

Thank you for your time with this matter. Attached to this email is an Overview Site Plan for “The Meadows” which is a residential condominium project proposed off Route 102. The project consists of 172 condominiums in 43 four-unit buildings. Access throughout the development is from Route 102 (Chester Road) along a series of private roadways. The plans connect an emergency vehicle access road out to Genco Way, which will be gated except during an emergency. We submitted plans and applications for subdivision and site plan approval to the Community Development Department at Town Hall. So far, we have met with the Technical Review Committee, Highway Safety Committee, Conservation Commission, and Planning Board.

During the Highway Safety Committee meeting, we discussed school bus pick-up and drop-off from this community. My assumption during the design of this site was that the school department would want to pick-up and drop-off students from a central location within the development, where there is ample space to maneuver and turn-around. I thought the clubhouse area was a good possibility, where there is a separate parking area. However, the school district’s representative on the Highway Safety Committee thought instead that the buses might rather pick-up and drop-off from Route 102. He suggested that we schedule time to discuss this with the School Board, because he wasn’t certain either way. Hence my reaching out to you several weeks ago.

I trust this will get the ball rolling with the members of the School Board. I will be present during the meeting on the 7th and look forward to discussing school bus operations with the Board. If you have any questions between now and then, please do not hesitate to ask.

Respectfully,

Patrick R. Colburn, P.E.

REFERENCE PLANS:

1. A SHREY AND PLAN OF PROPERTY PREPARED FOR THE REGINA M. GORDON REVOCABLE TRUST SITUATED IN THE TOWN OF RAYMOND, NH. SCALE: 1"=100'. DATED: 12/7/10. PREPARED BY: HANDELL SURVEY, LLC.
2. A PLAN OF LAND IN THE TOWN OF RAYMOND, N.H. COUNTY OF ROCKINGHAM SHOWING BRACKETED PROPERTY LINES & PINNACLED PROPERTY LINES SURVEYED JUNE 1956. PREPARED BY: M.A. EDWARDS. ROCKINGHAM COUNTY REGISTRY OF DEEDS (C.R.D.) PLAN 01-1485.
3. PLAN OF LAND IN RAYMOND, N.H. AS DRAWN FOR ROBERT D. BOYNTON. SCALE: 1"=100'. DATED: JULY 1977. PREPARED BY DONALD A. WILSON AND VERNON W. DONAHUE, JR. S.C.D. PLAN 0-771.
4. A REVISED PLAN OF A CLUSTER HOUSING DEVELOPMENT PREPARED FOR PARK REAL ESTATE TRUST SITUATED IN THE TOWN OF RAYMOND, N.H. SCALE: 1"=100'. DATED: MARCH 4, 1998. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. R.C.R.D. PLAN 01-1485.
5. A SUBDIVISION AND PLAN OF A SUBDIVISION TO BE KNOWN AS PARK PLACE. PREPARED FOR VENTURA REALTY, SITUATED IN THE TOWN OF RAYMOND, N.H. SCALE: 1"=100'. DATED: AUGUST 26, 1988. ADDITIONS MARCH 26, 1987. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. R.C.R.D. PLAN 01-1853.
6. CONSOLIDATION & SUBDIVISION PLAN FOR MAP 8 LOTS 5& 6, CHESTER ROAD, RAYMOND, NH. PREPARED FOR STEPHEN J. CORNEY. SCALE: 1"=40'. DATED: APRIL 28, 1991. PREPARED BY STEVENS SURVEYING, INC. R.C.R.D. PLAN 0-2145.
7. A SURVEY PLAN OF A SUBDIVISION PREPARED FOR CHARLES A. & JUDITH A. CORRY, SITUATED IN THE TOWN OF RAYMOND, N.H. SCALE: 1"=50'. DATED: 08-23-96. PREPARED BY R.S.L. LAYOUT & DESIGN, INC. R.C.R.D. PLAN 0-2721.
8. A SURVEY PLAN OF A SUBDIVISION PREPARED FOR ROBERT K. & KATHLEEN M. MCDONALD, SITUATED IN THE TOWN OF RAYMOND, N.H. SCALE: 1"=50'. DATED: 12-20-00. PREPARED BY R.S.L. LAYOUT & DESIGN, LLC. R.C.R.D. PLAN 0-2851.
9. "EXISTING CONDITIONS PLAN, MULTI-FAMILY CONDOMINIUM, MAP 11 LOT 44, 41 CHESTER ROAD, RAYMOND, NEW HAMPSHIRE." DATED: MARCH 7, 2017. PREPARED BY: THE DUBAY GROUP, INC. (5 SHEETS).
10. SUBDIVISION PLAN, PREPARED BY: THE DUBAY GROUP, INC.

