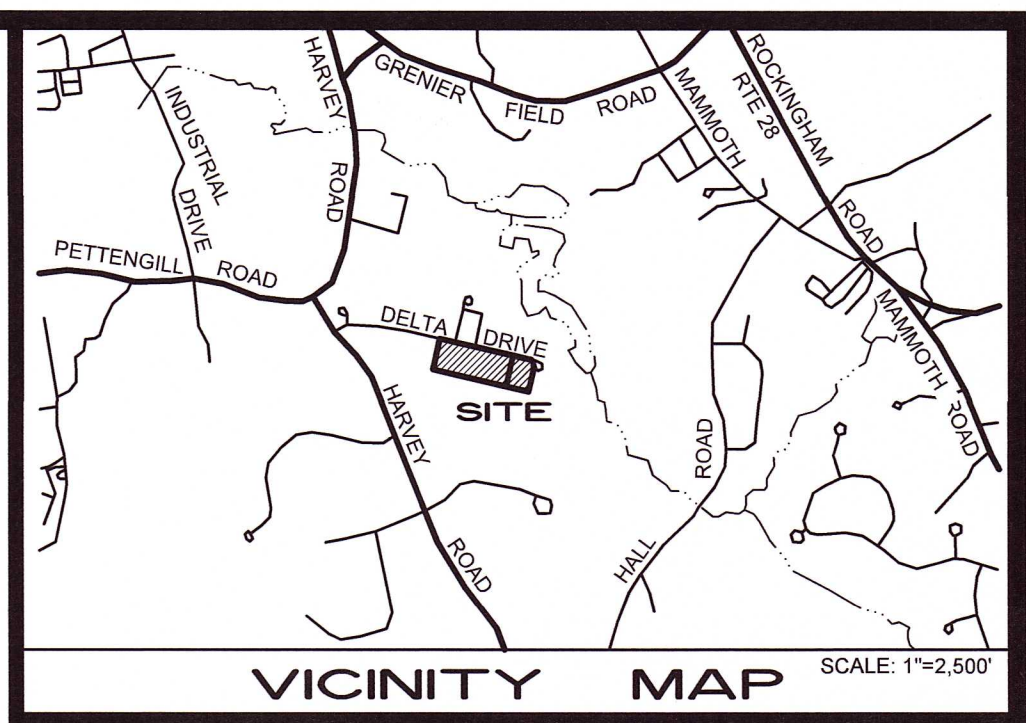
OWNED BY/PREPARED FOR

LEON & TAMARA LAMPES

6 DICKEY STREET, DERRY, NH 03038

AUGUST 25, 2026

		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	
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LOT AREA:
EXISTING:
MAP 14 LOT 21-4 9.132 ACRES (397,790 SF)
MAP 14 LOT 21-11 2.788 ACRES (121,439 SF)
11.920 ACRES (519,229 SF)
PROPOSED:
MAP 14 LOT 21-4 6.238 ACRES (271,717 SF)
MAP 14 LOT 21-11 5.682 ACRES (247,512 SF)
11.920 ACRES (519,229 SF)

LOT NUMBERS REFER TO THE TOWN OF LONDONDERRY ASSESSORS MAP 14.

PRESENT ZONING: IND-II – INDUSTRIAL II

MINIMUM LOT REQUIREMENTS:
-LOT AREA 1.0 ACRES
-LOT FRONTAGE 150 FT

MINIMUM BUILDING SETBACKS:
-FRONT YARD 30 FT
-SIDE YARD 20 FT
-REAR YARD 20 FT
-MAX. BUILDING HEIGHT * 50 FT
* OR AS SPECIFIED BY THE FEDERAL AVIATION ADMINISTRATION AS PART OF THEIR PERMITTING PROCESS OR BY THE LIMITATIONS OUTLINED IN THE AIRPORT APPROACH HEIGHT OVERLAY.

MINIMUM GREEN SPACE SETBACKS:
-FRONT YARD 20 FT
-SIDE YARD 15 FT
-REAR YARD 15 FT

EXISTING USE: INDUSTRIAL (LOT 14-21-4)VACANT LAND (LOT 14-21-1)

PURPOSE OF PLAN:
A. TO ADJUST THE COMMON LOT LINE BETWEEN MAP 14 LOT 21-4 AND MAP 14 LOT 21-11.
B. TO DEPICT A PROPOSED EASEMENT AS SHOWN HEREON.

THE SUBJECT PARCELS ARE LOCATED WITHIN AN AREA IDENTIFIED AS ZONE X AS TAKEN FROM THE FLOOD INSURANCE RATE MAP (FIRM), ROCKINGHAM COUNTY, TOWN OF LONDONDERRY, NEW HAMPSHIRE, COMMUNITY NO. 330134, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, MAP NUMBER: 33015C0316E, DATED: MAY 17, 2005.

THIS PLAN SET CONTAINS A TOTAL OF 3 SHEETS. SHEET 1 SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS. ALL SHEETS OF THE PLAN SET ARE ON FILE WITH THE TOWN OF LONDONDERRY.

SURVEY CONTROL DATA:
HORIZONTAL DATUM: NAD83 (2011)
VERTICAL DATUM: NAVD88
HORIZONTAL PROJECTION: NH STATE PLANE
UNITS: US SURVEY FEET

SITE SHALL BE SERVICED BY:
SEWER TOWN OF LONDONDERRY
WATER MANCHESTER WATER WORKS
GAS LIBERTY UTILITIES
POWER EVERSOURCE
TELECOMMUNICATIONS CONSOLIDATED COMMUNICATIONS

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.

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.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO TOWN OF LONDONDERRY SUBDIVISION REGULATIONS AND THE LATEST EDITION OF THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

OWNERS OF RECORD:
MAP 14, LOT 21-4 16 DELTA DRIVE OWNER LLC
55 CAMBRIDGE STREET
BURLINGTON, MA 01803
BK 6524, PG 2991
MAP 14, LOT 21-11 17 & 22 DELTA DRIVE OWNER LLC
55 CAMBRIDGE STREET
BURLINGTON, MA 01803
BK 6525, PG 665

1. AN EXAMINATION OF THE SCS SOILS WED SOILS SURVEY SHOWS THE ON-SITE PRESENCE OF THE FOLLOWING SOIL TYPES:

44B - MONTAUK FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES

447B - SCITUATE-NEWFIELDS COMPLEX 3 TO 8 PERCENT SLOPES, VERY STONY

EASEMENTS, RIGHTS AND RESTRICTIONS DEPICTED ON THIS PLAN ARE THOSE THAT WERE FOUND AT THE REGISTRY OF DEEDS FOR THE PURPOSES OF THE DETERMINATION AND LOCATION OF THE PROPERTY LINES OF THE SURVEYED PREMISES. EASEMENTS, RIGHTS AND RESTRICTIONS, INCLUDING BUT NOT LIMITED TO UNWRITTEN RIGHTS, MAY AFFECT THE PROPERTY. THE SURVEYOR MAKES NO GUARANTEE TO TITLE, RIGHTS OR OWNERSHIP OF PROPERTY.

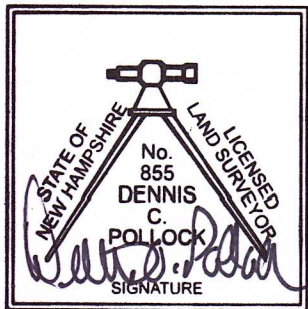
1. RESTRICTIVE COVENANT AGREEMENT BETWEEN THE OWNERS OF LOTS 14-21-4, 14-21-11 & 14-21-12 AS DESCRIBED IN R.C.R.D BK 6692, PG 1934.

1. SUBDIVISION PLAN OF LAND, DELTA HEIGHTS, PREPARED FOR FRANK & GERALD DAVIS, LONDONDERRY, N.H., SCALE: 1" = 100', DATED FEBRUARY 6, 1987, REVISED 4/29/87 AND PREPARED BY THOMAS F. MORAN INC.
RECORDED: RCRD - PLAN No. D-17803.
2. LOT CONSOLIDATION, TAX MAP 44, LOTS 21-A, DELTA DRIVE, LONDONDERRY, NH, APPLICANT: LONDONDERRY INDUSTRIAL, LLC OWNER: LONDONDERRY INDUSTRIAL, LLC, SCALE: 1" = 40', DATE: 7/20/98 AND PREPARED BY ASSOCIATED ENGINEERING SERVICES.
RECORDED: RCRD - PLAN No. D-26457.
3. LAND OF THE CLEAR APPROACH & TRANSITION ZONES, GRENIER FIELD, MANCHESTER MUNICIPAL AIRPORT, LONDONDERRY, NEW HAMPSHIRE, PROPERTY PLAN, SCALE: 1" = 200', DATE: APRIL 1, 1969, REVISED: TRACE S. JACOBSON, 1971 AND PREPARED GEORGE C. BENJAMIN, P.E.
RECORDED: RCRD - PLAN No. D-2179.
4. SITE PLAN - 14-21.10 DELTA HEIGHTS, PREPARED FOR FRANK & GERALD DAVIS, LONDONDERRY, N.H., SCALE 1"=20", DATED APRIL 10, 1987 AND PREPARED BY THOMAS F. MORAN, INC.
RECORDED: RCRD - PLAN No. D-20091.
5. SITE PLAN - 14-21.9 DELTA HEIGHTS, PREPARED FOR FRANK & GERALD DAVIS, LONDONDERRY, N.H., SCALE 1"=20", DATED APRIL 10, 1987 AND PREPARED BY THOMAS F. MORAN, INC.
RECORDED: RCRD - PLAN No. D-20092.
6. SITE PLAN - 14-21.4 DELTA HEIGHTS, PREPARED FOR FRANK & GERALD DAVIS, LONDONDERRY, N.H., SCALE 1"=20", DATED DECEMBER 4, 1986, LAST REVISED 4/29/87 AND PREPARED BY THOMAS F. MORAN, INC.
RECORDED: RCRD - PLAN No. D-20097.
7. SITE PLAN - 14-21.11 DELTA HEIGHTS, PREPARED FOR FRANK & GERALD DAVIS, LONDONDERRY, N.H., SCALE 1" = 40', DATED APRIL 10, 1987 AND PREPARED BY THOMAS F. MORAN, INC.
RECORDED: RCRD - PLAN No. D-20090.

MAG NAIL SET
NORTHERLY SIDE OF DELTA DRIVE
NEAR LOT CORNER OF
MAP 14, LOTS 21-8 & 21-12
ELEV. = 287.99
(NAVD88)

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 08/25/01, EFFECTIVE 11/01/16.

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 TEN THOUSAND ON ALL PROPERTY LINES WITHIN AND BORDERING THE SUBJECT PROPERTY.



THIS IS TO CERTIFY THAT THE WETLANDS HAVE BEEN DELINEATED
IN ACCORDANCE WITH THE WITH THE U.S. ARMY CORPS OF
ENGINEERS JANUARY 2012 REGIONAL SUPPLEMENT TO THE CORPS
OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL
AND NORTHEAST (REGION 2).

WETLAND DELINEATION PREPARED BY:
GOVE ENVIRONMENTAL SERVICES
BRENDAN J. QUIGLEY
CERTIFIED WETLAND SCIENTIST (#249)



FOR 16 DELTA DRIVE OWNER LLC 7/28/26
DATE

FOR 17 & 22 DELTA DRIVE OWNER LLC

ON DATE:

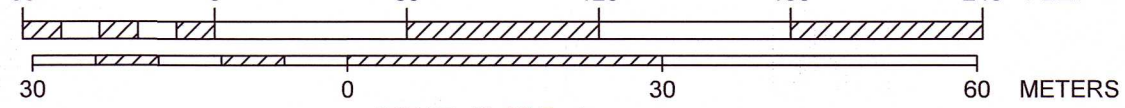
CERTIFIED BY: _____

SIGNATURE _____ PRINTED NAME _____

SIGNATURE _____ PRINTED NAME _____

1	09/16/2026	ADDRESS STAFF COMMENTS	JNP
No.	DATE	REVISION	BY

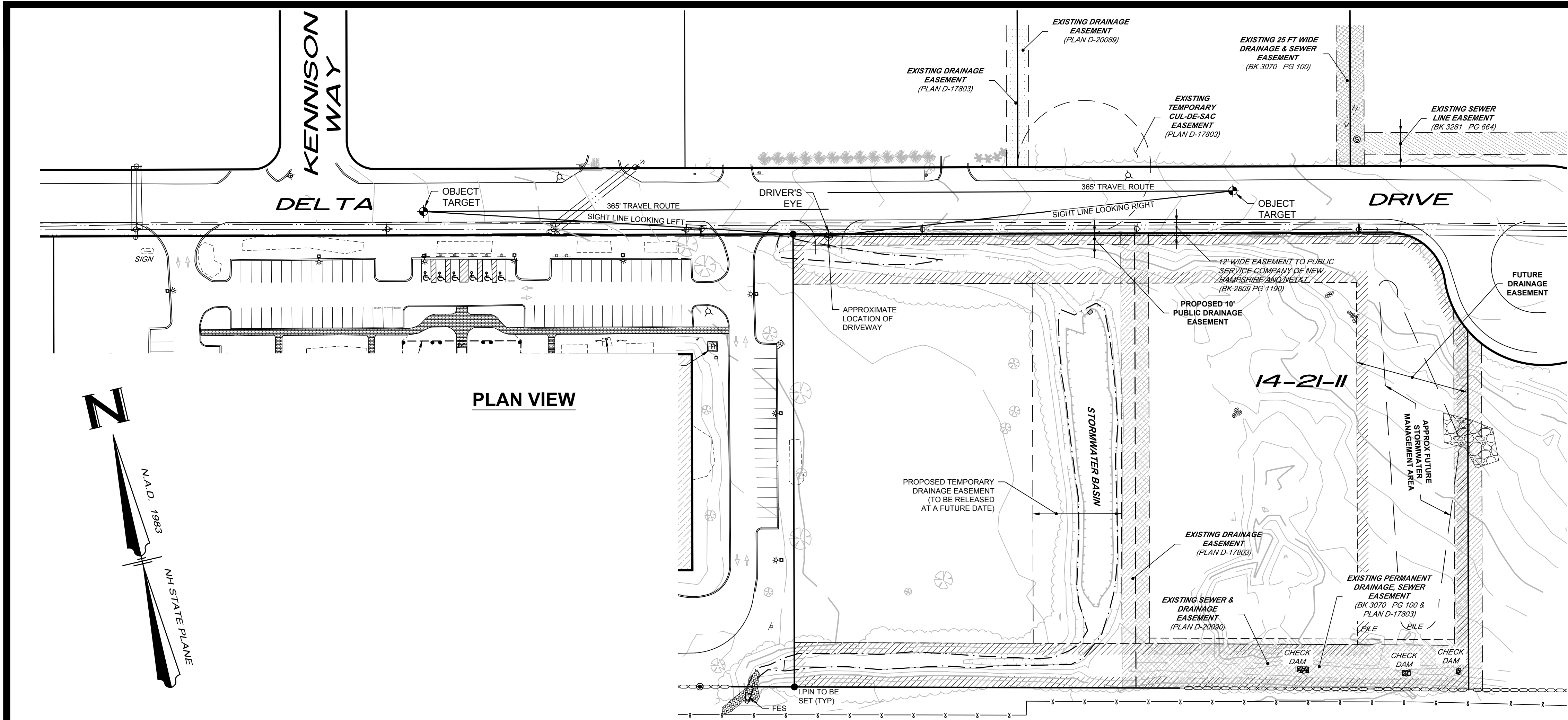
55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 272-2899



3 CONGRESS STREET
NASHUA, NH 03062

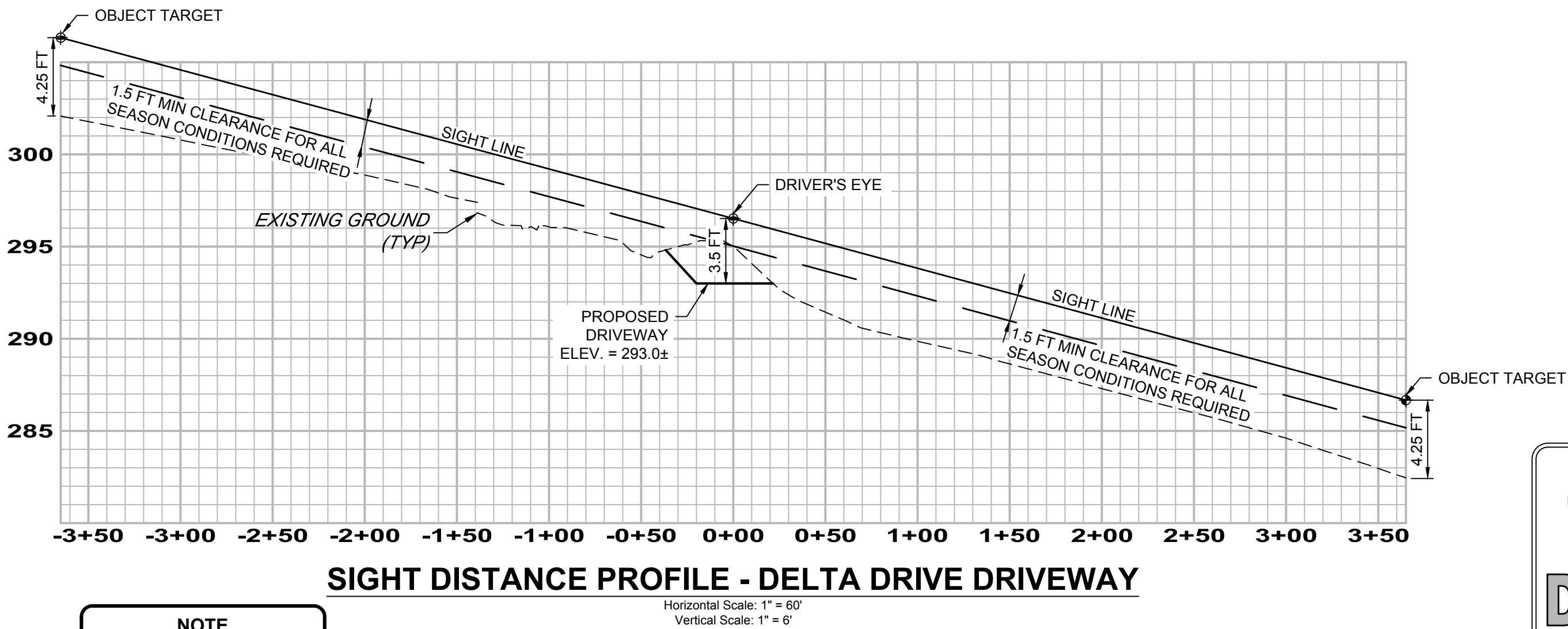
PH: 603.883.2057
www.imegcorp.com

FIELD BOOK: 1281	DRAWING NAME: 26004624.00_SUB	26004624.00	1 OF 3
DRAWING LOCATION: J:\JMEG\2026\26004624.00\DESIGN\CIVIL\C3D\PLOT		File Number	Sheet



FUTURE STORMWATER MANAGEMENT AREA NOTES:

1. THE PURPOSE OF THIS PLAN, RELATIVE TO STORMWATER, IS TO SHOW THE APPROXIMATE FUTURE STORMWATER MANAGEMENT AREA (SMA) AND ITS ACCOMPANYING EASEMENT AREA.
2. THE DESIGN INTENT OF THE FUTURE STORMWATER MANAGEMENT AREA IS TO PROVIDE QUALITATIVE AND QUANTITATIVE TREATMENT OF STORMWATER RUNOFF FROM THE EXISTING DEVELOPMENT UPON LOT 21-4 (16 DELTA DRIVE) AND THE FUTURE DEVELOPMENT UPON LOT 21-11 (22 DELTA DRIVE). THE DESIGN OF THE SMA WILL TAKE INTO CONSIDERATION OTHER PROPERTIES IN THE AREA THAT CURRENTLY DISCHARGE UPON THE SUBJECT SITE.
3. IN GENERAL, THE ANTICIPATED DESIGN, CONSTRUCTION AND PROCESS SEQUENCE FOR THE FUTURE STORMWATER MANAGEMENT AREA IS:
 - a. THE DESIGN OF THE FUTURE SMA AND DEVELOPMENT UPON LOT 21-11 SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF LONDONDERRY AND NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES ALTERATION OF TERRAIN PROGRAM AND WETLANDS BUREAU REGULATIONS AND SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE LONDONDERRY PLANNING BOARD. THIS EFFORT WILL INCLUDE THE PREPARATION OF THE PERMANENT STORMWATER EASEMENT THAT SHALL DETAIL THE MAINTENANCE RESPONSIBILITIES OF THE SMA. SAID EASEMENT DOCUMENT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE LONDONDERRY PLANNING BOARD AND TOWN COUNSEL. THE DOCUMENT SHALL BE RECORDED AT THE ROCKINGHAM COUNTY REGISTRY OF DEEDS AND SHALL BE REFERENCED IN THE PROPERTY DEED OF LOT 21-11.
 - b. ONCE PERMITTED, THE FIRST MAJOR TASK OF THE PROJECT SHALL INCLUDE THE CONSTRUCTION OF THE FUTURE STORMWATER MANAGEMENT AREA. THIS WILL ALLOW FOR THE CONNECTION OF THE EXISTING DRAINAGE SWALE LOCATED ALONG THE SOUTHERLY PROPERTY LINE TO BE TIED INTO THE NEW TREATMENT AREA. ONCE THIS CONNECTION IS MADE THE EXISTING TEMPORARY DRAINAGE EASEMENT (AS SHOWN ON THIS PLAN) CAN BE LEGALLY RELEASED.
 - c. UPON COMPLETION OF CONSTRUCTION OF IMPROVEMENTS UPON LOT 21-11 AN AS-BUILT SURVEY SHALL BE PERFORMED TO ENSURE COMPLIANCE WITH THE APPROVED DESIGN. FURTHERMORE, STORMWATER COMPUTATIONS OF THE SMA SHALL BE PERFORMED USING THE AS-BUILT CONDITION.



