

TOWN OF BEDFORD NOTES:

- ALL SNOW REMOVAL CONTRACTORS SHALL BE "GREEN SMO-PRO CERTIFIED"
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE LAYOUT FOR A 150,000 SF BUILDING ALONG WITH ASSOCIATED SITE FEATURES FOR SITE PLAN APPROVAL
- BOUNDARY SHOWN ON THIS PLAN IS BASED ON THE SURVEY COMPLETED BY CONTROL POINT ASSOCIATES, INC.
 - HORIZONTAL DATUM IS NAD 83
 - VERTICAL DATUM IS NAVD88
- PER FEMA PANEL 33011C0387D PARCEL IS LOCATED IN ZONE X
- PROPERTY IS SERVICE BY OVERHEAD UTILITIES, NATURAL GAS, MANCHESTER WATER, AND A MUNICIPAL SEWER CONNECTION WITHIN MOORE'S CROSSING ROAD.
- EXISTING UTILITIES SHOWN ON THIS PLAN ARE PER SURVEY COMPLETED BY CONTROL POINT ASSOCIATES, INC. PRIOR TO EXCAVATION THE CONTRACTOR SHALL CONTACT DIG SAFE AT 811. CONTRACTOR SHALL VERIFY LOCATION, ELEVATION, AND CONDITION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- SNOW STORAGE SHALL BE IN AREAS SHOWN ON PLAN
- WAIVER REQUESTS:
 - STORMWATER PEAK RATES (LDMR 1.03.B.9)
 - WETLAND MAPPING OUTSIDE OF LIMIT OF WORK (LDMR 317.1.12)
 - MINIMUM PIPE COVER (LDMR 325.9)
 - LIGHTING INTENSITIES OFF PROPERTY (LDMR 327.1.3)
- VARIANCE REQUESTS:
 - FILLING WETLAND (SECTION 275-28) - APPROVED 6/17/2025
- THE BUILDING ERRECTED ON THE PROJECT PARCEL SHALL CONFORM WITH THE ELEVATION DRAWINGS SUBMITTED TO THE PLANNING BOARD.
- THE APPLICANT SHALL SET UP A PRE-CONSTRUCTION MEETING WITH THE TOWN OF BEDFORD DPW, PLANNING DEPARTMENT, AND BUILDING DEPARTMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING, ALL SITE IMPROVEMENTS SHOWN ON THE PLANS SHALL BE COMPLETED OR SURETY PROVIDED.
- PRIOR TO COMMENCEMENT OF WORK, A PERFORMANCE GUARANTEE IN AN AMOUNT APPROVED BY THE TOWN FOR ON-SITE MAINTENANCE OF EROSION AND SEDIMENT CONTROL SHALL BE PLACED ON FILE
- THE PROPERTY OWNER IS REQUIRED TO MAINTAIN ALL STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES IN ACCORDANCE WITH THE OPERATION AND MAINTENANCE PLAN ON FILE WITH THE TOWN OF BEDFORD PLANNING DEPARTMENT.
- SEE BELOW ZONING TABLE FOR ALL OTHER PLAN NOTES

BOHLER
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
3	9/29/2025	PER MWV COMMENT	ACV	KWC
4	11/6/2025	BUILDING CHANGE	ACV/EH	KWC

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

ISSUED FOR PERMIT

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: NHA250006.00-3A
 DRAWN BY: ACV/EH
 CHECKED BY: KWC
 DATE: 05/01/2025
 CAD I.D.: P-CIVL-PROP

PROJECT: SITE DEVELOPMENT PLANS FOR ROYAL RIVER ROAD LLC

PROPOSED INDUSTRIAL DEVELOPMENT

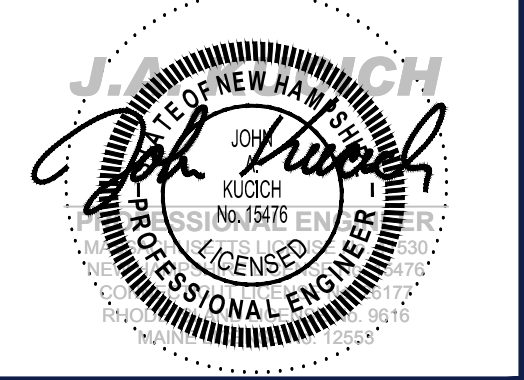
MAP: 24 | BLK: 98 | LOT: 19
 308 SOUTH RIVER ROAD
 TOWN OF BEDFORD, NH

