



# TOWN OF RAYMOND

Planning Board Agenda

May 4, 2023

7 p.m. - Raymond High School  
Media Center - 45 Harriman Hill

Public Announcement

*If this meeting is canceled or postponed for any reason the information can be found on our website, posted at Town Hall, Facebook Notification, and RCTV. \**

## 1. Pledge of Allegiance

## 2. Approval of Minutes

- 02/02/2023,02/16/2023,03/02/2023 and 03/09/2023
- 03/23/2023 (provided in 04/06/2023 packets)
- 4/06/2023 (provided in 04/20/2023 packets)

## 3. Public Hearing-

**Application #2022-013- Earth Excavation Permit-Severino/Candia South Branch Brook:** An application for an Earth Excavation Permit has been submitted by Candia South Branch Brook, LLC. The applicant is proposing the permitting of an existing excavation operation. The property is identified as Raymond Tax Map 38, Lot 34; 263 NH Route 27.

## 4. Public Meeting-

**Application #2023-002-Onway Lake Development/Sargent Drive:** In accordance with RSA 676:4 II(b) and Section 3.003.02 of Raymond Site Plan Review Regulations the Planning Board will engage in a nonbinding design review discussion with an applicant, Joseph Coronati of Jones and Beach Engineers, and authorized representatives on **Thursday, May 04, 2023 at 7:00 p.m. in the Raymond High School Media Center (library).** **The discussion will be regarding a proposal for a phased buildout of the property at Onway Lake to include an open space subdivision and age restricted development. The property is located at Tax Map 20/Lot 58 & Tax Map 26/Lot 1, at 15 Sargent Drive.** Per RSA 676:4 II(b), the Planning Board may engage in nonbinding discussions with an applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.

\* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen's Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be held at a time TBD.



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## 5. Other Business

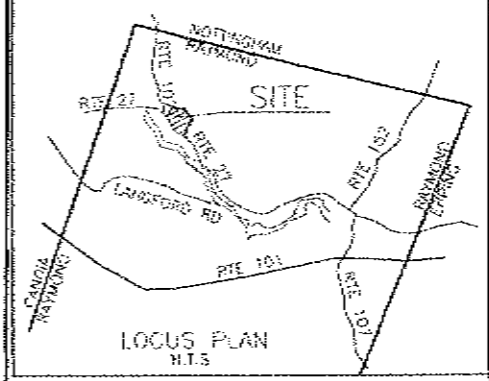
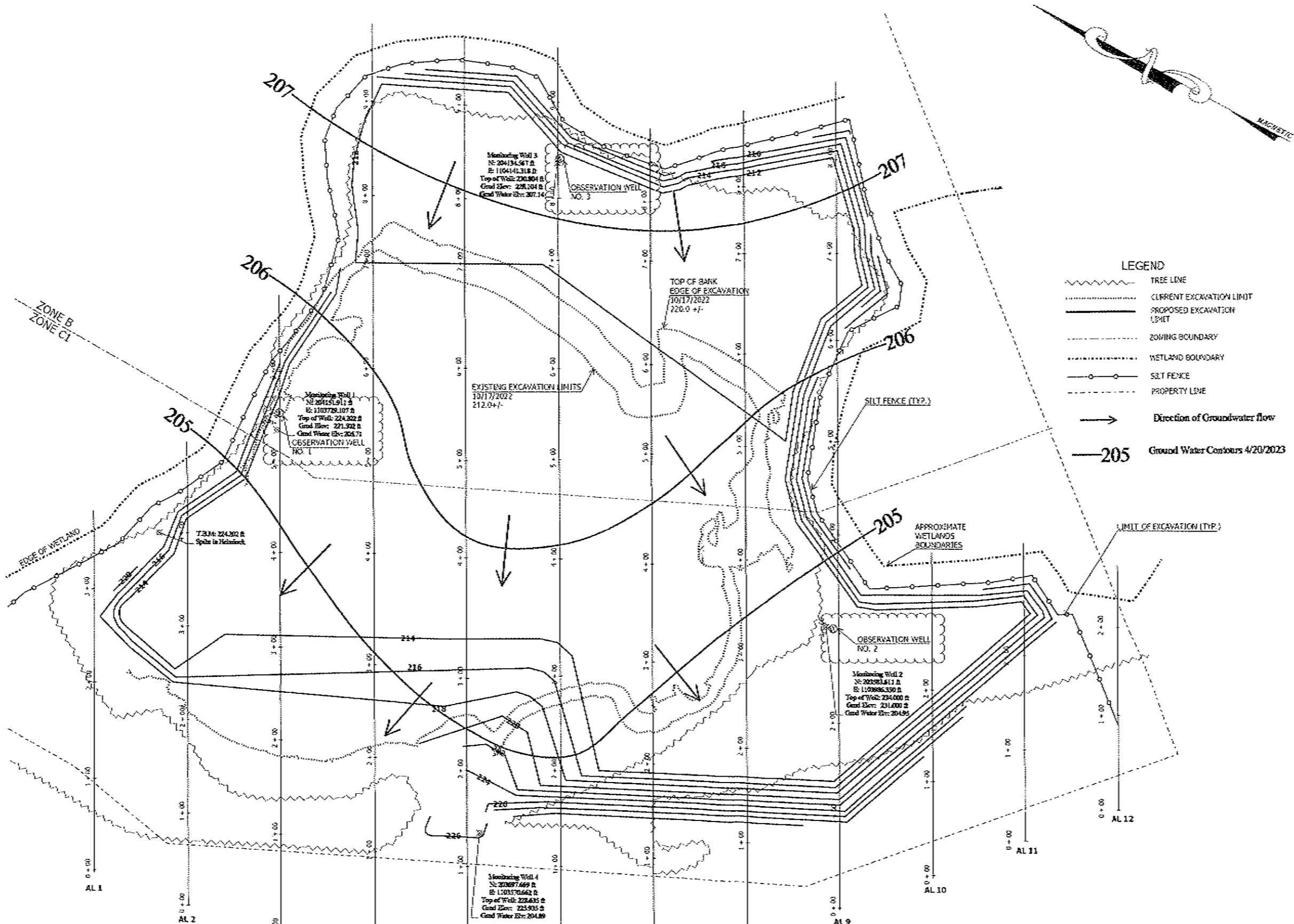
- Staff Updates-
- Board Member Updates
- Any other business brought before the board- ***Rules and Procedures/Site Plan Review discussion of changes.***

## 6. Adjournment (NO LATER THAN 10:00 P.M.)

### Planning Board 2023 Submittal and Meeting Dates

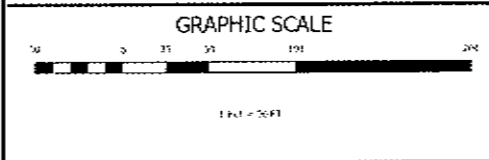
Submittal Deadline for Completed Application & Materials	Planning Board Meeting Dates (1st & 3rd Thursdays of the Month)
April 06, 2023	May 04, 2023    2022-013 <b>Severino Excavation &amp; 2023-002 Sargent Dr.(design review)</b>
April 20, 2023	May 18, 2023    2022-010 <b>ONYX EXCAVATION (cont.) &amp; 2023-001 Inkberry Logistics (design review)</b>
May 04, 2023	June 01, 2023    2022-009 <b>Jewett Warehouse</b>
May 18, 2023	June 15, 2023    2022-015 <b>White Rock LLA &amp; 2022-008 Onyx Warehouse</b>
June 01, 2023	July 06, 2023
June 15, 2023	July 20, 2023
July 06, 2023	August 03, 2023
July 20, 2023	August 17, 2023
August 03, 2023	September 07, 2023
August 17, 2023	September 21, 2023
September 07, 2023	October 05, 2023
September 21, 2023	October 19, 2023
October 05, 2023	November 02, 2023
October 19, 2023	November 16, 2023
November 02, 2023	December 07, 2023
November 16, 2023	December 21, 2023

\* Note: If you require personal assistance for audio, visual or other special aid, please contact the Selectmen’s Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be held at a time TBD.



- UPDATED OPERATION NOTES:
- PROJECT DURATION: 20 YEARS
  - MONDAY THRU FRIDAY 7:00AM - 5:00PM  
SATURDAY 7:00AM - 12:00PM
  - SITE SPECIFIC PERMIT WPS-9001, JANUARY 28, 1998  
UPDATED MARCH 9, 2010  
UPDATED JANUARY 18, 2017
  - IF THE AREA DISTURBANCE IS TO EXCEED 1 ACRE, THE OWNER SHALL PREPARE A SWPPP AND FILE EPA 101 PRIOR TO PROCEEDING.
  - SPECIAL EXCEPTION (2018-002) WAS GRANTED ON MAY 23, 2018 TO ALLOW IMPORT OF MATERIAL FOR PROCESSING.
  - VARIANCE (2018-002) WAS GRANTED ON MAY 23, 2018 TO ALLOW ONSITE PROCESSING
  - Monitoring Wells Installed 4/6/2023

- LEGEND
- TREE LINE
  - CURRENT EXCAVATION LIMIT
  - PROPOSED EXCAVATION LIMIT
  - ZONING BOUNDARY
  - WETLAND BOUNDARY
  - SILT FENCE
  - PROPERTY LINE
  - Direction of Groundwater flow
  - Ground Water Contours 4/20/2023



<p>ABUTTERS: MAP 38 LOT 4 AND 33 TOWN OF RAYMOND, NH 4 EPPING STREET RAYMOND, NH 03077</p>	<p>ABUTTERS: MAP 38 LOT 8 266 ROUTE 27 RAYMOND, LLC PO BOX 98 NORTH SALEM, NH 03073</p>
<p>MAP 38 LOT 6 NH ELECTRIC COOP. 579 TENNEY MTN. HWY PLYMOUTH, NH 03264</p>	<p>MAP 38 LOT 5 FIRE LAKE CORPORATION 75 PATRIOTS WAY RAYMOND, NH 03077</p>
<p>MAP 38 LOT 20 MARGARET EDWARDS FAMILY IRREVOCABLE TRUST C/O MICHAEL EDWARDS 80A MAIN STREET KINGSTON, NH 03848</p>	<p>MAP 38 LOT 35 KEITH C. BAKER 377 BEVINCK STREET CORUNNA CANTARGO NH 030</p>

OWNER OF RECORD:  
BRANCH BROOK HOLDINGS  
PO BOX 202  
CANDIA NH  
800K 3519 PAGE 1313

OPERATOR:  
SEVERINO TRACKING CO INC  
RONALD A SEVERINO, PRESIDENT  
PO BOX 202  
CANDIA NH 03034  
PHONE 603-483-2133  
FAX 603-483-2998

TAX MAP & LOT NUMBER  
038-003-034-003

TOTAL AREA  
22.37 AC

**INTERIM CONDITIONS PLAN  
UPDATED DECEMBER 12, 2022**



**EXCAVATION CONTRACTOR**

P.O. Box 202  
512 Raymond Road  
Candia, NH 03034

Office: 603-483-2133  
Fax: 603-483-2998  
www.severinotracking.com

INDEX OF PLANS:  
SHEET 1: INTERIM CONDITIONS PLAN  
SHEET 2: C1 - MAY 1998 EXISTING CONDITIONS PLAN  
SHEET 3: C2 - MAY 1998 PROPOSED EXCAVATION PLAN  
SHEET 4: C3 - MAY 1998 RECLAMATION PLAN

# JONES & BEACH ENGINEERS INC.

85 Portsmouth Avenue, PO Box 219, Stratham, NH 03885  
603.772.4746 - JonesandBeach.com

April 6, 2023

Raymond Planning Board  
Attn. Brad Reed, Chair  
4 Epping Street  
Raymond, NH 03077

**RE: Design Review Application  
15 Sargent Drive, Raymond, NH  
Tax Map 20, Lot 58 & Tax Map 26, Lot 1  
JBE Project No. 14232.7**

Dear Mr. Reed,

Jones & Beach Engineers, Inc. respectfully submits a Design Review Application for the above-referenced parcel on behalf of our client, Onway Lake Development, LLC. New owners have purchased the property and many of the existing units and are the applicants for the buildout of the rest of the property. The intent of this application is to apply for a Design Review hearing to present the current plans for all of the phases of this development. The property has been broken into 3 different phases.

Phase 1 consists of an open space subdivision along the existing paved entrance road known as Sargent Drive. There are also 2 cul-de-sacs that are proposed off the existing roadway. We have provided a yield plan and the open space plans for your review showing 38 house lots. The area used in the yield plan for the determination of density that isn't needed for the clustered housing, will be put into permanent open space. These house lots will be serviced with individual well and septic systems.

Phase 2 of the site development consists of the area that has the existing 16 one-bedroom cottages. This is the area that is currently vested for a total of 111 of these one-bedroom cottages. We are proposing to change these units to an Age Restricted development for residents 55 years of age or older. Therefore, the existing units will be included in these restrictions and will be part of the condominium association. These units will then all become year-round residences like other age restricted developments in Town. There is a total of 78 units proposed in Phase 2, which include the existing residential units that are already located there. This phase will continue to be serviced with community water from the existing infrastructure and community septic systems spaced around the property.

Phase 3 of the property is the area located near Onway Lake. This area currently has existing gravel roads that were constructed back when Phase 2 area was built. It also has some drinking water infrastructure, overhead power lines and the developed beach area on Onway Lake. The overhead power running through this portion of the property provides power to the whole site currently. This area will also be developed with an age restricted development for residents aged 55 or older. This phase consists of a total of 141 units. This phase will be supported by community well water and community septic systems spread around the site.



The buildout for this site has been discussed for many years and based on the feedback received from the Town staff and the Planning Board, the owners have decided to move forward with a development that is completely allowed in the zone. This layout does not require any zoning relief and resolves many of the previous concerns of the past approvals. The owners have a couple of options for a more formal second means of egress. Currently there are gravel roadways that go out to Leavitt and Scribner that can be driven now, so we expect one of those will be improved for year-round access and paved.