NOTE

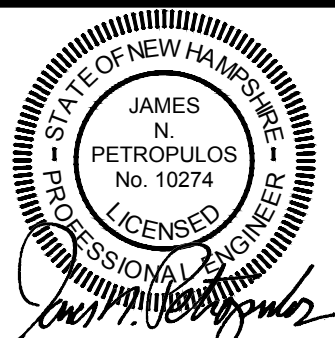
OBJECT TARGETS ARE 365' ALONG TRAVEL ROUTE TO DRIVER'S EYE

LEGEND

- | | | |
|--------------|------------------------------------|------------------------|
| 100' x100.5' | EXISTING GROUND CONTOUR | WETLAND FLAGGING LIMIT |
| — | EXISTING SPOT ELEVATION | CHAINLINK FENCE |
| — | STORM DRAIN & CATCH BASIN | CURBING |
| — | STORM DRAIN & MANHOLES | HANDICAP PARKING SPACE |
| — | STORM DRAIN & END SECTION | HANDICAP SIDEWALK RAMP |
| — | STORM DRAIN & HEADWALL | CONCRETE |
| — S(c) — | SANITARY SEWER & MANHOLES | RIPRAP / STONE |
| — W(d) — | WATER MAIN & HYDRANT | RETAINING WALL |
| — W(b) — | WATER MAIN & GATE VALVE | ROCK/BOULDER |
| — G(b) — | GAS LINE & GATE VALVE | TREE LINE |
| — | UTILITY POLE WITH GUY SUPPORT | CONIFEROUS TREE |
| — | STREET LIGHT | DECIDUOUS TREE |
| — | LIGHT POLES | SHRUBS |
| — OHW — | OVERHEAD ELECTRIC & TELEPHONE SIGN | |
| — X — | TEMPORARY BENCHMARK | |
| — | BUILDING SETBACK LINE | |

BENCHMARK

MAG NAIL SET
NORTHERLY SIDE OF DELTA DRIVE
NEAR LOT CORNER OF
MAP 14, LOTS 21-8 & 21-12
ELEV. = 287.99
(NAVD88)



LOT LINE ADJUSTMENT PLAN - EXHIBIT

(MAP 14, LOTS 21-4 & 21-11)

16 & 22 DELTA DRIVE

LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR:

R.J. KELLY COMPANY, INC.

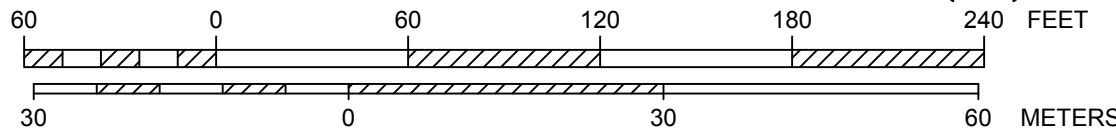
55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 272-2899

RECORD OWNERS:

16 DELTA DRIVE OWNER LLC and

17 & 22 DELTA DRIVE OWNER LLC

55 CAMBRIDGE STREET BURLINGTON, MASSACHUSETTS 01803 (781) 272-2899



SCALE: 1"=60 Feet
1"=18.288 Meters
27 JULY 2026



3 CONGRESS STREET
NASHUA, NH 03062

PH: 603.883.2057
www.imegcorp.com

FIELD BOOK: 1281	DRAWING NAME: 26004624.00_SIGHT_P&P	26004624.00	3 OF 3
DRAWING LOCATION: J:_MEG\2026\26004624.00\DESIGN\CIVIL\C30\PLOT		File Number	Sheet

12-133

12-137

12-137-1

13-20

12-136

12-135

12-134-2

12-134-10

12-134-1

12-134-4

12-134-5

12-140

HOVEY RD

12-139-1

12-139-2

12-139-3

12-139-4

12-139

12-139-5

12-139-6

12-139A

13-18

13-17

13-19

13-19-1

13-15

13-11

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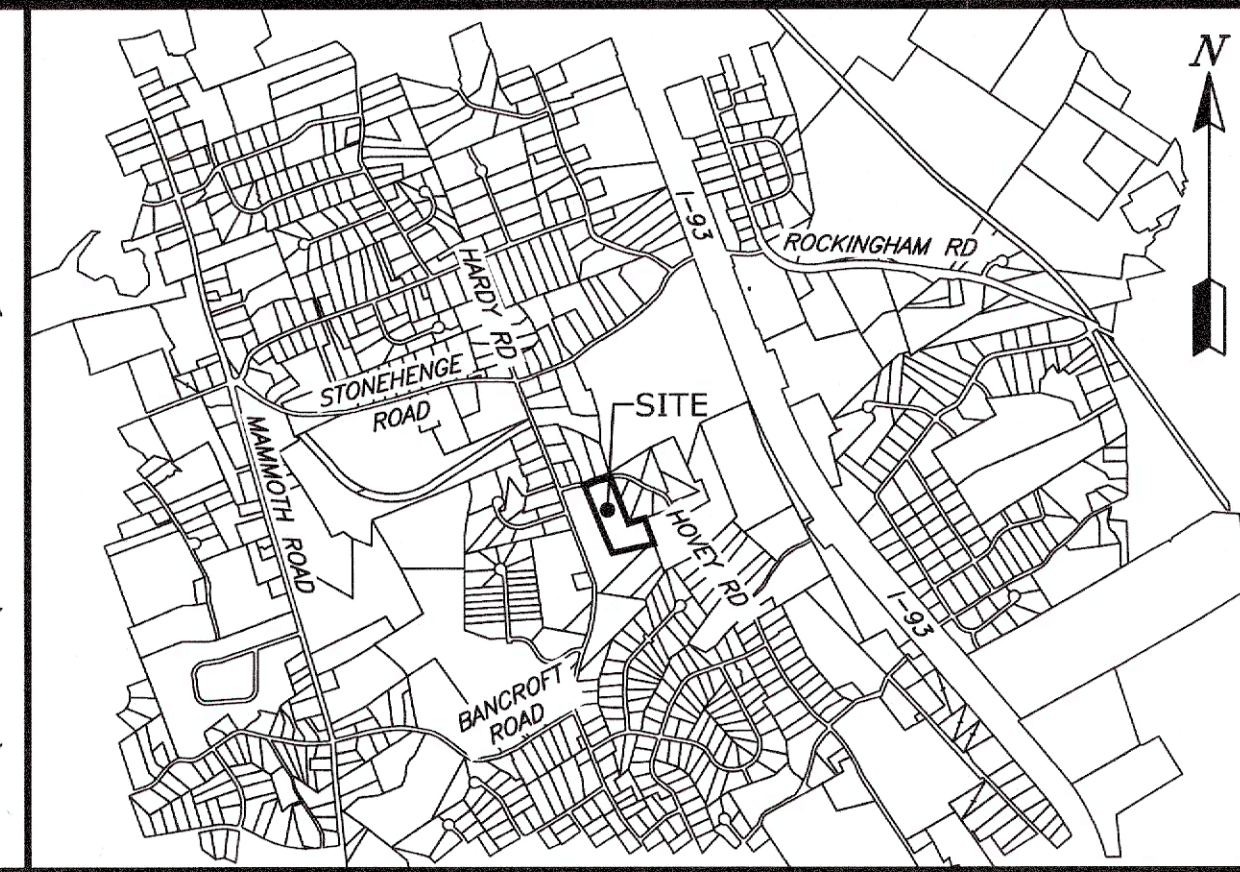
13-7-1

PROPOSED

12-138

SITE PROPOSED 12-138-1

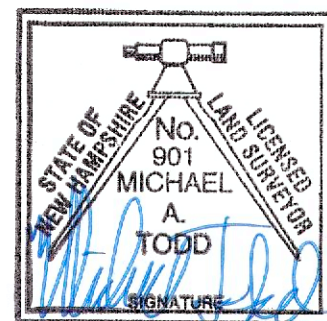
HARBOY ROAD



LOCUS MAP
(SCALE: 1" = 2500')

SEE SHEET 2 FOR PLAN NOTES

SEE SHEET 2 FOR PLAN REFERENCES



"I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

7 I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000)."

Michael J. Todd 9/16/08
 LICENSED LAND SURVEYOR DATE

Approved by the Londonderry, NH Planning Board on Date: _____

Certified by: _____

OVERVIEW PLAN

LOCATED AT:

PREPARED FOR/OWNER & APPLICANT:
DIAMOND EDGE REALTY & DEVELOPMENT, LLC
25 MERRIT PARKWAY UNIT 3
NASHUA, NEW HAMPSHIRE 03062

SCALE: 1" = 100' MARCH 30, 2026 SHEET 1 OF 8

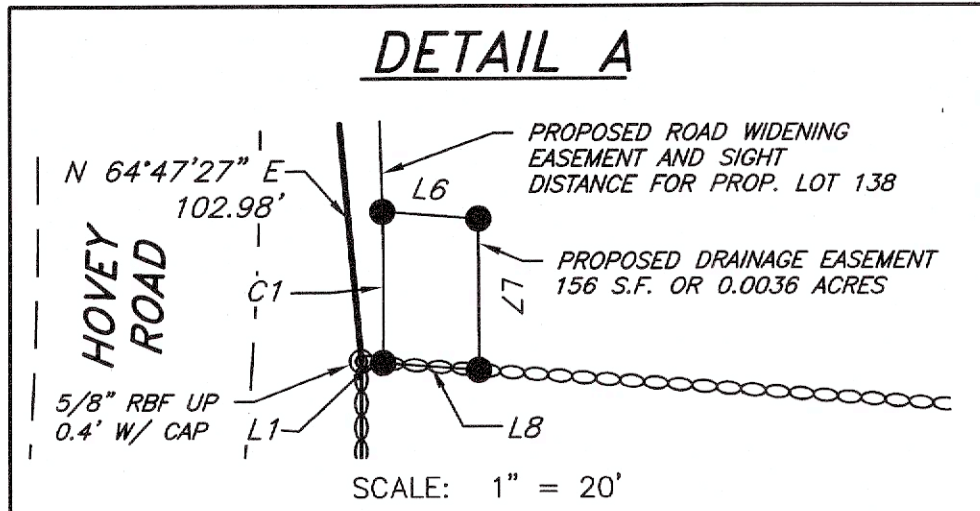
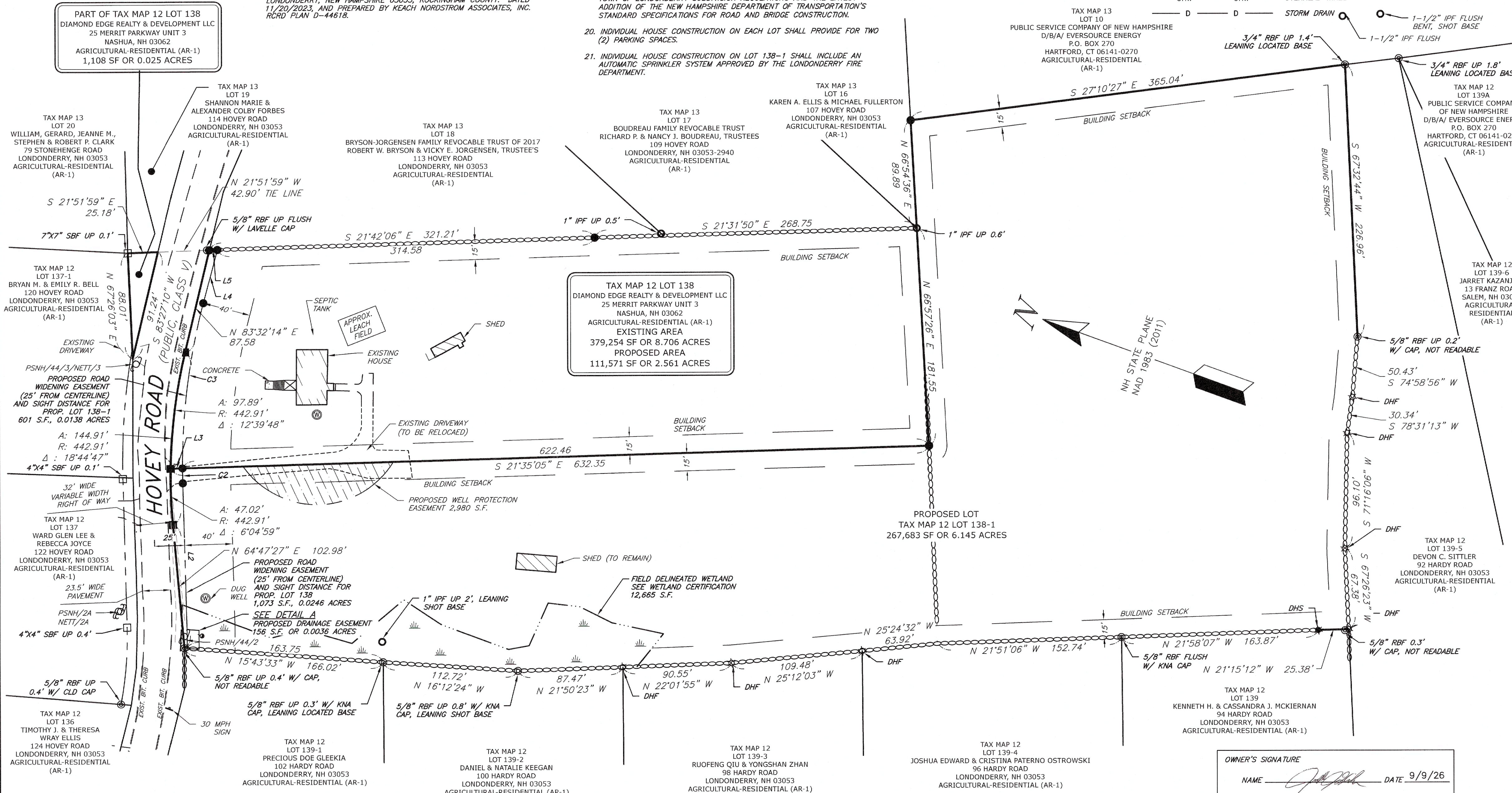
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M.A.T.	M.A.T.	M.A.T.	676	119	

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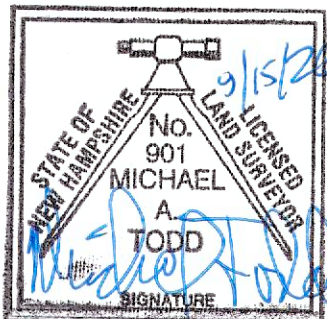
9-9-26	PER STANTEC REVIEW COMMENTS	MAT	B
7-28-26	PER TOWN REVIEW COMMENTS	GAC	RE
DATE	DESCRIPTION	BY	REVIEW

G:\PROJECT\1442037 Diamond Edge Hovey Road Londonderry\DWG\1442037SVI.dwg



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 15°43'33" E	2.26
L2	N 68°27'44" E	121.61
L3	N 21°35'05" W	9.89
L4	N 84°51'02" E	45.97
L5	N 21°42'06" W	6.63
L6	S 15°43'33" E	10.00
L7	S 69°50'02" W	15.77
L8	N 15°43'33" W	10.00

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	329.36	15.77	2°44'36"	N 69°50'02" E	15.77
C2	530.40	12.63	1°21'50"	N 69°08'39" E	12.63
C3	530.40	139.09	15°01'28"	N 77°20'18" E	138.89

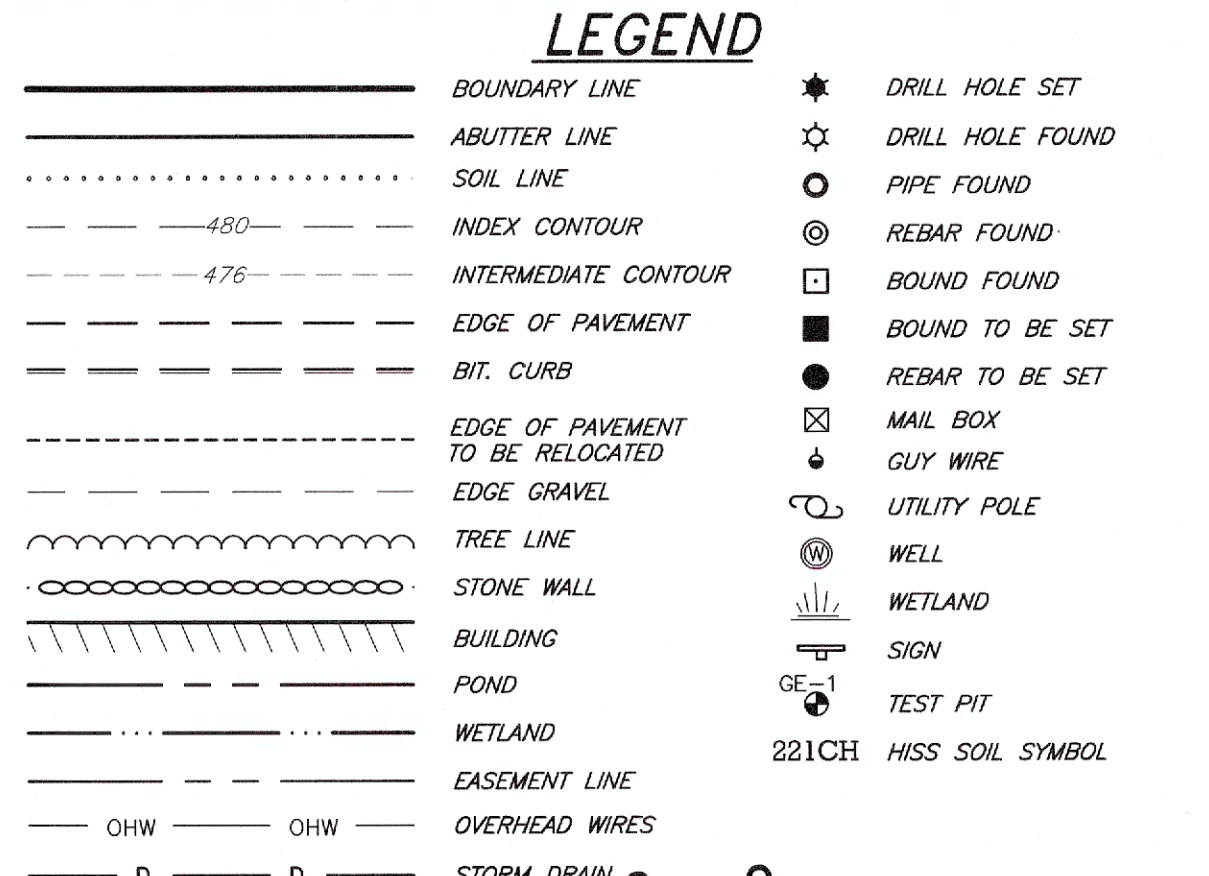
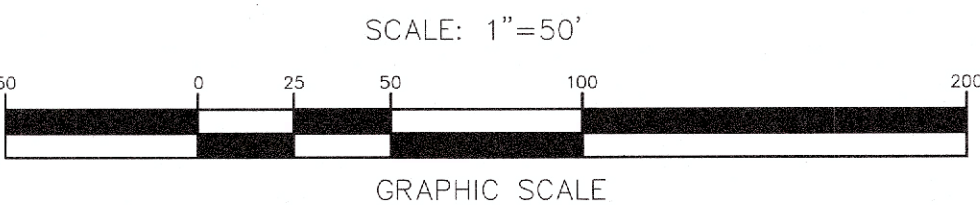