OWNER:
 BEDFORD RLG PROPERTIES LLC
 23 AUGUSTA WAY
 DOVER, NH 03820
 BOOK & PAGE 9045/2060

BOHLER

3 EXECUTIVE PARK DRIVE FLOOR 2
 BEDFORD, NH 03110
 Phone: (603) 441-2900

www.BohlerEngineering.com



SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER:
C-301

REVISION 4 - 11/6/2025

ZONING TABLE

ZONE: P2 - PERFORMANCE
 USE: WAREHOUSE
 MAP: 24 BLOCK: 98 LOT(S): 19

APPLICANT/ OWNER INFORMATION

APPLICANT: ROYAL RIVER ROAD LLC
 53 STATE STREET
 BOSTON, MA 02109

PROPERTY OWNER: BEDFORD RLG PROPERTIES LLC
 23 AUGUSTA WAY
 DOVER, NH 03820

BULK REQUIREMENTS

ITEM	PERMITTED	EXISTING	PROPOSED	FUTURE
MIN LOT AREA	3 AC	27.3± AC (1,187,116± SF)	NO CHANGE	NO CHANGE
MIN LOT FRONTAGE	300.0	398.83'	NO CHANGE	NO CHANGE
MIN YARD SETBACKS				
FRONT YARD	1:2 (1)(2)	106.0'	144.8'	N/A
SIDE YARD	1:1 (1)(3)	28.3'	72.4'	N/A
REAR YARD	1:1 (1)	840.6'	234.9'	N/A
MAX PERMITTED HEIGHT	60.0'	<60.0'	35.0'	N/A
MAX IMPERVIOUS COVERAGE	75.0% (4)	1.4% (16,985 SF)	27.4% (325,106 SF)	31.4% (373,136 SF)

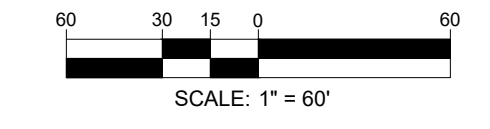
1. CALCULATED AS A RATIO OF ONE FOOT OF MAXIMUM BUILDING HEIGHT TO ONE FOOT OF REQUIRED BUILDING SETBACK
 2. NO FRONT STRUCTURE SETBACK REQUIREMENT SHALL BE IN EXCESS OF 60' FROM ANY ROAD
 3. NO SIDE STRUCTURE SETBACK SHALL BE IN EXCESS OF 20'
 4. MAY BE INCREASED BY AN AMOUNT EQUAL TO THE AREA OF EASEMENT DEDICATED TO FUTURE WIDENING OF U.S. 3
 5. PROPOSED BUILDING HOURS OF OPERATION = 24/7

PARKING REQUIREMENTS

ITEM	PERMITTED	EXISTING	PROPOSED	FUTURE	TOTAL
MIN STALL SIZE	9' X 18'	N/A	9' X 18'	9' X 18'	9' X 18'
MIN AISLE WIDTH	24'	N/A	24'	24'	24'
MIN NUMBER OF STALLS	168	N/A	122	140	262
MIN NUMBER OF ADA STALLS	7	N/A	8	N/A	8
MIN INTERNAL ISLANDS	5%	N/A	6.2%	8.1%	7.2%

REQUIRED PER USE:
 MANUFACTURING 1.12 SPACES / 1,000 SF = (150,000 SF / 1,000) * 1.12 = 168 SPACES
 LIGHT MANUFACTURING 0.83 SPACES / 1,000 SF = (150,000 SF / 1,000) * 0.83 = 125 SPACES
 WAREHOUSE 0.56 SPACES / 1,000 SF = (150,000 SF / 1,000) * 0.56 = 84 SPACES

THIS PLAN TO BE UTILIZED FOR SITE LAYOUT PURPOSES ONLY



BOHLERENGINEERING.COM\PROJECTS\2025\NHA250006.00\CADD\DRAWINGS\PLAN SETS\CIVIL SITE PLANS\CIVIL SITE PLAN\NHA250006.00-3A-1-LAYOUT-C-301-OVERALL SITE