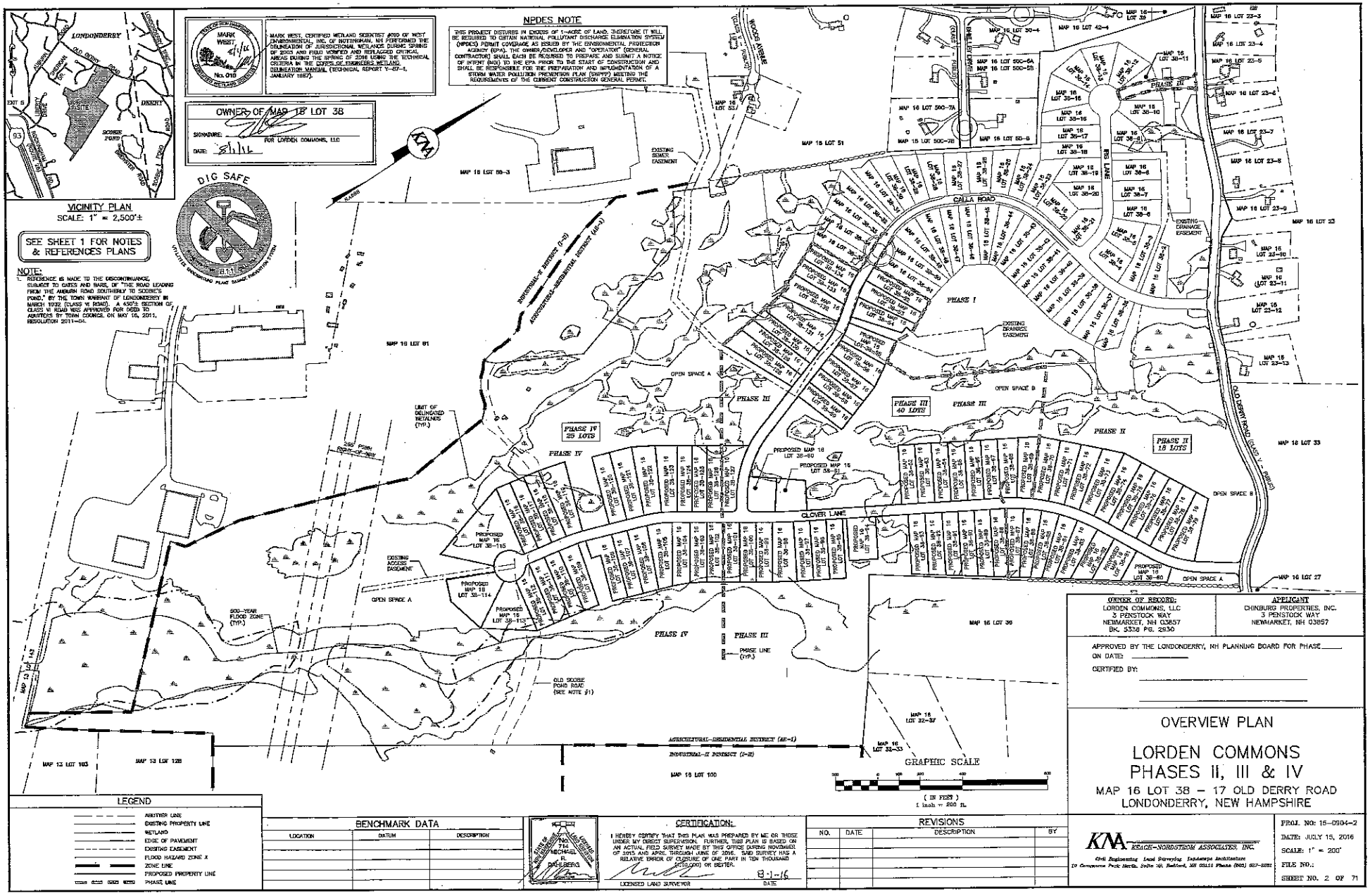
VICINITY PLAN
SCALE: 1" = 2,500'±
SEE SHEET 1 FOR NOTES & REFERENCES PLANS
NOTE:
1. REFERENCE IS MADE TO THE DISCONTINUANCE, SUBJECT TO DEEDS AND BASIS, OF THE ROAD LEADING FROM THE AMHERST ROAD SOUTHERLY TO SCOBIE'S POND," BY THE TOWN WARRANT OF LONDONDERRY IN MARCH 1932 (CLASS VI ROAD). A 450'± SECTION OF CLASS VI ROAD WAS APPROVED FOR DEED TO ABUTTERS BY TOWN COUNCIL ON MAY 16, 2011, RESOLUTION 2011-04.
MARK WEST
No. 010
CERTIFIED WETLAND SCIENTIST
MARK WEST, CERTIFIED WETLAND SCIENTIST #010 OF WEST ENVIRONMENTAL, INC. OF NOTTINGHAM, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS DURING SPRING OF 2003 AND FIELD VERIFIED AND RE-FLAGGED CRITICAL AREAS DURING THE SPRING OF 2016 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).
