



# TOWN OF RAYMOND

Planning Board Agenda

September 1, 2022

7:00 p.m. - Raymond High School  
Media Center - 45 Harriman Hill

## Public Announcement

If this meeting is canceled or postponed for any reason the information can be found on our website, posted at Town Hall, Facebook Notification, and RCTV. \*

### 1. Pledge of Allegiance

### 2. Public Hearing-

**Application # 2021-024:** A SITE PLAN application to include waivers is being submitted by Joseph Coronati of Jones & Beach Engineers, Inc. on behalf of Troy Brown of Loon Lake LLC. They are proposing to add a 1,408 S.F. addition to the back of the Trading Post building. The addition will primarily be used as cold storage/ warehouse space (879 S.F.) with 529 S.F. being heated space. The heated spaced proposed will consist of workshop areas, an office, a breakroom for employees, a public restroom, and a utility room. Property located at 68 Mountain Road and Raymond Tax Map 46 / Lot 9.

**Application # 2022-003:** A SITE PLAN application is being submitted by Craig Francisco of Bedford Design Consultants, Inc. on behalf of 155 Farmington Road, LLC. They are proposing an expansion of the existing self-storage facility. The property is represented as Raymond Tax Map 38/ Lot 20 and located at 21 Dudley Road.

**Application #2022-006** In accordance with RSA 676:4 II(b) and Section 3.003.02 of Raymond Site Plan Review Regulations the Planning Board will engage in a nonbinding conceptual review discussion with an applicant, Joseph Coronati of Jones and Beach Engineers and authorized representatives on **Thursday, September 1, 2022 at 7:00 p.m. in the Raymond High School Media Center (library). The discussion will be regarding a proposal to develop property located at Batchelder Road and shown on the Raymond Tax Map as Map 17/ Lot 82.** Per RSA 676:4 II(b), the Planning Board may engage in nonbinding discussions with an applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.

**Subdivision Application, Mooers Road, Nottingham, NH** – An eleven (11) lot residential subdivision has recently been submitted in Nottingham, NH. The property is located on Mooers Road, in Nottingham, NH, and is identified as Tax Map 72, Lot 13-1. Access to the proposed subdivision is by Mountain Road in Raymond. RSA 674:53, IV states: “[N]o plat or plan showing land whose sole street access or sole maintained street access is or is planned to be via a private road or class IV, V, or VI highway located in an adjoining municipality shall be deemed approved ... until it has been approved by the planning board...of that adjoining municipality, provided however that the sole issue which may be addressed or regulated by the adjoining municipality shall be the adequacy of such street access, and the impact of the proposal upon it.” **NO development is proposed in Raymond.**

\* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen’s Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be held at a time TBD.



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Planning Board Agenda

September 1, 2022

7:00 p.m. - Raymond High School  
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### 3. Approval of Minutes

- 08/04/2022
- 08/11/2022
- 08/18/2022

### 4. Public Comment

### 5. Other Business

- Staff Updates-
- Board Member Updates
- Any other business brought before the board- Site Plan and Subdivision Stormwater Management Standards

### 6. Adjournment (NO LATER THAN 10:00 P.M.)

<b>PLANNING BOARD MEETING DATES 2022</b>	
<b>Planning Board Meeting Dates</b>	<b>Projects Scheduled</b>
September 01, 2022	Mountain Road, 603 Storage, Batchelder, Nottingham
September 8, 2022	Work Session
September 15, 2022	IC Reed, Chadwick
October 06, 2022	
October 13, 2022	Work Session- Zoning Ordinances
October 20, 2022	
November 03, 2022	
November 10, 2022**	Work Session-Zoning Ordinances
November 17, 2022	
December 1, 2022	
December 8, 2022	Work Session-Zoning Ordinances
December 15, 2022	

\*\*Quorum-Day before a holiday-long weekend.

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# Bedford Design Consultants Inc.

ENGINEERS AND SURVEYORS

592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533 Fax: (603) 622-4740  
 www.bedforddesign.com

## LETTER OF TRANSMITTAL

TO:  
 Christina McCarthy

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HAND DELIVERED

---

DATE: 08/12/2022	JOB #: 1628-01
ATTENTION: Christina	
RE: Dudley Road Self Storage Dudley Road	

WE ARE SENDING YOU  ATTACHED  UNDER SEPARATE COVER VIA: \_\_\_\_\_ THE FOLLOWING ITEMS:

- SHOP DRAWINGS   
  PRINTS   
  PLANS   
  SAMPLES   
  SPECIFICATIONS  
 COPY OF LETTER   
 CHANGE ORDER   
 \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
3	8/11/2022		22 X 34 Site Plan Rev D
10	8/11/2022		11 x 17 Site Plan Rev D

THESE ARE TRANSMITTED (AS CHECKED BELOW):

- FOR APPROVAL   
  APPROVED AS SUBMITTED   
  RESUBMIT: \_\_\_\_\_ COPIES FOR APPROVAL  
 FOR YOUR USE   
  APPROVED AS NOTED   
  SUBMIT: \_\_\_\_\_ COPIES FOR DISTRIBUTION  
 AS REQUESTED   
  RETURNED FOR CORRECTIONS   
  RETURN: \_\_\_\_\_ CORRECTED PRINTS  
 FOR REVIEW AND COMMENT   
 \_\_\_\_\_  
 FOR BIDS DUE: \_\_\_\_\_   
 PRINTS RETURNED AFTER LOAN TO US

REMARKS:

Christina,

Attached is the revised Site Plan Set. I have eliminate the note Regarding the owner using a portion of the building, so sprinklers Should not be required. I have changed the setback to 25 feet per Article 15.2.3 and twisted the proposed building so it complies.

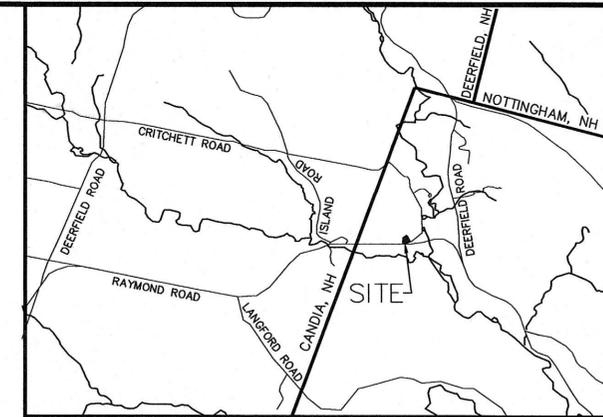
COPY TO:  
 FILE

SIGNED:

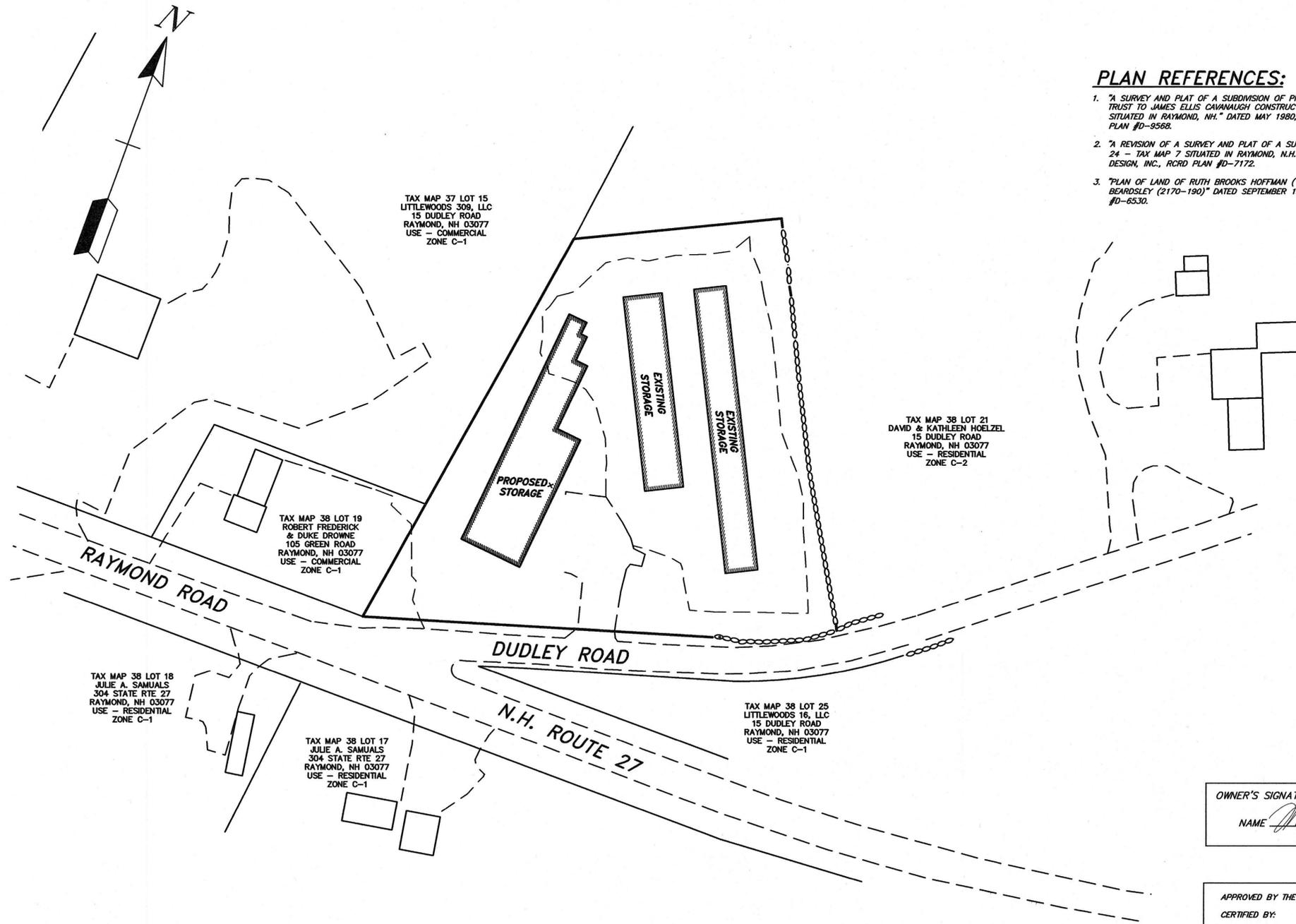


# 603 STORAGE SITE PLAN

21 DUDLEY ROAD  
RAYMOND, NEW HAMPSHIRE



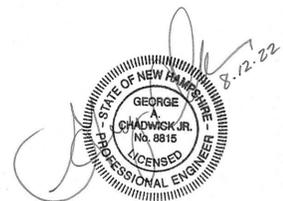
**LOCUS MAP**  
(1" = 2000')



**PLAN REFERENCES:**

- "A SURVEY AND PLAT OF A SUBDIVISION OF PROPERTY BEING TRANSFERRED FROM FOBETT REALTY TRUST TO JAMES ELLIS CAVANAUGH CONSTRUCTION COMPANY AND DAVID R & KATHLEEN M. HOELZEL SITUATED IN RAYMOND, NH." DATED MAY 1980, PREPARED BY R.S.L LAYOUT & DESIGN, INC., RCRD PLAN #D-9568.
- "A REVISION OF A SURVEY AND PLAT OF A SUBDIVISION FOR LOIS JENSEN-(COPE HEIRS) BEING LOT 24 - TAX MAP 7 SITUATED IN RAYMOND, N.H." DATED AUGUST 1977, PREPARED BY R.S.L LAYOUT & DESIGN, INC., RCRD PLAN #D-7172.
- "PLAN OF LAND OF RUTH BROOKS HOFFMAN (1684-225; 1879-097) AND OF BARBARA HOFFMAN BEARDSLEY (2170-190)" DATED SEPTEMBER 1976, PREPARED BY DAVID R. NOYES, RCRD PLAN #D-6530.

PLAN INDEX	SHEET NO
COVER SHEET	1
EXISTING CONDITIONS PLAN	2
SITE PLAN	3
GRADING PLAN	4
UTILITY PLAN	5
LANDSCAPE PLAN	6
CONSTRUCTION DETAILS	7-8
LIGHTING PLAN	9
TEST PIT LOGS & BUILDING RENDERINGS	10



OWNER'S SIGNATURE  
NAME M. J. [Signature] DATE \_\_\_\_\_

APPROVED BY THE RAYMOND, N.H. PLANNING BOARD ON: \_\_\_\_\_  
CERTIFIED BY:  
CHAIR \_\_\_\_\_  
VICE CHAIR \_\_\_\_\_

**TAX MAP 38 LOT 20**

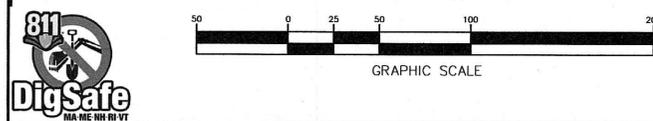
**COVER SHEET**  
**603 SELF STORAGE**  
LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
PREPARED FOR/OWNER:  
155 FARMINGTON RD, LLC  
55 HIGH STREET  
PITTSFIELD, NH 03263

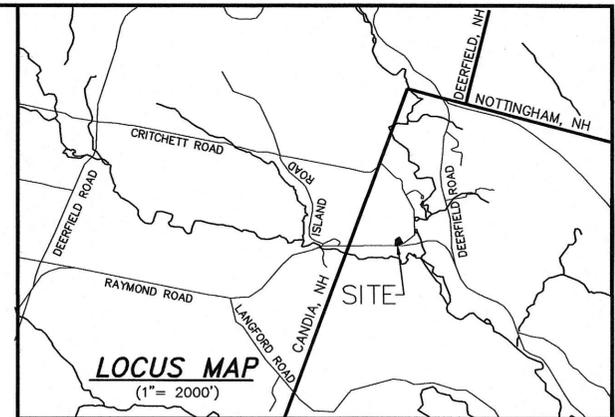
SCALE: 1" = 50'      MARCH 1, 2022      SHEET 1 OF 10

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
JST	JST	CAF	642	2	1628-001

**Bedford Design Consultants, Inc.**  
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592 Harvey Road, Manchester, NH 03103  
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DATE	DESCRIPTION	BY	REV.
8-11-22	REVISED BUILDING SETBACKS PER ARTICLE 15.2.3	MKH	D
7-28-22	REVISED PER PLANNING BOARD MEETING	MKH	C
7-1-22	REVISE PER DUBOIS & KING TRC COMMENTS	MKH	B
5-23-22	PER DUBOIS & KING REVIEW	JST	A





**NOTES:**

- OWNER OF RECORD:  
TAX MAP 38 LOT 20  
DAVID & KATHLEEN HOEZZEL  
15 DUDLEY ROAD  
RAYMOND, NH 03077  
USE - RESIDENTIAL ZONE C-2
- THE INTENT OF THIS PLAN IS SHOW THE EXISTING CONDITIONS ON LOT 20.
- THE TOTAL PARCEL AREA OF THIS LOT IS 81,718 SQ FT OR 1.876 ACRES.
- THIS PARCEL IS ZONED: COMMERCIAL C-1  
**DIMENSIONAL REQUIREMENTS:**  

REQUIREMENT	REQUIRED
MINIMUM LOT AREA	21,780 SQUARE FEET
MINIMUM LOT FRONTAGE	50'
FRONT YARD SETBACK	25' *
SIDE YARD SETBACK	25' *
REAR YARD SETBACK	25' *

\*SEE ARTICLE 15.2.3 OF THE RAYMOND ZONING ORDINANCE
- THE LOT IS SERVICED BY ON SITE WELL AND INDIVIDUAL SEPTIC SYSTEM.
- BEDFORD DESIGN CONSULTANTS, INC. PERFORMED A TOPOGRAPHIC FIELD SURVEY IN JUNE, 2021 ON AN ASSUMED DATUM.
- THE SUBJECT LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, MAP #3301500178E, EFFECTIVE DATE MAY 15, 2005.
- THE SITE IS ALL HINCKLEY SOILS 3-8% SLOPES PER NATURAL RESOURCES CONSERVATION SERVICE, ROCKINGHAM COUNTY SOIL MAP.
- THE LOCATION OF ALL UNDERGROUND UTILITIES ARE APPROXIMATE. ALWAYS CALL DIG SAFE PRIOR TO EXCAVATION.
- THERE ARE NO KNOWN EXISTING COVENANTS, EASEMENTS, OR RIGHTS-OF-WAY ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY IN THE AQUIFER AND WELLHEAD PROTECTION AREAS.
- THERE WILL NOT BE ANY SOLID WASTE STORAGE ON SITE.

**WETLAND CERTIFICATION**

- WETLANDS WERE DELINEATED BY LUKE HURLEY OF GOVE ENVIRONMENTAL SERVICES, INC. IN NOVEMBER 2021 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).

**SURVEYOR CERTIFICATION**

"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)."

"I HEREBY CERTIFY THAT THIS SURVEY AND PLAT WERE PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION."

*[Signature]*  
 LICENSED LAND SURVEYOR      3-12-22  
 DATE

**TAX MAP 38 LOT 20**  
**EXISTING CONDITIONS/DEMOLITION PLAN**  
**603 SELF STORAGE**  
 LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 155 FARMINGTON RD, LLC  
 55 HIGH STREET  
 PITTSFIELD, NH 03263

SCALE: 1" = 20'	MARCH 1, 2022	SHEET 2 OF 10
DESIGN: C.A.F.	DRAWN: K.M.B.	CHECKED: C.A.F.
FB: 642	PG: 2	1628-001

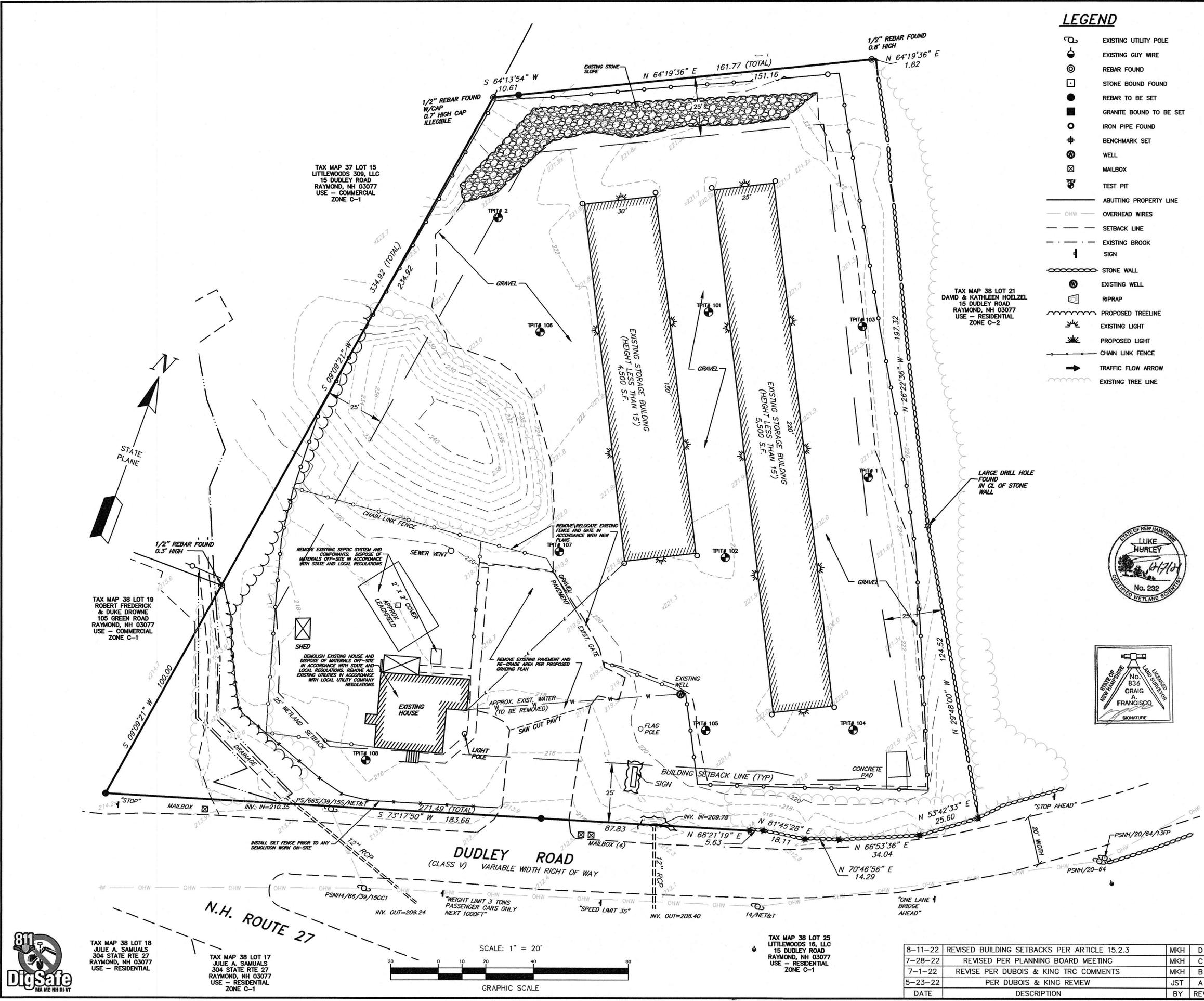
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**LEGEND**

- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- REBAR FOUND
- STONE BOUND FOUND
- REBAR TO BE SET
- GRANITE BOUND TO BE SET
- IRON PIPE FOUND
- BENCHMARK SET
- WELL
- MAILBOX
- TEST PIT
- ABUTTING PROPERTY LINE
- OHW OVERHEAD WIRES
- SETBACK LINE
- EXISTING BROOK
- SIGN
- STONE WALL
- EXISTING WELL
- RIPRAP
- PROPOSED TREELINE
- EXISTING LIGHT
- PROPOSED LIGHT
- CHAIN LINK FENCE
- TRAFFIC FLOW ARROW
- EXISTING TREE LINE

TAX MAP 38 LOT 21  
 DAVID & KATHLEEN HOEZZEL  
 15 DUDLEY ROAD  
 RAYMOND, NH 03077  
 USE - RESIDENTIAL ZONE C-2

LARGE DRILL HOLE FOUND IN CL OF STONE WALL



DATE	DESCRIPTION	BY	REV.
8-11-22	REVISED BUILDING SETBACKS PER ARTICLE 15.2.3	MKH	D
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- 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).



**LEGEND**

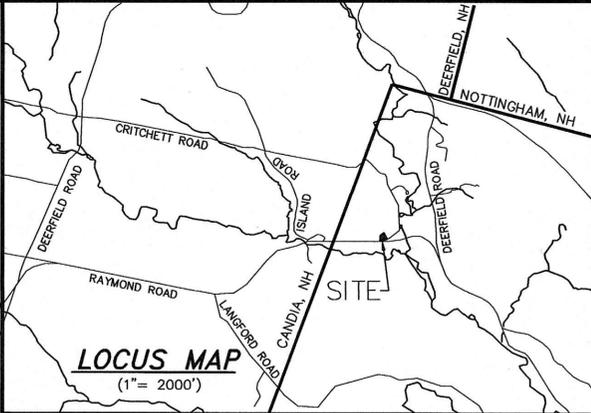
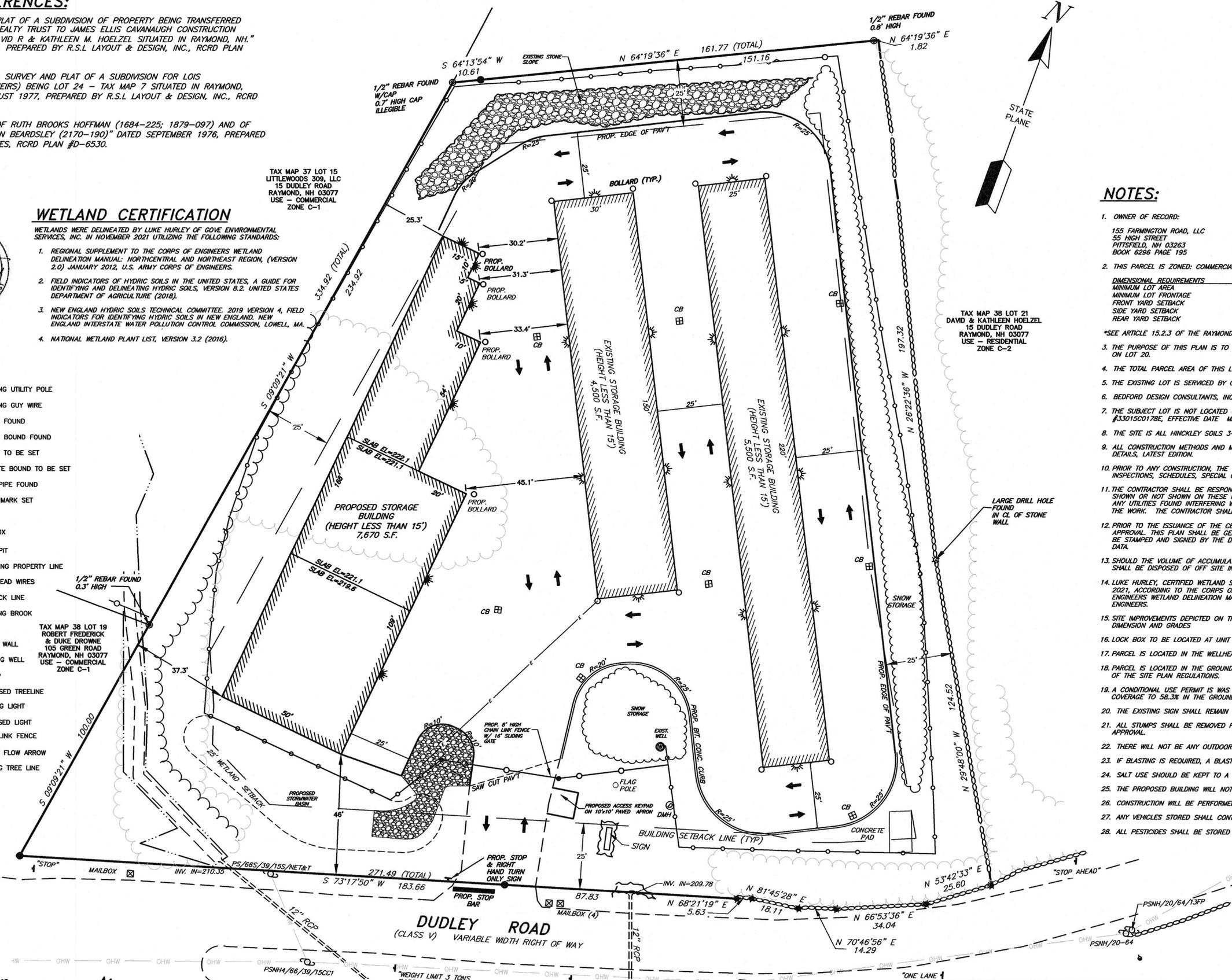
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
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- STONE BOUND FOUND
- REBAR TO BE SET
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- IRON PIPE FOUND
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- ABUTTING PROPERTY LINE
- OHW - OVERHEAD WIRES
- SETBACK LINE
- EXISTING BROOK
- SIGN
- STONE WALL
- EXISTING WELL
- RIPRAP
- PROPOSED TREELINE
- EXISTING LIGHT
- PROPOSED LIGHT
- CHAIN LINK FENCE
- TRAFFIC FLOW ARROW
- EXISTING TREE LINE

TAX MAP 38 LOT 19  
ROBERT FREDERICK & DUKE DROWNE  
105 GREEN ROAD  
RAYMOND, NH 03077  
USE - COMMERCIAL  
ZONE C-1

TAX MAP 38 LOT 18  
JULIE A. SAMUALS  
304 STATE RTE 27  
RAYMOND, NH 03077  
USE - RESIDENTIAL

TAX MAP 37 LOT 15  
LITTLEWOODS 309, LLC  
15 DUDLEY ROAD  
RAYMOND, NH 03077  
USE - COMMERCIAL  
ZONE C-1

TAX MAP 38 LOT 21  
DAVID & KATHLEEN HOELZEL  
15 DUDLEY ROAD  
RAYMOND, NH 03077  
USE - RESIDENTIAL  
ZONE C-2



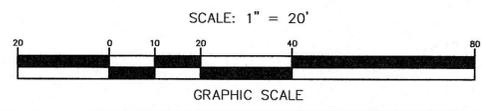
**NOTES:**

- OWNER OF RECORD:  
155 FARMINGTON ROAD, LLC  
55 HIGH STREET  
PITTSFIELD, NH 03263  
BOOK 6296 PAGE 195
- THIS PARCEL IS ZONED: COMMERCIAL C-1  
DIMENSIONAL REQUIREMENTS REQUIRED:  
MINIMUM LOT AREA 21,780 SQUARE FEET  
MINIMUM LOT FRONTAGE 50'  
FRONT YARD SETBACK 25'  
SIDE YARD SETBACK 25'  
REAR YARD SETBACK 25'
- \*SEE ARTICLE 15.2.3 OF THE RAYMOND ZONING ORDINANCE
- THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF A 7,670 S.F. STORAGE BUILDING AND DRAINAGE IMPROVEMENTS ON LOT 20.
- THE TOTAL PARCEL AREA OF THIS LOT IS 81,718 SQ FT OR 1.876 ACRES.
- THE EXISTING LOT IS SERVED BY ON SITE WELL AND INDIVIDUAL SEPTIC SYSTEM. EXISTING HOUSE AND SEPTIC SYSTEM TO BE REMOVED.
- BEDFORD DESIGN CONSULTANTS, INC. PERFORMED A TOPOGRAPHIC FIELD SURVEY IN JUNE, 2021 ON AN MAD 1983.
- THE SUBJECT LOT IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS PER FLOOD INSURANCE RATE MAP, ROCKINGHAM COUNTY, MAP #33015C0178E, EFFECTIVE DATE MAY 15, 2005.
- THE SITE IS ALL HINCKLEY SOILS 3-8% SLOPES PER NATURAL RESOURCES CONSERVATION SERVICE, ROCKINGHAM COUNTY SOIL MAP.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE TOWN OF RAYMOND CONSTRUCTION STANDARDS AND DETAILS, LATEST EDITION.
- PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL REQUEST A PRECONSTRUCTION MEETING WITH THE TOWN ENGINEER TO DISCUSS SITE INSPECTIONS, SCHEDULES, SPECIAL CONDITIONS, ETC.
- 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 LEAST 72 HOURS BEFORE DIGGING.
- PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, AN AS-BUILT PLAN SHALL BE PROVIDED TO THE TOWN FOR REVIEW AND APPROVAL. THIS PLAN SHALL BE GENERATED WITH DATA COLLECTED FROM AN ON-SITE SURVEY OF THE SITE IMPROVEMENTS. THE PLAN SHALL BE STAMPED AND SIGNED BY THE DESIGN ENGINEER AND THE LICENSED LAND SURVEYOR RESPONSIBLE FOR THE COLLECTED FIELD SURVEY DATA.
- SHOULD THE VOLUME OF ACCUMULATED SNOW EXCEED THE CAPACITY OF THE ONSITE STORAGE AS SHOWN ON THIS PLAN, THE EXCESS SNOW SHALL BE DISPOSED OF OFF SITE IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL LAWS.
- LUKE HURLEY, CERTIFIED WETLAND SCIENTIST #232, OF GOVE ENVIRONMENTAL SERVICES, INC., PERFORMED THE WETLAND MAPPING NOVEMBER 2021, ACCORDING TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTHCENTRAL AND NORTHEAST REGION, VERSION 2.0, JANUARY 2012, US ARMY CORPS OF ENGINEERS.
- SITE IMPROVEMENTS DEPICTED ON THE PLAN SHALL CONFORM WITH TITLE III OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO DIMENSION AND GRADES
- LOCK BOX TO BE LOCATED AT UNIT ENTRANCE IN ACCORDANCE WITH RAYMOND FIRE DEPARTMENT GUIDELINES.
- PARCEL IS LOCATED IN THE WELLHEAD PROTECTION AREA.
- PARCEL IS LOCATED IN THE GROUNDWATER CONSERVATION OVERLAY DISTRICT (ARTICLE 5.2) AND MEETS THE REQUIREMENTS OF SECTION 5.06 OF THE SITE PLAN REGULATIONS.
- A CONDITIONAL USE PERMIT IS WAS APPROVED BY THE RAYMOND PLANNING BOARD ON JULY 21, 2022 FOR AN INCREASE IN THE IMPERVIOUS COVERAGE TO 58.3% IN THE GROUNDWATER CONSERVATION OVERLAY DISTRICT.
- THE EXISTING SIGN SHALL REMAIN UNCHANGED. THE WORDING AND COLORS MAY BE REVISED.
- ALL STUMPS SHALL BE REMOVED FORM THE SITE UNLESS APPROVAL FOR AN ON-SITE STUMP DUMP IS SECURED AT THE TIME OF SITE PLAN APPROVAL.
- THERE WILL NOT BE ANY OUTDOOR STORAGE.
- IF BLASTING IS REQUIRED, A BLASTING PERMIT WILL BE REQUIRED FROM THE FIRE DEPARTMENT.
- SALT USE SHOULD BE KEPT TO A MINIMUM.
- THE PROPOSED BUILDING WILL NOT BE CLIMATE CONTROLLED.
- CONSTRUCTION WILL BE PERFORMED WEEKDAYS BETWEEN 7 AM AND 5 PM ONLY.
- ANY VEHICLES STORED SHALL CONTAIN LESS THAN 20 GALLONS OF FUEL.
- ALL PESTICIDES SHALL BE STORED IN A CONTAINER THAT IS ONLY ACCESSIBLE TO SMALL RODENTS (I.E. RATS AND MICE).



DATE	DESCRIPTION	BY	REV.
8-11-22	REVISED BUILDING SETBACKS PER ARTICLE 15.2.3	MKH	D
7-28-22	REVISED PER PLANNING BOARD MEETING	MKH	C
7-1-22	REVISE PER DUBOIS & KING TRC COMMENTS	MKH	B
5-23-22	PER DUBOIS & KING REVIEW	JST	A

TAX MAP 38 LOT 17  
JULIE A. SAMUALS  
304 STATE RTE 27  
RAYMOND, NH 03077  
USE - RESIDENTIAL  
ZONE C-1



APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD

CHAIR: \_\_\_\_\_  
DATE: \_\_\_\_\_

**TAX MAP 38 LOT 20**

**SITE PLAN**  
**603 SELF STORAGE**  
LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
PREPARED FOR/OWNER:  
155 FARMINGTON RD, LLC  
55 HIGH STREET  
PITTSFIELD, NH 03263

SCALE: 1" = 20'      MARCH 1, 2022      SHEET 3 OF 10

DESIGN: JST	DRAWN: JST	CHECKED: CAF	FB: 642	PG: 2	1628-001
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**LEGEND**

- 290 — PROPOSED CONTOUR
- - - 290 - - - EXISTING CONTOUR
- ⊠ 430.3 ⊠ PROPOSED SPOT GRADE
- ⊠ 282.6x ⊠ EXISTING SPOT GRADE
- ⊕ EXISTING UTILITY POLE
- ⊙ EXISTING GUY WIRE
- ⊙ REBAR FOUND
- ⊠ STONE BOUND FOUND
- ⊙ REBAR TO BE SET
- ⊙ GRANITE BOUND TO BE SET
- ⊙ IRON PIPE FOUND
- ⊕ BENCHMARK SET
- ⊙ WELL
- ⊠ MAILBOX
- ⊕ TEST PIT
- ABUTTING PROPERTY LINE
- OHW — OVERHEAD WIRES
- SETBACK LINE
- - - EXISTING BROOK
- ⊠ SIGN
- - - PROPOSED TREE LINE
- - - EXISTING TREELINE
- ⊕ STONE WALL
- ⊕ EXISTING WELL
- ⊕ RIPRAP
- ⊕ EXISTING LIGHT
- ⊕ PROPOSED LIGHT
- ⊕ CHAIN LINK FENCE
- ⊕ STABILIZED CONSTRUCTION EXIT
- ⊕ PAVEMENT TO BE REMOVED

**GRADING AND DRAINAGE NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE GRADING AND DRAINAGE IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF RAYMOND 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 APPROVED AND ADOPTED 2016 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 CONCERNING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-800-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
5. ALL DRAINAGE PIPE SHALL BE NON-PERFORATED ADS N-12 HIGH-DENSITY POLYETHYLENE PIPE SMOOTH INTERIOR (OR APPROVED EQUAL), OR RCP CLASS IV, UNLESS NOTED ON THE PLANS. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
6. 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.
7. THE CONTRACTOR SHALL MAINTAIN EMERGENCY ACCESS TO ALL AREAS AFFECTED BY HIS CONSTRUCTION WORK AT ALL TIMES.
8. THE CONTRACTOR SHALL THOROUGHLY SECURE ALL EXCAVATIONS ON A DAILY BASIS AT THE COMPLETION OF CONSTRUCTION OPERATIONS IN THE IMMEDIATE AREA.
9. CONTRACTOR SHALL VERIFY T.B.M. ELEVATION PRIOR TO THE START OF CONSTRUCTION.
10. ALL SWALES AND ANY SLOPES GREATER THAN 3:1 SHALL BE STABILIZED WITH NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER), UNLESS OTHERWISE SPECIFIED.
11. THE CONTRACTOR SHALL STABILIZE ALL DITCHES, PONDS, AND SWALES PRIOR TO DIRECTING RUNOFF TO THEM.
12. ALL PROPOSED AND EXISTING CATCH BASINS WHICH MAY RECEIVE STORMWATER RUNOFF FROM THE DEVELOPMENT DURING CONSTRUCTION, SHALL BE OUTFITTED WITH STONE INLET PROTECTION OR SILT SACKS (SEE DETAILS SHEETS).
13. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
14. THE CONTRACTOR SHALL DISPOSE OF ANY UNSUITABLE MATERIAL FOUND ON-SITE (I.E. TRASH, STUMPS, ETC.) IN ACCORDANCE WITH APPLICABLE STATE AND LOCAL REGULATIONS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL DEVICES AS SHOWN IN THE PLAN SET THROUGHOUT THE DURATION OF THE PROJECT IN ACCORDANCE WITH APPLICABLE N.H.D.E.S. STANDARDS. 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 CONTRACTOR SHALL BE REQUIRED TO INSTALL THE NECESSARY EROSION PROTECTION AT NO EXPENSE TO THE TOWN.
16. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THIS PLAN SET, PREPARED BY BEDFORD DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE METHODS 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 AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REQUIREMENTS.
17. ALL TRAFFIC CONTROL AND TEMPORARY CONSTRUCTION SIGNAGE ARRANGEMENTS, ACCEPTABLE TO N.H.D.O.T., LOCAL CITY/TOWN POLICE DEPARTMENT, AND DEPARTMENT OF PUBLIC WORKS SHALL BE EMPLOYED FOR ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY.
18. ADJUST ALL MANHOLES, CATCH BASIN, CURB BOXES, ETC. WITHIN THE LIMITS OF WORK TO FINISH GRADE PRIOR TO INSTALLATION OF FINISHED PAVEMENT.
19. THE SITE SHALL BE GRADED SO ALL FINISHED PAVEMENT HAS POSITIVE DRAINAGE.
20. CONTRACTOR TO PROVIDE FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. CRITICAL AREAS INCLUDE BUILDING ENTRANCE, RAMPS, AND LOADING AREAS.
21. ALL ELEVATIONS SHOWN AT THE CURB ARE TO THE BOTTOM OF THE CURB UNLESS OTHERWISE NOTED.
22. ALL SIDEWALK AND OTHER CURB REVEALS SHALL BE 6 INCHES. WHERE SIDEWALK IS TO BE FLUSH, THE PAVEMENT REVEAL SHALL BE 1/4" WITH A TOLERANCE OF 1/8".
23. THE FINISHED GRADE AT THE BOTTOM OF ALL ACCESSIBLE RAMPS SHALL BE FLUSH WITH THE PAVEMENT, WITH A TOLERANCE OF PLUS OR MINUS 1/4".

TAX MAP 38 LOT 21  
DAVID & KATHLEEN HOELZEL  
15 DUDLEY ROAD  
RAYMOND, NH 03077  
USE - RESIDENTIAL  
ZONE C-2

LARGE DRILL HOLE FOUND  
IN CL OF STONE WALL

NOTE: INSTALL APPROPRIATE TEMPORARY EROSION CONTROL DEVICES AROUND ALL CATCH BASIN INLETS AND MAINTAIN IN PLACE UNTIL ADEQUATE VEGETATIVE GROWTH IS ESTABLISHED. SEE DETAIL SHEET 5.

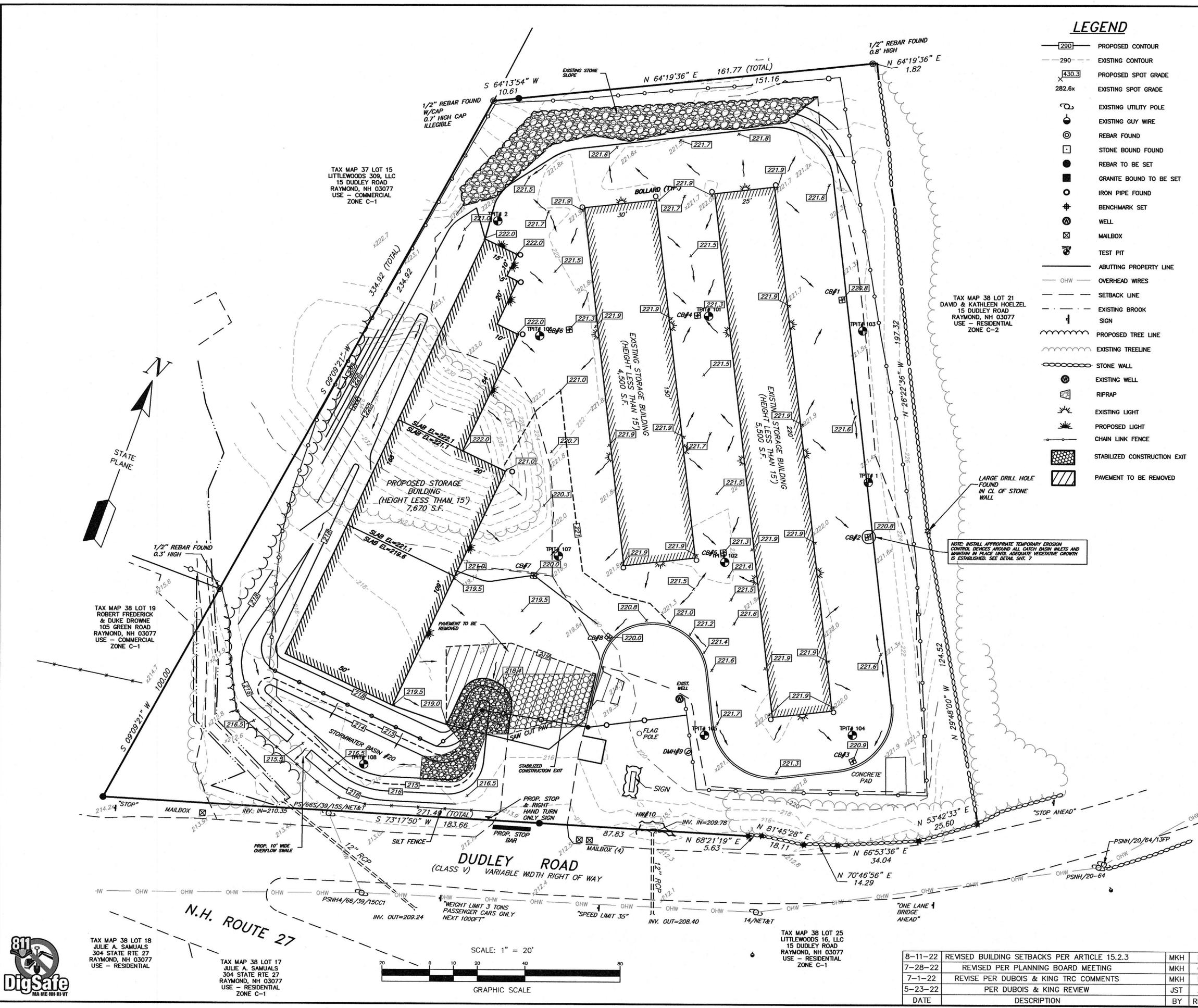


**TAX MAP 38 LOT 20**  
**GRADING PLAN**  
**603 SELF STORAGE**  
LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
PREPARED FOR/OWNER:  
155 FARMINGTON RD, LLC  
55 HIGH STREET  
PITTSFIELD, NH 03263

SCALE: 1" = 20'	MARCH 1, 2022	SHEET 4 OF 10
DESIGN: JST	DRAWN: JST	CHECKED: CAF
FB: 642	PG: 2	1628-001

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ENGINEERS AND SURVEYORS  
592 Harvey Road, Manchester, NH 03103  
Telephone: (603) 622-5533  
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DATE	DESCRIPTION	BY	REV.
8-11-22	REVISED BUILDING SETBACKS PER ARTICLE 15.2.3	MKH	D
7-28-22	REVISED PER PLANNING BOARD MEETING	MKH	C
7-1-22	REVISE PER DUBOIS & KING TRC COMMENTS	MKH	B
5-23-22	PER DUBOIS & KING REVIEW	JST	A



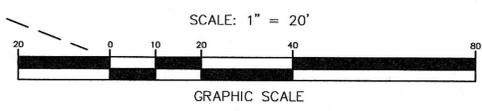
TAX MAP 37 LOT 15  
LITTLEWOODS 309, LLC  
15 DUDLEY ROAD  
RAYMOND, NH 03077  
USE - COMMERCIAL  
ZONE C-1

TAX MAP 38 LOT 19  
ROBERT FREDERICK & DUKE DROVINE  
105 GREEN ROAD  
RAYMOND, NH 03077  
USE - COMMERCIAL  
ZONE C-1

TAX MAP 38 LOT 18  
JULIE A. SAMUALS  
304 STATE RTE 27  
RAYMOND, NH 03077  
USE - RESIDENTIAL

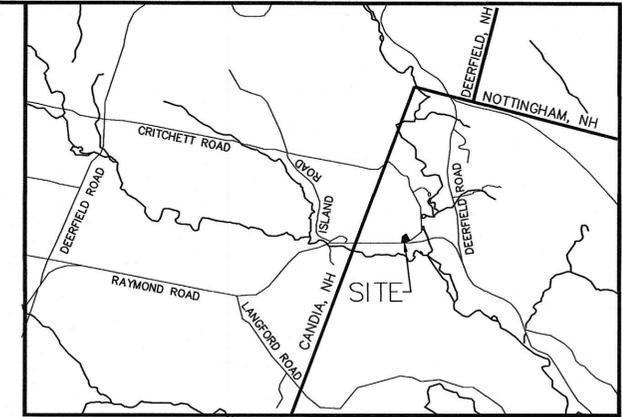
TAX MAP 38 LOT 17  
JULIE A. SAMUALS  
304 STATE RTE 27  
RAYMOND, NH 03077  
USE - RESIDENTIAL  
ZONE C-1

TAX MAP 38 LOT 25  
LITTLEWOODS 16, LLC  
15 DUDLEY ROAD  
RAYMOND, NH 03077  
USE - RESIDENTIAL  
ZONE C-1



**LEGEND**

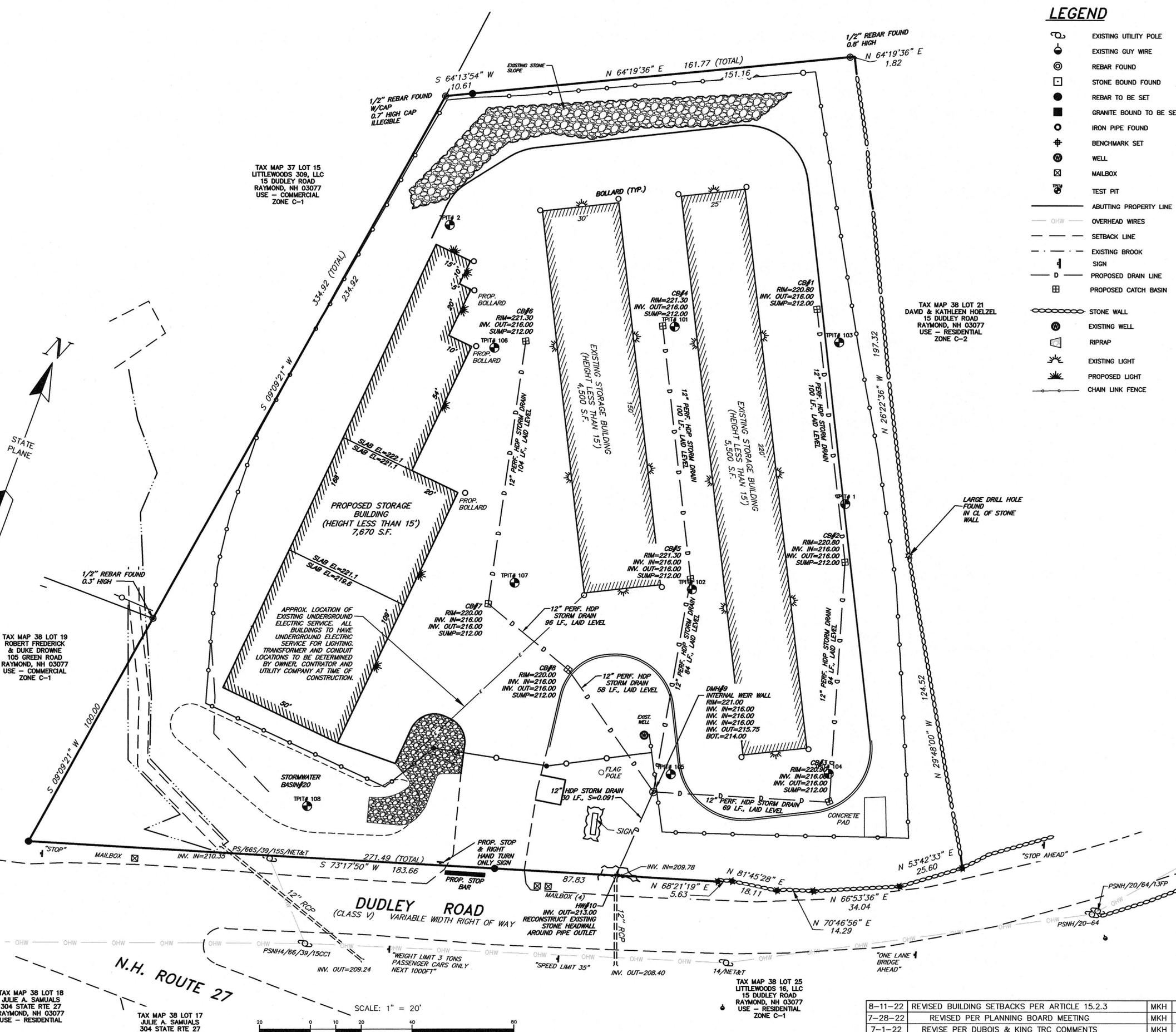
- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- ⊙ REBAR FOUND
- STONE BOUND FOUND
- REBAR TO BE SET
- GRANITE BOUND TO BE SET
- IRON PIPE FOUND
- ⊙ BENCHMARK SET
- ⊙ WELL
- ⊙ MAILBOX
- ⊙ TEST PIT
- ABUTTING PROPERTY LINE
- OHW OVERHEAD WIRES
- SETBACK LINE
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- SIGN
- PROPOSED DRAIN LINE
- ⊙ PROPOSED CATCH BASIN
- STONE WALL
- ⊙ EXISTING WELL
- ⊙ RIPRAP
- ⊙ EXISTING LIGHT
- ⊙ PROPOSED LIGHT
- CHAIN LINK FENCE



**LOCUS MAP**  
(1" = 2000')

**UTILITY NOTES:**

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE UTILITY IMPROVEMENTS ASSOCIATED WITH THE PROPOSED SITE PLAN.
2. ALL WORK SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE TOWN OF RAYMOND 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 APPROVED AND ADOPTED 2016 ARE HEREBY INCORPORATED BY REFERENCE.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES SHOWN OR NOT SHOWN ON THESE PLANS. PRIOR TO THE START OF ANY CONSTRUCTION, THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROXIMATE REMEDIAL ACTION TAKEN BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "DIG SAFE" AT 1-888-344-7233 AT LEAST 72 HOURS BEFORE DIGGING.
4. 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.
5. ALL DRAINAGE PIPE SHALL BE PERFORATED ADS N-12 HIGH-DENSITY POLYETHYLENE PIPE SMOOTH INTERIOR (OR APPROVED EQUAL) OR RCP CLASS IV UNLESS NOTED ON THE PLANS. ALL DRAINAGE PIPE SHALL BE INSTALLED FOLLOWING MANUFACTURERS INSTALLATION INSTRUCTIONS.
6. ALL CATCH BASIN SUMPS AND PIPING SHALL BE THOROUGHLY CLEANED TO REMOVE ALL SEDIMENT AND DEBRIS AFTER THE PROJECT HAS BEEN PAVED.
7. ALL DRAINAGE STRUCTURE INTERIOR DIAMETERS (4' MIN.) SHALL BE DETERMINED BY THE MANUFACTURER BASED ON THE PIPE CONFIGURATIONS SHOWN ON THESE PLANS. CATCH BASINS SHALL HAVE 4' DEEP SUMPS WITH HOODS, UNLESS OTHERWISE NOTED.
8. ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY H-29 LOADING AND SHALL BE INSTALLED ACCORDINGLY.
9. A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE DEPARTMENT OF PUBLIC WORKS HAS BEEN OBTAINED.
10. ANY FIELD UTILITY ADJUSTMENTS SHALL BE APPROVED BY THE LOCAL AUTHORITIES AND THE OWNER PRIOR TO INSTALLATION.
11. ALL ELECTRIC, TELEPHONE AND CABLE TV LINES ARE TO BE INSTALLED IN CONFORMANCE WITH APPLICABLE UTILITY COMPANY SPECIFICATIONS.
12. ANY UTILITIES TO BE TAKEN OUT OF SERVICE SHALL BE DISCONNECTED AS DIRECTED BY THE SPECIFIC UTILITY COMPANY AND THE LOCAL DEPARTMENT OF PUBLIC WORKS.
13. THE CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL PROPOSED BUILDING UTILITY CONNECTORS WITH THE ARCHITECTURAL PLANS.
14. ALL EXISTING LIGHTS ARE TO BE REPLACED WITH WALL MOUNTED DOWNCAST WALL PACK LIGHTING. THE PROPOSED LIGHTS WILL BE THE SAME.



**TAX MAP 38 LOT 20**  
**UTILITY PLAN**  
**603 SELF STORAGE**  
 LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 155 FARMINGTON RD, LLC  
 55 HIGH STREET  
 PITTSFIELD, NH 03263

SCALE: 1" = 20'      MARCH 1, 2022      SHEET 5 OF 10

DESIGN:	DRAWN:	CHECKED:	FB:	PG:
JST	JST	CAF	642	2

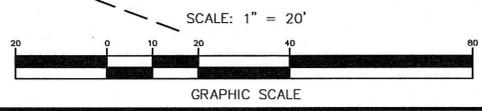
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5-23-22	PER DUBOIS & KING REVIEW	JST	A



TAX MAP 38 LOT 18  
 JULIE A. SAMUALS  
 304 STATE RTE 27  
 RAYMOND, NH 03077  
 USE - RESIDENTIAL

TAX MAP 38 LOT 17  
 JULIE A. SAMUALS  
 304 STATE RTE 27  
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 ZONE C-1

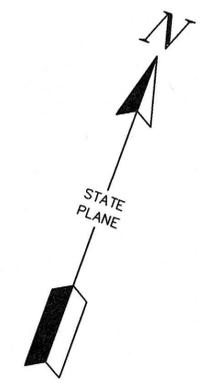


**LEGEND**

- ⊕ EXISTING UTILITY POLE
- ⊖ EXISTING GUY WIRE
- ⊙ REBAR FOUND
- ⊠ STONE BOUND FOUND
- REBAR TO BE SET
- GRANITE BOUND TO BE SET
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- ⊕ BENCHMARK SET
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- ⊠ RIPRAP
- PROPOSED TREELINE
- ⊙ EXISTING LIGHT
- ⊙ PROPOSED LIGHT
- CHAIN LINK FENCE
- TRAFFIC FLOW ARROW
- EXISTING TREE LINE

**LEGEND**

- ⊙ PROPOSED PERENNIALS
- PROPOSED SHRUBS
- ⊕ PROPOSED TREES



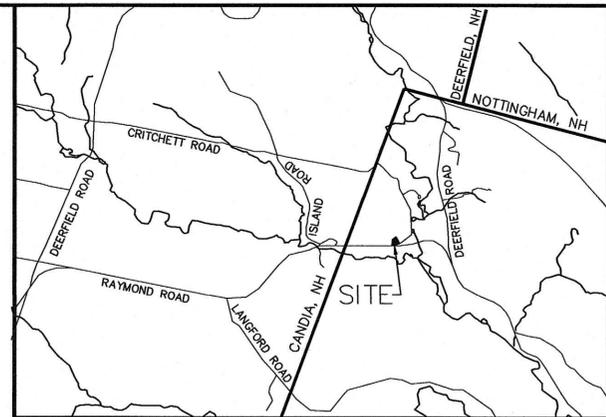
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TAX MAP 38 LOT 25  
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USE - RESIDENTIAL  
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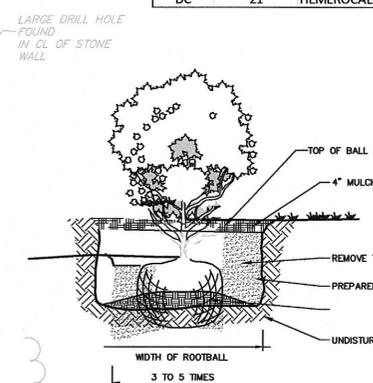
**LOCUS MAP**  
(1" = 2000')

**LANDSCAPE NOTES:**

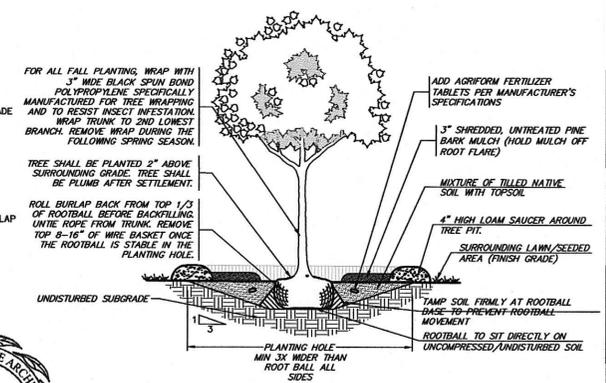
**6.10 LANDSCAPING & SCREENING**  
5% OF THE FRONT YARD AREA SHALL BE LANDSCAPED.  
THIS PROJECT HAS 2,700 S.F. OF AREA IN THE FRONT YARD  
2,700 X 0.05 = 135 S.F. OF LANDSCAPED AREA REQUIRED  
= 180 S.F. OF LANDSCAPE AREA PROPOSED  
PLEASE SEE DETAIL SHEETS FOR PLANTING DETAILS. ALL SUBSTITUTIONS  
MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.