APPROVED BY THE RAYMOND PLANNING BOARD

CHAIRPERSON _____
DATE _____

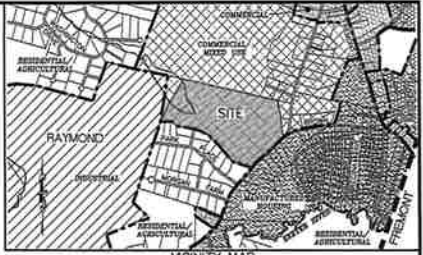
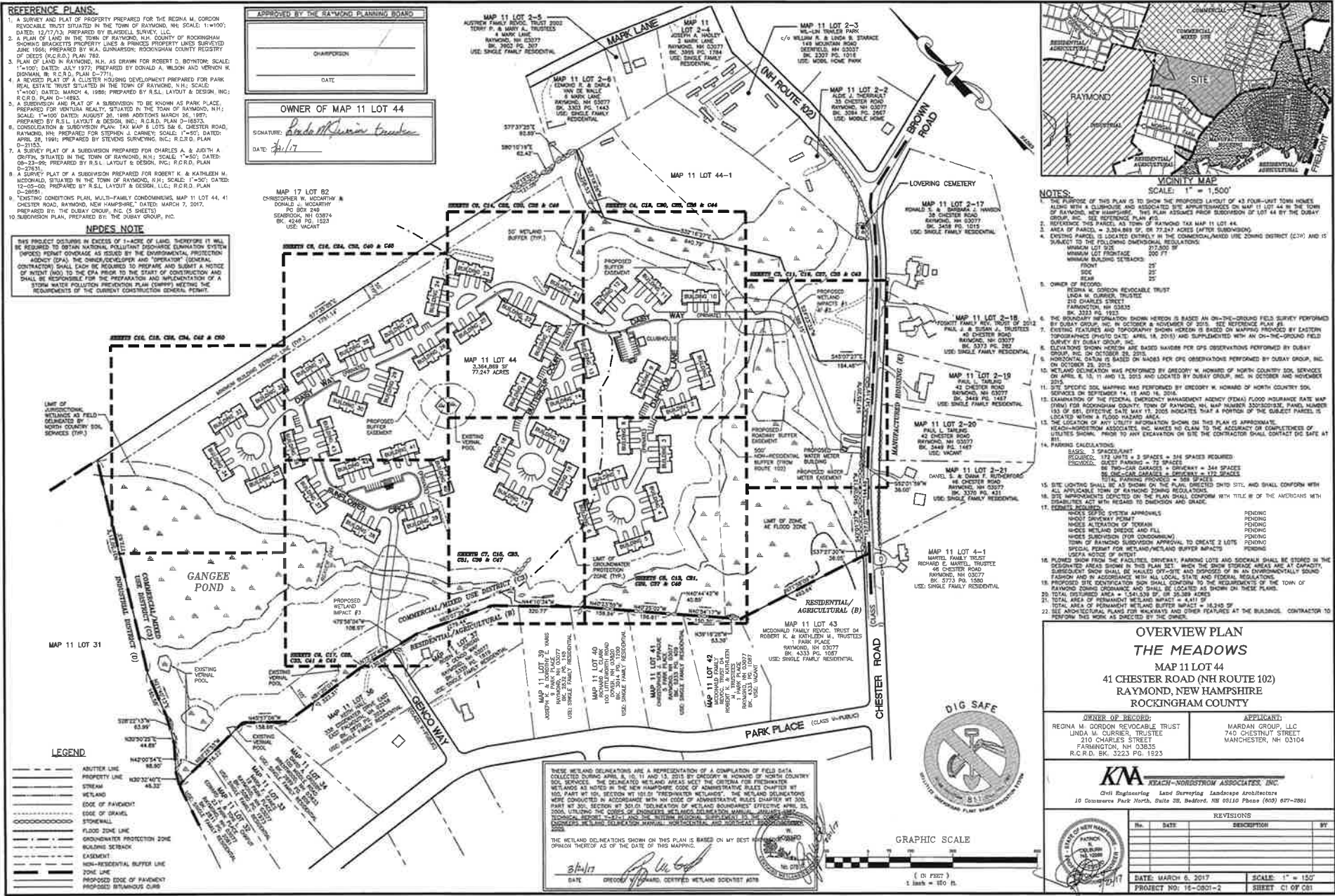
OWNER OF MAP 11 LOT 44

