NOTES

1. THE PURPOSE OF THIS PLAN IS TO DEPICT THE DEVELOPMENT ON RAYMOND PROPERTY MAP 22 LOT 50 CONSISTING OF 8.3 ± Ac.
2. OWNER OF RECORD: JDV REALTY, LLC. REFERENCE BOOK 5394 PAGE 34, ROCKINGHAM COUNTY REGISTRY OF DEEDS
3. THE PROPOSED DEVELOPMENT FEATURES INCLUDE:
   - A. 24,000 SF COMMERCIAL BUILDING
   - B. FOUR LOADING DOCKS AND TWO DRIVE UP RAMPS
   - C. PAVED MANEUVERING AREA FOR LOADING DOCKS
   - D. FIVE FOOT SIDEWALK AROUND BUILDING
   - E. PARKING AREA RECONFIGURATION
   - F. STORMWATER FACILITY
   - G. CISTERN FOR BUILDING SPRINKLER
   - H. PUBLIC WATER SYSTEM WELL
   - I. SEPTIC SYSTEM
4. ZONING DISTRICT: COMMERCIAL C1

DIMENSIONAL REQUIREMENT	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	0.5 Ac	8.3 Ac
MINIMUM FRONTAGE:	50'	616'
FRONT SETBACK:	15'	23'
SIDE SETBACK:	15'	64'
REAR SETBACK:	15'	170'
WETLAND:	25'	88's
RESIDENTIAL SETBACK:	50'	64'

5. TOTAL LAND AREA TO BE DISTURBED WITH THIS PROJECT: 94,500 SF ±
6. TOTAL PAVEMENT/GRAVEL AREA AFTER DEVELOPMENT: 41,500 SF ±
7. BUILDING CALCULATIONS:

   BUILDING ENVELOPE - POORLY DRAINED SOILS + WETLANDS + STEEP SLOPES
   287,319 SF - 47,285 SF + 9,640 SF + 56,925 SF = 161,366 SF
8. ALL DISTURBED AREAS SHALL BE DRESSED WITH 4" OF LOAM AND SEEDED UNLESS OTHERWISE NOTED.
9. ALL WORK SHALL CONFORM TO TOWN OF RAYMOND STANDARDS.
10. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL VERIFY THAT THEY HAVE THE MOST RECENT SET OF PLANS. ALL WORK SHALL BE PERFORMED USING A COMPLETE SET OF PLANS AS SOME ITEMS ARE NOT SHOWN ON ALL SHEETS.
11. THE ENGINEER SHALL BE NOTIFIED IMMEDIATELY IF CONDITIONS ARE FOUND THAT DO NOT MATCH THESE PLANS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING APPROPRIATE EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION IN ACCORDANCE WITH NHDES AND US EPA BEST MANAGEMENT PRACTICES.
13. SFC ENGINEERING PARTNERSHIP, INC. DOES NOT WARRANT THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES OR THAT ALL ARE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
14. EXTERIOR LIGHTING TO BE SHIELDED AND DOWN TILTED.
15. AN ALTERATION OF TERRAIN PERMIT FROM NHDES IS NOT REQUIRED BECAUSE THE PROJECT IMPACTS LESS THAN 100,000 SF.
16. THE NEW PUBLIC WATER SUPPLY WELL REQUIRES APPROVAL BY NHDES DRINKING WATER AND GROUNDWATER BUREAU.
17. SITE DISTANCE REQUIRED FOR 35 MPH LANE ROAD PER AASHTO TABLE IS 250'. SITE DISTANCE PROVIDED FOR THE ENTRANCE IS 300+ THEREFORE SATISFYING THE AASHTO STANDARD.
18. THE SIDEWALK AROUND THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET ADA ACCESSIBILITY REQUIREMENTS. ACCESSIBLE RAMPS CAN HAVE A MAXIMUM RISE OF 2.5' BEFORE A LEVEL LANDING IS REQUIRED. A MAXIMUM SLOPE OF 1:12 IS ALLOWED WITH HANDRAIL, OR MAXIMUM 5% WITHOUT HANDRAIL.