NPDES NOTE
THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND, THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT COVERAGE AS ISSUED BY THE ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER/DEVELOPER AND "OPERATOR" (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.
OWNER OF MAP 16 LOT 38
SIGNATURE: _____ FOR LORDEN COMMONS, LLC
DATE: 5/11/16
DIG SAFE
811
UTILITIES UNDERGROUND PLANT DAMAGE PREVENTION SYSTEM
LONDONDERRY
EXIT 5
93
AMHERST ROAD
OLD DERRY ROAD
LONDONDERRY TURNPIKE
SCOBIE POND
DESERT
MANCHESTER ROAD
ROUTE 128
NASHUA
MAP 16 LOT 38
MAP 16 LOT 51
MAP 16 LOT 50-3
MAP 16 LOT 61
MAP 16 LOT 55
MAP 16 LOT 50-7A
MAP 16 LOT 50-6A
MAP 16 LOT 50-5B
MAP 16 LOT 50-2B
MAP 16 LOT 50-6
MAP 16 LOT 42-4
MAP 16 LOT 39
MAP 16 LOT 30-4
MAP 16 LOT 23-3
MAP 16 LOT 23-4
MAP 16 LOT 23-5
MAP 16 LOT 23-6
MAP 16 LOT 23-7
MAP 16 LOT 23-8
MAP 16 LOT 23-9
MAP 16 LOT 23
MAP 16 LOT 23-10
MAP 16 (LOT 63-11)
MAP 16 LOT 23-12
MAP 16 LOT 23-13
MAP 16 LOT 33
MAP 16 LOT 27
MAP 16 LOT 36
MAP 16 LOT 32-37
MAP 16 LOT 32-33
MAP 16 LOT 100
MAP 13 LOT 14
MAP 13 LOT 103
MAP 13 LOT 128
WOODS AVENUE
COLONIAL ROAD
PHILLIPS DRIVE
CALLA ROAD
IRIS LANE
OLD DERRY ROAD (CLASS V - PUBLIC)
GLOVER LANE
EXISTING DRAINAGE EASEMENT
EXISTING ACCESS EASEMENT
EXISTING SEWER EASEMENT
PHASE I
PHASE II
PHASE II 16 LOTS
PHASE III
PHASE III 40 LOTS
PHASE IV
PHASE IV 25 LOTS
PHASE LINE (TYP.)
OPEN SPACE A
OPEN SPACE B
LIMIT OF DELINEATED WETLANDS (TYP.)
200' RIGHT-OF-WAY
500-YEAR FLOOD ZONE (TYP.)
OLD SCOBIE POND ROAD (SEE NOTE #1)
INDUSTRIAL-II DISTRICT (I-II)
AGRICULTURAL-RESIDENTIAL DISTRICT (AR-1)
AGRICULTURAL-RESIDENTIAL DISTRICT (AR-1)
INDUSTRIAL-II DISTRICT (I-II)
PROPOSED MAP 16 LOT 38-60
PROPOSED MAP 16 LOT 38-61
PROPOSED MAP 16 LOT 38-114
PROPOSED MAP 16 LOT 38-115
GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.
LEGEND
ABUTTER LINE
EXISTING PROPERTY LINE
WETLAND
EDGE OF PAVEMENT
EXISTING EASEMENT
FLOOD HAZARD ZONE X
ZONE LINE
PROPOSED PROPERTY LINE
PHASE LINE
BENCHMARK DATA
LOCATION
DATUM
DESCRIPTION
No. 714
MICHAEL P. BAHLBERG
LICENSED LAND SURVEYOR
CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE BY THIS OFFICE DURING NOVEMBER OF 2015 AND APRIL THROUGH JUNE OF 2016. SAID SURVEY HAS A RELATIVE ERROR OF CLOSURE OF ONE PART IN TEN THOUSAND (1:10,000) OR BETTER.
5-11-16
DATE
REVISIONS
NO.
DATE
DESCRIPTION
BY
OWNER OF RECORD:
LORDEN COMMONS, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
BK. 5338 PG. 2930
APPLICANT
CHINBURG PROPERTIES, INC.
3 PENSTOCK WAY
NEWMARKET, NH 03857
APPROVED BY THE LONDONDERRY, NH PLANNING BOARD FOR PHASE ____
ON DATE: _____
CERTIFIED BY:
OVERVIEW PLAN
LORDEN COMMONS
PHASES II, III & IV
MAP 16 LOT 38 – 17 OLD DERRY ROAD
LONDONDERRY, NEW HAMPSHIRE
KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881
PROJ. NO: 15-0904-2
DATE: JULY 15, 2016
SCALE: 1" = 200'
FILE NO.:
SHEET NO. 2 OF 71