

TAX-MAP 33  
 LOT 106-1  
 101,324 sq.ft.  
 2.33 acres

8,000 s.f.  
 COMMERCIAL  
 BUILDING

SEPTIC  
 AREA

STORMWATER  
 AREA

WETLAND

N.H. ROUTE 27

NOTES;

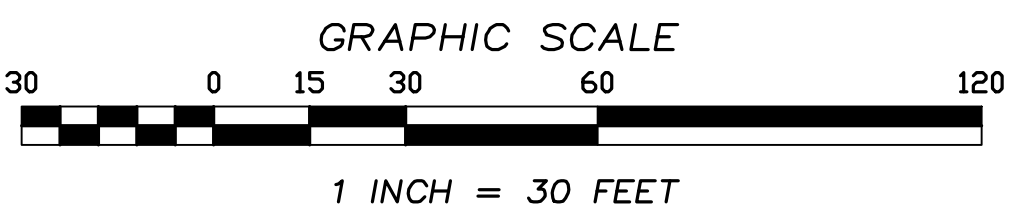
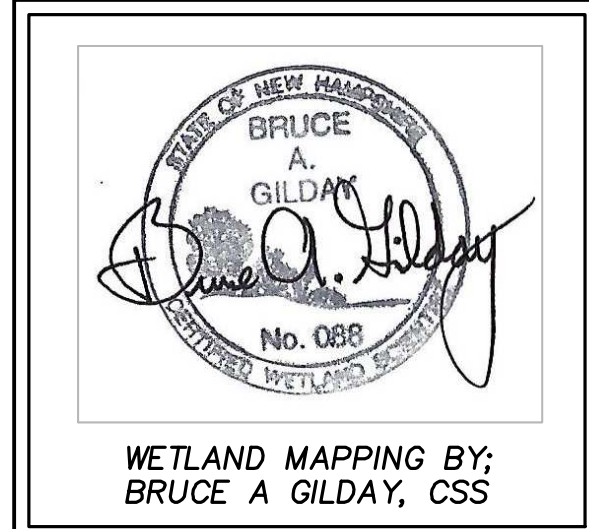
- 1) OWNERS OF RECORD; WOODSIDE VILLAGE LLC  
 25 WHITETAIL LANE  
 CHESTER NH, 03036
- 2) SOURCE OF TITLE; R.C.R.D. BOOK 6448 PAGE 1455
- 3) THE INTENT OF THIS PLAN IS TO DEPICT AN 8,000 S.F. MULTI TENANT FLEX-COMMERCIAL BUILDING WITH 30 PARKING SPACES.
- 4) ALL UNITS SHALL BE SERVICED BY ON SITE WELL, SEPTIC SYSTEM AND A DRIVEWAY..
- 5) THIS PROPERTY IS ZONED C-2;;  
 CURRENT SETBACK AND AREA REQUIREMENTS ARE AS FOLLOWS;  
 SETBACKS; FRONT=15' SIDE=15' AND REAR=15'  
 WETLAND=25'  
 FRONTAGE; 50'  
 MAX BUILDING HEIGHT; 35'  
 AREA; 21,780 S.F. (0.50 ACRES)  
 (ADDITIONAL SETBACK MAY APPLY BASED UPON PROPOSED USE)
- 6) THIS PROPERTY IS NOT LOCATED WITHIN THE FLOOD HAZARD ZONE AS SHOWN ON FIRM PANEL 33015C0187E DATED 5/27/2005.
- 7) ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON NAVD '88 DATUM, AND BEARINGS ARE BASED UPON NH STATE PLANE COORDINATE SYSTEM.
- 8) STATE SUBDIVISION APPROVAL # eSA2022083001
- 9) NH DOT DRIVEWAY PERMIT # PENDING
- 10) WETLAND DELINEATION AND SOIL MAPPING WAS PERFORMED BY B.A.G. LAND CONSULTANTS IN AUGUST 2022 USING THE STANDARDS SET FORTH IN THE SSSNNE PUBLICATION #1. WETLANDS WERE IDENTIFIED USING THE 1987 FEDERAL MANUAL FOR IDENTIFYING WETLANDS. HYDRIC SOIL COMPONENT WAS DETERMINED BY USING THE FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND VERSION 3. NO VERNAL POOLS EXIST ON THIS SITE.
- 11) S.C.S. SOIL TYPE; 43C CANTON.
- 12) A NOTICE OF INTENT SHALL BE REQUIRED BY THE E.P.A. AT THE TIME OF LOT DEVELOPMENT.
- 14) NH ROUTE 27 IS A 66-FOOT RIGHT OF WAY, CLASS 2 HIGHWAY.
- 15) PLAN REFERENCES;  
 A) A SURVEY PLAT AND SUBDIVISION PREPARED FOR ROBERT E BONDS LOCATED IN RAYMOND NH PREPARED BY RSL LAYOUT AND DESIGN DATED JUNE 1986 AND RECORDED AT THE R.C.R.D. AS PLAN D-15381.

ZONING SUMMARY: ZONE  
 C-2 COMMERCIAL

- ALLOWED USES
- COMMERCIAL SERVICE ESTABLISHMENTS
  - SALES ESTABLISHMENT
  - WAREHOUSE FACILITY
  - OFFICES
  - DAY CARE & ADULT DAY CARE
  - INDOOR RECREATION FACILITY
  - EDUCATION FACILITY
  - RECYCLING CENTER
  - LIGHT MANUFACTURING (se)

APPROVED BY THE TOWN OF RAYMOND  
 PLANNING BOARD ON \_\_\_\_\_

- LEGEND
- STONE WALL
  - 5/8" IRON PIN SET WITH YELLOW I.D. CAP
  - UTILITY POLE
  - PROPOSED WELL
  - TEST PIT
  - SEPTIC SETBACK
  - SHORELAND ZONE



NO.	DATE	DESCRIPTION	BY
0	10/21/23	INITIAL RELEASE	K.E.H.

**SITE PLAN**  
 Proposed Commercial Building  
 Tax Map 33 Lot 106-1  
 NH Route 27  
 Raymond, NH

PREPARED BY:  
 CORNERSTONE SURVEY INC.  
 25 WHITETAIL LANE, CHESTER, N.H. 03036  
 PHONE/FAX (603) 887-6647

APPLICANT:  
**Woodside Village LLC**  
 25 Whitetail Lane  
 Chester, NH 03037

SCALE: 1" = 30'      DATE: August 2023