SIGNATURE: *Regina M. Gordon*
DATE: 3/17

MAP 17 LOT 82
CHRISTOPHER W. MCCARTHY &
DONALD J. MCCARTHY
PC 801 249
SEABOARD, NH 03874
BK. 6248 PG. 1923
USE: VACANT

NPDES NOTE

THIS PROJECT DISTURBS IN EXCESS OF 1-ACRE OF LAND. THEREFORE IT WILL BE REQUIRED TO OBTAIN NATIONAL POLLUTION DISCHARGE PERMIT UNDER SECTION 402(b) FROM THE U.S. ENVIRONMENTAL PROTECTION AGENCY (EPA). THE OWNER, DEVELOPER AND OPERATOR (GENERAL CONTRACTOR) SHALL EACH BE REQUIRED TO PREPARE AND SUBMIT A NOTICE OF INTENT (NOI) TO THE EPA PRIOR TO THE START OF CONSTRUCTION AND SHALL BE RESPONSIBLE FOR THE PREPARATION AND IMPLEMENTATION OF A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MEETING THE REQUIREMENTS OF THE CURRENT CONSTRUCTION GENERAL PERMIT.



- ### NOTES:
- SCALE: 1" = 1,500'
1. THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF 43 FOUR-UNIT TOWN HOMES ALONG WITH A CLUBHOUSE AND ASSOCIATED SITE APPURTENANCES ON MAP 11 LOT 44 IN THE TOWN OF RAYMOND, NEW HAMPSHIRE. THIS PLAN ASSUMES PERMITS SUBDIVISION OF LOT 44 BY THE DUBAY GROUP, INC. (SEE REFERENCE PLAN #).
 2. THE PROPOSED PARCELS AS TOWN OF RAYMOND TAX MAP 11 LOT 44.
 3. AREA OF PARCELS = 3,354.89 SQ. FT. OR 77.47 ACRES (AFTER SUBDIVISION).
 4. CHESTER ROAD IS LOCATED ENTIRELY IN THE COMMERCIAL/ARTS USE ZONING DISTRICT (C/A) AND IS SUBJECT TO THE FOLLOWING REGULATIONS:
 - MINIMUM LOT SIZE: 27,500 SQ. FT.
 - MINIMUM BUILDING SETBACKS:
 - FRONT: 20'
 - REAR: 20'
 - SIDE: 5'
 5. OWNER OF RECORD:
 - REGINA M. GORDON REVOCABLE TRUST
 - LINDA M. CURRIER, TRUSTEE
 - 210 CHARLES STREET
 - FARMINGTON, NH 03835
 - BC. 3223 PG. 1923
 6. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ON-THE-GROUND FIELD SURVEY PERFORMED BY DUBAY GROUP, INC. ON OCTOBER 20, 2015. SEE REFERENCE PLAN #.
 7. EXISTING FEATURES AND TOPOGRAPHY SHOWN HEREON IS BASED ON MAPPAR PRODUCE BY EASTERN ZONING/PLANNING SERVICES (E.Z.P.S.) INC. DATED 18. JULY 2005. SUPERSEDED WITH AN ON-THE-GROUND FIELD SURVEY BY DUBAY GROUP, INC. ON OCTOBER 20, 2015.
 8. METEOROLOGICAL DATA WAS BASED UPON PER EPA OBSERVATIONS PERFORMED BY DUBAY GROUP, INC. ON OCTOBER 23, 2015.
 9. METEOROLOGICAL DATA WAS BASED UPON PER EPA OBSERVATIONS PERFORMED BY DUBAY GROUP, INC. ON OCTOBER 23, 2015.
 10. METEOROLOGICAL DATA WAS PERFORMED BY GREGORY W. HOWARD OF NORTH COUNTRY SOIL, INC. ON APRIL 8, 15, 11 AND 13, 2015 AND LOCATED BY DUBAY GROUP, INC. ON OCTOBER AND NOVEMBER 2015.
 11. SITE SPECIFIC SOIL MAPPING WAS PERFORMED BY GREGORY W. HOWARD OF NORTH COUNTRY SOIL, INC. ON APRIL 14, 15 AND 16, 2015.
 12. EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR ROCKINGHAM COUNTY, TOWN OF RAYMOND, NH, MAP NUMBER 300300858E, PANEL NUMBER 103 OF 951, EFFECTIVE DATE: MAY 12, 2008 INDICATES THAT A PORTION OF THE SUBJECT PARCELS IS LOCATED WITHIN A FLOOD HAZARD AREA.
 13. THE LOCATION OF ANY UTILITY INFRASTRUCTURE SHOWN ON THIS PLAN IS APPROXIMATE. HEAD-AND-FOOTING ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF UTILITIES SHOWN. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DC DATE AT 811.
 14. PARKING CALCULATIONS:
 - BASED: 3 SPACES/PART
 - REQUIRED: 172 UNITS x 3 SPACES = 516 SPACES REQUIRED
 - EXISTING: 72 SPACES
 - NO. TWO-CAR GARAGES x GARAGEWAY = 344 SPACES
 - NO. ONE-CAR GARAGES x GARAGEWAY = 172 SPACES
 15. SITE LIGHTING SHALL BE AS SHOWN ON THE PLAN, DIRECTED DOWN TO SITE, AND SHALL CONFORM WITH ALL APPLICABLE TOWN OF RAYMOND ZONING REGULATIONS.
 16. SITE IMPROVEMENTS DETICATED ON THE PLAN SHALL CONFORM WITH TITLE #16 OF THE AMERICANS WITH DISABILITIES ACT WITH REGARD TO SLOPES AND GRADE.
 17. EROSION PREVENTION:
 - SHOULDER SYSTEM APPROVALS: PENDING
 - ROOT SHEDDING PERMIT: PENDING
 - NOISE MITIGATION OF TREES: PENDING
 - WETLAND DREDGE AND FILL: PENDING
 - WETLAND SUBDIVISION (FOR CONDOMINIUM): PENDING
 - TOWN OF RAYMOND SUBDIVISION APPROVAL TO CREATE 2 LOTS: PENDING
 - USFPA NOTICE OF INTENT: PENDING
 18. PLOWED SHOW FROM THE FACILITIES. DRIVEWAY, PARKING LOTS AND SIDEWALK SHALL BE STAGED IN THE DESIGNATED AREAS SHOWN IN THIS PLAN SET. WHEN THE SHOW STAGE AREAS ARE AT CAPACITY, SUBDIVISION SHOW SHALL BE MAINTAINED OFF-SITE AND LOCATED IN AN ENVIRONMENTALLY SOUND FASHION AND IN ACCORDANCE WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS.
 19. PROPOSED SITE IDENTIFICATION SIGN SHALL CONFORM TO THE REQUIREMENTS OF THE TOWN OF RAYMOND ZONING ORDINANCE AND SHALL BE LOCATED AS SHOWN ON THESE PLANS.
 20. TOTAL DISTURBED AREA = 5,544.53 SQ. FT. OR 126.99 ACRES.
 21. TOTAL AREA OF PERMANENT WETLAND IMPACT = 4,411 SQ. FT.
 22. TOTAL AREA OF PERMANENT WETLAND BUFFER IMPACT = 35,849 SQ. FT.
 23. SEE ARCHITECTURAL PLANS FOR WALKWAYS AND OTHER FEATURES AT THE BUILDING. CONTRACTOR TO INFORMING WAS WORK AS DIRECTED BY THE OWNER.