SURVEYOR CERTIFICATION

I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

Michael J. Todd
9/15/26
LICENSED LAND SURVEYOR



- NOTES**
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE ONE RESIDENTIAL LOT FROM THE EXISTING TAX MAP 12, LOT 138, LOCATED AT 115 HOVEY ROAD, IN LONDONDERRY, NH.
 - OWNER OF RECORD
TAX MAP 12 LOT 138
DIAMOND EDGE REALTY & DEVELOPMENT LLC
25 MERRIT PARKWAY, UNIT 3
NASHUA, NH 03062
BK. 5484 PG. 1930
 - EXISTING LOT SIZE: TAX MAP 12 LOT 138 379,254± S.F. OR 8.706 AC.
PROPOSED LOT SIZE:
TAX MAP 12 LOT 138 111,571± S.F. OR 2.561 AC.
TAX MAP 12 LOT 138-1 627,683± S.F. OR 6.145 AC.
 - THE PARCEL IS LOCATED IN THE AGRICULTURAL-RESIDENTIAL (AR-1) ZONING DISTRICT. DIMENSIONAL REQUIREMENTS FOR SINGLE-FAMILY DWELLING ARE AS FOLLOWS:
MINIMUM LOT AREA: 43,560 S.F. (BY SOIL TYPE)
MINIMUM LOT FRONTAGE: 150 FEET (SINGLE FAMILY)
MINIMUM FRONT SETBACK: 40 FEET
MINIMUM SIDE SETBACK: 15 FEET
MINIMUM REAR SETBACK: 15 FEET
MAXIMUM BUILDING HEIGHT: 35 FEET
MINIMUM PARKING SPACES: 2 PER DWELLING UNIT
 - THE EXISTING/PROPOSED USE OF THE SUBJECT PARCEL IS SINGLE-FAMILY RESIDENTIAL.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF LONDONDERRY, COUNTY OF ROCKINGHAM, STATE OF NEW HAMPSHIRE, MAP NO. 33015C0338, EFFECTIVE DATE: MAY 17, 2005 INDICATES THE SUBJECT PREMISES IS LOCATED WITHIN ZONE X, NOT A DESIGNATED FLOOD HAZARD AREA.
 - THIS PLAN AND TOPOGRAPHIC INFORMATION FOR THIS SITE IS BASED ON SURVEY FIELD WORK PERFORMED IN FEBRUARY OF 2026 UTILIZING CARLSON BRX-7 GPS RECEIVERS AND A CARLSON CRX-5 ROBOTIC TOTAL STATION, AND LIDAR CONTOURS OBTAINED FROM GRANT.UNH.EDU. HORIZONTAL DATUM IS NEW HAMPSHIRE STATE PLANE NAD 83(2011) AND VERTICAL DATUM IS NAVD 1988 BASED ON A STATIC GPS OBSERVATION AND OPUS SOLUTION.
 - THE SITE IS SERVICED BY ON-SITE WELL, AND SEPTIC SYSTEM.
 - THE SUBJECT PARCELS DEED EXCEPTS AND RESERVES THE RIGHT OF THE PUBLIC TO ANY HIGHWAY CROSSING SAID PREMISES.
 - PERMITS REQUIRED:
-NHDES SUBDIVISION APPROVAL NUMBER (PROPOSED MAP 12, LOT 138): eSA2026062502
-LONDONDERRY STORMWATER PERMIT PLANS: SUBMITTED 7/28/26
 - DWELLINGS ON EACH LOT TO BE MAXIMUM OF 4 BEDROOMS SERVED BY ON-SITE SEPTIC AND PRIVATE WELLS.
 - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE.
 - THIS PROJECT IS NOT PHASED.
 - NO ZONING VARIANCES ARE REQUIRED OR PREVIOUS ZONING VARIANCES GRANTED FOR THE PROPERTY.
 - WAIVER REQUESTED:
-4.01.C SCALE OF 1"=40' (MAXIMUM); 1"=50' REQUESTED
-SECTIONS 3.05 AND 4.18.9 (SUBDIVISION REGULATIONS), AND ITEMS X.7.a, b, and c (CHECKLIST); UTILITY CLEARANCE LETTERS
-SECTION 3.14 (SITE PLAN REGULATIONS), ITEM X.4 (SUBDIVISION APPLICATION & CHECKLIST); TRAFFIC IMPACT ANALYSIS
 - THIS PLAN SET CONTAINS EIGHT (8) SHEETS. SHEET 2 IS TO BE RECORDED AT THE ROCKINGHAM COUNTY DEPARTMENT OF DEEDS AND THE ENTIRE PLAN SET WILL BE ON FILE AT THE LONDONDERRY PLANNING DEPARTMENT.
 - 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 TOWN OF LONDONDERRY REQUIREMENTS TO THE REGULATIONS AT NO EXPENSE TO THE TOWN.

TAX MAP 12 LOT 138

SUBDIVISION PLAN
DIAMOND EDGE REALTY & DEVELOPMENT
LOCATED AT:
115 HOVEY ROAD
LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR/OWNER & APPLICANT:
DIAMOND EDGE REALTY & DEVELOPMENT, LLC
25 MERRIT PARKWAY UNIT 3
NASHUA, NEW HAMPSHIRE 03062

SCALE: 1" = 50' MARCH 30, 2026 SHEET 2 OF 8

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
M.A.T.	M.A.T.	M.A.T.	676	119	1442-37

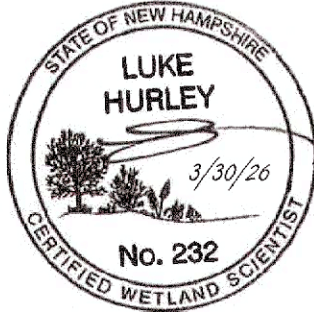
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9-9-26	PER STANTEC REVIEW COMMENTS	MAT	B
7-28-26	PER TOWN REVIEW COMMENTS	GAC	A
DATE	DESCRIPTION	BY	REV.

WETLAND CERTIFICATION

WETLANDS WERE DELINEATED BY LUKE D. HURLEY, CWS OF HURLEY ENVIRONMENTAL & LAND PLANNING IN JANUARY, 2026, UTILIZING THE FOLLOWING STANDARDS:

- REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, (VERSION 2.0) JANUARY 2012, U.S. ARMY CORPS OF ENGINEERS.
- FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 8.2, UNITED STATES DEPARTMENT OF AGRICULTURE (2018).
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2019 VERSION 4, FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- NATIONAL WETLAND PLANT LIST, VERSION 3.2 (2016).

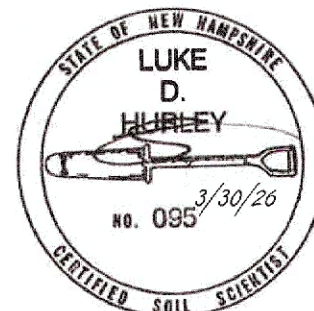


SOIL CERTIFICATION

- THIS MAP PRODUCT IS WITHIN THE TECHNICAL STANDARDS OF THE NATIONAL COOPERATIVE SOIL SURVEY. IT IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR INFILTRATION REQUIREMENTS BY THE NH DES ALTERATION OF TERRAIN BUREAU. IT WAS PRODUCED BY A PROFESSIONAL SOIL SCIENTIST, AND IS NOT A PRODUCT OF THE USDA NATURAL RESOURCES CONSERVATION SERVICE. THERE IS A REPORT THAT ACCOMPANIES THIS MAP.
- THE SITE SPECIFIC SOIL SURVEY (SSSS) WAS PRODUCED JANUARY 21, 2026, AND WAS PREPARED BY LUKE HURLEY, CSS #095, HURLEY ENVIRONMENTAL AND LAND PLANNING, LLC.
- SOILS WERE IDENTIFIED WITH THE NEW HAMPSHIRE STATE-WIDE NUMERICAL SOILS LEGEND, USDA NRCS, DURHAM, NH, ISSUE # 10, JANUARY 2011. THE NUMERIC LEGEND WAS AMENDED TO IDENTIFY THE CORRECT SOIL COMPONENTS OF THE COMPLEX.
- HYDROLOGIC SOIL GROUP FROM KSAT VALUES FOR NEW HAMPSHIRE SOILS, SOCIETY OF SOIL SCIENTISTS OF NEW ENGLAND, SPECIAL PUBLICATION NO. 5, SEPTEMBER, 2009.

HISS SYM	SSS MAP NAME	HYDROLOGIC SOIL GROUP
221	CHARLTON	D
321	SUTTON	C
461	SCITUATE	D
521	RIDGEBURY	D
561	SCITCO	D
P	WATER	D

SLOPE PHASE:
0-8% B 8-15% C 15-25% D 25%+ E



LEGEND

BOUNDARY LINE	DRILL HOLE SET
ABUTTER LINE	DRILL HOLE FOUND
SOIL LINE	PIPE FOUND
INDEX CONTOUR	REBAR FOUND
INTERMEDIATE CONTOUR	BOUND FOUND
EDGE OF PAVEMENT	BOUND TO BE SET
BIT, CURB	REBAR TO BE SET
EDGE OF PAVEMENT TO BE RELOCATED	MAIL BOX
EDGE GRAVEL	GUY WIRE
TREE LINE	UTILITY POLE
STONE WALL	WELL
BUILDING	WETLAND
POND	SIGN
WETLAND	TEST PIT
EASEMENT LINE	221CH HISS SOIL SYMBOL
OVERHEAD WIRES	
STORM DRAIN	



LOCUS MAP

(SCALE: 1"=2500')

NOTES

SEE SHEET 2 FOR PLAN NOTES

PLAN REFERENCES

SEE SHEET 2 FOR PLAN REFERENCES

TEST PIT DATA

TEST PITS WITNESSED BY WILLIAM M. GRESEK, PE, DESIGNER #1195, IN 11/13/2013. SEE REFERENCE PLAN 1. TEST PITS FIELD VERIFIED BY THIS OFFICE IN APRIL 2026.

GE-1 0'-10" 10YR 2/2 SANDY LOAM 10'-36" 10YR 4/4 LOAMY SAND 36"-84" 10YR 6/4 SAND	GE-4 0'-8" 10YR 2/2 SANDY LOAM 8"-18" 10YR 4/4 LOAMY SAND 18"-80" 10YR 6/4 SAND
ROOTS TO 62" ESHW: 64" RUFUSAL: NONE NO WATER OBSERVED PERC 2 MIN/INCH @38"	ROOTS TO 48" ESHW: 64" RUFUSAL: NONE NO WATER OBSERVED PERC 2 MIN/INCH @24"
GE-2 0'-6" 10YR 2/2 SANDY LOAM 6"-24" 10YR 4/4 LOAMY SAND 24"-88" 10YR 6/4 SAND	GE-5 0'-8" 10YR 2/2 SANDY LOAM 8"-20" 10YR 4/4 LOAMY SAND 20"-88" 10YR 6/4 SAND
ROOTS TO 60" ESHW: 66" RUFUSAL: NONE NO WATER OBSERVED PERC 2 MIN/INCH @28"	ROOTS TO 52" ESHW: 62" RUFUSAL: NONE NO WATER OBSERVED PERC 2 MIN/INCH @24"
GE-3 0'-6" 10YR 2/2 SANDY LOAM 6"-18" 10YR 4/4 LOAMY SAND 18"-82" 10YR 6/4 SAND	GE-6 0'-4" 10YR 2/2 SANDY LOAM 4"-16" 10YR 4/4 LOAMY SAND 16"-78" 10YR 6/4 SAND
ROOTS TO 40" ESHW: 62" RUFUSAL: NONE NO WATER OBSERVED PERC 2 MIN/INCH @20"	ROOTS TO 58" ESHW: 60" RUFUSAL: NONE NO WATER OBSERVED PERC 2 MIN/INCH @22"

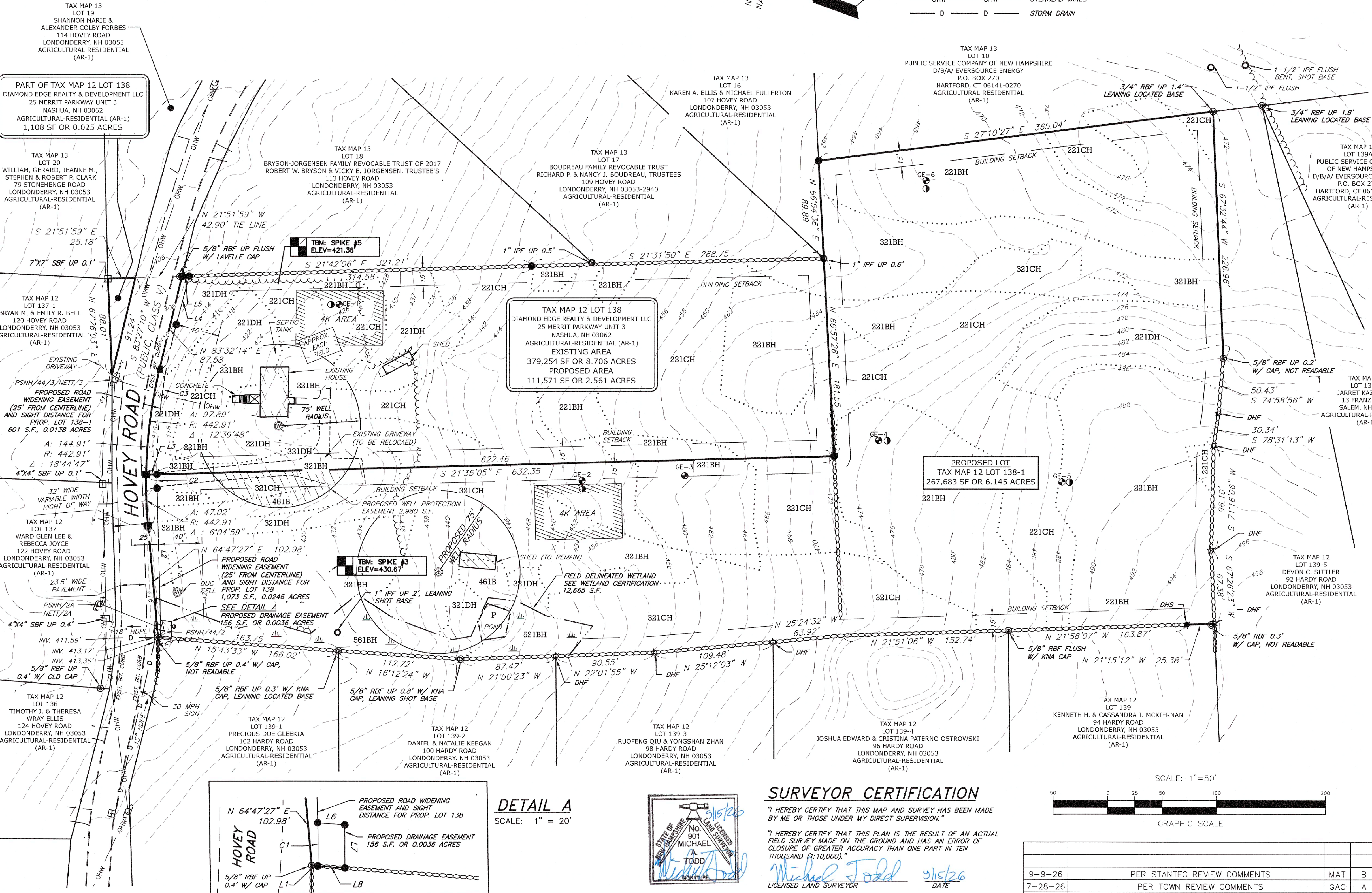
SITE LOADING NOTES:
SITE LOADING GROUP 2 SOIL, C SLOPE
2.22 ACRE EXCLUDING WETLANDS, LEDGE, AND WELL RADII
2.22 X 1,398 = 3,104 GPD AVAILABLE, TOTAL 600 PROPOSED

OWNER'S SIGNATURE
NAME *John Smith* DATE 9/9/26

TAX MAP 12 LOT 138
TOPOGRAPHIC PLAN
DIAMOND EDGE REALTY & DEVELOPMENT
LOCATED AT:
115 HOVEY ROAD
LONDONDERRY, NEW HAMPSHIRE
PREPARED FOR/OWNER & APPLICANT:
DIAMOND EDGE REALTY & DEVELOPMENT, LLC
25 MERRIT PARKWAY UNIT 3
NASHUA, NEW HAMPSHIRE 03062

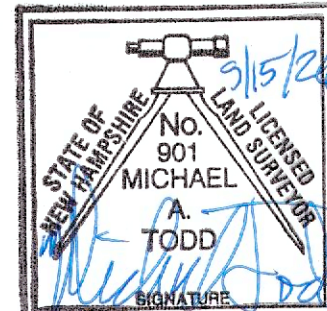
SCALE: 1" = 50'	MARCH 30, 2026	SHEET 3 OF 8
DESIGN:	DRAWN:	CHECKED:
M.A.T.	M.A.T.	M.A.T.

