

**SITE NOTES:**

THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED CONSTRUCTION OF THREE (3) COMMERCIAL BUILDINGS. PROJECT TO BE SERVED BY ELECTRIC, GAS, ON-SITE SEWER AND WATER.

1. ZONING DISTRICT: LIGHT INDUSTRIAL, BUSINESS & COMMERCIAL

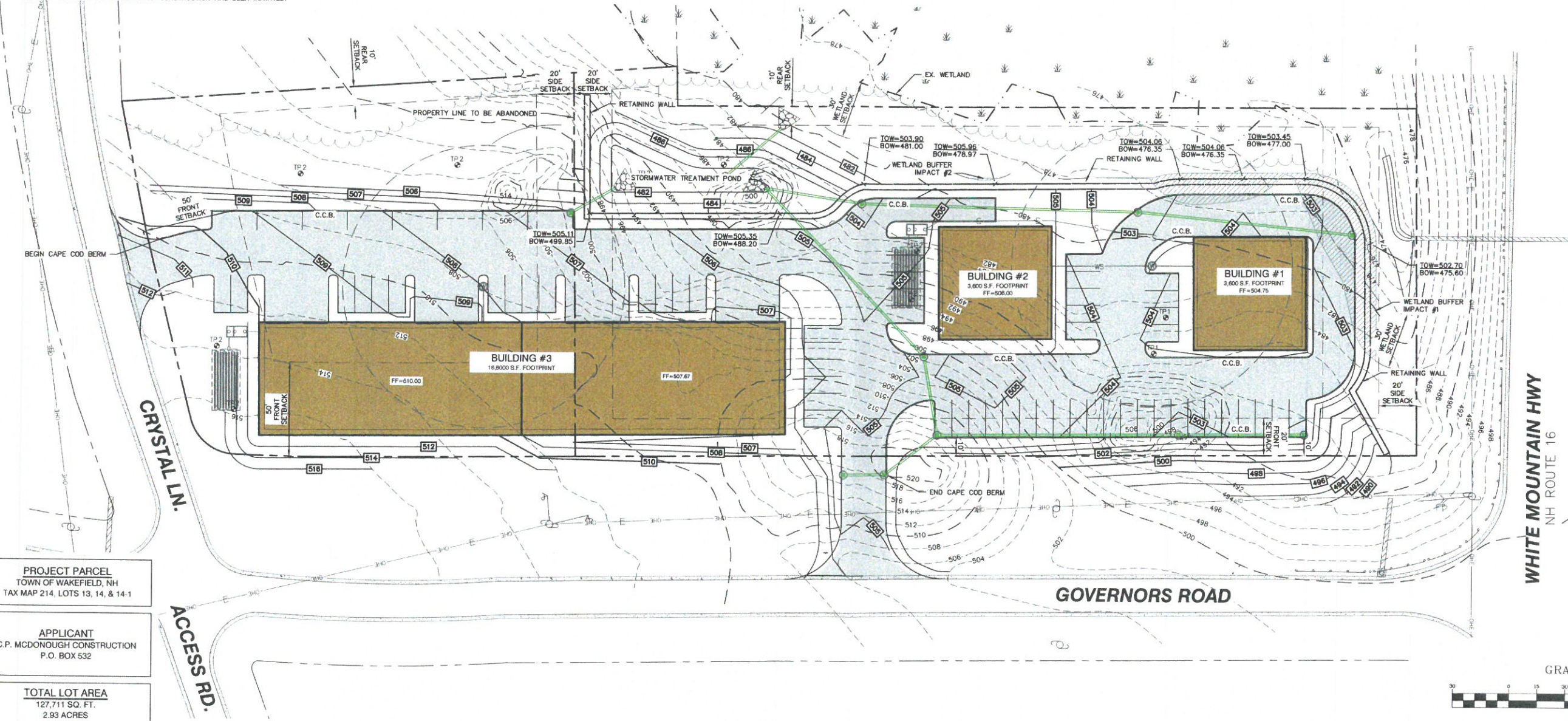
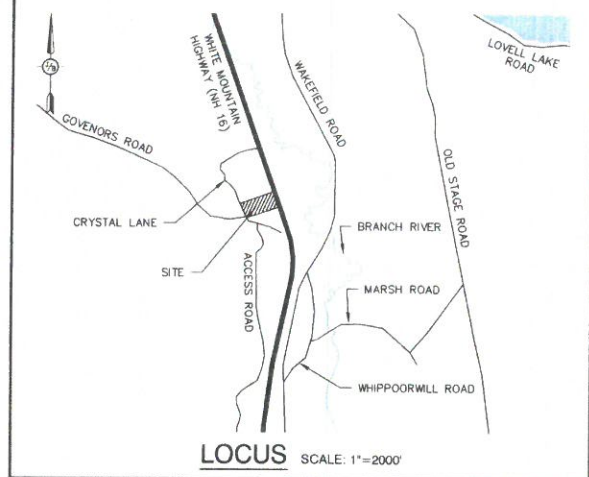
**LIGHT INDUSTRIAL:**  
 LOT AREA MINIMUM = 1 AC.  
 LOT FRONTAGE MINIMUM = 200'  
**BUILDING SETBACKS (MINIMUM):**  
 FRONT (STREET) SETBACK = 50'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 10'  
 WETLAND SETBACK = 30'  
 MAX. BUILDING HEIGHT = 35'  
 MAX. IMPERVIOUS = 50% (AQUIFER)  
 SEALED SURFACE PROPOSED = 46%