All the residents of this community will have access to the amenities of the site. This makes this development very attractive as there is already a pool, basketball court, community buildings, lake, beach, kayak storage and walking trails. These items will certainly need repairs and additional items may be added as time goes on. Most developments we work on do not provide this extensive list of amenities for the residents.

The following items are provided in support of this Application:

1. Design Review Application
2. Letter of Authorization.
3. Copy of Deed.
4. Fee Check.
5. Abutters List & Mailing Labels (3 sets).
6. Tax Map
7. Six (6) Full Size Plan Sets.
8. Ten (10) Reduced Size (11" x 17") Plan Sets.

If you have any questions or need any additional information, please feel free to contact our office. Thank you very much for your time.

Very truly yours,

**JONES & BEACH ENGINEERS, INC.**



Joseph Coronati  
Vice President

cc: Shiv Shrestha, Onway Lake Development, LLC (application and plans via email)  
Matt Silverstein, Onway Lake Development, LLC (application and plans via email)  
John Bosen, Esq (application and plans via email)



Map # 20 Lot # 58  
26 1

**Planning Board Application**

*In accordance with NH RSA 676:4 II*

Conceptual Review  Design Review  Pre-Application Review   
(Choose One)

**Town of Raymond, NH**

(please see back for copy of applicable RSA)

Project Name: Onway Lake Village

Location: 15 Sargent Drive, Raymond, NH

Project Description: To subdivide the parcel into 38 residential lots & provide age restricted housing.

Zone: Residential/ Total Number of Lots: 38  
Agricultural

**Applicant/Agent Information:**

Name: Shiv Shrestha

Phone: 603-305-0579 Fax: \_\_\_\_\_

Company: Onway Lake Development, LLC

Address: 427 Amherst Street, Floor 2, Suite 1, Nashua, NH 03063

By signing this application, you are agreeing to all rules and regulations of the Town of Raymond, and are agreeing to allow agents of the Town of Raymond to conduct inspections of your property during normal business hours to ensure compliance with all Raymond Zoning and Subdivision Regulations while your application is under consideration and during any construction and operational phases after approval is granted.

Signed\*: [Signature] Date: 3/30/23

\*Requires notarized letter of permission

**Owner Information:**

Name: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Company: Onway Lake Village Condominiums, LLC

Address: PO Box 779, Raymond, NH 03077

Signed: [Signature] Date: 3/30/23

**Designers of Record:** (Provide Name & License Number for each)

Engineer: Michael Kerivan, Jones & Beach Engineers, Inc., #9846

Surveyor: David Collier, Jones & Beach Engineers, Inc., #892

Soil Scientist: \_\_\_\_\_

Landscape Architect: \_\_\_\_\_

Fire Protection Engineer: \_\_\_\_\_

Other(s): \_\_\_\_\_

**FEES:** \$50.00 Application Fee, \$300.00 Escrow and \$10.00 per abutter. TOTAL = \$710.00

***For Office Use, Only:***

Date Application Received: \_\_\_\_\_ Total Fees Collected w/Application: \_\_\_\_\_

Abutters List Received: \_\_\_\_\_ Plans & Checklist Received: \_\_\_\_\_

## NH RSA 676:4 II

II. A planning board may provide for preliminary review of applications and plats by specific regulations subject to the following:

(a) Preliminary conceptual consultation phase. The regulations shall define the limits of preliminary conceptual consultation which shall be directed at review of the basic concept of the proposal and suggestions which might be of assistance in resolving problems with meeting requirements during final consideration. Such consultation shall not bind either the applicant or the board and statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken. The board and the applicant may discuss proposals in conceptual form only and in general terms such as desirability of types of development and proposals under the master plan. Such discussion may occur without the necessity of giving formal public notice as required under subparagraph I(d), but such discussions may occur only at formal meetings of the board.

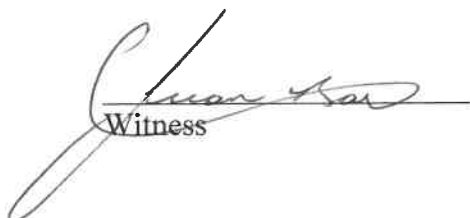
(b) Design review phase. The board or its designee may engage in nonbinding discussions with the applicant beyond conceptual and general discussions which involve more specific design and engineering details; provided, however, that the design review phase may proceed only after identification of and notice to abutters, holders of conservation, preservation, or agricultural preservation restrictions, and the general public as required by subparagraph I(d). The board may establish reasonable rules of procedure relating to the design review process, including submission requirements. At a public meeting, the board may determine that the design review process of an application has ended and shall inform the applicant in writing within 10 days of such determination. Statements made by planning board members shall not be the basis for disqualifying said members or invalidating any action taken.


(c) Preliminary review shall be separate and apart from formal consideration under paragraph I, and the time limits for acting under subparagraph I(c) shall not apply until formal application is submitted under subparagraph I(b).

**Letter of Authorization**

I, Matthew Silverstein of Yawno Properties, LLC with a mailing address of 427 Amherst Street, 2<sup>nd</sup> Floor, Suite 1 Nashua NH, developer and manager of property located in Raymond, NH, known as Tax Map 20, Lot 58, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 15 Sargent Road in Raymond, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
Witness

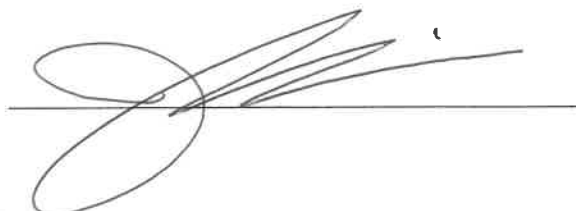
  
Matthew Silverstein  
Yawno Properties, LLC

4-5-23  
Date

Personally, appeared the above-named Matthew Silverstein in his capacity of Yawno Properties, LLC, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

Notary Public/Justice of the Peace

My commission expires 1/25/24

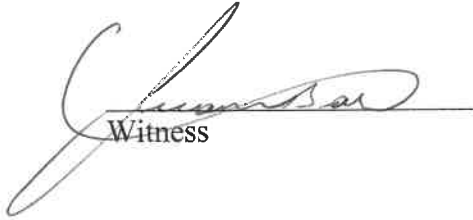





**Letter of Authorization**

I, Matthew Silverstein of Onway Lake Development, LLC, of 427 Amherst Street, 2<sup>nd</sup> Floor, Suite 1, Nashua, NH 03063, developer and manager of property located in Raymond, NH, known as Tax Map 20, Lot 58, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 15 Sargent Road in Raymond, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
\_\_\_\_\_  
Witness

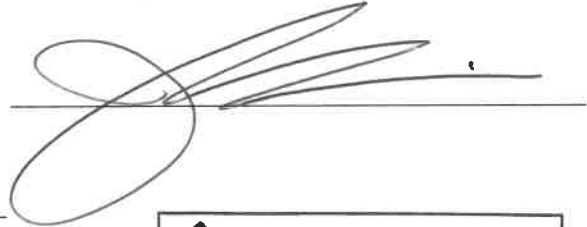
  
\_\_\_\_\_  
Matthew Silverstein  
Onway Lake Development, LLC

4-5-23  
\_\_\_\_\_  
Date

Personally, appeared the above-named Matthew Silverstein, in his capacity as manager of Onway Lake Development, LLC, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

Notary Public/Justice of the Peace

My commission expires 1/25/24

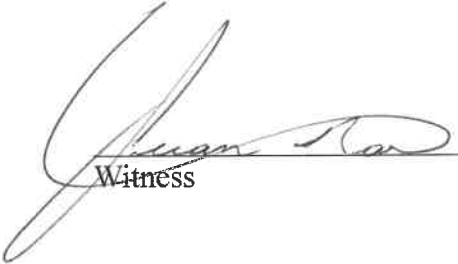
  
\_\_\_\_\_



**Letter of Authorization**

I Matthew Silverstein of Chemm Development, LLC, 427 Amherst Street, 2<sup>nd</sup> Floor, Suite 1, Nashua, NH 03063, developer and manager of property located in Raymond, NH, known as Tax Map 20, Lot 58, do hereby authorize Jones & Beach Engineers, Inc., PO Box 219, Stratham, NH, to act on my behalf concerning the previously mentioned property. The parcel is located on 15 Sargent Road in Raymond, NH.

I hereby appoint Jones & Beach Engineers, Inc., as my agent to act on my behalf in the review process, to include any required signatures.

  
Witness

  
Matthew Silverstein  
Chemm Development, LLC

4-5-23  
Date


Personally, appeared the above-named Matthew Silverstein, in his capacity as manager of Chemm Development, LLC, known to me or satisfactorily proven to be the person whose signature appears on this letter of authorization and acknowledged that the facts contained in the letter of authorization are true based upon their knowledge, information, and belief. Before me,

Notary Public/Justice of the Peace

My commission expires 1/25/24







LCHIP	ROA438436	25.00
RECORDING		30.00
SURCHARGE		2.00



Return to:



Colliander & Brown, PA  
126 Daniel Street, Suite 100  
Portsmouth, NH 03801

**QUITCLAIM DEED**

*KNOW ALL PERSONS BY THESE PRESENTS*, that **John F. Tracy, Trustee of the J&D Realty Trust**, with an address of 20 Joshua Lane, Epping, New Hampshire 03042, for no consideration paid, grants to **Onway Lake Village Condominiums LLC**, a New Hampshire Limited Liability Company with an address of P.O. Box 779, Raymond, New Hampshire, 03077, with **QUITCLAIM COVENANTS**, the following:

Two certain tracts of land with the buildings thereon, if any, situated in Raymond, County of Rockingham and State of New Hampshire, bounded and described as follows:

**TRACT 1:**

Being an area of land containing 179.6 acres +/- and shown on a plan of land entitled "Plan of Land for Onway Village in Raymond, N.H." dated March 1988 drawn by Parker Survey Associates, Inc. of Exeter & Seabrook, N.H. and recorded in the Rockingham County Registry of Deeds as Plan D-18199, bounded and described as follows:

Beginning at a point on the southerly sideline of land now or formerly of the State of New Hampshire, so-called, as shown on said plan, and the northeasterly corner of the within described premises; thence turning and running along said land of the State of New Hampshire along an arc of a circle with a radius of 1736.87 feet, a length of 384.80 feet and a central angle of 12-32-58 to a point; thence continuing along an arc of a circle with a radius of 2270.30 feet, a length of 32.03 feet and a central angle of 00-48-30 to a point; thence turning and running S 21° 08' 11" W 17.00 feet to a point; thence turning and running along an arc of a circle with a radius of 2287.30 feet, a length of 270.51 feet and a central angle of 06-46-34 to a point; thence continuing along an arc of a circle with a radius of 1827.03, a length of 309.31 and a central angle of 09-42-00 to a point; thence continuing along an arc of a circle with a radius of 2151.19, a length of 266.82 feet and a central angle of 07-06-24 to a point; thence continuing N 87° 33' 13" E 550.30 feet to a point; thence by and along an arc of a circle with a radius of 1854.86 feet,



a length of 948.86 feet and a central angle of 29-18-36 to a found iron pin; thence continuing S 63° 08' 11" E 548.70 feet to a point; thence turning and running N 26° 51' 49" E 22.00 feet to a point; thence turning and running S 63° 08' 11" E 94.60 feet to a point; thence by and along an arc of a circle with a radius of 8627.37 feet, a length of 607.42 feet and a central angle of 04-02-02 to a point; thence continuing S 67° 10' 15" E 1744.14 feet to a point at land now or formerly of Sargent; thence turning and running along said Sargent land S 13° 02' 55" W 85.20 feet to a point; thence turning and running S 05° 30' 55" E 320.06 feet to land now or formerly of Johnson; thence turning and running along said Johnson land S 68° 56' 39" W 252.54 feet to a set iron pin; thence turning and running S 50° 43' 43" W 101.65 feet to a set iron pin; thence still along said Johnson land S 63° 11' 17" W 120.99 feet to a set iron pin; thence continuing S 51° 36' 07" W 39.55 feet to a set iron pin; thence turning and running S 30° 10' 34" W 119.31 feet to a set iron pin; thence continuing S 16° 10' 32" W 41.27 feet to a set iron pin; thence S 00° 12' 22" W 108.34 feet to a set iron pin; thence S 03° 25' 39" W 64.43 feet to a set iron pin; thence continuing S 15° 39' 33" W 57.06 feet to a set iron pin; thence S 29° 55' 50" W 22.96 feet to a point at land now or formerly of Hamer-Andre Assoc., Inc., so-called, as shown on said plan; thence by and along said Hamer-Andre Assoc., Inc. land N 63° 43' 32" W 2069.14 feet to a found iron pin; thence turning and running S 15° 07' 30" W 649.65 feet to a point at land now or formerly of the Town of Raymond, so-called, as shown on said plan; thence by and along said Town of Raymond land N 56° 42' 30" W 632.00 feet to a point; thence turning and running S 30° 58' 28" W 427.92 feet to a point; thence turning and running S 56° 42' 30" E 755.00 feet to a point; thence turning and running along said Town of Raymond land and land now or formerly of Frizzle & Perkins, so-called, as shown on said plan, S 15° 07' 30" W 208.00 feet to a point at land now or formerly of Feng & Rice, so-called, as shown on said plan; thence turning and running along said Feng & Rice land N 76° 16' 55" W 1365.28 feet to a found drill hole at a stone wall; thence by and along said stone wall N 30° 55' 24" E 340.37 feet to a found iron pin; thence turning and running still along said stone wall N 60° 08' 32" W 744.99 feet to a found drill hole at land now or formerly of Mutrie, so-called, as shown on said plan; thence turning and running along said Mutrie land and the remains of a fence N 34° 03' 37" E 279.01 feet to a found iron pin; thence continuing along said Mutrie land and the remains of wall and fence N 11° 59' 27" E 110.87 feet to a found iron pin; thence continuing N 09° 12' 43" E 143.25 feet to a point; thence still along said Mutrie land N 27° 09' 43" E 229 +/- feet to a point at middle of a brook; thence turning and running in a northwesterly direction along said Mutrie land and a brook 2300 feet + to a point; thence turning and running N 45° 18' 37" E 127.07 feet to the point of beginning.