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DETAIL A

SCALE: 1" = 20'

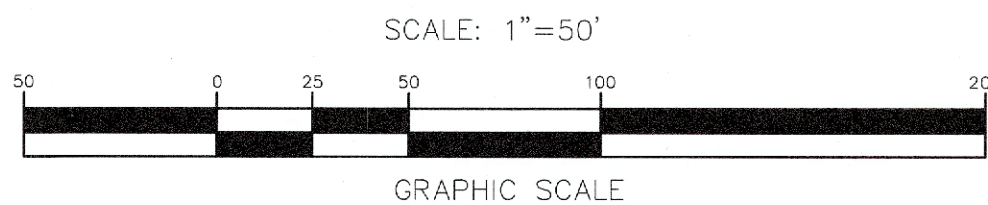


SURVEYOR CERTIFICATION

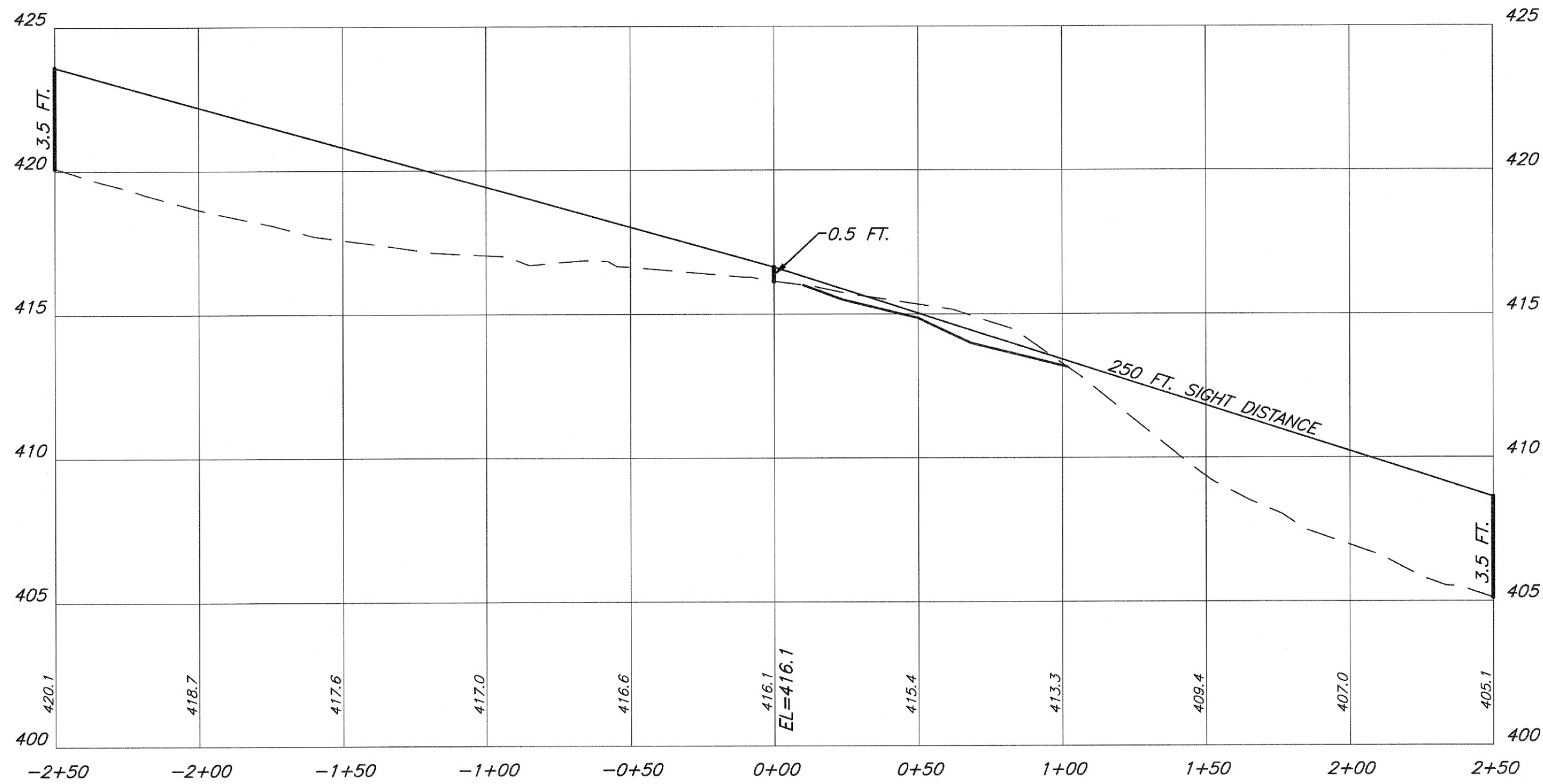
I HEREBY CERTIFY THAT THIS MAP AND SURVEY HAS BEEN MADE BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE ON THE GROUND AND HAS AN ERROR OF CLOSURE OF GREATER ACCURACY THAN ONE PART IN TEN THOUSAND (1:10,000).

Michael Todd 9/15/26
LICENSED LAND SURVEYOR DATE

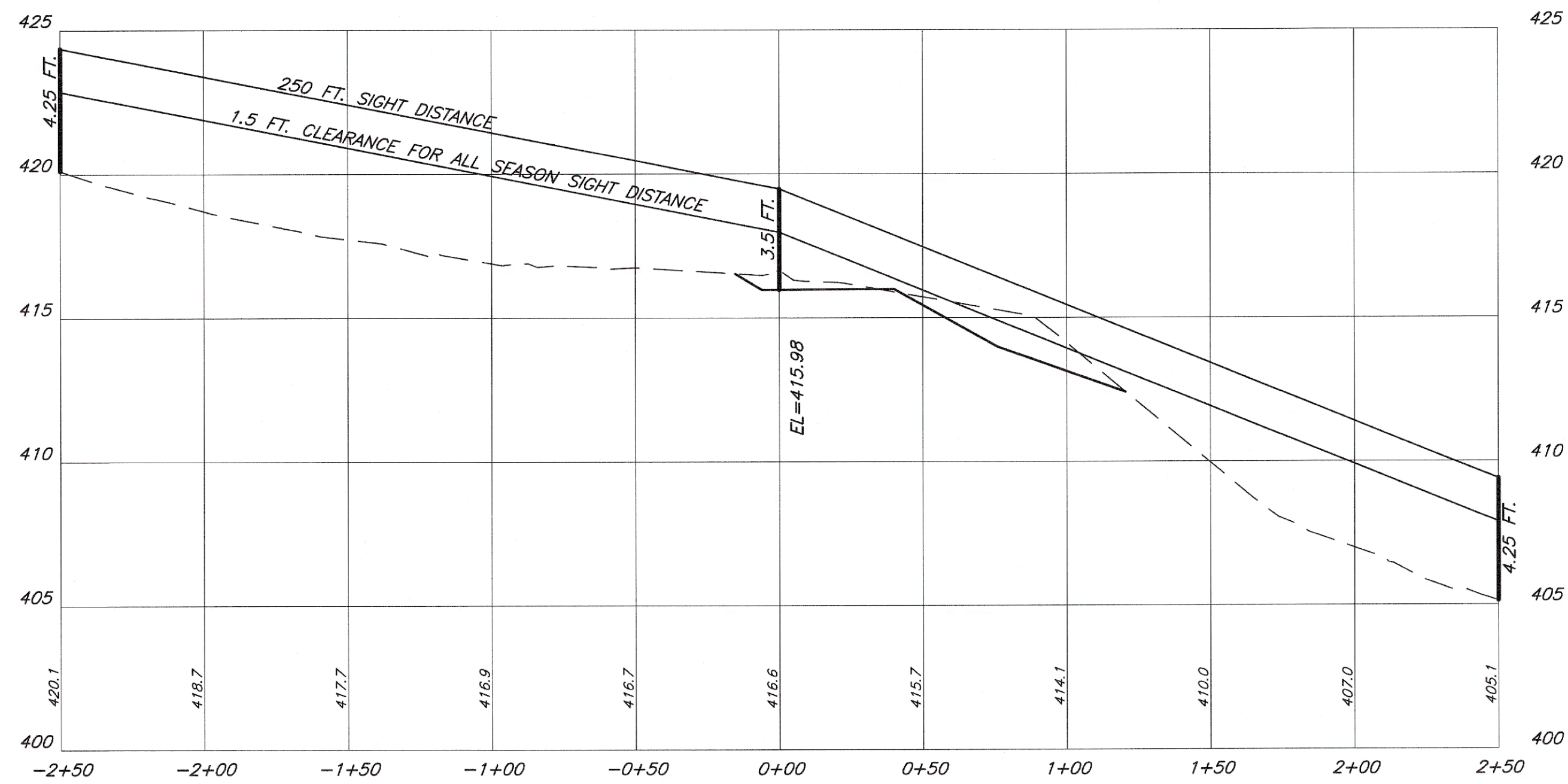


DATE	DESCRIPTION	BY	REV.
9-9-26	PER STANTEC REVIEW COMMENTS	MAT	B
7-28-26	PER TOWN REVIEW COMMENTS	CAC	A



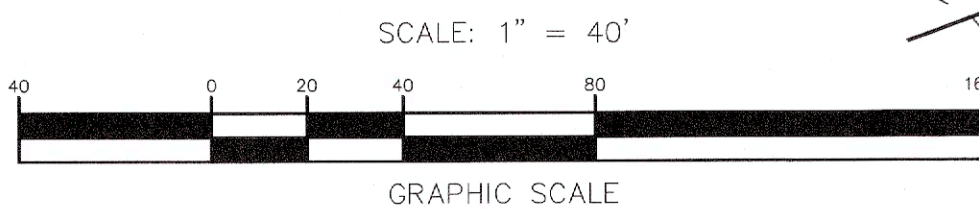
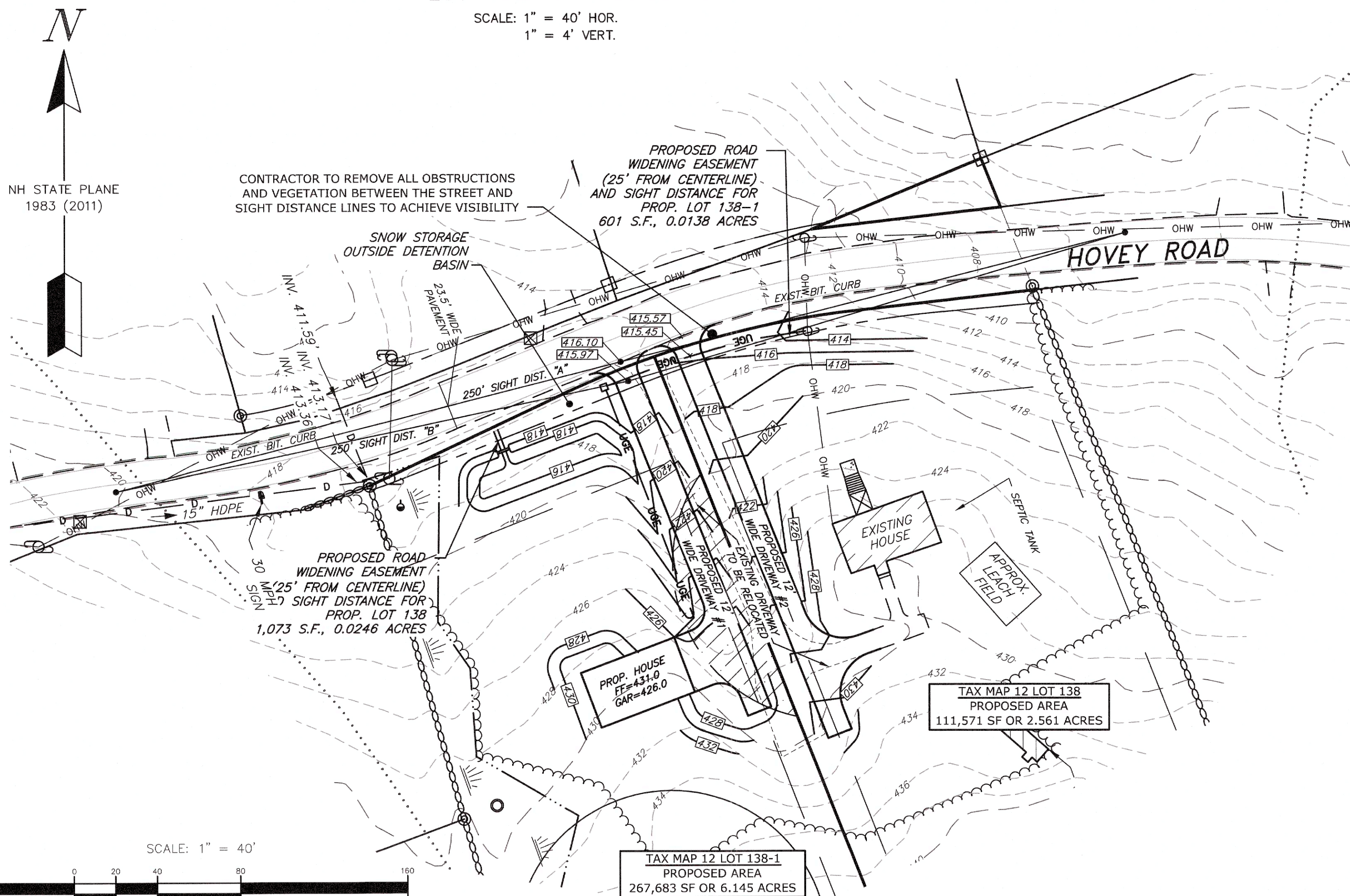
LOT 138-1 PROFILE "A"

SCALE: 1" = 40' HOR.
1" = 4' VERT.



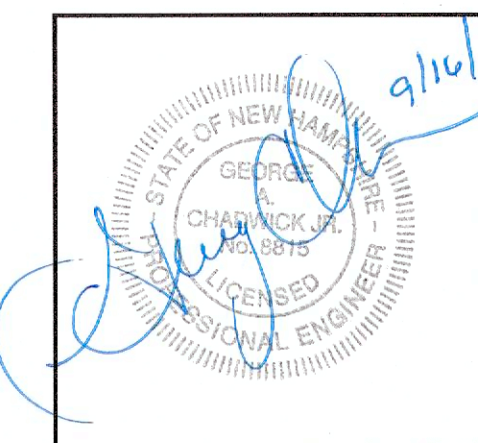
LOT 138-1 PROFILE "B"

SCALE: 1" = 40' HOR.
1" = 4' VERT.