**PLANT LIST:**

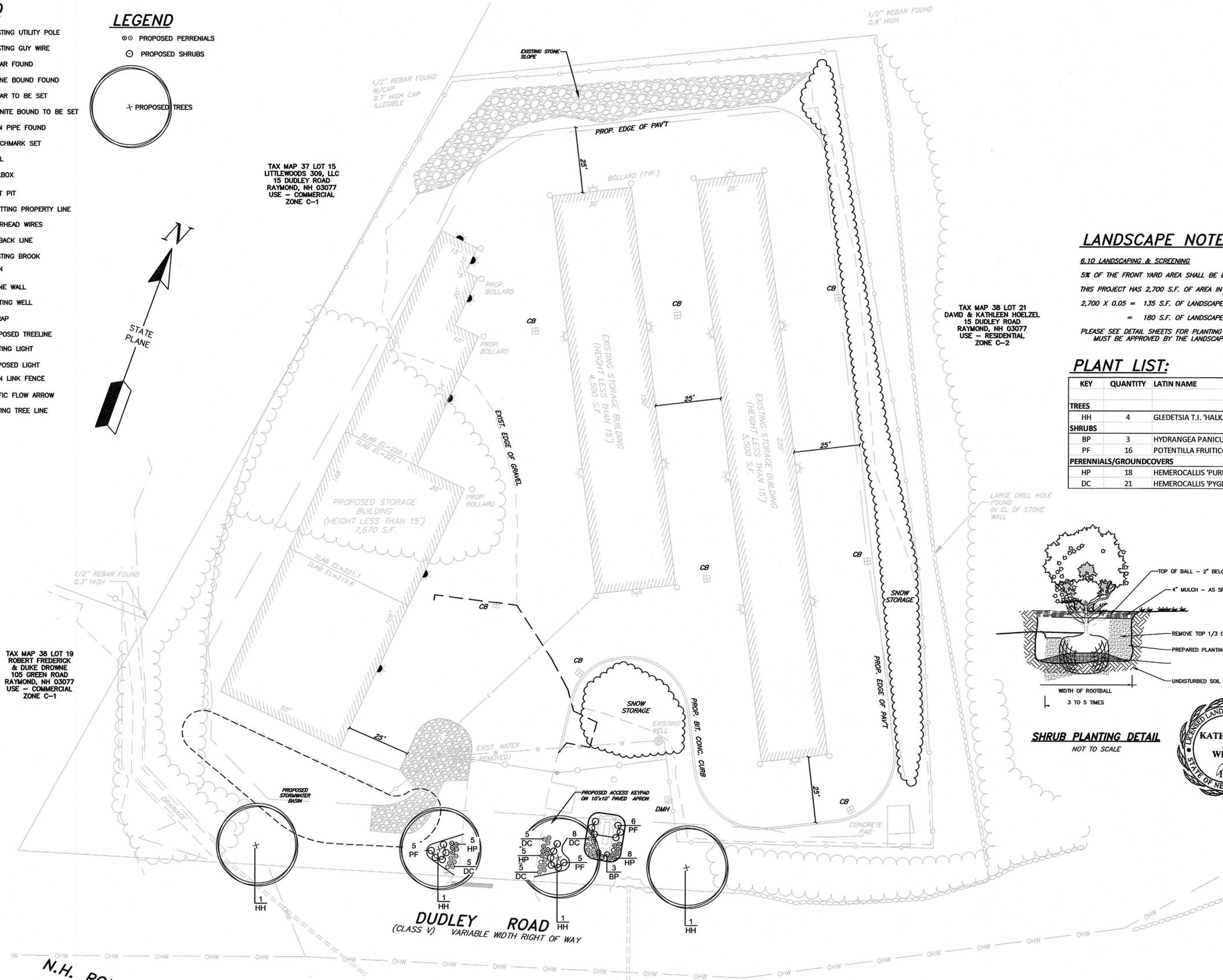
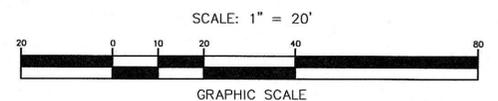
KEY	QUANTITY	LATIN NAME	COMMON NAME	MATURE SIZE	PURCHASE SIZE
<b>TREES</b>					
HH	4	GLEDITSIA T.I. 'HALKA'	HALKA HONEYLOCUST	30'-40' H&W	2.5" CAL
<b>SHRUBS</b>					
BP	3	HYDRANGEA PANICULATA 'BOBO'	BOBO PANICLED HYDRANGEA	2'-3'H x 3'-4'W	#3 CONTAINER
PF	16	POTENTILLA FRUITICOSA 'PRIMROSE BEAUTY'	PRIMROSE BEAUTY POTENTILLA	3'-4' H&W	#2 CONTAINER
<b>PERENNIALS/GROUNDCOVERS</b>					
HP	18	HEMEROCALLIS 'PURPLE D'ORO'	PURPLE D'ORO DAYLILY	2' H	#1 POT
DC	21	HEMEROCALLIS 'PYGMY PRINCE'	PYGMY PRINCE DAYLILY	2' H	#2 POT



**SHRUB PLANTING DETAIL**  
NOT TO SCALE



**DECIDUOUS TREE PLANTING**  
NOT TO SCALE



N.H. ROUTE 27

DUDLEY ROAD  
(CLASS V) VARIABLE WIDTH RIGHT OF WAY

**TAX MAP 38 LOT 20**  
**LANDSCAPE PLAN**  
**603 SELF STORAGE**  
LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
PREPARED FOR/OWNER:  
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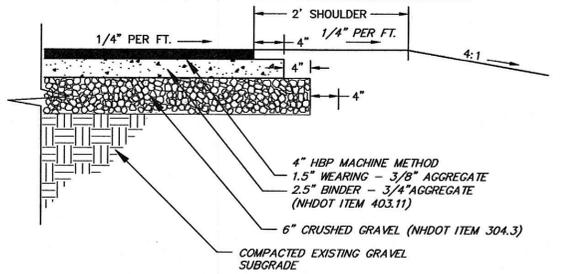
SCALE: 1" = 20'      MARCH 1, 2022      SHEET 6 OF 10

DESIGN:	DRAWN:	CHECKED:	FB:	PG:	
KAW	KAW	KAW	642	2	1628-001

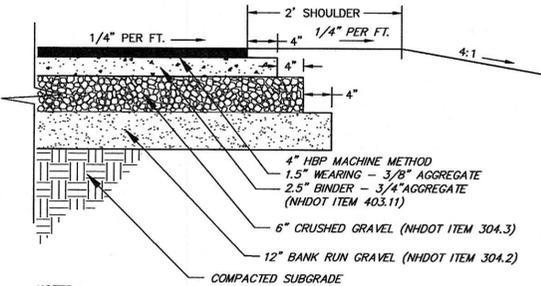
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**EXISTING GRAVEL CROSS SECTION**



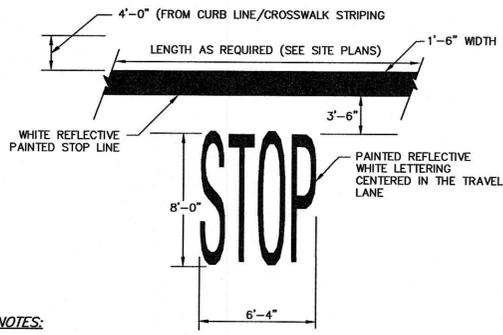
**PROPOSED PAVEMENT**



- NOTES:**
- SECTION NUMBERS REFER TO APPROPRIATE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION STATE OF NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION.
  - SECTION 410 (TACK COAT) WILL APPLY IF MORE THAN 180 CALENDAR DAYS ELAPSE BETWEEN PLACEMENT OF BINDER COARSE AND WEARING COARSE.
  - LOAM AND/OR UNSTABLE MATERIAL SHALL BE REMOVED TO A SOLID BASE MATERIAL.
  - COMPACTION OF ALL MATERIALS SHALL BE 95% OF THE MATERIALS MODIFIED PROCTOR VALUE.

**PAVEMENT SECTION DETAIL**

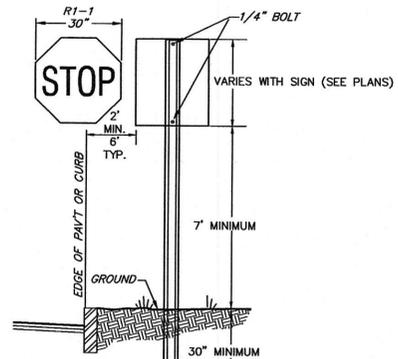
NOT TO SCALE



- NOTES:**
- PAVEMENT MARKINGS AS SHOWN ON THE SITE PLAN.
  - PAVEMENT MARKINGS AND STRIPING TO BE CONSTRUCTED USING FAST DRYING TRAFFIC PAINT MEETING THE REQUIREMENTS OF AASHTO M248-TYPE F.
  - PAINT SHALL BE APPLIED AS SPECIFIED BY THE MANUFACTURER.

**STOP BAR DETAIL**

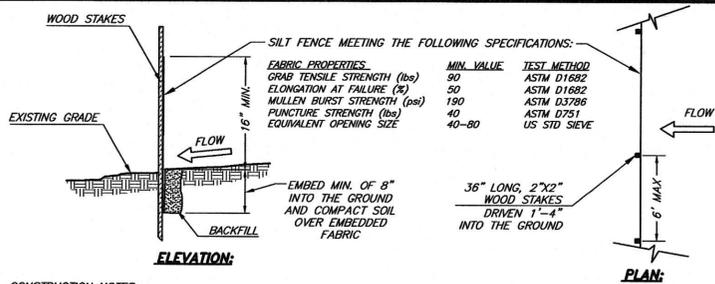
NOT TO SCALE



- NOTES:**
- POSTS SHALL BE SET PLUMB. ANY POST BENT OR OTHERWISE DAMAGED SHALL BE REMOVED AND PROPERLY REPLACED. POSTS MAY BE SET OR DRIVEN.
  - WHEN POSTS ARE SET, HOLES SHALL BE DUG TO THE PROPER DEPTH. AFTER INSERTING POSTS, THE HOLES SHALL BE BACKFILLED WITH SUITABLE MATERIAL. CARE SHALL BE TAKEN TO PRESERVE THE ALIGNMENT OF THE POST.
  - WHEN POSTS ARE DRIVEN, A SUITABLE DRIVING CAP SHALL BE USED. AFTER DRIVING THE TOP OF THE POST SHALL HAVE SUBSTANTIALLY THE SAME CROSS-SECTIONAL DIMENSION AS THE BODY OF THE POST. BATTERED POSTS WILL NOT BE ACCEPTED.
  - POSTS SHALL NOT BE DRIVEN WITH THE SIGN ATTACHED TO THE POST.
  - SIGNS SHALL BE ERRECTED IN CONFORMANCE WITH THE REQUIREMENTS OF THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION."
  - WHEN THE SIGN IS IN PLACE NO PART OF THE POST SHALL BE VISIBLE ABOVE THE SIGN.

**TRAFFIC SIGN DETAIL**

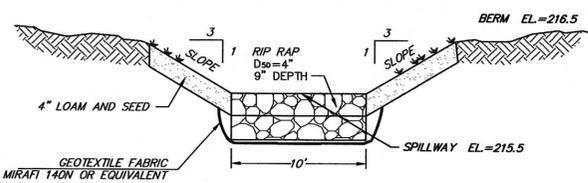
NOT TO SCALE



- 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 DEEP 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 8 INCHES, FOLDED AND STAPLED TO A SUPPORT POST; 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



- NOTES:**
- WIDTH OF SPILLWAY AND/OR WIDTH OF RIPRAP AS SPECIFIED ON THE PLANS.
  - REFER TO THE MAINTENANCE AND CONSTRUCTION NOTES FOR ROCK RIP-RAP FOR ADDITIONAL DETAILS.

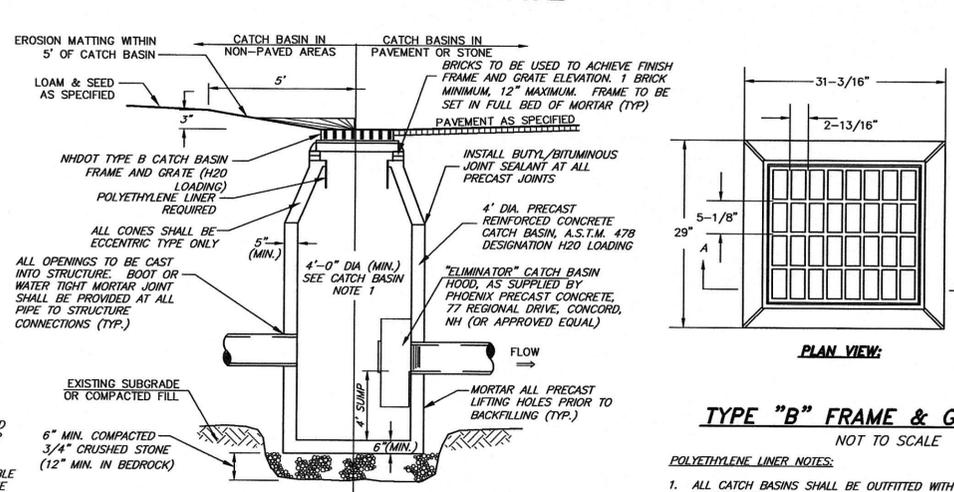
**MAINTENANCE**

ROCK RIPRAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY BEFORE FURTHER DAMAGE CAN TAKE PLACE. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISLODGE THE ROCK RIPRAP. IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS WHICH COULD DAMAGE OR DISPLACE THE RIPRAP. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE RIPRAP.

- CONSTRUCTION SPECIFICATIONS**
- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC OR RIPRAP SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS TO THE LINES AND GRADES SHOWN ON THE PLANS.
  - THE ROCK AND/OR GRAVEL USED FOR FILTER AND RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
  - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING THE PLACEMENT OF THE ROCK RIPRAP BY PLACING A CUSHION OF SAND AND GRAVEL OVER THE FABRIC. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 INCHES.
  - STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES.
  - STONES FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIPRAP.
  - VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.

**EMERGENCY SPILLWAY DETAIL**

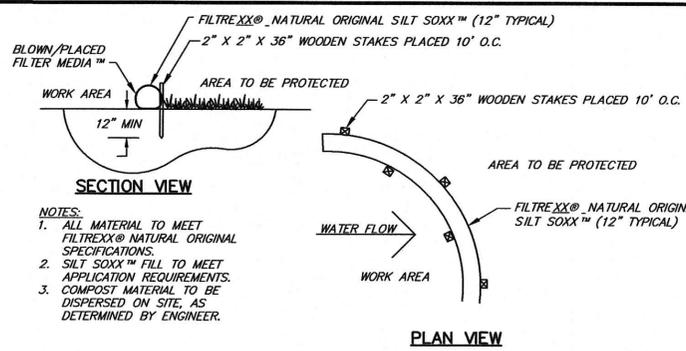
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- CATCH BASIN NOTES:**
- WHERE DEPTH EXCEEDS 12 FT., USE 5'-0" DIAMETER (MIN.) MAXIMUM DEPTH = 18 FEET.
  - USE 6'-0" DIAMETER WHERE DOUBLE GRATE IS CALLED FOR.
  - MINIMUM PIPE DROP (INLET TO OUTLET SHALL BE 3" UNLESS OTHERWISE APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING.
  - ALL BOOTS, GASKETS, AND SEALANTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS.

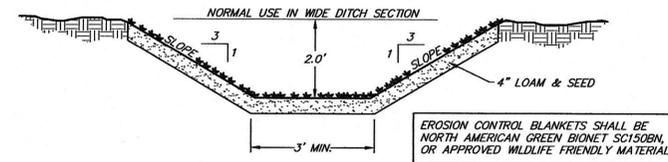
**CATCH BASIN DETAIL:**

NOT TO SCALE



**FILTREXX NATURAL ORIGINAL SILT SOXX DETAIL**

NOT TO SCALE



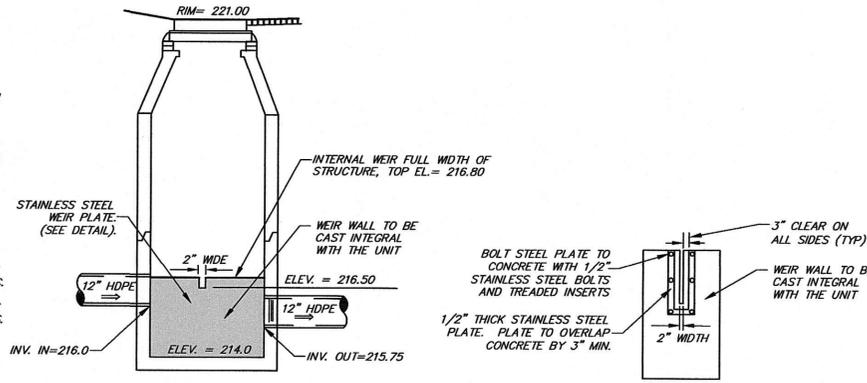
**MAINTENANCE**

TIMELY MAINTENANCE IS IMPORTANT TO KEEP THE VEGETATION IN THE SWALE IN GOOD CONDITION, MOWING SHOULD BE DONE FREQUENTLY ENOUGH TO KEEP THE VEGETATION IN VIGOROUS CONDITION AND TO CONTROL ENROACHMENT OF WEEDS AND WOODY VEGETATION, HOWEVER IT SHOULD NOT BE MOWED TOO CLOSELY, SO AS TO REDUCE THE FILTERING EFFECT. FERTILIZE ON AN "AS NEEDED" BASIS TO KEEP THE GRASS HEALTHY. OVER FERTILIZATION CAN RESULT IN THE SWALE BECOMING A SOURCE OF POLLUTION.

THE SWALE SHOULD BE INSPECTED PERIODICALLY AND AFTER EVERY MAJOR STORM TO DETERMINE THE CONDITION OF THE SWALE. FILLS AND DAMAGED AREAS SHOULD BE PROMPTLY REPAIRED AND RE-VEGETATED AS NECESSARY TO PREVENT FURTHER DETERIORATION.

**GRASSED SWALE**

NOT TO SCALE

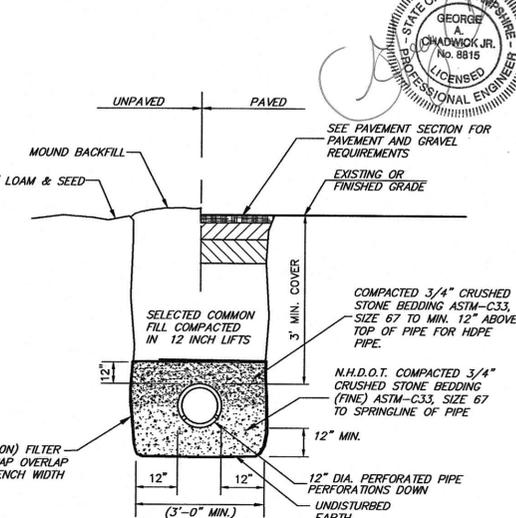


**WEIR PLATE DETAIL**

NOT TO SCALE

**WEIR PLATE DETAIL**

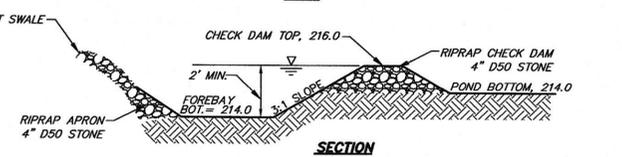
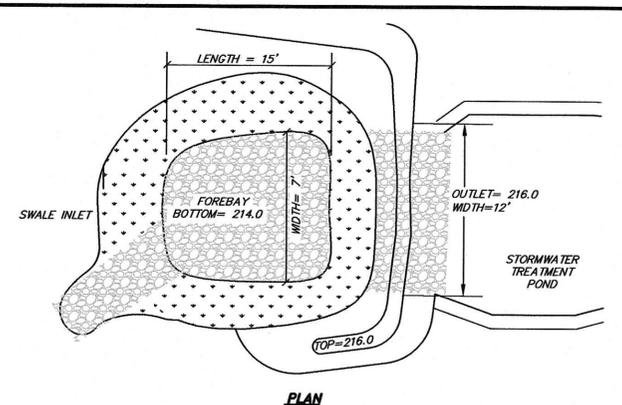
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- NOTES:**
- PLASTIC DRAIN PIPE (HDPE) SHALL BE PERFORATED ADS N-12 (CORROGATED EXTERIOR/SMOOTH INTERIOR) OR APPROVED EQUAL MEETING AASHTO M-252 AND H20 LOADING.

**DRAINAGE TRENCH DETAIL**

NOT TO SCALE



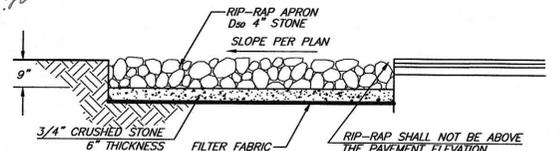
- CONSTRUCTION SPECIFICATION AND MAINTENANCE**
- THE SUBGRADE FOR THE FILTER MATERIAL, GEOTEXTILE FABRIC OR RIPRAP SHALL BE CLEARED AND GRUBBED TO REMOVE ALL ROOTS, VEGETATION, AND DEBRIS AND PREPARED TO THE LINES AND GRADES SHOWN ON THE PLANS.
  - THE ROCK AND/OR GRAVEL USED FOR FILTER AND RIPRAP SHALL CONFORM TO THE SPECIFIED GRADATION.
  - GEOTEXTILE FABRICS SHALL BE PROTECTED FROM PUNCTURE OR TEARING DURING PLACEMENT OF THE ROCK RIPRAP BY PLACING A CUSHION OF SAND AND GRAVEL OVER THE FABRIC. DAMAGED AREAS IN THE FABRIC SHALL BE REPAIRED BY PLACING A PIECE OF FABRIC OVER THE DAMAGED AREA OR BY COMPLETE REPLACEMENT OF THE FABRIC. ALL OVERLAPS REQUIRED FOR REPAIRS OR JOINING TWO PIECES OF FABRIC SHALL BE A MINIMUM OF 12 IN.
  - STONE FOR THE RIPRAP MAY BE PLACED BY EQUIPMENT AND SHALL BE CONSTRUCTED TO THE FULL LAYER THICKNESS IN ONE OPERATION AND IN SUCH A MANNER AS TO PREVENT DISPLACEMENT OF THE UNDERLYING MATERIALS. HAND PLACEMENT MAY BE REQUIRED TO PREVENT DAMAGE TO ANY PERMANENT STRUCTURES.
  - STONES FOR RIPRAP SHALL BE ANGULAR OR SUBANGULAR. THE STONES SHOULD BE SHAPED SO THAT THE LEAST DIMENSION OF THE STONE FRAGMENT SHALL BE NOT LESS THAN ONE-THIRD OF THE GREATEST DIMENSION OF THE FRAGMENT. FLAT ROCKS SHALL NOT BE USED FOR RIPRAP.
  - VOIDS IN THE ROCK RIPRAP SHOULD BE FILLED WITH SPALLS AND SMALLER ROCKS.
  - ROCK RIPRAP SHOULD BE CHECKED AT LEAST ANNUALLY AND AFTER EVERY MAJOR STORM. IF THE RIPRAP HAS BEEN DISPLACED, UNDERMINED OR DAMAGED, IT SHOULD BE REPAIRED IMMEDIATELY BEFORE FURTHER DAMAGE CAN TAKE PLACE. WOODY VEGETATION SHOULD BE REMOVED FROM THE ROCK RIPRAP ANNUALLY BECAUSE TREE ROOTS WILL EVENTUALLY DISLODGE THE ROCK RIPRAP. IF THE RIPRAP IS ON A CHANNEL BANK, THE STREAM SHOULD BE KEPT CLEAR OF OBSTRUCTIONS SUCH AS FALLEN TREES, DEBRIS, AND SEDIMENT BARS THAT MAY CHANGE FLOW PATTERNS WHICH COULD DAMAGE OR DISPLACE THE RIPRAP. REPAIRS MUST BE CARRIED OUT IMMEDIATELY TO AVOID ADDITIONAL DAMAGE TO THE RIPRAP.

DESIGN SIZE	RIP-RAP SIZE	% OF WEIGHT (SMALLER THAN GIVEN SIZE)	SIZE OF STONE	THICKNESS (D)
D50	4"	100	6" TO 8"	9"
		85	5.2" TO 7.2"	
		50	4" TO 6"	
		15	1.2" TO 2"	

**RIP-RAP GRADATION TABLE:**

**SEDIMENT FOREBAY DETAIL**

NOT TO SCALE



**RIP-RAP DETAIL**

DATE	DESCRIPTION	BY	REV.
8-11-22	REVISED BUILDING SETBACKS PER ARTICLE 15.2.3	MKH	D
7-28-22	REVISED PER PLANNING BOARD MEETING	MKH	C
7-1-22	REVISE PER DUBOIS & KING TRC COMMENTS	MKH	B
5-23-22	PER DUBOIS & KING REVIEW	JST	A

**TAX MAP 38 LOT 20**  
**CONSTRUCTION DETAILS**  
**603 SELF STORAGE**  
 LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 155 FARMINGTON RD, LLC  
 55 HIGH STREET  
 PITTSFIELD, NH 03263

SCALE: NONE	MARCH 1, 2022	SHEET 7 OF 10
DESIGN: JST	DRAWN: JST	CHECKED: CAF
		FB: 642
		PG: 2
		1628-001

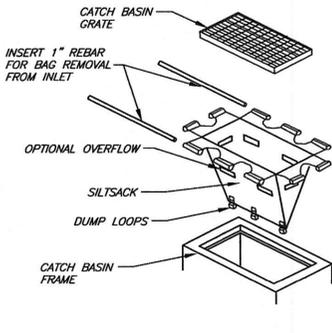
**Bedford Design Consultants Inc.**  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
 www.bedforddesign.com

**GENERAL CONSTRUCTION NOTES:**

- BOTH THE CONTRACTOR AND OWNER NEED TO SUBMIT A SEPARATE "NOTICE OF INTENT" TO BE COVERED BY THE N.H.D.E.S. GENERAL PERMIT FOR STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES.
- A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE HIGHWAY DEPARTMENT 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 ROADWAY 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 M.H.D.O.T. SPECIFICATION 401 CONSTRUCTION REQUIREMENTS.
  - GRAVEL SHALL MEET THE REQUIREMENTS OF N.H.D.O.T. 304.2.
  - THE CRUSHED GRAVEL SHALL MEET THE REQUIREMENTS OF N.H.D.O.T. 304.3.
  - REFER TO THE TYPICAL ROAD CROSS SECTION DETAIL FOR DIMENSIONS.
- COMPACTION OF BACKFILL:
  - CRAPPED 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.
- CATCH BASINS AND MANHOLES SHALL BE PRE-CAST REINFORCED CONCRETE DESIGNED BY AN ENGINEER REGISTERED IN THE STATE OF NEW HAMPSHIRE AND ABLE TO WITHSTAND LOADINGS OF 8 TONS (H-20 LOADING).
- TRENCH CONSTRUCTION WILL CONFORM WITH SECTION 603.3.1. OF THE N.H.D.O.T. STANDARD SPECIFICATIONS (LATEST EDITION).
- WOOD SHEETING OR A SUITABLE TRENCH BOX SHALL BE USED TO SUPPORT THE TRENCH AS NECESSARY. IF WOOD SHEETING IS USED, IT SHALL BE DRIVEN TO A DISTANCE OF ONE FOOT FROM THE OUTSIDE DIAMETER OF THE PIPE TO A DEPTH SIX INCHES BELOW THE INVERT OF THE PIPE. WOOD SHEETING SHALL BE CUT OFF AND LEFT IN PLACE TO AN ELEVATION NOT LESS THAN ONE FOOT ABOVE THE TOP OF THE PIPE, BUT NOT GREATER THAN THREE FEET BELOW THE FINISHED GRADE.
- TRENCH BEDDING SHALL CONFORM WITH SECTION 603.3.2. OF THE STANDARD SPECIFICATIONS (LATEST EDITION). FIRST CLASS BEDDING WILL BE REQUIRED FOR ALL PIPES 48" OR MORE IN DIAMETER OR SPAN.
- BACKFILL MATERIAL FOR TRENCHES WILL CONFORM WITH SECTION 603.3.5. OF THE STANDARD SPECIFICATIONS (LATEST EDITION) AND IN ADDITION, SHALL EXCLUDE DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTE, TOP SOIL, ALL WET OR SOFT MUD, PEAT OR CLAY, ALL EXCAVATED LEDGE MATERIAL, ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL WHICH AS DETERMINED BY THE ENGINEER, WILL NOT PROVIDE SUFFICIENT SUPPORT OR MAINTAIN THE COMPLETED CONSTRUCTION IN A STABLE CONDITION. BACKFILL SHALL NOT BE PLACED ON FROZEN MATERIAL.
- COMPACTION OF TRENCH BACKFILL AND PIPE BEDDING SHALL BE SIX INCH LIFTS FOR BEDDING AND BACKFILL TO A PLANE ONE FOOT ABOVE THE PIPE AND IN 12 INCH LIFTS THEREAFTER BY AN APPROVED MECHANICAL COMPACTOR.
- SHOULD FROZEN MATERIAL BE ENCOUNTERED, IT SHALL NOT BE PLACED IN THE BACKFILL NOR SHALL BACKFILL BE PLACED UPON FROZEN MATERIAL.
- 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.
- BASIN FLOORS IN THE INFILTRATION BASINS ARE TO BE DEEPLY TILLED TO RESTORE INFILTRATION RATES. FOLLOWED BY A PASS WITH A LEVELING DRAG PRIOR TO FINAL SEEDING. STORMWATER FLOWS SHALL NOT BE DIRECTED TO THE INFILTRATION BASINS, SWALES, OR DITCHES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- ALL SLOPES GREATER THAN 3:1 MUST BE MATTED WITH NORTH AMERICAN GREEN S150BN EROSION CONTROL BLANKETING.
- THE PROJECT SHALL BE MANAGED TO MEET THE REQUIREMENTS OF AND INTENT OF RSA 430:51-57 AND Agr 3800 RELATIVE TO INVASIVE SPECIES. AND FUGITIVE DUST IS TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.
- THE TOWN OF RAYMOND RESERVES THE RIGHT TO REQUIRE THAT ADDITIONAL EROSION CONTROL MEASURES BE INSTALLED DURING CONSTRUCTION BASED ON FIELD OBSERVATIONS/INSPECTIONS.

**NOTES:**

- INLET BASKETS SHALL BE USED ON ALL CATCH BASINS DURING CONSTRUCTION. INLET BASKETS SHALL BE "SILTSACK" OR APPROVED EQUAL.
- THE FILTER FABRIC SHALL BE A WOVEN POLYPROPYLENE GEO-TEXTILE FABRIC MEETING THE FOLLOWING SPECIFICATIONS:
  - GRAB TENSILE STRENGTH: 300 LBS. MINIMUM (ASTM D-4632)
  - GRAB ELONGATION: 20% MINIMUM (ASTM D-4632)
  - PUNCTURE: 120 LBS. MINIMUM (ASTM D-4633)
  - TRAPEZOID TEAR STRENGTH: 120 LBS. MINIMUM (ASTM D-4533)
  - MULLEN BURST STRENGTH: MINIMUM 800 PSI (ASTM D-3786)
- THE FABRIC SHALL HAVE AN OPENING NO GREATER THAN A NUMBER 40 U.S. STANDARD SIEVE AND MINIMUM PERMEABILITY OF 40 GPM/SQ. FT.
- THE INLET BASKET SHALL BE INSPECTED WITHIN 24 HOURS AFTER EACH RAINFALL OR DAILY DURING EXTENDED PERIODS OF PRECIPITATION. REPAIRS SHALL BE MADE IMMEDIATELY, AS NECESSARY, TO PREVENT PARTICLES FROM ENTERING THE DRAINAGE PIPING SYSTEM AND/OR CAUSING SURFACE FLOODING.
- INLET BASKET SHALL BE MAINTAINED IN PLACE UNTIL ALL PAVING IS COMPLETED AND ALL UNPAVED AREAS HAVE BEEN STABILIZED WITH VEGETATION.



**INSTALLATION AND MAINTENANCE NOTES:**

TO INSTALL THE SILTSACK® IN THE CATCH BASIN, REMOVE THE GRATE AND PLACE THE SACK IN THE OPENING. HOLD APPROXIMATELY SIX INCHES OF THE SACK OUTSIDE THE FRAME. THIS IS THE AREA OF THE LIFTING STRAPS. REPLACE THE GRATE TO HOLD THE SACK IN PLACE.

THE SILTSACK® IS FULL AND SHOULD BE EMPTIED WHEN THE YELLOW RESTRAINT CORD IS NO LONGER VISIBLE.

TO REMOVE THE SILTSACK®, TAKE TWO PIECES OF 1" DIAMETER REBAR AND PLACE THROUGH THE LIFTING LOOPS ON EACH SIDE OF THE SACK TO FACILITATE THE LIFTING OF THE SILTSACK®.

TO EMPTY THE SILTSACK®, PLACE IT WHERE THE CONTENTS WILL BE COLLECTED. PLACE THE REBAR THROUGH THE LIFT STRAPS (CONNECTED TO THE BOTTOM OF THE SACK) AND LIFT. THIS WILL TURN THE SILTSACK® INSIDE OUT AND EMPTY THE CONTENTS. CLEAN OUT AND RINSE. RETURN THE SILTSACK® TO ITS ORIGINAL SHAPE AND PLACE BACK IN THE BASIN.

THE SILTSACK® IS REUSABLE. ONCE THE CONSTRUCTION CYCLE IS COMPLETE, REMOVE THE SILTSACK® FROM THE BASIN AND CLEAN. THE SILTSACK® SHOULD BE STORED OUT OF THE SUNLIGHT WHEN NOT IN USE.

**INLET SEDIMENT FILTER BASKET**  
NOT TO SCALE

**CONSTRUCTION SEQUENCE:**

- A MANDATORY PRECONSTRUCTION MEETING SHALL BE HELD WITH THE TOWN, CONTRACTOR, OWNER, AND ALL UTILITY REPRESENTATIVES PRIOR TO CONSTRUCTION. NO WORK SHALL BEGIN UNTIL APPROVAL BY THE HIGHWAY DEPARTMENT HAS BEEN OBTAINED.
- CLEAR AREA FOR CONSTRUCTION ENTRANCE AND INSTALL STABILIZED CONSTRUCTION ENTRANCES AS SHOWN ON THESE PLANS.
- CUT AND CLEAR TREES IN CONSTRUCTION AREAS ONLY.
- INSTALL SILT FENCE.
- REMOVE STUMPS FROM SITE FOR SITE GRADING (CUT AND/OR FILL) TO SUBGRADE. STABILIZE AREAS WITH BASE GRAVEL WITHIN SIX WEEKS OF REMOVING STUMPS.
- THE MAXIMUM UNSTABILIZED AREA SHALL BE LIMITED TO THE MINIMUM AREA PRACTICABLE FOR SITE CONSTRUCTION (NOT TO EXCEED 5 ACRES). NO AREA SHALL BE LEFT UNSTABILIZED MORE THAN 6 WEEKS. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS HAPPENED:
  - A BASE COURSE HAS BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIP-RAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- CONSTRUCT TEMPORARY AND PERMANENT SEDIMENT, EROSION AND DETENTION CONTROL FACILITIES AS PER THE NOTES IN THESE DRAWINGS. EROSION, SEDIMENT, AND DETENTION MEASURES SHALL BE INSTALLED PRIOR TO ANY EARTH MOVING OPERATION.
  - SILT FENCE
  - RIP-RAP LINED SWALES
  - RIP-RAP APRONS AT CULVERT OUTLETS
  - TREATMENT SWALES
  - DETENTION PONDS
- ALL DITCHES/SWALES/BASINS SHALL BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT ADDITIONAL EROSION AND SEDIMENT 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 AND SEDIMENT CONTROL MEASURES.
- BASIN FLOORS IN THE INFILTRATION BASINS ARE TO BE DEEPLY TILLED TO RESTORE INFILTRATION RATES. FOLLOWED BY A PASS WITH A LEVELING DRAG PRIOR TO FINAL SEEDING. STORMWATER FLOWS SHALL NOT BE DIRECTED TO THE INFILTRATION BASINS, SWALES, OR DITCHES UNTIL ALL CONTRIBUTING AREAS HAVE BEEN FULLY STABILIZED.
- FINISH CLEARING AND GRUBBING.
- CONSTRUCT TEMPORARY CULVERTS AND DIVERSION CHANNELS, AS NECESSARY.
- CONSTRUCT CONSTRUCTION ENTRANCE FOR ACCESS TO DESIRED CONSTRUCTION AREAS.
- BEGIN CONSTRUCTION OF UTILITIES AND STORM DRAINAGE AS NECESSARY.
- MODIFY EROSION CONTROL MEASURES AS NECESSARY.
- BEGIN PERMANENT AND TEMPORARY INSTALLATION OF SEED AND MULCH. ALL CUT AND FILL SLOPES SHALL BE STABILIZED.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAIN DITCHES, SILT FENCES, SEDIMENT TRAPS, ETC., AND MULCH AS NECESSARY.
- PAVE ALL PARKING AREAS AS SPECIFIED ON THE PLAN.
- INSPECT AND MAINTAIN ALL EROSION AND SEDIMENT CONTROL MEASURES DURING CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROLS NEED TO BE INSPECTED WEEKLY AND AFTER EVERY 0.5" OF RAINFALL.
- COMPLETE PERMANENT EROSION AND LANDSCAPING.
- ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 72 HOURS OF FINISH GRADING. MAXIMUM EXPOSURE LENGTH FOR ALL DISTURBED AREAS IS 30 DAYS.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE ESTABLISHED THEMSELVES AND SITE IMPROVEMENTS ARE COMPLETED.

**SITE MAINTENANCE AND INSPECTION PROGRAM**

- INSPECTIONS:**

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONSTRUCTION PROJECT. MAINTENANCE PRACTICES SHALL INCLUDE, BUT ARE NOT LIMITED TO

  - CLEANING OF CATCH BASINS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY WEEKLY INSPECTIONS AND/OR AFTER 0.5" RAINFALL EVENTS.
  - CLEANING OF SEDIMENT OR DEBRIS FROM STORM WATER MANAGEMENT AREA INLETS TWICE PER YEAR OR MORE FREQUENTLY AS DICTATED BY WEEKLY INSPECTIONS AND/OR AFTER 0.5" RAINFALL EVENTS.
  - WEEKLY SITE INSPECTIONS TO DETERMINE IMMEDIATE NECESSARY REPAIR AND MAINTENANCE ACTIVITIES.
  - REMOVAL OF SEDIMENT BUILDUP ALONG SILT FENCE, STRAW BALE BARRIERS, GRASS SWALES, AND TREATMENT BASIN INLETS. REMOVE SEDIMENT BUILDUP IN BOTTOM OF TREATMENT BASINS SUCH THAT ALL OUTLETS ARE KEPT FREE FROM SEDIMENT AND DEBRIS.
  - INSPECTION/RECONSTRUCTION OF THE STABILIZED CONSTRUCTION ENTRANCE.
  - TREATMENT OF NON-STORMWATER RELATED DISCHARGES SUCH AS WATER LINE INSTALLATION FLUSH WATER OR GROUNDWATER FROM DEWATERING ACTIVITIES. THESE FLOWS SHOULD BE DIRECTED TO A TEMPORARY SEDIMENTATION BASIN OR CONSTRUCTED STORM WATER MANAGEMENT AREA WITH WATER QUALITY SKIMMER OUTLETS.
  - SWEEP PAVED PARKING LOTS AND DRIVES REGULARLY TO MINIMIZE SEDIMENT ACCUMULATION.
- GOOD HOUSEKEEPING PRACTICES:**

THE CONTRACTOR SHALL EMPLOY MEASURES AND PRACTICES TO REDUCE THE RISK OF SPILLS OR OTHER ACCIDENTS. EXPOSURE TO STORM WATER RUNOFF. THE CONTRACTOR SHALL USE CARE IN THE HANDLING, USE, AND DISPOSAL OF MATERIALS SUCH AS PETROLEUM PRODUCTS, FERTILIZERS AND PAINTS TO ENSURE THAT THE RISK ASSOCIATED WITH THE USE OF THESE PRODUCTS IS MINIMIZED. THE FOLLOWING PRACTICES SHALL BE FOLLOWED DURING THE CONSTRUCTION OF THIS PROJECT:

  - AN EFFORT SHALL BE MADE TO STORE ONLY ENOUGH PRODUCT REQUIRED FOR THIS SPECIFIC SITE.
  - ALL MATERIALS STORED ON SITE SHALL BE STORED IN A NEAT, ORDERLY MANNER IN THEIR APPROPRIATE CONTAINERS AND, IF POSSIBLE, UNDER A ROOF OR OTHER SUITABLE ENCLOSURE.
  - PRODUCTS SHALL BE KEPT IN THEIR ORIGINAL CONTAINERS WITH THEIR ORIGINAL LABELS.
  - WHENEVER POSSIBLE, ALL OF THE PRODUCT SHALL BE USED BEFORE DISPOSING OF THE CONTAINER.
  - THE MANUFACTURER'S RECOMMENDATIONS SHALL BE FOLLOWED IN REGARD TO THE PROPER USE AND DISPOSAL OF ALL PRODUCTS.
  - THE CONTRACTOR SHALL INSPECT DAILY TO ENSURE THE PROPER USE AND DISPOSAL OF ALL MATERIALS ON SITE.
- SPILL PREVENTION AND CLEANUP PRACTICES:**

THE CONTRACTOR/OPERATOR SHALL BE RESPONSIBLE FOR THE SAFE HANDLING, USE AND DISPOSAL PROGRAM OF ALL HAZARDOUS MATERIALS FOR THE DURATION OF THIS PROJECT AND SHALL HAVE A SPECIFIC SPILL PREVENTION AND CLEANUP PROTOCOL FOR ALL HAZARDOUS MATERIALS, INCLUDING, BUT NOT LIMITED TO:

  - MANUFACTURER'S RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND SITE PERSONNEL AWARE OF THESE PROCEDURES AND THE LOCATION OF THE CLEANUP SUPPLIES.
  - MATERIALS AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREA ON SITE. EQUIPMENT AND MATERIAL WILL INCLUDE, BUT NOT BE LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, KITTY LITTER, SAND, SAWDUST, AND PLASTIC/METAL TRASH CONTAINERS SPECIFICALLY FOR THIS PROJECT.
  - ALL SPILLS SHALL BE CLEANED UP IMMEDIATELY AFTER DISCOVERY.
  - THE SPILL AREA SHALL BE KEPT WELL VENTILATED AND PERSONNEL WILL WEAR APPROPRIATE PROTECTIVE CLOTHING TO PREVENT INJURY FROM CONTACT WITH A HAZARDOUS SUBSTANCE.
  - SPILLS OF TOXIC OR HAZARDOUS MATERIAL WILL BE REPORTED TO THE APPROPRIATE STATE OR LOCAL GOVERNMENT AGENCY, REGARDLESS OF THE SIZE.
  - THE SPILL PREVENTION PLAN WILL BE ADJUSTED TO INCLUDE MEASURES TO PREVENT THIS TYPE OF SPILL FROM REOCCURRING, AND HOW TO CLEAN UP THE SPILL IF THERE IS ANOTHER ONE. A DESCRIPTION OF THE SPILL, WHAT CAUSED IT, AND THE CLEANUP MEASURES WILL ALSO BE INCLUDED.

**COLD WEATHER STABILIZATION**

- TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE ADDITIONAL STABILIZATION TECHNIQUES SPECIFIED IN THIS SECTION SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1.
- SUBJECT TO (C), BELOW, THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO ONE ACRE, AND PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO SPRING MELT EVENT.
- THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN IS DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST AND BY SUBMITTED TO THE DEPARTMENT FOR APPROVAL AS A REQUEST TO WAIVE THE ONE-ACRE LIMIT.
- SUBJECT TO (D) AND (E), BELOW, ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE SECURED WITH ANCHORED NETTING OR TACKIFIER OR WITH AT LEAST 4 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(B).
- SUBJECT TO (F) AND (G), BELOW, ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF 15% OR GREATER THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH A PROPERLY INSTALLED AND ANCHORED EROSION CONTROL BLANKET OR WITH AT LEAST 4 INCHES OF EROSION CONTROL MIX MEETING THE CRITERIA OF ENV-WQ 1506.05(B), SHALL NOT BE INSTALLED OVER SNOW GREATER THAN ONE INCH IN DEPTH.
- EROSION CONTROL BLANKETS SHALL NOT BE INSTALLED OVER SNOW GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
- ALL PROPOSED STABILIZATION IN ACCORDANCE WITH (D) OR (E), ABOVE, SHALL BE COMPLETED WITHIN A DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
- ALL DITCHES OR SWALES THAT DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR THAT ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE OWNER'S ENGINEERING CONSULTANT.
- AFTER OCTOBER 15, INCOMPLETE STABILIZATION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3-INCH LAYER OF BASE COURSE GRAVELS MEETING THE GRADATION REQUIREMENTS OF NHDOT STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION, 2016, TABLE 304-1, ITEM NO. 304.1, 304.2, OR 304.3.
- ALL TOPSOIL STOCKPILES SHALL BE MULCHED PRIOR TO ANY SNOW EVENT. STANDARD PROTECTION OF STOCKPILES AS DESCRIBED IN OTHER SECTIONS APPLIES.
- IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

**GENERAL EROSION CONTROL NOTES:**

- PERMETER CONTROLS MUST BE INSTALLED PRIOR TO EARTH MOVING OPERATIONS.
- STORMWATER TREATMENT PONDS AND DRAINAGE SWALES MUST BE INSTALLED BEFORE ROUGH GRADING THE SITE.
- RUNOFF MUST BE DIRECTED TO TEMPORARY PRACTICES UNTIL STORMWATER BMPs ARE STABILIZED; BASINS, DITCHES AND SWALES MUST BE STABILIZED PRIOR TO DIRECTING RUNOFF TO THEM;
- ROADWAYS AND PARKING AREAS MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE;
- CUT AND FILL SLOPES MUST BE STABILIZED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE;
- ALL AREAS OF UNSTABILIZED SOIL MUST BE STABILIZED AS SOON AS PRACTICABLE BUT NO LATER THAN 45 DAYS OF INITIAL CONSTRUCTION.
- EROSION CONTROL PRACTICES MUST BE INSPECTED AT LEAST WEEKLY AND AFTER EVERY RAIN EVENT OF 0.5 INCH OR MORE;
- THE AREA OF DISTURBANCE MUST BE LIMITED TO 5 ACRES UNLESS ENV-WQ 1505.05 RELATIVE TO COLD WEATHER STABILIZATION APPLIES.
- IN AREAS THAT WILL NOT BE PAVED, STABLE MEANS THAT:
  - A MINIMUM OF 85% VEGETATIVE COVER HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3 INCHES OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN INSTALLED IN ACCORDANCE WITH ENV-WQ 1506.03; AND
- IN AREAS TO BE PAVED, STABLE MEANS THAT BASE COURSE GRAVELS MEETING THE REQUIREMENTS OF NHDOT STANDARD FOR ROAD AND BRIDGE CONSTRUCTION, 2016, ITEM 304.2 HAVE BEEN INSTALLED.

**TEMPORARY SEDIMENT TRAP:** TEMPORARY SEDIMENT TRAPS SHALL COMPLY WITH THE FOLLOWING:

- THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE;
- THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES;
- THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA;
- THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION;
- THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA;
- THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED; AND
- THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

**CONSTRUCTION DEWATERING:** DEWATERING SHALL COMPLY WITH THE FOLLOWING:

- THE DISCHARGE SHALL BE STOPPED IMMEDIATELY IF THE RECEIVING AREA SHOWS ANY SIGN OF INSTABILITY OR EROSION;
- ALL CHANNELS, SWALES, AND DITCHES DUG FOR DISCHARGING WATER FROM THE EXCAVATED AREA SHALL BE STABLE PRIOR TO DIRECTING DISCHARGE TO THEM;
- IF A CONSTRUCTION EQUIPMENT BUCKET IS USED, IT SHALL EMPTY THE MATERIAL TO A STABLE AREA;
- NO DEWATERING SHALL OCCUR DURING PERIODS OF INTENSE, HEAVY RAIN;
- FLOW TO THE SEDIMENT REMOVAL STRUCTURE SHALL NOT EXCEED THE STRUCTURE'S CAPACITY TO SETTLE AND FILTER FLOW OR ITS VOLUME CAPACITY; AND
- WHEREVER POSSIBLE, THE DISCHARGE FROM THE SEDIMENT REMOVAL STRUCTURE SHALL DRAIN TO A WELL-VEGETATED BUFFER BY SHEET FLOW WHILE MAXIMIZING THE
- DISTANCE TO THE NEAREST WATER RESOURCE AND MINIMIZING THE SLOPE OF THE BUFFER AREA

**TEMPORARY STORMWATER DIVERSION:** TEMPORARY STORMWATER DIVERSION SHALL COMPLY WITH THE FOLLOWING:

- WHEN NECESSARY TO MINIMIZE RELEASE OF SEDIMENT-LADEN RUNOFF PRIOR TO STABILIZATION OF THE SITE THE PERMANENT STORMWATER MANAGEMENT SYSTEM COMPONENTS, SEDIMENT-LADEN WATER SHALL BE DIVERTED AND STORED IN TEMPORARY DIVERSION PRACTICES SUCH AS SEDIMENT BASINS OR TRENCHES;
- SUBJECT TO (C), BELOW, TEMPORARY DIVERSION PRACTICES SHALL BE STABILIZED PRIOR TO RECEIVING RUNOFF;
- TEMPORARY DIVERSION CHANNELS WITH A GRADIENT OF 2 PERCENT OR GREATER SHALL BE STABILIZED, HOWEVER CHANNELS WITH A SLOPE OF LESS THAN 2% SHALL BE STABILIZED ONLY IF EROSION IS OBSERVED;
- THE AREA DRAINING TO EACH TEMPORARY DIVERSION PRACTICE SHALL BE LESS THAN 5 ACRES;
- TEMPORARY DIVERSION CHANNELS SHALL CONVEY, AND TEMPORARY BASINS AND TRENCHES SHALL CONTAIN, THE 2-YEAR, 24 HOUR DESIGN STORM WITHOUT OVERTOPPING THE BANKS;
- SLOPE DIVERSION CHANNELS SHALL HAVE A POSITIVE GRADE TO ASSURE DRAINAGE;
- WHERE DIVERSIONS CARRY CONCENTRATED FLOWS, ENERGY DISSIPATION METHODS SHALL BE IMPLEMENTED TO DISPERSE FLOW INTO AREAS DOWNSTREAM OF THE DISTURBED AREA;
- IF EROSION OF DIVERSION PRACTICES OCCURS DURING CONSTRUCTION, CORRECTIVE ACTION SHALL BE TAKEN TO STABILIZE THE BASIN, CHANNEL, AND BERM; AND
- DIVERSION BASINS AND TRENCHES SHALL BE CLEARED OF SEDIMENT WHENEVER SEDIMENT ACCUMULATES.

**SEEDING/MULCHING OF DISTURBED AREAS**

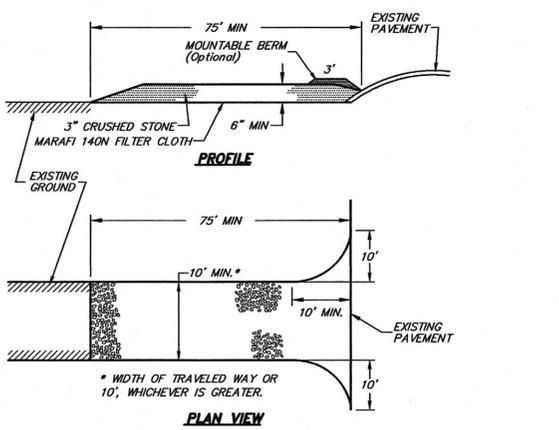
**TEMPORARY AND PERMANENT MULCHING:** MULCHING SHALL COMPLY WITH THE FOLLOWING:

- 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 1000 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 480 TO 920 POUNDS PER 1,000 SQUARE FEET;
- JUTE AND FIBROUS MATS AND WOOD EXCLESIOR 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 GULLING AND REDUCE SILTATION, SHOULD BE COMPLETED PRIOR TO SEEDING.
- STONES AND TRASH SHALL BE REMOVED FROM THE AREA TO BE SEED 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 DURING THE GROWING SEASON;
- IF NEEDED TO ENSURE GERMINALITY, 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 TREFLOW: 8 POUNDS PER ACRE
  - TOTAL: 48 POUNDS PER ACRE LIVE SEED

- 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 0.25 IN. OF SOIL OR LESS, OR BY CULTIPACKING OR RAKING.
- RUNOFF SHALL BE DIVERTED FROM THE SEEDED AREA;
- SUBJECT TO (H) BELOW, SEEDING SHALL OCCUR PRIOR TO SEPTEMBER 15TH OF THE YEAR IN WHICH THE AREA BEING SEEDED IS DISTURBED.
- AREAS SEEDING BETWEEN MAY 15TH TO AUGUST 15TH SHALL BE COVERED WITH HAY OR STRAW MULCH MEETING THE CRITERIA OF ENV-WQ 1506.01(A) THROUGH (C); AND
- IF VEGETATED GROWTH COVERING AT LEAST 85% OF THE DISTURBED AREA IS NOT ACHIEVED PRIOR TO OCTOBER 15TH, ONE OR MORE ADDITIONAL EROSION CONTROL METHODS SHALL BE IMPLEMENTED.



**STABILIZED CONSTRUCTION ENTRANCE:**  
NOT TO SCALE

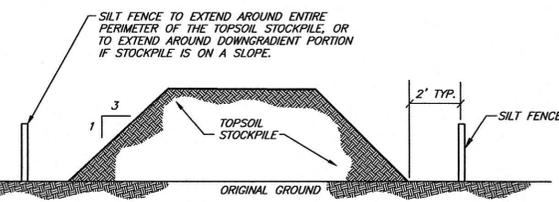
**MAINTENANCE NOTES:**

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 INSURE 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 DIVERTED TOWARD THE CONSTRUCTION ENTRANCE SHALL BE PIPED BENEATH THE ENTRANCE. IF PIPING IS PRACTICAL, A BERM WITH 5:1 SLOPES THAT CAN BE CROSSED BY VEHICLES MAY BE SUBSTITUTED FOR THE PIPE.



**TEMPORARY STOCKPILE DETAIL**  
NOT TO SCALE

- NOTES:**
- AN ON-SITE DRAINAGE SWALE SHALL BE LOCATED BETWEEN THE TOPSOIL STOCKPILE AND OFF-SITE PROPERTY.
  - REFERENCE IS MADE TO SILT FENCE DETAIL FOR MATERIALS AND INSTALLATION METHODS.
  - IF THE STOCKPILE IS TO REMAIN FOR MORE THAN 14 DAYS, IT SHALL BE STABILIZED WITH EROSION CONTROL MATTING OR SEEDS WITHIN 7 DAYS OF COMPLETION TO MINIMIZE EROSION.
  - INSPECTION OF SILT FENCES SHALL BE AT LEAST ONCE PER WEEK AND AFTER RAINFALL EVENTS IN EXCESS OF 0.5 INCHES. REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.
  - SEDIMENT TRAPPED BY THE FENCES SHALL BE REMOVED AND PROPERLY DISPOSED OF WHENEVER SIGNIFICANT ACCUMULATION OCCURS.
  - SILT FENCES SHALL BE MAINTAINED IN PLACE UNTIL TOPSOIL STOCKPILE HAS BEEN ELIMINATED AND SHALL BE REMOVED ONLY WHEN DIRECTED BY THE TOWN.

**TAX MAP 38 LOT 20**  
**CONSTRUCTION DETAILS**  
**603 SELF STORAGE**  
LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
PREPARED FOR/OWNER:  
155 FARMINGTON RD, LLC  
55 HESTY STREET  
PITTSFIELD, NH 03263

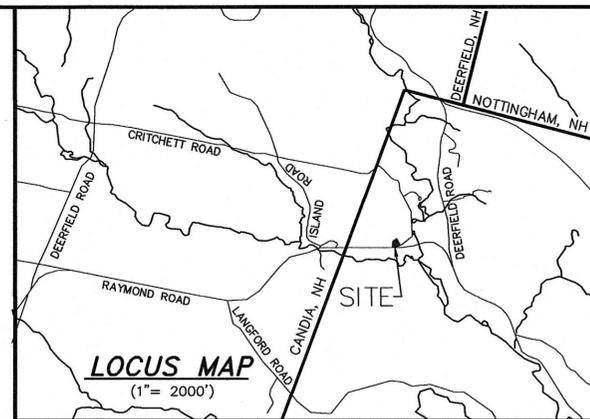
SCALE: NONE	MARCH 1, 2022	SHEET 8 OF 10	
DESIGN: JUST	DRAWN: JUST	CHECKED: CAF	FB: 642
		PG: 2	1628-001

**Bedford Design Consultants, Inc.**  
ENGINEERS AND SURVEYORS  
592 Harvey Road, Manchester, NH 03103  
Telephone: (603) 622-5533  
www.bedforddesign.com

DATE	DESCRIPTION	BY	REV.
8-11-22	REVISED BUILDING SETBACKS PER ARTICLE 15.2.3	MKH	D
7-28-22	REVISED PER PLANNING BOARD MEETING	MKH	C
7-1-22	REVISE PER DUBOIS & KING TRC COMMENTS	MKH	B
5-23-22	PER DUBOIS & KING REVIEW	JUST	A

**LEGEND**

- EXISTING UTILITY POLE
- EXISTING GUY WIRE
- REBAR FOUND
- STONE BOUND FOUND
- REBAR TO BE SET
- GRANITE BOUND TO BE SET
- IRON PIPE FOUND
- BENCHMARK SET
- WELL
- MAILBOX
- TEST PIT
- ABUTTING PROPERTY LINE
- OVERHEAD WIRES
- SETBACK LINE
- EXISTING BROOK
- SIGN
- STONE WALL
- EXISTING WELL
- RIPRAP
- PROPOSED TREELINE
- EXISTING LIGHT
- PROPOSED LIGHT
- CHAIN LINK FENCE
- TRAFFIC FLOW ARROW
- EXISTING TREE LINE



**NOTES:**

JOB NAME: DUDLEY ROAD - RAYMOND  
 APEX LIGHTING SOLUTIONS  
 WORKPLANE/CALC PLANE: AT FINISH GRADE  
 MOUNTING HEIGHT: SEE LUMINAIRE SCHEDULE  
 APPS: LED  
 SALES: CR  
 SPECIFIER: BEDFORD DESIGN CONSULTANTS

Luminaire Schedule							
Qty	Label	Arrangement	Lumens	Input Watts	LLF	BUG Rating	Description
7	WP2	Single	4548	38.4	0.850	B1-U0-G1	GARCCO 121-16L-700-NW-G4-2-UNV-FINISH / WALL MOUNTED @ 12FT AFG TO BOF
7	WP3	Single	4206	38.4	0.850	B1-U0-G1	GARCCO 121-16L-700-NW-G4-3-UNV-FINISH / WALL MOUNTED @ 12FT AFG TO BOF
5	WP4	Single	4217	38.4	0.850	B1-U0-G1	GARCCO 121-16L-700-NW-G4-4-UNV-FINISH / WALL MOUNTED @ 12FT AFG TO BOF

Calculation Summary						
Label	Grid Height	Avg	Max	Min	Avg/Min	Max/Min
CalcP1s_1	0	0.32	9.3	0.0	N.A.	N.A.
DRIVE LANES		1.85	9.3	0.0	N.A.	N.A.