**BUSINESS & COMMERCIAL:**  
 LOT AREA MINIMUM = 0.5 AC.  
 LOT FRONTAGE MINIMUM = 100'  
**BUILDING SETBACKS (MINIMUM):**  
 FRONT SETBACK = 20'  
 SIDE SETBACK = 20'  
 REAR SETBACK = 10'  
 WETLAND SETBACK = 30'  
 MAX. BUILDING HEIGHT = 35'  
 MAX. SEALED SURFACE = 50% (AQUIFER)  
 SEALED SURFACE PROPOSED = 49%

2. 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.

- THE SUBJECT PARCEL IS LOCATED WITHIN AN AREA HAVING A ZONE "X" DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 33003007700, WITH EFFECTIVE DATE OF 3/19/13, FOR COMMUNITY PANEL NO. 770 OF 825, IN CARROLL COUNTY, STATE OF NEW HAMPSHIRE, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
- 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.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 WILL CONFORM TO TOWN STANDARDS AND REGULATIONS, AND NHDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, WHICHEVER IS MORE STRINGENT.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- WETLANDS WERE DELINEATED BY TIMOTHY FERWERDA, CWS# 039 AND LOCATED BY THIS OFFICE.
- LANDOWNERS ARE RESPONSIBLE FOR COMPLYING WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL WETLAND REGULATIONS, INCLUDING PERMITTING REQUIRED UNDER THESE REGULATIONS.
- ALL PROPOSED SIGNAGE SHALL CONFORM WITH THE TOWN ZONING REGULATIONS, UNLESS A VARIANCE IS OTHERWISE REQUESTED.
- ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) AND NHDOT STANDARDS AND SPECIFICATIONS (NON-REFLECTORIZED PAVEMENT MARKINGS), UNLESS OTHERWISE NOTED.
- ALL PARKING STALLS SHALL BE SEPARATED USING 4" WIDE SOLID STRIPES. STRIPING SHALL BE 100% ACRYLIC TYPE, LOW VOC, FAST DRYING, IN A COLOR OF WHITE.
- ALL STOP BARS SHALL BE 18" IN WIDTH IN A COLOR OF WHITE; ALL TRAFFIC ARROWS SHALL BE PAINTED IN A COLOR OF WHITE.