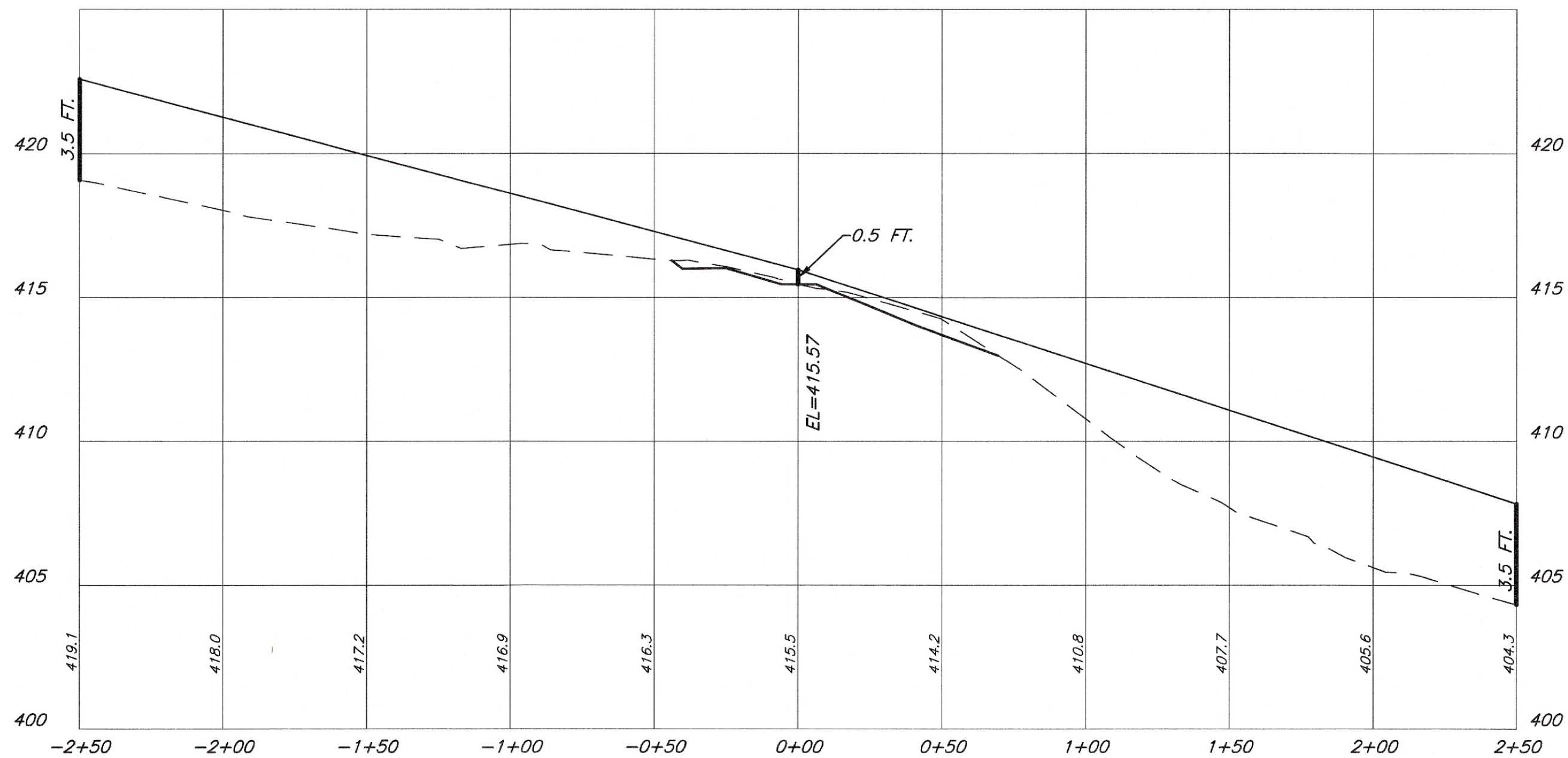


I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

Signature PE
DATE: 9/16/26

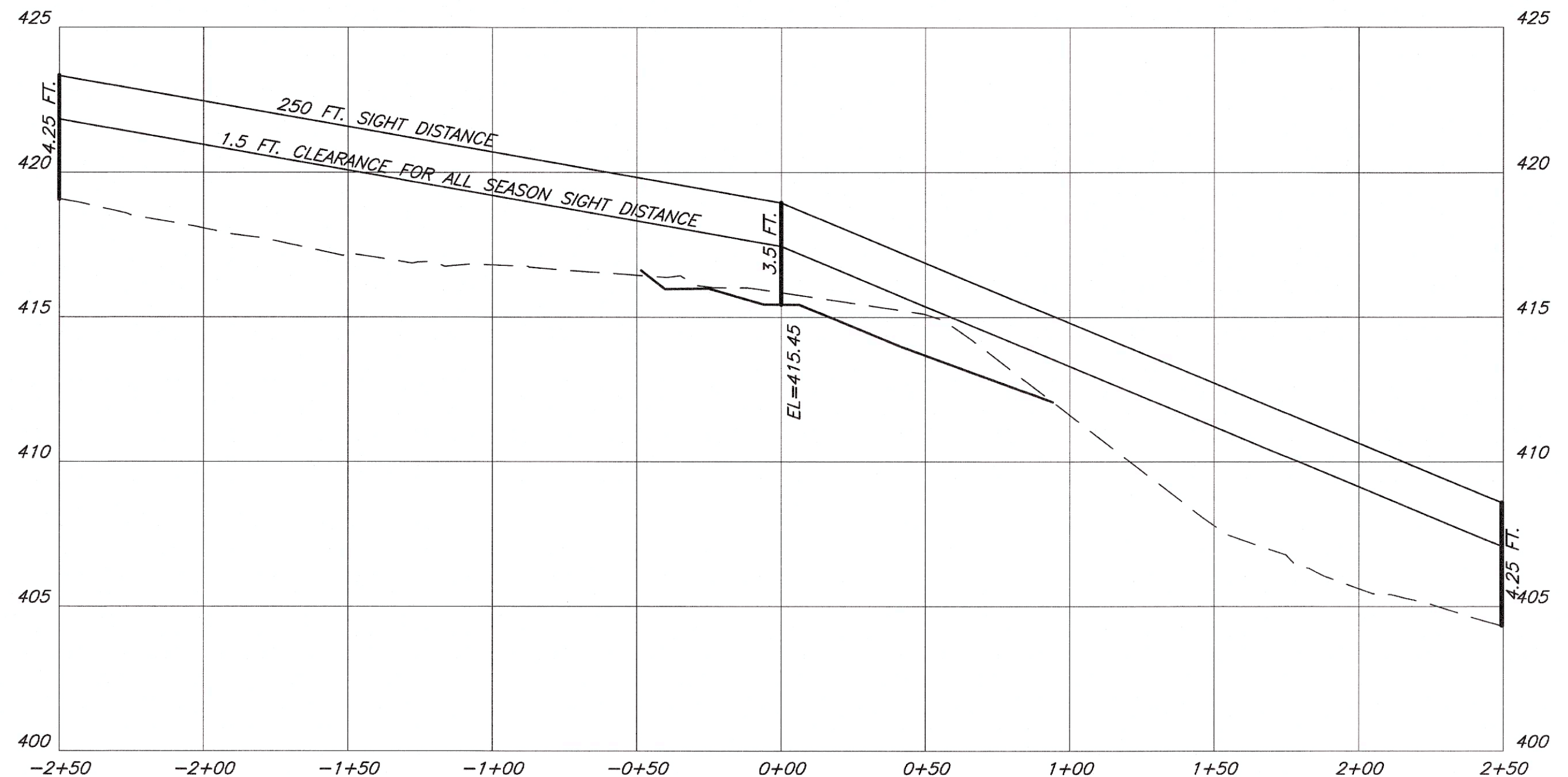


9-9-26	PER STANTEC REVIEW COMMENTS	MAT	B
7-28-26	PER TOWN REVIEW COMMENTS	GAC	A
DATE	DESCRIPTION	BY	REV.
TAX MAP 12 LOT 138			
DRIVEWAY SIGHT DISTANCE PLAN LOT 138-1			
DIAMOND EDGE REALTY & DEVELOPMENT			
LOCATED AT:			
115 HOVEY ROAD			
LONDONDERRY, NEW HAMPSHIRE			
PREPARED FOR/OWNER & APPLICANT:			
DIAMOND EDGE REALTY & DEVELOPMENT, LLC			
25 MERRIT PARKWAY UNIT 3			
NASHUA, NEW HAMPSHIRE 03062			
SCALE: 1" = 40'	MARCH 30, 2026	SHEET 4 OF 8	
DESIGN: JST	DRAWN: JST	CHECKED: GAC	PG: 119
1442-37			
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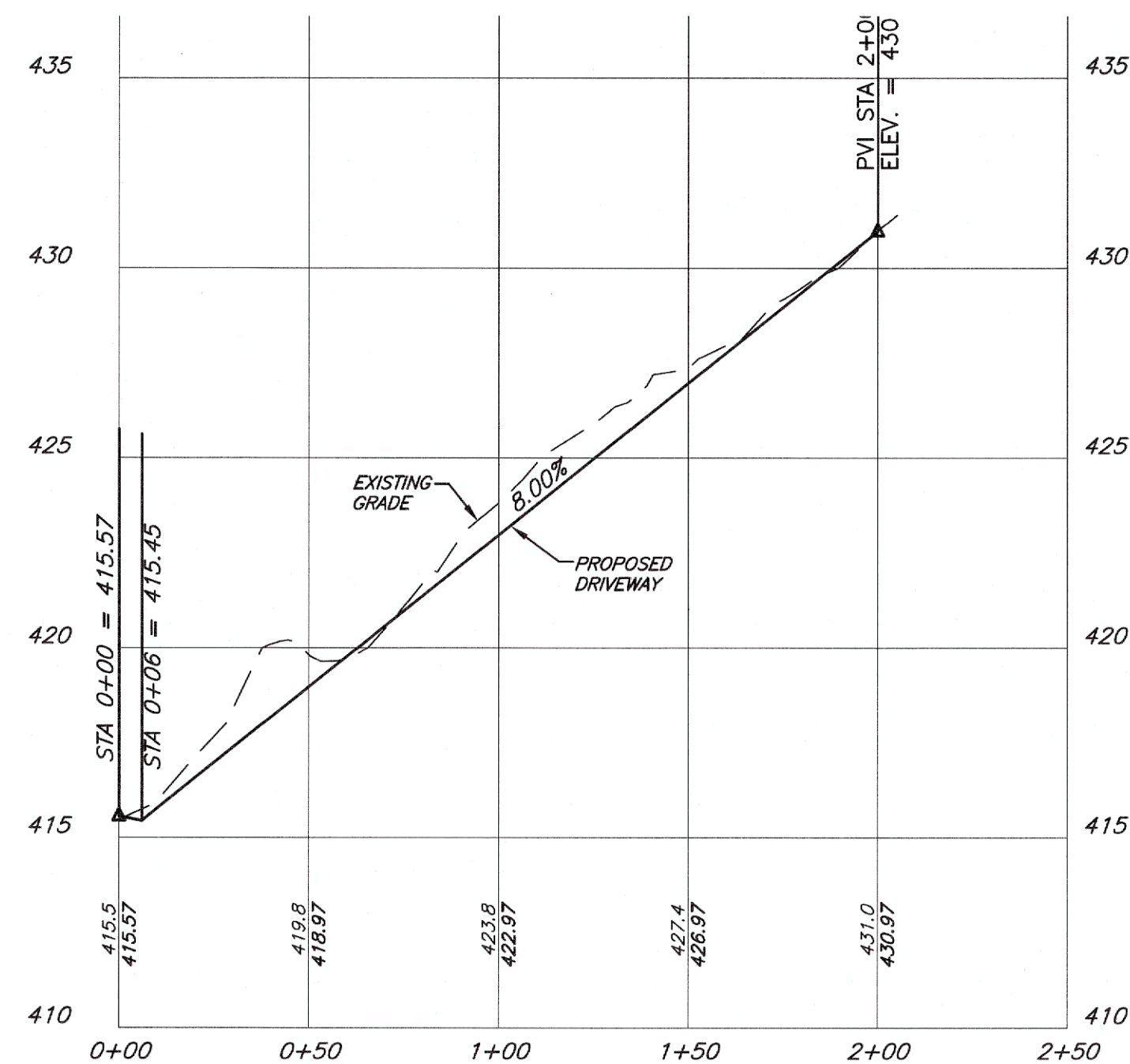
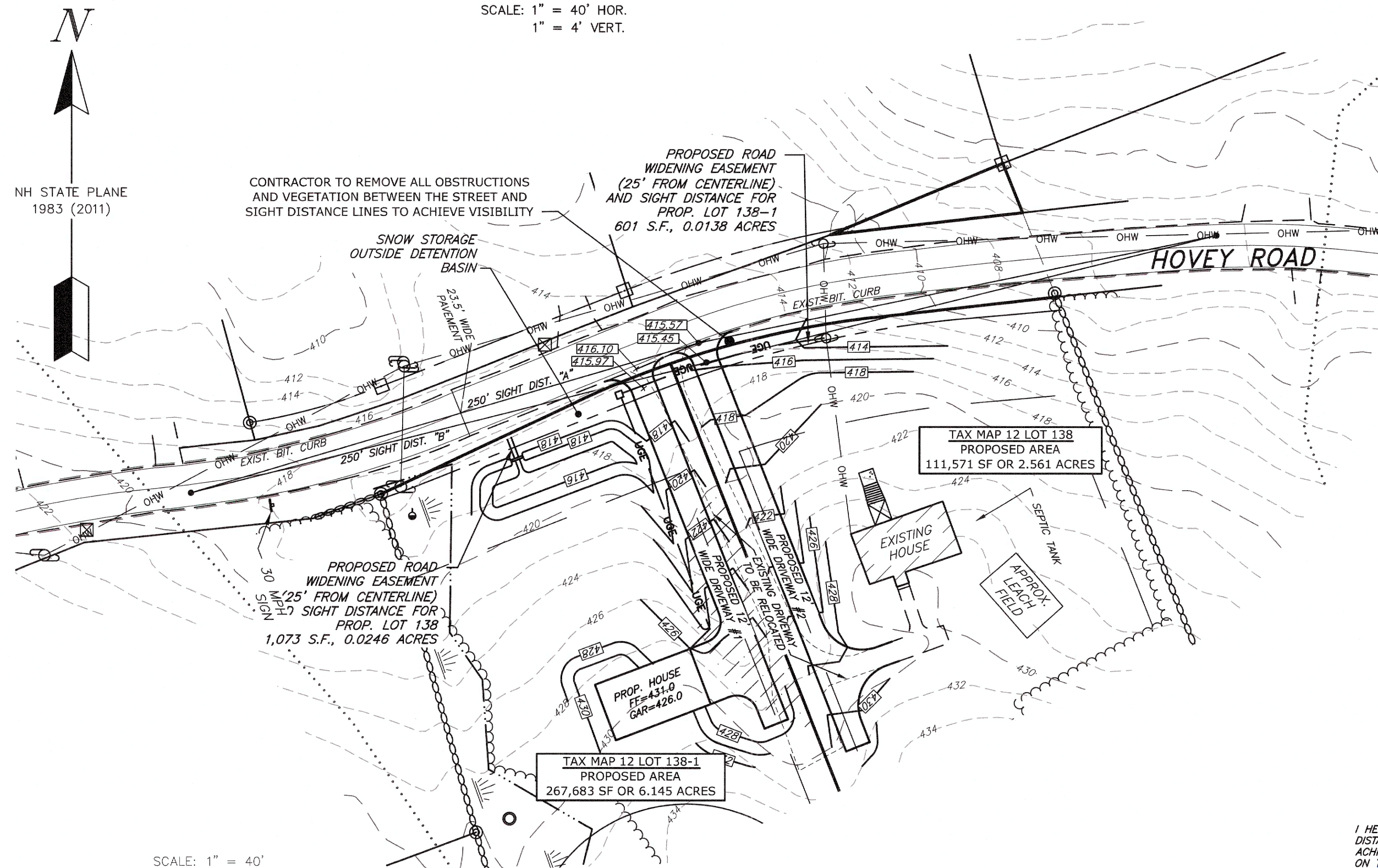
LOT 138 PROFILE "A"

SCALE: 1" = 40' HOR.
1" = 4' VERT.



LOT 138 PROFILE "B"

1" = 40' HOR.
SCALE: 1" = 4' VERT.

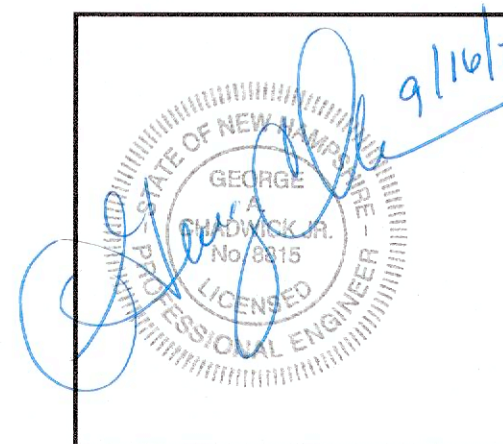


LOT 138 DRIVEWAY

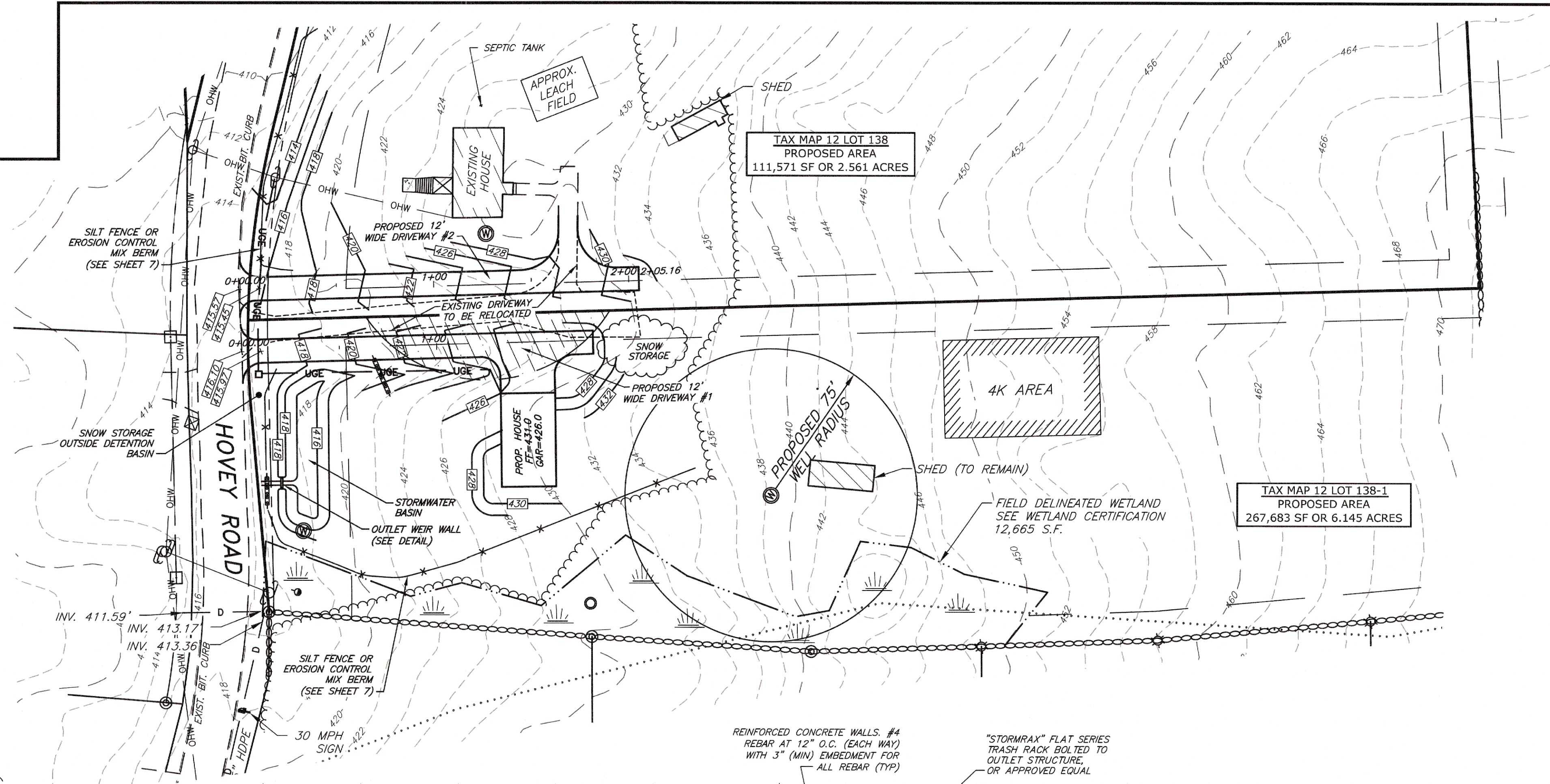
SCALE: 1" = 40' HOR.
1" = 4' VERT.

I HEREBY CERTIFY THAT THE ALL SEASON SAFE SIGHT DISTANCE AS REQUIRED BY THE TOWN OF LONDONDERRY IS ACHIEVED UPON COMPLETION OF THE IMPROVEMENTS SHOWN ON THIS PLAN.

[Signature] PE 9/16/26
DATE

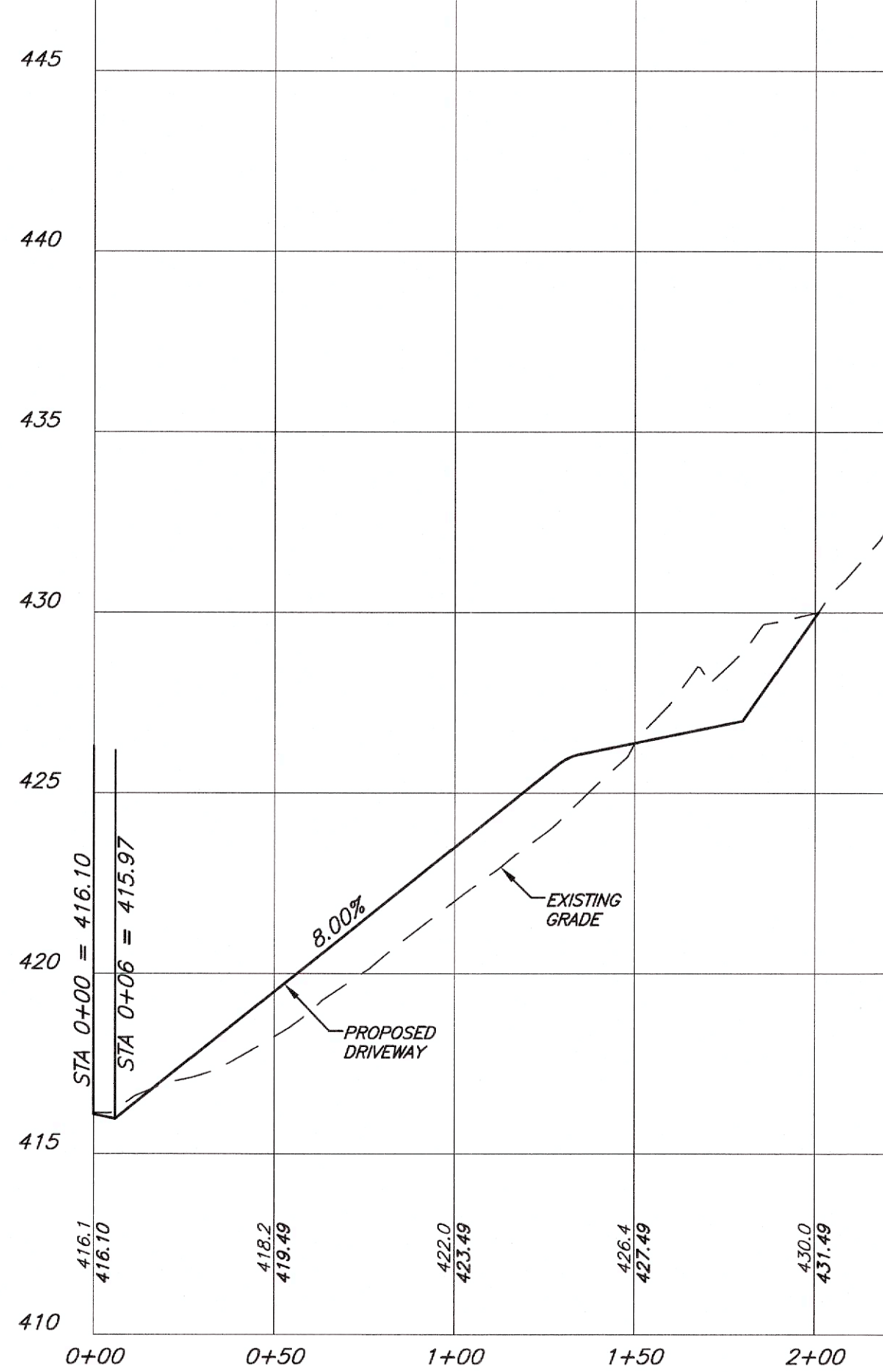


9-9-26	PER STANTEC REVIEW COMMENTS	MAT	B		
7-28-26	PER TOWN REVIEW COMMENTS	GAC	A		
DATE	DESCRIPTION	BY	REV.		
TAX MAP 12 LOT 138					
DRIVEWAY SIGHT DISTANCE PLAN LOT 138					
DIAMOND EDGE REALTY & DEVELOPMENT					
LOCATED AT:					
115 HOVEY ROAD					
LONDONDERRY, NEW HAMPSHIRE					
PREPARED FOR/OWNER & APPLICANT:					
DIAMOND EDGE REALTY & DEVELOPMENT, LLC					
25 MERRIT PARKWAY UNIT 3					
NASHUA, NEW HAMPSHIRE 03062					
SCALE: 1" = 40'		MARCH 30, 2026		SHEET 5 OF 8	
DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
JST	JST	GAC	676	119	1442-37
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LEGEND

	BOUNDARY LINE
	ABUTTER LINE
	SOIL LINE
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	PROPOSED CONTOUR
	EDGE PAVEMENT
	EDGE OF PAVEMENT TO BE RELOCATED
	EDGE GRAVEL
	TREE LINE
	STONE WALL
	BUILDING
	POND
	WETLAND
	EASEMENT LINE
	OVERHEAD WIRES
	STORM DRAIN
	DRILL HOLE SET
	DRILL HOLE FOUND
	PIPE FOUND
	REBAR FOUND
	BOUND FOUND
	BOUND TO BE SET
	REBAR TO BE SET
	MAIL BOX
	GUY WIRE
	UTILITY POLE
	WELL
	WETLAND
	SIGN



SCALE: 1" = 40' HOR.
1" = 4' VERT.