**GENERAL DISCLAIMER:**

Calculations have been performed according to IES standards and good practice. Some differences between measured values and calculated results may occur due to tolerances in calculation methods, testing procedures, component performance, measurement techniques and field conditions such as voltage and temperature variations. Input data used to generate the attached calculations such as room dimensions, reflectances, furniture and architectural elements significantly affect the lighting calculations. If the real environment conditions do not match the input data, differences will occur between measured values and calculated values.

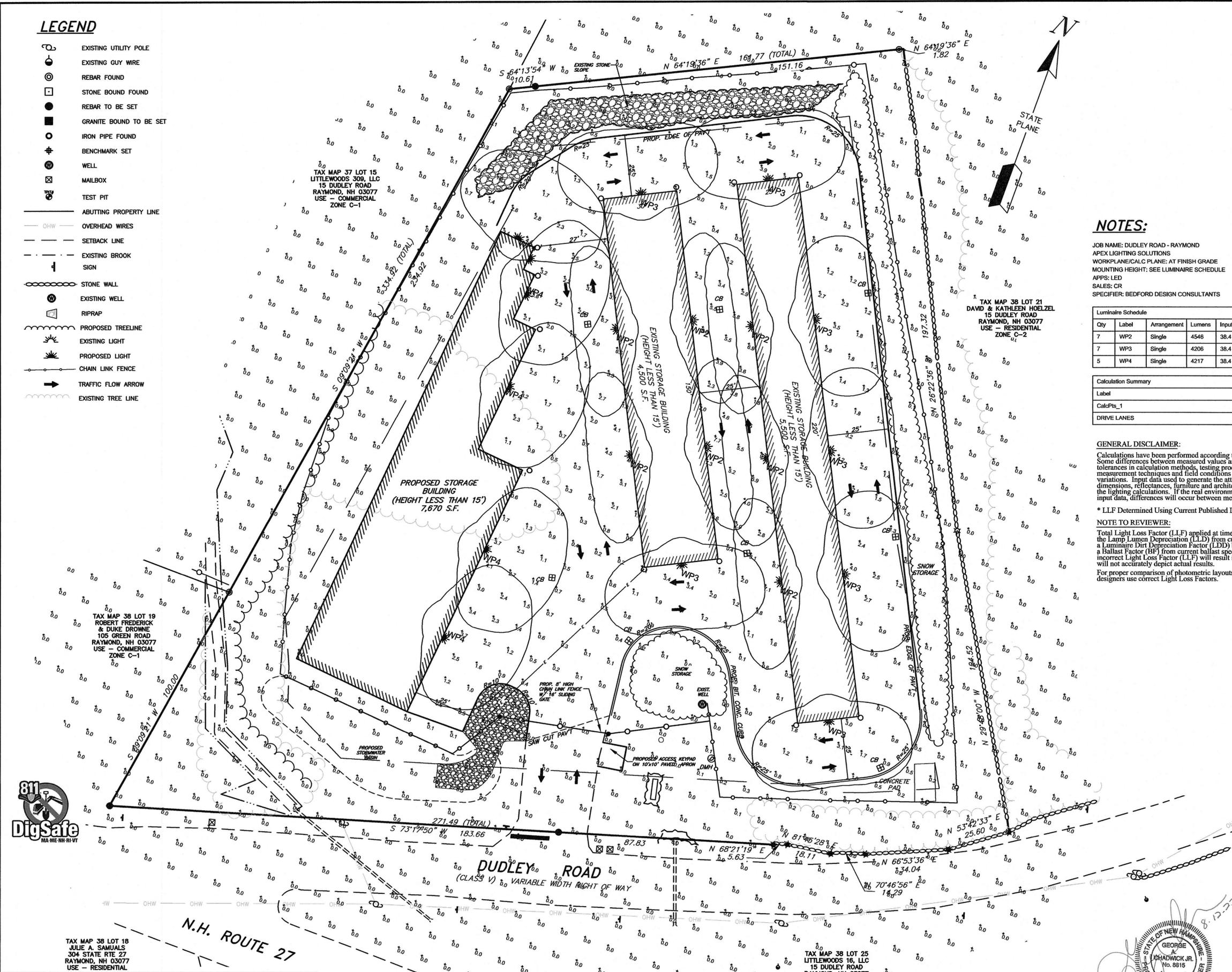
\* LLF Determined Using Current Published Lamp Data

**NOTE TO REVIEWER:**

Total Light Loss Factor (LLF) applied at time of design is determined by applying the Lamp Lumen Depreciation (LLD) from current lamp manufacturer's catalog, a Luminaire Dirt Depreciation Factor (LDD) based on IES recommended values and a Ballast Factor (BF) from current ballast specification sheets. Application of an incorrect Light Loss Factor (LLF) will result in forecasts of performance that will not accurately depict actual results. For proper comparison of photometric layouts, it is essential that you insist all designers use correct Light Loss Factors.

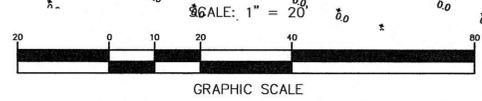


LED WALL MOUNTED SCONCE

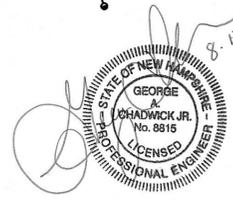


DATE	DESCRIPTION	BY	REV.
8-11-22	REVISED BUILDING SETBACKS PER ARTICLE 15.2.3	MKH	D
7-28-22	REVISED PER PLANNING BOARD MEETING	MKH	C
7-1-22	REVISE PER DUBOIS & KING TRC COMMENTS	MKH	B
5-23-22	PER DUBOIS & KING REVIEW	JST	A

TAX MAP 38 LOT 17  
 JULIE A. SAMUALS  
 304 STATE RTE 27  
 RAYMOND, NH 03077  
 USE - RESIDENTIAL  
 ZONE C-1



TAX MAP 38 LOT 25  
 LITTLEWOODS 16, LLC  
 15 DUDLEY ROAD  
 RAYMOND, NH 03077  
 USE - RESIDENTIAL  
 ZONE C-1



**TAX MAP 38 LOT 20**  
**LIGHTING PLAN**  
**603 SELF STORAGE**  
 LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 155 FARMINGTON RD, LLC  
 55 HIGH STREET  
 PITTSFIELD, NH 03263

SCALE: 1" = 20'	MARCH 1, 2022	SHEET 9 OF 10
DESIGN: JST	DRAWN: JST	CHECKED: CAF
FB: 642	PG: 2	1628-001
<b>Bedford Design Consultants Inc.</b>		
ENGINEERS AND SURVEYORS		
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Telephone: (603) 622-5533		
www.bedforddesign.com		

**TEST PIT DATA**

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (MATTHEW ROUTHIER) DATE OF ON-SITE REVIEW: 11/01/2021

TP 1

0"	A <sub>1</sub> LOAMY SAND, 10YR 3/4, MASSIVE, WEAK, VERY FRIABLE
1"	C <sub>1</sub> SAND, GRANULAR, 2.5Y 5/4 LOOSE
78"	C <sub>2</sub> SANDY LOAM, 10YR 5/6, MASSIVE, WEAK, VERY FRIABLE
102"	

DEPTH TO BEDROCK: 102"+  
OBSERVED WATER: N/A  
STANDING WATER: N/A  
E.S.H.W.T: 102"  
DEPTH OF PERC.: 78"  
RATE OF PERC.: 10 MIN/INCH

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (RAYMOND T. CRITCH, DESIGNER # 1366) DATE OF ON-SITE REVIEW: 6/22/22

TP 101

0"	LOAMY SAND, 10YR 6/3 WEAK, FRIABLE, COBBLES LOOSE, FILL MATERIAL
3"	LOAMY SAND, 10YR 6/8 WEAK, FRIABLE, COBBLES FILL MATERIAL
32"	SANDY LOAM, 10YR 3/3 ROOTS
40"	SAND 2.5Y 6/8 MASSIVE, FRIABLE ROOTS
80"	

DEPTH TO BEDROCK: NONE OBSERVED  
OBSERVED WATER: NONE OBSERVED  
STANDING WATER: NONE OBSERVED  
E.S.H.W.T: NONE OBSERVED

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (RAYMOND T. CRITCH, DESIGNER # 1366) DATE OF ON-SITE REVIEW: 6/22/22

TP 103

0"	A <sub>1</sub> LOAMY SAND, 10YR 7/1 WEAK, COBBLES FILL MATERIAL
2"	C <sub>1</sub> LOAMY SAND, 10YR 7/6 WEAK, FRIABLE, MANY COBBLES FILL MATERIAL
30"	C <sub>2</sub> SAND, 2.5Y 6/8 WEAK, FRIABLE, NO COBBLES
72"	

DEPTH TO BEDROCK: NONE OBSERVED  
OBSERVED WATER: NONE OBSERVED  
STANDING WATER: NONE OBSERVED  
E.S.H.W.T: NONE OBSERVED

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (RAYMOND T. CRITCH, DESIGNER # 1366) DATE OF ON-SITE REVIEW: 6/22/22

TP 105

0"	A <sub>1</sub> SANDY LOAM, 10YR 4/4 FRIABLE ROOTS
3"	SANDY LOAM, 10YR 6/6 FRIABLE, LOOSE ROOTS
15"	SAND, 2.5Y 7/6 LOOSE ROOTS TO 40"
72"	

DEPTH TO BEDROCK: NONE OBSERVED  
OBSERVED WATER: NONE OBSERVED  
STANDING WATER: NONE OBSERVED  
E.S.H.W.T: NONE OBSERVED

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (RAYMOND T. CRITCH, DESIGNER # 1366) DATE OF ON-SITE REVIEW: 6/22/22

TP 107

0"	SANDY LOAM, 10YR 3/3 FRIABLE, LOOSE ROOTS
6"	LOAMY SAND, 2.5Y 7/4 LOOSE, FRIABLE ROOTS
15"	SANDY LOAM, 10YR 5/4 LOOSE, FRIABLE ROOTS
28"	LOAMY SAND, 10YR 6/6 LOOSE, FRIABLE ROOTS TO BOTTOM
72"	

DEPTH TO BEDROCK: NONE OBSERVED  
OBSERVED WATER: NONE OBSERVED  
STANDING WATER: NONE OBSERVED  
E.S.H.W.T: NONE OBSERVED

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (MATTHEW ROUTHIER) DATE OF ON-SITE REVIEW: 11/01/2021

TP 2

0"	A <sub>1</sub> LOAMY SAND, 10YR 3/4, MASSIVE, WEAK, VERY FRIABLE
1"	C <sub>1</sub> LOAMY SAND, 10YR 3/6 MASSIVE, WEAK, LOSSE, FRIABLE
12"	C <sub>2</sub> LOAMY SAND, 10YR 5/8 GRANULAR LOOSE
65"	C <sub>3</sub> LOAMY SAND, 10YR 5/3 MASSIVE, WEAK, VERY FRIABLE
72"	

DEPTH TO BEDROCK: 72"+  
OBSERVED WATER: N/A  
STANDING WATER: N/A  
E.S.H.W.T: 65"  
DEPTH OF PERC.: 65"  
RATE OF PERC.: 10 MIN/INCH

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (RAYMOND T. CRITCH, DESIGNER # 1366) DATE OF ON-SITE REVIEW: 6/22/22

TP 102

0"	LOAMY SAND, 10YR 7/1 WEAK, COBBLES FILL MATERIAL
2"	LOAMY SAND, 10YR 7/6 WEAK, FRIABLE, COBBLES FILL MATERIAL
18"	
62"	SAND 2.5Y 6/6 WEAK, FRIABLE, COBBLES

DEPTH TO BEDROCK: NONE OBSERVED  
OBSERVED WATER: NONE OBSERVED  
STANDING WATER: NONE OBSERVED  
E.S.H.W.T: NONE OBSERVED

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (RAYMOND T. CRITCH, DESIGNER # 1366) DATE OF ON-SITE REVIEW: 6/22/22

TP 104

0"	SANDY LOAM, 10YR 3/3 FRIABLE LOOSE
8"	LOAMY SAND, 10YR 5/6 MANY ROOTS
28"	
70"	SAND, 2.5Y 6/8 ROOTS TO 50" 10YR 5/6

DEPTH TO BEDROCK: NONE OBSERVED  
OBSERVED WATER: NONE OBSERVED  
STANDING WATER: NONE OBSERVED  
E.S.H.W.T: NONE OBSERVED

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (RAYMOND T. CRITCH, DESIGNER # 1366) DATE OF ON-SITE REVIEW: 6/22/22

TP 106

0"	SANDY LOAM, 10YR 5/6 LOOSE, FRIABLE ROOTS
3"	SAND, 2.5Y 7/6 WEAK, FRIABLE ROOTS TO 50"
70"	

DEPTH TO BEDROCK: NONE OBSERVED  
OBSERVED WATER: NONE OBSERVED  
STANDING WATER: NONE OBSERVED  
E.S.H.W.T: NONE OBSERVED

TEST PITS PERFORMED BY BEDFORD DESIGN CONSULTANTS, INC (RAYMOND T. CRITCH, DESIGNER # 1366) DATE OF ON-SITE REVIEW: 6/22/22

TP 108

0"	SANDY LOAM, 10YR 6/6 LOOSE, FRIABLE ROOTS
15"	SANDY LOAM, 10YR 5/4 LOOSE, FRIABLE ROOTS
24"	
54"	LOAMY SAND, 5YR 5/6 ROOTS TO 36"

DEPTH TO BEDROCK: NONE OBSERVED  
OBSERVED WATER: NONE OBSERVED  
STANDING WATER: NONE OBSERVED  
E.S.H.W.T: NONE OBSERVED



SHOWS THE PROPOSED BUILDING AND HOW THE FLOOR IS STEPPED AND THE ROOF LINE IS STRAIGHT. (THESE COLORS ARE NOT PROPOSED).



EXISTING BUILDINGS TO BE PAINTED SIMILARLY.

8-11-22	REVISED BUILDING SETBACKS PER ARTICLE 15.2.3	MKH	D
7-28-22	REVISED PER PLANNING BOARD MEETING	MKH	C
7-1-22	REVISE PER DUBOIS & KING TRC COMMENTS	MKH	B
5-23-22	PER DUBOIS & KING REVIEW	JST	A
DATE	DESCRIPTION	BY	REV.

**TAX MAP 38 LOT 20**  
**TEST PIT LOGS & BUILDING RENDERING**  
**603 SELF STORAGE**  
 LOCATED AT:  
**21 DUDLEY ROAD**  
**RAYMOND, NEW HAMPSHIRE**  
 PREPARED FOR/OWNER:  
 155 FARMINGTON RD, LLC  
 55 HIGH STREET  
 PITTSFIELD, NH 03263

SCALE: NONE	MARCH 1, 2022	SHEET 10 OF 10
DESIGN: JST	DRAWN: JST	CHECKED: CAF
FB: 642	PG: 2	1628-001



**Bedford Design Consultants Inc.**  
 ENGINEERS AND SURVEYORS  
 592 Harvey Road, Manchester, NH 03103  
 Telephone: (603) 622-5533  
 www.bedforddesign.com

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

July 12, 2022

Raymond Planning Board  
Attn. Brad Reed, Chair  
4 Epping Street  
Raymond, NH 03077

**RE: Design Review Application  
65 Batchelder Road, Raymond, NH  
Tax Map 17, Lot 82  
JBE Project No. 21294**

Dear Mr. Reed,

Jones & Beach Engineers, Inc. respectfully submits a Design Review Application for the above-referenced parcel on behalf of our client, Tuck Realty Corp. This parcel has been before the Town in the past for subdivision and we have attached those past plans. Access to this property is from the end of Mark Lane and Wendover Lane. The property also has frontage on Batchelder Road. The land is zoned C3 and allows for duplexes to be constructed. This site is next to the condo project under construction that Keith Martel developed.

This design review application is to propose 127 duplexes for a total of 254 units as a condominium project all on one lot. The density is still a moving target as survey work is underway, but not yet complete on this site. Once we have all the wetlands completed, we can calculate the density accurately, this information is based on aerial wetland review and approximate boundary information.

We would be looking to connect the road network similar to the past approvals on this parcel and would connect Mark Lane to Wendover Lane with a roadway. We would propose that the access to Wendover could be gated as we feel most of the traffic will be heading towards Route 102 and not into Wendover neighborhood. This would allow for an emergency access to the property if needed. This layout would be private roads and trash collection, which would be part of the condo association fees. There would also be a clubhouse, mailbox kiosk, open space in the non-developed areas and there is already an extensive trail network on the property that would remain where possible.

The following items are provided in support of this Application:

1. Design Review Application
2. Letters of Authorization.
3. Copy of Deed.
4. Fee Check.
5. Abutters List & 3 Sets of Mailing Labels.
6. Past Subdivision Plans
7. Six (6) Full Size Plan Sets.
8. Ten (10) Half Size Plan Sets.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**



Joseph Coronati  
Vice President

cc: Michael Garrepy (application and plans via email)



### Planning Board Application

*In accordance with NH RSA 676:4 II*

Conceptual Review  Design Review  Pre-Application Review   
(Choose One)

### Town of Raymond, NH

(please see back for copy of applicable RSA)

Project Name: \_\_\_\_\_

Location: 65 Batchelder Road

Project Description: The intent of this project is to propose 101 duplexes on Tax Map 17, Lot 82.

Zone: C3 Total Number of Lots: 354 Units

#### Applicant/Agent Information:

Name: Turner Porter

Phone: 603-778-6894 Fax: \_\_\_\_\_

Company: Tuck Realty Corporation

Address: PO Box 190, Exeter, NH 03833

By signing this application, you are agreeing to all rules and regulations of the Town of Raymond, and are agreeing to allow agents of the Town of Raymond to conduct inspections of your property during normal business hours to ensure compliance with all Raymond Zoning and Subdivision Regulations while your application is under consideration and during any construction and operational phases after approval is granted.

Signed\*: [Signature] Date: 7/20/22

\*Requires notarized letter of permission

#### Owner Information:

Name: Christopher McCarthy & Donald McCarthy

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Company: \_\_\_\_\_

Address: PO Box 249, Seabrook, NH 03874

Signed: [Signature] Date: 7/20/22

#### Designers of Record: (Provide Name & License Number for each)

Engineer: Jones & Beach Engineers, Inc., Michael Kerivan - #9846

Surveyor: Jones & Beach Engineers, Inc., David Collier - #892

Soil Scientist: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Fire Protection Engineer: \_\_\_\_\_

Other(s): \_\_\_\_\_

**FEES:** \$50.00 Application Fee, \$300.00 Escrow and \$10.00 per abutter. TOTAL = \$670.00

#### *For Office Use, Only:*

Date Application Received: \_\_\_\_\_ Total Fees Collected w/Application: \_\_\_\_\_

Abutters List Received: \_\_\_\_\_ Plans & Checklist Received: \_\_\_\_\_

## NH RSA 676:4 II

II. A planning board may provide for preliminary review of applications and plats by specific regulations subject to the following:

(a) Preliminary conceptual consultation phase. The regulations shall define the limits of preliminary conceptual consultation which shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Such discussion may occur without the necessity of giving formal public notice as required under subparagraph I(d), but such discussions may occur only at formal meetings of the board.

(b) Design review phase. The board or its designee may engage in nonbinding discussions with the applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.

(c) Preliminary review shall be separate and apart from formal consideration under paragraph I, and the time limits for acting under subparagraph I(c) shall not apply until formal application is submitted under subparagraph I(b).

**Letter of Authorization**

I, Turner Porter, Tuck Realty Corporation, PO Box 190, Exeter, NH 03833, developer of property located in Raymond, NH, known as Tax Map 17, Lot 82, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 65 Batchelder Road in Raymond, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

Iman Porter

Witness

[Signature]

Turner Porter, President  
Tuck Realty Corporation

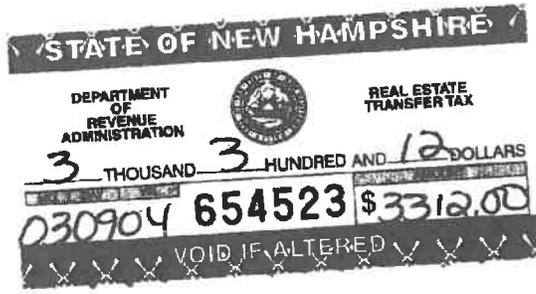
8/2/22  
Date

Personally, appeared the above-named Turner Porter, President of Tuck Realty Corporation, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information and belief. Before me,

Stefanie Michaud  
Notary Public/Justice of the Peace

My commission expires October 3, 2023





WARRANTY DEED

FOR CONSIDERATION PAID, **WATEX CORPORATION**, a New Hampshire corporation, of Seabrook, New Hampshire, grants to **CHRISTOPHER W. McCARTHY** and **DONALD J. McCARTHY**, as joint tenants with rights of survivorship, of PO Box 249, Seabrook, New Hampshire 03874-0249, with warranty covenants, all right, title and interest in and unto the following:

A certain tract of land in Raymond, Rockingham County, State of New Hampshire, said to contain one hundred twenty-eight (128) acres, more or less, and bounded and described as follows:

Beginning at the northwesterly corner of said land on the highway leading from Giles corner in said Raymond to Manchester known as Titcomb, sometimes called Batchelder Road;

1. Thence, easterly by said highway about three (3) rods to land formerly of Charles Giles;
2. Thence, southerly by Giles land to the corner of said Giles land by a large hemlock tree;
3. Thence, easterly again by said Giles land to land formerly owned by Robert Gray;
4. Thence, southerly by said Gray land to land now or formerly of Josiah F. Gordon;
5. Thence, westerly by said Gordon land to land now or formerly of the Spaulding and Frost Company and land now or formerly owned by James Thompson and land now or formerly owned by Alexander B. Kirkland to the above-mentioned highway at the point of beginning.

Also hereby conveying all right, title and interest in the above-described premises in accordance with the following description, but absolutely without any warranty covenants with respect to the following survey description, except that Grantor warrants that it has not done anything to encumber the premises as described below:

A certain parcel of land in Raymond, Rockingham County, State New Hampshire, shown on a plan entitled "Levi Brown Lot (1219-290)" by David R. Noyes, Surveyor, dated October 22, 1981 and recorded in Rockingham County Registry of Deeds as Plan Number D-13045, being more particularly described as follows:

0017718  
 2004 MAR -9 AM 9:27  
 ROCKINGHAM COUNTY  
 REGISTRY OF DEEDS

Beginning at a point at the corner of two (2) stone walls on the southerly side of Batchelder Road at land now or formerly of Bailey;

1. Thence, South  $67\text{-}1/4^\circ$  East for a distance of 52 feet, more or less, to an iron pin on the southerly side of Batchelder Road;
2. Thence, turning and running along land now or formerly of Erwin South  $32\text{-}1/2^\circ$  West for a distance of 103 feet, more or less, to an iron pin found;
3. Thence, running along land now or formerly of Cate South  $37\text{-}3/4^\circ$  West for a distance of 298 feet, more or less, to an iron pin found;
4. Thence, turning and running along said Cate land South  $57\text{-}3/4^\circ$  East for a distance of 317 feet, more or less, to a stone wall;
5. Thence, running along the stone wall South  $59\text{-}3/4^\circ$  East for a distance of 65 feet, more or less;
6. Thence, continuing South  $61\text{-}1/2^\circ$  East for a distance of 218 feet, more or less, to a stone wall;
7. Thence, running along the stone wall South  $59\text{-}3/4^\circ$  East for a distance of 180 feet, more or less, to land now or formerly of Richards;
8. Thence, running along the stone wall along said Richards land South  $59\text{-}3/4^\circ$  East for a distance of 719 feet, more or less;
9. Thence, continuing along said Richards land South  $63^\circ$  East for a distance of 938 feet, more or less, to an iron pin found;
10. Thence, running along land now or formerly of Curtis South  $56\text{-}1/2^\circ$  East for a distance of 277 feet, more or less, along an old wire fence, to a stone wall;
11. Thence, running along the stone wall South  $57\text{-}1/4^\circ$  East for a distance of 141 feet, more or less, to an old wire fence;
12. Thence, running along the old wire fence at land now or formerly of Richards South  $56\text{-}3/4^\circ$  East for a distance of 323 feet, more or less, to an iron pin found;
13. Thence, turning and running along land now or formerly of Smolski South  $37^\circ$  West for a distance of 81 feet, more or less, to an iron pin found;
14. Thence, running along land now or formerly of Milone South  $48\text{-}1/4^\circ$  West for a distance of 351 feet, more or less, to a stone wall;
15. Thence, running along the stone wall at land now or formerly of Rees South  $47\text{-}1/4^\circ$  West for a distance of 443 feet, more or less, to a point;
16. Thence, turning and running along land now or formerly of Rainville North  $51\text{-}1/4^\circ$  West for a distance of 63 feet, more or less, along a stone wall;
17. Thence, turning and running along an old wire fence at said Rainville land South  $52\text{-}3/4^\circ$  West for a distance of 175 feet, more or less, to a tree with old wire fence ingrown;
18. Thence, running along the old wire fence at said Rainville land South  $26\text{-}1/2^\circ$  West for a distance of 86 feet, more or less, to a tree with old wire fence ingrown;
19. Thence, continuing along the old wire fence South  $29^\circ$  West for a distance of 143 feet, more or less, to a tree with old wire fence ingrown;
20. Thence, continuing along the old wire fence South  $49\text{-}1/4^\circ$  West for a distance of 68 feet, more or less, to a tree with old wire fence ingrown;
21. Thence, continuing along the old wire fence South  $8^\circ$  West for a distance of 155 feet, more or less, to a fence post found;

22. Thence, turning and running along land now or formerly of Larrabee South 3-3/4° East for a distance of 29 feet, more or less, to a point;
23. Thence, turning and running along said Larrabee land South 75-1/4° West for a distance of 9 feet, more or less, to a stone wall;
24. Thence, running along the stone wall South 18° West for a distance of 59 feet, more or less, to an iron pin found;
25. Thence, running along old wire fence South 22-1/4° West for a distance of 106 feet, more or less, to a stone wall;
26. Thence, running along the stone wall South 18-3/4° West for a distance of 94 feet, more or less, to an old wire fence at land now or formerly of Malette;
27. Thence, running along the old wire fence South 12-1/4° West for a distance of 84 feet, more or less, to an iron pin found;
28. Thence, running along an old wire fence at land now or formerly of Richard South 30-3/4° West for a distance of 150 feet, more or less, to an iron pin found;
29. Thence, running South 41-3/4° West for a distance of 40 feet, more or less, to an iron pin found on the westerly side of Mark Lane;
30. Thence, running South 43° West for a distance of 283 feet, more or less along land now or formerly of Clark to an iron pin found;
31. Thence, turning and running along a stone wall at land now or formerly of Gordon North 62-1/2° West for a distance of 183 feet, more or less, to a manset stone found;
32. Thence, running along an old wire fence at said Gordon land North 62° West for a distance of 435 feet, more or less, to a manset stone found;
33. Thence, running along a stone wall, continuing along an old wire fence and continuing along land of said Gordon North 61-3/4° West for a distance of 1,309 feet, more or less, to a manset stone found;
34. Thence, running north of Gansey Pond along land now or formerly of Lewis Builders North 63-1/2° West for a distance of 1,265 feet, more or less, to a manset stone and stones found;
35. Thence, turning and running along land now or formerly of Hamer North 39° East for a distance of 1,257 feet, more or less, to a manset stone with drill hole found;
36. Thence, running along a stone wall and continuing along land now or formerly of Hoitt North 34-1/2° East for a distance of 127 feet, more or less, to a tree with old wire fence ingrown;
37. Thence, running along an old wire fence along land now or formerly of Bailey North 35-1/4° East for a distance of 1,119 feet, more or less, to a stone wall;
38. Thence, running along the stone wall at said Bailey land North 34-3/4° East for a distance of 311 feet, more or less, to the point of beginning.

Subject to all rights, restrictions and easements of record.

This is a non-contractual transfer.

Meaning and intending to describe the same premises conveyed to Grantor by deed of Barbara L. Wilson dated September 6, 1985 and recorded in the Rockingham County Registry of Deeds at Book 2562, Page 0095.

Executed this 24th day of February, 2004.

WATEX CORPORATION

Janet M. Vellotti  
Witness

By: Donald J. McCarthy President  
Donald J. McCarthy, President  
Duly Authorized

STATE OF NEW HAMPSHIRE  
ROCKINGHAM, SS.

On this 24th day of February, 2004, then appeared the above-named **Donald J. McCarthy, duly authorized President of WATEX CORPORATION** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me,



Janet M. Vellotti  
Notary Public/Justice of the Peace  
My Commission Expires: 11-7-2006



# 0 foot Abutters List Report

Raymond, NH

July 12, 2022

## Subject Property:

Parcel Number: 017-000-082-000  
CAMA Number: 017-000-082-000-000  
Property Address: BATCHELDER ROAD

Mailing Address: MCCARTHY, CHRISTOPHER W DONALD  
J MCCARTHY  
P.O. BOX 249  
SEABROOK, NH 03874

---

## Abutters:

Parcel Number: 011-000-044-000  
CAMA Number: 011-000-044-000-000  
Property Address: 41 CHESTER ROAD

Mailing Address: SAFARI CONSTRUCTION  
MANAGEMENT, LLC  
25 PELHAM ROAD  
SALEM, NH 03079

Parcel Number: 011-002-006-000  
CAMA Number: 011-002-006-000-000  
Property Address: 6 MARK LANE

Mailing Address: VAN DE WALLE, EDMOND R. DARLENE  
A. VAN DE WALLE  
6 MARK LANE  
RAYMOND, NH 03077

Parcel Number: 017-000-010-000  
CAMA Number: 017-000-010-000-000  
Property Address: 62 BATCHELDER ROAD

Mailing Address: BROWER, JOHN & CHRISTINE  
62 BATCHELDER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-051-000  
CAMA Number: 017-000-051-000-000  
Property Address: 5 MARK LANE

Mailing Address: MGRDICHIAN, MARK V. & THERESA  
JAMES MCGLINCHEY  
5 MARK LANE  
RAYMOND, NH 03077

Parcel Number: 017-000-054-000  
CAMA Number: 017-000-054-000-000  
Property Address: 25 CHESTER ROAD

Mailing Address: LARRABEE, WAYNE R. & PAMELA  
25 CHESTER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-055-000  
CAMA Number: 017-000-055-000-000  
Property Address: 23 CHESTER ROAD

Mailing Address: FITZGERALD, JAMES W. III JESSIEJ.  
EVANS  
23 CHESTER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-056-000  
CAMA Number: 017-000-056-000-000  
Property Address: 17 CHESTER ROAD

Mailing Address: RODRIGUEZ, WANDA M MARIA  
RODRIGUEZ B  
17 CHESTER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-059-000  
CAMA Number: 017-000-059-000-000  
Property Address: 7 CHESTER ROAD

Mailing Address: PAIGE, BONNIE KEVIN CALL  
7 CHESTER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-060-000  
CAMA Number: 017-000-060-000-000  
Property Address: 5 CHESTER ROAD

Mailing Address: CORONIS, PETER J ELIZABETH A  
CORONIS  
5 CHESTER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-066-000  
CAMA Number: 017-000-066-000-000  
Property Address: 101 BATCHELDER ROAD

Mailing Address: RICHARD, JOHN F.,JR. ANGELLA  
RICHARD  
22 RIVERSIDE DRIVE  
GROVETON, NH 03582



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

7/12/2022

Page 1 of 2



# 0 foot Abutters List Report

Raymond, NH

July 12, 2022

Parcel Number: 017-000-069-000  
CAMA Number: 017-000-069-000-000  
Property Address: 93 BATCHELDER ROAD

Mailing Address: RUSE, COLIN D  
93 BATCHELDER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-070-000  
CAMA Number: 017-000-070-000-000  
Property Address: 91 BATCHELDER ROAD

Mailing Address: DOUPHINETTE, RONALD D.  
91 BATCHELDER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-073-000  
CAMA Number: 017-000-073-000-000  
Property Address: BATCHELDER ROAD

Mailing Address: RICHARD, HARRY C SALLY E RICHARD  
62 HARRIMAN HILL ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-079-000  
CAMA Number: 017-000-079-000-000  
Property Address: 71 BATCHELDER ROAD

Mailing Address: CATE, JOHN C & BRENDA J  
71 BATCHELDER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-081-000  
CAMA Number: 017-000-081-000-000  
Property Address: 67 BATCHELDER ROAD

Mailing Address: MCGALL,RHONDA HARLEY & LEAH  
DAVIS  
67 BATCHELDER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-083-000  
CAMA Number: 017-000-083-000-000  
Property Address: 63 BATCHELDER ROAD

Mailing Address: TANZELLA, VITO R.  
63 BATCHELDER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-084-000  
CAMA Number: 017-000-084-000-000  
Property Address: 61 BATCHELDER ROAD

Mailing Address: WEBER, WAYNE A  
61 BATCHELDER ROAD  
RAYMOND, NH 03077-2310

Parcel Number: 017-000-085-000  
CAMA Number: 017-000-085-000-000  
Property Address: 59 BATCHELDER ROAD

Mailing Address: FRANCO, ROGER D SR & ESTELLE  
59 BATCHELDER ROAD  
RAYMOND, NH 03077

Parcel Number: 017-000-101-000  
CAMA Number: 017-000-101-000-000  
Property Address: 8 WENDOVER LANE

Mailing Address: MAYO IRREVOCABLE TRUST JAMES F.  
& ANNETTE C. MAYO/TRUSTEES  
8 WENDOVER LANE  
RAYMOND, NH 03077

Parcel Number: 017-000-102-000  
CAMA Number: 017-000-102-000-000  
Property Address: BATCHELDER ROAD

Mailing Address: BISHOP, JEFFREY R  
28 INDEPENDENCE DRIVE  
WOBURN, MA 01801

Parcel Number: 017-000-103-000  
CAMA Number: 017-000-103-000-000  
Property Address: JEFFERSON/WENDOVER WAYS

Mailing Address: RAYMOND, TOWN OF  
4 EPPING STREET  
RAYMOND, NH 03077

Map 17/Lot 86-1 - Darren B. Reardon, 1 Cedar Ridge, Raymond, NH 03077

Map 17/Lot 86-2 - Jason R & Sherry L Makepeace, 3 Cedar Ridge, Raymond, NH 03077

Map 17/Lot 86-3 - Jason Paul & Katie Ann Frechette, 1 Aspen Ridge, Raymond, NH 03077

Map 17/Lot 86-4 - Timothy Auclair, 3 Aspen Ridge, Raymond, NH 03077

Map 17/Lot 86-5 - Hamilton/Jozepaitis Family Revoc Trust, David Hamilton & Marian Jozepaitis, 2 Hickory Ridge, Raymond, NH 03077

Map 17/Lot 86-6 - Thomas Couture, 4 Hickory Lane, Raymond, NH 03077

Map 17/Lot 86-7 - Meadows Family Trust of 2013, Douglas Scott & Kathy Ann, Trustees, 2 Chestnut Ridge, Raymond, NH 03077

Map 17/Lot 86-8 - Curt N. Sayers Revocable Trust, Curt Sayers, Trustee, 4 Chestnut Ridge, Raymond, NH 03077

Tuck Realty Corporation, Attn. Turner Porter, PO Box 190, Exeter, NH 03833

Jones & Beach Engineers, Attn. Joseph Coronati, PO Box 219, Stratham, NH 03885

BISHOP, JEFFREY R  
28 INDEPENDENCE DRIVE  
WOBBURN, MA 01801

MCGALL, RHONDA  
HARLEY & LEAH DAVIS  
67 BATCHELDER ROAD  
RAYMOND, NH 03077

VAN DE WALLE, EDMOND R.  
DARLENE A. VAN DE WALLE  
6 MARK LANE  
RAYMOND, NH 03077

BROWER, JOHN & CHRISTINE  
62 BATCHELDER ROAD  
RAYMOND, NH 03077

MGRDICHIAN, MARK V. & THE  
JAMES MCGLINCHEY  
5 MARK LANE  
RAYMOND, NH 03077

WEBER, WAYNE A  
61 BATCHELDER ROAD  
RAYMOND, NH 03077-2310

CATE, JOHN C & BRENDA J  
71 BATCHELDER ROAD  
RAYMOND, NH 03077

PAIGE, BONNIE  
KEVIN CALL  
7 CHESTER ROAD  
RAYMOND, NH 03077

DARREN REARDON  
1 CEDAR RIDGE  
RAYMOND, NH 03077

CONDO MAIN  
X  
X  
X  
X, XX XXXXX

RAYMOND, TOWN OF  
4 EPPING STREET  
RAYMOND, NH 03077

JASON & SHERRY MAKEPEACE  
3 CEDAR RIDGE  
RAYMOND, NH 03077

CORONIS, PETER J  
ELIZABETH A CORONIS  
5 CHESTER ROAD  
RAYMOND, NH 03077

RICHARD, HARRY C  
SALLY E RICHARD  
62 HARRIMAN HILL ROAD  
RAYMOND, NH 03077

JASON & KATIE FRECHETTE  
1 ASPEN RIDGE  
RAYMOND, NH 03077

DOUPHINETTE, RONALD D.  
91 BATCHELDER ROAD  
RAYMOND, NH 03077

RICHARD, JOHN F., JR.  
ANGELLA RICHARD  
22 RIVERSIDE DRIVE  
GROVETON, NH 03582

TIMOTHY AUCLAIR  
3 ASPEN RIDGE  
RAYMOND, NH 03077

FITZGERALD, JAMES W. III  
JESSIEJ. EVANS  
23 CHESTER ROAD  
RAYMOND, NH 03077

RODRIGUEZ, WANDA M  
MARIA RODRIGUEZ B  
17 CHESTER ROAD  
RAYMOND, NH 03077

HAMILTON/JOZEPAITIS FAMILY REVOC  
TRUST  
DAVID HAMILTON & MARIAN JOZEPAITIS  
2 HICKORY RIDGE  
RAYMOND, NH 03077

FRANCO, ROGER D SR & ESTE  
59 BATCHELDER ROAD  
RAYMOND, NH 03077

RUSE, COLIN D  
93 BATCHELDER ROAD  
RAYMOND, NH 03077

THOMAS COUTURE  
4 HICKORY LANE  
RAYMOND, NH 03077

LARRABEE, WAYNE R. & PAME  
25 CHESTER ROAD  
RAYMOND, NH 03077

SAFARI CONSTRUCTION MANAG  
25 PELHAM ROAD  
SALEM, NH 03079

MEADOWS FAMILY TRUST OF 2013  
DOUGLASS & KATHY ANN SCOTT,  
TRUSTEES  
4 CHESNUT RIDGE  
RAYMOND, NH 03077

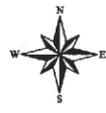
MAYO IRREVOCABLE TRUST  
JAMES F. & ANNETTE C. MAY  
8 WENDOVER LANE  
RAYMOND, NH 03077

TANZELLA, VITO R.  
63 BATCHELDER ROAD  
RAYMOND, NH 03077

CURT SAYERS RECOVERABLE TRUST  
CURT SAYERS, TRUSTEE  
4 CHESTNUT RIDGE  
RAYMOND, NH 03077

TUCK REALTY CORP.  
ATTN:TURNER PORTER  
PO BOX 190 EXETER,  
NH 03833

JONES & BEACH ENGINEERS  
ATTN. JOSEPH CORONATI  
PO BOX 219  
STRATHAM, NH 03885



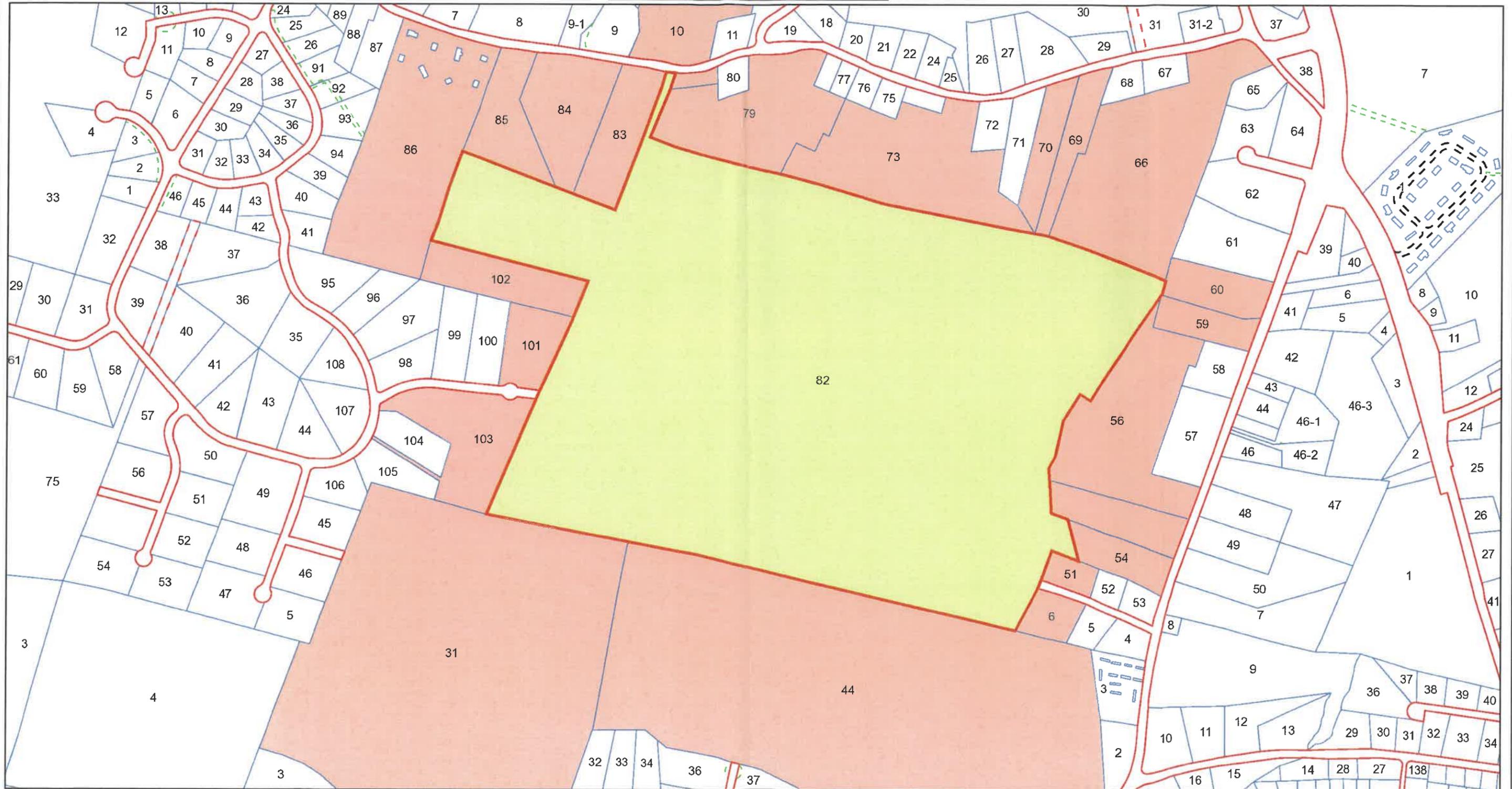
Raymond, NH

1 inch = 550 Feet

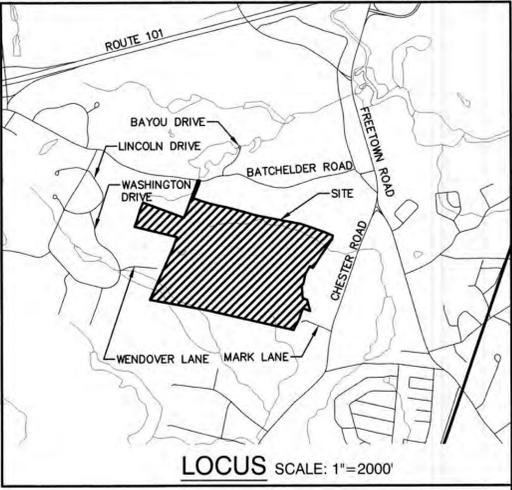
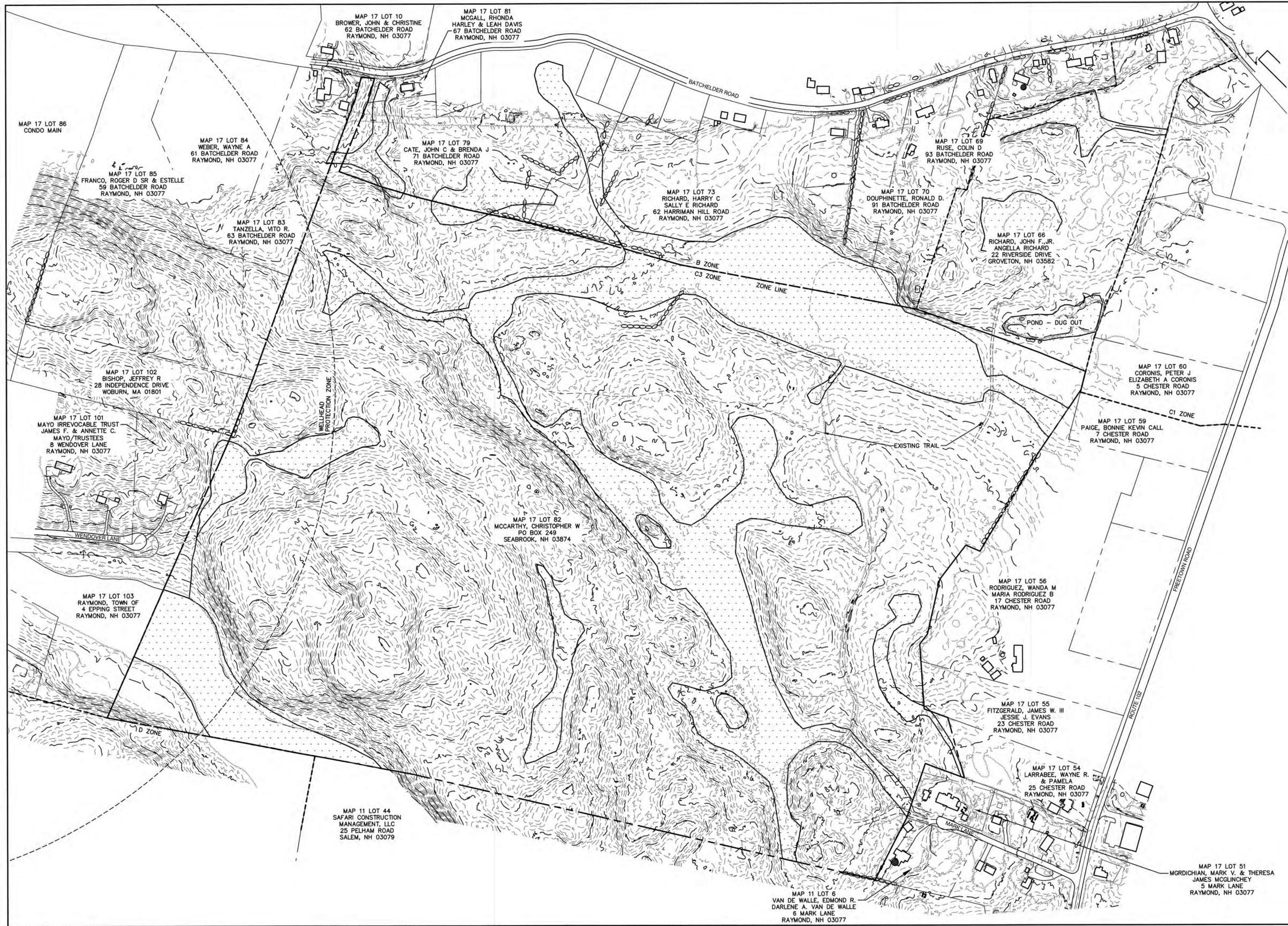


July 12, 2022

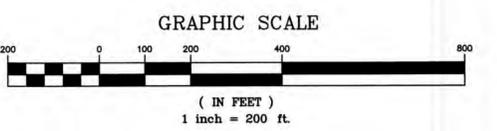
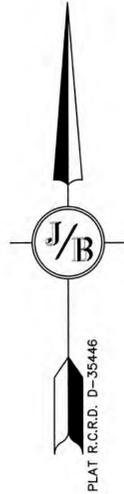
www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



- EXISTING CONDITIONS NOTES:**
1. THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF LOT 82 ON RAYMOND TAX MAP 17.
  2. UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 1-888-DIG-SAFE (1-888-344-7233).
  3. VERTICAL DATUM: XXXXXX, HORIZONTAL DATUM: XXXXXX
  4. SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD). REFERENCE FEMA COMMUNITY PANEL NO. 33015C0193E, DATED MAY 17, 2005.
  5. ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
  6. THE TAX MAP AND LOT NUMBERS ARE BASED ON THE TOWN OF RAYMOND TAX RECORDS AND ARE SUBJECT TO CHANGE.
  7. APPROXIMATE WETLANDS ARE SHOWN PER AERIAL IMAGERY MAPPING.



**TOTAL LOT AREA**  
7,204,991 SQ. FT. ±  
165.40 ACRES ±

Design: JAC	Draft: TPS	Date: 3/2/22
Checked: JAC	Scale: AS NOTED	Project No.: 21294
Drawing Name: 21294-LIDAR.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	8/2/22	ISSUED FOR REVIEW	TPS

Designed and Produced in NH

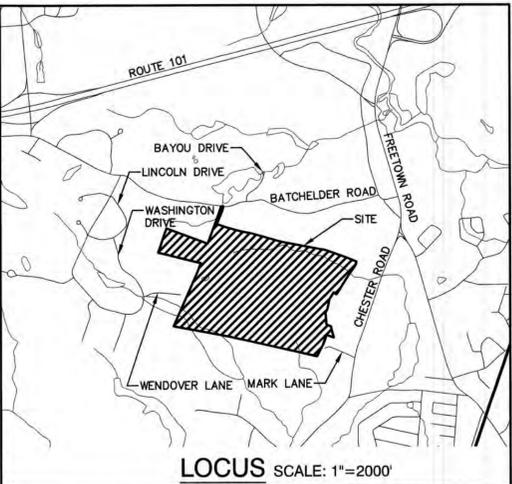
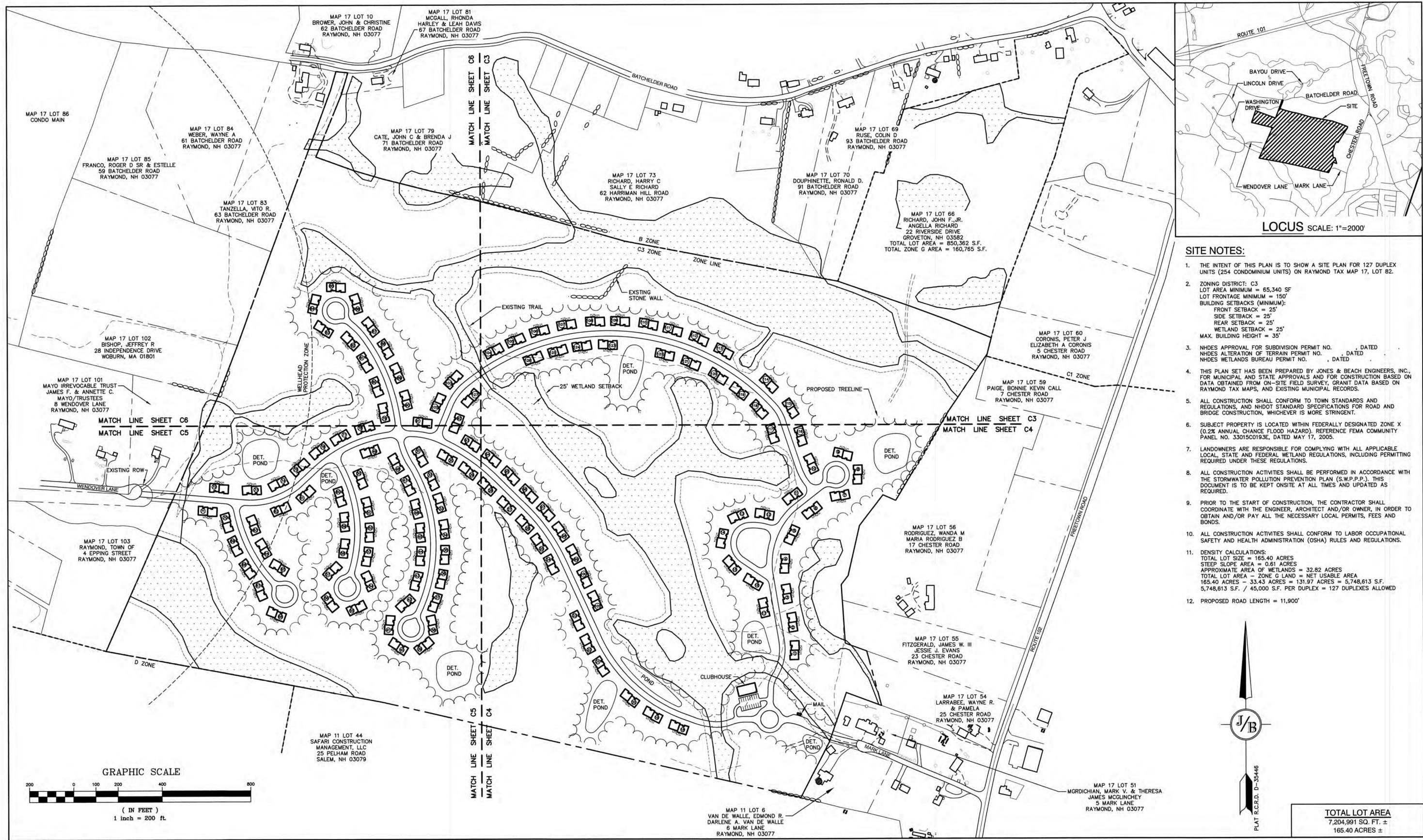
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

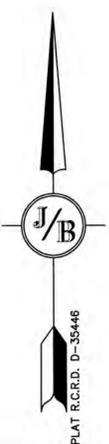
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>EXISTING CONDITIONS PLAN</b>
Project:	<b>65 BATCHELDER ROAD SUBDIVISION BATCHELDER ROAD, EPPING, NH</b>
Owner of Record:	<b>TURNER PORTER PO BOX 190, EXETER, NH 03833</b>

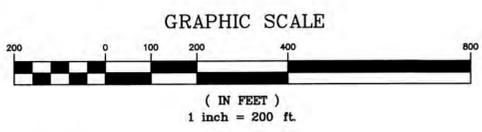
DRAWING No.	<b>C1</b>
SHEET 1 OF 7 JBE PROJECT NO. 21294	



- SITE NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW A SITE PLAN FOR 127 DUPLEX UNITS (254 CONDOMINIUM UNITS) ON RAYMOND TAX MAP 17, LOT 82.
  - ZONING DISTRICT: C3  
 LOT AREA MINIMUM = 65,340 SF  
 LOT FRONTAGE MINIMUM = 150'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 25'  
 SIDE SETBACK = 25'  
 REAR SETBACK = 25'  
 WETLAND SETBACK = 25'  
 MAX. BUILDING HEIGHT = 35'
  - NHDES APPROVAL FOR SUBDIVISION PERMIT NO. \_\_\_\_\_, DATED \_\_\_\_\_  
 NHDES ALTERATION OF TERRAIN PERMIT NO. \_\_\_\_\_, DATED \_\_\_\_\_  
 NHDES WETLANDS BUREAU PERMIT NO. \_\_\_\_\_, DATED \_\_\_\_\_
  - THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY, GRANT DATA BASED ON RAYMOND TAX MAPS, AND EXISTING MUNICIPAL RECORDS.
  - ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
  - SUBJECT PROPERTY IS LOCATED WITHIN FEDERALLY DESIGNATED ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD). REFERENCE FEMA COMMUNITY PANEL NO. 33015C0193C, DATED MAY 17, 2005.
  - LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
  - ALL CONSTRUCTION ACTIVITIES SHALL BE PERFORMED IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (S.W.P.P.). THIS DOCUMENT IS TO BE KEPT ON-SITE AT ALL TIMES AND UPDATED AS REQUIRED.
  - PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL COORDINATE WITH THE ENGINEER, ARCHITECT AND/OR OWNER, IN ORDER TO OBTAIN AND/OR PAY ALL THE NECESSARY LOCAL PERMITS, FEES AND BONDS.
  - ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
  - DENSITY CALCULATIONS:  
 TOTAL LOT SIZE = 165.40 ACRES  
 STEEP SLOPE AREA = 0.61 ACRES  
 APPROXIMATE AREA OF WETLANDS = 32.82 ACRES  
 TOTAL LOT AREA - ZONE G LAND = NET USABLE AREA  
 165.40 ACRES - 33.43 ACRES = 131.97 ACRES = 5,748,613 S.F.  
 5,748,613 S.F. / 45,000 S.F. PER DUPLEX = 127 DUPLEXES ALLOWED
  - PROPOSED ROAD LENGTH = 11,900'



**TOTAL LOT AREA**  
 7,204,991 SQ. FT. ±  
 165.40 ACRES ±



Design: JAC    Draft: TPS    Date: 3/2/22  
 Checked: JAC    Scale: AS NOTED    Project No.: 21294  
 Drawing Name: 21294-LIDAR.dwg

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.