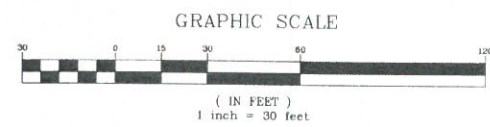
- ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE ARCHITECTURAL AND STRUCTURAL PLANS PROVIDED BY THE OWNER. ANY DISCREPANCIES SHOULD BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND OWNER PRIOR TO THE START OF CONSTRUCTION. BUILDING DIMENSIONS AND AREAS TO BE TO OUTSIDE OF MASONRY, UNLESS OTHERWISE NOTED.
- ALL OUTDOOR DISPLAY AREAS SHALL BE MAINTAINED IN A NEAT AND ORDERLY FASHION.
- ALL OUTDOOR DISPLAY AREAS ALONG SIDEWALK SHALL BE MAINTAINED TO PROVIDE A MINIMUM UNOBSTRUCTED WIDTH OF FIVE (5) FEET ALONG THE ENTIRE LENGTH OF THE SIDEWALK, AND AT EMERGENCY EGRESS DOORS FOR PEDESTRIAN AND EMERGENCY ACCESS AT ALL TIMES.
- SNOW TO BE STORED AT EDGE OF PAVEMENT AND IN AREAS SHOWN ON THE PLANS, OR TRUCKED OFFSITE TO AN APPROVED SNOW DUMPING LOCATION.
- EMERGENCY GENERATOR NOISE ENCLOSURE SHALL BE DESIGNED AND INSTALLED AS A LEVEL 2 (HOSPITAL GRADE) SOUND ENCLOSURE.
- A TEN (10) FOOT HIGH CONCRETE BLOCK WALL SHALL BE INSTALLED AROUND THE TRASH COMPACTOR AS SHOWN. COMPACTOR PICK-UP SHALL BE LIMITED TO THE HOURS OF 7:00 AM TO 7:00 PM.
- ROOF TOP HEATING AND AIR CONDITIONING UNITS (RTU'S) SHALL BE DESIGNED TO VENT UPWARDS AND AIR INTAKES SHALL BE DIRECTED AWAY FROM ABUTTING NEIGHBORS.
- NO OVERNIGHT TRACTOR TRAILER PARKING SHALL BE ALLOWED ON THE PREMISES. NO TRUCK HORN BLOWING SHALL BE ALLOWED ON THE PREMISES.
- ALL ARCHITECTURAL BLOCK RETAINING WALLS ARE TO BE DESIGNED AND STAMPED BY THE MANUFACTURER'S STRUCTURAL ENGINEER. CONTRACTOR TO COORDINATE WITH APPROVED MANUFACTURER PRIOR TO INSTALLATION.
- DUMPSTERS AND/OR ROLL-OFFS ARE NOT TO BE PICKED UP BETWEEN 7:00 PM AND 7:00 AM.
- ALL CONSTRUCTION ACTIVITIES SHALL CONFORM TO LABOR OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL PRECAST CONCRETE PRODUCTS WILL BE SOURCED FROM MANUFACTURING FACILITIES IN COMPLIANCE WITH THE NATIONAL PRECAST CONCRETE ASSOCIATION (NPCA) PLANT CERTIFICATION PROGRAM. EVIDENCE OF COMPLIANCE WILL BE PROVIDED FOR THE CURRENT CALENDAR YEAR THE PRODUCTS WERE MANUFACTURED WITHIN.



**PROJECT PARCEL**  
 TOWN OF WAKEFIELD, NH  
 TAX MAP 214, LOTS 13, 14, & 14-1

**APPLICANT**  
 C.P. MCDONOUGH CONSTRUCTION  
 P.O. BOX 532

**TOTAL LOT AREA**  
 127,711 SQ. FT.  
 2.93 ACRES



Design: BWG	Draft: DFP	Date: 02/22/2024
Checked: BWG	Scale: AS SHOWN	Project No.: 22282
Drawing Name: 22282-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
1	01/25/24	ISSUED FOR DESIGN REVIEW	BWG

Designed and Produced in NH

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

Civil Engineering Services

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 PO Box 219, Stratham, NH 03885

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Plan Name:	<b>ZBA SITE PLAN #2</b>
Project:	COMMERCIAL SITE PLAN GOVERNOR'S ROAD, WAKEFIELD, NH
Owner of Record:	C.P. MCDONOUGH CONSTRUCTION P.O. BOX 532

DRAWING No.

**ZBA2**

SHEET NO. 2 OF 2  
 JBE PROJECT NO. 22282