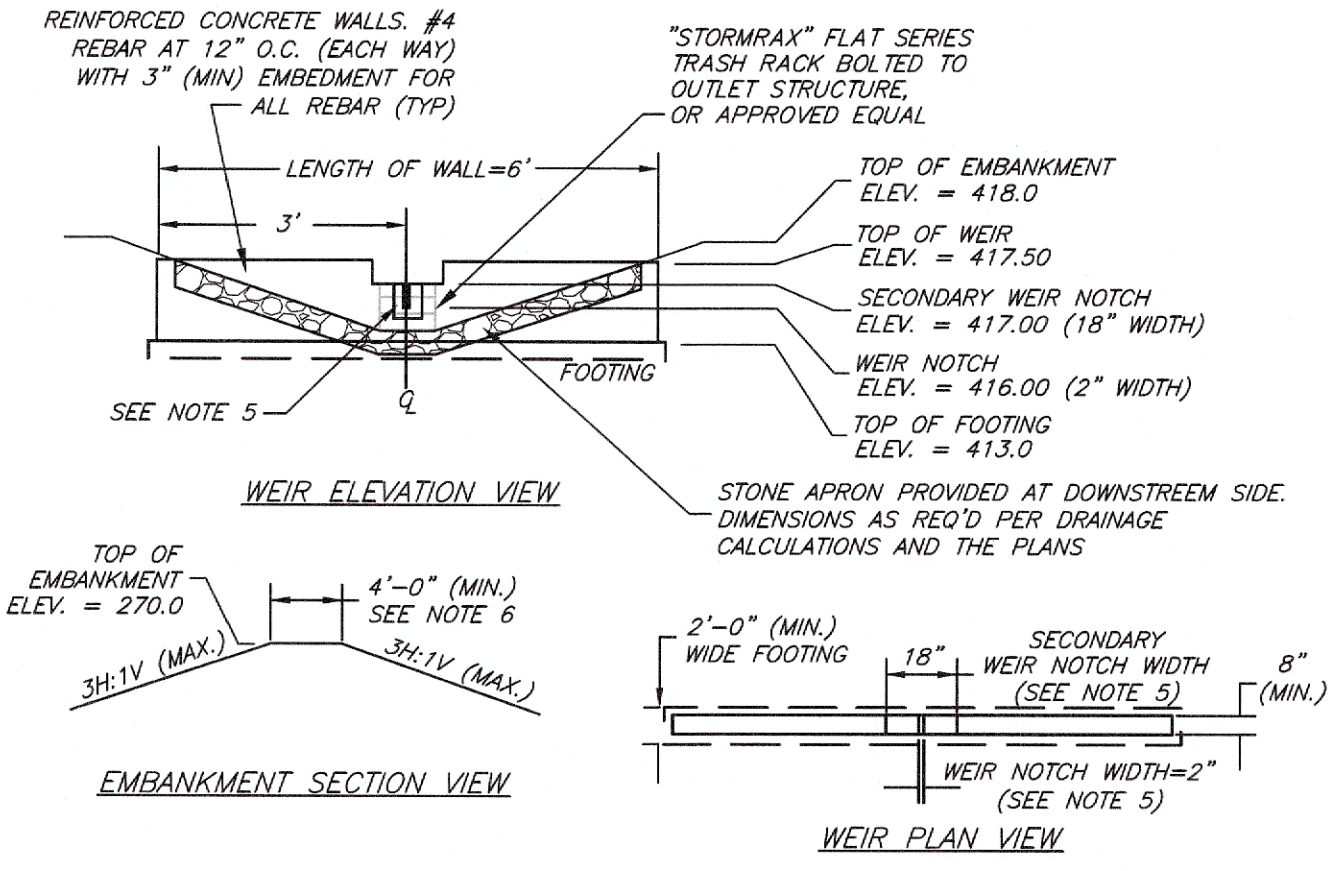


Diagram illustrating the components of a stormwater outlet structure:

- WEIR WALL**: The vertical structure on the left side of the outlet.
- APRON**: The sloped structure below the weir wall, shown with a stone or rubble pattern.
- FLOW**: Indicated by an arrow pointing right, showing the direction of water flow.
- "STORMWATER FLAT TRUSS RACK BOLL OUTLET STRUCTURE OR APPROVED EQUIV"**: The structure at the top of the apron, likely a trash rack or filter.
- TOP WIDTH (4')**: The width of the structure at the top.
- BOTTOM WIDTH (7.5')**: The width of the structure at the base.
- 6'**: The height of the structure from the base to the top.

NO.

- 1.
- 2.
- 3.
- 4.
- 5.
- 6.

WEIR ELEV. = 417.50

ON ALL SIDES (TYP)

EV. = 416.50

EV. = 416.00

WEIR WALL

CENTER WALL WITHIN CENTER OF DETENTION BASIN EMBANKMENT

FINISH GRADE (VARIES)

6'

RIP-RAP APRON D₅₀ 4"

SLOPE

9"

3/4" CRUSHED STONE 6" THICKNESS

FILTER FABRIC

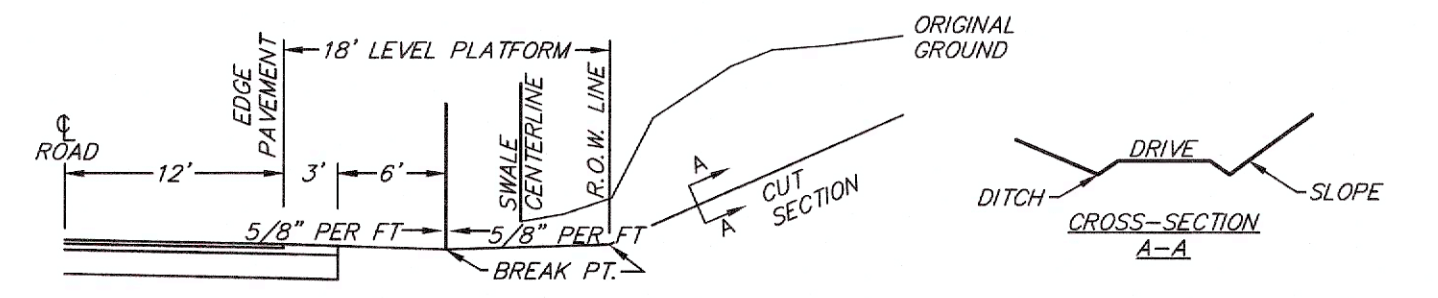
RIP-RAP SHALL NOT BE ABOVE THE INVERT OF THE WEIR

NOTES:

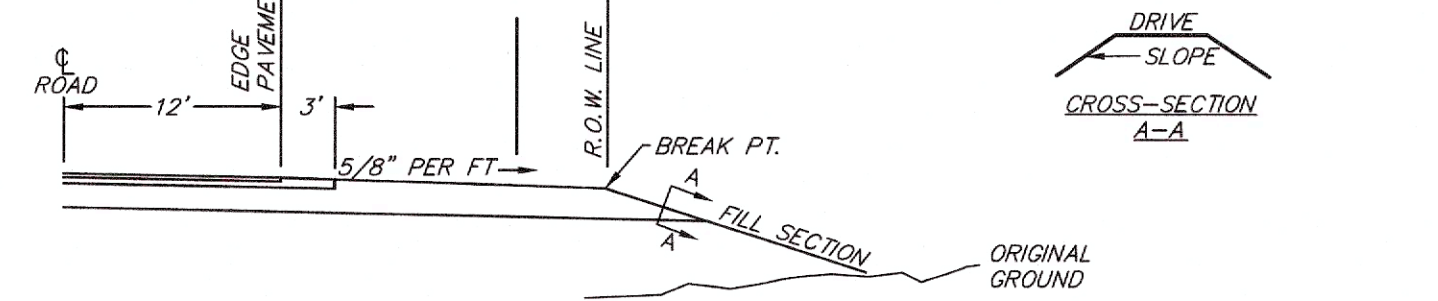
1. ALL CEMENT CONCRETE TO BE 4000 PSI (MIN).
2. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS INDICATING DESIGN DETAILS AND STEEL REINFORCING PREPARED BY A NEW HAMPSHIRE LICENSED PROFESSIONAL ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.
3. LOW FLOW STRUCTURE CAN BE USED AT DETENTION BASINS WITH INFLOWS OF LESS THAN 3 CFS.
4. MINIMUM WEIRS SHALL BE CAST IN AS REQUIRED. MINIMUM CONCRETE WEIR WIDTH SHALL BE 2 INCHES.
5. CONTROL WEIR(S) SHALL BE SIZED TO MITIGATE DESIGN STORM AS REQUIRED BY THE REGULATIONS AND IN ACCORDANCE WITH THE APPROVED DRAINAGE CALCULATIONS. STAINLESS STEEL PLATE SHALL BE USED FOR CONTROL WEIR LESS THAN 2 INCHES ATTACHED PER EXHIBIT D107. STAINLESS STEEL SHALL BE GRADE 316.
6. MINIMUM EMBANKMENT ELEVATION TO BE 12" ABOVE 50-YEAR STORM ELEVATION.

LOW FLOW OUTLET STRUCTURE AT DETENTION BASIN
NOT TO SCALE

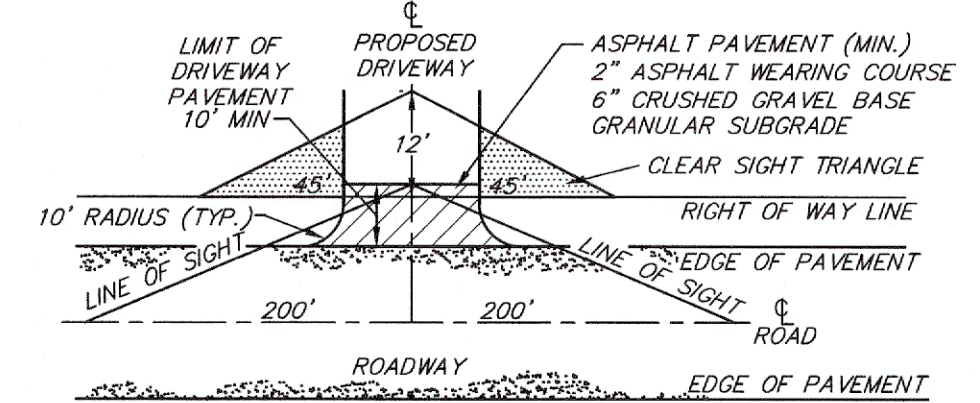
- THE PURPOSE OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SUBDIVISION PLAN.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF LONDONDERRY AND SHALL BE BUILT IN A WORKMAN LIKE MANNER IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS. THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, LATEST EDITION, ARE HEREBY INCORPORATED BY REFERENCE.
3. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
4. 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 APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-800-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE RELOCATION AND/OR PROTECTION OF ALL UTILITIES, EITHER OVERHEAD OR UNDERGROUND, WITHIN THE CONSTRUCTION AREA. THE CONTRACTOR SHALL CONTACT ALL UTILITY COMPANIES OWNING UTILITIES WITHIN THE CONSTRUCTION AREA AND SHALL COORDINATE WITH THE OWNER OF SAID UTILITIES.
6. THE CONTRACTOR SHALL THOROUGHLY SECURE ALL EXCAVATIONS ON A DAILY BASIS AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
7. CONTRACTOR SHALL VERIFY T.B.M. ELEVATION PRIOR TO THE START OF CONSTRUCTION.
8. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, RAIN GARDENS, AND SWALES PRIOR TO DIRECTING RUNOFF TO THEM.
9. THE CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL FOUND ON-SITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN ON THE PLAN SET THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE M.H.D.E.S. STANDARDS. IF DURING THE PROJECT IT BECOMES APPARENT THAT ADDITIONAL EROSION CONTROL MEASURES ARE REQUIRED TO STOP ANY EROSION ON THE CONSTRUCTION SITE DUE TO ACTUAL SITE CONDITIONS, THE CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
11. THE PROPERTY OWNERS OR ASSIGNED QUALIFIED PROFESSIONAL WILL CONDUCT THE OPERATION AND MAINTENANCE PROGRAM SET FORTH IN THE LONG TERM ROAD PLAN INSPECTION & MAINTENANCE (I&M) ENSURE THAT STORMWATER BEST MANAGEMENT PRACTICES, B HARVEY ROAD SUBDIVISION. THE OWNERS WILL ENSURE THAT INSPECTIONS AND REGED KEEPING ARE TIMELY AND ACCURATE, AND THAT CLEANING AND MAINTENANCE ARE PERFORMED AT LEAST ON A BI-ANNUAL BASIS. INSPECTION & MAINTENANCE LOG FORMS SHALL INCLUDE THE DATE AND THE AMOUNT OF THE LAST SIGNIFICANT STORM EVENT IN EXCESS OF 2.5" OF RAIN IN A 24-HOUR PERIOD, PHYSICAL CONDITIONS OF THE STRUCTURES, DEPTH OF SEDIMENT IN STRUCTURES, EVIDENCE OF OVERTOPPING OR DEBRIS BUILDUP, AND MAINTENANCE REQUIRED OF EACH STRUCTURE. RECORDS OF MAINTENANCE AND APPROPRIATE INSPECTION & MAINTENANCE LOG SHEETS SHALL BE KEPT BY THE OWNER INDICATING ALL WORK AND INSPECTIONS. THESE REPORTS WILL BE SENT TO THE LONDONDERRY ENGINEERING OFFICE ON A YEARLY BASIS. ALL STORMWATER MANAGEMENT STRUCTURES WILL BE INSPECTED TWO TIMES PER YEAR, WITH CLEANING TYPICALLY OCCURRING IN APRIL. ALL DEBRIS AND LITTER WHICH IS OBSERVED OR MORE OFTEN IS OBSERVED CONCURRENT WITH INSPECTION AND CLEANING, ALL LITTER SHALL BE PICKED UP AND REMOVED FROM THE PARKING AREAS, LAWN, LANDSCAPED AND WOODED AREAS.



TYPICAL RURAL DRIVEWAY - CUT CROSS SECTION



TYPICAL RURAL DRIVEWAY - FILL CROSS SECTION



TYPICAL RURAL DRIVEWAY PLAN VIEW

TYPICAL RURAL DRIVEWAY DETAILS
NOT TO SCALE

9-9-26	PER STANTEC REVIEW COMMENTS	MAT	B
7-28-26	PER TOWN REVIEW COMMENTS	GAC	A
DATE	DESCRIPTION	BY	REV.

TAX MAP 12 LOT 138

DRIVEWAY PLAN & PROFILE LOT 138-1

DIAMOND EDGE REALTY & DEVELOPMENT

LOCATED AT:

115 HOVEY ROAD

LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR/OWNER & APPLICANT:

DIAMOND EDGE REALTY & DEVELOPMENT, LLC

25 MERRIT PARKWAY UNIT 3

NASHUA, NEW HAMPSHIRE 03062

SCALE: 1" = 40'	MARCH 30, 2026	SHEET 6 OF 8
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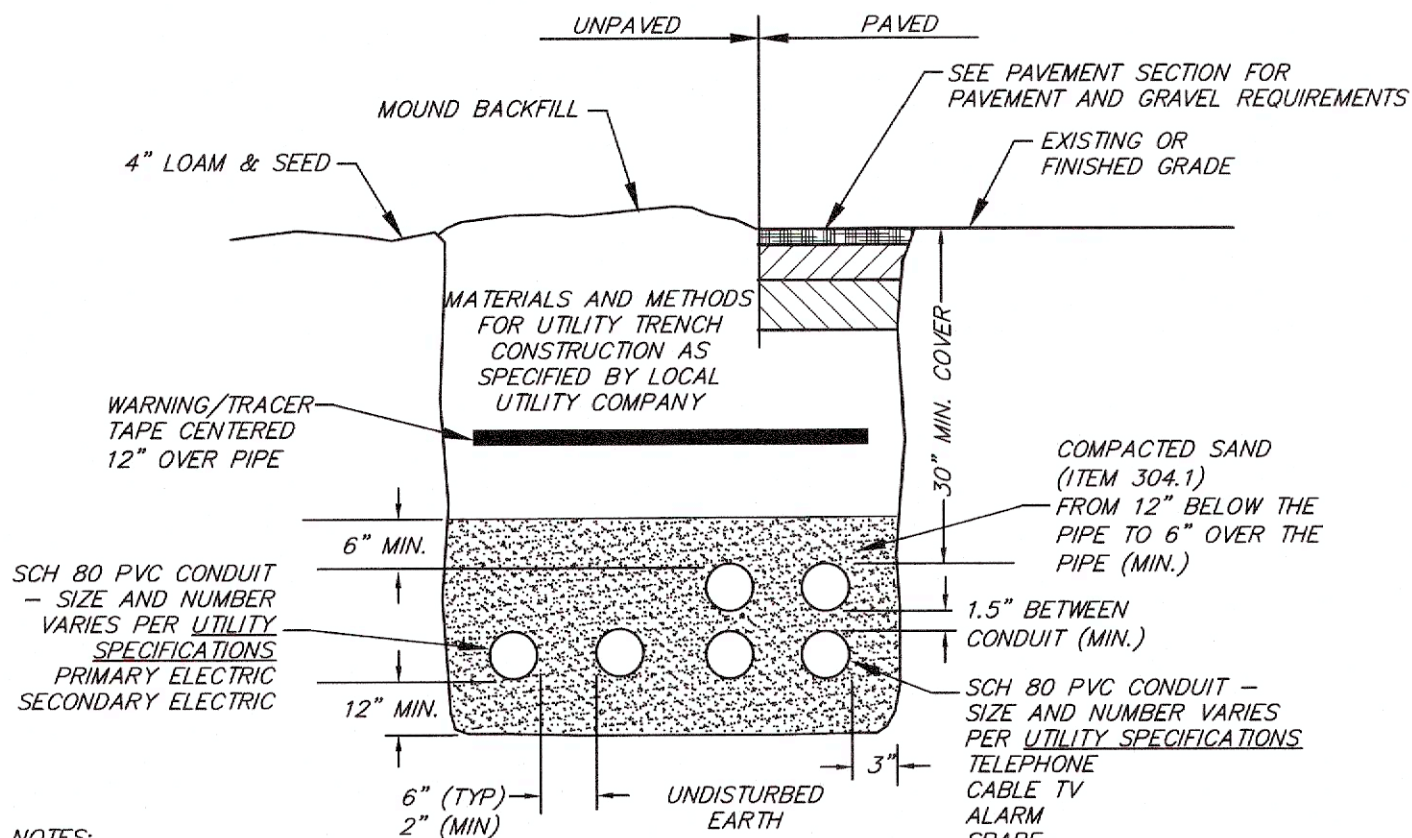
DESIGN:	DRAWN:	CHECKED:	FB:	PG:	1442-37
JST	JST	GAC	676	119	

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GENERAL CONSTRUCTION NOTES:

- A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, AND OWNER PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS HAS BEEN OBTAINED.
- ALL CONSTRUCTION MATERIALS AND METHODS OF CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROPRIATE SECTION OF THE STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS (LATEST EDITION) AND LOCAL REGULATIONS.
- ANY SUBSTITUTIONS OF MATERIALS SHALL BE APPROVED BY THE ENGINEER IN WRITING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LOCAL AND STATE CONSTRUCTION PERMITS PRIOR TO BEGINNING WORK.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THESE DRAWINGS AND ACTUAL FIELD CONDITIONS PRIOR TO BEGINNING CONSTRUCTION.
- SHOULD GROUND WATER OR UNSUITABLE MATERIALS BE ENCOUNTERED DURING CONSTRUCTION, THE ENGINEER SHALL BE CONTACTED IMMEDIATELY FOR DETERMINATION OF POSSIBLE CONSTRUCTION DESIGN CHANGES SUCH AS (BUT NOT LIMITED TO) UNDERDRAINS OR ALIGNMENT AND GRADE CHANGES.
- CLEARING THE SITE SHALL INCLUDE THE REMOVAL AND DISPOSAL OF DOWN TIMBER, RUBBISH AND DEBRIS FOUND EXISTING WITHIN THE AREAS TO BE CLEARED. CLEARING SHALL NOT TAKE PLACE UNTIL THE CONTRACTOR HAS DETERMINED FROM THE OWNER WHICH TREES ARE TO BE SAVED WITHIN THE CLEARING LIMITS.
- PAVEMENT OF THE DRIVEWAY SHALL CONSIST OF A HOT BITUMINOUS LAYER, A CRUSHED GRAVEL LAYER AND A GRAVEL SUBBASE LAYER.
 - BITUMINOUS TYPE F WEARING AND TYPE B BASE COURSES SHALL BE CONSTRUCTED PER N.H.D.O.T. SPECIFICATION 401 CONSTRUCTION REQUIREMENTS.
 - THE CRUSHED GRAVEL SHALL MEET THE REQUIREMENTS OF N.H.D.O.T. 304.3.
 - REFER TO THE TYPICAL DRIVEWAY CROSS SECTION DETAIL FOR DIMENSIONS.
- COMPACTION OF BACKFILL:
 - GRASSSED AREAS: EMBANKMENT FILL AREAS SHALL CONSIST OF COMMON FILL PLACED IN 12 INCH LIFTS AND COMPACTED TO 90% ROADWAY.
 - THE COMPACTION REQUIREMENTS FOR MATERIALS PLACED AS BACKFILL, SUBGRADE, BASE COURSE AND PAVEMENT SHALL BE AS SPECIFIED FOR EACH SEPARATE ITEM IN THE N.H.D.O.T. "STANDARD SPECIFICATIONS" FOR ROAD AND BRIDGE CONSTRUCTION.
- THE DISTURBED AREA SHALL BE KEPT TO A MINIMUM. DISTURBED AREAS REMAINING IDLE FOR MORE THAN 30 DAYS SHALL BE STABILIZED.
- ALL SEEDED AREAS SHALL BE MULCHED WITHIN 24 HOURS AFTER SEEDING. A GOOD QUALITY OF STRAW MULCH SHOULD BE USED AND APPLIED AT THE RATE OF 2 TONS PER ACRE.
- ALL SLOPES GREATER THAN 3:1 MUST BE MATTED WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKETING.
- THE TOWN OF LONDONDERRY RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL EROSION CONTROL MEASURES BE INSTALLED DURING CONSTRUCTION BASED ON FIELD OBSERVATIONS/INSPECTIONS.



