



## REFERENCE PLANS

1. TOWN OF LONDONDERRY GIS.

## NOTES

	REQUIRED	PROVIDED
MIN. LOT SIZE	1.0 ACRE	3.64 ACRES
MIN. LOT FRONTAGE:	150'	NONE
MIN. BUILDING SETBACKS:		
FRONT	60'	NONE
SIDE	30'	31.5'
REAR	30'	24.3'
MIN. GREEN SETBACKS:		
FRONT	30'	NONE
SIDE	15'	31.5'
REAR	15'	19.1'
MAX. BUILDING HEIGHT:	50'	<50'
MIN. GREEN SPACE:	33%	>33.3%
MIN. RESIDENTIAL BUFFER:	50'	50'

DENSITY:  
FOR DWELLINGS SERVICED BY MUNICIPAL SEWER, THE MAXIMUM NUMBER OF DWELLING UNITS PERMITTED ON THE DEVELOPMENT LOT SHALL BE DETERMINED BY THE FOLLOWING FORMULA: NUMBER OF DWELLING UNITS = 0.80 (DEVELOPMENT LOT AREA - UNUSABLE LAND AREA)/7000 SQUARE FEET, "UNUSABLE LAND" IS DEFINED AS WETLANDS, EXCESSIVE SLOPES (GREATER THAN 25%) AND LAND SUBJECT TO EXISTING UTILITY AND DRAINAGE EASEMENTS.

ALLOWED DENSITY: TOTAL LAND (157,240±SF) - (3,515±SF 25% SLOPE & 4,119±SF WET)=149,606 SF/7,000 SF (0.80) = 17 UNITS  
PROPOSED DENSITY: 16 UNITS

2. PARKING CALCULATIONS:  
REQUIRED: MULTI-FAMILY (2 SPACES/UNIT)(16 UNITS) = 32 SPACES  
PROPOSED: 37 SPACES

3. THE PROPERTY WILL BE SERVICED BY THE FOLLOWING SERVICES:  
DRAINAGE: PRIVATE  
SEWER: MUNICIPAL  
WATER: MUNICIPAL  
GAS: KEYSAN ENERGY  
ELECTRIC: EVERSOURCE  
TELEPHONE: COMMUNICATIONS  
CABLE: COMCAST

4. BOUNDARY INFORMATION SHOWN HEREON IS BASED ON GIS INFORMATION.

5. TOPOGRAPHY WAS GENERATED FROM GIS INFORMATION.

7. WETLANDS INFORMATION DEPICTED ON THIS PLAN IS FROM GIS INFORMATION.

6. EXAMINATION OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF LONDONDERRY, NEW HAMPSHIRE, COMMUNITY PANEL NUMBER 3301500317E, EFFECTIVE DATE: 5-17-2005, INDICATES THAT THE SUBJECT PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD AREA.

7. A TRAFFIC ANALYSIS WILL NEED TO BE DONE TO THE SATISFACTION OF THE NH DOT; THE STUDY WILL NEED TO MITIGATE TRAFFIC IMPACTS FROM THE DEVELOPMENT.

8. WETLAND IMPACTS WILL REQUIRE AN APPLICATION TO NHDES WETLANDS BUREAU AND A VARIANCE FROM THE TOWN ZONING BOARD OF ADJUSTMENTS; OBTAINING THESE PERMITS WILL DEPEND ON THE WETLAND FUNCTION AND VALUES, AND SENSITIVITY OF THE PROJECT.

9. TESTING FOR SUITABLE AREAS FOR SEPTIC SYSTEMS AND WELLS WILL BE REQUIRED TO CONFIRM THAT SERVICES CAN BE PROVIDED ON SITE, AND/OR AVAILABLE MUNICIPAL SEWER AND WATER CAPACITY WILL NEED TO BE VERIFIED DURING THE DESIGN PROCESS.

10. SITE DEVELOPMENT MAY REQUIRE RETAINING WALLS FOR GRADE CHANGES.

11. EASEMENTS, RIGHTS, AND RESTRICTIONS SHOWN ARE THOSE WHICH IDENTIFIED BASED ON DATA USED IN CONCEPTUAL DESIGN. OTHER RIGHTS, EASEMENTS, OR RESTRICTIONS MAY EXIST WHICH DEED RESEARCH AND A TITLE EXAMINATION OF SUBJECT PARCEL(S) WOULD DETERMINE.

12. THE LOCATION OF ANY UTILITY INFORMATION SHOWN ON THIS PLAN IS APPROXIMATE. TFMORAN INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG SAFE AT 1-888-344-7233.

13. A COMPLETE EXISTING CONDITIONS SURVEY AND SITE DESIGN CONSIDERATIONS MAY IMPACT SQUARE FOOTAGE, BUILDING ENVELOPE AND SITE LAYOUT.

14. INFORMATION DEPICTED ON THIS PLAN IS NOT A RESULT OF A SURVEY CONDUCTED BY TFMORAN INC. THIS PLAN IS SOLELY FOR CONCEPTUAL PURPOSES.

TAX MAP 15 LOT 166-1

## CONCEPTUAL SITE PLAN 'A'

524 REAR MAMMOTH ROAD  
LONDONDERRY, NH

OWNED BY/PREPARED FOR  
KW COMMERCIAL

SCALE: 1"=40'

DECEMBER 19, 2025



Civil Engineers  
Structural Engineers  
Traffic Engineers  
Land Surveyors  
Landscape Architects  
Scientists  
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REV.	DATE	DESCRIPTION	DR	CK

CONCEPT A