Also included are Beach Areas designated Parcels A containing 23,100 square feet, B containing 15,700 square feet, C containing 18,400 square feet, and D containing 1600 square feet all as shown on the aforesaid plan.

Excepting and reserving to Charles S. Scribner and James W. Scribner and Muriel Rice, formerly Muriel Scribner, and their heirs and assigns forever an easement, the area identified as "CEM" on the plan, meaning to except and reserve here from the Scribner Family cemetery for all cemetery purposes, together with the right of access thereto and by vehicle over the private road known as Scribner Road, and the right of way referred to on the aforesaid plan and referred

to in a Quitclaim Deed from Mary Sargent to Camp Se-Sa-Ma-Ca, Inc. dated May 5, 1967 and recorded in the Rockingham County Registry of Deeds at Book 1885, Page 208. See Deed of Charles S. Scribner, Muriel Rice and James W. Scribner dated July 18, 1984 recorded at Book 2502, Page 300. Also see easement deed from Camp Se-Sa-Ma-Ca, Inc. to Charles S. Scribner, Muriel Rice, and John W. Scribner dated July 18, 1984 recorded at Book 2502, Page 304.

Reserving to Mary T. Sargent, her heirs and assigns forever, a fifteen (15) foot right of way to the low water mark on Onway Lake, that right of way having as a southerly edge the gateway, fence, post and an old existing railroad crossing to the water line contained in Deed of Camp Se-Sa-Ma-Ca, Inc. to Mary T. Sargent, dated July 30, 1980, recorded at Book 2368, Page 1196, Subject to License Agreement dated May 6, 1986 and recorded in the Rockingham County Registry of Deeds at Book 2600, Page 2206.

Also granting the rights of mortgagor may hold in a real covenant dated 10/28/85 recorded at Book 2650, Page 1864.

**TRACT II:**

The land conveyed herein is shown as Lot 27A on a plan of land entitled "Sargent - Acres Subdivision" recorded in the Rockingham County Registry of Deeds as Plan D-13004, containing three sheets, described as follows:

Commencing at a drill hole at the Southeast corner of the premises abutting the roadway identified on said plan as "Access road"; thence N 53° 30' 20" W a distance of eight hundred twenty-three and thirty-seven hundredths (823.37) feet to a point; thence N 36° 29' 40" E a distance of fifty and zero hundredths (50.00) feet to a point; thence N 53° 30' 20" W a distance of fifty and zero hundredths (50.00) feet to a point; thence S 36° 29' 40" W a distance of fifty and zero hundredths (50.00) feet to a point; thence N 53° 30' 20" W a distance of forty-three and zero hundredths (43.00) feet to a &ill hole at a stone wall; thence N 19° 14' 22" E a distance of one thousand two hundred sixty-two and forty-four hundredths (1,262.44) feet along the stone wall to a drill hole; thence N 72° 21' 32" W a distance of three thousand twenty and ninety-one hundredth (3,020.91) feet to a stone bound; thence N 21° 27' 02" E a distance of two thousand four hundred twenty-six and one hundredth (2,426.01) feet to a point at land now or formerly of the State of New Hampshire, said point being twenty-eight and ten hundredths (28.10) feet from a referenced stone bound; thence Southeasterly a distance of one thousand three hundred fifty-eight and seventy-two (1,358.72) feet along land of the State of New Hampshire formerly of the B & M Railroad and partially along a stone wall to an iron pin set sixty-seven and fifty hundredths (67.50) feet from a drill hole in a stone wall shown on said plan; thence S 34° 09' 31" W a distance of one hundred twenty-eight and twenty-four hundredths (128.24) feet to the midpoint of a brook as shown on said plan; thence along the center point of said brook to a point set thirty and zero hundredths (30.00) feet from a referenced stone bound on said plan; thence S 15° 54' 41" W a distance of two hundred seven and seventy-two hundredths (207.72) feet to a fenced corner; thence S 00° 40' 17" E a distance of two hundred fifty-four hundredths (254.53) feet to an existing iron pin; thence S 22° 47' 27" W a distance of two hundred seventy-seven and

fifty-one hundredths (277.51) feet to a drill hole at the corner of a stone wall; thence S 71° 18' 19" E a distance of seven hundred forty-five and fifty-six hundredths (745.56) feet along the stone wall to a drill hole; thence S 19° 47' 22" W a distance of two thousand fifteen and thirty-one hundredths (2,015.31) feet along the stone wall to a drill hole at the point of beginning.

Being an area of 155.12 acres +/-.

Specifically excluded from this deed is title to the land referenced on any Site Plan or other matters of record known as Leavitt Road. The deed is specifically subject to all matters of record including, but not limited to:

- a. all outstanding real estate taxes;
- b. provisions of existing building and zoning laws;
- c. any liens for municipal betterments assessed after the date of this agreement;
- d. land use change taxes;
- e. Declaration of Protective Covenants recorded at the Rockingham County Registry of Deeds Book 3168, Page 1942;
- f. Onway Lake Village Cottage Owners Association, Inc. Bylaws recorded at the Rockingham County Registry of Deeds Book 3168, Page 1935;
- g. Ground Lease of Onway Lake Village recorded at the Rockingham County Registry of Deeds Book 3168, Page 1952;
- h. Notice of Decision Amended Site Plan Review recorded at the Rockingham County Registry of Deeds Book 3130, Page 1435;
- i. Revised Conditions of Approval recorded at the Rockingham County Registry of Deeds Book 3130, Page 1436;
- j. Conveyances to current Cottage Owners of record and any previous conditions;
- k. Cemetery easement to the benefit of Charles and James Scribner and Muriel Rice, formerly Muriel Scribner to access the Scribner Family Cemetery;
- l. A 15-foot right-of-way to the benefit of Mary T. Sargent, her heirs and assigns, to the low water mark on Onway Lake;
- m. License agreement recorded in Book 2600, Page 2206, giving permission to pass over the right-of-way to access Onway Lake;

- n. Covenant recorded in Book 2600, Page 2208, stipulating that the use of the old railroad right-of-way may be used in the spring, summer and fall providing it does not adversely affect the activities at Camp Se-Sa-Me-Ca. In addition, it states that the right-of-way can be used for snowmobiling in the winter.

Meaning and intending to convey the same premises conveyed to John Tracy and David V. Zaloga, Trustee of J&D Realty Trust, by Commissioner's Deed of Paul McInnis, Commissioner, dated June 6, 2000 and recorded in the Rockingham County Registry of Deeds at Book 3480, Page 0514.

**Trustee Certificate:** The undersigned Trustee as Trustee under the **J&D Realty Trust** under Declaration of Trust dated June 6, 2000, as amended, has full and absolute power in said trust agreement to convey any interest in real estate and improvements thereon held in said trust and no purchaser or third party shall be bound to inquire whether the Trustee has said power or is properly exercising said power or to see to the application of any trust asset paid to the Trustee for a conveyance thereof, and the Trust has not been revoked and is still in full force and effect.

This conveyance is not subject to homestead rights.

**THIS IS A NON-CONTRACTUAL TRANSFER EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER NH RSA 78-B:2 IX.**

**SUBJECT TO ALL liens of record with Enterprise Bank and Trust Company.**

[Signature on the following page]

Executed this 13<sup>th</sup> day of February, 2019.

J&D Realty Trust

Roberta J. Murray  
Witness

By: John F. Tracy  
John F. Tracy, Trustee

STATE OF NEW HAMPSHIRE  
ROCKINGHAM, SS

On this 13<sup>th</sup> day of February, 2019, personally appeared the above-named John F. Tracy as Trustee of the J&D Realty Trust, known to me or satisfactorily proven to be, and subscribed to the foregoing and acknowledged same to be his free act and deed on behalf of the Trust.

Before me,

Roberta J. Murray  
Notary Public/Justice of the Peace  
Name:  
My Commission Expires:





# 100 feet Abutters List Report

Raymond, NH  
March 15, 2023

## Subject Properties:

Parcel Number: 020-000-058-000 Mailing Address: YAWNO PROPERTIES, LLC  
CAMA Number: 020-000-058-000-000 427 AMHERST STREET, 2ND FLOOR  
Property Address: 15 SARGENT DRIVE SUITE 1  
NASHUA, NH 03063

Parcel Number: 026-000-001-000 Mailing Address: RAYMOND VILLAGE, LLC  
CAMA Number: 026-000-001-000-000 427 AMHERST STREET, 2ND FLOOR  
Property Address: 38 SCRIBNER ROAD SUITE 1  
NASHUA, NH 03063

Parcel Number: 026-000-001-000 Mailing Address: TASCI PROPERTIES, LLC  
CAMA Number: 026-000-001-103-000 163 BROADWAY  
Property Address: 15 SARGENT DRIVE #103 MILFORD, CT 06460

Parcel Number: 026-000-001-000 Mailing Address: RAYMOND VILLAGE, LLC  
CAMA Number: 026-000-001-105-000 427 AMHERST STREET, 2ND FLOOR  
Property Address: 15 SARGENT DRIVE #102 SUITE 1  
NASHUA, NH 03063

Parcel Number: 026-000-001-000 Mailing Address: KUCHARZYK, HENRY F.  
CAMA Number: 026-000-001-503-000 P.O. BOX 1701  
Property Address: 15 SARGENT DRIVE #3 LOWELL, MA 01853

Parcel Number: 026-000-001-000 Mailing Address: KUCHARZYK, HENRY F.  
CAMA Number: 026-000-001-505-000 P.O. BOX 1701  
Property Address: 15 SARGENT DRIVE #5 LOWELL, MA 01853

Parcel Number: 026-000-001-000 Mailing Address: BLACKFORD, SULANE  
CAMA Number: 026-000-001-507-000 P.O. BOX 964  
Property Address: 15 SARGENT DRIVE #7 RAYMOND, NH 03077

Parcel Number: 026-000-001-000 Mailing Address: RAYMOND VILLAGE, LLC  
CAMA Number: 026-000-001-580-000 427 AMHERST STREET, 2ND FLOOR  
Property Address: 15 SARGENT DRIVE #80 SUITE 1  
NASHUA, NH 03063

Parcel Number: 026-000-001-000 Mailing Address: KUCHARZYK, HENRY F.  
CAMA Number: 026-000-001-581-000 P.O. BOX 1701  
Property Address: 15 SARGENT DRIVE #81 LOWELL, MA 01853

Parcel Number: 026-000-001-000 Mailing Address: ONWAY LAKE VILLAGE  
CAMA Number: 026-000-001-584-000 CONDOMINIUMS, LLC  
Property Address: 15 SARGENT DRIVE #84 P.O. BOX 364  
RAYMOND, NH 03077



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3/15/2023

Page 1 of 5



# 100 feet Abutters List Report

Raymond, NH  
March 15, 2023

Parcel Number: 026-000-001-000  
CAMA Number: 026-000-001-585-000  
Property Address: 15 SARGENT DRIVE #85

Mailing Address: ZALOGA, ELAINE P.  
6 PENDANT COURT  
ANDOVER, MA 01810

Parcel Number: 026-000-001-000  
CAMA Number: 026-000-001-587-000  
Property Address: 15 SARGENT DRIVE #87

Mailing Address: RAYMOND VILLAGE, LLC  
427 AMHERST STREET, 2ND FLOOR  
SUITE 1  
NASHUA, NH 03063

Parcel Number: 026-000-001-000  
CAMA Number: 026-000-001-591-000  
Property Address: 15 SARGENT DRIVE #91

Mailing Address: RAYMOND VILLAGE, LLC  
427 AMHERST STREET, 2ND FLOOR  
SUITE 1  
NASHUA, NH 03063

Parcel Number: 026-000-001-000  
CAMA Number: 026-000-001-592-000  
Property Address: 15 SARGENT DRIVE #92

Mailing Address: URBINA, EUGENIO & CLAUDIA  
P.O. BOX 1148  
MANCHESTER, NH 03015-1148

Parcel Number: 026-000-001-000  
CAMA Number: 026-000-001-593-000  
Property Address: 15 SARGENT DRIVE #93

Mailing Address: MILLIKEN, KIMBERLY  
14 EPPING WOODS ROAD  
EPPING, NH 03042

Parcel Number: 026-000-001-000  
CAMA Number: 026-000-001-594-000  
Property Address: 15 SARGENT DRIVE #94

Mailing Address: EMERTON, SCOTT LAURI EMERTON  
P.O. BOX 51  
DEERFIELD, NH 03037

Parcel Number: 026-000-001-000  
CAMA Number: 026-000-001-595-000  
Property Address: 15 SARGENT DRIVE #95

Mailing Address: RAYMOND VILLAGE, LLC  
427 AMHERST STREET, 2ND FLOOR  
SUITE 1  
NASHUA, NH 03063

## Abutters:

Parcel Number: 020-000-059-000  
CAMA Number: 020-000-059-000-000  
Property Address: GREEN ROAD

Mailing Address: WILLIAMS, HERBERT R & JUDITH A  
101 GREEN ROAD  
RAYMOND, NH 03077

Parcel Number: 020-000-060-000  
CAMA Number: 020-000-060-000-000  
Property Address: GREEN ROAD

Mailing Address: STATE OF NEW HAMPSHIRE  
JOHN O. MORTON BLDG. P.O. BOX 483  
CONCORD, NH 03301

Parcel Number: 021-000-001-001  
CAMA Number: 021-000-001-001-000  
Property Address: 3 SARGENT DRIVE