REV.	DATE	REVISION	BY
0	8/2/22	ISSUED FOR REVIEW	TPS

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
*Civil Engineering Services*

85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885    603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

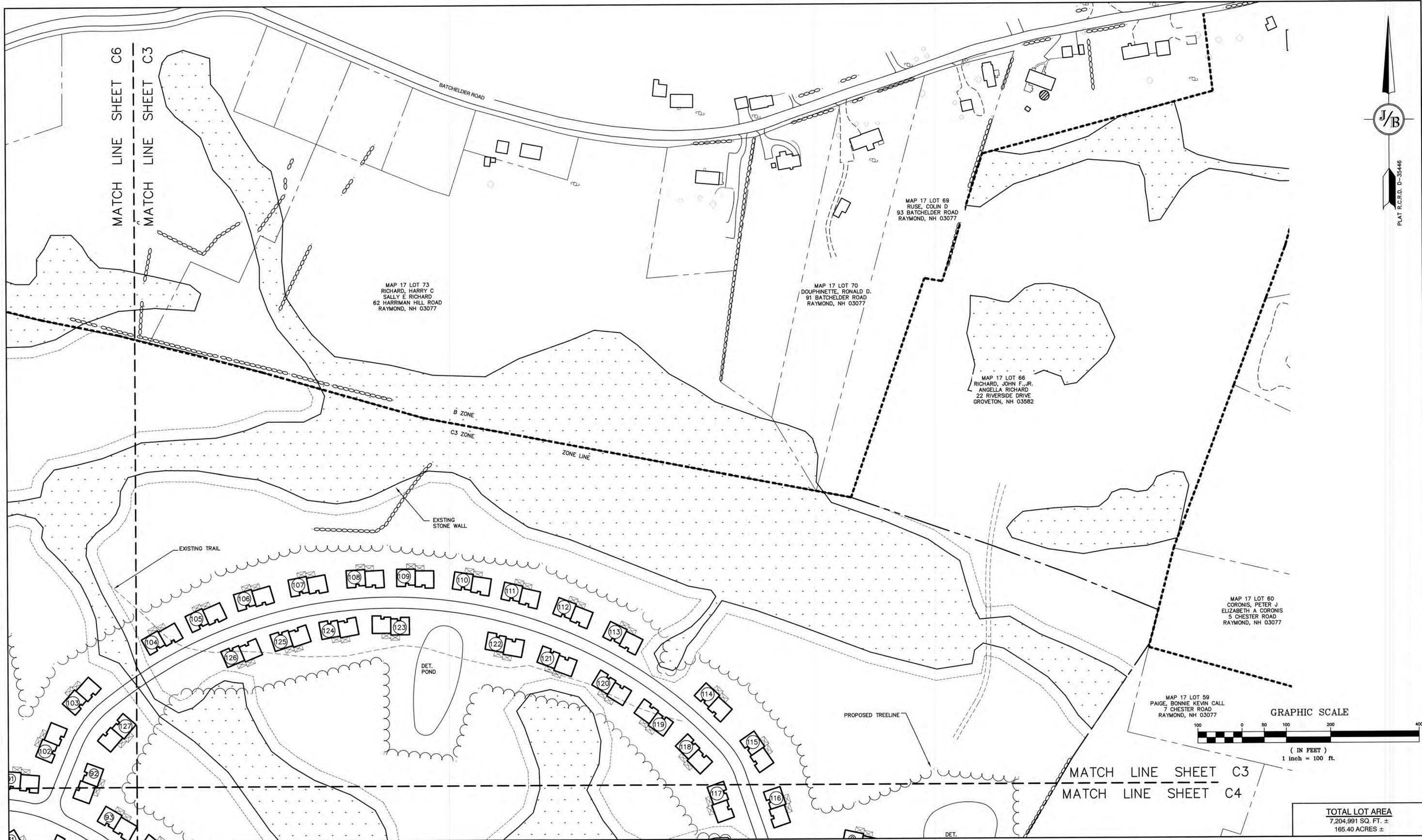
Plan Name: **OVERVIEW CONCEPTUAL SITE PLAN**

Project: **65 BATCHELDER ROAD SUBDIVISION  
 BATCHELDER ROAD, EPPING, NH**

Owner of Record: **TURNER PORTER  
 PO BOX 190, EXETER, NH 03833**

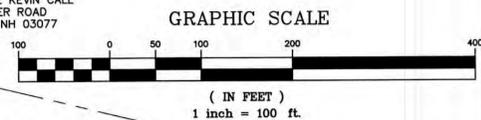
DRAWING No. **C2**

SHEET 2 OF 7  
 JBE PROJECT NO. 21294



J/B

PLAT R.C.R.D. D-35446



**TOTAL LOT AREA**  
7,204,991 SQ. FT. ±  
165.40 ACRES ±

Design: JAC    Draft: TPS    Date: 3/2/22  
 Checked: JAC    Scale: AS NOTED    Project No.: 21294  
 Drawing Name: 21294-LIDAR.dwg

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REV.	DATE	REVISION	BY
0	8/2/22	ISSUED FOR REVIEW	TPS

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

*Civil Engineering Services*

85 Portsmouth Ave.    603-772-4746  
 PO Box 219    FAX: 603-772-0227  
 Stratham, NH 03885    E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **CONCEPTUAL SITE PLAN**

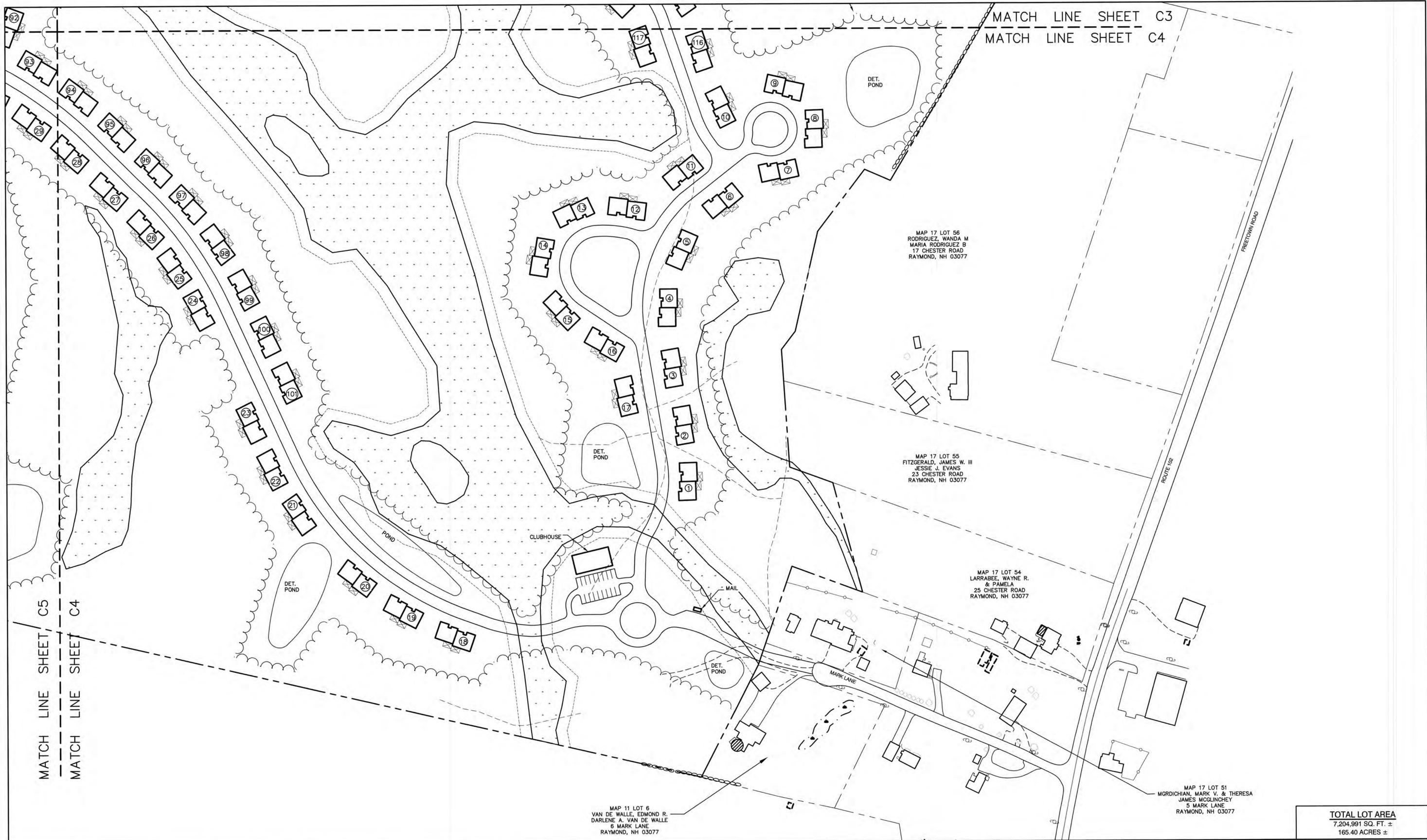
Project: **65 BATCHELDER ROAD SUBDIVISION  
BATCHELDER ROAD, EPPING, NH**

Owner of Record: **TURNER PORTER  
PO BOX 190, EXETER, NH 03833**

DRAWING No.

C3

SHEET 3 OF 7  
JBE PROJECT NO. 21294



**TOTAL LOT AREA**  
7,204,991 SQ. FT. ±  
165.40 ACRES ±

Design: JAC	Draft: TPS	Date: 3/2/22
Checked: JAC	Scale: AS NOTED	Project No.: 21294
Drawing Name: 21294-LIDAR.dwg		
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REV.	DATE	REVISION	BY
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Designed and Produced in NH

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Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

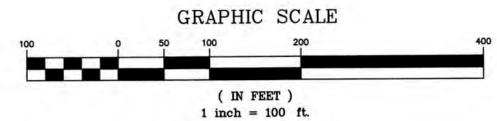
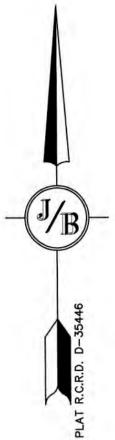
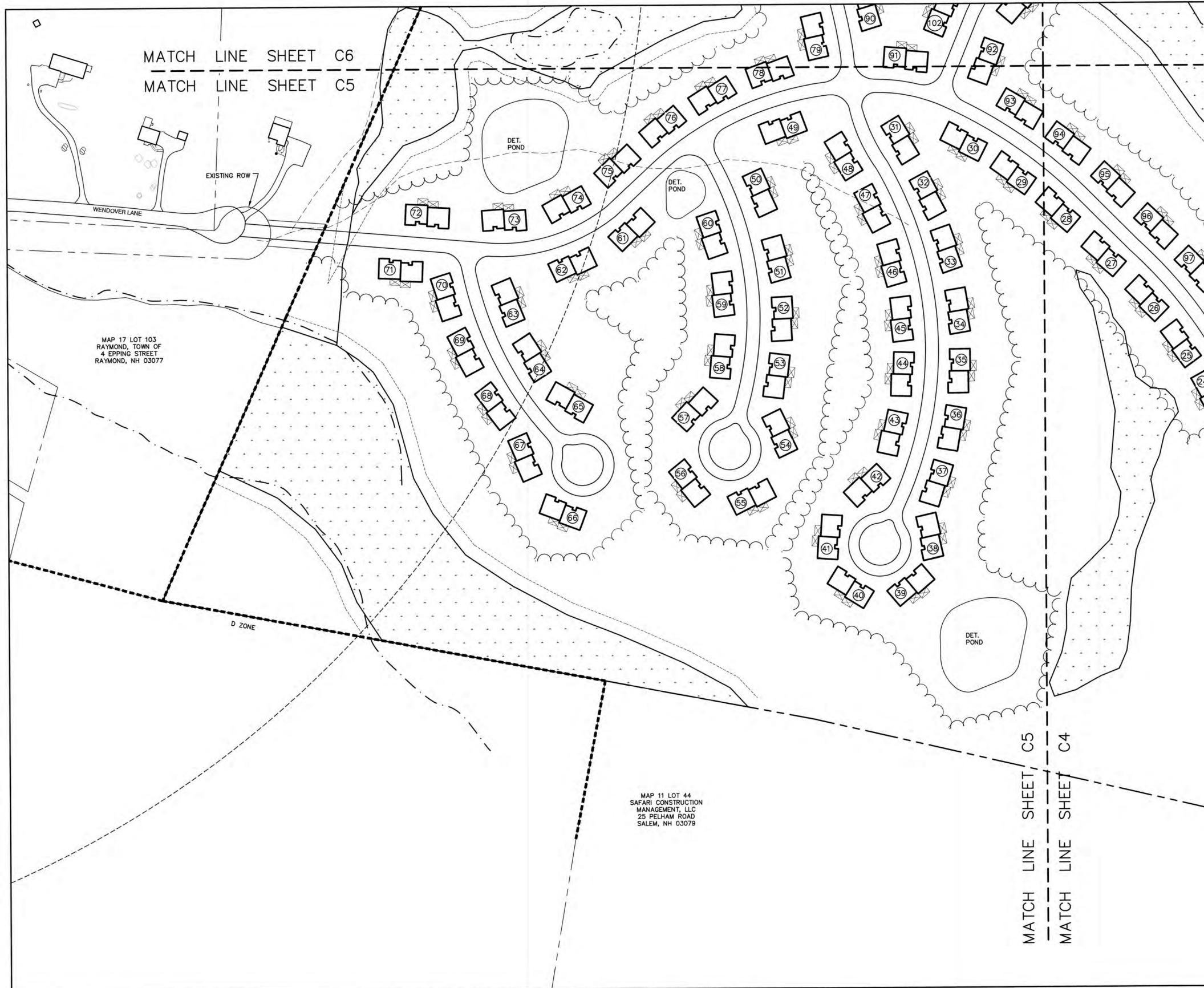
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>CONCEPTUAL SITE PLAN</b>
Project:	<b>65 BATCHELDER ROAD SUBDIVISION BATCHELDER ROAD, EPPING, NH</b>
Owner of Record:	<b>TURNER PORTER PO BOX 190, EXETER, NH 03833</b>

DRAWING No.

**C4**

SHEET 4 OF 7  
JBE PROJECT NO. 21294



TOTAL LOT AREA  
7,204,991 SQ. FT. ±  
165.40 ACRES ±

Design: JAC	Draft: TPS	Date: 3/2/22
Checked: JAC	Scale: AS NOTED	Project No.: 21294
Drawing Name: 21294-LIDAR.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	8/2/22	ISSUED FOR REVIEW	TPS

Designed and Produced in NH

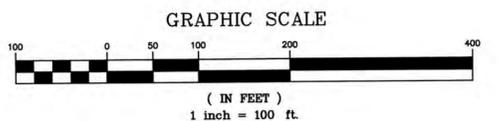
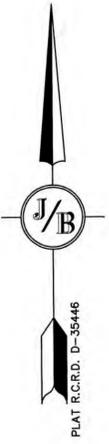
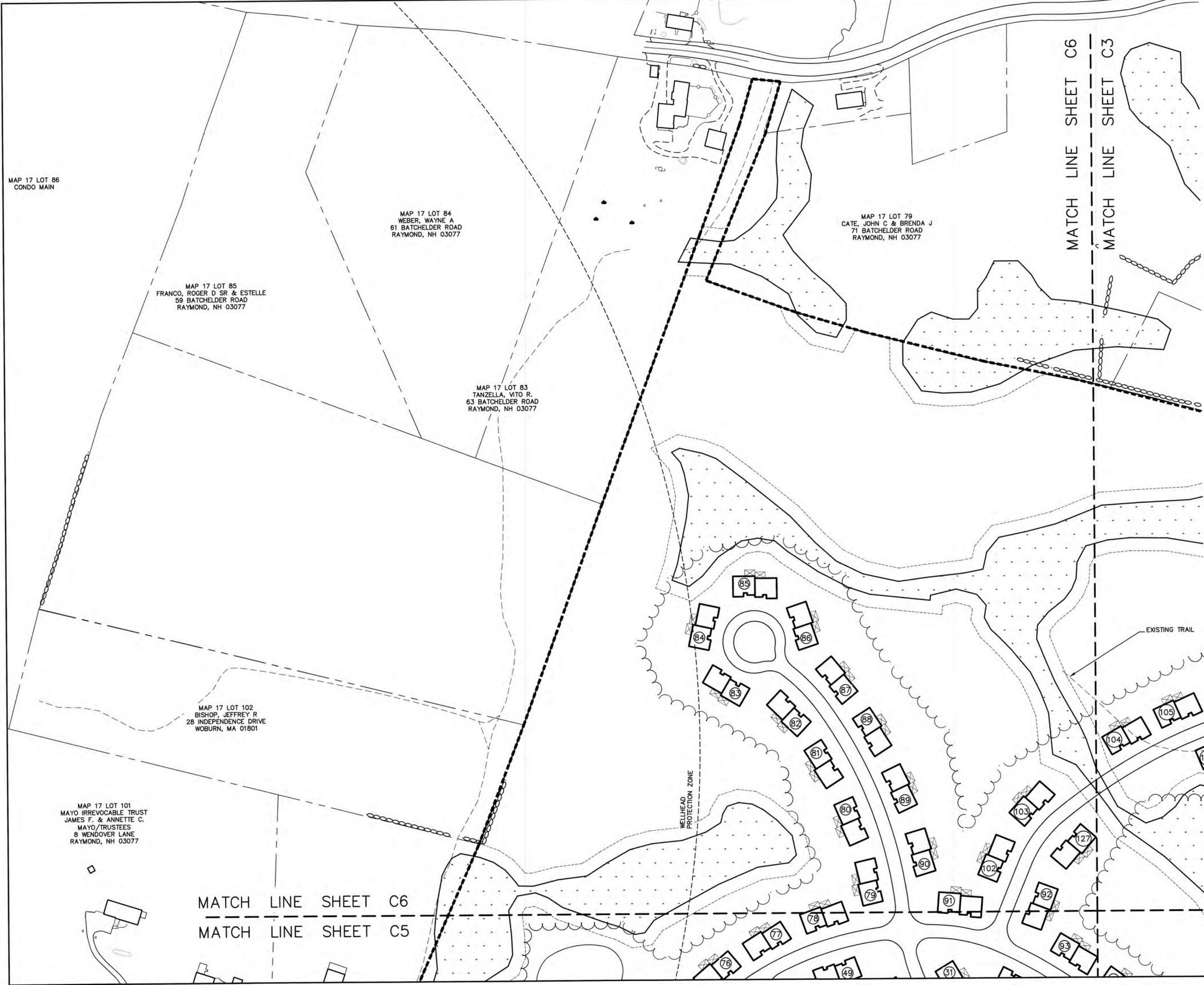
**J/B Jones & Beach Engineers, Inc.**  
*Civil Engineering Services*

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>CONCEPTUAL SITE PLAN</b>
Project:	<b>65 BATCHELDER ROAD SUBDIVISION BATCHELDER ROAD, EPPING, NH</b>
Owner of Record:	<b>TURNER PORTER PO BOX 190, EXETER, NH 03833</b>

DRAWING No.  
**C5**  
SHEET 5 OF 7  
JBE PROJECT NO. 21294



TOTAL LOT AREA  
 7,204,991 SQ. FT. ±  
 165.40 ACRES ±

Design: JAC    Draft: TPS    Date: 3/2/22  
 Checked: JAC    Scale: AS NOTED    Project No.: 21294  
 Drawing Name: 21294-LIDAR.dwg  
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REV.	DATE	REVISION	BY
0	8/2/22	ISSUED FOR REVIEW	TPS

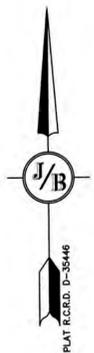
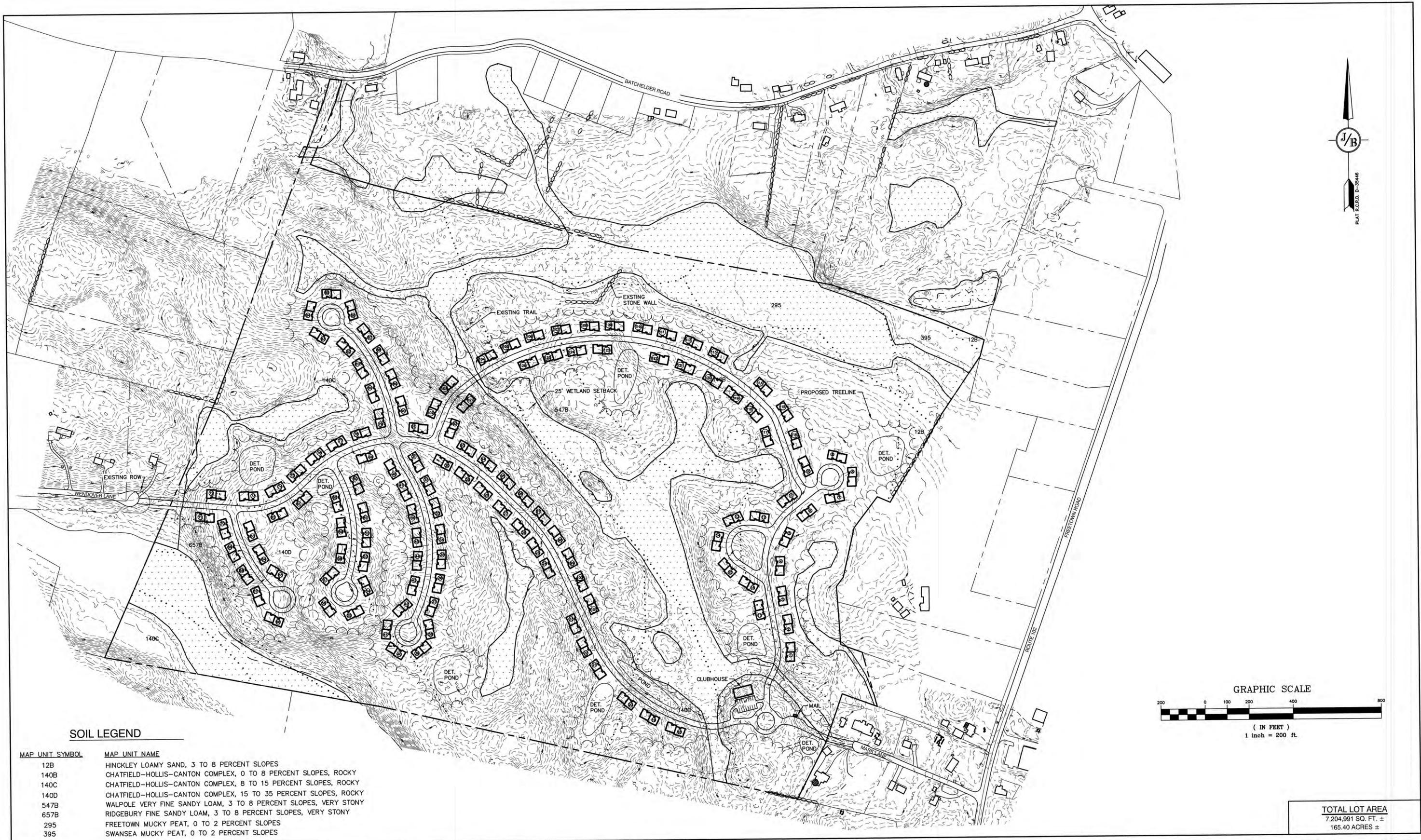
Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
*Civil Engineering Services*

85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885    603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

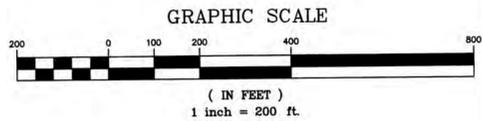
Plan Name: **CONCEPTUAL SITE PLAN**  
 Project: **65 BATCHELDER ROAD SUBDIVISION  
 BATCHELDER ROAD, EPPING, NH**  
 Owner of Record: **TURNER PORTER  
 PO BOX 190, EXETER, NH 03833**

DRAWING No.  
**C6**  
 SHEET 6 OF 7  
 JBE PROJECT NO. 21294



**SOIL LEGEND**

MAP UNIT SYMBOL	MAP UNIT NAME
12B	HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES
140B	CHATFIELD-HOLLIS-CANTON COMPLEX, 0 TO 8 PERCENT SLOPES, ROCKY
140C	CHATFIELD-HOLLIS-CANTON COMPLEX, 8 TO 15 PERCENT SLOPES, ROCKY
140D	CHATFIELD-HOLLIS-CANTON COMPLEX, 15 TO 35 PERCENT SLOPES, ROCKY
547B	WALPOLE VERY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
657B	RIDGEBURY FINE SANDY LOAM, 3 TO 8 PERCENT SLOPES, VERY STONY
295	FREETOWN MUCKY PEAT, 0 TO 2 PERCENT SLOPES
395	SWANSEA MUCKY PEAT, 0 TO 2 PERCENT SLOPES



**TOTAL LOT AREA**  
7,204,991 SQ. FT. ±  
165.40 ACRES ±

Design: JAC	Draft: TPS	Date: 3/2/22
Checked: JAC	Scale: AS NOTED	Project No.: 21294
Drawing Name: 21294-LIDAR.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	8/2/22	ISSUED FOR REVIEW	TPS

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>CONCEPTUAL SITE PLAN</b>
Project:	<b>65 BATCHELDER ROAD SUBDIVISION BATCHELDER ROAD, EPPING, NH</b>
Owner of Record:	<b>TURNER PORTER PO BOX 190, EXETER, NH 03833</b>

DRAWING No.  
**C7**  
SHEET 7 OF 7  
JBE PROJECT NO. 21294

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

July 18, 2022

Nottingham Planning Board  
Attn. Eduard Viel, Chairman  
139 Stage Road  
Nottingham, NH 03290

**Re: Subdivision Application  
Mooers Road, Nottingham, NH  
Tax Map 72, Lots 13-1  
JBE Project No. 18051**

Dear Mr. Viel,

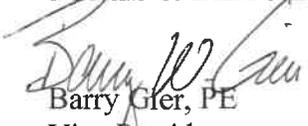
On behalf of our client Jim Rosborough, Jones & Beach Engineers, Inc. respectfully submits a Subdivision Application for the above-mentioned property. The intent of this application is to subdivide Tax Map 72, Lot 13-1 into an eleven (11) lot open-space residential subdivision.

Please find the following in support of this Application:

1. Completed Subdivision Application.
2. Fee Check.
3. Letter of Authorization.
4. Current Deed.
5. Abutters List with 3 Sets of Mailing Labels.
6. Tax Map
7. Test Pits
8. Two (2) Drainage Analysis.
9. Six (6) Full Size Plan Sets.
10. Ten (10) 11x17 Plan Sets.

Thank you very much for your consideration of this Application. If you should have any questions or need additional information, please call.

Very truly yours,  
**JONES & BEACH ENGINEERS, INC.**

  
Barry Gier, PE  
Vice President

cc: Jim Rosborough (application & plans via email)



### Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013

#### PLANNING BOARD PROJECT APPLICATION

**Subdivision Type:** Conventional \_\_\_ Open Space  LLA \_\_\_

**Site Plan Review:** Conventional \_\_\_ Change of Use \_\_\_

**Concurrent- Subdivision/ Site Plan Review** \_\_\_

**Amendment to Approval of:** Subdivision \_\_\_ Site Plan \_\_\_ Other \_\_\_

Total Acreage: 56 acres	Current Use Acreage:	# of Proposed Lots: 11
Project Address: Mooers Road		
Current Zoning Districts: Residential / Agricultural		
Overlay Districts: Wetland	Map(s): 72	Lot (s): 13-1
Request: To subdivide Tax Map 72, Lot 13-1 into an eleven (11) lot open-space residential subdivision.		

The Property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

**All contacts for this project will be made through the Applicant listed below.**

- Form A "Abutters List" has been filed with this application no earlier than 5 days within submittal of this application with 3 labels per address on address labels (same size as Avery 5160/8160)
- Form B "Authorization to Enter upon Subject Property" has been filed with this application
- Form C "Authorization to Represent" has been filed with this application
- 6 sets of full size plans
- 10 sets of 11"x17" plans
- Waiver Form(s)
- Completed Checklist

Case#:	Project Name:	Date: 7/18/22
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Case#

Project Name

Date 7/18/22

<b>Owner 1:</b> Jim Rosborough		
Company:		
Phone: 508-344-6729	Fax:	E-mail: jimrosborough@gmail.com
Address: 41 Mooers Road, Nottingham, NH 03290		

*Jimmy W. Cim*  
 Owner 1 Signature

7/14/22  
 Date

<b>Owner 2:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 2 Signature

Date

<b>Owner 3:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 3 Signature

Date

<b>Owner 4:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

Owner 4 Signature

Date

<b>Applicant (Contact):</b> Same as Owner		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Developer:</b>		
Company:		
Phone:	Fax:	E-mail:
Address:		

<b>Engineer:</b> Barry Gier, P.E.		
Company: Jones & Beach Engineers, Inc.		
Phone: 603-772-4746	Fax:	E-mail: bgier@jonesandbeach.com
Address: PO Box 219, Stratham, NH 03885		

### ABUTTER(S) LIST

\* PRINT THREE (3) ADDRESS LABELS PER ABUTTER INCLUDING THE APPLICANT, OWNER AND PROFESSIONAL(S)

\*

Case#

Project Name

Date 7/18/22

**1. APPLICANT INFORMATION:**

Printed Name: Jim Rosborough Contact Telephone: 508-344-6729

Address: 41 Mooers Road, Nottingham, NH 03290

**2. OWNER INFORMATION:**

Printed Name: Same as Applicant

Address: \_\_\_\_\_

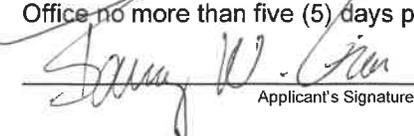
**3. PROFESSIONAL(S) INFORMATION:**

Printed Name: Barry Gier, P.E., Jones & Beach Engineers, Inc.

Address: PO Box 219, Stratham, NH 03833

Abutter(s) Information					
	Map:	Lot:	Sub lot:	Name:	Address:
4.				SEE ATTACHED LIST	
6.					
7.					
8.					
9.					
10.					
11.					
12.					
13.					
14.					
15.					
16.					
17.					

I, Jim Rosborough, the undersigned, certify that to the best of my knowledge, the above is an accurate and complete abutter(s) list and that the information was obtained from the Nottingham Assessing Office no more than five (5) days prior to the date of this application..

  
Applicant's Signature

7/18/22  
Date



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013

Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

## AUTHORIZATION TO ENTER UPON SUBJECT PROPERTY

The property owner(s), by the filing of this application, hereby give permission for the members of the Nottingham Planning Board and such agents or employees of the Town as the Nottingham Planning Board may authorize, to enter upon the property which is the subject of this application at any reasonable time for the purpose of such examinations, surveys, tests and/or inspections as may be appropriate to enable this application to be processed.

I/We hereby waive and release any claim or right I/we may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on my/our property in connection with this application. This authorization expires in one year from date of signature

**Property Owner(s)**

<p><i>Sammy W. Cain For Jim Probst</i></p> <p>Signature _____</p>	<p><i>6/30/22</i></p> <p>Signature _____</p>
Date	Date

**Property Owner(s)**

Signature _____	Signature _____
Date	Date

**Property Owner(s)**

Signature _____	Signature _____
Date	Date

**Property Owner(s)**

Signature _____	Signature _____
Date	Date

Case#

Project Name

Date



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013  
Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

**OWNER'S AUTHORIZATION FOR REPRESENTATION**

**Property location:** Mooers Road

I, the undersigned owner(s) of the property listed above, hereby verify that I have authorized:  
Barry Gier, P.E., Jones & Beach Engineers to represent me/us and apply for the required approval(s) from the Planning Board in the Town of Nottingham, New Hampshire for the following:

- Subdivision/Lot Line Adjustment       Site Plan Review       Backlot Subdivision
- Design Review       Other \_\_\_\_\_

FOR: To subdivide Tax Map 72, Lot 13-1 into eleven (11) lot open-space residential  
subdivision.

Name of Owner	Jim Rosborough	
Address of Owner	41 Mooers Road, Nottingham, NH 03290	
Signature of Owner	<i>Sammy W. Gier for Jim Rosborough</i>	Date 7/7/22

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date

Name of Owner		
Address of Owner		
Signature of Owner		Date



### Waiver Request Form

*Under Subdivision Regulations 5.3- Request for Waivers, 8.1 – Waivers for Specific Plan Submission Requirements and 11.1- General Waiver Provisions*

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Nottingham Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Nottingham Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Rockingham County Registry of Deeds.**

Name of Subdivision Plan:

Tax Map 72	Lot 13-1	Sub- Lot
Site Location: Mooers Road		
Zoning District(s): Residential / Agricultural		
Owner(s): Jim Rosborough		
Address of Owner(s): 41 Mooers Road, Nottingham, NH		
Applicant (if different from owner):		
Phone Number:	Email: jimrosborough@gmail.com	
Land Surveyor: Jones & Beach Engineers, Inc.		

I, Jim Rosborough Seek the following waiver to the Town of Nottingham Subdivision Regulations, Article 11 Section 8, for the above case submittal:  
to allow rear property bounds to be iron pins in lieu of granite bounds.

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Jim Rosborough  
Signature of Owner/Applicant

7/18/22  
Date

Case#

Project Name

Date



**Town of Nottingham**

P.O. Box 114, 139 Stage Road, Nottingham NH 03290 Office 603-734-4881, Fax 603-679-1013  
Web: <http://www.nottingham-nh.gov> Email: [plan.zone@nottingham-nh.gov](mailto:plan.zone@nottingham-nh.gov)

**CERTIFICATE OF MONUMENT INSTALLATION**

Property owner(s): Jim Rosborough

Tax Map # 72 Lot # 13-1

Physical Address: Mooers Road

Surveyor: \_\_\_\_\_

Company: \_\_\_\_\_

Number of Granite Bounds: \_\_\_\_\_

Iron Stakes/Pins/Rods: \_\_\_\_\_

Drill Hole w/ Aluminum surveyor's disk: \_\_\_\_\_

"I hereby certify that the monumentation required on the above referenced subdivision plat has been accurately installed under my supervision and said monumentation complies with the Nottingham Subdivision Regulations."

Signature of Surveyor: \_\_\_\_\_

Date: \_\_\_\_\_

Seal of Surveyor:



Case#

Project Name

Date

** Fees will be dedicated to the Marston Recreation Project
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**Project Application Checklist  
Nottingham Planning Board**

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Nottingham Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Nottingham Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain application the "NA" box should be marked instead, indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check the Appropriate Box or Boxes Below: <input type="checkbox"/> Lot Line Adjustment <input type="checkbox"/> Subdivision Plan See Sections I & II        See Sections I & II, III, IV & V	Subdivision		Office Use	
	Provided	N/A	Provided	N/A
<b>Section I. General Requirements</b>				
1. Completed Application Form	X			
2. Complete abutters list	X			
3. Payment of all required fees	X			
4. Six (6) full size sets of plans and ten (10) sets of plans 11"x 17" submitted with all required information in accordance with the subdivision regulations and this checklist	X			
5. Copies of any proposed easement deeds, protective covenants or other legal documents	X			
6. Any waiver request(s) submitted with justification in writing		X		
7. Technical reports and supporting documents (see Section IX & X of this checklist)	X			
8. Completed Application Checklist	X			
<b>Section II. General Plan Information</b>				
1. Size and presentation of sheet(S) per registry requirements and the subdivision regulations	X			
2. Title block information:				
a) Drawing title	X			
b) Name of subdivision	X			
c) Location of subdivision	X			
d) Tax map & lot numbers of subjects parcel(s)	X			
e) Name & address of owner(s)	X			
f) Date of plan	X			

Case#

Project Name

Date

	Provided	N/A	Provided	N/A
g) Scale of plan	X			
h) Sheet number	X			
i) Name, address, & telephone number of design firm	X			
j) Name and address of applicant	X			
3. Revision block with provision for amendment dates	X			
4. Planning Board approval block provided on each sheet to be recorded	X			
5. Certification block (for engineer or surveyor)	X			
6. Match lines (if any)				
7. Zoning designation of subject parcel(s) including overlay districts	X			
8. Minimum lot area, frontages & setback dimensions	X			
9. List Federal Emergency Managements Agency (FFEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	X			
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	X			
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities, 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."	X			
12. Note identifying which plans are to be recorded and which are on file at the Town.	X			
13. Note the following: "All materials and methods of construction shall conform to Town of Nottingham Subdivision Regulations and the latest edition of New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	X			
14. North arrow	X			
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	X			
16. Plan and deed references	X			
17. The following notes shall be provided:				
a) Purpose of plan	X			
b) Existing and proposed use	X			
c) Water supply source (name of provider (company) if offsite)	X			
d) Zoning variances/special exceptions with conditions	X			
e) List of required permits and permit approval numbers	X			
f) Vicinity sketch showing 1,000 feet surrounding the site	X			
g) Plan index indicating all sheets	X			
18. Boundary of entire property to be subdivided	X			
19. Boundary monuments	X			
a) Monuments found	X			
b) Map number and lot number, name, addresses, and zoning of all abutting land owners	X			
c) Monuments to be set	X			
20. Existing streets:				
a) Name labeled	X			

Case#

Project Name

Date

	Provided	N/A	Provided	N/A
b) Status noted or labeled	X			
c) Right-of-way dimensioned	X			
d) Pavement width dimensioned		X		
21. Municipal boundaries (if any)	X			
22. Existing easements (identified by type)		X		
A. Drainage easement(s)		X		
B. Slope easement(s)		X		
C. Utility easement(s)		X		
D. Temporary easement(s) (Such as temporary turnaround)		X		
E. No-cut zone(s) along streams & wetlands (as may be requested by the Conservation Commission)		X		
F. Vehicular & pedestrian access easement(s)		X		
G. Visibility easement(s)		X		
H. Fire pond/cistern(s)		X		
I. Roadway widening easement(s)		X		
J. Walking trail easement(S)		X		
K. Other easement(s) Note type(s)		X		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	X			
24. Area of each lot (in acres & square feet):	X			
a) Existing lot(s)	X			
b) Contiguous upland(s)	X			
25. Wetland delineation (including Prime Wetlands):	X			
a) Limits of wetlands	X			
b) Wetland delineation criteria	X			
c) Wetland Scientist certification	X			
26. Owner(s) signature(s)	X			
27. All required setbacks	X			
28. Physical features	X			
a) Buildings	X			
b) Wells	X			
c) Septic systems	X			
d) Stone walls	X			
e) Paved drives	X			
f) Gravel drives	X			
29. Location & name (if any) of any streams or water bodies	X			
30. Location of existing overhead utility lines, poles, towers, etc.	X			
31. Two-foot contour interval topography shown over all subject parcels	X			
32. Map & lot numbers, name, addresses, and zoning of all abutting land owners	X			
<b>Section III</b>				
<b>Proposed Site Conditions Plan</b>				
<b>(Use Sections I General Requirements &amp; Section II General Plan Information)</b>				
1. Surveyor's stamp and signature by Licensed Land Surveyor	X			

Case#

Project Name

Date

	Provided	N/A	Provided	N/A
2. Proposed lot configuration defined by metes & bounds	X			
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	X			
a) Drainage easement(s)		X		
b) Slope easement(S)		X		
c) Utility easement(s)		X		
d) Temporary easement(s) (such as temporary turnaround)		X		
e) Roadway widening easement(s)		X		
f) Walking trail easement(s)		X		
g) Other easement(s) Note type(s)		X		
4. Area of each lot (in acres & square feet):	X			
a) Total upland(s)	X			
b) Contiguous upland(s)	X			
5) Proposed streets:		X		
a) Name(s) labeled				
b) Width of right-of-way dimensioned				
c) Pavement width dimensioned				
6. Source and datum of topographic information (USGS required)	X			
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	X			
8. Soil Conservation Service (SCS) soil survey information	X			
9. Location, type, size & inverts of the following (as applicable):	X			
a) Existing water systems	X			
b) Existing drainage systems	X			
c) Existing utilities	X			
10. 4K affluent areas with 2 test pit locations shown with suitable leaching areas	X			
11. Location of all water wells with protective radii as required by the NH Department of Environmental Services (meeting Town and NHDES setback requirements)	X			
12. Existing tree lines	X			
13. Existing ledge outcroppings & other significant natural features	X			
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	X			
<b>Section IV</b>				
<b>Construction Detail Drawings</b>				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Nottingham Highway Department requirements, and Subdivision Regulations				
1. Typical cross-section of roadway		X		
2. Typical driveway apron detail		X		
3. Curbing detail		X		
4. Guardrail detail		X		
5. Sidewalk detail		X		
6. Traffic signs and pavement markings		X		
7. Drainage structure(s)		X		
8. Outlet protection riprap apron		X		

Case#

Project Name

Date

	Provided	N/A	Provided	N/A
9. Level spreader		X		
10. Treatments swale		X		
11. Typical section at detention basin		X		
12. Typical pipe trench		X		
13. Fire protection details		X		
14. Erosion control details		X		
15. Construction Notes		X		
a) Construction sequence		X		
b) Erosion control notes		X		
c) Landscaping notes		X		
d) Water system construction notes		X		
e) Sewage system construction notes		X		
f) Existing & finish centerline grades		X		
g) Proposed pavement – Typical cross-section		X		
h) Right-of-way and easement limits		X		
i) Embankment slopes		X		
j) Utilities		X		
<b>Section V.</b>				
<b>Supporting Documentation If Required</b>				
1. Calculation of permitted housing density (for Open Space Subdivisions only as required in the Nottingham Zoning Ordinance)	X			
2. Stormwater management report	X			
3. Traffic impact analysis				
4. Environmental impact assessment				
5. Hydrogeological study				
6. Fiscal impact. study provided				
7. Site Inventory and Conceptual Development Plan (from preliminary Open Space Subdivision review only)				

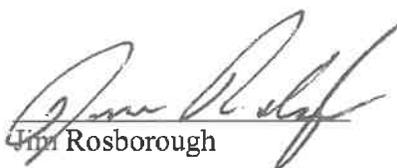
**Note:** This checklist shall be completed and returned as part of the original application packet.

**Letter of Authorization**

I, Jim Rosborough, 41 Mooers Road, Nottingham, NH 032890, owner of property located in Nottingham, NH, known as Tax Map 72, Lot 13, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously-mentioned property. The parcel is located on 41 Mooers Road in Nottingham, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

\_\_\_\_\_  
Witness

  
Jim Rosborough

7/8/21  
Date

**TEST PITS  
FOR  
41 MOOERS ROAD  
NOTTINGHAM, NH  
NOVEMBER 20, 2014  
JBE Project No. 18051**

Performed by: Pete Landry, Landry Surveying, LLC

**Test Pit #1A**

0"- 6"	10 YR 5/2	grayish brown sandy loam friable, granular
6"- 24"	10YR 6/4	light yellowish brown sandy loam friable, granular
24"- 60"	2.5Y 6/3	light yellowish brown loamy fine sand friable, granular

SHWT = 32"  
Roots to 60"

**Test Pit #2A**

0"- 4"	10 YR 3/2	very dark grayish brown sandy loam friable, granular
4"- 12"	7.5YR 4/4	brown sandy loam friable, granular
12"- 24"	10YR 5/6	yellowish brown fine sandy loam friable, granular
24" - 36"	2.5Y 6/2	light brownish gray loamy fine sand friable, massive

SHWT = 36"  
Refusal @ 40" - 48"

**Test Pit #3A**

0"- 4"	10 YR 3/2	very dark grayish brown sandy loam friable, granular
4"- 14"	7.5YR 4/4	brown sandy loam friable, granular
14"- 24"	10YR 5/6	yellowish brown fine sandy loam friable, granular
24" - 36"	2.5Y 6/2	light brownish gray loamy fine sand friable, massive

SHWT = 46"  
Refusal @ 46"

**Test Pit #4A**

0"- 5"	10 YR 3/3	dark brown fine sandy loam friable, granular
5"- 29"	10YR 5/8	yellowish brown sandy loam friable, granular with boulders
29"- 60"	2.5Y 5/4	light olive brown gravelly sandy loam friable, massive with boulders

SHWT = 38"  
No Refusal observed

**Test Pit #5A**

0"- 3"	10 YR 3/3	dark brown fine sandy loam friable, granular
3"- 28"	10YR 5/8	yellowish brown sandy loam friable, granular with boulders
29"- 62"	2.5Y 5/4	light olive brown gravelly sandy loam friable, massive with boulders

SHWT = 38"  
No Refusal observed

**TEST PITS  
FOR  
41 MOOERS ROAD  
NOTTINGHAM, NH  
NOVEMBER 22, 2019  
JBE Project No. 18051**

Performed by: Pete Landry, Landry Surveying, LLC  
Witnessed by: Dale Sylvia, Building Inspector

**Test Pit #1**

0"- 4"	10 YR 4/4	dark yellowish brown fine sandy loam granular, very friable
4"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 24"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
24" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT = 40"  
No H2O Observed  
No Refusal Observed

**Test Pit #2**

0"- 3"	10 YR 4/4	dark yellowish brown fine sandy loam granular, very friable
3"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 22"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
22" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT = 40"  
No H2O Observed  
No Refusal Observed

**Test Pit #3**

0"- 2"	10 YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 10"	10YR 5/6	yellowish brown sandy loam granular, friable
10"- 30"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
30" – 40"	2.5Y 6/3	light yellowish brown fine sand massive, friable

No SHWT Observed  
No H2O Observed  
No Refusal Observed

**Test Pit #4**

0"- 2"	10 YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable
30" – 40"	2.5Y 6/3	light yellowish brown fine sand massive, friable

No SHWT Observed  
No H2O Observed  
Refusal @ 3" HS, 48"LS

**Test Pit #5**

0"- 5"	10 YR 3/2	very dark grayish brown fine sandy loam granular, friable
5"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 30"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
30" – 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT @ 30"  
No H2O Observed  
No Refusal Observed

**Test Pit #6**

0"- 6"	10 YR 4/4	very yellowish brown fine sandy loam granular, very friable
6"- 25"	10YR 5/6	yellowish brown sandy loam granular, friable
25"- 37"	2.5Y 6/3	light yellowish brown fine sand massive, friable
30" – 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable

No SHWT Observed  
No H2O Observed  
No Refusal Observed

**Test Pit #7**

0"- 4"	10 YR 4/4	very yellowish brown fine sandy loam granular, very friable
4"- 28"	10YR 5/6	yellowish brown sandy loam granular, friable
25"- 34"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT @ 28"  
No H2O Observed  
Refusal @ 27" HS, 34"LS

**Test Pit #8**

0"- 3"	10 YR 4/4	very yellowish brown fine sandy loam granular, very friable
3"- 28"	10YR 5/6	yellowish brown sandy loam granular, friable
28"- 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT @ 28"  
No H2O Observed  
Refusal @ 27" HS, 34"LS

**Test Pit #9**

0"- 12"		mixed sandy loam fill granular, friable
12"- 20"	10YR 5/6	yellowish brown sandy loam granular, friable
20"- 36"	2.5Y 6/3	light yellowish brown fine sand massive, friable

SHWT @ 28"  
No H2O Observed  
Refusal @ 27" HS, 34"LS

**Test Pit #10**

0"- 2"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 32"	10YR 5/6	yellowish brown sandy loam granular, friable
32"- 40"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

No SHWT Observed  
No H2O Observed  
No Refusal Observed

**Test Pit #11**

0"- 2"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 12"	10YR 5/6	yellowish brown sandy loam granular, friable
12"- 30"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
30" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

SHWT @ 30"  
No H2O Observed  
No Refusal Observed

**Test Pit #12**

0"- 4"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
4"- 32"	10YR 5/6	yellowish brown sandy loam granular, friable
32"- 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

No SHWT Observed  
No H2O Observed  
No Refusal Observed

**Test Pit #13**

0"- 4"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
4"- 10"	10YR 5/6	yellowish brown sandy loam granular, friable
10"- 36"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
36" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

SHWT @ 36"  
No H2O Observed  
No Refusal Observed

**Test Pit #14**

0"- 3"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
3"- 10"	10YR 5/6	yellowish brown sandy loam granular, friable
10"- 38"	2.5Y 6/6	olive yellow fine sandy loam granular, friable
38" – 60"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

SHWT @ 38"  
No H2O Observed  
No Refusal Observed

**Test Pit #15**

0"- 4"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
4"- 32"	10YR 5/6	yellowish brown sandy loam granular, friable
32"- 40"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

No SHWT Observed  
No H2O Observed  
No Refusal Observed

**Test Pit #16**

0"- 2"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 8"	10YR 5/6	yellowish brown sandy loam granular, friable
8"- 27"	2.5Y 6/6	olive yellow fine sand massive, friable boulders through out

No SHWT Observed  
No H2O Observed  
No Refusal Observed

**Test Pit #17**

0"- 18"	10YR 5/6	yellowish brown fine sandy loam granular, very friable boulders through out
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No SHWT Observed  
No H2O Observed  
No Refusal Observed

**Test Pit #18**

0"- 2"	10YR 4/4	dark yellowish brown fine sandy loam granular, very friable
2"- 32"	10YR 5/6	yellowish brown sandy loam granular, friable
32"- 48"	2.5Y 6/3	light yellowish brown fine sand massive, friable boulders through out

No SHWT Observed  
No H2O Observed  
No Refusal Observed

**TEST PITS  
FOR  
41 Mooers Road  
Nottingham  
June 30, 2022  
JBE Project No. 18051**

Performed by: Anthony Jones, Jones & Beach Engineers, Inc., SSD #1900

**Test Pit #19**

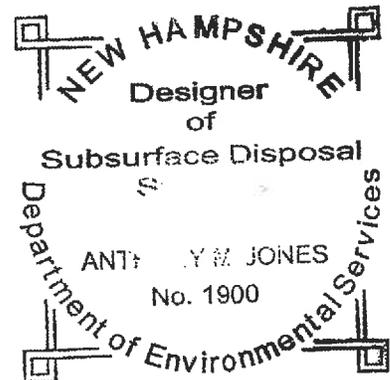
0"- 4"	10 YR 3/3	dark brown fine sandy loam granular, friable many roots
4"- 10"	2.5Y 6/6	olive yellow loamy sand massive, friable roots common
10"- 26"	2.5Y 6/4	light yellowish brown loamy sand massive, friable few roots

No SHWT  
Roots to 26"  
No H<sub>2</sub>O  
Refusal observed at 26"  
Perc Rate = 8 min/inch

**Test Pit #20**

0"- 4"	10 YR 4/3	brown fine sandy loam granular, friable many roots
4"- 24"	10YR 5/6	yellowish brown fine sandy loam granular, friable roots common

No SHWT  
Roots to 24"  
NO H<sub>2</sub>O  
Refusal observed at 24"  
Perc Rate = 8 min/inch



**Test Pit #21**

0"- 4"	10YR 3/3	dark brown fine sandy loam granular, friable many roots
4"- 20"	10YR 5/6	yellowish brown fine sandy loam granular, friable roots common
20"- 28"	2.5Y 6/4	light yellowish brown loamy sand massive, friable few roots

No SHWT  
Roots to 28"  
NO H<sub>2</sub>O  
Refusal observed at 28"  
Perc Rate = 8 min/inch

**Test Pit #22**

0"- 6"	10YR 3/3	dark brown fine sandy loam granular, friable many roots
6"- 38"	10YR 5/6	yellowish brown fine sandy loam granular, friable roots common
38"- 48"	2.5Y 5/6	yellowish brown loamy sand granular, friable redox 2% no roots

SHWT = 38"  
Roots to 38"  
NO H<sub>2</sub>O  
Refusal observed at 48"  
Perc Rate = 8 min/inch



**Test Pit #23**

0"-6"	10YR 3/3	dark brown fine sandy loam granular, friable many roots
6"-34"	2.5Y 6/6	olive yellow loamy sand massive, friable roots common
34"-50"	2.5Y 6/3	light yellowish brown fine sand massive, friable redox 2% few roots

SHWT = 34"  
Roots to 48"  
NO H<sub>2</sub>O  
No Refusal observed  
Perc Rate = 8 min/inch

**Test Pit #24**

0"-12"	10YR 3/3	dark brown fine sandy loam granular, friable many roots
12"-28"	2.5Y 6/6	olive yellow fine sandy loam granular, friable roots common
28"-48"	2.5Y 6/3	light yellowish brown loamy sand massive, friable few roots

No SHWT  
Roots to 48"  
NO H<sub>2</sub>O  
Refusal at 48"  
Perc Rate = 8 min/inch





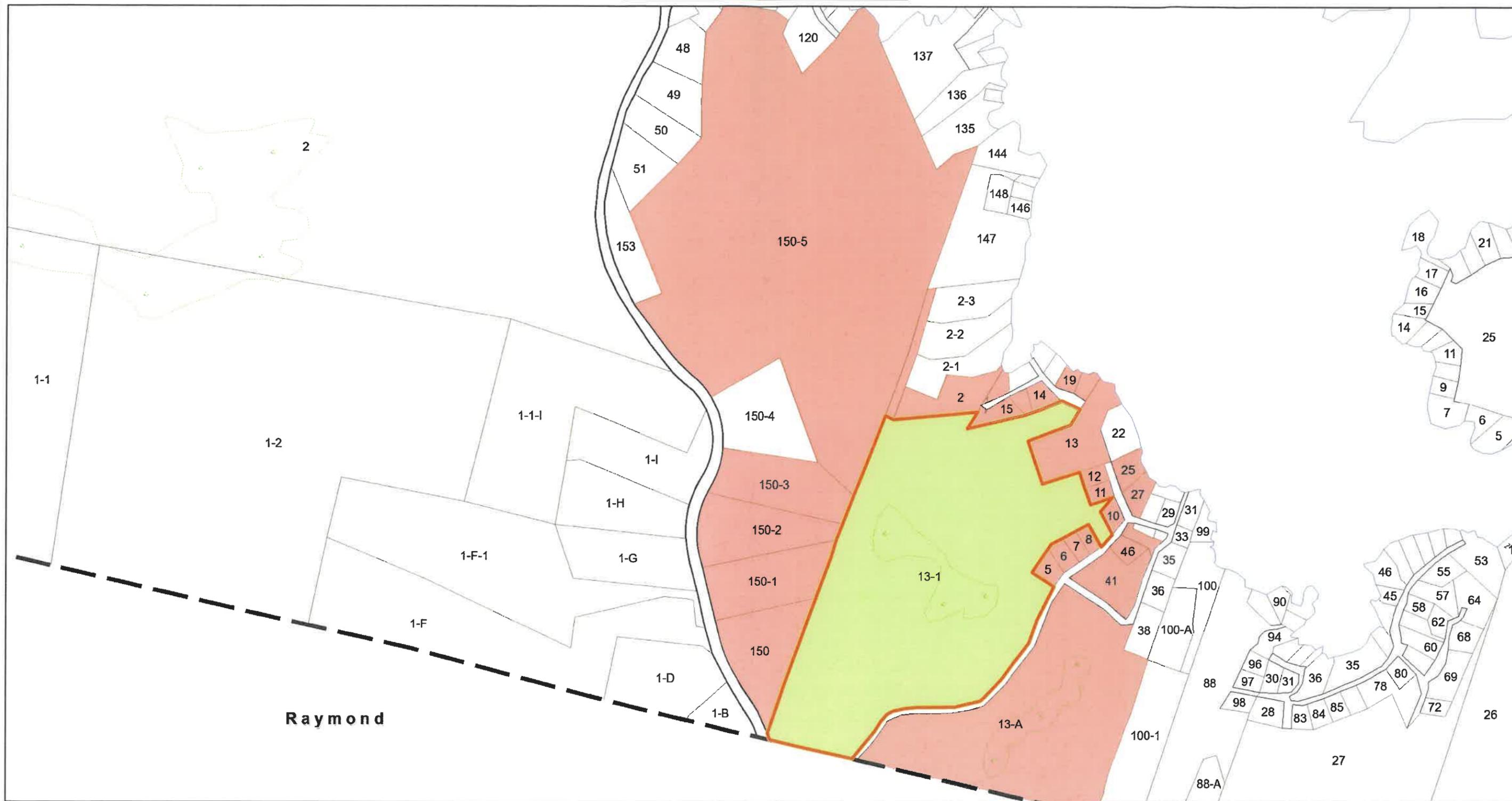
July 18, 2022

Nottingham, NH

1 inch = 550 Feet



www.cai-tech.com



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# OPEN SPACE RESIDENTIAL SUBDIVISION

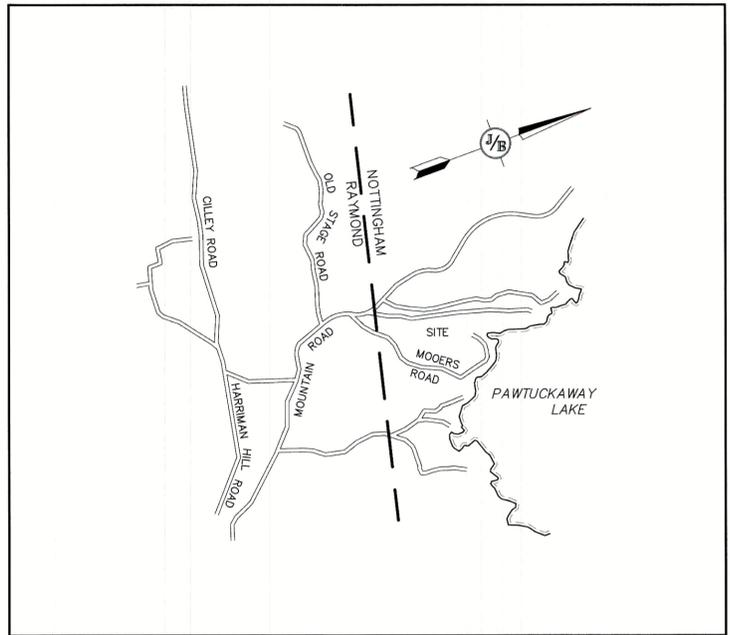
## "MOOERS ROAD SUBDIVISION"