- NOTES:
- NO CONDUIT RUN SHALL EXCEED 360 DEGREES IN TOTAL BENDS.
 - A SUITABLE PULLING STRING, CAPABLE OF 200 POUNDS OF PULL, SHALL BE INSTALLED IN THE CONDUIT PRIOR TO INSTALLING THE CONDUIT. THE STRING SHALL BE BLOWN INTO THE CONDUIT AFTER THE RUN IS ASSEMBLED TO AVOID BONDING THE STRING TO THE CONDUIT.
 - ALL CONDUIT INSTALLATIONS MUST CONFORM TO THE CURRENT EDITION OF THE NATIONAL ELECTRIC SAFETY CODE, STATE AND LOCAL CODES AND ORDINANCES, AND WHERE APPLICABLE, THE NATIONAL ELECTRIC CODES.
 - CONTRACTOR SHALL CONFIRM SIZE AND QUANTITIES OF CONDUIT FOR EACH RUN WITH THE UTILITY PLANS AND THE OWNER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL CONFIRM SIZE OF ELECTRICAL CONDUIT MEETS THE MINIMUM SIZE CRITERIA REQUIRED BASED ON THE NATIONAL ELECTRIC CODE FOR THE SIZE OF THE CONDUCTOR WITHIN EACH CONDUIT.

ELECTRICAL/LIGHTING/COMMUNICATIONS

UTILITY TRENCH DETAIL

NOT TO SCALE

SEEDING/MULCHING OF DISTURBED AREAS

TEMPORARY AND PERMANENT MULCHING: MULCHING SHALL COMPLY WITH THE FOLLOWING:

- HAY AND STRAW MULCHES SHALL BE ANCHORED WITH MULCH NETTING OR TACKIFIER SO THAT THEY ARE NOT BLOWN AWAY BY WIND OR WASHED AWAY BY FLOWING WATER;
- MULCH MATERIALS SHALL BE SELECTED BASED UPON SOILS, SLOPE, FLOW CONDITIONS, AND TIME OF YEAR;
- HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 1.5 TO 2 TONS PER ACRE, EQUIVALENT TO 70 TO 90 POUNDS PER 1,000 SQUARE FEET;
- WOOD CHIPS OR GROUND BARK SHALL BE APPLIED AT 2 TO 6 INCHES DEEP AT A RATE OF 10 TO 20 TONS PER ACRE, EQUIVALENT TO 460 TO 920 POUNDS PER 1,000 SQUARE FEET;
- JUTE AND FIBROUS MATS AND WOOD EXCELSIOR SHALL BE INSTALLED ACCORDING TO THE APPLICABLE MANUFACTURER'S INSTRUCTIONS; AND
- EROSION CONTROL MIX SHALL:
 - MEET THE CRITERIA OF ENV-WQ 1506.05(B); AND
 - BE PLACED AT A THICKNESS OF 2 INCHES OR MORE.

VEGETATION: VEGETATING DISTURBED AREAS SHALL BE COMPLETED ONLY AS SPECIFIED BELOW:

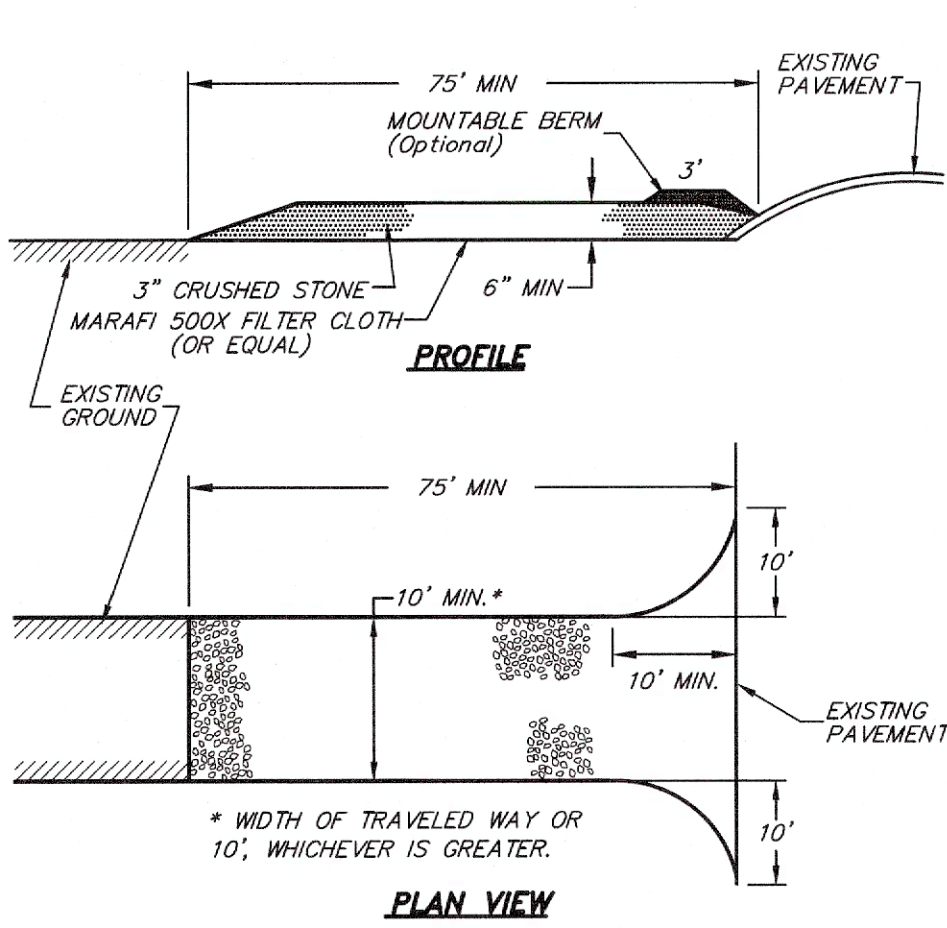
- ALL ESSENTIAL GRADING AND TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION, SHOULD BE COMPLETED PRIOR TO SEEDING;
- STONES AND TRASH SHALL BE REMOVED FROM THE AREA TO BE SEEDED SO AS NOT TO INTERFERE WITH THE SEEDING;
- TILL THE SOIL TO A DEPTH OF ABOUT FOUR (4) INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL;
- ON SLOPES 4:1 OR STEEPER, FINAL PREPARATION OF THE AREA TO BE SEEDED SHALL INCLUDE CREATING GROOVES IN THE SOIL PERPENDICULAR TO THE DIRECTION OF THE SLOPE TO CATCH SEED AND REDUCE RUNOFF;
- IF NEEDED TO ENSURE GROWTH, FERTILIZER OR OTHER ORGANIC SOIL AMENDMENTS SHALL BE APPLIED DURING THE GROWING SEASON;
- FERTILIZER APPLIED TO ANY AREA WITHIN 100 FEET OF ANY RIVER, STREAM, POND, OR LAKE SHALL BE LOW PHOSPHATE, SLOW RELEASE NITROGEN FERTILIZER ONLY;
- FERTILIZER APPLIED TO ANY AREA THAT IS SUBJECT TO RSA 483-B, THE COMPREHENSIVE WATER QUALITY PROTECTION ACT (ACT), SHALL MEET OR BE MORE PROTECTIVE OF WATER QUALITY THAN THE MINIMUM STANDARDS OF THE ACT;
- ALL SEEDED AREAS SHALL BE FERTILIZED, FERTILIZATION SHALL BE AT THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER;
- ALL GRADED AREAS SHALL BE SEEDED WITH:
 - TALL FESCUE: 20 POUNDS PER ACRE
 - CREeping RED FESCUE: 20 POUNDS PER ACRE
 - BIRD'SFOOT TREFOIL: 8 POUNDS PER ACRE
 - TOTAL 48 POUNDS PER ACRE LIVE SEED

TEMPORARY SEEDING/MULCHING

TEMPORARY SEEDING: SHALL COMPLY WITH THE FOLLOWING:

- TEMPORARY VEGETATION CONSISTS OF THE ESTABLISHMENT OF A GRASS COVER ON EXPOSED SOILS FOR UP TO 12 MONTHS. THE PURPOSE IS TO REDUCE EROSION AND SEDIMENTATION BY STABILIZING DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR LESS AND TO REDUCE PROBLEMS ASSOCIATED WITH MUD AND DUST PRODUCTION FROM EXPOSED SOILS DURING CONSTRUCTION. ALL ESSENTIAL GRADING AND TEMPORARY STRUCTURES, SUCH AS DIVERSIONS, DAMS, DITCHES, AND DRAINS NEEDED TO PREVENT GULLYING AND REDUCE SILTATION, SHOULD BE COMPLETED PRIOR TO SEEDING.
- SEEDBED PREPARATION
REMOVE THE STONES AND TRASH THAT WILL INTERFERE WITH SEEDING OF THE AREA. WHERE FEASIBLE, TILL THE SOIL TO A DEPTH OF ABOUT FOUR (4) INCHES TO PREPARE A SEEDBED AND MIX FERTILIZER INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- FERTILIZERS
FERTILIZER SHOULD BE UNIFORMLY SPREAD OVER THE AREA PRIOR TO BEING INCORPORATED INTO THE SOIL. A MINIMUM OF 300 POUNDS PER ACRE (7 POUNDS PER 1,000 SQUARE FEET) OF 10-10-10 FERTILIZER, OR ITS EQUIVALENT, SHOULD BE APPLIED.
- SEED AND SEEDING
SEED AND SEEDING RATES MAY BE SELECTED FROM THE TABLE BELOW. THE SELECTION WILL BE BASED ON THE TIME OF YEAR THE SEEDING IS TO BE MADE AND THE LENGTH OF TIME THE VEGETATION IS TO AFFORD THE PROTECTION. THE SEED SHOULD BE SPREAD UNIFORMLY OVER THE AREA. AFTER SEEDING, THE SOIL SHOULD BE FIRMED BY ROLLING OR PACKING. WHERE ROLLING OR PACKING IS NOT FEASIBLE, THE SEED SHOULD BE COVERED LIGHTLY BY RAKING, DISKING, OR DRAGGING.
- MULCHING
MULCH THE AREA WITH HAY OR STRAW AT 2 TONS/AC. (90 LBS/1000 S.F. OR 2 BALES/1000 S.F.). QUALITY OF HAY OR STRAW MULCH ALLOWABLE WILL BE DETERMINED BASED ON LONG TERM USE AND VISUAL CONCERNS. MULCH ANCHORING WILL BE REQUIRED WHERE WIND OR AREAS OF WATER ARE A CONCERN. WOOD FIBER HYDROMULCH OR OTHER SPRAYABLE PRODUCTS MAY BE USED IF APPLIED ACCORDING TO MANUFACTURERS SPECIFICATIONS.
- PLANT SELECTION AND SEEDING RATES

SPECIES	PER ACRE	PER 1000 SQ. FT.	REMARKS
WINTER RYE	90 LBS.	2 LBS.	BEST FOR FALL SEEDING. SEED FROM AUGUST 15 TO SEPT. 5 FOR BEST COVER. SEED TO A DEPTH OF 1 IN.
ANNUAL RYEGRASS	20 LBS.	0.5 LB.	GROWS QUICKLY, BUT IS OF SHORT DURATION. USE WHERE APPEARANCES ARE IMPORTANT. SEED EARLY SPRING. COVER THE SEED WITH NO MORE THAN 0.25 INCH OF SOIL.
PERENNIAL RYEGRASS	20 LBS.	0.5 LBS.	GOOD COVER WHICH IS LONGER LASTING THAN ANNUAL RYEGRASS. SEED BETWEEN APRIL 1 AND JUNE 1. MULCHING WILL ALLOW SEEDING THROUGHOUT THE GROWING SEASON. SEED TO A DEPTH OF APPROXIMATELY 0.5 INCH.
- ESTABLISHING A STAND
SEED SHOULD BE SPREAD UNIFORMLY BY THE METHOD MOST APPROPRIATE FOR THE SITE. METHODS INCLUDE BROADCASTING, DRILLING, AND HYDROSEEDING. WHERE BROADCASTING IS USED, COVER SEED WITH .25 INCH OF SOIL OR LESS, BY CULTIPACKING OR RAKING.



STABILIZED CONSTRUCTION EXIT

NOT TO SCALE

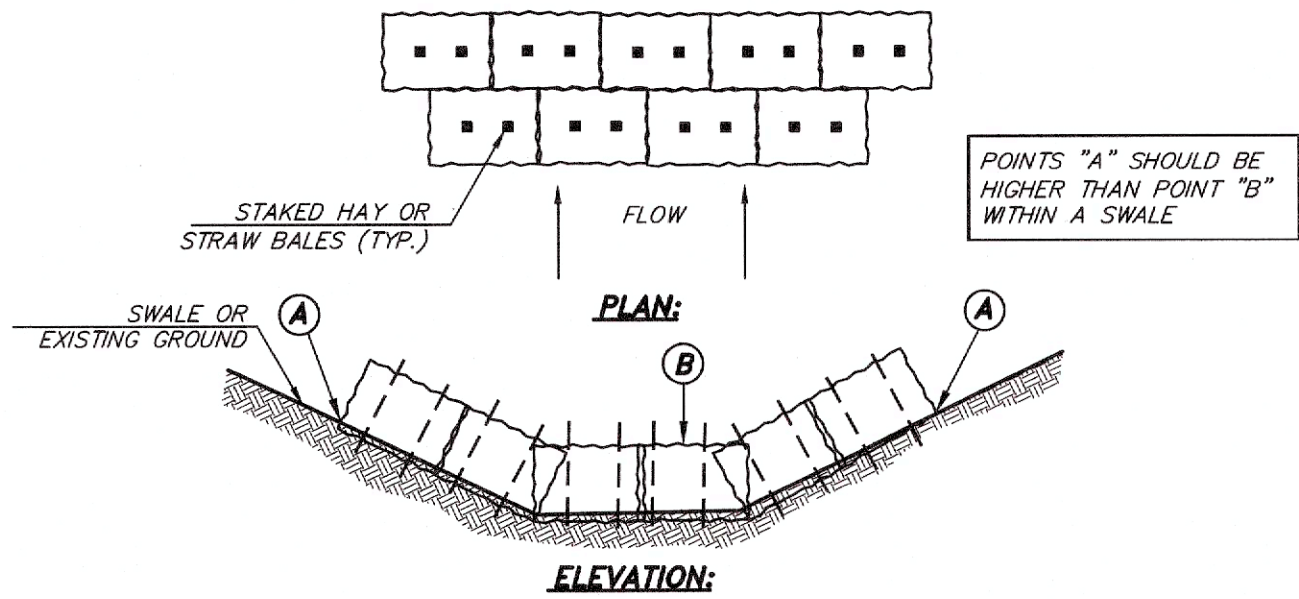
MAINTENANCE NOTES

MUD AND SOIL PARTICLES WILL EVENTUALLY CLOG THE VOIDS IN THE GRAVEL AND THE EFFECTIVENESS OF THE GRAVEL PAD WILL NOT BE SATISFACTORY. WHEN THIS OCCURS, THE PAD SHOULD BE TOPDRESSED WITH NEW STONE. COMPLETE REPLACEMENT OF THE PAD MAY BE NECESSARY WHEN THE PAD BECOMES COMPLETELY CLOGGED.

IF WASHING FACILITIES ARE USED, THE SEDIMENT TRAPS SHOULD BE CLEANED OUT AS OFTEN AS NECESSARY TO ASSURE THAT ADEQUATE TRAPPING EFFICIENCY AND STORAGE VOLUME IS AVAILABLE. VEGETATIVE FILTER STRIPS SHOULD BE MAINTAINED TO INSURE A VIGOROUS STAND OF VEGETATION AT ALL TIMES.

CONSTRUCTION SPECIFICATION

- THE MINIMUM STONE USED SHALL BE 3-INCH CRUSHED STONE;
- THE MINIMUM LENGTH OF THE PAD SHALL BE 75 FEET, EXCEPT THAT THE MINIMUM LENGTH MAY BE REDUCED TO 50 FEET IF A 3-INCH TO 6-INCH HIGH BERM IS INSTALLED AT THE ENTRANCE OF THE PROJECT SITE;
- THE PAD SHALL EXTEND THE FULL WIDTH OF THE CONSTRUCTION ACCESS ROAD OR 10 FEET, WHICHEVER IS GREATER;
- THE PAD SHALL SLOPE AWAY FROM THE EXISTING ROADWAY;
- THE PAD SHALL BE AT LEAST 6 INCHES THICK;
- A GEOTEXTILE FILTER FABRIC SHALL BE PLACED BETWEEN THE STONE PAD AND THE EARTH SURFACE BELOW THE PAD; AND
- THE PAD SHALL BE MAINTAINED OR REPLACED WHEN MUD AND SOIL PARTICLES CLOG THE VOIDS IN THE STONE SUCH THAT MUD AND SOIL PARTICLES ARE TRACKED OFF-SITE. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT INTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOPDRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED PROMPTLY.
- ALL SURFACE WATER THAT IS FLOWING TO OR OVERLAND TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS IMPRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.



