



January 24, 2022

Ms. Christina McCarthy
Raymond Community Development
4 Epping Street
Raymond, New Hampshire 03077

Subject: Site Plan & Conditional Use Application
Silver Fox Lane
Raymond, NH
Tax Map 29-3, Lot 42-1
Engineering Review

Dear Ms. McCarthy:

DuBois & King has completed a technical review of the plans and materials submitted for the above referenced project. The submitted materials consist of the following:

- Response Letter with Attachments, for Silver Fox Lane, Raymond NH, by Jones & Beach Engineers, Inc. (Tax Map 29-3, Lot 42-1), dated January 13, 2022.
- Full Size Set Plan for Silver Fox Lane, Raymond NH, by Jones & Beach Engineers, Inc. (Tax Map 29-3, Lot 42-1), consisting of 14 sheets, dated November 18, 2021, revised on January 12, 2022.
- Drainage Report for Silver Fox Lane, Raymond NH, by Jones & Beach Engineers, Inc. (Tax Map 29-3, Lot 42-1), dated November 18, 2021, revised on January 12, 2022.

The following were comments noted during the engineering review:

1. Sheet 3 of 13. Drawing No. C2. Site Plan.
 - a. *Repeat Comment.* The proposed locations for snow storage appear to be in conflict with the proposed detention basin (slope 3:1) on the north side of the property and also with the proposed landscape/tree locations on the north, west and south side. We recommend that the applicant should find a different location for the proposed snow storage.
 - b. *Repeat Comment.* There are signs shown on the site plan that are for the handicap parking designations. We recommend that the applicant revise the plan so that handicap parking signs align with the proposed accessible spaces.
2. *Repeat Comment.* The Site Plan Application includes an architectural drawing noting sconce lighting. We recommend that the applicant submit additional design details for the proposed lighting to comply with the Town of Raymond's Outdoor Lighting Standards which requires that lighting to be full cut-off or shielded type, not allowing any upward distribution of light.
3. Drainage Analysis.
 - a. *Repeat Comment.* The Drainage Analysis Report does not include the extreme precipitation Tables. We recommend that the applicant revise the report to include the Extreme Precipitation Tables.
 - b. *Repeat Comment.* We recommend that the applicant revise the Drainage Analysis Report to correct discrepancies of the invert elevations, and slopes and length of pipes between the plan and report. Multiple inconsistencies were found.

- c. *Repeat Comment.* We recommend that the applicant revise the Stormwater Report to provide modeling summaries for the 100-year storm frequency event, and that the proposed wet ponds are designed to include an emergency spillway in accordance with the Storm Drainage requirements defined in Section 6.11.03 of the Site Plan Review Regulations.
- d. *Repeat Comment.* We recommend that the applicant provide test pit information including the Estimated Seasonal High Water Table (ESHWT).
- e. *Repeat Comment.* We recommend that the applicant provide an Inspection and Maintenance plan.

If you have any questions or comments, please do not hesitate to contact us.

Regards,

DuBOIS & KING, Inc.

A handwritten signature in black ink, appearing to read "Ross Tsantoulis". The signature is fluid and cursive, with a long horizontal stroke extending from the end.

Ross L Tsantoulis, PE
Project Manager