WAIVER REQUEST

THIS SITE PLAN INCLUDES A REQUEST TO WAIVE SECTION 3.03.03(C) OF THE RAYMOND SITE PLAN REGULATIONS THAT REQUIRES A LANDSCAPE PLAN PREPARED BY A NEW HAMPSHIRE LICENSED LANDSCAPE ARCHITECT.

NEW HAMPSHIRE Designer of Subsurface Disposal Systems
Derek M. Flores
No. 1571
Department of Environmental Services

PARKING CALCULATIONS

PER RAYMOND SITE PLAN REVIEW REGULATIONS ARTICLE 6.06.01

6,692 SF EXISTING OFFICE - LOW VOLUME: 3 SPACES/ 1,000 SF = 20 SPACES
6 EXISTING WAREHOUSE WORKERS - LIGHT INDUSTRIAL: 1 SPACE PER 2 EMPLOYEES = 3
8 PROPOSED WAREHOUSE WORKERS - LIGHT INDUSTRIAL: 1 SPACE PER 2 EMPLOYEES = 4

TOTAL # OF EMPLOYEES = 23

TOTAL PARKING REQUIRED = 27

TOTAL PARKING PROVIDED = 29 OF WHICH 2 ARE ADA ACCESSIBLE, AND 2 TRUCK PARKING SPACES

SEWAGE LOADING FOR BUILDING

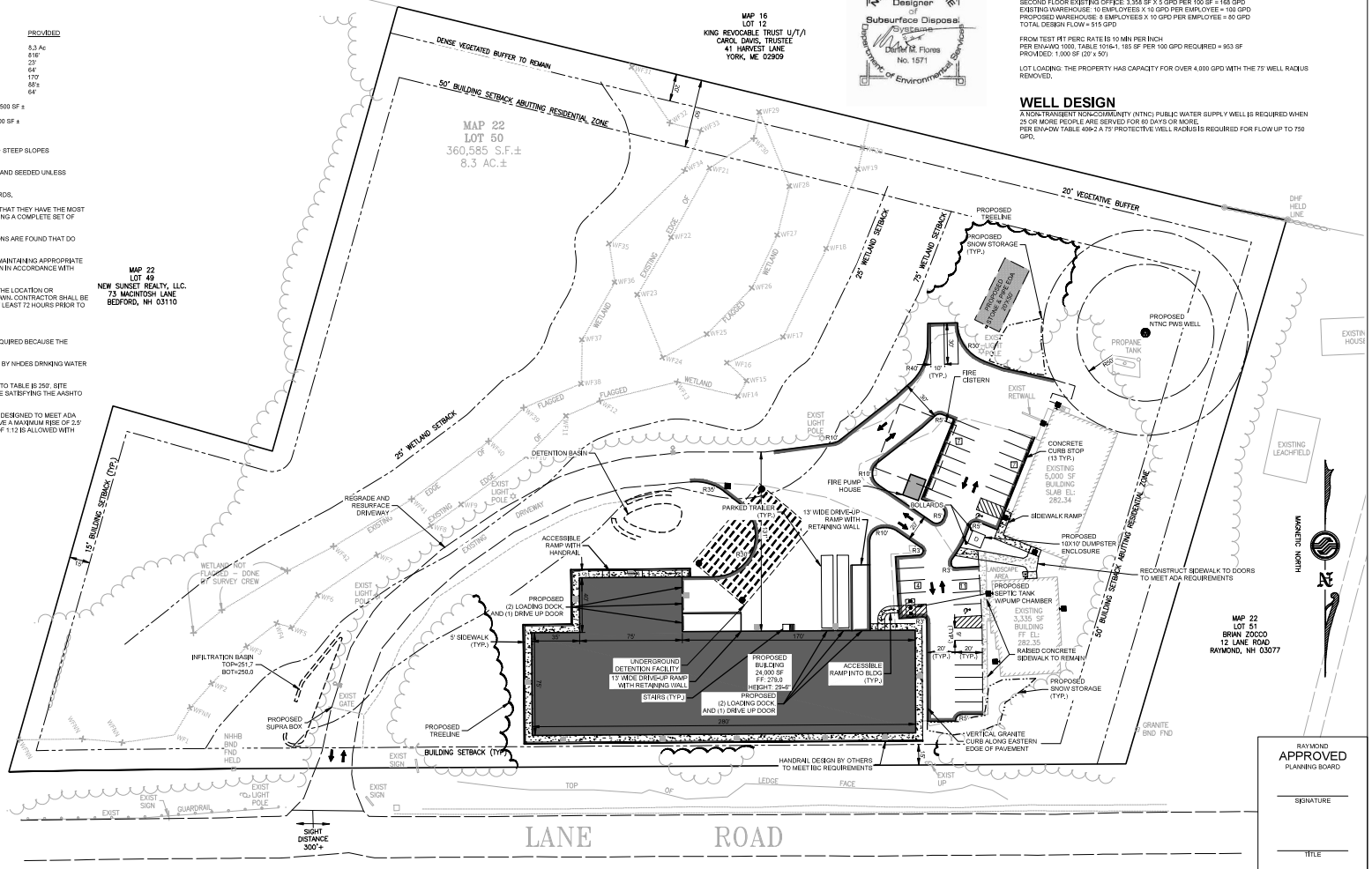
ENV-WQ 1000 TABLE 1008-1 UNIT DESIGN FLOW
FIRST FLOOR EXISTING OFFICE: 3,334 SF X 5 GPD PER 100 SF = 167 GPD
SECOND FLOOR EXISTING OFFICE: 3,356 SF X 5 GPD PER 100 SF = 168 GPD
EXISTING WAREHOUSE: 10 EMPLOYEES X 10 GPD PER EMPLOYEE = 100 GPD
PROPOSED WAREHOUSE: 8 EMPLOYEES X 10 GPD PER EMPLOYEE = 80 GPD
TOTAL DESIGN FLOW = 515 GPD