Mailing Address: JEFFERY, LISA L.  
3 A SARGENT DRIVE  
RAYMOND, NH 03077



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# 100 feet Abutters List Report

Raymond, NH

March 15, 2023

Parcel Number: 021-000-001-002 CAMA Number: 021-000-001-002-000 Property Address: 3B SARGENT DRIVE	Mailing Address: ROBINSON, JAMES R BETTY-ANN L ARCHAMBAULT 3B SARGENT DRIVE RAYMOND, NH 03077
Parcel Number: 021-000-001-001 CAMA Number: 021-000-001A-000-026 Property Address: 3-3 B SARGENT DRIVE	Mailing Address: CONDO MAIN X X X X, XX XXXXX
Parcel Number: 021-000-001-002 CAMA Number: 021-000-001A-000-026 Property Address: 3-3 B SARGENT DRIVE	Mailing Address: CONDO MAIN X X X X, XX XXXXX
Parcel Number: 021-000-001-001 CAMA Number: 021-000-001A-000-026 Property Address: 3-3 B SARGENT DRIVE	Mailing Address: CONDO MAIN X X X X, XX XXXXX
Parcel Number: 021-000-001-002 CAMA Number: 021-000-001A-000-026 Property Address: 3-3 B SARGENT DRIVE	Mailing Address: CONDO MAIN X X X X, XX XXXXX
Parcel Number: 021-000-002-000 CAMA Number: 021-000-002-000-000 Property Address: 4 FENG DRIVE	Mailing Address: PALMER, JACOB 4 FENG DRIVE RAYMOND, NH 03077
Parcel Number: 021-000-003-000 CAMA Number: 021-000-003-000-000 Property Address: 6 FENG DRIVE	Mailing Address: BRUSCATO, DAVID R DENISE M BRUSCATO P.O. BOX 421 RAYMOND, NH 03077
Parcel Number: 021-000-004-000 CAMA Number: 021-000-004-000-000 Property Address: 8 FENG DRIVE	Mailing Address: VIGLIOTTE, AUDRA L. 8 FENG DRIVE RAYMOND, NH 03077
Parcel Number: 021-000-005-000 CAMA Number: 021-000-005-000-000 Property Address: 10 FENG DRIVE	Mailing Address: DUMONT FAMILY TRUST OF 2018 LAWRENCE J. & MARGARET DUMONT/ TRUSTEES 10 FENG DRIVE RAYMOND, NH 03077
Parcel Number: 021-000-006-000 CAMA Number: 021-000-006-000-000 Property Address: 12 FENG DRIVE	Mailing Address: LORD, NORMAN ERIC SAMANTHA ANN BRAGG- LORD 12 FENG DRIVE RAYMOND, NH 03077
Parcel Number: 021-000-007-000 CAMA Number: 021-000-007-000-000 Property Address: 14 FENG DRIVE	Mailing Address: HOLLINS, NICHOLAS SAMANTHA TOOMEY 14 FENG DRIVE RAYMOND, NH 03077
Parcel Number: 021-000-008-000 CAMA Number: 021-000-008-000-000 Property Address: 16 FENG DRIVE	Mailing Address: CRABB, KRIZEL & JASON NANETTE HINOJALES 16 FENG DRIVE RAYMOND, NH 03077



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# 100 feet Abutters List Report

Raymond, NH  
March 15, 2023

Parcel Number: 021-000-009-000  
CAMA Number: 021-000-009-000-000  
Property Address: 15 FENG DRIVE

Mailing Address: RADIGAN, DEBRA A. & FRANK D.  
15 FENG DRIVE  
RAYMOND, NH 03077

Parcel Number: 021-000-027-000  
CAMA Number: 021-000-027-000-000  
Property Address: 6 BIRCH COURT

Mailing Address: T AND D IVERSON 2016 TRUST  
THOMAS F. & DIANE M. IVERSON /  
TRUSTEES  
6 BIRCH COURT  
RAYMOND, NH 03077

Parcel Number: 021-000-028-000  
CAMA Number: 021-000-028-000-000  
Property Address: 8 BIRCH COURT

Mailing Address: FRIZZLE FAMILY REVOCABLE TRUST  
OF 2005 BRUCE A & CHERYL P /  
TRUSTEES  
8 BIRCH COURT  
RAYMOND, NH 03077

Parcel Number: 021-000-029-000  
CAMA Number: 021-000-029-000-000  
Property Address: GREEN ROAD

Mailing Address: RAYMOND, TOWN OF  
4 EPPING STREET  
RAYMOND, NH 03077

Parcel Number: 021-000-030-000  
CAMA Number: 021-000-030-000-000  
Property Address: BIRCH COURT

Mailing Address: RAYMOND, TOWN OF  
4 EPPING STREET  
RAYMOND, NH 03077

Parcel Number: 021-000-039-000  
CAMA Number: 021-000-039-000-000  
Property Address: LEAVITT ROAD

Mailing Address: DIFEO & BROGNA, LLC  
270 11th SQ. SW  
VERO BEACH, FL 32962

Parcel Number: 021-000-057-000  
CAMA Number: 021-000-057-000-000  
Property Address: 17 GREEN ROAD

Mailing Address: BRUNO, KENNETH M  
17 GREEN ROAD  
RAYMOND, NH 03077

Parcel Number: 021-000-058-000  
CAMA Number: 021-000-058-000-000  
Property Address: 15 GREEN ROAD

Mailing Address: BOSWORTH, CRAIG P & SHANNON F  
15 GREEN ROAD  
RAYMOND, NH 03077

Parcel Number: 021-000-059-000  
CAMA Number: 021-000-059-000-000  
Property Address: 13 GREEN ROAD

Mailing Address: JENKINS, JOHN M  
13 GREEN ROAD  
RAYMOND, NH 03077

Parcel Number: 021-000-060-000  
CAMA Number: 021-000-060-000-000  
Property Address: 11 GREEN ROAD

Mailing Address: HARWOOD, STEPHEN DEBRA  
HARWOOD  
11 GREEN ROAD  
RAYMOND, NH 03077

Parcel Number: 021-000-067-001  
CAMA Number: 021-000-067-001-000  
Property Address: 32 SCRIBNER ROAD

Mailing Address: FRISBEE, WILLIAM J.  
32 SCRIBNER ROAD  
RAYMOND, NH 03077

Parcel Number: 021-000-067-002  
CAMA Number: 021-000-067-002-000  
Property Address: 34 SCRIBNER ROAD

Mailing Address: EAGAN, CHRISTOPHER W. & KOREEN D.  
34 SCRIBNER ROAD  
RAYMOND, NH 03077



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# 100 feet Abutters List Report

Raymond, NH  
March 15, 2023

Parcel Number: 025-000-011-000  
CAMA Number: 025-000-011-000-000  
Property Address: LANGFORD ROAD

Mailing Address: RAYMOND, TOWN OF  
4 EPPING STREET  
RAYMOND, NH 03077

Parcel Number: 026-000-005-000  
CAMA Number: 026-000-005-000-000  
Property Address: 37 SCRIBNER ROAD

Mailing Address: BILODEAU, SHAUN & JAMIE L.  
37 SCRIBNER ROAD  
RAYMOND, NH 03077

Parcel Number: 026-000-010-000  
CAMA Number: 026-000-010-000-000  
Property Address: 36 SCRIBNER ROAD

Mailing Address: SENEAL, ROBERT & COLLEEN  
36 SCRIBNER ROAD  
RAYMOND, NH 03077

Parcel Number: 026-000-011-000  
CAMA Number: 026-000-011-000-000  
Property Address: 42 SCRIBNER ROAD

Mailing Address: SOVIC, MARIANNA  
10 HANOVER STREET  
NASHUA, NH 03060

JONES & BEACH ENGINEERS, INC, ATTN. JOSEPH CORONATI, PO BOX 219, STRATHAM, NH 03885

SHIV SHRESTHA, 427 AMHERST ST, FLOOR 2, SUITE 1, NASHUA, NH 03063



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3/15/2023

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Page 5 of 5

BILODEAU, SHAUN & JAMIE L  
37 SCRIBNER ROAD  
RAYMOND, NH 03077

BOSWORTH, CRAIG P & SHANN  
15 GREEN ROAD  
RAYMOND, NH 03077

BRUSCATO, DAVID R  
DENISE M BRUSCATO  
P.O. BOX 421  
RAYMOND, NH 03077

CRABB, KRIZEL & JASON  
NANETTE HINOJALES  
16 FENG DRIVE  
RAYMOND, NH 03077

DIFEO & BROGNA, LLC  
270 11th SQ. SW  
VERO BEACH, FL 32962

DUMONT FAMILY TRUST OF 20  
LAWRENCE J. & MARGARET DU  
10 FENG DRIVE  
RAYMOND, NH 03077

EAGAN, CHRISTOPHER W. & K  
34 SCRIBNER ROAD  
RAYMOND, NH 03077

FRIZZLE FAMILY REVOCABLE  
BRUCE A & CHERYL P / TRUS  
8 BIRCH COURT  
RAYMOND, NH 03077

HARWOOD, STEPHEN  
DEBRA HARWOOD  
11 GREEN ROAD  
RAYMOND, NH 03077

HOLLINS, NICHOLAS  
SAMANTHA TOOMEY  
14 FENG DRIVE  
RAYMOND, NH 03077

JENKINS, JOHN M  
13 GREEN ROAD  
RAYMOND, NH 03077

LORD, NORMAN ERIC  
SAMANTHA ANN BRAGG- LORD  
12 FENG DRIVE  
RAYMOND, NH 03077

PALMER, JACOB  
4 FENG DRIVE  
RAYMOND, NH 03077

RADIGAN, DEBRA A. & FRANK  
15 FENG DRIVE  
RAYMOND, NH 03077

ROBINSON, JAMES R  
BETTY-ANN L ARCHAMBAULT  
3B SARGENT DRIVE  
RAYMOND, NH 03077

SENECAL, ROBERT & COLLEEN  
36 SCRIBNER ROAD  
RAYMOND, NH 03077

SOVIC, MARIANNA  
10 HANOVER STREET  
NASHUA, NH 03060

STATE OF NEW HAMPSHIRE  
JOHN O. MORTON BLDG.  
P.O. BOX 483  
CONCORD, NH 03301

T AND D IVERSON 2016 TRU  
THOMAS F. & DIANE M. IVER  
6 BIRCH COURT  
RAYMOND, NH 03077

VIGLIOTTE, AUDRA L.  
8 FENG DRIVE  
RAYMOND, NH 03077

WILLIAMS, HERBERT R & JUD  
101 GREEN ROAD  
RAYMOND, NH 03077

SHIV SHRESTHA  
427 AMHERST ST, FLOOR 2, SUITE 1  
NASHUA, NH 03063

JONES & BEACH ENGINEERS, INC  
ATTN. JOSEPH CORONATI  
PO BOX 219  
STRATHAM, NH 03885

*Callused  
Harwood*

BLACKFORD, SULANE  
P.O. BOX 964  
RAYMOND, NH 03077

BRUNO, KENNETH M  
17 GREEN ROAD  
RAYMOND, NH 03077

Yawno Properties, LLC  
427 Amherst Street, 2nd Floor  
Suite 1  
Nashua, NH 03063