### TAX MAP 72, LOT NUMBER 13-1

### MOOERS ROAD, NOTTINGHAM, NH

**SHEET INDEX**

- CS COVER SHEET
- C1 EXISTING CONDITIONS PLAN
- Y1 YIELD PLAN
- A1 OVERALL SUBDIVISION PLAN
- A2-A5 SUBDIVISION PLAN
- C2 OVERALL SITE PLAN
- C2A-C2B SITE PLAN
- C3 OVERALL GRADING AND DRAINAGE PLAN
- C3A-C3B GRADING AND DRAINAGE PLAN
- E1 EROSION AND SEDIMENT CONTROL DETAILS



LOCUS MAP  
SCALE 1" = 2000'

**PERMITS**

TYPE OF PERMIT	STATUS	TYPE OF PERMIT	STATUS
NHDES SUBDIVISION PERMIT: NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES - SUBSURFACE SYSTEMS BUREAU 29 HAZEN DRIVE, P.O. BOX 95 CONCORD, NEW HAMPSHIRE 03302-0095 (603) 271-3503 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED:  PERMIT NO.  DATED:  EXPIRATION:	NOTTINGHAM SUBDIVISION APPROVAL: TOWN OF EPPING PLANNING BOARD 157 MAIN STREET EPPING, NEW HAMPSHIRE 03042 (603) 679-5441 RESPONSIBLE CONSULTANT: JONES & BEACH ENGINEERS, INC.	SUBMITTED:  PERMIT NO.  DATED:  EXPIRATION:

**APPLICANT / OWNER**

JIM ROSBOROUGH  
41 MOOERS ROAD  
NOTTINGHAM, NH 03290  
(508) 344-6729

**CIVIL ENGINEER / SURVEYOR**

JONES & BEACH ENGINEERS, INC.  
85 PORTSMOUTH AVENUE  
PO BOX 219  
STRATHAM, NH 03885  
(603) 772-4746  
CONTACT: BARRY GIER  
EMAIL: BGIER@JONESANDBEACH.COM

**WETLAND CONSULTANT**

GZA GEOENVIRONMENTAL, INC.  
5 COMMERCE PARK NORTH, SUITE 201  
BEDFORD, NEW HAMPSHIRE 03110-6984  
(603) 623-3600  
CONTACT: TRACY TARR

PROJECT PARCEL  
TOWN OF NOTTINGHAM  
TAX MAP 72, LOT 13-1

APPLICANT/OWNER  
JIM ROSBOROUGH  
41 MOOERS ROAD  
NOTTINGHAM, NH 03290  
BK 6406, PG 114

TOTAL LOT AREA  
2,389,403 SQ. FT.  
54.85 ACRES

APPROVED - NOTTINGHAM, NH  
PLANNING BOARD

DATE:

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Design: BWG	Draft: DFP	Date: 07/12/2022
Checked: BWG	Scale: AS NOTED	Project No.: 18051
Drawing Name: 18051-PLAN.dwg		
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REV.	DATE	REVISION	BY
0	7/12/22	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Civil Engineering Services 603-772-4746  
PO Box 219 Stratham, NH 03885 FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

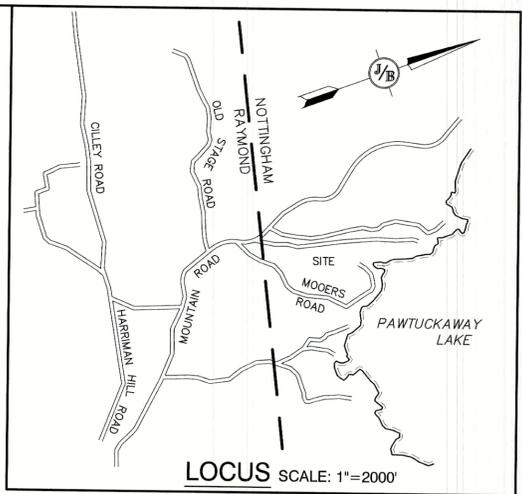
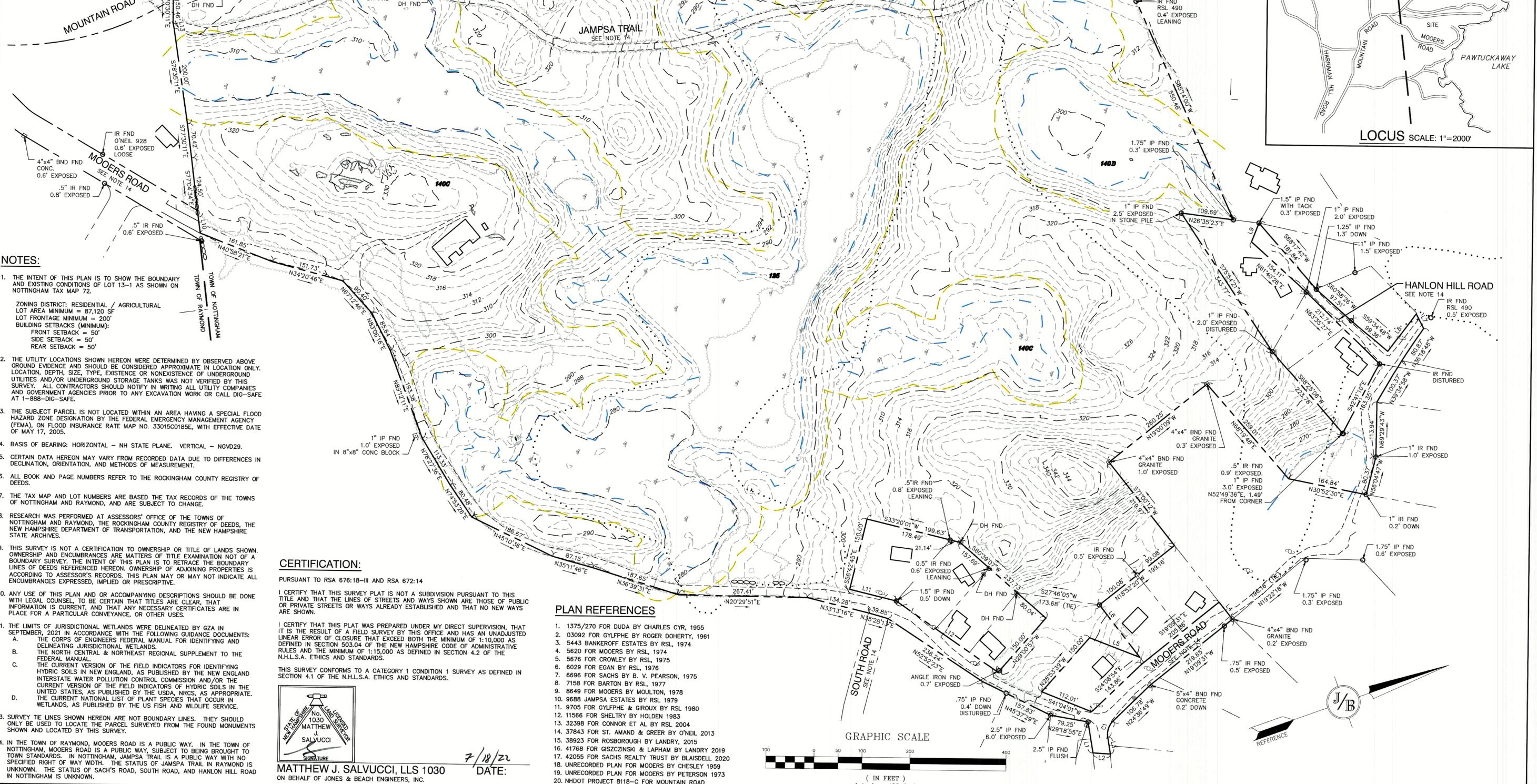
Plan Name:	COVER SHEET
Project:	MOOERS ROAD SUBDIVISION MOOERS ROAD, NOTTINGHAM, NH
Owner of Record:	JIM ROSBOROUGH 41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.	CS
SHEET 1 OF 15	
JBE PROJECT NO. 18051	

PROJECT NAME AND LOCATION  
JBE # 18051 REVISION X .xxx000xx

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.70'	38.08'	55°13'00"	N52°12'24" W	35.29'
C2	60.01'	622.96'	5°31'11"	N15°33'33" W	59.99'

LINE	BEARING	DISTANCE
L1	S79°48'54"E	65.00'
L2	N22°41'56"E	36.21'
L3	S79°48'54"E	35.42'
L4	S71°00'17"W	45.00'
L5	S40°28'06"W	112.00'
L6	N71°30'11"E	137.09'
L7	S82°06'08"W	33.64'
L8	N33°22'12"W	98.24'
L9	S49°58'42"E	42.00'
L10	S78°16'29"E	33.15'
L11	S33°17'08"W	100.00'
L12	S54°13'44"W	258.09'
L13	N81°52'46"W	10.53'



**NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW THE BOUNDARY AND EXISTING CONDITIONS OF LOT 13-1 AS SHOWN ON NOTTINGHAM TAX MAP 72.  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 87,120 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 50'  
SIDE SETBACK = 50'  
REAR SETBACK = 50'
- THE UTILITY LOCATIONS SHOWN HEREON WERE DETERMINED BY OBSERVED ABOVE GROUND EVIDENCE AND SHOULD BE CONSIDERED APPROXIMATE IN LOCATION ONLY. LOCATION, DEPTH, SIZE, TYPE, EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR UNDERGROUND STORAGE TANKS WAS NOT VERIFIED BY THIS SURVEY. ALL CONTRACTORS SHOULD NOTIFY IN WRITING ALL UTILITY COMPANIES AND GOVERNMENT AGENCIES PRIOR TO ANY EXCAVATION WORK OR CALL DIG-SAFE AT 1-888-DIG-SAFE.
- THE SUBJECT PARCEL IS NOT LOCATED WITHIN AN AREA HAVING A SPECIAL FLOOD HAZARD ZONE DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33015C0185E, WITH EFFECTIVE DATE OF MAY 17, 2005.
- BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NGVD29.
- CERTAIN DATA HEREON MAY VARY FROM RECORDED DATA DUE TO DIFFERENCES IN DECLINATION, ORIENTATION, AND METHODS OF MEASUREMENT.
- ALL BOOK AND PAGE NUMBERS REFER TO THE ROCKINGHAM COUNTY REGISTRY OF DEEDS.
- THE TAX MAP AND LOT NUMBERS ARE BASED THE TAX RECORDS OF THE TOWNS OF NOTTINGHAM AND RAYMOND, AND ARE SUBJECT TO CHANGE.
- RESEARCH WAS PERFORMED AT ASSESSORS' OFFICE OF THE TOWNS OF NOTTINGHAM AND RAYMOND, THE ROCKINGHAM COUNTY REGISTRY OF DEEDS, THE NEW HAMPSHIRE DEPARTMENT OF TRANSPORTATION, AND THE NEW HAMPSHIRE STATE ARCHIVES.
- THIS SURVEY IS NOT A CERTIFICATION TO OWNERSHIP OR TITLE OF LANDS SHOWN. OWNERSHIP AND ENCUMBRANCES ARE MATTERS OF TITLE EXAMINATION NOT OF A BOUNDARY SURVEY. THE INTENT OF THIS PLAN IS TO RETRACE THE BOUNDARY LINES OF DEEDS REFERENCED HEREON. OWNERSHIP OF ADJOINING PROPERTIES IS ACCORDING TO ASSESSOR'S RECORDS. THIS PLAN MAY OR MAY NOT INDICATE ALL ENCUMBRANCES EXPRESSED, IMPLIED OR PRESCRIPTIVE.
- ANY USE OF THIS PLAN AND OR ACCOMPANYING DESCRIPTIONS SHOULD BE DONE WITH LEGAL COUNSEL TO BE CERTAIN THAT TITLES ARE CLEAR, THAT INFORMATION IS CURRENT, AND THAT ANY NECESSARY CERTIFICATES ARE IN PLACE FOR A PARTICULAR CONVEYANCE, OR OTHER USES.
- THE LIMITS OF JURISDICTIONAL WETLANDS WERE DELINEATED BY GZA IN SEPTEMBER, 2021 IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:  
A. THE CORPS OF ENGINEERS FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS.  
B. THE NORTH CENTRAL & NORTHEAST REGIONAL SUPPLEMENT TO THE FEDERAL MANUAL.  
C. THE CURRENT VERSION OF THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND, AS PUBLISHED BY THE NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION AND/OR THE CURRENT VERSION OF THE FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, AS PUBLISHED BY THE USDA, NRCS, AS APPROPRIATE.  
D. THE CURRENT NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, AS PUBLISHED BY THE U.S. FISH AND WILDLIFE SERVICE.
- SURVEY TIE LINES SHOWN HEREON ARE NOT BOUNDARY LINES. THEY SHOULD ONLY BE USED TO LOCATE THE PARCEL SURVEYED FROM THE FOUND MONUMENTS SHOWN AND LOCATED BY THIS SURVEY.
- IN THE TOWN OF RAYMOND, MOOERS ROAD IS A PUBLIC WAY. IN THE TOWN OF NOTTINGHAM, MOOERS ROAD IS A PUBLIC WAY, SUBJECT TO BEING BROUGHT TO TOWN STANDARDS. IN NOTTINGHAM, JAMPSA TRAIL IS A PUBLIC WAY WITH NO SPECIFIED RIGHT OF WAY WIDTH. THE STATUS OF JAMPSA TRAIL IN RAYMOND IS UNKNOWN. THE STATUS OF SACH'S ROAD, SOUTH ROAD, AND HANLON HILL ROAD IN NOTTINGHAM IS UNKNOWN.

**CERTIFICATION:**

PURSUANT TO RSA 676:18-III AND RSA 672:14

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.

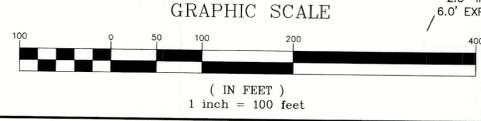
I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

MATTHEW J. SALVUCCI, LLS 1030  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

7/18/22 DATE:

- PLAN REFERENCES**
- 1375/270 FOR DUDA BY CHARLES CYR, 1955
  - 03092 FOR GYLPHE BY ROGER DOHERTY, 1961
  - 5443 BANKROFF ESTATES BY RSL, 1974
  - 5620 FOR MOOERS BY RSL, 1974
  - 5676 FOR CROWLEY BY RSL, 1975
  - 6029 FOR EGAN BY RSL, 1976
  - 6696 FOR SACHS BY B. V. PEARSON, 1975
  - 7158 FOR BARTON BY RSL, 1977
  - 8649 FOR MOOERS BY MOUTLON, 1978
  - 9688 JAMPSA ESTATES BY RSL, 1979
  - 9705 FOR GYLPHE & GROUX BY RSL, 1980
  - 11566 FOR SHELTRY BY HOLDEN, 1983
  - 32398 FOR CONNOR ET AL BY RSL, 2004
  - 37843 FOR ST. AMAND & GREER BY O'NEIL, 2013
  - 38923 FOR ROSBOROUGH BY LANDRY, 2015
  - 41768 FOR GISZCZINSKI & LAPHAM BY LANDRY, 2019
  - 42055 FOR SACHS REALTY TRUST BY BLAISDELL, 2020
  - UNRECORDED PLAN FOR MOOERS BY CHESLEY, 1959
  - UNRECORDED PLAN FOR MOOERS BY PETERSON, 1973
  - NHDOT PROJECT 8118-C FOR MOUNTAIN ROAD



Design: BWG	Draft: DFP	Date: 07/12/22
Checked: BWG	Scale: AS NOTED	Project No.: 18051
Drawing Name: 18051-EX-CONDITIONS.dwg		
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REV.	DATE	ISSUED FOR REVIEW	REVISION	BY
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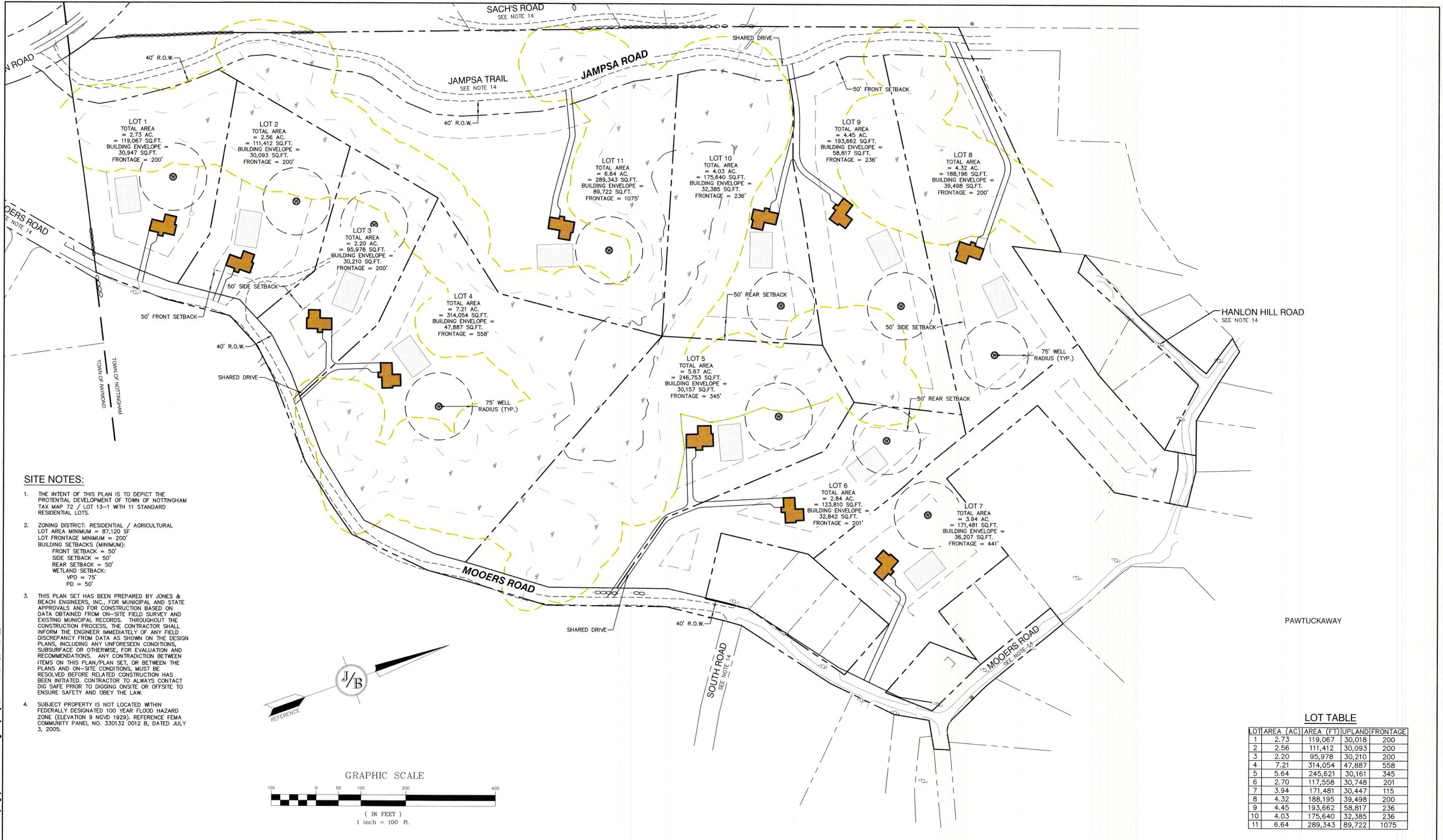
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>EXISTING CONDITIONS PLAN</b>
Project:	<b>MOOERS ROAD SUBDIVISION MOOERS ROAD, NOTTINGHAM, NH</b>
Owner of Record:	<b>JIM ROSBOROUGH 41 MOOERS ROAD, NOTTINGHAM, NH 03290</b>

DRAWING No.	<b>C1</b>
SHEET 2 OF 15	JBE PROJECT NO. 18051



**SITE NOTES:**

1. THE INTENT OF THIS PLAN IS TO DEPICT THE POTENTIAL DEVELOPMENT OF TOWN OF NOTTINGHAM TAX MAP 72 / LOT 13-1 WITH 11 STANDARD RESIDENTIAL LOTS.
2. ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
 LOT AREA MINIMUM = 87,120 SF  
 LOT FRONTAGE MINIMUM = 200'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 50'  
 SIDE SETBACK = 50'  
 REAR SETBACK = 50'  
 WETLAND SETBACK:  
 VPD = 75'  
 PD = 50'
3. THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
4. SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330132 0012 B, DATED JULY 3, 2005.

**LOT TABLE**

LOT	AREA (AC)	AREA (FT)	UPLAND	FRONTAGE
1	2.73	119,067	30,018	200
2	2.56	111,412	30,093	200
3	2.20	95,978	30,210	200
4	7.21	314,054	47,887	558
5	5.64	245,621	30,161	345
6	2.70	117,558	30,748	201
7	3.94	171,481	30,447	115
8	4.32	188,195	39,498	200
9	4.45	193,662	58,817	236
10	4.03	175,640	32,385	236
11	6.64	289,343	89,722	1075

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Design: BWG    Draft: DFP    Date: 07/12/2022  
 Checked: BWG    Scale: 1"=100'    Project No.: 18051  
 Drawing Name: 18051-YIELD-2.dwg

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REV.	DATE	REVISION	BY
0	---	ISSUED FOR REVIEW	---

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
*Civil Engineering Services*

85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885    603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **YIELD PLAN**  
 MAP 72, LOT 13-1  
 Project: **MOOERS ROAD SUBDIVISION**  
 MOOERS ROAD, NOTTINGHAM, NH  
 Owner of Record: **JIM ROSBOROUGH**  
 41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No. **Y1**  
 SHEET 3 OF 15  
 JBE PROJECT NO. 18051

**GENERAL LEGEND**

EXISTING	DESCRIPTION
---	PROPERTY LINES
---	ABUTTING PROPERTY LINES
---	SETBACK LINES
---	FRESHWATER WETLANDS LINE
---	SURFACE WATER
---	WETLANDS SETBACK LINE
---	FRESHWATER WETLANDS
○	EX. IRON PIPE/IRON ROD
□	EX. STONE/GRANITE BOUND
■	GRANITE BOUND TO BE SET
•	IRON PIN TO BE SET

**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT OF TOWN OF NOTTINGHAM TAX MAP 72 / LOT 13-1 WITH AN 11 LOT OPEN-SPACE RESIDENTIAL SUBDIVISION. ALL LOTS TO BE SERVICED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
- OPEN SPACE REGULATIONS:  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 30,000 SF  
LOT FRONTAGE MINIMUM = 100'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 35'  
SIDE SETBACK = 25'  
REAR SETBACK = 25'  
WETLAND SETBACK:  
VFD = 75'  
PD = 50'  
BASE ZONING REGULATIONS:  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 87,120 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 50'  
SIDE SETBACK = 50'  
REAR SETBACK = 50'
- NHDES APPROVAL FOR SUBDIVISION PERMIT NO. , DATED
- SHEETS A1 THROUGH A5 TO BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS. FULL PLAN SET SHALL BE ON FILE AT TOWN OF NOTTINGHAM PLANNING OFFICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC. FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ON-SITE OR OFF-SITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330132 0012 B, DATED JULY 3, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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 NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DIVISION OF TRANSPORTATION'S STANDARD SPECIFICATION FOR NEW ROAD & BRIDGE CONSTRUCTION.
- THE INTENT OF THIS PLAN IS TO DEDICATE RIGHT-OF-WAY FOR JAMPSA TRAIL AND MOOERS ROAD IN THE PROJECT AREA
- IN THE TOWN OF RAYMOND, MOOERS ROAD IS A PUBLIC WAY. THE STATUS OF JAMPSA TRAIL IN RAYMOND IS UNKNOWN. THE STATUS OF SACHS ROAD, SOUTH ROAD, AND HANLON HILL ROAD IN NOTTINGHAM IS UNKNOWN.

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.70'	36.06'	55.1300°	N52°12'24" W	35.29'
C2	60.01'	62.286'	5°31'11"	N15°33'33" W	59.99'
C3	120.43'	200.00'	34°30'03"	S 38°06'59" W	118.62'
C4	39.78'	100.00'	22°47'42"	S 43°58'10" W	39.52'
C5	108.97'	200.00'	31°13'03"	N 16°57'48" E	107.63'
C6	108.19'	150.00'	41°19'33"	N 22°01'02" E	105.86'
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C10	46.25'	250.00'	10°35'59"	N 04°43'18" E	46.18'

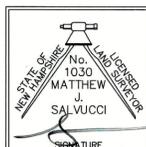
LINE	BEARING	DISTANCE
L1	S79°48'54"E	65.00'
L2	N22°41'55"E	36.21'
L3	S79°48'54"E	35.42'
L4	S71°00'12"W	45.00'
L5	S40°28'06"W	112.00'
L6	N71°30'11"E	137.09'
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L13	N81°52'48"W	10.53'
L14	N 42°40'49" E	19.77'
L15	N 04°03'08" W	43.76'
L16	S 33°29'13" W	48.10'
L16	S 33°29'13" W	48.10'

**CERTIFICATION:**

PURSUANT TO RSA 676:18-III AND RSA 672:14

I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONSTRUCTION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



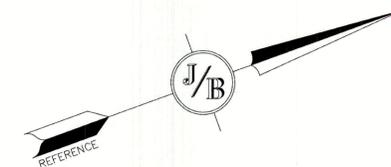
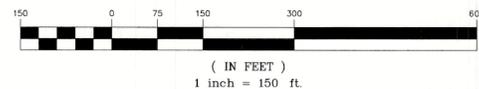
MATTHEW J. SALVUCCI, LLS 1030  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.

DATE: 7/18/22

**PLAN REFERENCES**

- 1375/270 FOR DUDA BY CHARLES CYR, 1955
- 03092 FOR GYLPHIE BY ROGER DOHERTY, 1961
- 5443 BANKEROFF ESTATES BY RSL, 1974
- 5620 FOR MOOERS BY RSL, 1974
- 5678 FOR CROWLEY BY RSL, 1975
- 6029 FOR EGAN BY RSL, 1976
- 6696 FOR SACHS BY B. V. PEARSON, 1975
- 7158 FOR BARTON BY RSL, 1977
- 8649 FOR MOOERS BY MOULTON, 1978
- 9688 JAMPSA ESTATES BY RSL, 1979
- 9705 FOR GYLPHIE & GROUX BY RSL, 1980
- 11566 FOR SHELTRY BY HOLDEN, 1983
- 32398 FOR CONNOR ET AL BY RSL, 2004
- 37843 FOR ST. AMAND & GREER BY O'NEIL, 2013
- 38923 FOR ROSBOROUGH BY LANDRY, 2015
- 41768 FOR GISZCZINSKI & LAPHAM BY LANDRY, 2019
- 42055 FOR SACHS REALTY TRUST BY BLAISDELL, 2020
- UNRECORDED PLAN FOR MOOERS BY CHESLEY, 1959
- UNRECORDED PLAN FOR MOOERS BY PETERSON, 1973
- NHDOT PROJECT 8118-C FOR MOUNTAIN ROAD

**GRAPHIC SCALE**



APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
APPLICANT/OWNER JIM ROSBOROUGH 41 MOOERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES
DATE:	

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Design: BWG	Draft: DFP	Date: 07/12/2022
Checked: BWG	Scale: AS NOTED	Project No.: 18051
Drawing Name: 18051-PLAN.dwg		
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REV.	DATE	ISSUED FOR REVIEW	BY
0	7/12/22	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

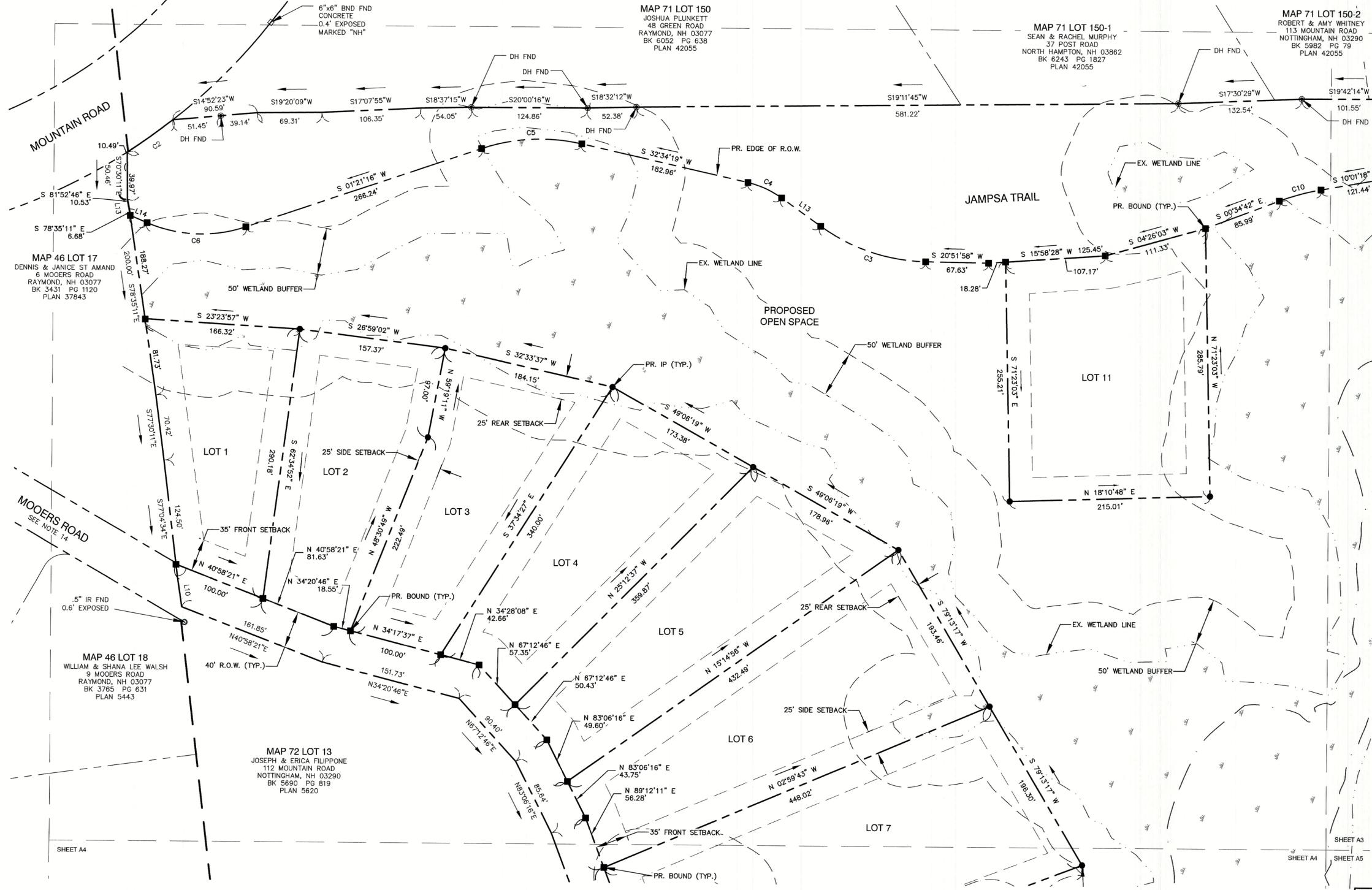
Plan Name:	<b>SUBDIVISION PLAN</b>
Project:	<b>MOOERS ROAD SUBDIVISION MOOERS ROAD, NOTTINGHAM, NH</b>
Owner of Record:	<b>JIM ROSBOROUGH 41 MOOERS ROAD, NOTTINGHAM, NH 03290</b>

DRAWING No.

**A1**

SHEET 4 OF 15  
JBE PROJECT NO. 18051

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CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.70'	36.08'	55°13'00"	N52°22'44" W	55.29'
C2	60.01'	622.98'	5°31'11"	N15°33'53" W	59.89'
C3	120.43'	200.00'	34°30'03"	S 38°06'59" W	118.62'
C4	39.78'	100.00'	22°47'42"	S 43°58'10" W	39.52'
C5	108.97'	200.00'	31°13'03"	N 16°57'48" E	107.63'
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L16	S 33°29'13" W	48.10'
L16	S 33°29'13" W	48.10'

LOT NUMBER	AREA (S.F.)	AREA (AC)	BUILDING ENVELOPE (S.F.)	FRONTAGE (FT)
1	35,450	0.81	31,992	100
2	40,857	0.94	40,586	100
3	43,297	0.99	41,160	100
4	45,700	1.05	45,118	100
5	52,083	1.20	52,034	100
6	63,954	1.47	60,912	100
7	85,642	1.97	77,536	176
8	63,647	1.46	61,805	200
9	117,014	2.69	117,014	100
10	77,769	1.79	77,769	100
11	56,966	1.31	56,966	219

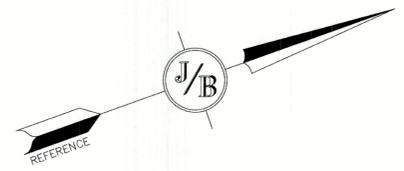
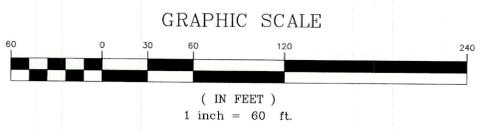
	TOTAL AREA (S.F.)	UPLAND AREA (S.F.)	WETLAND AREA (S.F.)
TOTAL REQUIRED	1,194,702	597,351	
TOTAL PROVIDED	1,388,994	891,039	497,955

**CERTIFICATION:**  
 I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALUCCI, LLS 1030  
 ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: 7/18/22



APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
APPLICANT/OWNER JIM ROSBOROUGH 41 MOOERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES
DATE:	

Design: BWG	Draft: DFP	Date: 07/12/2022
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Drawing Name: 18051-PLAN.dwg		
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REV.	DATE	REVISION	BY
0	7/12/22	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**  
 MAP 72, LOT 13-1

Project: **MOOERS ROAD SUBDIVISION**  
 MOOERS ROAD, NOTTINGHAM, NH

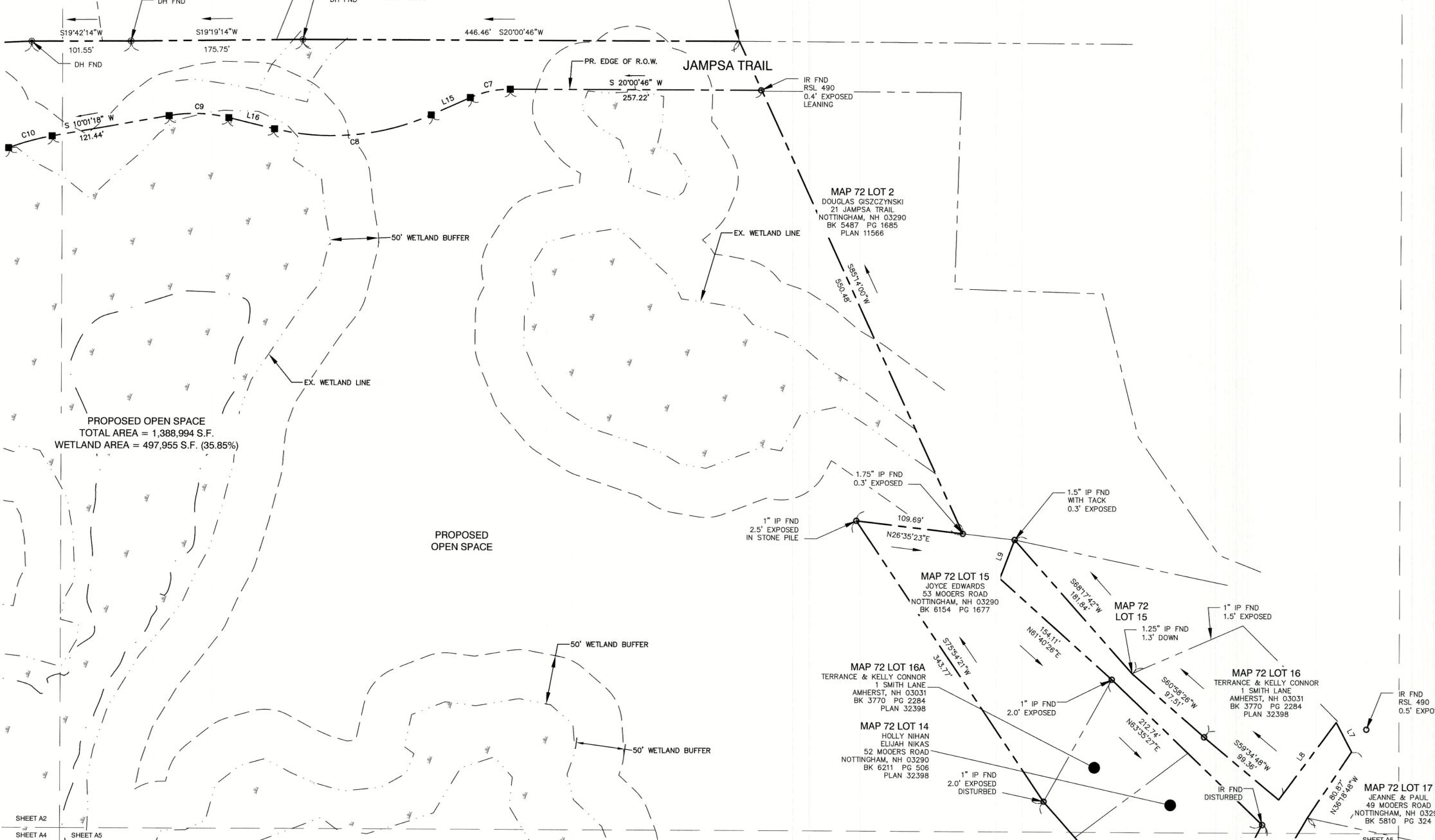
Owner of Record: **JIM ROSBOROUGH**  
 41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No. **A2**  
 SHEET 5 OF 15  
 JBE PROJECT NO. 18051

MAP 71 LOT 150-2  
ROBERT & AMY WHITNEY  
113 MOUNTAIN ROAD  
NOTTINGHAM, NH 03290  
BK 5982 PG 79  
PLAN 42055

MAP 71 LOT 150-3  
SEAN & RACHEL MURPHY  
37 POST ROAD  
NORTH HAMPTON, NH 03862  
BK 6352 PG 636  
PLAN 42055

MAP 71 LOT 150-3  
SACHS REALTY TRUST  
PO BOX 332  
NOTTINGHAM, NH 03290  
BK 3939 PG 619  
PLAN 42055



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.70'	36.08'	55°13'00"	N52°12'24"W	59.29'
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LOT TABLE				
LOT NUMBER	AREA (S.F.)	AREA (AC)	BUILDING ENVELOPE (S.F.)	FRONTAGE (FT)
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10	77,769	1.79	77,769	100
11	56,966	1.31	56,966	219
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	TOTAL AREA (S.F.)	UPLAND AREA (S.F.)	WETLAND AREA (S.F.)	
TOTAL REQUIRED	1,194,702	597,351		
TOTAL PROVIDED	1,388,994	891,039	497,955	

**CERTIFICATION:**

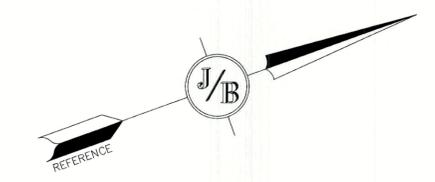
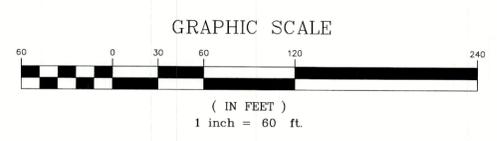
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THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.

NEW STATE OF NEW HAMPSHIRE  
LAND SURVEYING BOARD  
No. 1030  
MATTHEW J. SALVUCCI  
J.  
SALVUCCI  
SIGNATURE

DATE: 7/18/22

MATTHEW J. SALVUCCI, LLS 1030  
ON BEHALF OF JONES & BEACH ENGINEERS, INC.



APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
APPLICANT/OWNER JIM ROSBOROUGH 41 MOOERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES
DATE:	

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Design: BWG Draft: DFP Date: 07/12/2022  
Checked: BWG Scale: AS NOTED Project No.: 18051  
Drawing Name: 18051-PLAN.dwg

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REV.	DATE	REVISION	BY
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Designed and Produced in NH

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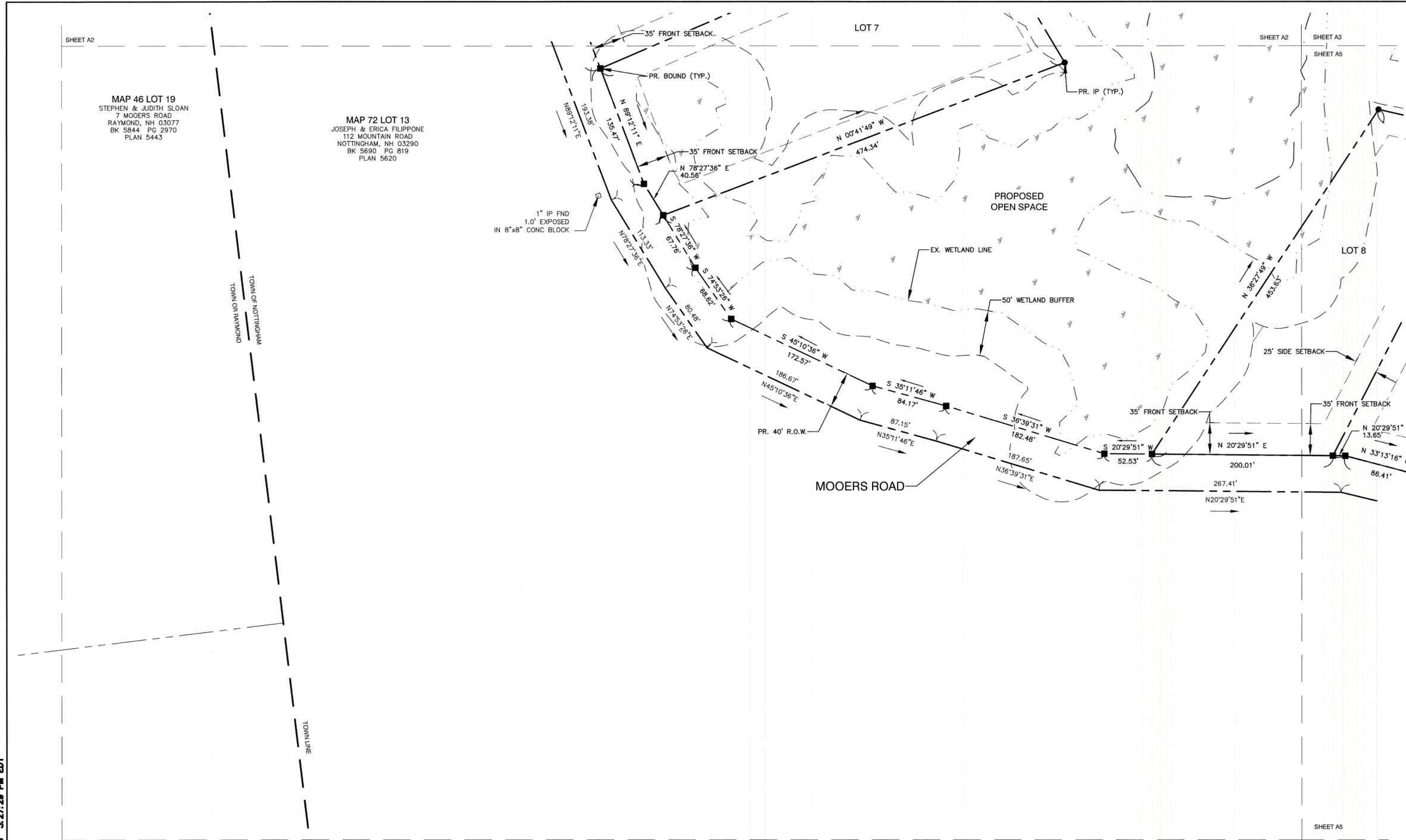
Plan Name: **SUBDIVISION PLAN**  
MAP 72, LOT 13-1

Project: **MOOERS ROAD SUBDIVISION**  
MOOERS ROAD, NOTTINGHAM, NH

Owner of Record: **JIM ROSBOROUGH**  
41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.  
**A3**  
SHEET 6 OF 15  
JBE PROJECT NO. 18051

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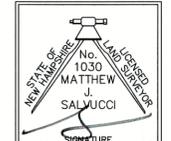
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LINE	BEARING	DISTANCE
L1	S79°48'54" E	65.00'
L2	N22°41'56" E	36.21'
L3	S79°48'54" E	35.42'
L4	S71°00'12" W	45.00'
L5	S40°28'06" W	112.00'
L6	N71°30'11" E	137.09'
L7	S82°06'08" W	33.64'
L8	N33°22'12" W	98.24'
L9	S48°58'42" E	42.00'
L10	S78°16'29" E	33.15'
L11	S33°17'08" W	100.00'
L12	S54°13'44" W	258.09'
L13	N81°52'46" W	10.53'
L14	N 42°40'49" E	19.77'
L15	N 04°03'06" W	43.76'
L16	S 33°29'13" W	48.10'
L16	S 33°29'13" W	48.10'

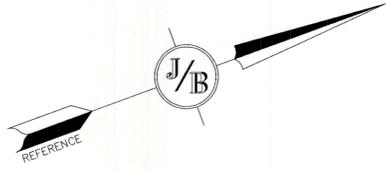
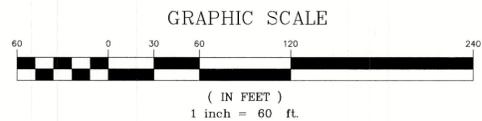
LOT NUMBER	AREA (S.F.)	AREA (AC)	BUILDING ENVELOPE (S.F.)	FRONTAGE (FT)
1	35,450	0.81	31,992	100
2	40,857	0.94	40,586	100
3	43,297	0.99	41,160	100
4	45,700	1.05	45,118	100
5	52,083	1.20	52,034	100
6	63,954	1.47	60,912	100
7	85,642	1.97	77,536	176
8	63,647	1.46	61,805	200
9	117,014	2.69	117,014	100
10	77,769	1.79	77,769	100
11	56,966	1.31	56,966	219

	TOTAL AREA (S.F.)	UPLAND AREA (S.F.)	WETLAND AREA (S.F.)
TOTAL REQUIRED	1,194,702	597,351	
TOTAL PROVIDED	1,388,994	891,039	497,955

**CERTIFICATION:**  
 I CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
 THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030  
 ON BEHALF OF JONES & BEACH ENGINEERS, INC.  
 DATE: 7/18/22



APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
APPLICANT/OWNER JIM ROSBOROUGH 41 MOOPERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES
DATE:	

Design: BWG	Draft: DFP	Date: 07/12/2022
Checked: BWG	Scale: AS NOTED	Project No.: 18051
Drawing Name: 18051-PLAN.dwg		
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM JONES & BEACH ENGINEERS, INC. (JBE). ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO JBE.		

REV.	DATE	REVISION	BY
0	7/12/22	ISSUED FOR REVIEW	BWG

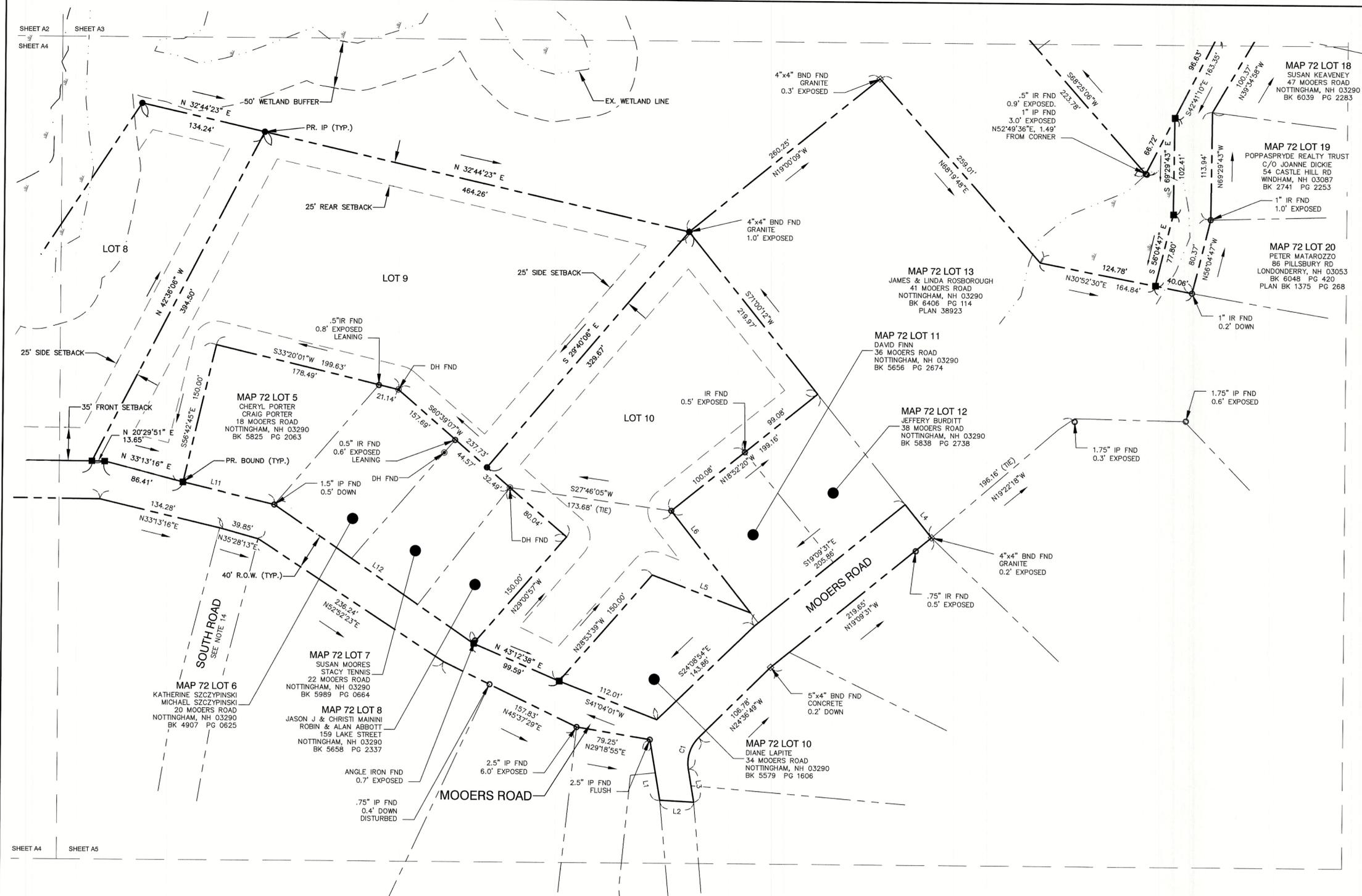
Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
 603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>SUBDIVISION PLAN</b> MAP 72, LOT 13-1
Project:	MOOPERS ROAD SUBDIVISION MOOPERS ROAD, NOTTINGHAM, NH
Owner of Record:	JIM ROSBOROUGH 41 MOOPERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.	<b>A4</b>
SHEET 7 OF 15	JBE PROJECT NO. 18051

SHEET A2 SHEET A3  
SHEET A4  
SHEET A4 SHEET A5



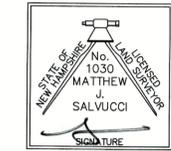
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	36.70	38.08	5513'00"	N52°12'24"W	35.29
C2	60.01	622.96	5°31'11"	N15°33'53"W	59.99
C3	120.43	200.00	34°30'03"	S 38°06'59" W	118.62
C4	39.78	100.00	22°47'42"	S 43°58'10" W	39.52
C5	108.97	200.00	31°13'03"	N 16°57'48" E	107.63
C6	108.19	150.00	41°19'33"	N 22°01'02" E	105.86
C7	42.00	100.00	24°03'52"	S 07°58'50" W	41.69
C8	163.79	250.00	37°32'19"	S 14°43'03" W	160.88
C9	61.43	150.00	23°27'55"	S 21°45'15" W	61.00
C10	46.25	250.00	10°35'59"	N 04°43'18" E	46.18

LINE	BEARING	DISTANCE
L1	S79°48'54"E	65.00'
L2	N22°41'56"E	36.21'
L3	S79°48'54"E	36.42'
L4	S71°00'12"W	45.00'
L5	S40°28'06"W	112.00'
L6	N71°50'11"E	137.09'
L7	S82°08'08"W	33.84'
L8	N33°22'12"W	98.24'
L9	S48°58'42"E	42.00'
L10	S78°16'29"E	33.15'
L11	S33°17'08"W	100.00'
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L13	N81°52'46"W	10.53'
L14	N 42°40'49" E	19.77'
L15	N 04°03'08" W	43.76'
L16	S 33°29'13" W	48.10'
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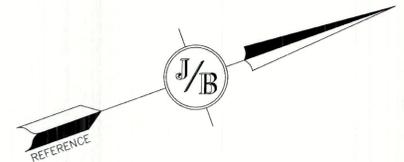
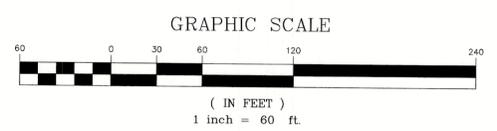
LOT TABLE				
LOT NUMBER	AREA (S.F.)	AREA (AC)	BUILDING ENVELOPE (S.F.)	FRONTAGE (FT)
1	35,450	0.81	31,992	100
2	40,857	0.94	40,586	100
3	43,297	0.99	41,160	100
4	45,700	1.05	45,118	100
5	52,083	1.20	52,034	100
6	63,954	1.47	60,912	100
7	85,642	1.97	77,536	176
8	63,647	1.46	61,805	200
9	117,014	2.69	117,014	100
10	77,769	1.79	77,769	100
11	56,966	1.31	56,966	219

OPEN SPACE			
	TOTAL AREA (S.F.)	UPLAND AREA (S.F.)	WETLAND AREA (S.F.)
TOTAL REQUIRED	1,194,702	597,351	
TOTAL PROVIDED	1,388,994	891,039	497,955

**CERTIFICATION:**  
I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN UNADJUSTED LINEAR ERROR OF CLOSURE THAT EXCEEDS BOTH THE MINIMUM OF 1:10,000 AS DEFINED IN SECTION 503.04 OF THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES AND THE MINIMUM OF 1:15,000 AS DEFINED IN SECTION 4.2 OF THE N.H.L.S.A. ETHICS AND STANDARDS.  
THIS SURVEY CONFORMS TO A CATEGORY 1 CONDITION 1 SURVEY AS DEFINED IN SECTION 4.1 OF THE N.H.L.S.A. ETHICS AND STANDARDS.



MATTHEW J. SALVUCCI, LLS 1030  
ON BEHALF OF JONES & BEACH ENGINEERS, INC. DATE: 7/12/22



APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
APPLICANT/OWNER JIM ROSBOROUGH 41 MOOPERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES
DATE:	DRAWING No. <b>A5</b> SHEET 8 OF 15 JBE PROJECT NO. 18051

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Design: BWG	Draft: DFP	Date: 07/12/2022
Checked: BWG	Scale: AS NOTED	Project No.: 18051
Drawing Name: 18051-PLAN.dwg		
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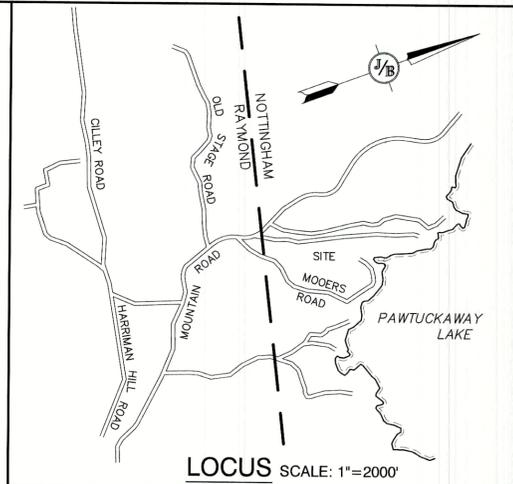
REV.	DATE	ISSUED FOR REVIEW	BY
0	7/12/22	ISSUED FOR REVIEW	BWG
		REVISION	

Designed and Produced in NH  
**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services  
85 Portsmouth Ave. PO Box 219 Stratham, NH 03885  
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**  
MAP 72, LOT 13-1  
Project: **MOOPERS ROAD SUBDIVISION**  
MOOPERS ROAD, NOTTINGHAM, NH  
Owner of Record: **JIM ROSBOROUGH**  
41 MOOPERS ROAD, NOTTINGHAM, NH 03290

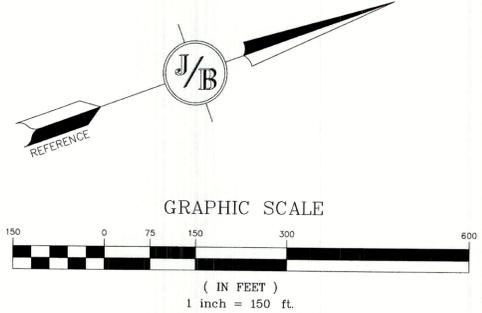
**SITE NOTES:**

- THE INTENT OF THIS PLAN IS TO DEPICT THE PROPOSED DEVELOPMENT OF TOWN OF NOTTINGHAM TAX MAP 72 / LOT 13-1 WITH AN 11 LOT OPEN-SPACE RESIDENTIAL SUBDIVISION. ALL LOTS TO BE SERVICED BY ON-SITE WELLS AND SEPTIC SYSTEMS.
- OPEN SPACE REGULATIONS:  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 30,000 SF  
LOT FRONTAGE MINIMUM = 100'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 35'  
SIDE SETBACK = 25'  
REAR SETBACK = 25'  
WETLAND SETBACK:  
VPD = 75'  
PD = 50'
- BASE ZONING REGULATIONS:  
ZONING DISTRICT: RESIDENTIAL / AGRICULTURAL  
LOT AREA MINIMUM = 87,120 SF  
LOT FRONTAGE MINIMUM = 200'  
BUILDING SETBACKS (MINIMUM):  
FRONT SETBACK = 50'  
SIDE SETBACK = 50'  
REAR SETBACK = 50'
- NHDES APPROVAL FOR SUBDIVISION PERMIT NO. , DATED .
- SHEETS A1 THROUGH A5 TO BE RECORDED AT THE ROCKINGHAM REGISTRY OF DEEDS. FULL PLAN SET SHALL BE ON FILE AT TOWN OF NOTTINGHAM PLANNING OFFICE.
- THIS PLAN SET HAS BEEN PREPARED BY JONES & BEACH ENGINEERS, INC., FOR MUNICIPAL AND STATE APPROVALS AND FOR CONSTRUCTION BASED ON DATA OBTAINED FROM ON-SITE FIELD SURVEY AND EXISTING MUNICIPAL RECORDS. THROUGHOUT THE CONSTRUCTION PROCESS, THE CONTRACTOR SHALL INFORM THE ENGINEER IMMEDIATELY OF ANY FIELD DISCREPANCY FROM DATA AS SHOWN ON THE DESIGN PLANS, INCLUDING ANY UNFORESEEN CONDITIONS, SUBSURFACE OR OTHERWISE, FOR EVALUATION AND RECOMMENDATIONS. ANY CONTRADICTION BETWEEN ITEMS ON THIS PLAN/PLAN SET, OR BETWEEN THE PLANS AND ON-SITE CONDITIONS, MUST BE RESOLVED BEFORE RELATED CONSTRUCTION HAS BEEN INITIATED. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.
- ALL CONSTRUCTION SHALL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN FEDERALLY DESIGNATED 100 YEAR FLOOD HAZARD ZONE (ELEVATION 9 NGVD 1929). REFERENCE FEMA COMMUNITY PANEL NO. 330132 0012 B, DATED JULY 3, 2005.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- IF, DURING CONSTRUCTION, IT BECOMES APPARENT THAT DEFICIENCIES EXIST IN THE APPROVED DESIGN DRAWINGS, THE CONTRACTOR SHALL BE REQUIRED TO CORRECT THE DEFICIENCIES TO MEET THE REQUIREMENTS OF THE REGULATIONS AT NO EXPENSE TO THE TOWN.
- REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY DISTURBANCE OF THE SITE'S SURFACE AREA AND SHALL BE MAINTAINED THROUGH THE COMPLETION OF ALL CONSTRUCTION ACTIVITIES. 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 NOTTINGHAM SUBDIVISION REGULATIONS AND THE LATEST EDITION OF NEW HAMPSHIRE DIVISION OF TRANSPORTATION'S STANDARD SPECIFICATION FOR NEW ROAD & BRIDGE CONSTRUCTION.
- THE INTENT OF THIS PLAN IS TO DEDICATE RIGHT-OF-WAY FOR JAMPSA TRAIL AND MOOERS ROAD IN THE PROJECT AREA.
- IN THE TOWN OF RAYMOND, MOOERS ROAD IS A PUBLIC WAY. THE STATUS OF JAMPSA TRAIL IN RAYMOND IS UNKNOWN. THE STATUS OF SACH'S ROAD, SOUTH ROAD, AND HANLON HILL ROAD IN NOTTINGHAM IS UNKNOWN.