OVERVIEW PLAN THE MEADOWS

MAP 11 LOT 44
41 CHESTER ROAD (NH ROUTE 102)
RAYMOND, NEW HAMPSHIRE
ROCKINGHAM COUNTY

OWNER OF RECORD:
REGINA M. GORDON REVOCABLE TRUST
LINDA M. CURRIER, TRUSTEE
210 CHARLES STREET
FARMINGTON, NH 03835
R.C.R.D. BK. 3223 PG. 1923

APPLICANT:
MARDAN GROUP, LLC
740 CHESTNUT STREET
MANCHESTER, NH 03104

K/M KRAVCH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 30, Bedford, NH 03110 Phone (603) 687-7800

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: MARCH 6, 2017
PROJECT NO: 16-0301-2

SCALE: 1" = 150'
SHEET C1 OF C31

THESE WETLAND DELINEATIONS ARE A REPRESENTATION OF A COMPILATION OF FIELD DATA COLLECTED DURING APRIL 8, 15 AND 16, 2015 BY GREGORY W. HOWARD OF NORTH COUNTRY SOIL SERVICES. THE DESIGNATED WETLAND AREAS MEET THE CRITERIA FOR FRESHWATER WETLANDS AS NOTED IN THE NEW HAMPSHIRE CODE OF ADMINISTRATIVE RULES CHAPTER 161:00. PART 161.01, SECTION 161.01(3) "FRESHWATER WETLANDS". THE WETLAND DELINEATIONS WERE CONDUCTED IN ACCORDANCE WITH NH CODE OF ADMINISTRATIVE RULES CHAPTER 161:00, PART 161.01, SECTION 161.01(3) "FRESHWATER WETLANDS". WETLAND DELINEATION MAPS SHALL BE CONSIDERED TO BE A REPRESENTATION OF WETLAND DELINEATION MAPS. WETLAND DELINEATION MAPS SHALL BE CONSIDERED TO BE A REPRESENTATION OF WETLAND DELINEATION MAPS.

THE WETLAND DELINEATIONS SHOWN ON THIS PLAN IS BASED ON MY BEST PROFESSIONAL OPINION THEREOF AS OF THE DATE OF THIS MAPPING.

DATE: 3/17
GREGORY W. HOWARD, CERTIFIED WETLAND SCIENTIST #578