EMERTON, SCOTT  
LAURI EMERTON  
P.O. BOX 51  
DEERFIELD, NH 03037

FRISBEE, WILLIAM J.  
32 SCRIBNER ROAD  
RAYMOND, NH 03077

JEFFERY, LISA L.  
3 A SARGENT DRIVE  
RAYMOND, NH 03077

KUCHARZYK, HENRY F.  
P.O. BOX 1701  
LOWELL, MA 01853

MILLIKEN, KIMBERLY  
14 EPPING WOODS ROAD  
EPPING, NH 03042

ONWAY LAKE VILLAGE CONDOM  
P.O. BOX 364  
RAYMOND, NH 03077

RAYMOND VILLAGE, LLC  
427 AMHERST STREET, 2ND FLOOR  
SUITE 1  
NASHUA, NH 03063

TASCI PROPERTIES, LLC  
163 BROADWAY  
MILFORD, CT 06460

URBINA, EUGENIO & CLAUDIA  
P.O. BOX 1148  
MANCHESTER, NH 03015-1148

ZALOGA, ELAINE P.  
6 PENDANT COURT  
ANDOVER, MA 01810

*Unmarked  
Address*





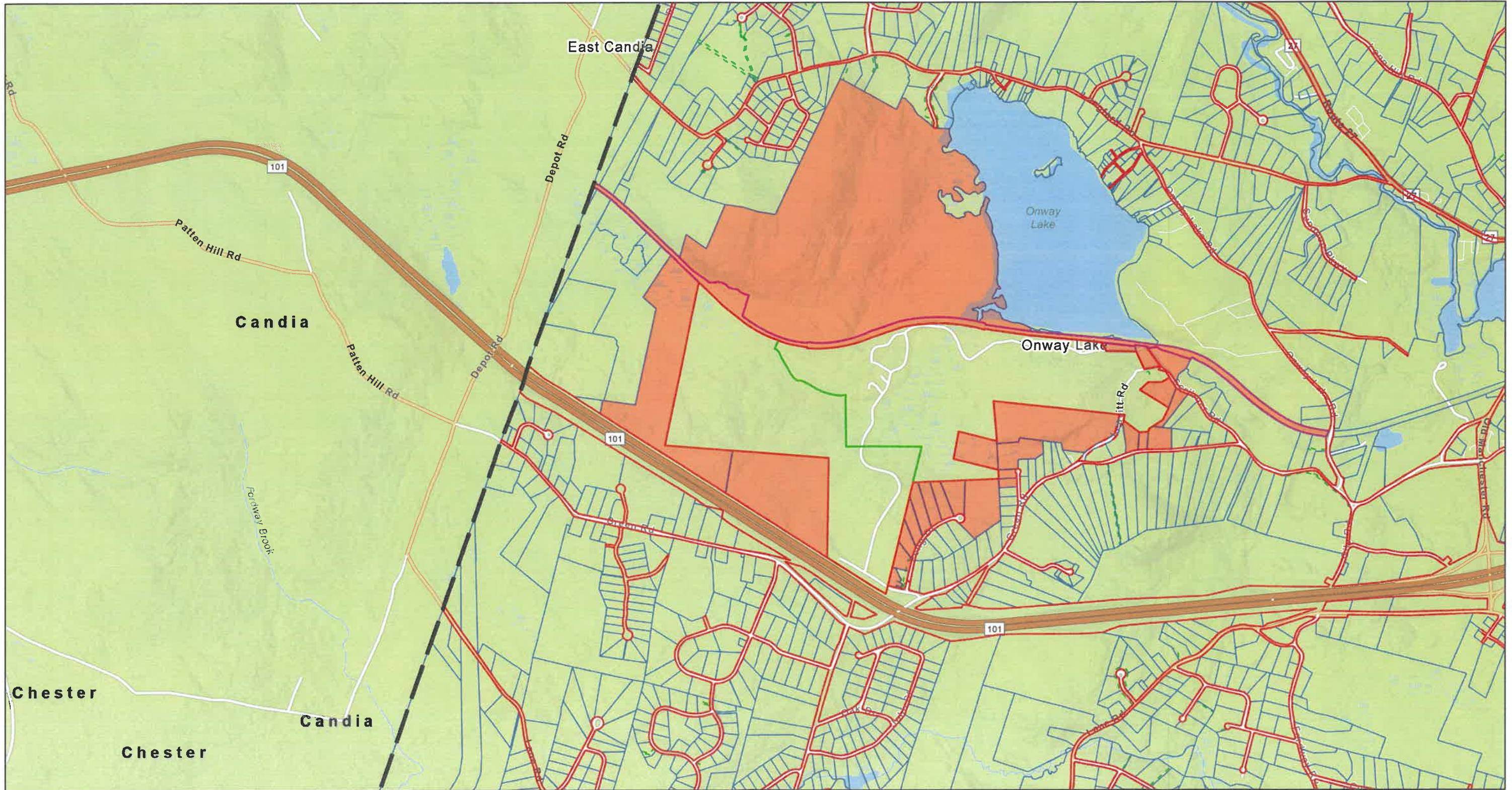
March 15, 2023

### Town of Raymond, NH

1 inch = 1504 Feet



[www.cai-tech.com](http://www.cai-tech.com)



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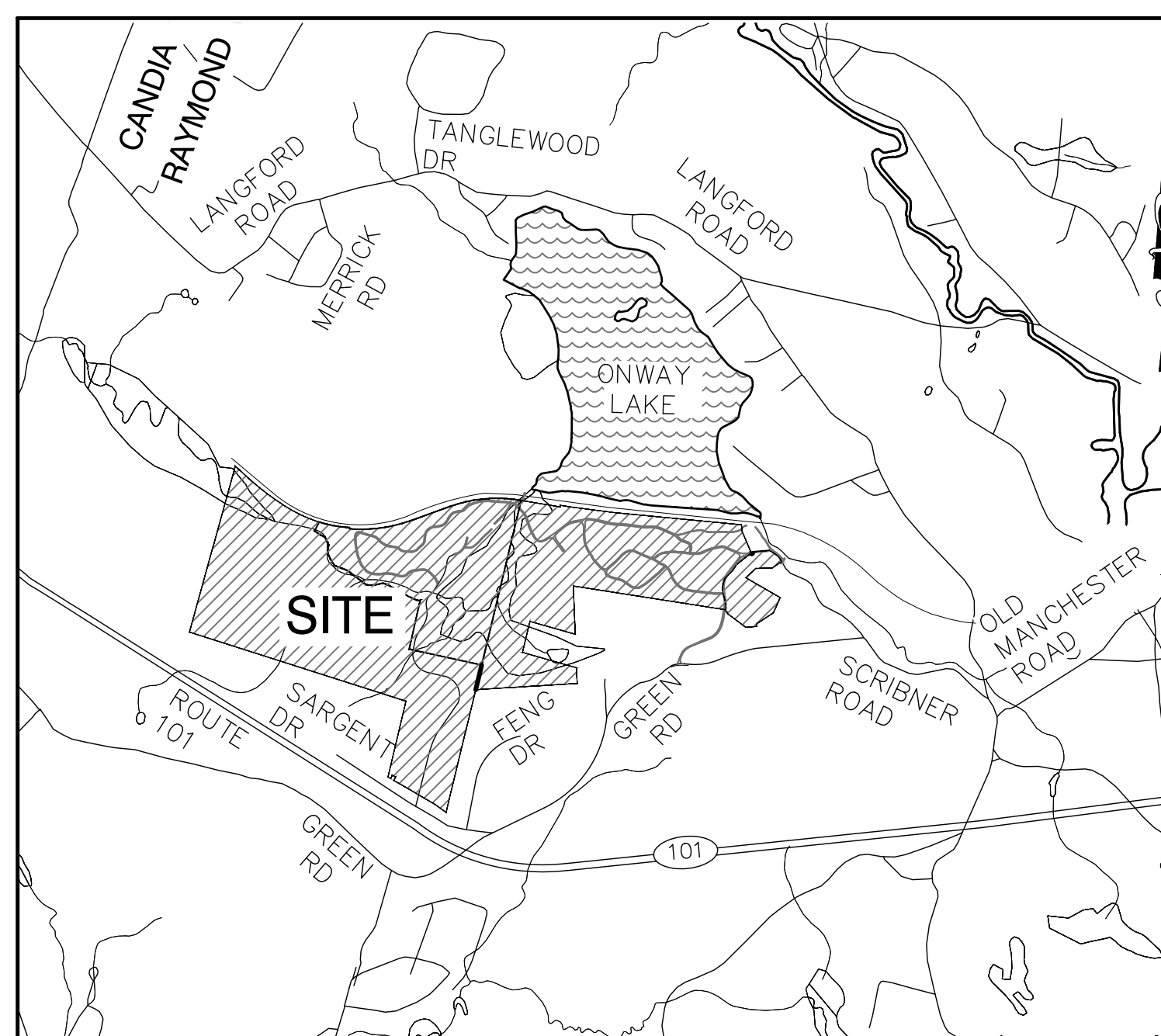
# CONCEPTUAL SUBDIVISION PLAN

## TAX MAP 20, LOT 58

### 15 SARGENT DRIVE, RAYMOND, NH



Know what's below  
811 before you dig



LOCUS MAP  
SCALE 1" = 2000'

#### SHEET INDEX

- CS COVER SHEET
- PH1 OVERVIEW PHASING PLAN
- Y1-Y2 YIELD PLAN
- C1-C4 CONSERVATION SUBDIVISION PLAN - PHASE 1
- C5-C6 ACTIVE ADULT HOUSING - PHASE 2
- C7-C8 ACTIVE ADULT HOUSING - PHASE 3
- B1-B3 BUILDING DETAIL

#### GENERAL LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	PROPERTY LINES
---	---	SETBACK LINES
---	---	CENTERLINE
---	---	STREAM CHANNEL
---	---	FENCE
---	---	STOCKADE FENCE
---	---	SOIL BOUNDARY
---	---	AQUIFER PROTECTION LINE
---	---	FLOOD PLAIN LINE
---	---	ZONELINE
---	---	EASEMENT
---	---	MAJOR CONTOUR
---	---	MINOR CONTOUR
---	---	EDGE OF PAVEMENT
---	---	VERTICAL GRANITE CURB
---	---	SILT FENCE
---	---	DRAINAGE LINE
---	---	SEWER LINE
---	---	GAS LINE
---	---	WATER LINE
---	---	WATER SERVICE
---	---	OVERHEAD ELECTRIC
---	---	UNDERGROUND ELECTRIC
---	---	GUARDRAIL
---	---	UNDERDRAIN
---	---	FIRE PROTECTION LINE
---	---	THRUST BLOCK
---	---	IRON PIPE/IRON ROD
---	---	DRILL HOLE
---	---	IRON ROD/DRILL HOLE
---	---	STONE/GRANITE BOUND
---	---	SPOT GRADE
---	---	PAVEMENT SPOT GRADE
---	---	CURB SPOT GRADE
---	---	BENCHMARK (TBM)
---	---	DOUBLE POST SIGN
---	---	SINGLE POST SIGN
---	---	TEST PIT
---	---	FAILED TEST PIT
---	---	TREES AND BUSHES
---	---	UTILITY POLE
---	---	LIGHT POLES
---	---	DRAIN MANHOLE
---	---	SEWER MANHOLE
---	---	HYDRANT
---	---	WATER GATE
---	---	WATER SHUT OFF
---	---	REDUCER
---	---	SINGLE GRATE CATCH BASIN
---	---	TRANSFORMER
---	---	CULVERT W/WINGWALLS
---	---	CULVERT W/FLARED END SECTION
---	---	CULVERT W/STRAIGHT HEADWALL
---	---	DRAINAGE FLOW DIRECTION
---	---	RIPRAP
---	---	STABILIZED CONSTRUCTION ENTRANCE
---	---	CONCRETE
---	---	GRAVEL
---	---	SNOW STORAGE
---	---	RETAINING WALL

**CIVIL ENGINEER / SURVEYOR**  
**JONES & BEACH ENGINEERS, INC.**  
 85 PORTSMOUTH AVENUE  
 PO BOX 219  
 STRATHAM, NH 03885  
 (603) 772-4746  
 CONTACT: JOE CORONATI  
 EMAIL: JCORONATI@JONESANDBEACH.COM

**WETLAND AND SOIL CONSULTANT**  
**GOVE ENVIRONMENTAL SERVICES, INC.**  
 8 CONTINENTAL DR., BUILDING 2, UNIT H  
 EXETER, NH 03833-7526  
 (603) 778-0644  
 CONTACT: JAMES GOVE  
 EMAIL: JGOVE@GESINC.BIZ

#### APPLICANT

ONWAY LAKE  
 DEVELOPMENT, LLC  
 PO BOX 779  
 RAYMOND, NH 03077

#### TOTAL LOT AREA

MAP 20 LOT 58  
 6,882,144 SF = 157.99 ACRES  
 MAP 26 LOT 1  
 8,193,408 SF = 188.09 AC  
**TOTAL**  
 15,075,552 SF = 346.09 AC

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Design: JAC	Draft: AJB	Date: 4/15/21
Checked: JAC	Scale: AS NOTED	Project No.: 14232.7
Drawing Name: 14232.7-PLAN.dwg		
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1	11/14/22	REVISED LAYOUT	LAZ
0	4/15/21	ISSUED FOR REVIEW	AJB
REV.	DATE	REVISION	BY