LOT TABLE				
LOT NUMBER	AREA (S.F.)	AREA (AC)	BUILDING ENVELOPE (S.F.)	FRONTAGE (FT)
1	35,450	0.81	31,992	100
2	40,857	0.94	40,586	100
3	43,297	0.99	41,160	100
4	45,700	1.05	45,118	100
5	52,083	1.20	52,034	100
6	63,954	1.47	60,912	100
7	85,642	1.97	77,536	176
8	63,647	1.46	61,805	200
9	117,014	2.69	117,014	100
10	77,769	1.79	77,769	100
11	56,966	1.31	56,822	219

OPEN SPACE			
	TOTAL AREA (S.F.)	UPLAND AREA (S.F.)	WETLAND AREA (S.F.)
REQUIRED	1,194,702	597,351	
PROVIDED	1,388,994	891,039	497,955



APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
	APPLICANT/OWNER JIM ROSBOROUGH 41 MOOERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114
DATE:	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES

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Design: BWG	Draft: DFP	Date: 07/12/2022
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Drawing Name: 18051-PLAN.dwg		
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REV.	DATE	REVISION	BY
0	7/12/22	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **OPEN SPACE SUBDIVISION PLAN**  
MAP 72, LOT 13-1

Project: **MOOERS ROAD SUBDIVISION**  
MOOERS ROAD, NOTTINGHAM, NH

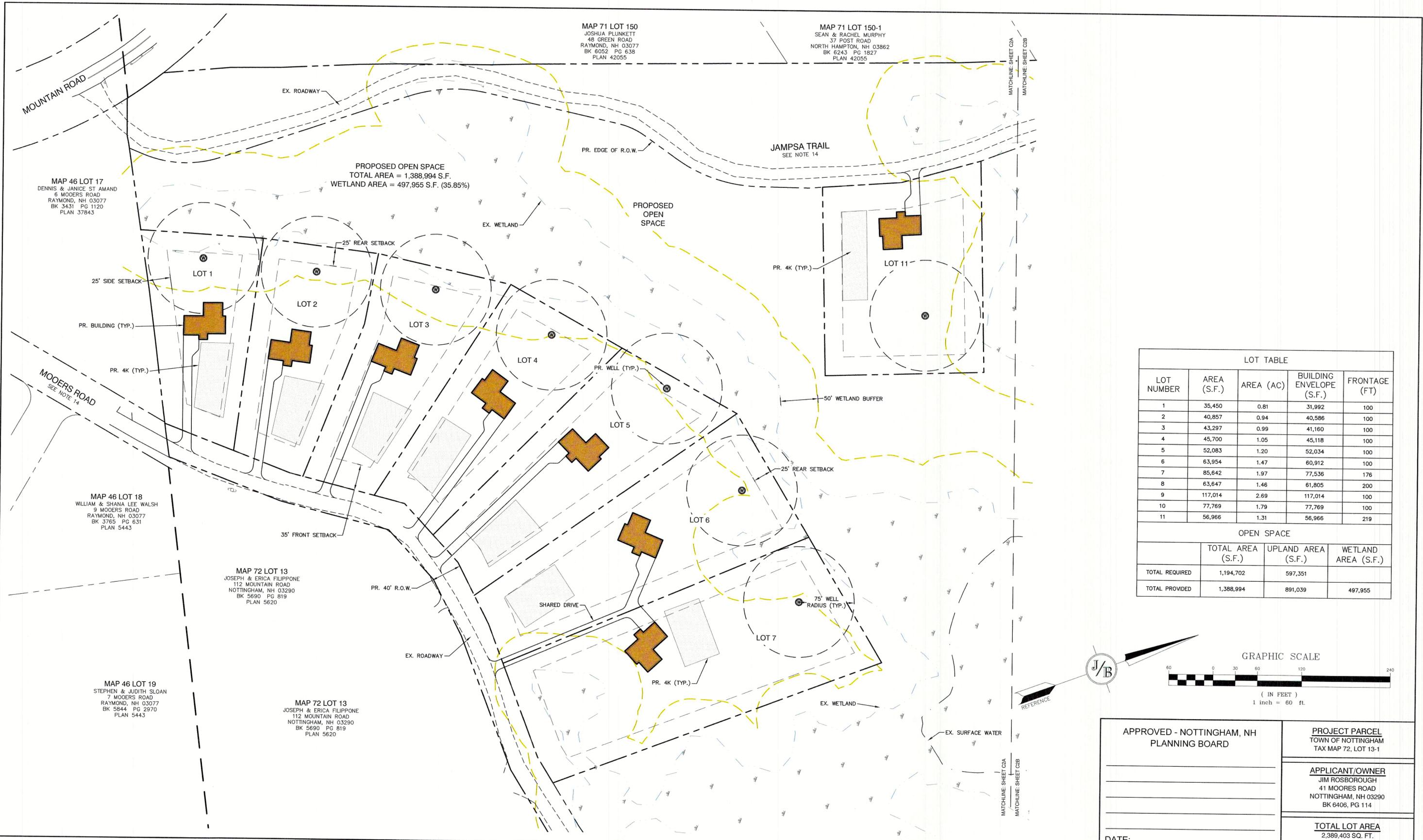
Owner of Record: **JIM ROSBOROUGH**  
41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.

**C2**

SHEET 9 OF 15  
JBE PROJECT NO. 18051

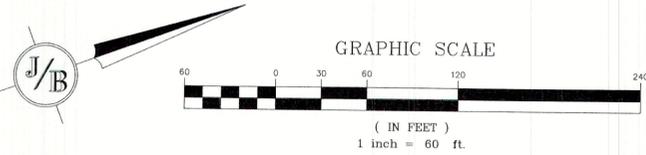
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OPEN SPACE			
	TOTAL AREA (S.F.)	UPLAND AREA (S.F.)	WETLAND AREA (S.F.)
TOTAL REQUIRED	1,194,702	597,351	
TOTAL PROVIDED	1,388,994	891,039	497,955



APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
DATE: _____	APPLICANT/OWNER JIM ROSBOROUGH 41 MOOERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114
	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES

Design: BWG    Draft: DFP    Date: 07/12/2022  
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REV.	DATE	REVISION	BY
0	7/12/22	ISSUED FOR REVIEW	BWG

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**  
*Civil Engineering Services*

85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885    603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **SUBDIVISION PLAN**  
 MAP 72, LOT 13-1  
 Project: **MOOERS ROAD SUBDIVISION**  
 MOOERS ROAD, NOTTINGHAM, NH  
 Owner of Record: **JIM ROSBOROUGH**  
 41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.  
**C2A**  
 SHEET 10 OF 15  
 JBE PROJECT NO. 18051

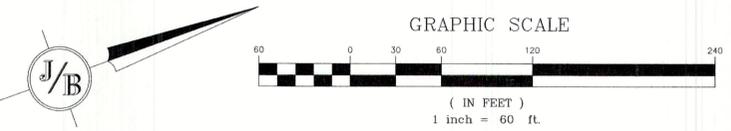
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LOT TABLE				
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APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
DATE: _____	APPLICANT/OWNER JIM ROSBOROUGH 41 MOOPERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114
	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES

Design: BWG    Draft: DFP    Date: 07/12/2022  
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 Drawing Name: 18051-PLAN.dwg

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603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>SUBDIVISION PLAN</b> MAP 72, LOT 13-1
Project:	<b>MOOPERS ROAD SUBDIVISION</b> MOOPERS ROAD, NOTTINGHAM, NH
Owner of Record:	JIM ROSBOROUGH 41 MOOPERS ROAD, NOTTINGHAM, NH 03290

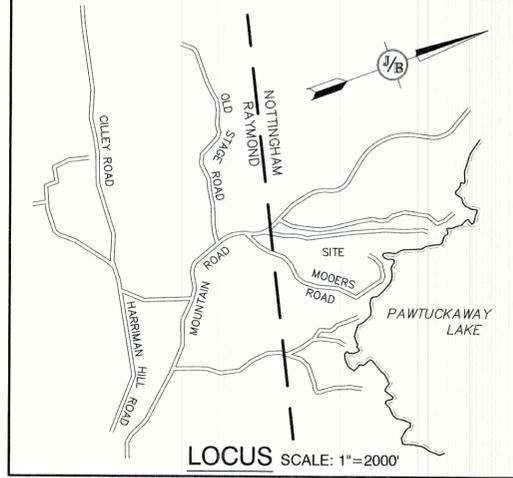
DRAWING No.

**C2B**

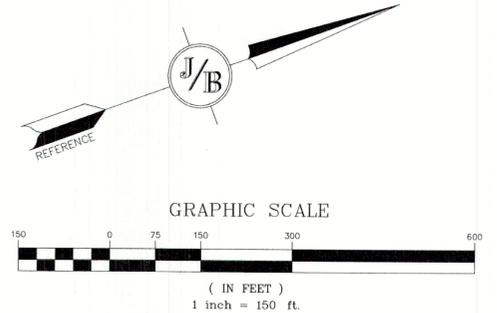
SHEET 11 OF 15  
JBE PROJECT NO. 18051

**GRADING AND DRAINAGE NOTES:**

- UNDERGROUND FACILITIES, UTILITIES AND STRUCTURES HAVE BEEN PLOTTED FROM FIELD OBSERVATION AND THEIR LOCATION MUST BE CONSIDERED APPROXIMATE ONLY. NEITHER JONES & BEACH ENGINEERS, INC., NOR ANY OF THEIR EMPLOYEES TAKE RESPONSIBILITY FOR THE LOCATION OF ANY UNDERGROUND STRUCTURES AND/OR UTILITIES NOT SHOWN THAT MAY EXIST. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL UNDERGROUND STRUCTURES AND/OR UTILITIES LOCATED PRIOR TO EXCAVATION WORK BY CALLING 888-DIG-SAFE (888-344-7233).
- BASIS OF BEARING: HORIZONTAL - NH STATE PLANE. VERTICAL - NGVD29
- ALL BENCHMARKS AND TOPOGRAPHY SHOULD BE FIELD VERIFIED BY THE CONTRACTOR.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED. SEE CONSTRUCTION SEQUENCE ON SHEET E1.
- NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- ALL EXPOSED AREAS SHALL BE SEEDED AS SPECIFIED WITHIN 3 DAYS OF FINAL GRADING.
- SHOULD CONSTRUCTION STOP FOR LONGER THAN 3 DAYS, THE SITE SHALL BE SEEDED AS SPECIFIED.
- MAINTAIN EROSION CONTROL MEASURES AFTER EACH RAIN EVENT OF 0.5" OR GREATER IN A 24 HOUR PERIOD AND AT LEAST ONCE A WEEK.
- THIS PLAN SHALL NOT BE CONSIDERED ALL INCLUSIVE, AS THE GENERAL CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT SEDIMENT FROM LEAVING THE SITE.
- CONSTRUCTION VEHICLES SHALL UTILIZE THE STABILIZED CONSTRUCTION ENTRANCE TO THE EXTENT POSSIBLE THROUGHOUT CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO TAKE WHATEVER MEANS NECESSARY TO ESTABLISH PERMANENT SOIL STABILIZATION.
- ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH PROJECT SPECIFICATIONS.
- ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED, IF DEEMED NECESSARY BY ON-SITE INSPECTION BY ENGINEER AND/OR REGULATORY OFFICIALS.
- SEE ALSO EROSION AND SEDIMENT CONTROL SPECIFICATIONS ON SHEET E1.

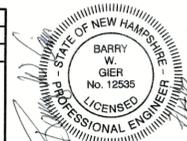


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<b>PROJECT PARCEL</b> TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
<b>APPLICANT/OWNER</b> JIM ROSBOROUGH 41 MOOERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114
<b>TOTAL LOT AREA</b> 2,389,403 SQ. FT. 54.85 ACRES

Design: BWG	Draft: DFP	Date: 07/12/2022
Checked: BWG	Scale: AS NOTED	Project No.: 18051
Drawing Name: 18051-PLAN.dwg		
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85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

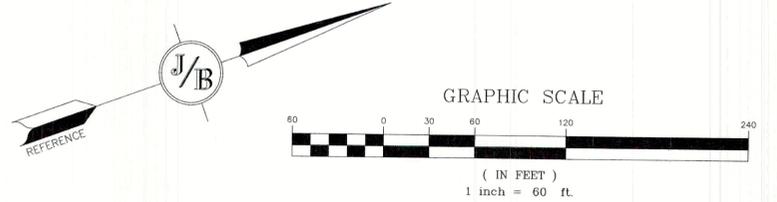
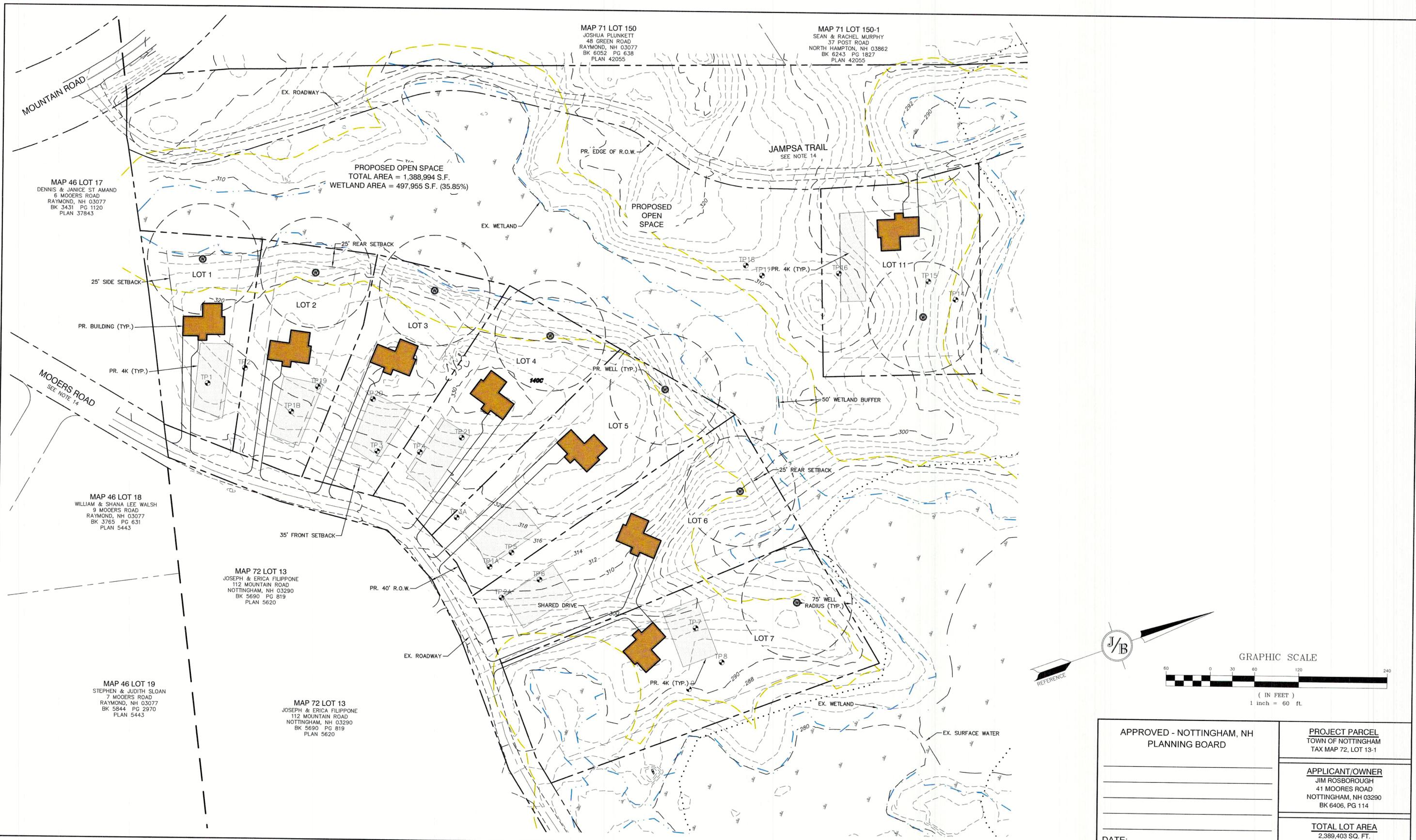
Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>GRADING AND DRAINAGE PLAN</b>
Project:	<b>MOOERS ROAD SUBDIVISION MOOERS ROAD, NOTTINGHAM, NH</b>
Owner of Record:	<b>JIM ROSBOROUGH 41 MOOERS ROAD, NOTTINGHAM, NH 03290</b>

DRAWING No.	<b>C3</b>
SHEET 12 OF 15 JBE PROJECT NO. 18051	

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APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
DATE: _____	APPLICANT/OWNER JIM ROSBOROUGH 41 MOOERS ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114
	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES

Design: BWG    Draft: DFP    Date: 07/12/2022  
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85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885

603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>SUBDIVISION PLAN</b> MAP 72, LOT 13-1
Project:	<b>MOOERS ROAD SUBDIVISION</b> MOOERS ROAD, NOTTINGHAM, NH
Owner of Record:	JIM ROSBOROUGH 41 MOOERS ROAD, NOTTINGHAM, NH 03290

DRAWING No.  
**C3A**  
 SHEET 13 OF 15  
 JBE PROJECT NO. 18051

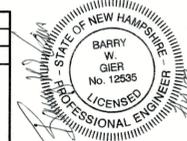
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APPROVED - NOTTINGHAM, NH PLANNING BOARD	PROJECT PARCEL TOWN OF NOTTINGHAM TAX MAP 72, LOT 13-1
DATE: _____	APPLICANT/OWNER JIM ROSBOROUGH 41 MOORES ROAD NOTTINGHAM, NH 03290 BK 6406, PG 114
	TOTAL LOT AREA 2,389,403 SQ. FT. 54.85 ACRES

Design: BWG    Draft: DFP    Date: 07/12/2022  
 Checked: BWG    Scale: AS NOTED    Project No.: 18051  
 Drawing Name: 18051-PLAN.dwg

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Civil Engineering Services

85 Portsmouth Ave.    PO Box 219    Stratham, NH 03885    603-772-4746    FAX: 603-772-0227    E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>SUBDIVISION PLAN</b> MAP 72 LOT 13-1
Project:	MOORES ROAD SUBDIVISION MOORES ROAD, NOTTINGHAM, NH
Owner of Record:	JIM ROSBOROUGH 41 MOORES ROAD, NOTTINGHAM, NH 03290

DRAWING No.  
**C3B**  
SHEET 14 OF 15  
JBE PROJECT NO. 18051

**TEMPORARY EROSION CONTROL NOTES**

- THE SMALLEST PRACTICAL AREA OF LAND SHALL BE EXPOSED AT ANY ONE TIME. AT NO TIME SHALL AN AREA IN EXCESS OF 5 ACRES BE EXPOSED AT ANY ONE TIME BEFORE DISTURBED AREAS ARE STABILIZED.
- EROSION, SEDIMENT AND DETENTION MEASURES SHALL BE INSTALLED AS SHOWN ON THE PLANS AND AT LOCATIONS AS REQUIRED, DIRECTED BY THE ENGINEER.
- ALL DISTURBED AREAS (INCLUDING POND AREAS BELOW THE PROPOSED WATERLINE) SHALL BE RETURNED TO PROPOSED GRADES AND ELEVATIONS. DISTURBED AREAS SHALL BE LOAMED WITH A MINIMUM OF 6" OF SCREENED ORGANIC LOAM AND SEEDED WITH SEED MIXTURE 'C' AT A RATE NOT LESS THAN 1.10 POUNDS OF SEED PER 1,000 S.F. OF AREA (48 LBS. / ACRE).
- SILT FENCES AND OTHER BARRIERS SHALL BE INSPECTED EVERY SEVEN CALENDAR DAYS AND WITHIN 24 HOURS OF A RAINFALL OF 0.5" OR GREATER. ALL DAMAGED AREAS SHALL BE REPAIRED, AND SEDIMENT DEPOSITS SHALL PERIODICALLY BE REMOVED AND DISPOSED OF.
- AFTER ALL DISTURBED AREAS HAVE BEEN STABILIZED, THE TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED AND THE AREA DISTURBED BY THE REMOVAL SMOOTHED AND RE-VEGETATED.
- AREAS MUST BE SEEDED AND MULCHED OR OTHERWISE PERMANENTLY STABILIZED WITHIN 3 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 14 DAYS OF THE INITIAL DISTURBANCE OF SOIL. ALL AREAS SHALL BE STABILIZED WITHIN 45 DAYS OF INITIAL DISTURBANCE.
- 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 NORTH AMERICAN GREEN S75 EROSION CONTROL BLANKETS (OR AN EQUIVALENT APPROVED IN WRITING BY THE ENGINEER) 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.
- ALL DITCHES OR SWALES 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.
- AFTER OCTOBER 15th, INCOMPLETE DRIVE OR PARKING SURFACES, WHERE WORK HAS STOPPED FOR THE WINTER SEASON, SHALL BE PROTECTED WITH A MINIMUM OF 3" OF CRUSHED GRAVEL PER NHDOT ITEM 304.3.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
  - BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
  - A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
  - A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH STONE OR RIPRAP HAS BEEN INSTALLED; OR
  - EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
- FUGITIVE DUST CONTROL IS REQUIRED TO BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000, AND THE PROJECT IS TO MEET THE REQUIREMENTS AND INTENT OF RSA 430:53 AND AGR 3800 RELATIVE TO INVASIVE SPECIES.

**SEEDING SPECIFICATIONS**

- GRADING AND SHAPING**
  - SLOPES SHALL NOT BE STEEPER THAN 2:1 WITHOUT APPROPRIATE EROSION CONTROL MEASURES AS SPECIFIED ON THE PLANS (3:1 SLOPES OR FLATTER ARE PREFERRED).
  - WHERE MOWING WILL BE DONE, 3:1 SLOPES OR FLATTER ARE RECOMMENDED.
- SEEDBED PREPARATION**
  - SURFACE AND SEEPAGE WATER SHOULD BE DRAINED OR DIVERTED FROM THE SITE TO PREVENT DROWNING OR WINTER KILLING OF THE PLANTS.
  - STONES LARGER THAN 4 INCHES AND TRASH SHOULD BE REMOVED BECAUSE THEY INTERFERE WITH SEEDING AND FUTURE MAINTENANCE OF THE AREA. WHERE FEASIBLE, THE SOIL SHOULD BE TILLED TO A DEPTH OF ABOUT 4 INCHES TO PREPARE A SEEDBED AND FERTILIZER AND LIME MIXED INTO THE SOIL. THE SEEDBED SHOULD BE LEFT IN A REASONABLY FIRM AND SMOOTH CONDITION. THE LAST TILLAGE OPERATION SHOULD BE PERFORMED ACROSS THE SLOPE WHEREVER PRACTICAL.
- ESTABLISHING A STAND**
  - LIME AND FERTILIZER SHOULD BE APPLIED PRIOR TO OR AT THE TIME OF SEEDING AND INCORPORATED INTO THE SOIL. TYPES AND AMOUNTS OF LIME AND FERTILIZER SHOULD BE BASED ON AN EVALUATION OF SOIL TESTS. WHEN A SOIL TEST IS NOT AVAILABLE, THE FOLLOWING MINIMUM AMOUNTS SHOULD BE APPLIED:  
 AGRICULTURAL LIMESTONE, 2 TONS PER ACRE OR 100 LBS. PER 1,000 SQ.FT.  
 NITROGEN(N), 50 LBS. PER ACRE OR 1.1 LBS. PER 1,000 SQ.FT.  
 PHOSPHATE(P2O5), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.  
 POTASH(K2O), 100 LBS. PER ACRE OR 2.2 LBS. PER 1,000 SQ.FT.  
 (NOTE: THIS IS THE EQUIVALENT OF 500 LBS. PER ACRE OF 10-20-20 FERTILIZER OR 1,000 LBS. PER ACRE OF 5-10-10.)
  - 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.
  - REFER TO THE 'SEEDING GUIDE' AND 'SEEDING RATES' TABLES ON THIS SHEET FOR APPROPRIATE SEED MIXTURES AND RATES OF SEEDING. ALL LEGUMES (CROWN VETCH, BIRDSFOOT, TREFOLI AND FLATPEA) MUST BE INOCULATED WITH THEIR SPECIFIC INOCULANT PRIOR TO THEIR INTRODUCTION TO THE SITE.
  - WHEN SEEDED AREAS ARE MULCHED, PLANTINGS MAY BE MADE FROM EARLY SPRING TO EARLY OCTOBER. WHEN SEEDED AREAS ARE NOT MULCHED, PLANTINGS SHOULD BE MADE FROM EARLY SPRING TO MAY 20th OR FROM AUGUST 10th TO SEPTEMBER 1st.
- MULCH**
  - HAY, STRAW, OR OTHER MULCH, WHEN NEEDED, SHOULD BE APPLIED IMMEDIATELY AFTER SEEDING.
  - MULCH WILL BE HELD IN PLACE USING APPROPRIATE TECHNIQUES FROM THE BEST MANAGEMENT PRACTICE FOR MULCHING. HAY OR STRAW MULCH SHALL BE PLACED AT A RATE OF 90 LBS PER 1000 S.F.
- MAINTENANCE TO ESTABLISH A STAND**
  - PLANTED AREAS SHOULD BE PROTECTED FROM DAMAGE BY FIRE, GRAZING, TRAFFIC, AND DENSE WEED GROWTH.
  - FERTILIZATION NEEDS SHOULD BE DETERMINED BY ONSITE INSPECTIONS. SUPPLEMENTAL FERTILIZER IS USUALLY THE KEY TO FULLY COMPLETE THE ESTABLISHMENT OF THE STAND BECAUSE MOST PERENNIALS TAKE 2 TO 3 YEARS TO BECOME FULLY ESTABLISHED.
  - IN WATERWAYS, CHANNELS, OR SWALES WHERE UNIFORM FLOW CONDITIONS ARE ANTICIPATED, ANNUAL MOWING MAY BE NECESSARY TO CONTROL GROWTH OF WOODY VEGETATION.

**CONSTRUCTION SEQUENCE**

- CUT AND REMOVE TREES IN CONSTRUCTION AREA AS REQUIRED OR DIRECTED.
- INSTALL SILT FENCING, HAY BALES AND CONSTRUCTION ENTRANCES PRIOR TO THE START OF CONSTRUCTION. THESE ARE TO BE MAINTAINED UNTIL THE FINAL PAVEMENT SURFACING AND LANDSCAPING AREAS ARE ESTABLISHED.
- CLEAR, CUT, GRUB AND DISPOSE OF DEBRIS IN APPROVED FACILITIES. THIS INCLUDES ANY REQUIRED DEMOLITION OF EXISTING STRUCTURES, UTILITIES, ETC.
- CONSTRUCT AND/OR INSTALL TEMPORARY OR PERMANENT SEDIMENT AND/OR DETENTION BASIN(S) AS REQUIRED. THESE FACILITIES SHALL BE INSTALLED AND STABILIZED PRIOR TO DIRECTING RUN-OFF TO THEM.
- STRIP LOAM AND PAVEMENT, OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK PER THE RECOMMENDATIONS OF THE PROJECT ENGINEER AND STOCKPILE EXCESS MATERIAL. STABILIZE STOCKPILE AS NECESSARY.
- PREPARE BUILDING PAD(S) TO ENABLE BUILDING CONSTRUCTION TO BEGIN.
- INSTALL THE SEWER AND DRAINAGE SYSTEMS FIRST, THEN ANY OTHER UTILITIES IN ACCORDANCE WITH THE PLAN AND DETAILS. ANY CONFLICTS BETWEEN UTILITIES ARE TO BE RESOLVED WITH THE INVOLVEMENT AND APPROVAL OF THE ENGINEER.
- DAILY, OR AS REQUIRED, CONSTRUCT TEMPORARY BERMS, DRAINAGE DITCHES, CHECK DAMS, SEDIMENT TRAPS, ETC., TO PREVENT EROSION ON THE SITE AND PREVENT ANY SILTATION OF ABUTTING WATERS AND/OR PROPERTY.
- PERFORM FINAL FINE GRADING, INCLUDING PLACEMENT OF 'SELECT' SUBGRADE MATERIALS.
- PERFORM ALL REMAINING SITE CONSTRUCTION (I.E. BUILDING, CURBING, UTILITY CONNECTIONS, ETC.).
- LOAM AND SEED ALL DISTURBED AREAS AND INSTALL ANY REQUIRED SEDIMENT AND EROSION CONTROL FACILITIES (I.E. RIP RAP, EROSION CONTROL BLANKETS, ETC.).
- ALL CUT AND FILL SLOPES SHALL BE SEEDED/LOAMED WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- COMPLETE PERMANENT SEEDING AND LANDSCAPING.
- REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER SEEDING AREAS HAVE BEEN 75%-85% ESTABLISHED AND SITE IMPROVEMENTS ARE COMPLETE. SMOOTH AND RE-VEGETATE ALL DISTURBED AREAS.
- ALL EROSION CONTROLS SHALL BE INSPECTED WEEKLY AND AFTER EVERY HALF-INCH OF RAINFALL.
- UPON COMPLETION OF CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY ANY RELEVANT PERMITTING AGENCIES THAT THE CONSTRUCTION HAS BEEN FINISHED IN A SATISFACTORY MANNER.

USE	SEEDING MIXTURE 1/	DROUGHTY	WELL DRAINED	MODERATELY WELL DRAINED	POORLY DRAINED
STEEP CUTS AND FILLS, BORROW AND DISPOSAL AREAS	A	FAIR	GOOD	GOOD	FAIR
	B	POOR	GOOD	FAIR	FAIR
	C	POOR	GOOD	EXCELLENT	GOOD
	D	FAIR	EXCELLENT	EXCELLENT	POOR
WATERWAYS, EMERGENCY SPILLWAYS, AND OTHER CHANNELS WITH FLOWING WATER.	A	GOOD	GOOD	GOOD	FAIR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
LIGHTLY USED PARKING LOTS, ODD AREAS, UNUSED LANDS, AND LOW INTENSITY USE RECREATION SITES.	A	GOOD	GOOD	GOOD	FAIR
	B	GOOD	GOOD	FAIR	POOR
	C	GOOD	EXCELLENT	EXCELLENT	FAIR
PLAY AREAS AND ATHLETIC FIELDS. (TOPSOIL IS ESSENTIAL FOR GOOD TURF.)	E	FAIR	EXCELLENT	EXCELLENT	2/
	F	FAIR	EXCELLENT	EXCELLENT	2/

GRAVEL PIT, SEE NH-PM-24 IN APPENDIX FOR RECOMMENDATION REGARDING RECLAMATION OF SAND AND GRAVEL PITS.

1/ REFER TO SEEDING MIXTURES AND RATES IN TABLE BELOW.  
 2/ POORLY DRAINED SOILS ARE NOT DESIRABLE FOR USE AS PLAYING AREA AND ATHLETIC FIELDS.

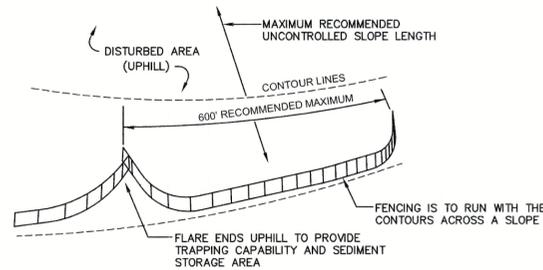
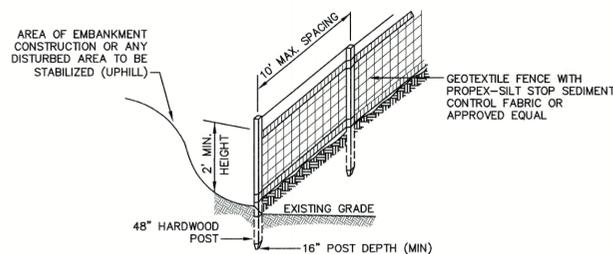
NOTE: TEMPORARY SEED MIX FOR STABILIZATION OF TURF SHALL BE WINTER RYE OR OATS AT A RATE OF 2.5 LBS. PER 1000 S.F. AND SHALL BE PLACED PRIOR TO OCTOBER 15th, IF PERMANENT SEEDING NOT YET COMPLETE.

**SEEDING GUIDE**

MIXTURE	POUNDS PER ACRE	POUNDS PER 1,000 Sq. Ft.
A. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
RED TOP	2	0.05
TOTAL	42	0.95
B. TALL FESCUE	15	0.35
CREEPING RED FESCUE	10	0.25
CROWN VETCH	15	0.35
OR		
FLAT PEA	30	0.75
TOTAL	40 OR 55	0.95 OR 1.35
C. TALL FESCUE	20	0.45
CREEPING RED FESCUE	20	0.45
BIRD'S FOOT TREFOLI	8	0.20
TOTAL	48	1.10
D. TALL FESCUE	20	0.45
FLAT PEA	30	0.75
TOTAL	50	1.20
E. CREEPING RED FESCUE 1/	50	1.15
KENTUCKY BLUEGRASS 1/	50	1.15
TOTAL	100	2.30
F. TALL FESCUE 1	150	3.60

1/ FOR HEAVY USE ATHLETIC FIELDS CONSULT THE UNIVERSITY OF NEW HAMPSHIRE COOPERATIVE EXTENSION TURF SPECIALIST FOR CURRENT VARIETIES AND SEEDING RATES.

**SEEDING RATES**



**CONSTRUCTION SPECIFICATIONS:**

- WOVEN FABRIC FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES. FILTER CLOTH SHALL BE FASTENED TO WOVEN WIRE EVERY 24" AT TOP, MID AND BOTTOM AND EMBEDDED IN THE GROUND A MINIMUM OF 8" AND THEN COVERED WITH SOIL.
- THE FENCE POSTS SHALL BE A MINIMUM OF 48" LONG, SPACED A MAXIMUM 10' APART, AND DRIVEN A MINIMUM OF 16" INTO THE GROUND.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THE ENDS OF THE FABRIC SHALL BE OVERLAPPED 6", FOLDED AND STAPLED TO PREVENT SEDIMENT FROM BY-PASSING.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND SEDIMENT REMOVED AND PROPERLY DISPOSED OF WHEN IT IS 6" DEEP OR VISIBLE 'BULGES' DEVELOP IN THE SILT FENCE.
- PLACE THE ENDS OF THE SILT FENCE UP CONTOUR TO PROVIDE FOR SEDIMENT STORAGE.
- SILT FENCE SHALL REMAIN IN PLACE FOR 24 MONTHS.

- SILT FENCES SHALL BE REMOVED WHEN NO LONGER NEEDED AND THE SEDIMENT COLLECTED SHALL BE DISPOSED AS DIRECTED BY THE ENGINEER. THE AREA DISTURBED BY THE REMOVAL SHALL BE SMOOTHED AND REVEGETATED.

**MAINTENANCE:**

- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE DONE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED, OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED, SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

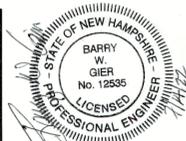
**SILT FENCE**

NOT TO SCALE

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Design: BWG	Draft: DFP	Date: 07/12/2022
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		REVISION	

Designed and Produced in NH

**J/B Jones & Beach Engineers, Inc.**

Civil Engineering Services

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>EROSION AND SEDIMENT CONTROL DETAILS</b>
Project:	<b>MOOERS ROAD SUBDIVISION MOOERS ROAD, NOTTINGHAM, NH</b>
Owner of Record:	<b>JIM ROSBOROUGH 41 MOOERS ROAD, NOTTINGHAM, NH 03290</b>

DRAWING No.

**E1**

SHEET 15 OF 15  
JBE PROJECT NO. 18051

**From:** David Fredrickson <[dfredrickson@raymondnh.gov](mailto:dfredrickson@raymondnh.gov)>

**Sent:** Friday, August 5, 2022 3:40 PM

**To:** Paul Hammond <[phammond@raymondnh.gov](mailto:phammond@raymondnh.gov)>; Madeleine Dilonno <[mdiionno@therpc.org](mailto:mdiionno@therpc.org)>; Michael Labell <[mlabell@raymondnh.gov](mailto:mlabell@raymondnh.gov)>

**Subject:** RE: Input Requested: Nottingham Mooers Road Subdivision

Maddie,

What Paul has added with respect to DPW is spot on. The intersection of Mooers Rd and Mountain Rd will need improvement with added volume. A more perpendicular layout would be sought. A form of turn around will be needed at the Town line on Mooers Rd as well.



David Fredrickson  
Director of Public Works  
Raymond NH  
4 Epping St  
Raymond, NH 03077  
603.895.7035  
[dfredrickson@raymondnh.gov](mailto:dfredrickson@raymondnh.gov)



**From:** Paul Hammond <[p Hammond@raymondnh.gov](mailto:p Hammond@raymondnh.gov)>

**Sent:** Friday, August 5, 2022 2:32 PM

**To:** Madeleine Dilonno <[mdiionno@therpc.org](mailto:mdiionno@therpc.org)>; David Fredrickson <[dfredrickson@raymondnh.gov](mailto:dfredrickson@raymondnh.gov)>; Michael Labell <[m labell@raymondnh.gov](mailto:m labell@raymondnh.gov)>

**Subject:** RE: Input Requested: Nottingham Mooers Road Subdivision

Maddie,

Several years ago, I had the opportunity to plow snow on Mooers Road for the Town of Raymond. Several things come to mind that David (DPW) may be aware of so I will back him up. The first issue being the entrance to Mooers Road was in dire need of improvement. Resurfacing at the least. Also, the entrance of Mooers Road is/was utilized as a school bus turn around which was marginal at best. Further, Raymond plow trucks turned around on the Raymond/Nottingham Town line using the entrance to the farm that now exists, which is where the housing development is proposed. I would suggest at least a turnaround remain/be created or some other arraignment be resolved.

More Emergency response related; Further consideration should be given to access. In time gone by one could get from Mooers Road to Miendl Road. This access has diminished too nonexistent. We most recently experienced a tree and electrical wires across Meindl Road rendering all residents beyond that point as inaccessible. Several years ago, the culvert washed out creating a similar situation. A second access is certainly of value in these circumstances. Due to our proximity, the Town of Raymond is first due in at these locations. I'm sure Emergency Services of Nottingham would agree.

**Paul Hammond**

*Fire Chief, EMD*

**Phone:** 603-895-3321

1 Scribner Road, Raymond NH 03077

**Memo To:** Town of Raymond Planning Board

**From:** Madeleine Dilonno, Regional Planner, Rockingham Planning Commission

**Date:** August 23, 2022

**Subject:** Review of Subdivision Application, Nottingham, NH (Tax Map 72, Lots 13-1)

Regarding the recent subdivision proposal on Mooers Road in Nottingham, RSA 674:53, IV provides:

*“[N]o plat or plan showing land whose sole street access or sole maintained street access is or is planned to be via a private road or class IV, V, or VI highway located in an adjoining municipality shall be deemed approved for purposes of this title unless it has been approved by the planning board...of that adjoining municipality, provided however that **the sole issue which may be addressed or regulated by the adjoining municipality shall be the adequacy of such street access, and the impact of the proposal upon it.**”*

Because sole access to the proposed subdivision in Nottingham is via Mountain Road in Raymond, the Raymond Planning Board is required under RSA 674:53, IV, as noted above, to review the proposal but only with respect to road access and impact issues to ensure consistency with the town’s regulations.

My specific comments are as follows:

- Further consideration is needed regarding access to the proposed subdivision. From a public safety perspective, increasing the number of housing units on a dead-end road with one access point could be cause for concern. See Raymond Fire Chief Paul Hammond’s attached correspondence regarding concern and experience with accessing residents on Meindl Road.
- Additionally, input from the Raymond Fire Chief and Public Works Director indicate that the entrance to Mooers Road is in need of improvement. The intersection of Mooers Road and Mountain Road is currently used as a turnaround for Raymond plow trucks and school buses. The roadway will most likely need to be upgraded to accommodate an increase in traffic volume. See attached correspondence from the Raymond Fire and Public Works Departments.
- If the Board finds that the proposed access plan is consistent with the town’s regulations, I recommend that a condition of approval be that the town of Nottingham work with the Town of Raymond to improve the intersection of Mooers Road and Mountain Road to address the concerns noted by the Raymond Fire Chief and Public Works director.

If any member of the board has any questions, please feel free to contact me.

Raymond Planning Board Minutes  
August 4, 2022

**Chairman Reed opened the meeting at 7:00pm**

Present:

Brad Reed- Chair

Patricia Bridgeo – Vice Chair

Kevin Woods – Secretary

Gretchen Gott

Jim Mcleod

Diana Luszcz

Scott Campbell Selectmen’s Representative

Maddie Dilonno – Southern NH Planning Commission

Chairman Reed re-opened public hearing 2022-003 continued from 7/21/2022.

Chairman Reed noted that the applicant had not arrived yet.

Motion by Mr. Woods to move to approval of minutes. 2<sup>nd</sup> by Jim McLeod.

It was noted that Code Enforcement Officer Paul Ayer was present. Chairman Reed asked the board if it was OK to have him speak before the minutes. All agreed. No vote was taken on the motion.

**Code Enforcement/Building Inspector**

Chairman Reed noted that Code Enforcement Officer/Building inspector Mr. Paul Ayer was present at the Boards request to discuss his role.

Discussion included waivers and conditions of approval and how the Code Enforcement Officer ensures they are followed. Mr. Ayer noted that he would like to see these all included on the final plans that he uses when doing inspections. He noted that the best way for people to let him know there is an issue or concern is to call him.

Discussion included the difference between enforcement and reporting of issues. The Planning Board has no enforcement authority. But as private citizens can report issues to the Code Enforcement office. Mr. Campbell stated that these could also be brought to the Board of Selectmen who can then relay them to the Town Manager for action.

It was noted that at one time the board was taken on a tour of a completed site so that the board could observe what the finished site looked like. Mr. Ayer noted he would be happy to take any member with him to view an in-progress site.

A question was raised on the Level of enforcement available to the Code Enforcement officer. Mr. Ayer noted he does not have the same level of authority as the Police department. But he can condemn a building, obtain a warrant to inspect a building or site, and request the Planning Board hold an emergency meeting to revoke an approved application.

The differences between minor engineering changes, and changes to conditions of approval or code violations was discussed. It was noted that minor engineering changes can be accepted by the staff or town engineering firm. But only the Planning Board can revoke a site plan.

48 **Application 2022-003**

49 Chairman Reed read the application notice. Mr. Craig Francisco of Bedford Design introduced himself

50

51 **Board Questions & Comments**

52 Ms. Gott noted that an abutter had told her they had not been notified of the meeting. Planner Dilonno  
53 noted that abutters are not notified at each continuance of a hearing.

54

55 A list of items noted at a previous hearing was reviewed and discussed by the applicant. These are listed  
56 in the minutes of the July 21, 2022 hearing.

57

58 Planner Dilonno read a letter from Fire Chief Hammond regarding climate control & sprinklers (included  
59 in meeting packets). Mr. Francisco stated that there will be no climate control in this facility.

60 Further discussion included the owner's equipment on site, amount of fuel in vehicles and how they will  
61 be fueled. Discussion revolved around the differences between the owner's equipment and what  
62 renters store in their units. Difficulties in enforcing what is stored in renters' units was noted.

63

64 A concern was raised over the set back from adjoining property. The applicant noted he would move the  
65 building to comply with the requirement.

66

67 There was discussion regarding the differences between snow storage and a snow dump. Planner  
68 Dilonno presented a letter from the Department of Environmental Services (DES) and a document with  
69 recommended procedures. Concerns were raised over plowed snow affecting neighboring wells or the  
70 well head protection area. Chairman Reed requested that Planner Dilonno send the site plans to DES  
71 with a request to more clearly define what is in the recommendations document as compared to the  
72 specific RSA's regarding this issue.

73

74 Ms. Gott raised a concern of using chemicals for rodent control.

75 Motion by Gretchen Gott to require the applicant to use "dead trapping" means to deal with rodents  
76 and not chemicals.

77 2<sup>nd</sup> by Jim McLeod for discussion

78 Comments included the concerns of chemicals affecting the waterways and other animals, removal of  
79 the dead rodents, and the authority of the board to require this use of managing pests.

80 Chairman Reed called for the vote.

81 Brad Reed- No

82 Patricia Bridgeo-Yes

83 Kevin Woods-No

84 Gretchen Gott-Yes

85 Jim Mcleod-No

86 Diana Luszcz-No

87 Scott Campbell- Yes

88

89 4 No votes, 3 Yes, the motion fails.

90

91 A concern was raised about the number of culverts and their sizes. The applicant noted these had all  
92 been reviewed and approved by the town engineering firm.

93

94

95 **Public Comment on Application**

96 Mrs. Kathy Hoelzel, Abutter asked what safeguards are being taken to protect abutters and the river  
97 from runoff. Also not knowing what people are storing in the rented units. Mr. Francisco reviewed the  
98 water runoff plans including perforated drainage and stormwater basins.

99 Ms. Gott raised a concern that there was a significant increase in impervious surface area. Mr. Francisco  
100 noted that is was only 25% and that the proposed stormwater plan improves the runoff. A ditch that  
101 was dug last winter due to water in the existing units will be removed.

102

103 There were no further public comments.

104

105 Mr. Reed noted that the applicant will be going back to the owners with questions regarding their  
106 equipment storage, the notes on the plan regarding the 25' setback will be changed, Planner Dilonno  
107 will be asking DES to clarify the snow storage issue.

108

109 Motion by Mr. Reed to continue application 2022-003 to September 1<sup>st</sup> at 7pm at Raymond High School.  
110 2<sup>nd</sup> by Ms. Bridgeo. There was no discussion. The vote was unanimous in the affirmative.

111

112 **Approval of Minutes for 7/21/2022**

113 It was noted Mr. McLeod was not absent due to vacation. Chairman Reed noted it was an excused  
114 absence.

115 There is a double comma on the heading.

116 It was noted a pre-blast Survey would be required (line 270) if any blasting is required.

117 Line 304 This should be a vote on the motion not a poll.

118

119 Motion by Ms. Bridgeo to approve the minutes of 7/21/2022 as amended. 2<sup>nd</sup> by Diana Luszcz. The  
120 motion carried with Jim McLeod and Scott Campbell abstaining.

121

122 **Public Comment – None**

123

124 **Staff Updates**

125 Planner Dilonno reviewed a document titled Changes to Planning & Zoning Laws in 2022. She highlighted  
126 the items that impact the Planning Board and noted there was an upcoming Webinar for more  
127 information.

128

129 **Board member Updates**

130 The next work session will include a review of the printed and online regulations to resolve differences  
131 between them. Board members are encouraged to review them prior to the meeting and limit  
132 discussion to the corrections and not content for future changes.

133 No date has been set for a Capital Improvements Committee meeting.

134 Recommendations from other departments have been requested on determining the size of a property  
135 and how it applies to MS4 regulations has been requested.

136 A question was raised last meeting about needing to go to bid on the Master Plan proposal. Still awaiting  
137 a response from the Town Manager.

138 Mr. McLeod inquired about surety bonds and when they were required. Mr. Reed discussed their uses  
139 and the reasons for them.

140 Mr. Scott Bourcier, a Planning & Engineering Consultant introduced himself to the Board to let them  
141 know he was available if ever needed. He was encouraged to send his information to the Town  
142 Manager.

143 **Non-Public Session**

144 Motion by Patricia Bridgeo to go into non-public session under RSA 91-A:3IIC - Reputation

145 Brad Reed- Yes

146 Patricia Bridgeo-Yes

147 Kevin Woods-Yes

148 Gretchen Gott-Yes

149 Jim McLeod-Yes

150 Diana Luszcz-Yes

151 Scott Campbell- Yes

152

153 **Following the non-public session**

154 Motion by Gretchen Gott, 2<sup>nd</sup> by Patricia Bridgeo to seal the minutes for 1 year

155 Brad Reed-Yes

156 Patricia Bridgeo-Yes

157 Kevin Woods-Yes

158 Gretchen Gott-Yes

159 Jim McLeod-Yes

160 Diana Luszcz-Yes

161 Scott Campbell-Yes

162

163 Motion by Patricia Bridgeo to adjourn the meeting. 2<sup>nd</sup> by Jim McLeod. There was no discussion. The  
164 vote was unanimous in the affirmative.

165

Respectfully Submitted  
Kevin Woods  
Secretary

1 Planning Board Minutes

2 August 11, 2022

3 7:00 PM

4 Media Center Raymond High School

5  
6 **Planning Board Members Present:**

7 Brad Reed (Chairman)

8 Patricia Bridgeo (Vice- Chairman)

9 Kevin Woods (Secretary)

10 Jim McLeod

11 Gretchen Gott

12 Scott Campbell (Selectmen ex officio)

13 Dee Luszcz

14  
15 **Planning Board Members Absent:**

16 Jonathan Wood (Alternate)

17  
18 **Staff Present:**

19 Madeleine Dilonno -Circuit Rider Planner, RPC

20  
21 Pledge of Allegiance

22  
23 Work Session:

24  
25 Mr. Reed shared an email from the Town Manager about the Town website. The Board  
26 had a discussion about Ecode and the Zoning Ordinances on the Town website. Mr.  
27 Reed said that the page numbers had been taken care of on the website. There was a  
28 lengthy discussion about the 2022 Raymond Zoning Ordinances numbering on page 80  
29 of 81 of the documents. The Board agreed to changes on page 80 up near the top  
30 where it says 15.2.3 that will become .1 and then it will be 1,2, 3, 4,5,6,7,8,9,10, and 11  
31 and then the ones that used to be in the 15.1 section of 2021 that is currently on page  
32 79 at the top those will become 12 and 13. That way the other notes don't change their  
33 number. If you look in what is now 15.2.10 , what was 15.2.7 on page 80 it says *Within*  
34 *the C.3 District, the setbacks reflected in Section 15.1.3* which there is no such thing  
35 anymore. So, it is the setback reflected in 15.1 because that is the chart that it is talking  
36 about. Also, on page 81 stating the *underlying zone as set forth in Section 15.1.2 and*  
37 *Section 15.1.3*, Those should be changed to 15.1 and 15.2.

38 15.2.6 and 15.2.7 changed the words *from property lines* and it took out the word *zone*.  
39 That change had been updated from 2002 to 03/2022.

40 Motion:

41 Mr. Reed made a motion that the changes to the numbering and the order of the two  
42 Notes to Area and Dimensional Requirements, with the addition of the new dating of the  
43 ordinance to 2022 and the addition of any changes to 03 of 2022 on the 3 items that  
44 were changed by warrant article be updated in our 2022 Zoning Ordinances. Mr.  
45 McLeod seconded the motion.

46  
47 Ms. Bridgeo stated that every page of the document needs to have some form of rev  
48 control so that if a page falls out. Mr. Reed proposed that next to the page number is the  
49 actual date when this was done.

50  
51 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.

52 Brad Reed - Aye  
53 Patricia Bridgeo - Aye  
54 Kevin Woods - Aye  
55 Jim McLeod - Aye  
56 Gretchen Gott - Aye  
57 Scott Campbell - Aye  
58 Dee Luszcz - Aye

59  
60 Mr. Reed proposed to the Board that a discussion be held regarding Rockingham  
61 Planning Commission be the sole source for the master plan in lieu of going out to bid  
62 since they already have a working relationship with the Board. Mr. Reed has concerns if  
63 it goes out to bid that it won't get done this year. Maddie Dilonno reminded the Board  
64 that the proposal that has been submitted was for only two chapters of the master plan.

65  
66 Motion:

67 Mr. Reed made a motion to send a request to the Town Manager to ask the Board of  
68 Selectmen to allow the Planning Board to use RPC as a vendor for the first two chapters  
69 of our master plan. Mr. McLeod seconded the motion.

70  
71 Ms. Bridgeo stated that she wants to know from the Town Manager what the status of a  
72 Town Planner is. Mr. Campbell was unsure where it stands.

73  
74 The motion passed with a vote of 4 in favor, 2 opposed and 1 abstention.

75 Brad Reed - Aye  
76 Patricia Bridgeo - Nay  
77 Kevin Woods - Aye  
78 Jim McLeod - Aye  
79 Gretchen Gott - Nay

80 Scott Campbell - Abstain

81 Dee Luszcz - Aye

82  
83 Ms. Gott said the reason she said no is because she doesn't like to have items not go out to  
84 bid. She is saying no because she wants all things to go out to bid.

85  
86 Ms. Bridgeo said not only is it not going out to bid but we did not ever have time to go through  
87 and talk about what it was going to entail, and we are voting on it.

88  
89 Ms. Bridgeo would like to ask either the Town Manager or the Board of Selectmen what has the  
90 Town done since the vote to get a Town Planner?

91  
92 Ms. Gott asked if anything was going to happen with this year's budget before December 31  
93 and also does the Town Manager or the Board of Selectmen plan on putting it in next year's  
94 budget as a full time Town Planner?

95  
96 Mr. Reed asked if we could keep this simple and ask him what the status is until they are  
97 looking for one, they are not going to be able to give a time frame.

98  
99 Mr. K. Woods made a point of reference Mr. Roache came before the Board of Selectmen  
100 regarding the subject on 5/9/22.

101  
102 Motion:

103 Mr. Reed made a motion for the Chairman to send a request to the Town Manager that the  
104 Planning Board request the status of the warrant article regarding a full time Town Planner. Mr.  
105 K. Woods seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed  
106 and 1 abstention.

107 Brad Reed - Aye

108 Patricia Bridgeo - Aye

109 Kevin Woods - Aye

110 Jim McLeod - Aye

111 Gretchen Gott - Aye

112 Scott Campbell - Abstain

113 Dee Luszcz - Aye

114  
115 The Selectmen's rep abstained from the last two votes because it concerned Selectmen's  
116 issues he will be voting at a later date.

117 Stormwater Regulations:

118  
119 Mr. Reed read responses regarding stormwater regulations from Paul Hammond, Jeffrey Adler  
120 of Dubois and King, and Dave Fredrickson. ( See attached).

121  
122 Maddie Dilonno read her response back to Dave Fredrickson. ( See attached)  
123  
124 Ms. Gott said she was concerned about the 30,000 (threshold) 20,000 gives more wiggle room  
125 and is more appropriate. She does not want to go higher than 20,000.  
126  
127 Ms. Bridgeo would rather go with a lower number. She said she doesn't know how to weigh our  
128 water safety, if something goes wrong with water in our town, we pay for it.  
129  
130 Mr. McLeod said the cost would be prohibitive for smaller businesses to be able to comply. He  
131 would like to see a bid from some saying how much this would cost to be able to comply with  
132 the recording requirement. He would vote low.  
133  
134 Motion:  
135 Mr. Campbell made a motion that the minimum threshold for applicability for MS4 stormwater  
136 management be 5,000 square feet. Ms. Bridgeo seconded the motion.  
137  
138 Ms. Gott said she thinks it should start with 10,000 and go down from there. She is back and  
139 forth on 10 verses 5.  
140 Mr. Reed thinks our current standards catch all the big guys. We already make sure they do a  
141 stormwater management plan. I think by cutting it down to 5,000 now we are going to hit all the  
142 small guys that really don't have that much impact.  
143 Ms. Gott said we have application pending and past that are smaller and are trying to avoid  
144 some stormwater management items and we need to say this is the figure and we need to stick  
145 with this.  
146 Mr. Reed stated that they don't have to disturb 5,000 to fall under the requirement.  
147 Mr. McLeod stated that if we started at 10 and it wasn't capturing the project that we wanted  
148 then we could always vote to bring it down to 5.  
149  
150 The motion did not pass the vote was 3 in favor, 4 opposed, and 0 abstentions.  
151 Brad Reed - Nay  
152 Patricia Bridgeo - Aye  
153 Kevin Woods - Nay  
154 Jim McLeod - Nay  
155 Gretchen Gott - Aye  
156 Scott Campbell - Aye  
157 Dee Luszcz - Nay  
158  
159 Motion:  
160 Mr. McLeod made a motion that the minimum threshold for applicability for MS4  
161 stormwater management be 10,000 square feet. Mr. K. Woods seconded the motion.