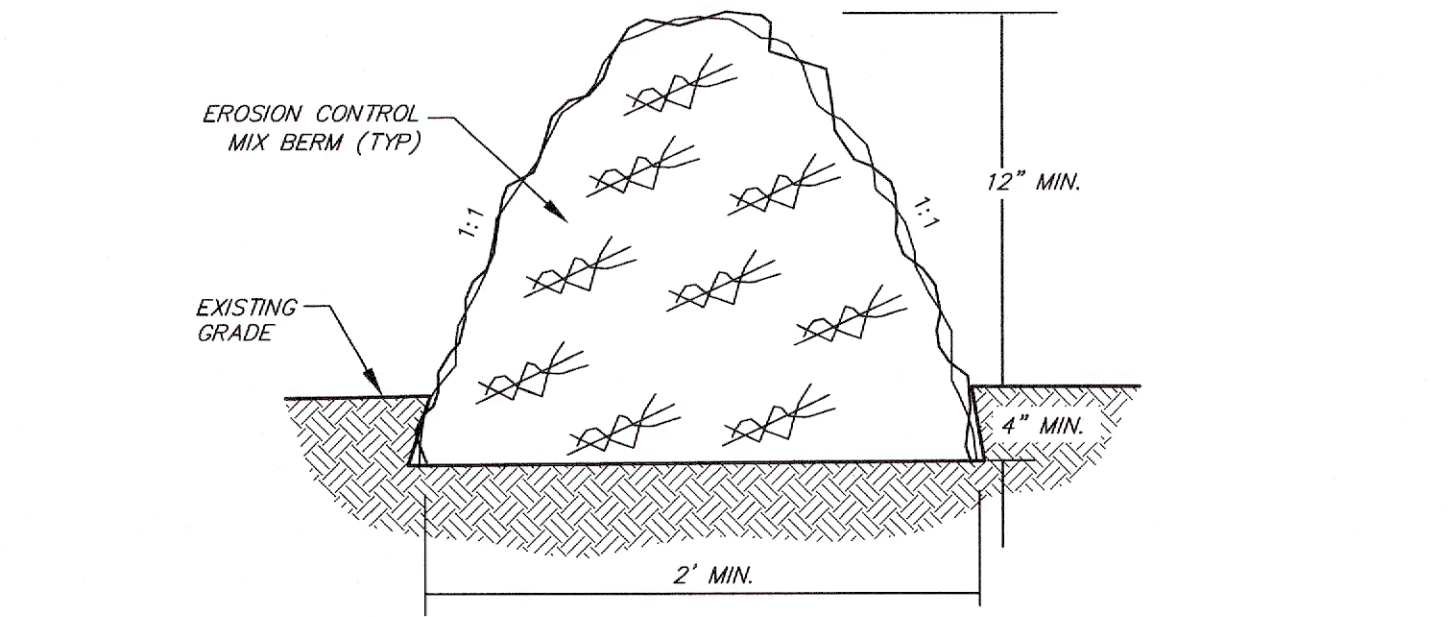
STRAW BALE CHECK DAM

NOT TO SCALE

- STRAW BALE BARRIERS: STRAW BALE BARRIERS SHALL BE USED ONLY AS FOLLOWS:
- THE BARRIERS SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY ABOVE THE BARRIER;
 - THE MAXIMUM CONTRIBUTING DRAINAGE AREA ABOVE THE BARRIER SHALL BE LESS THAN 0.25 ACRE PER 100 LINEAR FEET OF BARRIER;
 - THE MAXIMUM LENGTH OF THE SLOPE ABOVE THE BARRIER SHALL BE 100 FEET;
 - THE MAXIMUM SLOPE OF THE AREA ABOVE THE BARRIER SHALL BE 2:1;
 - THE BARRIERS SHALL BE INSTALLED AS FOLLOWS:
 - THE BARRIERS SHALL FOLLOW THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE;
 - THE ENDS OF THE BARRIER SHALL BE FLARED UP SLOPE;
 - THE BALE ENDS SHALL BE TIGHTLY ADJOINED;
 - EACH BALE SHALL BE EMBEDDED AT LEAST 4 INCHES INTO THE GROUND; AND
 - A MINIMUM OF 2 ANCHORING STAKES PER BALE SHALL BE USED, WITH ALL STAKES PENETRATING AT LEAST 18 INCHES INTO THE GROUND;
 - THE BARRIERS SHALL BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAIN EVENT AND AT LEAST DAILY DURING PROLONGED RAIN EVENTS; AND
 - SEDIMENT THAT ACCUMULATES AT THE BARRIERS SHALL BE REMOVED WITH SUFFICIENT FREQUENCY TO PREVENT THE DEPTH OF THE SEDIMENT FROM REACHING ONE-THIRD THE HEIGHT OF THE BARRIER

STRAW BALE CHECK DAM

NOT TO SCALE

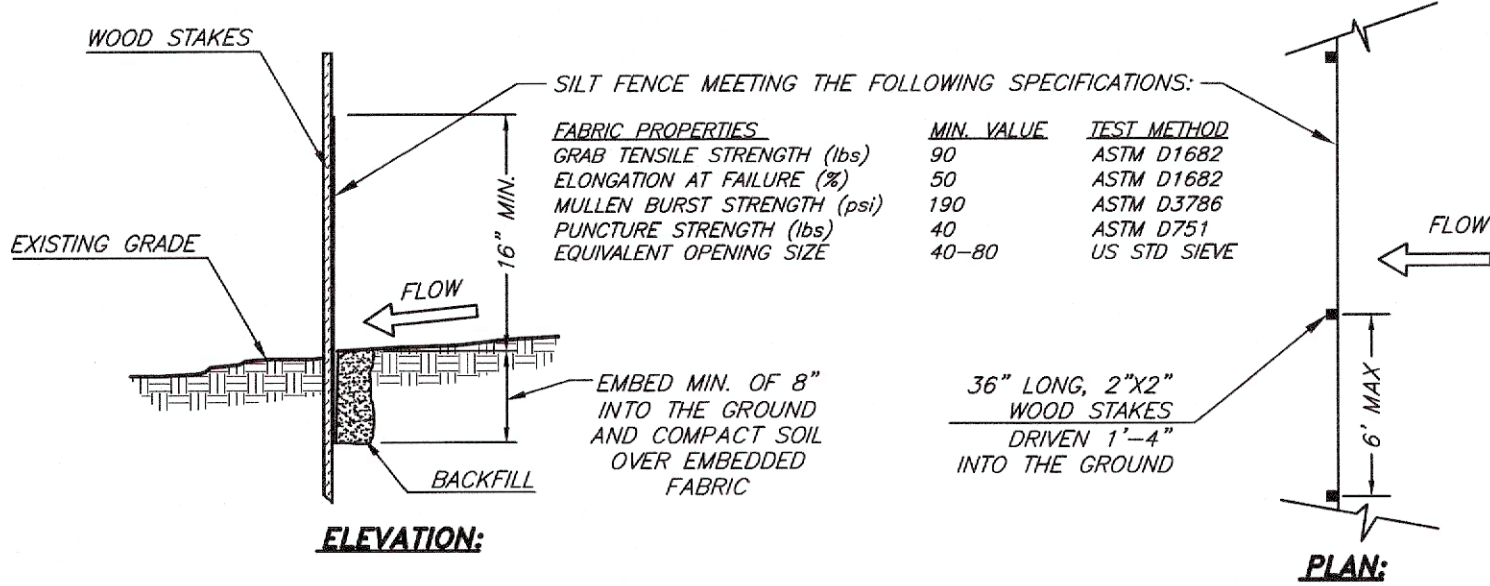


EROSION CONTROL MIX BERMS SHALL BE USED ONLY AS FOLLOWS:

- USED ONLY IN AREAS WHERE EROSION WILL OCCUR IN THE FORM OF SHEET EROSION ONLY AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY ABOVE THE BERM;
- THE BERMS SHALL BE INSTALLED FOLLOWING THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE;
- THE BERMS SHALL BE USED ONLY IF THE AREA UPSLOPE OF THE BERM HAS A SLOPE OF LESS THAN 5%;
- THE BERMS SHALL BE AT LEAST 12 INCHES HIGH AND AT LEAST 2 FEET WIDE;
- THE MIX SHALL HAVE AN ORGANIC PORTION BETWEEN 25% AND 65% DRY WEIGHT BASIS THAT IS:
 - FIBROUS AND ELONGATED SUCH AS FROM SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR EQUIVALENT MANUFACTURED PRODUCTS; AND
 - NOT COMPRISED OF WOOD CHIPS, BARK CHIPS, GROUND CONSTRUCTION DEBRIS, OR REPROCESSED WOOD PRODUCTS;
- THE MIX SHALL NOT CONTAIN SILTS, CLAYS, OR FINE SANDS;
- THE MIX SHALL HAVE A PARTICLE SIZE BY WEIGHT OF 100% PASSING A 3-INCH SCREEN, 90% TO 100% PASSING A 1-INCH SCREEN, 70% TO 100% PASSING A 0.75-INCH SCREEN, AND 30% TO 75% PASSING A 0.25-INCH SCREEN; AND
- THE MIX SHALL HAVE A PH BETWEEN 5.0 AND 8.0.
- WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR PROCESSED WOOD PRODUCTS SHALL NOT BE USED AS THE ORGANIC MATERIAL.

EROSION CONTROL MIX BERM

NOT TO SCALE



CONSTRUCTION NOTES:

- FENCES SHALL BE USED IN AREAS WHERE EROSION WILL OCCUR ONLY IN THE FORM OF SHEET EROSION AND THERE IS NO CONCENTRATION OF WATER IN A CHANNEL OR OTHER DRAINAGE WAY ABOVE THE FENCE;
- THE MAXIMUM CONTRIBUTING DRAINAGE AREA ABOVE THE FENCE SHALL BE LESS THAN 1/4-ACRE PER 100 LINEAR FEET OF FENCE;
- THE MAXIMUM LENGTH OF THE SLOPE ABOVE THE FENCE SHALL BE 100 FEET;
- THE MAXIMUM SLOPE OF THE AREA ABOVE THE FENCE SHALL BE 2:1;
- FENCES SHALL BE INSTALLED AS FOLLOWS:
 - FENCES SHALL FOLLOW THE CONTOUR OF THE LAND AS CLOSELY AS POSSIBLE;
 - THE ENDS OF THE FENCE SHALL BE FLARED UP-SLOPE;
 - THE BASE OF THE FENCE SHALL BE:
 - FOLDED SUCH THAT NOT LESS THAN 4 INCHES OF THE FENCE IS PLACED ALONG THE BOTTOM OF A TRENCH THAT IS EXCAVATED AT LEAST 4 INCHES INTO THE GROUND WITH THE SOIL COMPACTED OVER THE EMBEDDED FABRIC; OR
 - IF SITE CONDITIONS INCLUDE FROZEN GROUND, LEDGE, OR THE PRESENCE OF HEAVY ROOTS, EMBEDDED IN A MINIMUM THICKNESS OF 8 INCHES OF 3/4-INCH STONE;
 - SUPPORT POSTS SHALL BE SIZED AND ANCHORED ACCORDING TO THE MANUFACTURER'S INSTRUCTIONS; AND
 - ADJOINING SECTIONS OF THE FENCE SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STARTED TO A SUPPORT POST;
- FENCES SHALL BE INSPECTED AND MAINTAINED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL, ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY; AND
- SEDIMENT THAT ACCUMULATES AT THE FENCE SHALL BE REMOVED WITH SUFFICIENT FREQUENCY TO PREVENT THE DEPTH OF THE SEDIMENT FROM REACHING ONE-THIRD THE HEIGHT OF THE FENCE;
- INSTALL FENCE PER MANUFACTURER'S SPECIFICATIONS;
- IF THE FABRIC ON THE SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE LIFE OF THE FENCE, THE FABRIC SHALL BE PROMPTLY REPLACED;
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE BARRIER HAS BEEN DISMANTLED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED USING THE APPROPRIATE VEGETATIVE BMP.

SILT FENCE DETAIL

NOT TO SCALE

9-9-26	PER STANTEC REVIEW COMMENTS	MAT	B	
7-28-26	PER TOWN REVIEW COMMENTS	GAC	A	
DATE	DESCRIPTION	BY	REV.	

TAX MAP 12 LOT 138

NOTES & DETAILS SHEET
DIAMOND EDGE REALTY & DEVELOPMENT

LOCATED AT:

115 HOVEY ROAD
LONDONDERRY, NEW HAMPSHIRE

PREPARED FOR/OWNER & APPLICANT:
DIAMOND EDGE REALTY & DEVELOPMENT, LLC
25 MERRIT PARKWAY UNIT 3
NASHUA, NEW HAMPSHIRE 03062

SCALE: NONE MARCH 30, 2026 SHEET 7 OF 8

DESIGN: JST DRAWN: JST CHECKED: GAC FB: 676 PG: 119 1442-37

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Long Term Maintenance Plan
Inspection & Maintenance (I&M) Manual for
Stormwater Best Management Practices

LACOMBE SUBDIVISION

115 Hovey Road
Londonderry, New Hampshire

April 6, 2026

This long-term Drainage Inspection and Maintenance (I&M) Plan shall be implemented at the 115 Hovey Road Subdivision, Londonderry, N.H. to ensure that the stormwater management system functions as designed and in accordance with Section 3.08 of the Londonderry Subdivision Regulations. This Inspection and Maintenance Plan is intended to cover all on-site drainage structures.

The purpose of this Inspection & Maintenance manual is to assist the responsible parties in maintaining and understanding the functions of the stormwater best management practices installed at the subject facility.

Party Responsible for Reporting, Inspection & Maintenance after Construction:

The Homeowner possesses the primary responsibility for overseeing and implementing the I&M Plan and designating a person who will be responsible for the proper operation and maintenance of the stormwater structures. In case of transfer of property ownership, future property owners shall be notified of the presence of the stormwater management system and the requirements for proper implementation of the I&M Plan.

Party Responsible for Reporting, Inspection & Maintenance during Construction:

Diamond Edge Realty & Development, LLC
25 Merrit Parkway Unit 3
Nashua, NH 03062

Components of the Inspection and Maintenance Plan include:

- Removal of all trash and litter debris from entire site, particularly parking areas, landscaped areas, wooded areas, stormwater basin areas;
- Removal of sediment and pollutants trapped in swales and basins;
- Prohibition on high-phosphorous content fertilizers.

Stormwater Runoff Quality

The stormwater management system protects and enhances the stormwater runoff water quality through the removal of sediment and pollutants, and source control significantly reduces the amount of pollutants entering the system. Preventive maintenance of the system will include a comprehensive source reduction program of regular litter removal, and prohibitions on the use of pesticides. These measures are described below.

Drainage System

Stormwater runoff is directed to the stormwater basins, which outlet into grassed swales. The stormwater basins provide water quality treatment by removing large sediment particulate and floating contaminants from runoff, detaining runoff and attenuating flow into grassed swales for further settling of sediment. Maintenance and cleaning of the grassed swales and constructed stormwater detention basins will assure adequate performance.

Maintenance Program

The Property Owner or assigned qualified professional will conduct the operation and maintenance program set forth in this document. The Owner will ensure that inspections and record keeping are timely and accurate, and that cleaning and maintenance are performed at least on a bi-annual basis. Inspection & Maintenance Log Forms (attached) shall include the date and the amount of the last significant storm event in excess of 2.5" of rain in a 24-hour period, physical conditions of the structures, depth of sediment in structures, evidence of overtopping or debris blockage and maintenance required of each structure. Records of maintenance and appropriate Inspection & Maintenance Log sheets shall be kept by the Owner indicating all work and inspections. These reports will be sent to the Londonderry Engineering Office on a yearly basis.

All stormwater management structures will be inspected two times per year, with cleaning typically occurring in April and October and possibly more often, as site conditions warrant. Concurrent with inspection and cleaning, all litter shall be picked up and removed from the parking areas, lawn, landscaped and wooded areas.

Bi-Annual Inspections (performed in April and October)

- Inspect grassed swales and stormwater detention basins and remove wind-blown trash and debris. Inspect vegetation twice per year during both the growing and non-growing seasons. Remove accumulated sediment once every ten years or more often as necessary;
- Inspect weir outlet structure and remove any litter, sediment or debris;
- Inspect all vegetated areas and remove litter and debris as necessary. Inspect slopes and embankments early in the growing season to identify active or potential erosion problems. Remove any invasive species present in the swales or basins. Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows;
- Inspection of trash and recycling enclosures for spillage and scattered litter must be performed on a regular basis to prevent the spread of pollutants into the stormwater management system.

Fertilizer Use

Only slow-release organic low-phosphorous fertilizers will be used in any landscaped areas in order to limit the amount of nutrients that could enter the stormwater system.

Removal of Non-Native Invasive Plants

During maintenance activities, check for the presence of invasive plants. Non-native invasive plants crowd out natives in natural and managed landscapes. Invasive plants grow well even in less than desirable conditions such as sandy soils along roadsides, shaded wooded areas, and in wetlands. In ideal conditions, they grow and spread even faster. There are many ways to remove these non-native invasives, but once removed, care is needed to dispose the removed plant material so the plants don't grow where disposed. Remove and dispose of all invasive plant materials in accordance with "Methods for Disposing Non-Native Invasive Plants" published by the University of New Hampshire Cooperative Extension. http://extension.unh.edu/resources/files/resource000988_rep1720.pdf

Snow Disposal and Plowing

The purpose for the snow and snowmelt management plan is to provide guidelines regarding snow disposal site selection, site preparation and maintenance that are acceptable to the Department of Environmental Protection. No snow shall be pushed into the buffers or wetlands. Ensure that drainage structures are not blocked by ice, snow, debris or trash during winter months.

- Avoid dumping of snow into any water body, including streams, ponds, or wetlands, as this could lead to water quality impacts and flooding.
- Avoid disposing of snow in stormwater basins. Snow combined with sand and debris may block the storm drainage system, causing localized flooding. A high volume of sand, sediment, and litter released from melting snow also may quickly be transported through the system into the surface water.
- During winter conditions sand use site-wide shall be applied to the minimum extent possible to maintain safe conditions.

Maintenance Schedule

The following is a general maintenance schedule that can be used as a reference by the Property Manager. This schedule includes the maintenance action to be taken and when the action is to occur.

Site Component	Action to be Taken	Timeline for Completion
Pavement Areas	Removal of trash and litter from pavement	Monthly
Swales, Stormwater Detention Basins & Landscape Areas	Removal of wind-blown trash and litter from entire property. Removal and proper disposal of invasive plants	April October
Swales, Detention Basins	Inspect for accumulated sediment	April October
Swales, Detention Basins	Inspect for standing water for periods in excess of 72 hours and for accumulated sediment	After each storm greater than 1" for 3 months after construction. Then biannually in April and October
Outlet Weir & Headwall	Removal of trash and sediment from drainage outlets	April October

Recommended Maintenance for Specific BMP's:

Vegetated Swale

- Removal of debris from inlet and outlet structures
- Inspection at least twice annually (and following any rainfall event exceeding 2.5 inches in a 24-hour period) for erosion, sediment accumulation, vegetation loss, and presence of invasive species with maintenance or rehabilitation conducted as warranted by such inspection.
- Repair eroded areas, remove invasive plant species and dead vegetation, and reseed areas with applicable grass mix as warranted by inspection.

Vegetated Detention Basin

- Removal of debris from inlet and outlet structures.
- Removal of accumulated sediment and debris
- Inspection of pretreatment measures at least twice annually and removal of accumulated sediment as warranted by inspection, but no less than twice annually.
- Inspection of outlet structure and appurtenances at least twice annually, and following any rainfall event exceeding 2.5 inches in a 24-hour period, with maintenance or rehabilitation conducted as warranted by such inspection.
- Vegetation should be inspected at least annually, and maintained in a healthy condition, including pruning, removal and replacement of dead or diseased vegetation, and removal of invasive plant species.

Outlet Protection:

- Inspect the riprap outlet protection twice annually for damage and deterioration. Repair/Replace materials as necessary to provide proper outlet protection and prevent soil erosion and transport.

115 HOVEY ROAD SUBDIVISION
Londonderry, New Hampshire

Stormwater Drainage Inspection and Maintenance Log

(Make additional copies for each inspection)
(All inspection checklists to be kept in a log book in date order from oldest to newest inspection)

Tax Map _____ Lot _____
Site Maintenance Supervisor: _____ Date: _____
☐ Routine ☐ Response to Rainfall Event _____ in ☐ Other _____

Best Management Practice	Minimum Frequency	Date Performed	Comments	Cleaning or Repair Required	Date of Cleaning /Repair	Performed By
Stormwater Detention Basin	After 2.5" Storm or Twice Annually			Yes/No		
Outlet Weir	After 2.5" Storm or Annually			Yes/No		

Best Management Practice	Minimum Frequency	Date Performed	Comments	Cleaning or Repair Required	Date of Cleaning /Repair	Performed By
Stormwater Detention Basin	After 2.5" Storm or Twice Annually			Yes/No		
Outlet Weir	After 2.5" Storm or Annually			Yes/No		



9-9-26	PER STANTEC REVIEW COMMENTS	MAT	B
7-28-26	PER TOWN REVIEW COMMENTS	GAC	A
DATE	DESCRIPTION	BY	REV.
TAX MAP 12 LOT 138			
LONG TERM MAINTENANCE PLAN DIAMOND EDGE REALTY & DEVELOPMENT LOCATED AT: 115 HOVEY ROAD LONDONDERRY, NEW HAMPSHIRE PREPARED FOR/OWNER & APPLICANT: DIAMOND EDGE REALTY & DEVELOPMENT, LLC 25 MERRIT PARKWAY UNIT 3 NASHUA, NEW HAMPSHIRE 03062			
SCALE: NONE		MARCH 30, 2026	SHEET 8 OF 8
DESIGN: JST	DRAWN: JST	CHECKED: GAC	FB: 676 PC: 119 1442-37
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