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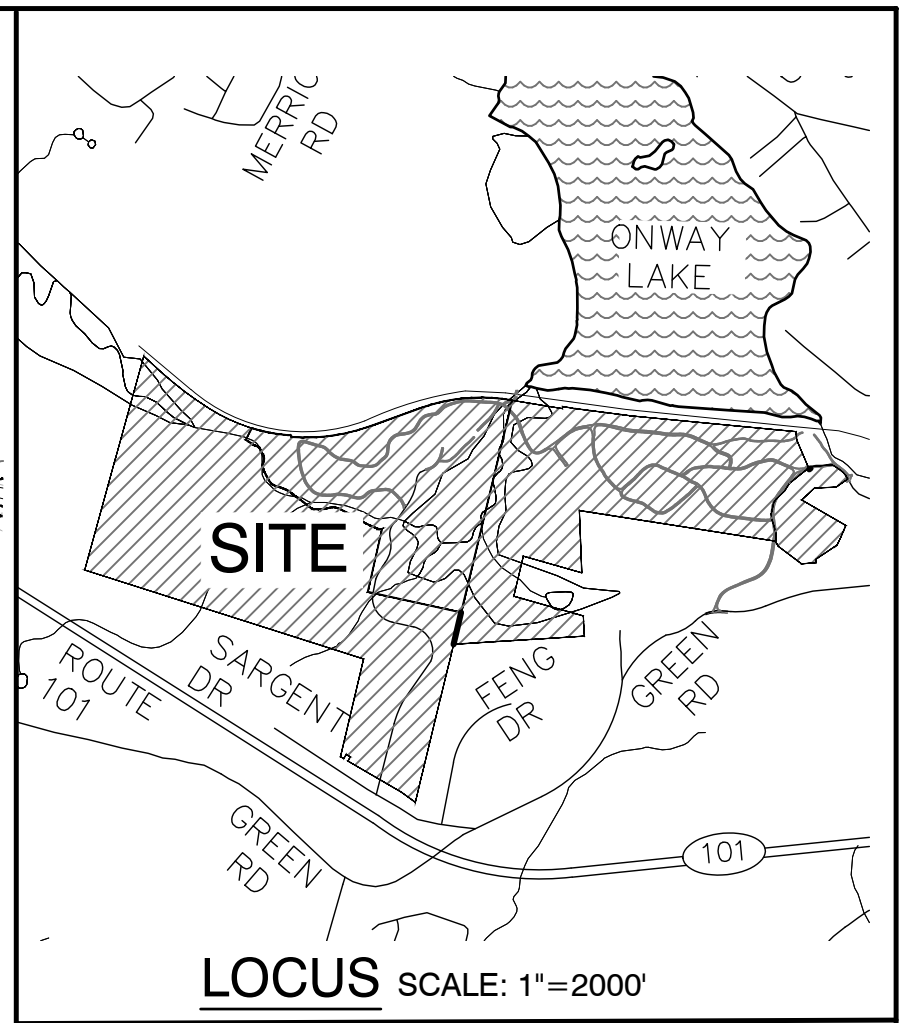
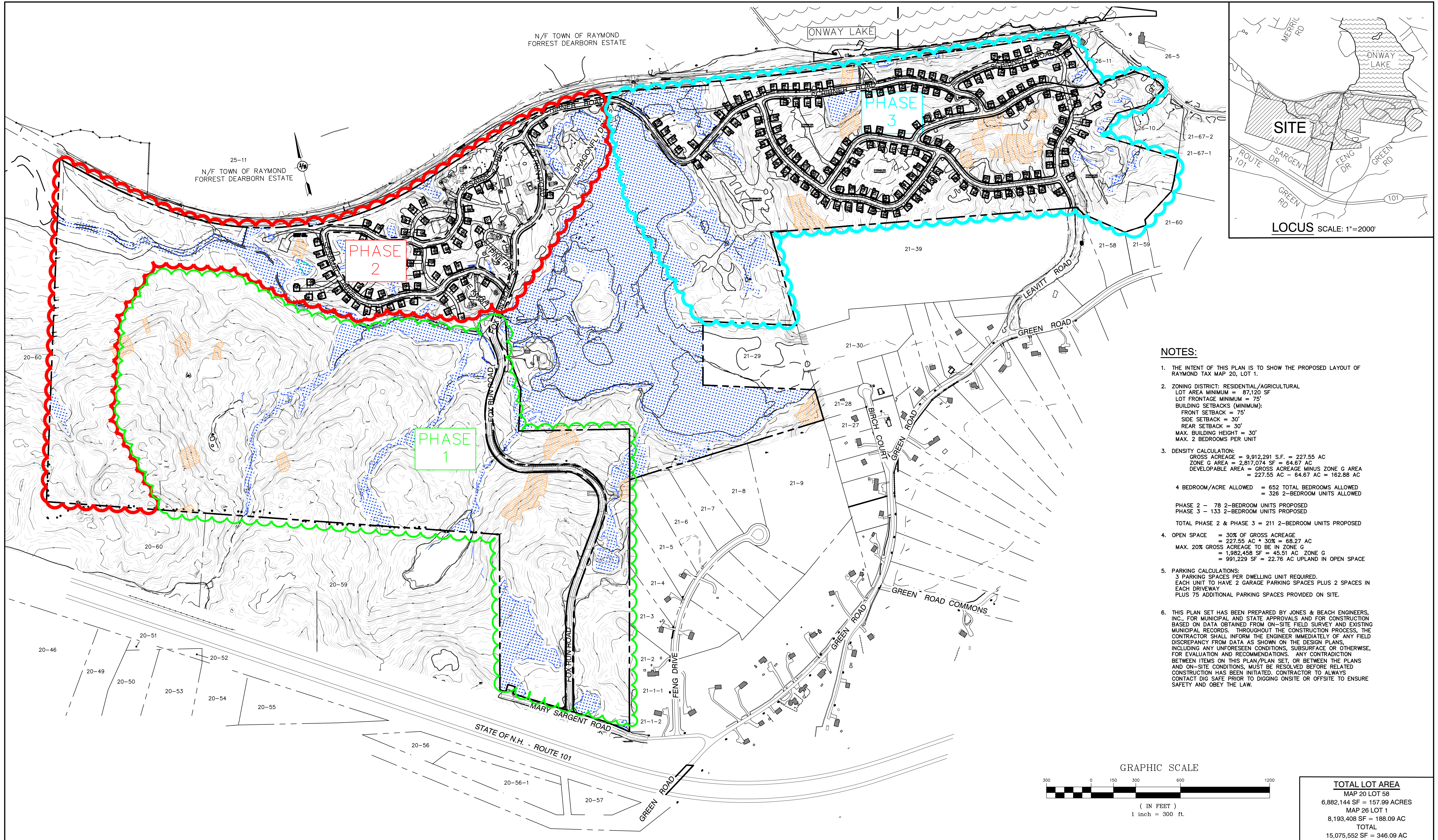
**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave. Stratham, NH 03885  
 Civil Engineering Services  
 603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

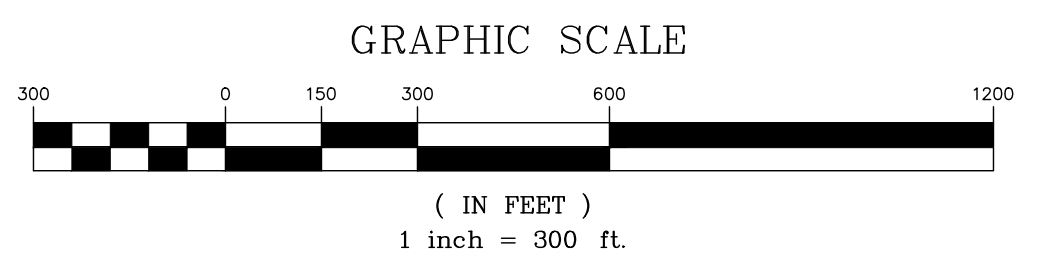
Plan Name:	<b>COVER SHEET</b>
Project:	<b>15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE</b>
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063 RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.	<b>CS</b>
SHEET 1 OF 15 JBE PROJECT NO. 14232.7	





- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF RAYMOND TAX MAP 20, LOT 1.
  - ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL  
 LOT AREA MINIMUM = 87,120 SF  
 LOT FRONTAGE MINIMUM = 75'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 75'  
 SIDE SETBACK = 30'  
 REAR SETBACK = 30'  
 MAX. BUILDING HEIGHT = 30'  
 MAX. 2 BEDROOMS PER UNIT
  - DENSITY CALCULATION:  
 GROSS ACREAGE = 9,912,291 S.F. = 227.55 AC  
 ZONE G AREA = 2,817,074 SF = 64.67 AC  
 DEVELOPABLE AREA = GROSS ACREAGE MINUS ZONE G AREA  
 = 227.55 AC - 64.67 AC = 162.88 AC
  - 4 BEDROOM/ACRE ALLOWED = 652 TOTAL BEDROOMS ALLOWED  
 = 326 2-BEDROOM UNITS ALLOWED
  - PHASE 2 - 78 2-BEDROOM UNITS PROPOSED  
 PHASE 3 - 133 2-BEDROOM UNITS PROPOSED  
 TOTAL PHASE 2 & PHASE 3 = 211 2-BEDROOM UNITS PROPOSED
  - OPEN SPACE = 30% OF GROSS ACREAGE  
 = 227.55 AC \* 30% = 68.27 AC  
 MAX. 20% GROSS ACREAGE TO BE IN ZONE G  
 = 1,982,458 SF = 45.51 AC ZONE G  
 = 991,229 SF = 22.76 AC UPLAND IN OPEN SPACE
  - PARKING CALCULATIONS:  
 3 PARKING SPACES PER DWELLING UNIT REQUIRED.  
 EACH UNIT TO HAVE 2 GARAGE PARKING SPACES PLUS 2 SPACES IN EACH DRIVEWAY  
 PLUS 75 ADDITIONAL PARKING SPACES PROVIDED ON SITE.
  - 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. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.



<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
6,882,144 SF = 157.99 ACRES
MAP 26 LOT 1
8,193,408 SF = 188.09 AC
<b>TOTAL</b>
15,075,552 SF = 346.09 AC

Design: JAC	Draft: AJB	Date: 4/15/21
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Drawing Name: 14232.7-PLAN.dwg		
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		REVISION	

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

85 Portsmouth Ave. Stratham, NH 03885

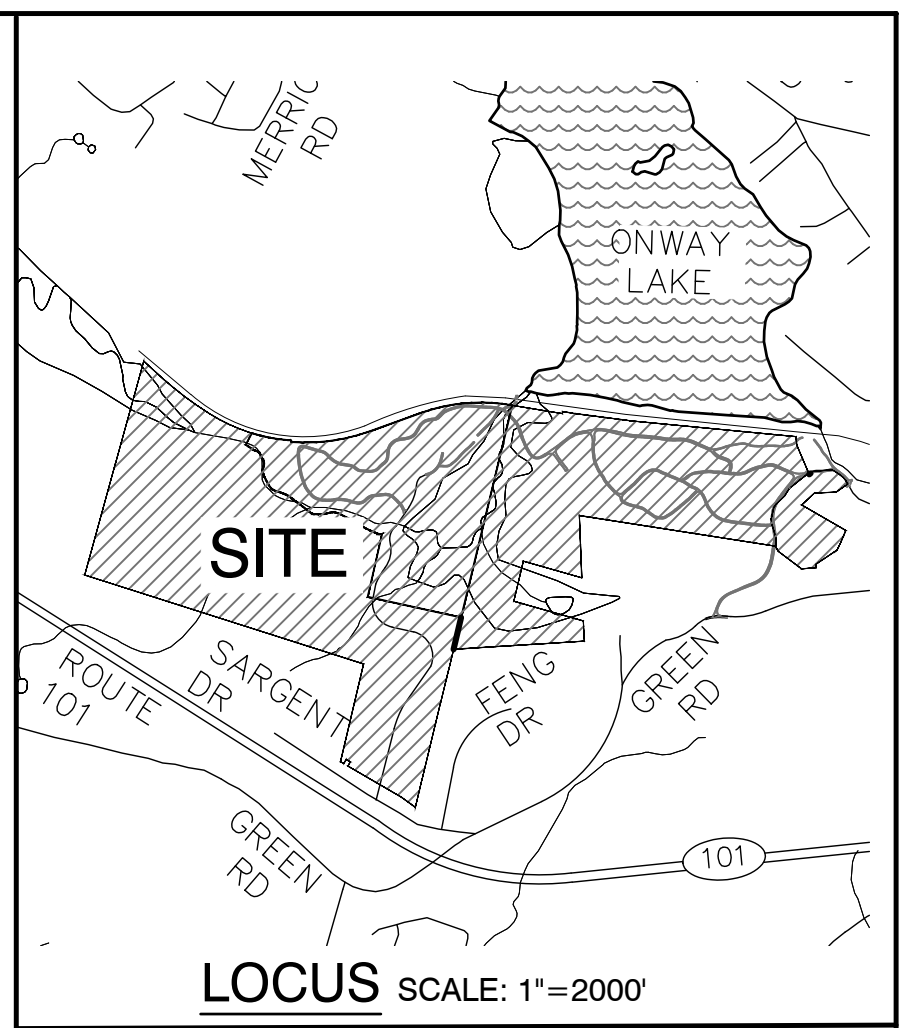
Civil Engineering Services

603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>OVERVIEW PHASING PLAN</b>
Project:	15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063 RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.	<b>PH1</b>
SHEET 2 OF 15	JBE PROJECT NO. 14232.7





YIELD AREAS						
LOT NUMBER	AREA (SF)	AREA (AC)	WETLAND (SF)	STEEP (SF)	TOTAL USABLE AREA (SF)	TOTAL USABLE AREA (AC)
1	123,673	2.84	36,100		87,573	2.01
2	193,128	4.43	104,668		88,460	2.03
3	87,538	2.01	167		87,371	2.01
4	87,284	2.00			87,284	2.00
5	87,550	2.01			87,550	2.01
6	87,219	2.00			87,219	2.00
7	135,724	3.12		47,465	88,259	2.03
8	104,876	2.41	17,405		87,471	2.01
9	88,568	2.03	1,243		87,325	2.00
10	87,570	2.01	200		87,370	2.00
11	108,924	2.50	21,671		87,253	2.00
12	98,860	2.27	10,974		87,886	2.02
13	87,352	2.01			87,352	2.01
14	94,968	2.18		7,579	87,389	2.01
15	102,360	2.35	14,644	398	87,318	2.00
16	88,121	2.02			88,121	2.02
17	102,010	2.34		13,484	88,526	2.03
18	88,089	2.02			88,089	2.02
19	89,602	2.06		2,314	87,288	2.00
20	101,829	2.34	4,503	9,193	88,133	2.02
21	91,538	2.10			91,538	2.10
22	87,584	2.01			87,584	2.01
23	100,451	2.31		13,321	87,130	2.00
24	135,124	3.10			91,777	2.09
25	146,505	3.36	8,482		138,023	3.17
26	98,505	2.26		1,275	97,230	2.23
27	90,110	2.07			90,110	2.07
28	97,262	2.23		3,364	93,898	2.16
29	113,659	2.62		17,294	96,365	2.21
30	122,856	2.82			198,999	4.53
31	89,285	2.05		2,089	87,196	2.00
32	126,991	2.92	15,901		110,090	2.55
33	113,928	2.62	25,937		87,991	2.02
34	184,215	4.23	7,595	51,238	125,382	2.88
35	87,354	2.01	136		87,218	2.00
36	87,541	2.01			87,541	2.01
37	87,216	2.00			87,216	2.00
38	111,999	2.57	23,888		88,111	2.02

**NOTES:**

- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED YIELD PLAN OF SINGLE FAMILY LOTS OF RAYMOND NH TAX MAP 20, LOT 58.
- ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL  
 LOT AREA MINIMUM = 87,120 SF  
 LOT FRONTAGE MINIMUM = 200'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 30'  
 SIDE SETBACK = 30'  
 REAR SETBACK = 30'  
 MAX. BUILDING HEIGHT = 30'
- YIELD CALCULATION:  
 MINIMUM LOT SIZE = 87,120 S.F.  
 2 ACRE YIELD LOTS = 38 LOTS  
 LINEAR FEET OF ROAD  
 EXISTING ROAD = 3,265 LF  
 PROPOSED ROAD = 3,810 LF
- 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. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.