162  
163 Ms. Bridgeo commented that we all live in this town. I think everyone here is concerned  
164 about the wellbeing of the town. One of the things that this number helps us with is  
165 another tool that is important to the town. It gives you a report.

166  
167 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.

168 Brad Reed - Aye  
169 Patricia Bridgeo - Aye  
170 Kevin Woods - Aye  
171 Jim McLeod - Aye  
172 Gretchen Gott - Aye  
173 Scott Campbell - Aye  
174 Dee Luszcz - Aye

175  
176 Maddie Dilonno wanted to discuss page 6, line 243, Stormwater Management for  
177 Redevelopment. Maddie read the passage that was edited (See attached).

178  
179 Motion:

180 Ms. Bridgeo made a motion that the Board put into the document starting on line 250  
181 *any redevelopment activity that results in improvements with no increase in impervious*  
182 *area shall be considered redevelopment activity under this regulation if capital cost of*  
183 *improvements is greater than 30% of current assessed property value.* Mr. Campbell  
184 seconded the motion.

185  
186 Maddie Dilonno commented on line 271 number 4 this is what it is saying for  
187 redevelopment activity *“For sites meeting the definition of a redevelopment project (it*  
188 *meets that 30% assessed value) and having less than 60% existing impervious*  
189 *coverage the stormwater requirements will be the same as other new development*  
190 *projects.* So that is saying with that 60% existing impervious surface coverage they will  
191 have to comply with all the regulations. *For sites that meet the definition of a*  
192 *redevelopment project that have more than 60% existing impervious surface area,*  
193 *stormwater shall be managed for water quality in accordance with a and b.”* There are  
194 different requirements depending on what the redevelopment activity is.

195  
196 The motion passed with a vote of 7 in favor, 0 opposed and 0 abstentions.

197 Brad Reed - Aye  
198 Patricia Bridgeo - Aye  
199 Kevin Woods - Aye  
200 Jim McLeod - Aye

201 Gretchen Gott - Aye  
202 Scott Campbell - Aye  
203 Dee Luszcz - Aye

204  
205 The last section Maddie needed feedback on was line 383 *landowners shall be*  
206 *responsible for submitting a report to the Planning Department or designated agent by*  
207 *September 1 every two years.*

208  
209 Mr. McLeod commented that the first report is due within two years. He thinks the first  
210 report should be due within the first year. Then subsequent reports should be due every  
211 two years.

212  
213 Motion:  
214 Mr. McLeod made a motion to change the first report to be due within one year of the  
215 receipt of the occupancy. Ms. Bridgeo seconded the motion. The motion passed with a  
216 vote of 7 in favor, 0 opposed and 0 abstentions.

217 Brad Reed - Aye  
218 Patricia Bridgeo - Aye  
219 Kevin Woods - Aye  
220 Jim McLeod - Aye  
221 Gretchen Gott - Aye  
222 Scott Campbell - Aye  
223 Dee Luszcz - Aye

224  
225 Maddie Dilonno explained that they are going to have to do the same thing to  
226 subdivision regulations . The language is exactly the same except for the 30,000 square  
227 foot threshold. It will only apply to subdivisions where a road is being constructed. She  
228 will put that together for the Board's review and both can be brought to public hearings  
229 at the same time.

230  
231 Mr. Reed explained that the reason the minutes from the last meeting were not on  
232 tonight's agenda was because they were not ready when the packets were distributed  
233 due to staff vacations.

234  
235 Staff Updates:  
236 None

237  
238 Board Member Updates:

239

240 Mr. K. Woods commented that the Cemetery Committee met last week, and they are  
241 getting more organized. The Selectmen a few days before that are getting a feel from  
242 the public if there is an interest in bringing back Cemetery Trustees. They are going to  
243 be reaching out to set up a meeting with the Town Manager to introduce themselves  
244 and to request a copy of the cemetery budgets. There is still not a CIP meeting, no  
245 officers have been elected.

246  
247 Mr. McLeod inquired about an original document that went up on e-code. Where can the  
248 original document be found? He would like to get a copy of the document. He is looking  
249 for the original documents that e-code was created from.

250  
251 Ms. Bridgeo said she would like to go through and match the warrants with the  
252 ordinances to make sure everything has been carried through. Doing a comparison.  
253 UNH has all the town reports with the warrant articles.

254  
255 Ms. Gott inquired if Glenn is still working for the Town?

256  
257 Maddie explained that Glenn is still employed by the town per the new contract in June  
258 but there is not enough in the contract for both Maddie and Glenn to attend meetings.

259  
260 Mr. K. Woods asked are we hoping to do anything with impact fees this year?

261  
262 Mr. Reed said we have not been able to find anybody.

263  
264 Mr. K. Woods said he is led to believe that an expert may be overkill.

265  
266 Ms. Gott agreed that the Board does need to be working on impact fees.  
267 Mr. Reed said he will add that to the list of things to ask the Town Manager.

268  
269 Mr. Reed commented that Jonathan Woods was excused from this week's meeting as  
270 he was for last week's meeting. The Board still needs alternates, they still need a citizen  
271 at large for the CIP, and they still need alternates for ZBA.

272  
273 Mr. Reed explained that his current term with the ZBA ends in March and that he is a  
274 member of the ZBA.

275  
276 Mr. Reed stated he will not be at next week's meeting due to knee surgery.

277  
278 Motion:  
279 Ms. Bridgeo made a motion to adjourn. Mrs. Luszczy seconded the motion. The motion  
280 passed with a vote of 7 in favor, 0 opposed and 0 abstentions.  
281 Brad Reed - Aye  
282 Patricia Bridgeo - Aye  
283 Kevin Woods - Aye  
284 Jim McLeod - Aye  
285 Gretchen Gott - Aye  
286 Scott Campbell - Aye  
287 Dee Luszczy - Aye

288  
289 Meeting was adjourned at approximately 9:22 pm.

290  
291 Respectfully submitted,  
292  
293 Jill A. Vadeboncoeur

294  
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315

From: Jeffrey Adler <jadler@dubois-king.com>  
Sent: Saturday, July 23, 2022 9:37 AM  
To: Madeleine DiIunno  
Subject: Re: Raymond Stormwater Regulations

Follow Up Flag: Follow up  
Flag Status: Flagged

Maddie:

Good talking with you yesterday about the draft regulations. Below are my discussion points based on our conversation

1. 30,000 SF threshold. My initial feeling is that this number is high and 20,000 SF may be more appropriate. I understand the Board's issue with restricting development for smaller projects but my concern is that applicants will creatively design to get below the 30,000 SF number. This could happen with any number but the larger the number is, the easier it is to get below the threshold. I would agree that we could start with 30,000 and monitor applications over the next year or so and see if there are issues.
2. Monitoring report and compliance. This would not fall under our review as we assume that this would be under the Code Enforcement Officer so there would be no added work for us. We would be happy to consult with the Code Enforcement Officer if he has any questions.
3. Regulation compliance based on assessed property value. I am not familiar with any Town's that we serve using property value as means of determining compliance with stormwater regulations.

I hope this helps with finalizing the stormwater regulations.

Jeff

Jeffrey Adler, P.E.  
Sr. Project Manager  
Dubois & King, Inc  
15 Constitution Drive, Suite 1L  
Bedford, New Hampshire  
(603) 637-1043

On Fri, Jul 15, 2022 at 11:37 AM Madeleine DiIunno <mdiionno@therpc.org> wrote:  
Good morning Jeff,

We are in the process of updating Raymond's post construction stormwater management standards. I've drafted the regulations using the Southeast Watershed Alliance's Model, which I've been reviewing with the Board over the past couple of months.

Your input has been requested on what we have so far, especially concerning Section B – Minimum Threshold for Applicability. The Board chose for these standards to be applied for to any project that disturbs more than 30,000 square feet.

If you could review the attached document and provide any feedback, that would be great. Feel free to mark up the document if you'd like.

Please let me know if you have any questions or would like to talk further.

Thanks,  
Maddie

Madeleine DiIunno, Regional Planner  
Rockingham Planning Commission  
156 Water Street  
Exeter, NH 03833  
Direct line: 603-658-0522  
RPC Main line: 603-778-0885  
[mdiionno@therpc.org](mailto:mdiionno@therpc.org)

From: Paul Hammond <phammond@raymondnh.gov>  
Sent: Friday, July 29, 2022 10:10 AM  
To: Madeleine DiIunno  
Subject: RE: 603 Storage Sprinklers/Stormwater Standards

Maddie,

B. 1 response. It would appear 30,000 sq. ft. should capture most projects, that being about 2/3's of an acre, however it would not capture projects similar to the Grant Garage on Route 27 that consists of less than half an acre or the currently proposed 603 storage addition on Dudley Rd. The 2,500 sq. ft. within 100' of surface water may need to be defined in consideration of surface water. I recall a project on Green Rd where the big discussion stemmed around seasonal surface water vs. surface water of a more permanent nature.

I may form other opinions as I continue to read the rest of the report but thought I would share this insight.

Thanks for the opportunity.

Paul Hammond  
Fire Chief, EMD

Phone: 603-895-3321  
1 Scribner Road, Raymond NH 03077

From: Madeleine DiIunno <mdiionno@therpc.org>  
Sent: Tuesday, July 26, 2022 1:46 PM  
To: Paul Hammond <phammond@raymondnh.gov>  
Subject: 603 Storage Sprinklers/Stormwater Standards

Hi Chief Hammond,

Thanks for speaking with me earlier. As we discussed, if you could provide your input on whether the 603 Storage units on Dudley Road need to have sprinklers, that would be appreciated.

Attached are the draft stormwater management standards for the site plan regulations that I mentioned. Let me know if you have any questions.

Thanks,  
Maddie

Madeleine DiIunno, Regional Planner  
Rockingham Planning Commission  
156 Water Street  
Exeter, NH 03833  
Direct line: 603-658-0522  
RPC Main line: 603-778-0885  
mdiionno@therpc.org

1 Planning Board Minutes  
2 August 18, 2022  
3 7:00 PM  
4 Media Center Raymond High School  
5

6 **Planning Board Members Present:**

7 Patricia Bridgeo (Vice- Chairman)  
8 Kevin Woods (Secretary)  
9 Jim McLeod  
10 Gretchen Gott  
11 Scott Campbell (Selectmen ex officio)  
12 Dee Luszcz  
13 Jonathan Wood (Alternate)  
14

15 **Planning Board Members Absent:**

16 Brad Reed (Chairman)  
17

18 **Staff Present:**

19 Madeleine Dilonno -Circuit Rider Planner, RPC  
20

21 Pledge of Allegiance  
22

23 Ms. Bridgeo announced that Mr. Reed the Chairman has an excused absence because  
24 he had surgery.  
25

26 Public Hearing:

27 A continuation of application 2021-019 A site plan application is being submitted by  
28 Joseph Coronati of Jones and Beach Engineers, Inc on behalf of IC Reed and Sons,  
29 Inc. The intent of the application is to show a recently constructed laydown yard on the  
30 subject parcel and associated site improvements. The property is represented as  
31 Raymond Tax map 22/lot 15 and located at 3 Gile Road.  
32

33 Joe Coronati Introduced himself and Shawn Reed of IC Reed and Sons, Dan Metiz of  
34 Jones and Beach, and Dave Maclean, a professional geologist from Verdantas. Mr.  
35 Coronati explained that Mr. Maclean could explain some of the items regarding the pole  
36 storage location and some of the concerns the Board had at the last meeting. Since the  
37 last meeting Jones and Beach hired Verdantas a professional company that looks at  
38 environmental impacts, geology, hydrogeology, experts more in that field. There was  
39 concern over one of the light pole locations near the entrance causing spillover onto  
40 Scribner Road. They have submitted a plan to actually read the numbers and moved the

41 pole so that it would not cause any spillover. Another topic that was brought up was the  
42 fence type. They did extend the fence around the Waldoboro Property. They added an  
43 overview grading plan to the set to show where the proposed ponds were and the  
44 grading for the site. Mr. Coronati said they did get an Alteration of Terrain Permit which  
45 they received yesterday. They have moved the pole storage location out of the aquifer  
46 area to a different location on the property which has a much shallower depth of ledge.

47  
48 Mr. Maclean explained that he was trying to find the aquifer boundary to make sure the  
49 pole storage was going to be outside of the aquifer. The arsenic from the poles does not  
50 typically migrate from the soil. Generally, metals will bind in the very shallow parts of the  
51 soil. Mr. Maclean conceded that the more the more rain that you get, the more you have  
52 the potential for leaching.

53  
54 Mr. McLeod said “ it says storing utility poles at this part of the property and staging  
55 poles on concrete forms to keep them out of contact with the soil and standing water  
56 should be sufficient to safeguard the aquifer from arsenic impacts. You reference a lot of  
57 documentation here that I went through, and I didn't see anything that brought me to that  
58 same conclusion. If you do say that it should be sufficient, not that it will be sufficient.”  
59 Mr. McLeod read from a document a disclaimer that said *in furnishing this information,*  
60 *the associations make no warranty or representation either expressed or implied, as to*  
61 *the reliability or accuracy of such information. More do the associations assume any*  
62 *liability resulting from use or reliance upon the information by any party. This publication*  
63 *should not be construed as a specific endorsement or warranty direct or implied of*  
64 *preserves would profit products or preservatives in terms of performance, environmental*  
65 *impact, or safety?* Mr. McLeod suggested revoting on Regional Impact to include storing  
66 poles on the property.

67 Mr. McLeod discussed soils and said “So we're talking about somebody spilling  
68 something once, then I agree that this is, you know, not an issue. If we're talking about  
69 storing polls that are over a long period of time, then that is where the contamination is  
70 going to come from. And the high runoff potential, you know, when you say it's 15 inches  
71 deep, you know, we get some pretty heavy rains in the springtime. And I can see that  
72 water rolling right off the top and into the retention pond. And my concern was, does the  
73 retention pond remediate arsenic in the water? Or does it infiltrate it back into the  
74 groundwater? Nothing that I have seen here has answered that question. For me, at  
75 least.” Referencing Dave Maclean’s letter (see attached) Mr. McLeod on page four at  
76 the bottom of the first paragraph says academic review of CCA leaching from treated  
77 wood found contamination rates are generally correlated to extreme conditions such as

78 high or low pH levels and high-water temperatures. And then the referenced academic  
79 review is the abstract from this review. It's called **Leaching of Chromated Copper**  
80 **Arsenate Wood Preservatives Review**. The abstract is just a summary. Recent  
81 studies have generated conflicting data regarding the bioaccumulation and toxicity of  
82 leaches from preservative treated wood to the scale of wood preserving industry timber  
83 treated with the most common preservative chromated copper arsenate. CCA may find  
84 a significant source of metals in the aquatic environment. The existing literature on  
85 leaching of CCA is reviewed and numerous factors affecting leaching rates including pH  
86 salinity treatment and leaching test protocols on this test. It is concluded from the  
87 literature that insufficient data exists regarding these effects to allow accurate  
88 quantification of leaching rates and also highlights the need for standardized leaching  
89 protocols. So, what you've referenced here includes insufficient data.

90  
91 Mr. Maclean explained that's what this is getting at, it is trying to evaluate surface water  
92 quality, this general condition is basically that activities on the site should not contribute  
93 any violations and surface water quality establishing this rule. There's no surface water  
94 on the site for you to have a situation where you've got water, that's leaching. It's going  
95 to have to leach through bedrock and recharge into a surface water body and from  
96 there, it's going to have to somehow deposit arsenic. Very highly unlikely.

97  
98 Ms. Gott read the cover page from Hindawi publishing corporation applied in  
99 environmental social science, volume 2014, article id 167971. And it is 11 pages. The  
100 research article is leaching of chromium, copper, and arsenic from CCA treated utility  
101 poles by Cynthia Coles and others.

102  
103 Mr. McLeod commented "So I guess my point is, is that I think I have a different  
104 interpretation of the references that you made in your letter. There was no guidance  
105 from EPA, there was no guidance from the Department of Transportation. And there  
106 was no guidance from dps on the storage of Poles other than to refer you to the industry  
107 publication that I read the disclaimer on which basically said that it can't be trusted."

108

109 Mr. J. Wood asked "how many poles do they currently have on site?"

110

111 Shawn Reed replied that they have 50 /60 on site currently and that they are in the  
112 ground 10% plus 2 feet.

113

114 Mr. J. Wood asked, "Can you tarp them?"

115  
116 Shawn Reed said the short answer is yes but due to weather and staffing that there will  
117 be times when that won't happen. That is not what they are proposing.

118  
119 Mr. J. Wood proposed a poll of the board that if the polls are tarped more than 90% of  
120 the time that that is sufficient to mitigate this question.

121  
122 It was discussed that Dubois and King had signed off on the plan saying they had no  
123 concerns before the new information was presented.

124  
125 Mr. K. Woods asked What do you see as the obstacles to, admitting to the difficulty with  
126 tarping not having a reliance on you know, people getting it on there are their obstacles  
127 to any other forms of protecting the poles?

128  
129 Shawn Reed "We talked a little bit about this last time but having a building or lean to or  
130 shed type of thing, like you were just brought up. If you've ever seen utility or us load  
131 poles or move poles, you have a boom truck that is reaching out and in order to have  
132 that it would be a very tall structure. And then you're going to have poles up on racks  
133 because you're not going to have a huge, long building. So, he's almost like a  
134 lumberyard, you know, has a big, tall lean to and they got different sized lumber stacked  
135 down. And you'd have to do a similar thing with the poles. And then now you're, it's a lot  
136 more, you know, we set them on Jersey barrier. So, a guy standing there has control of  
137 it. Now everything's over his head, some falls off on him. You're going to have different  
138 types of equipment like a forklift, to go in and get the pole off of the rack. That just is not  
139 a good situation. So that's why we're trying to avoid that."

140  
141 Mr. McLeod commented the issue that he has with tarping is a matter of enforcement.  
142 The board has no enforcement capability. So that in addition to not being able to enforce  
143 it with the employees, understandably makes him feel like that is not the solution to keep  
144 precipitation off the poles.

145  
146 Poll: Would we accept a tarp as a solution for the coverage of the poles?

147 Mr. K. Woods - Given that they cannot be secured properly. I would say no.

148 Mr. J. Wood - Yes

149 Mrs. Luszcz - I concur. No.

150 Mr. Campbell- No

151 Mr. McLeod - No

152 Ms. Gott - No

153 Ms. Bridgeo - No. We need a solution.

154

155 At 8:14pm Jonathan Wood resigned from the Planning Board.

156

157 Ms. Gott commented "I hear some members of the board saying they're expressing  
158 concern, location, and all, but I also feel like there's some mitigating techniques, that if  
159 you were to agree to them, I think people will be more amenable. I for one would be  
160 more amenable. And that is tarping with the kind of difficulties that you explain and  
161 figure out how to do that as best you can, on a regular basis. Okay, so tarping, the  
162 jersey barriers that concern my concern of being next to the surface waters, and how  
163 the storm water cones might mitigate that, Joe, you can help us with that. So those are  
164 the questions if I could be satisfied with those things. Your poles can go there in my  
165 mind. But those are three big things for me. I don't know, I'm only speaking as one  
166 member of the board. Other people may have other things that they want to say."

167

168 Shawn Reed "There were two lighting systems just to refresh your mind. We had the  
169 Dark Sky Ones for security that were on all the time that we could meet town  
170 requirements. But then we had emergency lighting for emergencies when we had to go  
171 in at night and get work in there, get poles or whatever. And that came on for the three  
172 hours with a manual switch. So, and that was that system, the emergency system I  
173 believe needed the waiver, because it wasn't part of the town."

174

175 Ms. Gott commented "I'm wondering if for the sake of the neighborhood that you could  
176 consider not having all night lights. That's pretty bright in an area that's never had them  
177 before. The emergency lighting, absolutely, that makes great sense and the switch and  
178 all of that to our that makes sense. We need to have it, you know, if there's a light right  
179 near the entrance to make people aware that there's a gate and all that right there.  
180 That's a different story too. But as far as lighting the whole property, I do have a  
181 concern."

182

183 Mr. Coronati said that the security lights do not need a waiver.

184

185 A discussion was had about the buffer and a fence to shield the residential zone.

186

187 Motion:

188 Ms. Bridgeo made a motion for clarification that we say that the subject parcel lies within

189 the town of Raymond Groundwater Protection zone and Wellhead Protection area per  
190 official zoning map 2018 map B. Mr. McLeod seconded the motion. The motion passed  
191 with a vote of 6 in favor, 0 opposed, and 0 abstentions.

192 Patricia Bridgeo - Yes  
193 Kevin Woods - Yes  
194 Jim McLeod - Yes  
195 Gretchen Gott - Yes  
196 Scott Campbell - Yes  
197 Dee Luszcz - Yes

198 Motion:

199 Ms. Bridgeo made a motion to remove the term Wellhead Protection area from line four  
200 of page C2. And amend to say that a new note that says it is also in a Wellhead  
201 Protection area. Mr. McLeod seconded the motion. The motion passed with a vote of 6  
202 in favor, 0 opposed, and 0 abstentions.

203 Patricia Bridgeo - Yes  
204 Kevin Woods - Yes  
205 Jim McLeod - Yes  
206 Gretchen Gott - Yes  
207 Scott Campbell - Yes  
208 Dee Luszcz - Yes

209  
210 There was discussion about snow storage. Ms. Bridgeo said that there is no exception  
211 by the state for snow to be stored on a wellhead and that it needs some clarification. Mr.  
212 Coronati asserted that they can plow the snow on the site and store it on the site. There  
213 are no rules that say they can't. Ms. Bridgeo said she would clarify what the state  
214 environmental law says.

215  
216 Ms. Gott expressed concerns over the fence asking that it be made higher and not have  
217 razor wire (barbed wire). Ms. Gott asked that they consider not having barbed wire.

218  
219 Ms. Bridgeo read a letter to the Board from Russel Hammond (see attached).

220  
221 Russell Hammond addressed the Board referencing source 2009 Source Water  
222 Protection Plan page 41 will show a map. The area in question is located in the  
223 wellhead protection area. So even if he moves the poles off the aquifer, it's still in the  
224 Wellhead Protection area. And since the soil isn't going to accept the groundwater  
225 recharge, it's going to run off into the detention ponds. So, it's going to reach down into  
226 the aquifer? When we clean the swamp mats, when they brush them off, they're gone  
227 from lunch. They can't put them in other wetlands due to cross contamination concerns.

228 So, they have to bring them some way to clean them. But if they bring them here,  
229 basically on an island, surrounded by water and protective waters, and wellheads, and  
230 aquifers, and he brushed them off, it just looks like dust in the picture. With that dust  
231 settled somewhere in the dust could have seeds that land in the streams and rivers all  
232 around us. I'll leave this picture. This is a live picture of them cleaning the mat a month  
233 or two ago.

234 And as far as the all-night lighting the security light makes no sense to me. If you're  
235 going to have it surrounded by a fence, why have barbed wire across the top. Why do  
236 you light it up so the burglars can come in and see better so you don't know they are in  
237 there. The emergency lighting, I can live with that.

238 Mr. Hammond handed out a publication from the internet from the patch.com that  
239 contradicts what the expert was saying.

240  
241 Jocelyn Willis from Gile Road. " I'm actually right across the street from these guys. my  
242 well is directly on you know in that same vicinity. I am concerned about arsenic in my  
243 Well I do have a daughter with a medical condition. She has something called PANDAS,  
244 which is an autoimmune disorder that the metal that your body accumulates from food  
245 and things that you put on your skin, it accumulates in the brain, the brain cannot  
246 decontaminate it. And she ends up with Tourette's-like syndrome. And it gets to the  
247 point where if it's, the overload of toxicity is so high, they can die. So I'm extremely  
248 aware of what's in my water what's in my air, we have a before we even moved in, I had,  
249 even though the particles of arsenic was so low in our air, I made them put a separate  
250 arsenic you know, remediation system, even though it was so low, I still made them do  
251 that, before we bought the house, I've had the water tested every six months, I am  
252 extremely aware of what goes into my kid, because of how sensitive she is. So that is a  
253 real concern to me that the potential of something like this is, and I'm not trying to, you  
254 know, upset you at all, I just want you to understand where I'm coming from. Even the  
255 tiniest bit of arsenic going into my well makes me absolutely bananas at the thought. I  
256 can't even imagine my kid having more. So that's one thing. The lights at nighttime, it's  
257 nice and dark, which is a beautiful thing. That's one of the reasons why we picked this  
258 neighborhood. One car driving down our road, and those are not, you know, spotlights in  
259 our neighborhood on a regular one driving down our road, my entire living room, my  
260 entire kitchen, and my children's bedroom is lit up, no matter how many curtains I put  
261 up. It's going to affect our living; it's going to affect our sleep. That to me is a problem.  
262 You know, walls and fences are not going to block the amount of light that is shown in  
263 the vicinity, I have zero problem with emergency lighting. 1,000% want you guys to have  
264 what you need for emergency situations. I'm all for that. But 24 hour a day lighting that's

265 going to affect my family. And we are right next door. You literally have the field where  
266 you guys are in the White House right there. I'm right next door. So, the idea of having  
267 light 24/7 really is bothersome to somebody like me. Night cameras. I mean, Russell  
268 mentioned night cameras instead of 24-hour lighting. I mean, we have cameras. I'm a  
269 business owner myself and I had a violent client who threatened to burn down my house  
270 with my children inside, I get it, I get somebody stealing your stuff. I know that's a real  
271 thing. But we put up night cameras, and I am alerted every single time something comes  
272 onto my property. Those are really easy things to put out and they are waterproof. So,  
273 you really don't have to worry about that. Obviously, that affects you needing Wi Fi or  
274 whatever scenario you have to add into that. But there are other options, then 24-hour  
275 lights. The idea of the children in the neighborhood coming onto your property, my kids  
276 are there. My kids and the kids, the kids next door are the kids of the neighborhood. We  
277 don't allow them down there. So, I can tell you for sure that none of our kids are going to  
278 be down on your property. But are the kids really the worry? If you're worried about  
279 people stealing your stuff, it's not so much the 11-year-old child that's down there. It's  
280 the 30- to 50-year-old person that's capable of stealing all of your things. If you have a  
281 fence, if you have cameras, if you have documentation of who's entering your property,  
282 why would you need 24-hour lighting? What is the purpose if you have those things to  
283 protect your stuff why?

284 The other concern I have is the sound if you guys are going to be doing, I understand  
285 emergency situation totally get it but if you are doing nighttime collection of poles or  
286 nighttime of what have you on that property, we hear it. It is dead silent minus the hum  
287 of cars; we hear any type of change in the area that comes right through her windows.  
288 So, you're talking about again affecting the sleep quality of children and the sleep quality  
289 of your neighbors. You're going to have a mess of people being very upset at you guys if  
290 that's continued. Not that it is happening, but I'm just saying if it is something that  
291 happens you guys are going to have neighbors that are very angry. That's all I have to  
292 say.”

293 Buster Hammond commented that the first priority should be to protect the Town's  
294 drinking water.

295

296 Motion:

297 Mr. McLeod made a motion to close the public comment portion of the meeting. Mrs.  
298 Luszczyk seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed,  
299 and 0 abstentions.

300 Patricia Bridgeo - Yes

301 Kevin Woods - Yes

302 Jim McLeod - Yes

303 Gretchen Gott - Yes  
304 Scott Campbell - Yes  
305 Dee Luszc - Yes

306  
307 Mrs. Luszc asked if there was any other way to clean the mats without creating dust.  
308 Shawn Reed indicated that there was not any other way to clean the mats without  
309 creating mud.

310  
311  
312 Motion:  
313 Mrs. Luszc made a motion that the hours of operation be noted on the plans. Mr.  
314 McLeod seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed,  
315 and 0 abstentions.

316 Patricia Bridgeo - Yes  
317 Kevin Woods - Yes  
318 Jim McLeod - Yes  
319 Gretchen Gott - Yes  
320 Scott Campbell - Yes  
321 Dee Luszc - Yes

322  
323  
324 A discussion was had regarding the hours of operation. It was determined that this  
325 would be a 24/7 operation.

326  
327 Motion:  
328 Mrs. Luszc made a motion to rescind the previous motion. Mr. McLeod seconded the  
329 motion. The motion passed with a vote of 6 in favor, 0 opposed, and 0 abstentions.

330 Patricia Bridgeo - Yes  
331 Kevin Woods - Yes  
332 Jim McLeod - Yes  
333 Gretchen Gott - Yes  
334 Scott Campbell - Yes  
335 Dee Luszc - Yes

336  
337 Motion:  
338 Ms. Gott made a motion that we ask the applicant for permission to go for another 65  
339 days. Mrs. Luszc seconded the motion. The motion passed with a vote of 6 in favor, 0  
340 opposed, and 0 abstentions.

341 Patricia Bridgeo - Yes  
342 Kevin Woods - Yes

343 Jim McLeod - Yes  
344 Gretchen Gott - Yes  
345 Scott Campbell - Yes  
346 Dee Luszcz - Yes

347  
348 Mr. McLeod asked the applicant for additional information on the CCA treated lumber  
349 leaching into the aquifer.

350  
351 Mr. Campbell would like the applicant to think about the lighting.

352  
353 Ms. Bridgeo commented that we need to look into the notification of the towns that the  
354 river protection program needs to apply to, and we do need to send notification to the  
355 town's so that they are notified. And she agrees with Scott, about the lightning and then  
356 the telephone poles have to be addressed.

357  
358 Mrs. Luszcz commented that the lights should be considered, and the cleaning of the  
359 mats needs to find a way to be mitigated. Mrs. Luszcz also would like to know the  
360 quantities and the stacking plan for the poles.

361  
362 Motion:

363 Mr. McLeod made a motion to continue the application number 2021-019 a site plan  
364 application is being submitted by Joseph Cornati of Jones and Beach Engineers on  
365 behalf of I.C. Reed and Sons. The intent of the application is ensuring the recently  
366 constructed gravel laydown yard and the subject parcel associated site improvements.  
367 The property represents Raymond Tax Map 22/ Lot 15 located on 3 Gile Road until  
368 September 15, 2022 at 7pm at the Raymond High School Media Center. Mrs. Luszcz  
369 seconded the motion. The motion passed with a vote of 6 in favor, 0 opposed, and 0  
370 abstentions.

371 Patricia Bridgeo - Yes  
372 Kevin Woods - Yes  
373 Jim McLeod - Yes  
374 Gretchen Gott - Yes  
375 Scott Campbell - Yes  
376 Dee Luszcz - Yes

377  
378 Motion:

379 Ms. Bridgeo made a motion that the board is in agreement that our rules and  
380 procedures are going to affect section 74,75 and 76 of House Bill 1661, and that the  
381 board is in compliance with those sections for the timelines. Mrs. Luszcz seconded the

382 motion. The motion passed with a vote of 6 in favor, 0 opposed, and 0 abstentions.

383 Patricia Bridgeo - Yes

384 Kevin Woods - Yes

385 Jim McLeod - Yes

386 Gretchen Gott - Yes

387 Scott Campbell - Yes

388 Dee Luszcz - Yes

389

390 Motion:

391 Ms. Bridgeo made a motion that the fees for 2022 have been posted as required and the  
392 board is in compliance. Mr. Campbell seconded the motion. The motion passed with a  
393 vote of 6 in favor, 0 opposed, and 0 abstentions.

394 Patricia Bridgeo - Yes

395 Kevin Woods - Yes

396 Jim McLeod - Yes

397 Gretchen Gott - Yes

398 Scott Campbell - Yes

399 Dee Luszcz - Yes

400

401 Ms. Bridgeo said that section 73 the written section will be in compliance. Maddie

402 Dilonno said she was working on that section.

403

404

405

406

407 Motion:

408 Mr. McLeod made a motion to adjourn. Mr. Campbell seconded the motion. The motion  
409 passed with a vote of 6 in favor, 0 opposed, and 0 abstentions.

410 Patricia Bridgeo - Yes

411 Kevin Woods - Yes

412 Jim McLeod - Yes

413 Gretchen Gott - Yes

414 Scott Campbell - Yes

415 Dee Luszcz - Yes

416

417 The meeting adjourned at approximately 10:03 pm.

418

419 Respectfully submitted,

420

421 Jill A. Vadeboncoeur

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440



August 9, 2022

Shawn Reed, V.P. of Operations  
I.C. Reed & Sons, Inc.  
P.O. Box 968  
6 Evans Drive  
Raymond, NH 03077

Re: Opinion Letter for Aquifer Compliance Evaluation & Utility Pole BMPs  
10 Scribner Road, Raymond, New Hampshire.

Dear Mr. Reed:

Verdantas LLC (Verdantas; formerly Geolnsight, Inc.) prepared this letter for I.C. Reed & Sons, Inc. (I.C. Reed) to present our opinions regarding I.C. Reed's proposed development of 10 Scribner Road with respect to the use of a portion of the development to store utility poles. It is our understanding that the utility poles are pressure treated using chromated copper arsenate (CCA), and the Town of Raymond Planning Board (the Town) has expressed concerns regarding storage of the poles in a Groundwater Protection Zone & Wellhead Protection Area (GPZ/WHPA). The current proposal is to store the utility poles on a graveled area on the eastern side of the Property.

## SUMMARY

It is Verdantas' opinion that the proposed utility pole storage area should be shifted to the northwest part of the property where test pitting has shown that stratified drift materials are absent. Test pitting and site reconnaissance completed by Jones and Beach Engineers, Inc. (Jones and Beach) showed that western part of the Property has shallow bedrock with groundwater only being encountered on the eastern side at depths of approximately 60 inches below ground surface. Aquifer mapping completed by the U.S. Geological Survey (USGS) which formulates the basis for the Town's GPZ corroborates test pitting conclusions that aquifer conditions at the site are either thin or absent. Storing utility poles at this part of the property and staging the poles on concrete forms (Jersey Barriers) to keep them out of contact with soil and standing water should be sufficient to safeguard the aquifer from arsenic impacts. This letter summarizes test pitting activities and USGS mapping used to evaluate aquifer conditions. Further, the letter summarized our discussions with New Hampshire Department of Transportation (DOT), Eversource and the New Hampshire Department of Environmental Services (NHDES), regarding the appropriate best management practices regarding the storage of pressure treated utility poles.

## USGS MAPPING

Mapping completed by the USGS, as described in WRIR 88-4128<sup>1</sup>, shows stratified-drift aquifer is mapped within the boundaries of the Property. However, it is apparent that this aquifer is thin with bedrock outcrops on the Property. Figure 1 shows the transmissivity and saturated thickness of the stratified drift aquifer on the Property.

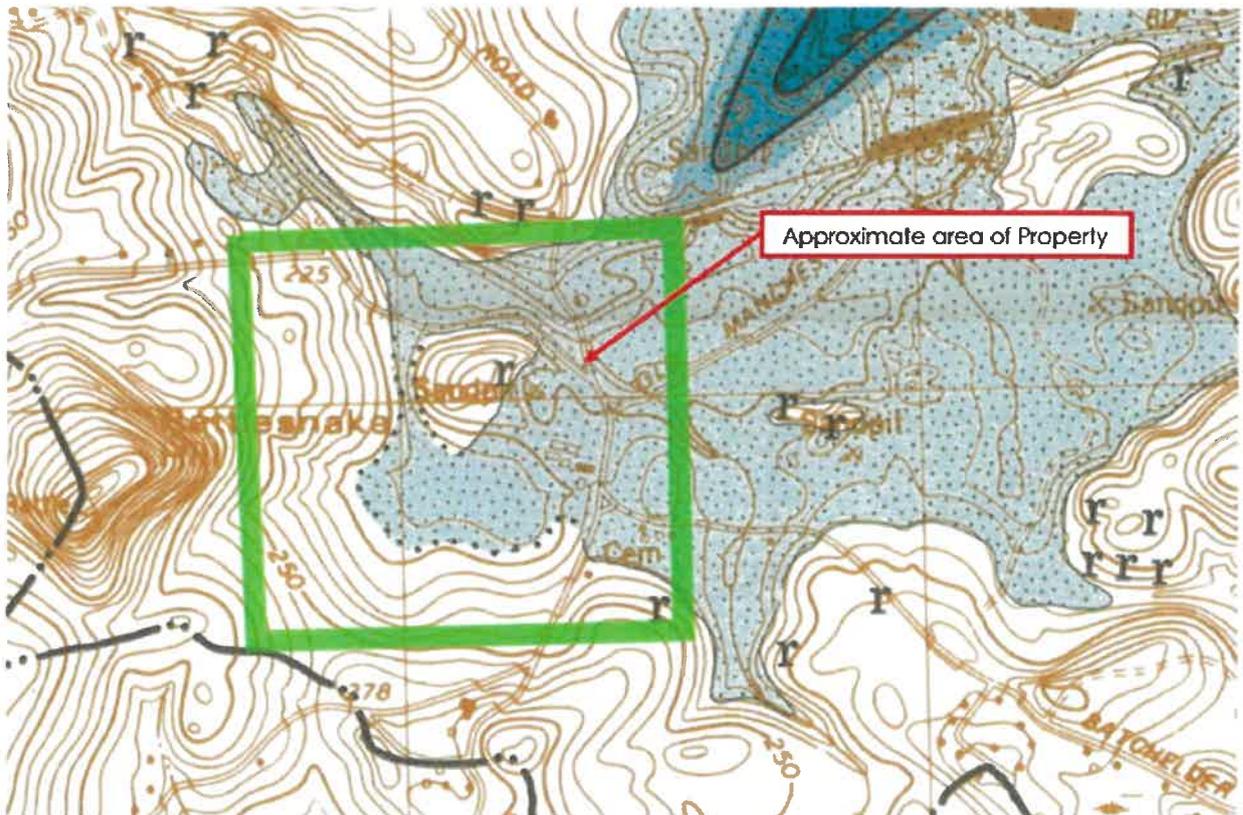


Figure 1: A part of WRIR 88-4128, Plate 7 showing the approximate location of the Property (Green Box) and the location of the stratified drift aquifer.

Darker shades of blue on the map indicate areas where the aquifer is thicker and has higher transmissivity. Note the “r” symbols that are marked on the map within the Property indicating areas where bedrock is exposed. Thus, aquifer material here would be thin. Note the dotted boundary line within the approximate Property location indicating aquifer location is inferred and not verified.

Figure 2 shows a portion of WRIR 88-4128 Plate 3 including the aquifer delineation and the data-collection locations used by USGS in their aquifer characterization. Drilling data around the Property (green box) is nonexistent according to Plate 3. This is likely why the aquifer characterization provided in Plate 7 (figure 1) is inferred in the vicinity of the Property.

<sup>1</sup> Moore, Richard B. 1990, Geohydrology and Water Quality of Stratified-Drift Aquifers in the Exeter, Lamprey, and Oyster River Basins, Southeastern New Hampshire. U.S. Geological Survey Water Resources Investigation Report 99-4128

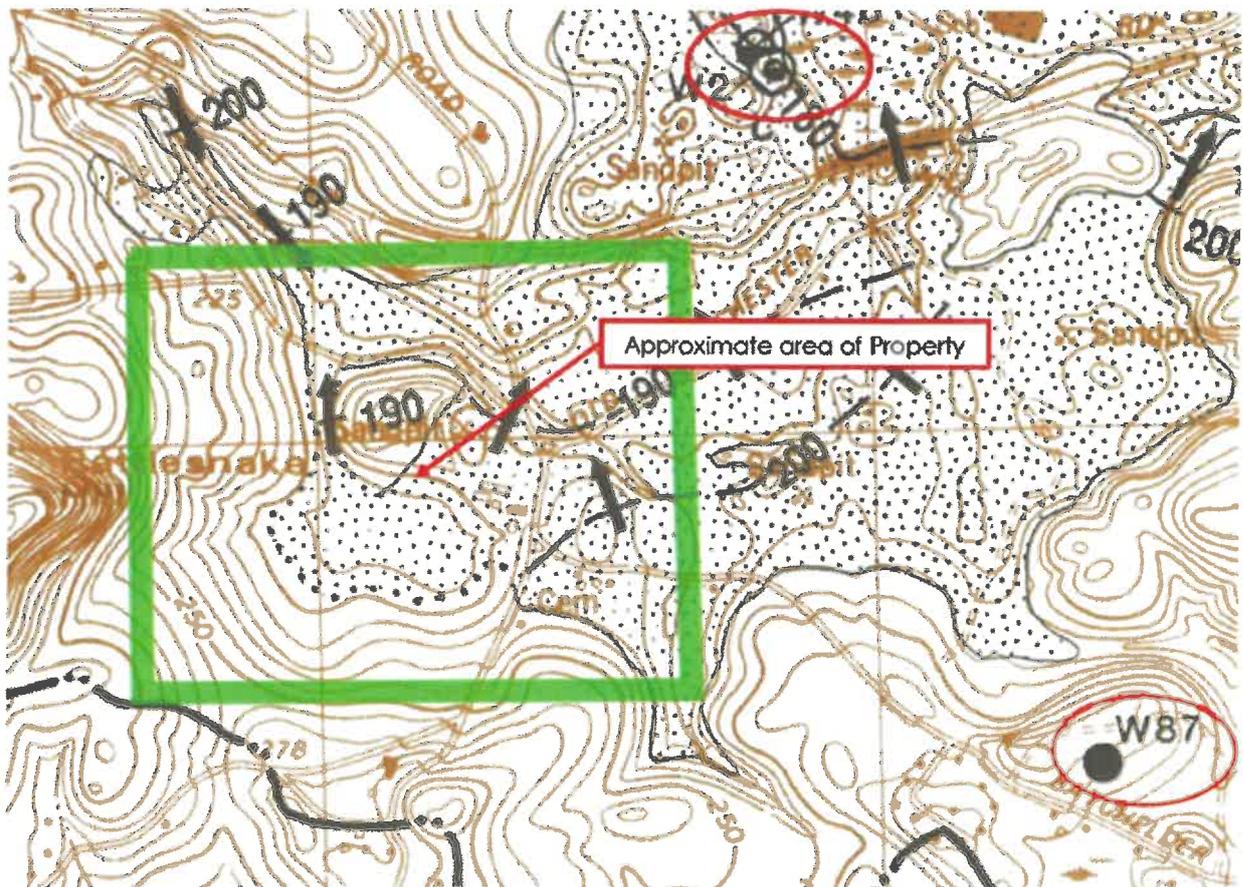


Figure 2: WRIR 88-4128 Plate 7 showing the data collection locations. The numbered contours represent estimated groundwater contour measurements with groundwater flow direction arrows. Note the scarcity of boring and well data (circled in red) around the Property (green square).

## PROPERTY EXPLORATION AND TEST PIT ASSESSMENT

Jones and Beach Engineers, Inc. completed a comprehensive test pit survey across parts of the Property in 2022. Out of eight total test pits, three in the eastern portion of the Property at a depth of 60 inches encountered groundwater. Four of the pits reached refusal at depths between 12 and 37 inches indicating shallow bedrock is present throughout the western part of the site. This is confirmed with the visual observations performed by Verdantas on June 29, 2022 of bedrock outcrops on the Property. The test pit data was compiled on the attached map of the Property from Jones & Beach Engineers, Inc (Attachment A). This mapping shows that the presence of overburden groundwater is confined to small region on the eastern part of the Property. Photographs the eastern part of the property where the groundwater saturated materials were documented and the western location where the aquifer is absent (and where utility pole storage should be relocated) are shown on Attachment B.

## BEST MANAGEMENT PRACTICES

We discussed the storage of CCA treated wood with Pierce Rigrod, a drinking water source protection specialist with the NHDES and he indicated that best management practices (BMPs) specific to utility pole storage were not available. Mr. Rigrod referred us to published literature and guidance from the Environmental Protection Agency (EPA) that provide insight into the nature of CCA treated wood and ways to mitigate the risk of environmental contamination. A BMP guide prepared by Western Wood Preservers Institute suggests that CCA preserved wood should not be stored near water and kept out of direct contact with soil<sup>2</sup>. This guidance is echoed by an EPA infographic offering similar advice<sup>3</sup>. Academic review of CCA leaching from treated wood found contamination rates are generally correlated to extreme conditions such as high or low pH levels, and high-water temperatures<sup>4</sup>. These conditions can be avoided by keeping the utility poles elevated.

Further, we discussed pole management with NHDOT and Eversource representatives involved in environmental management at staging yards. NHDOT had no specific advice regarding this issue. Eversource manages several locations throughout New England that can store up to 400 utility poles at any one time. In general, Eversource stores and organizes utility poles on concrete forms which eliminates the risk of them sitting in standing water and contact with soil.

## Conclusions

Although the Property appears to be within a stratified drift aquifer, the actual boundary for the aquifer was labelled as “inferred” by the USGS report and the aquifer boundary is subject to interpretation and further verification. Investigation via test pitting shows that the area originally proposed for utility pole storage would be located above an aquifer, however, by simply moving the location north and west, the utility poles would not be in the location of the aquifer (Figure 3). To further reduce the potential for CCA contamination, the storage of the utility poles should be kept elevated on concrete forms to keep them off soil and away from standing water.

---

<sup>2</sup> Western Wood Preservers Institute, Specifiers Guide Best Management Practices For the use of preserved wood in aquatic and sensitive environments, page 13., <https://preservedwood.org/portals/0/documents/BMP.pdf>

<sup>3</sup> Environmental Protection Agency, Guidance for Outdoor Wooden Structures, [https://www.epa.gov/s3fs-public/270\\_0.pdf](https://www.epa.gov/s3fs-public/270_0.pdf)

<sup>4</sup> Hingston, J.A., Collins C.D., Murphy R.J., Lester, J.N., 2001, Leaching of chromated copper arsenate wood preservatives: a review, *Environmental Pollution III* (2001), pages 53-66, <https://pubmed.ncbi.nlm.nih.gov/11202715/>



Figure 3: Approximation of proposed and recommended utility pole storage areas. Yellow shading indicates the approximate property area. The mapping source is the New Hampshire Department of Environmental Services (NHDES) On-line Data Mapper.

Please contact us at (603) 314-0820 if you have questions regarding this opinion or supporting data and documents discussed in this letter.

Sincerely,  
Verdantas



David A. Maclean, P.G., L.S.P.  
Director of Water Supply Services



Cory S. Couture  
Geologist

**Attachments**

**Attachment A: Site Plan with Test Pit Locations**

**Attachment B: Photo Log**

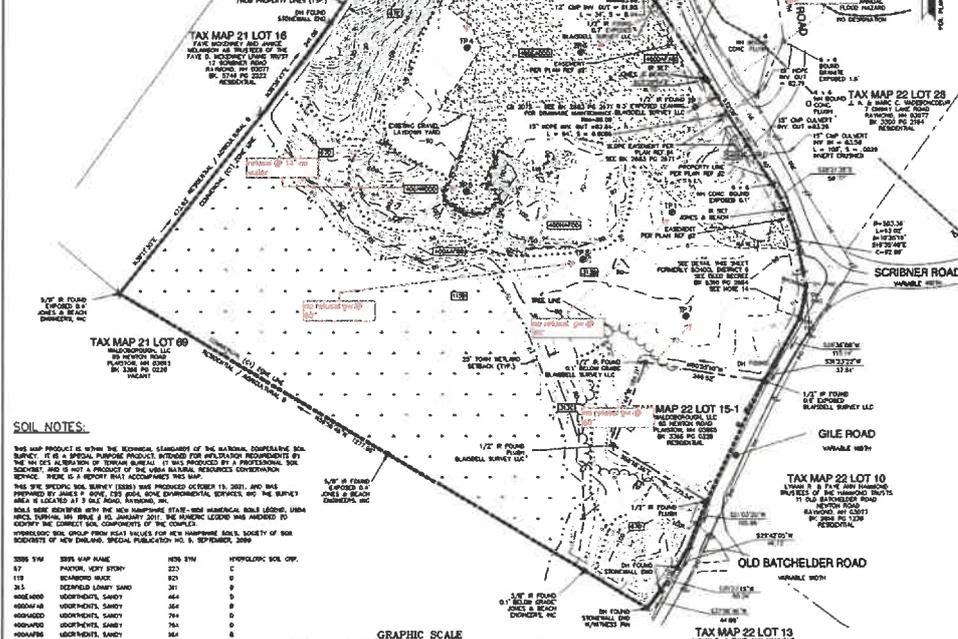
[Z:\Project Files\15000\15614\Draft Opinion\15614\\_Opinion\\_Letter\\_UTILITY Pole BMPs final.docx](Z:\Project Files\15000\15614\Draft Opinion\15614_Opinion_Letter_UTILITY Pole BMPs final.docx)

# Attachment A

## Site Plan with Test Pit Locations

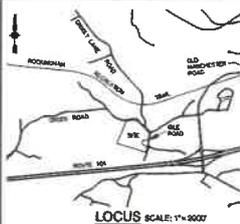
**PLAN REFERENCES:**

- "A SURVEY AND PLAN OF LOT LINE ADJUSTMENT PREPARED FOR HANDBOOK, LLC STRATED IN THE TOWN OF RAYMOND, NH, PREPARED BY JONES & BEACH ENGINEERS, INC. IN THE BOSTON COUNTY REGISTRY OF DEEDS AS PLAT 0-3150."
- "A SURVEY AND PLAN OF SUBDIVISION PREPARED FOR HANDBOOK, LLC STRATED IN THE TOWN OF RAYMOND, NH, PREPARED BY JONES & BEACH ENGINEERS, INC. IN THE BOSTON COUNTY REGISTRY OF DEEDS AS PLAT 0-3151."
- "SUBDIVISION PLAN BATTERFIELD HILL RAYMOND, NH, PREPARED BY WILLIAM BROWN, PREPARED BY WILLIAM BROWN, INC. IN THE BOSTON COUNTY REGISTRY OF DEEDS AS PLAT 0-1811."
- PLAN OF PROPOSED BRIDGE AND PROJECT A.H. PROJECT NO. 0022 CONVEYED UNDER DATE FEBRUARY 1985, PREPARED BY THE TOWN ENGINEER, BOSTON COUNTY REGISTRY OF DEEDS AS PLAT 0-1811."



**GENERAL LEGEND**

- | EXISTING | DESCRIPTION                    |
|----------|--------------------------------|
| (Symbol) | PROPERTY LINES                 |
| (Symbol) | STANDARD LINES                 |
| (Symbol) | STANDARD BOUNDARY              |
| (Symbol) | STANDARD LASHING               |
| (Symbol) | EDGE OF PAYMENT                |
| (Symbol) | BRANDLINE LINE                 |
| (Symbol) | INDICATE COLLISION             |
| (Symbol) | FROM PAVEMENT ROAD             |
| (Symbol) | FROM PAVEMENT ROAD             |
| (Symbol) | DOUBLE POST SIGN               |
| (Symbol) | UTILITY POLE                   |
| (Symbol) | UTILITY POLE                   |
| (Symbol) | SHALE SHAPE CATCH BASIN        |
| (Symbol) | CLAYLINE (W/PLATE) END SECTION |



**NOTES:**

- THE SUBJECT OF THIS PLAN IS TO SHOW THE EXISTING BOUNDARY FOR LOT 15-1 LOCATED ON THE TOWN OF RAYMOND MAP 22.
- EXISTING UTILITIES OR CONDUITS ARE SHOWN APPROXIMATELY BY LOCATION LOCATIONS WITHIN THE TOWN OF RAYMOND, NH, AND ARE NOT TO BE CONSIDERED AS A BASIS FOR ANY CONSTRUCTION OR OTHER WORK.
- THE SUBJECT PROPERTY IS LOCATED IN UNIMPROVED ZONE 4, ZONING DISTRICT 4, RAYMOND, NH, AND IS SUBJECT TO THE TOWN OF RAYMOND ZONING ORDINANCES.
- THE LIMITS OF ADJACENT PLATS ARE SHOWN BY THE FOLLOWING SURVEY DOCUMENTS:
  - A. THE CONVEYANCE OF THE SUBJECT PROPERTY TO THE TOWN OF RAYMOND, NH, BY DEED DATED FEBRUARY 1985.
  - B. THE TOWN OF RAYMOND ZONING ORDINANCES.
- THE CURRENT BOUNDARY OF THE SUBJECT PROPERTY IS SHOWN BY THE TOWN OF RAYMOND ZONING ORDINANCES.
- THE TOWN OF RAYMOND ZONING ORDINANCES ARE SUBJECT TO THE TOWN OF RAYMOND ZONING ORDINANCES.
- THE TOWN OF RAYMOND ZONING ORDINANCES ARE SUBJECT TO THE TOWN OF RAYMOND ZONING ORDINANCES.
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**SOIL NOTES:**

THIS MAP PROJECT IS WITH THE RECORDS, STATEMENT OF THE NATIONAL SURVEYING SOCIETY, INC. IS A SPECIAL PURPOSE PRODUCT, INTENDED FOR PROFESSIONAL RECORDS BY SURVEYORS AND IS NOT A PRODUCT OF THE NATIONAL SURVEYING SOCIETY, INC. THE NATIONAL SURVEYING SOCIETY, INC. IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THIS PRODUCT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PRODUCT. THE NATIONAL SURVEYING SOCIETY, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PRODUCT. THE NATIONAL SURVEYING SOCIETY, INC. IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY CAUSED BY THE USE OF THIS PRODUCT.

3085 SW	3078 SW	3070 SW	HYDROLOGIC SOIL CODE
117	119	121	C
123	125	127	C
129	131	133	C
135	137	139	C
141	143	145	C
147	149	151	C
153	155	157	C
159	161	163	C
165	167	169	C
171	173	175	C
177	179	181	C
183	185	187	C
189	191	193	C
195	197	199	C
201	203	205	C
207	209	211	C
213	215	217	C
219	221	223	C
225	227	229	C
231	233	235	C
237	239	241	C
243	245	247	C
249	251	253	C
255	257	259	C
261	263	265	C
267	269	271	C
273	275	277	C
279	281	283	C
285	287	289	C
291	293	295	C
297	299	301	C
303	305	307	C
309	311	313	C
315	317	319	C
321	323	325	C
327	329	331	C
333	335	337	C
339	341	343	C
345	347	349	C
351	353	355	C
357	359	361	C
363	365	367	C
369	371	373	C
375	377	379	C
381	383	385	C
387	389	391	C
393	395	397	C
399	401	403	C
405	407	409	C
411	413	415	C
417	419	421	C
423	425	427	C
429	431	433	C
435	437	439	C
441	443	445	C
447	449	451	C
453	455	457	C
459	461	463	C
465	467	469	C
471	473	475	C
477	479	481	C
483	485	487	C
489	491	493	C
495	497	499	C
501	503	505	C
507	509	511	C
513	515	517	C
519	521	523	C
525	527	529	C
531	533	535	C
537	539	541	C
543	545	547	C
549	551	553	C
555	557	559	C
561	563	565	C
567	569	571	C
573	575	577	C
579	581	583	C
585	587	589	C
591	593	595	C
597	599	601	C
603	605	607	C
609	611	613	C
615	617	619	C
621	623	625	C
627	629	631	C
633	635	637	C
639	641	643	C
645	647	649	C
651	653	655	C
657	659	661	C
663	665	667	C
669	671	673	C
675	677	679	C
681	683	685	C
687	689	691	C
693	695	697	C
699	701	703	C
705	707	709	C
711	713	715	C
717	719	721	C
723	725	727	C
729	731	733	C
735	737	739	C
741	743	745	C
747	749	751	C
753	755	757	C
759	761	763	C
765	767	769	C
771	773	775	C
777	779	781	C
783	785	787	C
789	791	793	C
795	797	799	C
801	803	805	C
807	809	811	C
813	815	817	C
819	821	823	C
825	827	829	C
831	833	835	C
837	839	841	C
843	845	847	C
849	851	853	C
855	857	859	C
861	863	865	C
867	869	871	C
873	875	877	C
879	881	883	C
885	887	889	C
891	893	895	C
897	899	901	C
903	905	907	C
909	911	913	C
915	917	919	C
921	923	925	C
927	929	931	C
933	935	937	C
939	941	943	C
945	947	949	C
951	953	955	C
957	959	961	C
963	965	967	C
969	971	973	C
975	977	979	C
981	983	985	C
987	989	991	C
993	995	997	C
999	1001	1003	C

THROUGH	DATE	BY	REVISION
JAC	01/15/22	JAC	ADDED NOTES PER NH FISH AND GAME
JAC	01/15/22	JAC	ADDED SECURITY LIGHTING PLAN
JAC	01/15/22	JAC	REVISED PER FISH AND GAME COMMENTS
JAC	01/15/22	JAC	REVISED PER TOWN ENGINEER COMMENTS
JAC	01/15/22	JAC	REVISED PER TOWN AND ADT COMMENTS

REV.	DATE	REVISION	BY
1	01/15/22	ADDED NOTES PER NH FISH AND GAME	JAC
2	01/15/22	ADDED SECURITY LIGHTING PLAN	JAC
3	01/15/22	REVISED PER FISH AND GAME COMMENTS	JAC
4	01/15/22	REVISED PER TOWN ENGINEER COMMENTS	JAC
5	01/15/22	REVISED PER TOWN AND ADT COMMENTS	JAC

Designed and Produced by J/B  
**J/B Jones & Beach Engineers, Inc.**  
 Civil Engineering Services  
 88 Portsmouth Ave., PO Box 218, Strafford, NH 03286  
 603-772-4288  
 FAX: 603-772-0287  
 EMAIL: JAC@JONESANDBEACH.COM

**CERTIFICATION:**

I, DAVID M. COLLIER, L.L.S. 882, DO HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT I AM A LICENSED PROFESSIONAL SURVEYOR IN THE STATE OF NEW HAMPSHIRE, AND THAT I AM A MEMBER OF THE NATIONAL SURVEYING SOCIETY, INC. I AM NOT PROVIDING ANY PROFESSIONAL SERVICES TO ANY OTHER PARTY IN CONNECTION WITH THIS PROJECT.

DAVID M. COLLIER, L.L.S. 882  
 OR DEPUTY OF JONES & BEACH ENGINEERS, INC.

**EXISTING CONDITIONS PLAN**  
 LAYDOWN YARD  
 10 SCRIBNER ROAD, RAYMOND, NH 03077  
 DATE: \_\_\_\_\_  
 PROJECT NUMBER: TAX MAP 22 LOT 19  
 TOTAL LOT AREA: 110,277.36 SQ. FT. (2.54 ACRES)  
 DRAWING NO: C1  
 SHEET 1 OF 1  
 JAC PROJECT 19-2

# Attachment B

## Photo Log

Attachment B—Photolog



Date: June 29, 2022

View to the East/Southeast showing area where test pitting identified shallow aquifer materials.



Date: June 29, 2022

View to the West showing shallow bedrock with no aquifer material. This area is recommended for utility pole storage.