FROM TEST PIT PERC RATE IS 10 MIN PER INCH
PER ENV-WQ 1000, TABLE 1016-1, 185 SF PER 100 GPD REQUIRED = 953 SF
PROVIDED: 1,000 SF (20' x 50')

LOT LOADING: THE PROPERTY HAS CAPACITY FOR OVER 4,000 GPD WITH THE 75' WELL RADIUS REMOVED.

WELL DESIGN

A NON-TRANSIENT NON-COMMUNITY (NTNC) PUBLIC WATER SUPPLY WELL IS REQUIRED WHEN 25 OR MORE PEOPLE ARE SERVED FOR 60 DAYS OR MORE.
PER ENV-DW TABLE 406-2 A 75' PROTECTIVE WELL RADIUS IS REQUIRED FOR FLOW UP TO 750 GPD.



SCALE: 1"= 40'
0 20' 40' 80' 120'

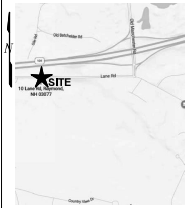
RAYMOND
APPROVED
PLANNING BOARD
SIGNATURE
TITLE
DATE

SFC ENGINEERING
Windham, New Hampshire
Portland, Maine
(603) 647-8700
www.sfceng.com

STATE OF NEW HAMPSHIRE
DANIEL M. FLORES
No. 15761
LICENSED
PROFESSIONAL ENGINEER

REVISIONS

NO.	DESCRIPTION	DATE
1	ADDRESSED DUBOIS & KINGS COMMENTS	9/6/2024
2	ADDRESSED TOWN COMMENTS	10/28/2024
3	ADDRESSED REVIEW COMMENTS	3/5/2025



Location Plan
Prepared from Bing Maps

Project:
Commercial Development
10 Lane Road
Raymond, NH
Rockingham County
Tax Map 22, Lot 50

C1 COMMERCIAL ZONING DISTRICT

Prepared For:
JDV Realty, LLC.
10 Lane Road
Raymond, NH 03077

Designed By:	TDD	Date:	6/19/2024
Drawn By:	TDD	Scale:	1" = 40'
Checked By:	DMF	Project No:	666610

Sheet Title:
Site Development Plan

C2

Drawing name: K:\Civil\666610 JDV-CM Vecchio - 10 Lane Rd Raymond NH\Documents\AutoCAD\Finals\666610 Site Development.dwg
Drawing: 666610 Site Development, Layout: Site Development - C2