<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
6,882,144 SF = 157.99 ACRES
MAP 26 LOT 1
8,193,408 SF = 188.09 AC
<b>TOTAL</b>
15,075,552 SF = 346.09 AC

Design: JAC	Draft: AJB	Date: 4/15/21
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Drawing Name: 14232.7-PLAN.dwg		
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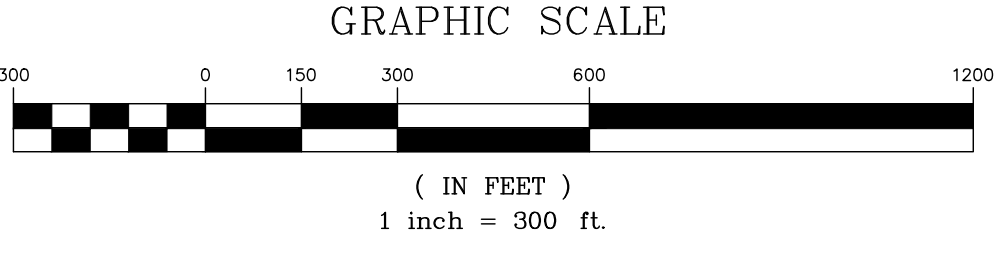
**J/B Jones & Beach Engineers, Inc.**

85 Portsmouth Ave.    Civil Engineering Services    603-772-4746  
 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>YIELD PLAN</b>
Project:	<b>15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE</b>
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.	<b>Y1</b>
SHEET 3 OF 15	JBE PROJECT NO. 14232.7





<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
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<b>TOTAL</b>
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85 Portsmouth Ave.    Civil Engineering Services    603-772-4746  
 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>TOPOGRAPHIC YIELD PLAN</b>
Project:	<b>15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE</b>
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063    RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.

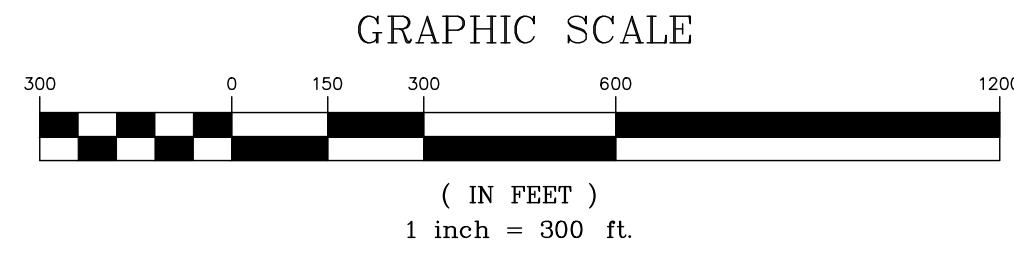
**Y2**

SHEET 4 OF 15  
JBE PROJECT NO. 14232.7





- NOTES:**
1. THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED CONSERVATION DEVELOPMENT OF SINGLE FAMILY LOTS OF RAYMOND NH TAX MAP 20, LOT 58.
  2. ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL  
 LOT AREA MINIMUM = 20,000 SF ( PER NHES SEPTIC REGULATIONS)  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 30'  
 SIDE SETBACK = 35'  
 REAR SETBACK = 35'  
 EXTERIOR PROPERTY LINES = 50'  
 MAX. BUILDING HEIGHT = 30'
  3. CLUSTER CALCULATION:  
 YIELD LOTS = 38 LOTS  
 CLUSTER LOTS = 38 LOTS  
 LINEAR FEET OF ROAD  
 EXISTING ROAD = 2,827'  
 PROPOSED ROAD A = 850'  
 PROPOSED ROAD B = 495'  
 OPEN SPACE: 63.28 ACRES OF 99.91 ACRES = 63% OPEN SPACE
  4. 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. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.



<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
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MAP 26 LOT 1
8,193,408 SF = 188.09 AC
<b>TOTAL</b>
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 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **CONSERVATION SUBDIVISION PLAN**

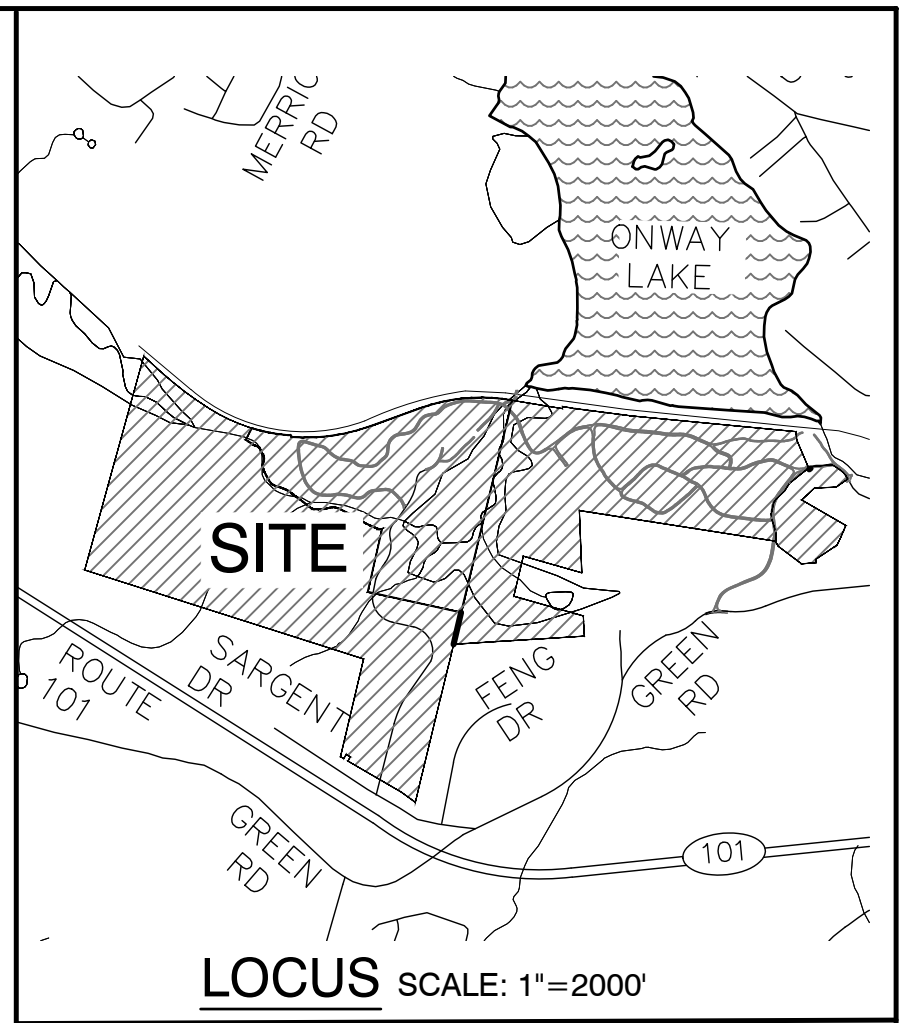
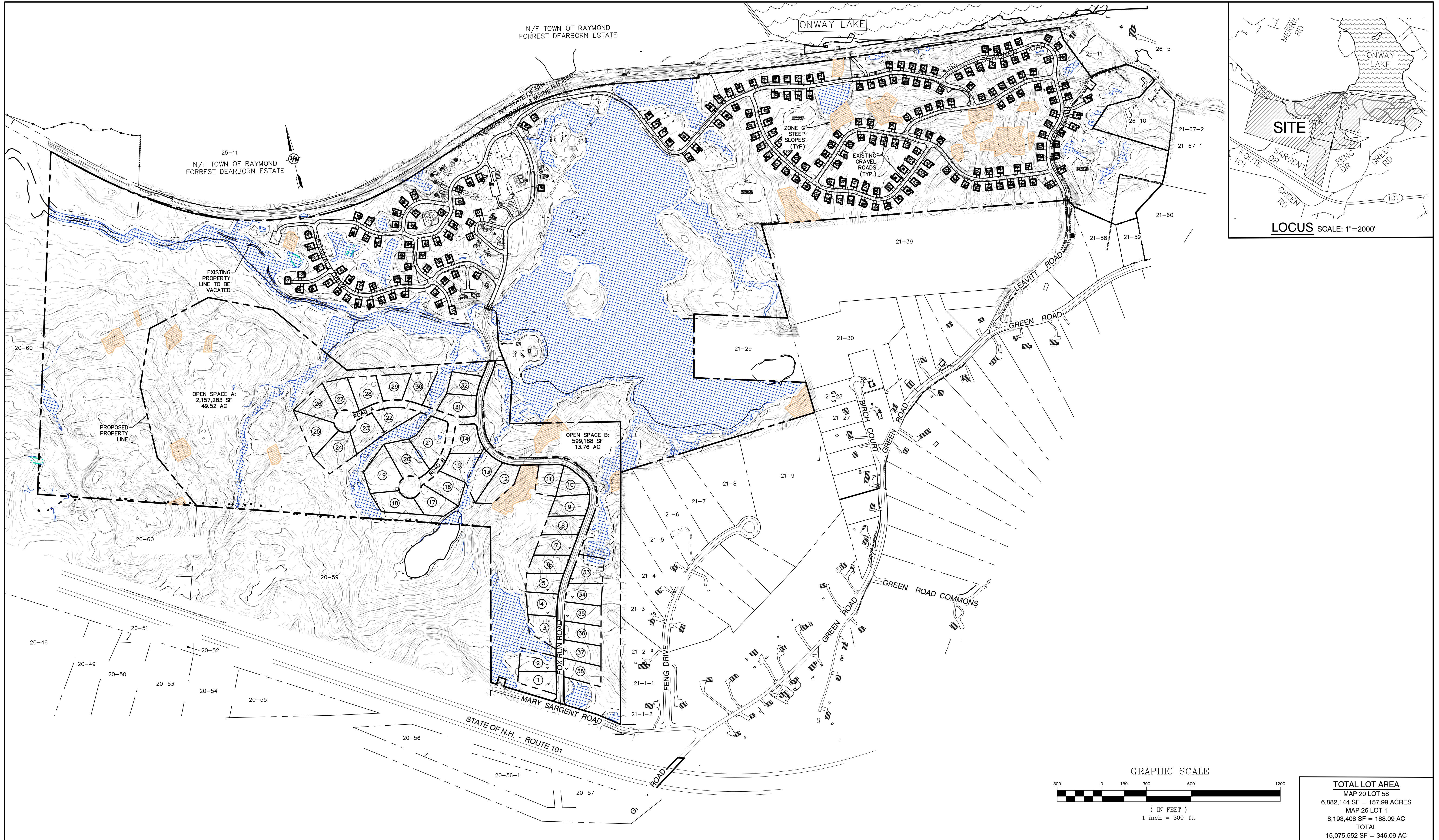
Project: **15 SARGENT DRIVE  
RAYMOND, NEW HAMPSHIRE**

Owners: YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063    RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No. **C1**

SHEET 5 OF 15  
 JBE PROJECT NO. 14232.7





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85 Portsmouth Ave. Stratham, NH 03885