8-17-2022

To the Raymond Planning Board

# 2021-019

In reference to site review for I.C. Reed application at intersection of Scribner Road, Onway Lake Road, and Gile Road.

As we now all know, this site sits entirely on the Town of Raymond Wellhead Protection Area. The applicant without permits, change of use, AOT, or any Planning Board approval has been operating a Laydown Yard since May 2021. The Planning Board has offered no pushback. This gives the appearance of preferential treatment because the Chair sits on the Planning Board and the Zoning Board. The Planning Board has in the past requested the code enforcement officer to remedy like situations for other persons and companies. How has this applicant continued to operate for a year and a half with no repercussions?

The fact that the planning board has not asked for the same remedy they have asked for from other situations certainly reeks of cronyism or worse.

Furthermore and of great importance to the whole town is the site location on top of a master aquifer, surrounded by wetlands, and major streams that flow directly into the State Protected Lamprey River and watershed (designated part of NH Rivers Management and Protection Program on June 26, 1990 as part of The New Hampshire Rivers Management Protection Program established in 1988. With the passage of RSA 483.) All towns downstream from the aquifer and river must be notified. It is your legal duty notify all those towns so they can have a voice to decide. It is not the right of this board to waive other towns rights. I would recommend no further discussion or action be taken until all other towns have been notified and given their legal voice.

I have also included a copy of the AOT permit with the River portion of the application blank, and a copy of a DES requirements for boats leaving a waterway. Removing swamp mats and cleaning at the laydown yard would seem to be of the same concern.

These issues do not even address the concerns of the neighbors and some of the requests that will greatly affect our established neighborhood. LIGHTS AND NOISE 24/7 POSSIBLE.

PLEASE HAVE THIS READ INTO THE MINUTES

Sincerely  
Russell HAMMOND  
*Russell Hammond*

# CLEAN BOATS CLEAN WATERS

Before Launching  
AND Before Leaving Here:

## CLEAN

off any mud,  
plants and  
animals  
from boats,  
trailers and  
equipment.

## DRAIN

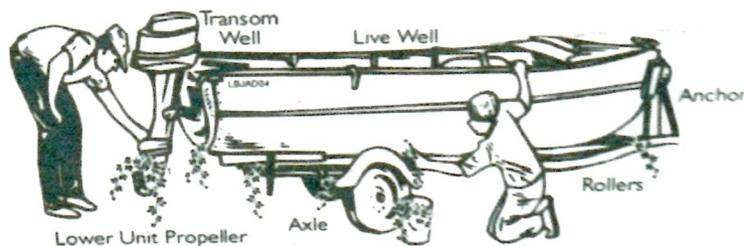
your boat  
and  
equipment  
away from  
the water.

## DRY

anything  
that comes  
into contact  
with the  
water.

*This applies to all watercraft, motorized and non-motorized.*

**Never** release plants, fish or  
animals into a body of water  
unless they came out of that  
body of water.



Original illustration used with permission from Washington Department of Fish and Wildlife

It is **ILLEGAL** to transport and  
introduce invasive aquatic species  
in New Hampshire. Violators are  
subject to fines.



Please report suspected  
invasive aquatic species  
sighting to NHDES  
at 603-271-3503

**File Number:** 20220124-017

**Status:** RESPONSE TO RMI RECEIVED, PENDING DES REVIEW

**Town:** RAYMOND

**Reviewer:** BMM

**Tax Map No:** 22

**Date Application Deemed Complete:** 01/24/2022

**Lot No:** 15

**Date of Request for More Information:** 04/11/2022

**Project Name:** LAYDOWN YARD

**Received Date to DES Request:** 05/04/2022

**Owner:** IC REED AND SONS INC.

**Permit Number:**

**Agent:** JONES AND BEACH ENGINEERS INC

**Permit Original Issuance:**

**Area Disturbed:** 245,000

**Permit Ameded on:**

**Designated River:**  
(if applicable)

**Permit Expires on:**

1 **SECTION 4.8 POST CONSTRUCTION STORMWATER MANAGEMENT STANDARDS**

2 A. Purpose, Goals and Definitions

- 3 1. The purpose of post construction stormwater management standards is to provide  
4 reasonable guidance for the regulation of stormwater runoff to protect local natural  
5 resources from degradation and prevent adverse impacts to adjacent and downstream land,  
6 property, facilities, and infrastructure. These standards regulate discharges from  
7 stormwater and runoff from land development projects and other construction activities to  
8 control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream  
9 channel erosion, and nonpoint source pollution associated with stormwater runoff.
- 10 2. The goal of these standards is to establish minimum stormwater management requirements  
11 and controls to protect and safeguard the general health, safety, and welfare of the public in  
12 the Town of Raymond. This regulation seeks to meet that goal through the following  
13 objectives:
- 14 a. Minimize increases in stormwater runoff from any development to reduce  
15 flooding, siltation and streambank erosion and maintain the integrity of stream  
16 channels.
  - 17 b. Minimize increases in nonpoint source pollution caused by stormwater runoff  
18 from development which would otherwise degrade local water quality.
  - 19 c. Minimize the total volume of surface water runoff which flows from any specific  
20 site during and following development to not exceed the pre-development  
21 hydrologic condition to the maximum extent practicable as allowable by site  
22 conditions.
  - 23 d. Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source  
24 pollution, wherever possible, through stormwater management controls and to  
25 ensure that these management controls are properly maintained and pose no  
26 threat to public safety or cause excessive municipal expenditures.
  - 27 e. Protect the quality of groundwater resources, surface water bodies and wetlands.

28 **B. Minimum Thresholds for Applicability** *(This is the only section in the regulations that changes for*  
29 *SUBDIVISION regulations. Everything else stays the same. All amended language that was worked on*  
30 *in site plan regulations has been carried over.)*

- 31 1. The Post-Construction Stormwater Management Standards apply to subdivisions that result  
32 in creation of a private road or a road intended for adoption as a public road. All stormwater  
33 runoff generated from the proposed private or public roadway(s) and any other stormwater  
34 runoff contributing to the roadway stormwater management system(s) shall be managed  
35 and treated in full compliance with these standards.
- 36 2. For subdivisions comprising lots with frontage on existing private or public roadways,  
37 roadside drainage and any other stormwater runoff from the new lots discharging to the  
38 roadside drainage system must be managed for: stormwater runoff quantity/volume; and  
39 water quality treatment if stormwater is discharged to the municipality's drainage system  
40 subject to the EPA MS4 permit.
- 41 3. The following activities are considered exempt from preparing and submitting a stormwater  
42 management plan:
- 43 a. Agricultural and forestry practices located outside wetlands and surface water  
44 setbacks and/or buffers.

- 45                   b. Resurfacing and routine maintenance of existing roads and parking lots.  
46                   c. Exterior and interior alterations and maintenance to existing buildings and  
47                   structures.
- 48 C. Stormwater Management for New Development
- 49           1. All proposed stormwater management practices and treatment systems shall meet the  
50           following performance standards:
- 51                   a. Stormwater management and erosion and sediment control practices shall be  
52                   located outside any specified buffer zones unless otherwise approved by the  
53                   Planning Board. Alternatives to stream and wetland crossings that eliminate or  
54                   minimize environmental impacts shall be considered whenever possible.
- 55                   b. Low Impact Development (LID) site planning and design strategies are encouraged  
56                   to be used to the maximum extent practicable (MEP) to reduce stormwater runoff  
57                   volumes, protect water quality, and maintain predevelopment site hydrology. LID  
58                   techniques have the goals of protecting water quality, maintaining  
59                   predevelopment site hydrology. LID techniques that preserve existing vegetation,  
60                   reduce the development footprint, minimize, or disconnect impervious area, and  
61                   use enhanced stormwater best management practices (BMP's) (such as rain  
62                   gardens, bio retention systems, tree box filters, and similar stormwater  
63                   management landscaping techniques) shall be incorporated into landscaped  
64                   areas. Capture and reuse of stormwater is strongly encouraged. The applicant  
65                   must document in writing why LID strategies are not appropriate when not used  
66                   to manage stormwater.
- 67                   c. All stormwater treatment areas shall be planted with native plantings appropriate  
68                   for the site conditions: trees, grasses, shrubs and/or other native plants in  
69                   sufficient numbers and density to prevent soil erosion and to achieve the water  
70                   quality treatment requirements of this section.
- 71                   d. All stormwater installations and areas that receive rainfall runoff must be  
72                   designed to drain within a maximum of 72 hours for vector control.
- 73                   e. Salt storage areas shall be fully covered with permanent or semi-permanent  
74                   measures and loading/offloading areas shall be located and designed to not drain  
75                   directly to receiving waters and maintained with good housekeeping measures in  
76                   accordance with NH DES published guidance. Runoff from snow and salt storage  
77                   areas shall enter treatment areas as specified above before being discharged to  
78                   receiving waters or allowed to infiltrate into the groundwater. See NHDES  
79                   published guidance fact sheets on road salt and water quality, and snow disposal  
80                   at <http://des.nh.gov/organization/commissioner/pip/factsheets/wmb/index.htm>
- 81                   f. Surface runoff shall be directed into appropriate stormwater control measures  
82                   designed for treatment and/or filtration to the MEP and/or captured and reused  
83                   onsite.
- 84                   g. All newly generated stormwater from new development shall be treated on the  
85                   development site. Runoff shall not be discharged from the development site to  
86                   municipal drainage systems or privately owned drainage systems (whether  
87                   enclosed or open drainage) or to surface water bodies and wetlands in rates  
88                   greater than discharged under existing conditions (developed condition or

- 89 undeveloped condition). A development plan shall include provisions to retain  
90 natural predevelopment watershed areas on the site by using the natural flow  
91 patterns.
- 92 h. Runoff from impervious surfaces shall be treated to achieve at least 80% removal  
93 of Total Suspended Solids and at least 60% removal of both total nitrogen and  
94 total phosphorus using appropriate treatment measures, as specified in the NH  
95 Stormwater Manual. Volumes 1 and 2, December 2008, as amended (refer to  
96 Volume 2, page 6, Table 2.1 Summary of Design Criteria, Water Quality Volume for  
97 treatment criteria) or other equivalent means. Where practical, the use of natural,  
98 vegetated filtration and/or infiltration practices or subsurface gravel wetlands for  
99 water quality treatment is preferred given its relatively high nitrogen removal  
100 efficiency. All new impervious area draining to surface waters impaired by  
101 nitrogen, phosphorus or nutrients shall be treated with stormwater BMP's  
102 designed to optimize pollutant removal efficiencies based on design standards  
103 and performance data published by the UNH Stormwater Center and/or included  
104 in the latest version of the NH Stormwater Manual. Note: The Anti-Degradation  
105 provisions of the State Water Quality Standards require that runoff from new  
106 development shall not contribute additional pollutant loads to existing water body  
107 impairments.
- 108 i. Measures shall be taken to control the post-development peak rate runoff so that  
109 it does not exceed pre-development runoff. Drainage analyses shall include  
110 calculations comparing pre- and post-development stormwater runoff rates (cubic  
111 feet/second) and volumes (cubic feet) for the 1-inch rainstorm and the 2-year, 10-  
112 year, 25-year, and 50-year 24-hour storm events. Similar measures shall be taken  
113 to control the post-development runoff volume to infiltrate the groundwater  
114 recharge volume GRV according to the following ratios of Hydrologic Soil Group  
115 (HSG) type versus infiltration rate multiplier: HSG-A: 0.4; HSG-B: 0.25; HSG-C: 0.1;  
116 HSG-D: 0.00. For sites where infiltration is limited or not practicable, the applicant  
117 must demonstrate that the project will not create or contribute to water quality  
118 impairment. Infiltration structures shall be in locations with the highest  
119 permeability on the site.
- 120 j. The design of the stormwater drainage systems shall provide for the disposal of  
121 stormwater without flooding or functional impairment to streets, adjacent  
122 properties, downstream properties, soils, or vegetation.
- 123 k. The design of the stormwater management systems shall account for upstream  
124 and upgradient runoff that flows onto, over, or through the site to be developed  
125 or re-developed, and provide for this contribution of runoff.
- 126 l. Whenever practicable, native site vegetation shall be retained, protected, or  
127 supplemented. Any stripping of vegetation shall be done in a manner that  
128 minimizes soil erosion. development impervious surfaces, buildings and  
129 structures; surface water bodies and wetlands; drainage patterns, sub-catchment  
130 and watershed boundaries; building setbacks and buffers, locations of various  
131 hydrologic group soil types, mature vegetation, land topographic contours with  
132 minimum 2-foot intervals and spot grades where necessary for sites that are flat.

- 133 2. Submission Requirements for Stormwater Management Report and Plans  
134 a. The SMP shall include a narrative description and a Proposed Conditions Site Plan  
135 showing all post-development proposed impervious surfaces, buildings and  
136 structures; temporary and permanent stormwater management elements and  
137 BMP, including BMP GIS coordinates and GIS files; important hydrologic features  
138 created or preserved the site; drainage patterns, sub-catchment and watershed  
139 boundaries; building setbacks and buffers; proposed tree clearing and topographic  
140 contours with minimum 2-foot intervals. The plans shall provide calculations and  
141 identification of the total area of disturbance proposed on the site (and off site if  
142 applicable) and total area of new impervious surface created. A summary of the  
143 drainage analysis showing a comparison of the estimated peak flow and volumes  
144 for various design storms (see Table 1. Stormwater Infrastructure Design Criteria)  
145 at each of the outlet locations shall be included.  
146 b. The SMP shall describe the general approach and strategies implemented, and the  
147 facts relied upon, to meet the goals of Section 1.15-3. A and C.: The SMP shall  
148 include design plans and/or graphical sketch(es) of all proposed above ground LID  
149 practices.  
150 c. The SMP shall include calculations of the change in impervious area, pollution  
151 loading and removal volumes for each best management practice, and GIS files  
152 containing the coordinates of all stormwater infrastructure elements (e.g. catch  
153 basins, swales, detention/bioretenion areas, piping).  
154 d. The SMP shall include a description and a proposed Site Plan showing proposed  
155 erosion and sediment control measures, limits of disturbance, temporary and  
156 permanent soil stabilization measures in accordance with the NHDES Stormwater  
157 Manual Volume 3 (most recent version) as well as a construction site inspection  
158 plan including phased installation of best management practices and final  
159 inspection upon completion of construction.  
160 e. The SMP shall include a long-term stormwater management BMP inspection and  
161 maintenance plan (see Section 1.15-2.E) that describes the responsible parties and  
162 contact information for the qualified individuals who will perform future BMP  
163 inspections. The inspection frequency, maintenance and reporting protocols shall  
164 be included.  
165 f. The SMP shall describe and identify locations of any proposed deicing chemical  
166 and/or snow storage areas. SMP will describe how deicing chemical use will be  
167 minimized or used most efficiently.  
168 g. In urbanized areas that are subject to the EPA MS4 Stormwater Permit and will  
169 drain to chloride-impaired waters, any new developments and redevelopment  
170 projects shall submit a description of measures that will be used to minimize salt  
171 usage, and track and report amounts applied using the UNH Technology Transfer  
172 Center online tool (<http://www.roadsalt.unh.edu/Salt/>) in accordance with  
173 Appendix H of the NH MS4 Permit.  
174 3. General Performance Criteria for Stormwater Management Plans  
175 a. All applications shall apply site design practices to reduce the generation of  
176 stormwater in the post-developed condition, reduce overall impervious surface

- 177 coverage, seek opportunities to capture and reuse and minimize and discharge of  
178 stormwater to the municipal stormwater management system.
- 179 b. Water quality protection.
- 180 i. All stormwater runoff generated from new development or redevelopment  
181 shall not be discharged directly into a jurisdictional wetland or surface water  
182 body without adequate treatment.
- 183 ii. All developments shall provide adequate management of stormwater runoff  
184 and prevent discharge of stormwater runoff from creating or contributing to  
185 water quality impairment.
- 186 c. Onsite groundwater recharge rates shall be maintained by promoting infiltration  
187 through use of structural and non-structural methods. The annual recharge from  
188 the post development site shall maintain or exceed the annual recharge from pre-  
189 development site conditions. Capture and reuse of stormwater runoff is  
190 encouraged in instances where groundwater recharge is limited by site conditions  
191 All stormwater management practices shall be designed to convey stormwater to  
192 allow for maximum groundwater recharge. This shall include, but not be limited  
193 to:
- 194 i. Maximizing flow paths from collection points to outflow points.  
195 ii. Use of multiple BMPs.  
196 iii. Retention of and discharge to fully vegetated areas.  
197 iv. Maximizing use of infiltration practices.  
198 v. Stormwater System Design Performance Standards.
- 199 d. Stormwater system design, performance standards and protection criteria shall be  
200 provided as prescribed in Table 1 below. Calculations shall include sizing of all  
201 structures and best management practices, including sizing of emergency  
202 overflow structures based on assessment of the 100-year 24-hour frequency  
203 storm discharge rate.
- 204 e. The sizing and design of stormwater management practices shall utilize new  
205 precipitation data from the Northeast Region Climate Center (NRCC) or the most  
206 recent precipitation atlas published by the National Oceanic and Atmospheric  
207 Administration (NOAA) for the sizing and design of all stormwater management  
208 practices. See the NRCC website at <http://precip.eas.cornell.edu/>.
- 209 f. All stormwater management practices involving bioretention and vegetative cover  
210 as a key functional component must have a landscaping plan detailing both the  
211 type and quantities of plants and vegetation to be in used in the practice and how  
212 and who will manage and maintain this vegetation. The use of native plantings  
213 appropriate for site conditions is strongly encouraged for these types of  
214 stormwater treatment areas. The landscaping plan must be prepared by a  
215 registered landscape architect, soil conservation district office, or another  
216 qualified professional.
- 217 4. Spill Prevention, Control and Countermeasure (SPCC) Plan. Any existing or otherwise  
218 permitted use or activity having regulated substances in amounts greater than five gallons,  
219 shall submit to the local official such as Fire Chief or Emergency Response Official a SPCC  
220 plan for review and approval. The Plan will include the following elements:

- 221 a. Disclosure statements describing the types, quantities, and storage locations of all
- 222 regulated substances that will be part of the proposed use or activity.
- 223 b. Owner and spill response manager’s contact information.
- 224 c. Location of all surface waters and drainage patterns.
- 225 d. A narrative describing the spill prevention practices to be employed when
- 226 normally using regulated substances.
- 227 e. Containment controls, both structural and non-structural.
- 228 f. Spill reporting procedures, including a list of municipal personnel or agencies that
- 229 will be contacted to assist in containing the spill, and the amount of a spill
- 230 requiring outside assistance and response.
- 231 g. Name of a contractor available to assist in spill response, contaminant, and
- 232 cleanup.
- 233 h. The list of available clean-up equipment with instructions available for use on-site
- 234 and the names of employees with adequate training to implement containment
- 235 and clean up response.
- 236 D. Stormwater Management for Redevelopment
- 237 1. Redevelopment (as applicable to this stormwater regulation) means:
- 238 a. Any construction, alteration, or improvement that disturbs existing impervious
- 239 area (including demolition and removal of road/parking lot materials down to the
- 240 erodible subbase) or expands existing impervious cover by any amount, where the
- 241 existing land use is commercial, industrial, institutional, governmental,
- 242 recreational, or multifamily residential.
- 243 b. Any redevelopment activity that results in improvements with no increase in
- 244 impervious area shall be considered redevelopment activity under this regulation
- 245 if capital cost of improvements is greater than 30% of the assessed property
- 246 value.
- 247 c. Any new impervious area over portions of a site that are currently pervious.
- 248 2. The following activities are not considered redevelopment unless they meet the above
- 249 criteria in section D.1.b.:
- 250 a. Interior and exterior building renovation.
- 251 b. Resurfacing of an existing paved surface (e.g. parking lot, walkway or roadway).
- 252 c. Pavement excavation and patching that is incidental to the primary project
- 253 purpose, such as replacement of a collapsed storm drain.
- 254 d. Landscaping installation and maintenance.
- 255 3. Redevelopment applications shall comply with the requirements of Sections C.2 Submission
- 256 Requirements for Stormwater Management Report and Plans, C.3 General Performance
- 257 Criteria for Stormwater Management Plans, and C.4 Spill Prevention, Control and
- 258 Countermeasure (SPCC) Plan.
- 259 4. For sites meeting the definition of a redevelopment project and having less than 60%
- 260 existing impervious surface coverage, the stormwater management requirements will be
- 261 the same as other new development projects. The applicant must satisfactorily demonstrate
- 262 that impervious area is minimized, and LID practices have been implemented on-site to the
- 263 MEP.

- 264 5. For sites meeting the definition of a redevelopment project and having more than 60%  
265 existing impervious surface area, stormwater shall be managed for water quality in  
266 accordance with one or more of the following techniques, listed in order of preference:  
267 a. Implement measures onsite that result in disconnection or treatment of 100% of  
268 the additional proposed impervious surface area and at least 30% of the existing  
269 impervious area and pavement areas, preferably using filtration and/or infiltration  
270 practices.  
271 b. If resulting in greater overall water quality improvement on the site, implement  
272 LID practices to the MEP to provide treatment of runoff generated from at least  
273 60% of the entire developed site area.
- 274 6. Runoff from impervious surfaces shall be treated to achieve at least 80% removal of Total  
275 Suspended Solids and at least 60% removal of both total nitrogen and total phosphorus  
276 using appropriate treatment measures, as specified in the NH Stormwater Manual. Volumes  
277 1 and 2, December 2008, as amended (refer to Volume 2, page 6, Table 2.1 Summary of  
278 Design Criteria, Water Quality Volume for treatment criteria) or other equivalent means.  
279 Where practical, the use of natural, vegetated filtration and/or infiltration practices or  
280 subsurface gravel wetlands for water quality treatment is preferred given its relatively high  
281 nitrogen removal efficiency. All new impervious area draining to surface waters impaired by  
282 nitrogen, phosphorus or nutrients shall be treated with stormwater BMP's designed to  
283 optimize pollutant removal efficiencies based on design standards and performance data  
284 published by the UNH Stormwater Center and/or included in the latest version of the NH  
285 Stormwater Manual. Note: The Anti-Degradation provisions of the State Water Quality  
286 Standards require that runoff from development shall not contribute additional pollutant  
287 loads to existing water body impairments.
- 288 7. All newly generated stormwater from redevelopment shall be treated on the development  
289 site. Runoff shall not be discharged from a redevelopment site to municipal drainage  
290 systems or privately owned drainage systems (whether enclosed or open drainage) or to  
291 surface water bodies and wetlands in rates greater than discharged under existing  
292 conditions (developed condition or undeveloped condition).
- 293 8. Off – site mitigation allowance: In cases where the applicant demonstrates, to the  
294 satisfaction of the Planning Board, that on-site treatment has been implemented to the MEP  
295 or is not feasible, off-site mitigation will be an acceptable alternative if implemented within  
296 the same subwatershed, within the project's drainage area or within the drainage area of  
297 the receiving water body. To comply with local watershed objectives the mitigation site  
298 would be preferably situated in the same subwatershed as the development and  
299 impact/benefit the same receiving water. Off-site mitigation shall only be approved by the  
300 Planning Board with the following conditions:  
301 a. The Conservation Commission has been given the opportunity to advise the  
302 Planning Board regarding the proposed off-site mitigation.  
303 b. The off-site mitigation shall be equivalent to no less than the total area of  
304 impervious cover NOT treated on-site. Treatment of the impervious area shall  
305 comply with all standards of this regulation.  
306 c. An approved off-site location must be identified, the specific management  
307 measures identified, and if not owned by the applicant, with a written agreement

308 with the property owner(s) and an implementation schedule developed in  
309 accordance with planning board review. The applicant must also demonstrate that  
310 there is no downstream drainage or flooding impacts that would result from not  
311 providing on-site management for large storm events.

312 E. Stormwater Management Plan and Site Inspections

- 313 1. The applicant shall provide that all stormwater management and treatment practices have  
314 an enforceable operations and maintenance plan and agreement to ensure the system  
315 functions as designed. This agreement will include all maintenance easements required to  
316 access and inspect the stormwater treatment practices, and to perform routine  
317 maintenance as necessary to ensure proper functioning of the stormwater system. The  
318 operations and maintenance plan shall specify the parties responsible for the proper  
319 maintenance of all stormwater treatment practices. The operations and maintenance shall  
320 be provided to the Planning Board as part of the application prior to issuance of any local  
321 permits for land disturbance and construction activities.
- 322 2. The applicant shall provide legally binding documents for filing with the Registry of Deeds  
323 which demonstrate that the obligation for maintenance of stormwater best management  
324 practices and infrastructure runs with the land and that the Town has legal access to inspect  
325 the property to ensure their proper function or maintain onsite stormwater infrastructure  
326 when necessary to address emergency situations or conditions.
- 327 3. The property owner shall bear responsibility for the installation, construction, inspection,  
328 and maintenance of all stormwater management and erosion control measures required by  
329 the provisions of these regulations and as approved by the Planning Board, including  
330 emergency repairs completed by the Town.

331 F. Stormwater Management Plan Recordation

- 332 1. Stormwater management and sediment and erosion control plans shall be incorporated as  
333 part of any approved site plan. A Notice of Decision acknowledging the Planning Board  
334 approval of these plans shall be recorded at the Registry of Deeds. The Notice of Decision  
335 shall be referenced to the property deed (title/book/page number) and apply to all persons  
336 that may acquire any property subject to the approved stormwater management and  
337 sediment control plans. The Notice of Decision shall reference the requirements for  
338 maintenance pursuant to the stormwater management and erosion and sediment control  
339 plans as approved by the Planning Board.
- 340 2. The applicant shall submit as-built drawings of the constructed stormwater management  
341 system following construction.

342 G. Inspection and Maintenance Responsibility

- 343 1. Select Board or their designated agent shall have site access to complete inspections to  
344 ensure compliance with the approved stormwater management and sediment and erosion  
345 control plans. Such inspections shall be performed at a time agreed upon with the  
346 landowner.
- 347 a. If permission to inspect is denied by the landowner, municipal staff or their  
348 designated agent shall secure an administrative inspection warrant from the  
349 district or superior court under RSA 595-B Administrative Inspection Warrants.  
350 Expenses associated with inspections shall be the responsibility of the  
351 applicant/property owner.

- 352                    b. If violations or non-compliance with a condition(s) of approval are found on the  
 353 site during routine inspections, the inspector shall provide a report to the Planning  
 354 Board documenting these violations or non-compliance including recommend  
 355 corrective actions. The Planning Board shall notify the property owner in writing  
 356 of these violations or non-compliance and corrective actions necessary to bring  
 357 the property into full compliance. The Planning Board, at their discretion, may  
 358 recommend to the Select Board to issue a stop work order if corrective actions are  
 359 not completed within 10 days.
- 360                    c. If corrective actions are not completed within a period of 30 days from the  
 361 Planning Board or Board notification, the Planning Board may exercise their  
 362 jurisdiction under RSA 676:4-a Revocation of Recorded Approval.
- 363                    2. The applicant shall bear final responsibility for the installation, construction, inspection, and  
 364 disposition of all stormwater management and erosion control measures required by the  
 365 Planning Board. Site development shall not begin before the Stormwater Management Plan  
 366 receives written approval by the Planning Board.
- 367                    3. In the event a property owner refuses to repair infrastructure that is damaged or is not  
 368 functioning properly, the Town retains the right but not the obligation and accepts no  
 369 responsibility, to repair or maintain stormwater infrastructure if a property is abandoned or  
 370 becomes vacant.
- 371                    4. Landowners shall be responsible for submitting a report to the Planning Department or  
 372 designated agent by September 1 every two years, with the first report due within two years  
 373 of the receipt of an Occupancy Permit. The report shall be signed and stamped by a qualified  
 374 professional engineer of the landowner’s choice that all stormwater management and  
 375 erosion control measures are functioning per the approved stormwater management plan.  
 376 The report shall note if any stormwater infrastructure has needed any repairs other than  
 377 routine maintenance and the results of those repairs. If the stormwater infrastructure is not  
 378 functioning per the approved stormwater management plan the landowner shall report on  
 379 the malfunction in their report and include detail regarding when the infrastructure shall be  
 380 repaired and functioning as approved.
- 381                    5. If no report is filed by September 1 in the year the report is due, the Select Board or their  
 382 designated agent shall have site access to complete routine inspections to ensure  
 383 compliance with the approved stormwater management and sediment and erosion control  
 384 plans. Such inspections shall be performed at a time agreed upon with the landowner.

385 Table 1. Stormwater Infrastructure Design Criteria

Design Criteria	Description
<b>Water Quality Volume (WQV)</b>	$WQV = (P)(Rv)(A)$ P = 1 inch of rainfall Rv = unitless runoff coefficient, $Rv = 0.05 + 0.9(I)$ I = percent impervious cover draining to the structure converted to decimal form A = total site area draining to the structure

<p><b>Water Quality Flow (WQF)</b></p>	<p>WQF = (q<sub>u</sub>)(WQV)                      WQV = water quality volume calculated as noted above                      q<sub>u</sub> = unit peak discharge from TR-55 exhibits 4-II and 4-III</p> <p>Variables needed for exhibits 4-II and 4-III:                      I<sub>a</sub> = the initial abstraction = 0.2S                      S = potential maximum retention in inches = (1000/CN) - 10                      CN = water quality depth curve number                      = 1000/(10+5P+10Q-10[Q<sup>2</sup>+1.25(Q)(P)]<sup>0.5</sup>)                      P = 1 inch of rainfall                      Q = the water quality depth in inches = WQV/A                      A = total area draining to the design structure</p>										
<p><b>Groundwater Recharge Volume (GRV)</b></p>	<p>GRV = (A<sub>i</sub>)(R<sub>d</sub>)                      A<sub>i</sub> = the total area of effective impervious surfaces that will exist on the site after development                      R<sub>d</sub> = the groundwater recharge depth based on the USDA/NRCS hydrologic soil group, as follows:</p> <table border="0" data-bbox="568 798 974 976"> <thead> <tr> <th style="text-align: center;">Hydrologic Group</th> <th style="text-align: center;">R<sub>d</sub> (inches)</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">A</td> <td style="text-align: center;">0.40</td> </tr> <tr> <td style="text-align: center;">B</td> <td style="text-align: center;">0.25</td> </tr> <tr> <td style="text-align: center;">C</td> <td style="text-align: center;">0.10</td> </tr> <tr> <td style="text-align: center;">D</td> <td style="text-align: center;">0.00</td> </tr> </tbody> </table>	Hydrologic Group	R <sub>d</sub> (inches)	A	0.40	B	0.25	C	0.10	D	0.00
Hydrologic Group	R <sub>d</sub> (inches)										
A	0.40										
B	0.25										
C	0.10										
D	0.00										
<p><b>Channel Protection Volume (CPV)</b></p>	<p>If the 2-year, 24-hour post-development storm volume <u>does not increase</u> due to development then: control the 2-year, 24-hour post-development peak flow rate to the 2-year, 24-hour predevelopment level.                      If the 2-year, 24-hour post-development storm volume <u>does increase</u> due to development then: control the 2-year, 24-hour post-development peak flow rate to ½ of the 2-year, 24-hour pre-development level or to the 1-year, 24-hour pre-development level.</p>										
<p><b>Peak Control</b></p>	<p>Post-development peak discharge rates shall not exceed pre-development peak discharge rates for the 10-year and 50-year, 24-hour storms</p>										
<p><b>EIC and UDC</b></p>	<p>%EIC = area of effective impervious cover/total drainage areas within a project area x 100                      %UDC = area of undisturbed cover/total drainage area within a project area x 100</p>										

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1 **SECTION 6.05 STORMWATER MANAGEMENT STANDARDS**

2 A. Purpose, Goals and Definitions

- 3 1. The purpose of post construction stormwater management standards is to provide  
4 reasonable guidance for the regulation of stormwater runoff to protect local natural  
5 resources from degradation and prevent adverse impacts to adjacent and downstream land,  
6 property, facilities, and infrastructure. These standards regulate discharges from  
7 stormwater and runoff from land development projects and other construction activities to  
8 control and minimize increases in stormwater runoff rates and volumes, soil erosion, stream  
9 channel erosion, and nonpoint source pollution associated with stormwater runoff.
- 10 2. The goal of these standards is to establish minimum stormwater management requirements  
11 and controls to protect and safeguard the general health, safety, and welfare of the public in  
12 the Town of Raymond. This regulation seeks to meet that goal through the following  
13 objectives:
- 14 a. Minimize increases in stormwater runoff from any development to reduce  
15 flooding, siltation and streambank erosion and maintain the integrity of stream  
16 channels.
  - 17 b. Minimize increases in nonpoint source pollution caused by stormwater runoff  
18 from development which would otherwise degrade local water quality.
  - 19 c. Minimize the total volume of surface water runoff which flows from any specific  
20 site during and following development to not exceed the pre-development  
21 hydrologic condition to the maximum extent practicable as allowable by site  
22 conditions.
  - 23 d. Reduce stormwater runoff rates and volumes, soil erosion and nonpoint source  
24 pollution, wherever possible, through stormwater management controls and to  
25 ensure that these management controls are properly maintained and pose no  
26 threat to public safety or cause excessive municipal expenditures.
  - 27 e. Protect the quality of groundwater resources, surface water bodies and wetlands.

28 B. Minimum Thresholds for Applicability

- 29 1. The post-construction stormwater management standards apply to any development or  
30 redevelopment project which are subject to Site Plan Review and disturbs more than 10,000  
31 square feet or disturbs more than 2,500 square feet within 100 feet of a surface water body.
- 32 2. For sites that disturb less than 10,000 square feet, the Planning Board may grant an  
33 exemption if the amount of the total site impervious cover created does not exceed 5,000  
34 square feet. However, when an exemption is granted by the Planning Board, the following  
35 standards will still be applied to these projects as conditions of approval.
- 36 a. All runoff from new impervious surfaces and structures shall be directed to a  
37 subsurface filtration and/or infiltration device or properly discharged to a  
38 naturally occurring or fully replanted and vegetated area with slopes of 15 percent  
39 or less and with adequate controls to prevent soil erosion and concentrated flow.
  - 40 b. Impervious surfaces for parking areas and roads shall be minimized to the extent  
41 possible (including minimum parking requirements for proposed uses).
  - 42 c. All runoff generated from new impervious surfaces shall be retained on the  
43 development site and property.

- 44 d. Determination of compliance with standards (a.-c. above) will be made by the  
45 Planning Board on a case-by-case basis as site conditions and constraints will  
46 differ greatly between various development proposals.
- 47 3. The following activities are considered exempt from preparing and submitting a stormwater  
48 management plan:
- 49 a. Agricultural and forestry practices located outside wetlands and surface water  
50 setbacks and/or buffers.
- 51 b. Resurfacing and routine maintenance of existing roads and parking lots.
- 52 c. Exterior and interior alterations and maintenance to existing buildings and  
53 structures.
- 54 C. Stormwater Management for New Development
- 55 1. All proposed stormwater management practices and treatment systems shall meet the  
56 following performance standards:
- 57 a. Stormwater management and erosion and sediment control practices shall be  
58 located outside any specified buffer zones unless otherwise approved by the  
59 Planning Board. Alternatives to stream and wetland crossings that eliminate or  
60 minimize environmental impacts shall be considered whenever possible.
- 61 b. Low Impact Development (LID) site planning and design strategies are encouraged  
62 to be used to the maximum extent practicable (MEP) to reduce stormwater runoff  
63 volumes, protect water quality, and maintain predevelopment site hydrology. LID  
64 techniques have the goals of protecting water quality, maintaining  
65 predevelopment site hydrology. LID techniques that preserve existing vegetation,  
66 reduce the development footprint, minimize, or disconnect impervious area, and  
67 use enhanced stormwater best management practices (BMP's) (such as rain  
68 gardens, bio retention systems, tree box filters, and similar stormwater  
69 management landscaping techniques) shall be incorporated into landscaped  
70 areas. Capture and reuse of stormwater is strongly encouraged. The applicant  
71 must document in writing why LID strategies are not appropriate when not used  
72 to manage stormwater.
- 73 c. All stormwater treatment areas shall be planted with native plantings appropriate  
74 for the site conditions: trees, grasses, shrubs and/or other native plants in  
75 sufficient numbers and density to prevent soil erosion and to achieve the water  
76 quality treatment requirements of this section.
- 77 d. All stormwater installations and areas that receive rainfall runoff must be  
78 designed to drain within a maximum of 72 hours for vector control.
- 79 e. Salt storage areas shall be fully covered with permanent or semi-permanent  
80 measures and loading/offloading areas shall be located and designed to not drain  
81 directly to receiving waters and maintained with good housekeeping measures in  
82 accordance with NH DES published guidance. Runoff from snow and salt storage  
83 areas shall enter treatment areas as specified above before being discharged to  
84 receiving waters or allowed to infiltrate into the groundwater. See NHDES  
85 published guidance fact sheets on road salt and water quality, and snow disposal  
86 at <http://des.nh.gov/organization/commissioner/pip/factsheets/wmb/index.htm>

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- f. Surface runoff shall be directed into appropriate stormwater control measures designed for treatment and/or filtration to the MEP and/or captured and reused onsite.
  - g. All newly generated stormwater from new development shall be treated on the development site. Runoff shall not be discharged from the development site to municipal drainage systems or privately owned drainage systems (whether enclosed or open drainage) or to surface water bodies and wetlands in rates greater than discharged under existing conditions (developed condition or undeveloped condition). A development plan shall include provisions to retain natural predevelopment watershed areas on the site by using the natural flow patterns.
  - h. Runoff from impervious surfaces shall be treated to achieve at least 80% removal of Total Suspended Solids and at least 60% removal of both total nitrogen and total phosphorus using appropriate treatment measures, as specified in the NH Stormwater Manual. Volumes 1 and 2, December 2008, as amended (refer to Volume 2, page 6, Table 2.1 Summary of Design Criteria, Water Quality Volume for treatment criteria) or other equivalent means. Where practical, the use of natural, vegetated filtration and/or infiltration practices or subsurface gravel wetlands for water quality treatment is preferred given its relatively high nitrogen removal efficiency. All new impervious area draining to surface waters impaired by nitrogen, phosphorus or nutrients shall be treated with stormwater BMP's designed to optimize pollutant removal efficiencies based on design standards and performance data published by the UNH Stormwater Center and/or included in the latest version of the NH Stormwater Manual. Note: The Anti-Degradation provisions of the State Water Quality Standards require that runoff from new development shall not contribute additional pollutant loads to existing water body impairments.
  - i. Measures shall be taken to control the post-development peak rate runoff so that it does not exceed pre-development runoff. Drainage analyses shall include calculations comparing pre- and post-development stormwater runoff rates (cubic feet/second) and volumes (cubic feet) for the 1-inch rainstorm and the 2-year, 10-year, 25-year, and 50-year 24-hour storm events. Similar measures shall be taken to control the post-development runoff volume to infiltrate the groundwater recharge volume GRV according to the following ratios of Hydrologic Soil Group (HSG) type versus infiltration rate multiplier: HSG-A: 0.4; HSG-B: 0.25; HSG-C: 0.1; HSG-D: 0.00. For sites where infiltration is limited or not practicable, the applicant must demonstrate that the project will not create or contribute to water quality impairment. Infiltration structures shall be in locations with the highest permeability on the site.
  - j. The design of the stormwater drainage systems shall provide for the disposal of stormwater without flooding or functional impairment to streets, adjacent properties, downstream properties, soils, or vegetation.

- 129 k. The design of the stormwater management systems shall account for upstream  
130 and upgradient runoff that flows onto, over, or through the site to be developed  
131 or re-developed, and provide for this contribution of runoff.
- 132 l. Whenever practicable, native site vegetation shall be retained, protected, or  
133 supplemented. Any stripping of vegetation shall be done in a manner that  
134 minimizes soil erosion. development impervious surfaces, buildings and  
135 structures; surface water bodies and wetlands; drainage patterns, sub-catchment  
136 and watershed boundaries; building setbacks and buffers, locations of various  
137 hydrologic group soil types, mature vegetation, land topographic contours with  
138 minimum 2-foot intervals and spot grades where necessary for sites that are flat.

139 2. Submission Requirements for Stormwater Management Report and Plans

- 140 a. The SMP shall include a narrative description and a Proposed Conditions Site Plan  
141 showing all post-development proposed impervious surfaces, buildings and  
142 structures; temporary and permanent stormwater management elements and  
143 BMP, including BMP GIS coordinates and GIS files; important hydrologic features  
144 created or preserved the site; drainage patterns, sub-catchment and watershed  
145 boundaries; building setbacks and buffers; proposed tree clearing and topographic  
146 contours with minimum 2-foot intervals. The plans shall provide calculations and  
147 identification of the total area of disturbance proposed on the site (and off site if  
148 applicable) and total area of new impervious surface created. A summary of the  
149 drainage analysis showing a comparison of the estimated peak flow and volumes  
150 for various design storms (see Table 1. Stormwater Infrastructure Design Criteria)  
151 at each of the outlet locations shall be included.
- 152 b. The SMP shall describe the general approach and strategies implemented, and the  
153 facts relied upon, to meet the goals of Section 1.15-3. A and C.: The SMP shall  
154 include design plans and/or graphical sketch(es) of all proposed above ground LID  
155 practices.
- 156 c. The SMP shall include calculations of the change in impervious area, pollution  
157 loading and removal volumes for each best management practice, and GIS files  
158 containing the coordinates of all stormwater infrastructure elements (e.g. catch  
159 basins, swales, detention/bioretenion areas, piping).
- 160 d. The SMP shall include a description and a proposed Site Plan showing proposed  
161 erosion and sediment control measures, limits of disturbance, temporary and  
162 permanent soil stabilization measures in accordance with the NHDES Stormwater  
163 Manual Volume 3 (most recent version) as well as a construction site inspection  
164 plan including phased installation of best management practices and final  
165 inspection upon completion of construction.
- 166 e. The SMP shall include a long-term stormwater management BMP inspection and  
167 maintenance plan (see Section 1.15-2.E) that describes the responsible parties and  
168 contact information for the qualified individuals who will perform future BMP  
169 inspections. The inspection frequency, maintenance and reporting protocols shall  
170 be included.

- 171 f. The SMP shall describe and identify locations of any proposed deicing chemical  
172 and/or snow storage areas. SMP will describe how deicing chemical use will be  
173 minimized or used most efficiently.
- 174 g. In urbanized areas that are subject to the EPA MS4 Stormwater Permit and will  
175 drain to chloride-impaired waters, any new developments and redevelopment  
176 projects shall submit a description of measures that will be used to minimize salt  
177 usage, and track and report amounts applied using the UNH Technology Transfer  
178 Center online tool (<http://www.roadsalt.unh.edu/Salt/>) in accordance with  
179 Appendix H of the NH MS4 Permit.
- 180 3. General Performance Criteria for Stormwater Management Plans
- 181 a. All applications shall apply site design practices to reduce the generation of  
182 stormwater in the post-developed condition, reduce overall impervious surface  
183 coverage, seek opportunities to capture and reuse and minimize and discharge of  
184 stormwater to the municipal stormwater management system.
- 185 b. Water quality protection.
- 186 i. All stormwater runoff generated from new development or redevelopment  
187 shall not be discharged directly into a jurisdictional wetland or surface water  
188 body without adequate treatment.
- 189 ii. All developments shall provide adequate management of stormwater runoff  
190 and prevent discharge of stormwater runoff from creating or contributing to  
191 water quality impairment.
- 192 c. Onsite groundwater recharge rates shall be maintained by promoting infiltration  
193 through use of structural and non-structural methods. The annual recharge from  
194 the post development site shall maintain or exceed the annual recharge from pre-  
195 development site conditions. Capture and reuse of stormwater runoff is  
196 encouraged in instances where groundwater recharge is limited by site conditions  
197 All stormwater management practices shall be designed to convey stormwater to  
198 allow for maximum groundwater recharge. This shall include, but not be limited  
199 to:
- 200 i. Maximizing flow paths from collection points to outflow points.  
201 ii. Use of multiple BMPs.  
202 iii. Retention of and discharge to fully vegetated areas.  
203 iv. Maximizing use of infiltration practices.  
204 v. Stormwater System Design Performance Standards.
- 205 d. Stormwater system design, performance standards and protection criteria shall be  
206 provided as prescribed in Table 1 below. Calculations shall include sizing of all  
207 structures and best management practices, including sizing of emergency  
208 overflow structures based on assessment of the 100-year 24-hour frequency  
209 storm discharge rate.
- 210 e. The sizing and design of stormwater management practices shall utilize new  
211 precipitation data from the Northeast Region Climate Center (NRCC) or the most  
212 recent precipitation atlas published by the National Oceanic and Atmospheric  
213 Administration (NOAA) for the sizing and design of all stormwater management  
214 practices. See the NRCC website at <http://precip.eas.cornell.edu/>.

215 f. All stormwater management practices involving bioretention and vegetative cover  
216 as a key functional component must have a landscaping plan detailing both the  
217 type and quantities of plants and vegetation to be in used in the practice and how  
218 and who will manage and maintain this vegetation. The use of native plantings  
219 appropriate for site conditions is strongly encouraged for these types of  
220 stormwater treatment areas. The landscaping plan must be prepared by a  
221 registered landscape architect, soil conservation district office, or another  
222 qualified professional.

223 4. Spill Prevention, Control and Countermeasure (SPCC) Plan. Any existing or otherwise  
224 permitted use or activity having regulated substances in amounts greater than five gallons,  
225 shall submit to the local official such as Fire Chief or Emergency Response Official a SPCC  
226 plan for review and approval. The Plan will include the following elements:  
227 a. Disclosure statements describing the types, quantities, and storage locations of all  
228 regulated substances that will be part of the proposed use or activity.  
229 b. Owner and spill response manager’s contact information.  
230 c. Location of all surface waters and drainage patterns.  
231 d. A narrative describing the spill prevention practices to be employed when  
232 normally using regulated substances.  
233 e. Containment controls, both structural and non-structural.  
234 f. Spill reporting procedures, including a list of municipal personnel or agencies that  
235 will be contacted to assist in containing the spill, and the amount of a spill  
236 requiring outside assistance and response.  
237 g. Name of a contractor available to assist in spill response, contaminant, and  
238 cleanup.  
239 h. The list of available clean-up equipment with instructions available for use on-site  
240 and the names of employees with adequate training to implement containment  
241 and clean up response.

242 D. Stormwater Management for Redevelopment

243 1. Redevelopment (as applicable to this stormwater regulation) means:  
244 a. Any construction, alteration, or improvement that disturbs existing impervious  
245 area (including demolition and removal of road/parking lot materials down to the  
246 erodible subbase) or expands existing impervious cover by any amount, where the  
247 existing land use is commercial, industrial, institutional, governmental,  
248 recreational, or multifamily residential.  
249 b. Any redevelopment activity that results in improvements with no increase in  
250 impervious area shall be considered redevelopment activity under this regulation  
251 if capital cost of improvements is greater than 30% of the assessed property  
252 value.  
253 c. Any new impervious area over portions of a site that are currently pervious.  
254 2. The following activities are not considered redevelopment unless they meet the above  
255 criteria in section D.1.b.:  
256 a. Interior and exterior building renovation.  
257 b. Resurfacing of an existing paved surface (e.g. parking lot, walkway or roadway).

- 258 c. Pavement excavation and patching that is incidental to the primary project  
259 purpose, such as replacement of a collapsed storm drain.  
260 d. Landscaping installation and maintenance.
- 261 3. Redevelopment applications shall comply with the requirements of Sections C.2 Submission  
262 Requirements for Stormwater Management Report and Plans, C.3 General Performance  
263 Criteria for Stormwater Management Plans, and C.4 Spill Prevention, Control and  
264 Countermeasure (SPCC) Plan.
- 265 4. For sites meeting the definition of a redevelopment project and having less than 60%  
266 existing impervious surface coverage, the stormwater management requirements will be  
267 the same as other new development projects. The applicant must satisfactorily demonstrate  
268 that impervious area is minimized, and LID practices have been implemented on-site to the  
269 MEP.
- 270 5. For sites meeting the definition of a redevelopment project and having more than 60%  
271 existing impervious surface area, stormwater shall be managed for water quality in  
272 accordance with one or more of the following techniques, listed in order of preference:  
273 a. Implement measures onsite that result in disconnection or treatment of 100% of  
274 the additional proposed impervious surface area and at least 30% of the existing  
275 impervious area and pavement areas, preferably using filtration and/or infiltration  
276 practices.  
277 b. If resulting in greater overall water quality improvement on the site, implement  
278 LID practices to the MEP to provide treatment of runoff generated from at least  
279 60% of the entire developed site area.
- 280 6. Runoff from impervious surfaces shall be treated to achieve at least 80% removal of Total  
281 Suspended Solids and at least 60% removal of both total nitrogen and total phosphorus  
282 using appropriate treatment measures, as specified in the NH Stormwater Manual. Volumes  
283 1 and 2, December 2008, as amended (refer to Volume 2, page 6, Table 2.1 Summary of  
284 Design Criteria, Water Quality Volume for treatment criteria) or other equivalent means.  
285 Where practical, the use of natural, vegetated filtration and/or infiltration practices or  
286 subsurface gravel wetlands for water quality treatment is preferred given its relatively high  
287 nitrogen removal efficiency. All new impervious area draining to surface waters impaired by  
288 nitrogen, phosphorus or nutrients shall be treated with stormwater BMP's designed to  
289 optimize pollutant removal efficiencies based on design standards and performance data  
290 published by the UNH Stormwater Center and/or included in the latest version of the NH  
291 Stormwater Manual. Note: The Anti-Degradation provisions of the State Water Quality  
292 Standards require that runoff from development shall not contribute additional pollutant  
293 loads to existing water body impairments.
- 294 7. All newly generated stormwater from redevelopment shall be treated on the development  
295 site. Runoff shall not be discharged from a redevelopment site to municipal drainage  
296 systems or privately owned drainage systems (whether enclosed or open drainage) or to  
297 surface water bodies and wetlands in rates greater than discharged under existing  
298 conditions (developed condition or undeveloped condition).
- 299 8. Off – site mitigation allowance: In cases where the applicant demonstrates, to the  
300 satisfaction of the Planning Board, that on-site treatment has been implemented to the MEP  
301 or is not feasible, off-site mitigation will be an acceptable alternative if implemented within

302 the same subwatershed, within the project’s drainage area or within the drainage area of  
303 the receiving water body. To comply with local watershed objectives the mitigation site  
304 would be preferably situated in the same subwatershed as the development and  
305 impact/benefit the same receiving water. Off-site mitigation shall only be approved by the  
306 Planning Board with the following conditions:

- 307 a. The Conservation Commission has been given the opportunity to advise the  
308 Planning Board regarding the proposed off-site mitigation.
- 309 b. The off-site mitigation shall be equivalent to no less than the total area of  
310 impervious cover NOT treated on-site. Treatment of the impervious area shall  
311 comply with all standards of this regulation.
- 312 c. An approved off-site location must be identified, the specific management  
313 measures identified, and if not owned by the applicant, with a written agreement  
314 with the property owner(s) and an implementation schedule developed in  
315 accordance with planning board review. The applicant must also demonstrate that  
316 there is no downstream drainage or flooding impacts that would result from not  
317 providing on-site management for large storm events.

318 E. Stormwater Management Plan and Site Inspections

- 319 1. The applicant shall provide that all stormwater management and treatment practices have  
320 an enforceable operations and maintenance plan and agreement to ensure the system  
321 functions as designed. This agreement will include all maintenance easements required to  
322 access and inspect the stormwater treatment practices, and to perform routine  
323 maintenance as necessary to ensure proper functioning of the stormwater system. The  
324 operations and maintenance plan shall specify the parties responsible for the proper  
325 maintenance of all stormwater treatment practices. The operations and maintenance shall  
326 be provided to the Planning Board as part of the application prior to issuance of any local  
327 permits for land disturbance and construction activities.
- 328 2. The applicant shall provide legally binding documents for filing with the Registry of Deeds  
329 which demonstrate that the obligation for maintenance of stormwater best management  
330 practices and infrastructure runs with the land and that the Town has legal access to inspect  
331 the property to ensure their proper function or maintain onsite stormwater infrastructure  
332 when necessary to address emergency situations or conditions.
- 333 3. The property owner shall bear responsibility for the installation, construction, inspection,  
334 and maintenance of all stormwater management and erosion control measures required by  
335 the provisions of these regulations and as approved by the Planning Board, including  
336 emergency repairs completed by the Town.

337 F. Stormwater Management Plan Recordation

- 338 1. Stormwater management and sediment and erosion control plans shall be incorporated as  
339 part of any approved site plan. A Notice of Decision acknowledging the Planning Board  
340 approval of these plans shall be recorded at the Registry of Deeds. The Notice of Decision  
341 shall be referenced to the property deed (title/book/page number) and apply to all persons  
342 that may acquire any property subject to the approved stormwater management and  
343 sediment control plans. The Notice of Decision shall reference the requirements for  
344 maintenance pursuant to the stormwater management and erosion and sediment control  
345 plans as approved by the Planning Board.

- 346 2. The applicant shall submit as-built drawings of the constructed stormwater management  
347 system following construction.
- 348 G. Inspection and Maintenance Responsibility
- 349 1. Select Board or their designated agent shall have site access to complete inspections to  
350 ensure compliance with the approved stormwater management and sediment and erosion  
351 control plans. Such inspections shall be performed at a time agreed upon with the  
352 landowner.
- 353 a. If permission to inspect is denied by the landowner, municipal staff or their  
354 designated agent shall secure an administrative inspection warrant from the  
355 district or superior court under RSA 595-B Administrative Inspection Warrants.  
356 Expenses associated with inspections shall be the responsibility of the  
357 applicant/property owner.
- 358 b. If violations or non-compliance with a condition(s) of approval are found on the  
359 site during routine inspections, the inspector shall provide a report to the Planning  
360 Board documenting these violations or non-compliance including recommend  
361 corrective actions. The Planning Board shall notify the property owner in writing  
362 of these violations or non-compliance and corrective actions necessary to bring  
363 the property into full compliance. The Planning Board, at their discretion, may  
364 recommend to the Select Board to issue a stop work order if corrective actions are  
365 not completed within 10 days.
- 366 c. If corrective actions are not completed within a period of 30 days from the  
367 Planning Board or Board notification, the Planning Board may exercise their  
368 jurisdiction under RSA 676:4-a Revocation of Recorded Approval.
- 369 2. The applicant shall bear final responsibility for the installation, construction, inspection, and  
370 disposition of all stormwater management and erosion control measures required by the  
371 Planning Board. Site development shall not begin before the Stormwater Management Plan  
372 receives written approval by the Planning Board.
- 373 3. In the event a property owner refuses to repair infrastructure that is damaged or is not  
374 functioning properly, the Town retains the right but not the obligation and accepts no  
375 responsibility, to repair or maintain stormwater infrastructure if a property is abandoned or  
376 becomes vacant.
- 377 4. Landowners shall be responsible for submitting a report to the Planning Department or  
378 designated agent by September 1 every two years, with the first report due within two years  
379 of the receipt of an Occupancy Permit. The report shall be signed and stamped by a qualified  
380 professional engineer of the landowner's choice that all stormwater management and  
381 erosion control measures are functioning per the approved stormwater management plan.  
382 The report shall note if any stormwater infrastructure has needed any repairs other than  
383 routine maintenance and the results of those repairs. If the stormwater infrastructure is not  
384 functioning per the approved stormwater management plan the landowner shall report on  
385 the malfunction in their report and include detail regarding when the infrastructure shall be  
386 repaired and functioning as approved.
- 387 5. If no report is filed by September 1 in the year the report is due, the Select Board or their  
388 designated agent shall have site access to complete routine inspections to ensure

389 compliance with the approved stormwater management and sediment and erosion control  
 390 plans. Such inspections shall be performed at a time agreed upon with the landowner.

391 Table 1. Stormwater Infrastructure Design Criteria

Design Criteria	Description										
<b>Water Quality Volume (WQV)</b>	$WQV = (P)(R_v)(A)$ P = 1 inch of rainfall R <sub>v</sub> = unitless runoff coefficient, $R_v = 0.05 + 0.9(I)$ I = percent impervious cover draining to the structure converted to decimal form A = total site area draining to the structure										
<b>Water Quality Flow (WQF)</b>	$WQF = (q_u)(WQV)$ WQV = water quality volume calculated as noted above q <sub>u</sub> = unit peak discharge from TR-55 exhibits 4-II and 4-III  Variables needed for exhibits 4-II and 4-III: I <sub>a</sub> = the initial abstraction = 0.2S S = potential maximum retention in inches = $(1000/CN) - 10$ CN = water quality depth curve number = $1000 / (10 + 5P + 10Q - 10[Q^2 + 1.25(Q)(P)]^{0.5})$ P = 1 inch of rainfall Q = the water quality depth in inches = $WQV/A$ A = total area draining to the design structure										
<b>Groundwater Recharge Volume (GRV)</b>	$GRV = (A_i)(R_d)$ A <sub>i</sub> = the total area of effective impervious surfaces that will exist on the site after development R <sub>d</sub> = the groundwater recharge depth based on the USDA/NRCS hydrologic soil group, as follows: <table border="0" style="margin-left: 40px;"> <thead> <tr> <th style="text-align: left;">Hydrologic Group</th> <th style="text-align: left;">R<sub>d</sub> (inches)</th> </tr> </thead> <tbody> <tr> <td>A</td> <td>0.40</td> </tr> <tr> <td>B</td> <td>0.25</td> </tr> <tr> <td>C</td> <td>0.10</td> </tr> <tr> <td>D</td> <td>0.00</td> </tr> </tbody> </table>	Hydrologic Group	R <sub>d</sub> (inches)	A	0.40	B	0.25	C	0.10	D	0.00
Hydrologic Group	R <sub>d</sub> (inches)										
A	0.40										
B	0.25										
C	0.10										
D	0.00										
<b>Channel Protection Volume (CPV)</b>	If the 2-year, 24-hour post-development storm volume <u>does not increase</u> due to development then: control the 2-year, 24-hour post-development peak flow rate to the 2-year, 24-hour predevelopment level. If the 2-year, 24-hour post-development storm volume <u>does increase</u> due to development then: control the 2-year, 24-hour post-development peak flow rate to ½ of the 2-year, 24-hour pre-development level or to the 1-year, 24-hour pre-development level.										
<b>Peak Control</b>	Post-development peak discharge rates shall not exceed pre-development peak discharge rates for the 10-year and 50-year, 24-hour storms										
<b>EIC and UDC</b>	%EIC = area of effective impervious cover/total drainage areas within a project area x 100 %UDC = area of undisturbed cover/total drainage area within a project area x 100										

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