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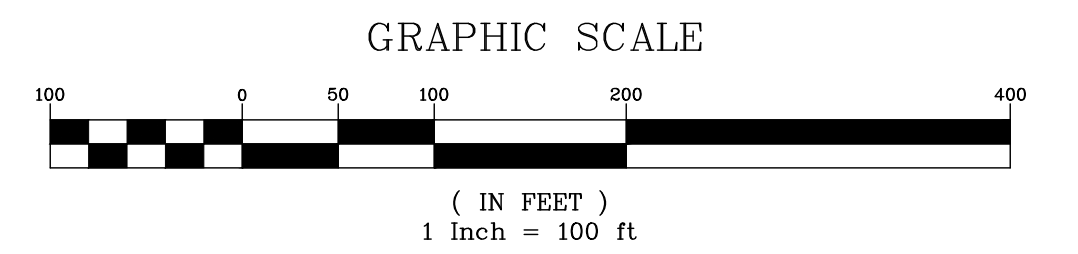
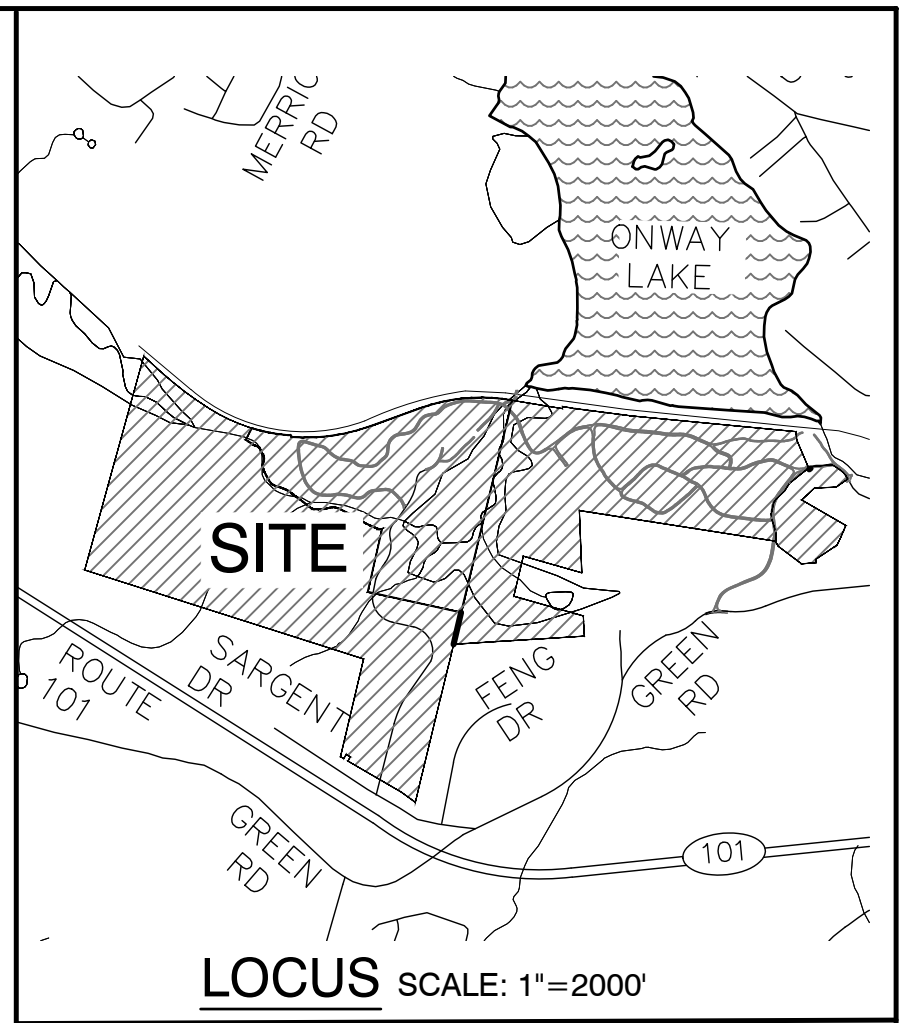
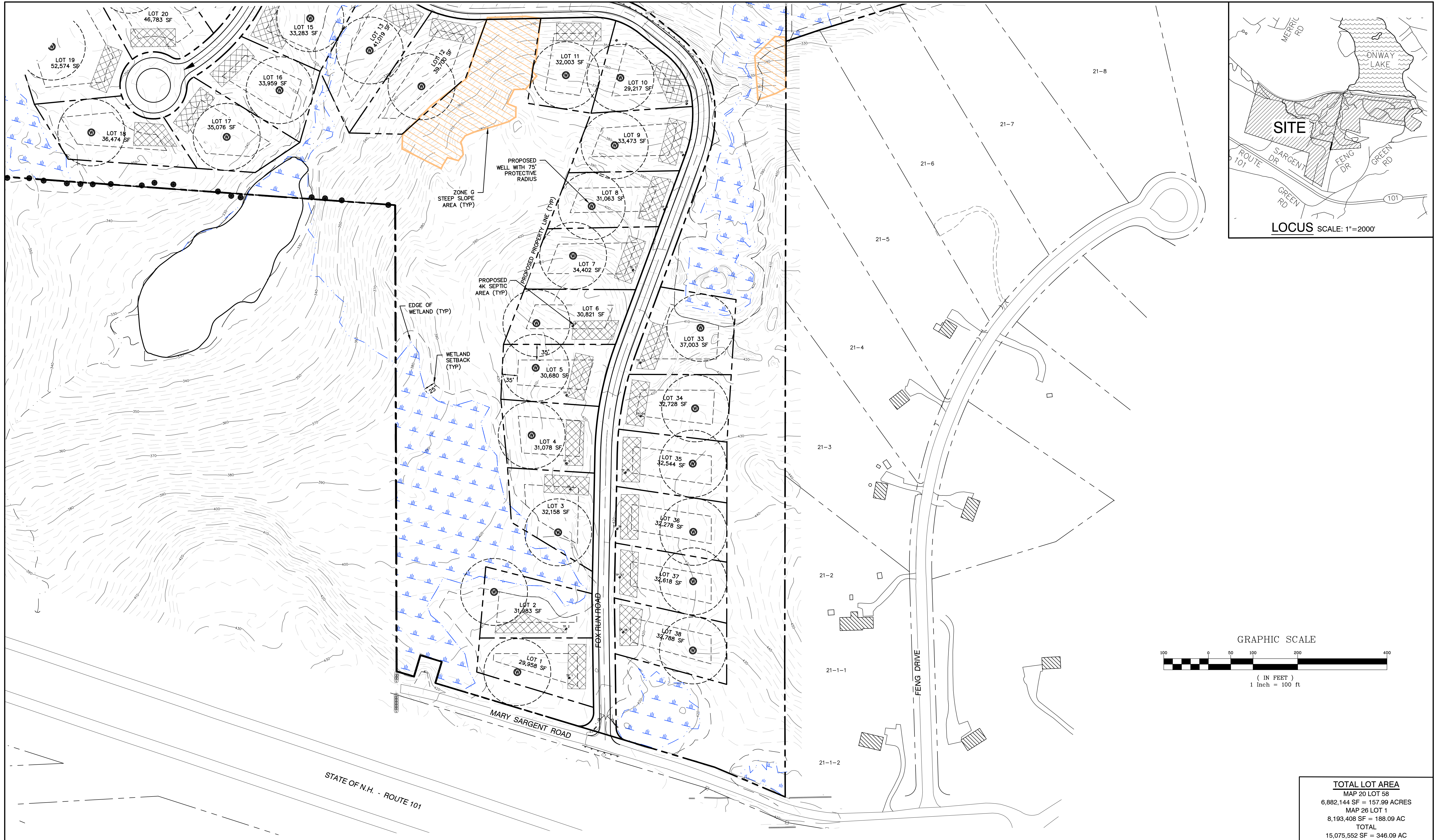
603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>CONSERVATION SUBDIVISION PLAN</b>
Project:	<b>15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE</b>
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063 RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.	<b>C2</b>
SHEET 6 OF 15	JBE PROJECT NO. 14232.7

<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
6,882,144 SF = 157.99 ACRES
MAP 26 LOT 1
8,193,408 SF = 188.09 AC
<b>TOTAL</b>
15,075,552 SF = 346.09 AC





<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
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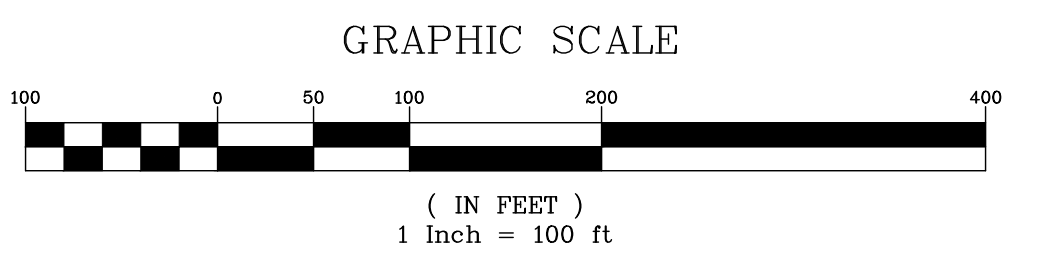
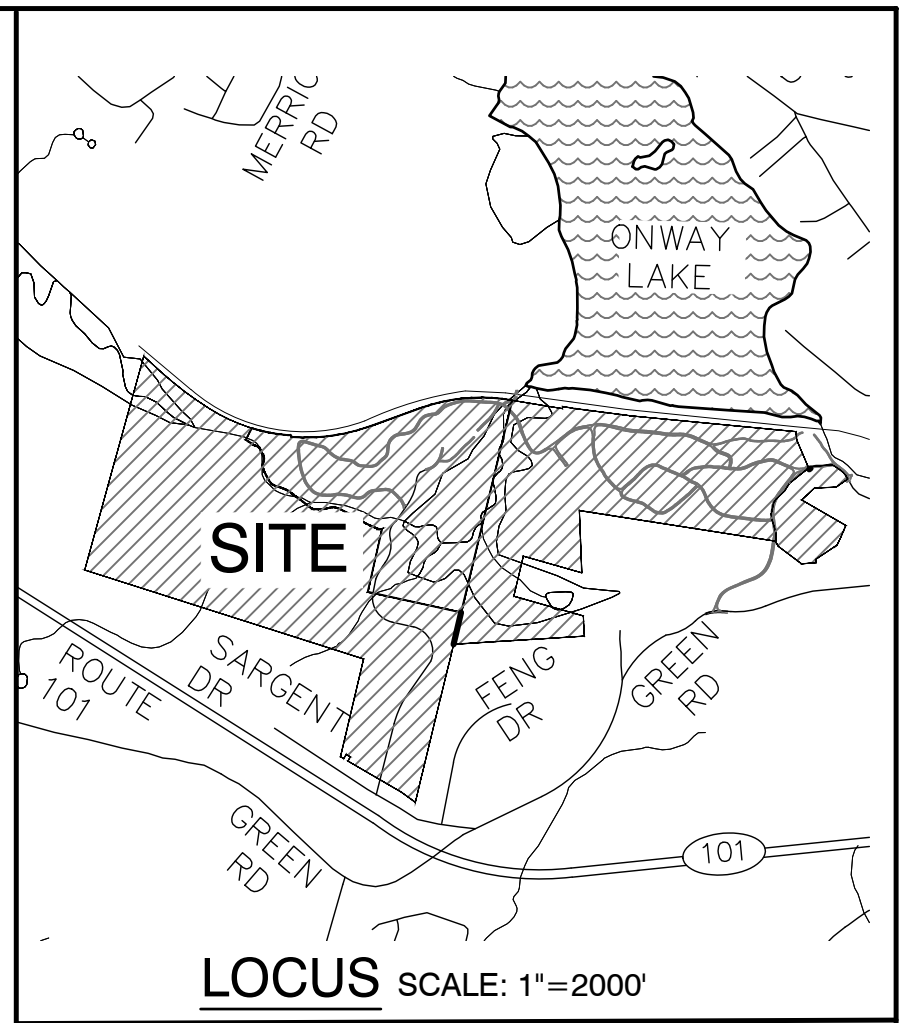
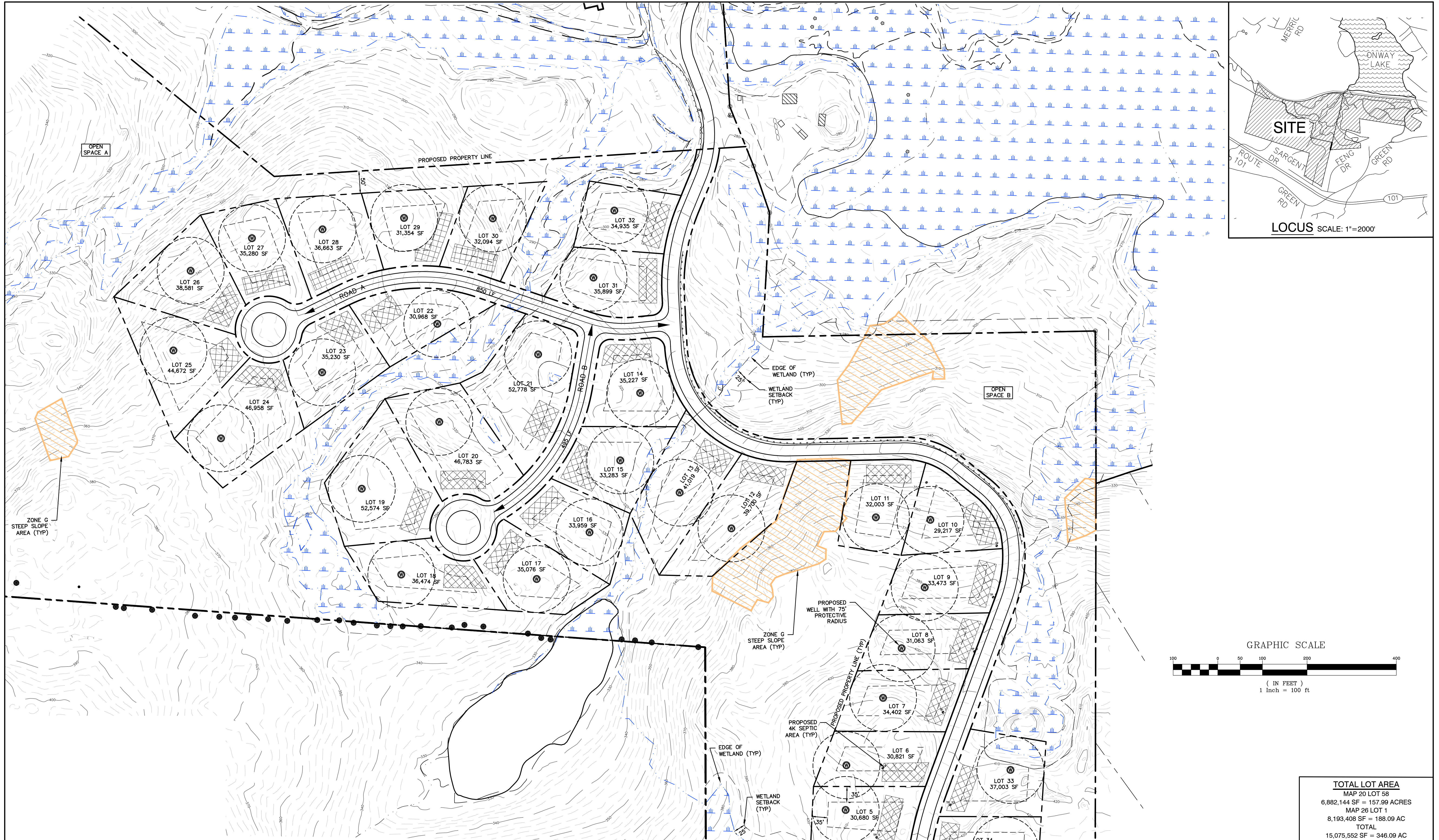
Civil Engineering Services

603-772-4746  
FAX: 603-772-0227  
E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>CONSERVATION SUBDIVISION PLAN</b>
Project:	<b>15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE</b>
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063 RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.	<b>C3</b>
SHEET 7 OF 15	JBE PROJECT NO. 14232.7





<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
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MAP 26 LOT 1
8,193,408 SF = 188.09 AC
<b>TOTAL</b>
15,075,552 SF = 346.09 AC

Design: JAC	Draft: AJB	Date: 4/15/21
Checked: JAC	Scale: AS NOTED	Project No.: 14232.7
Drawing Name: 14232.7-PLAN.dwg		
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0	4/15/21	ISSUED FOR REVIEW	AJB
REV.	DATE	REVISION	BY

Designed and Produced in NH

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

85 Portsmouth Ave.    *Civil Engineering Services*    603-772-4746  
 PO Box 219    FAX: 603-772-0227  
 Stratham, NH 03885    E-MAIL: JBE@JONESANDBEACH.COM

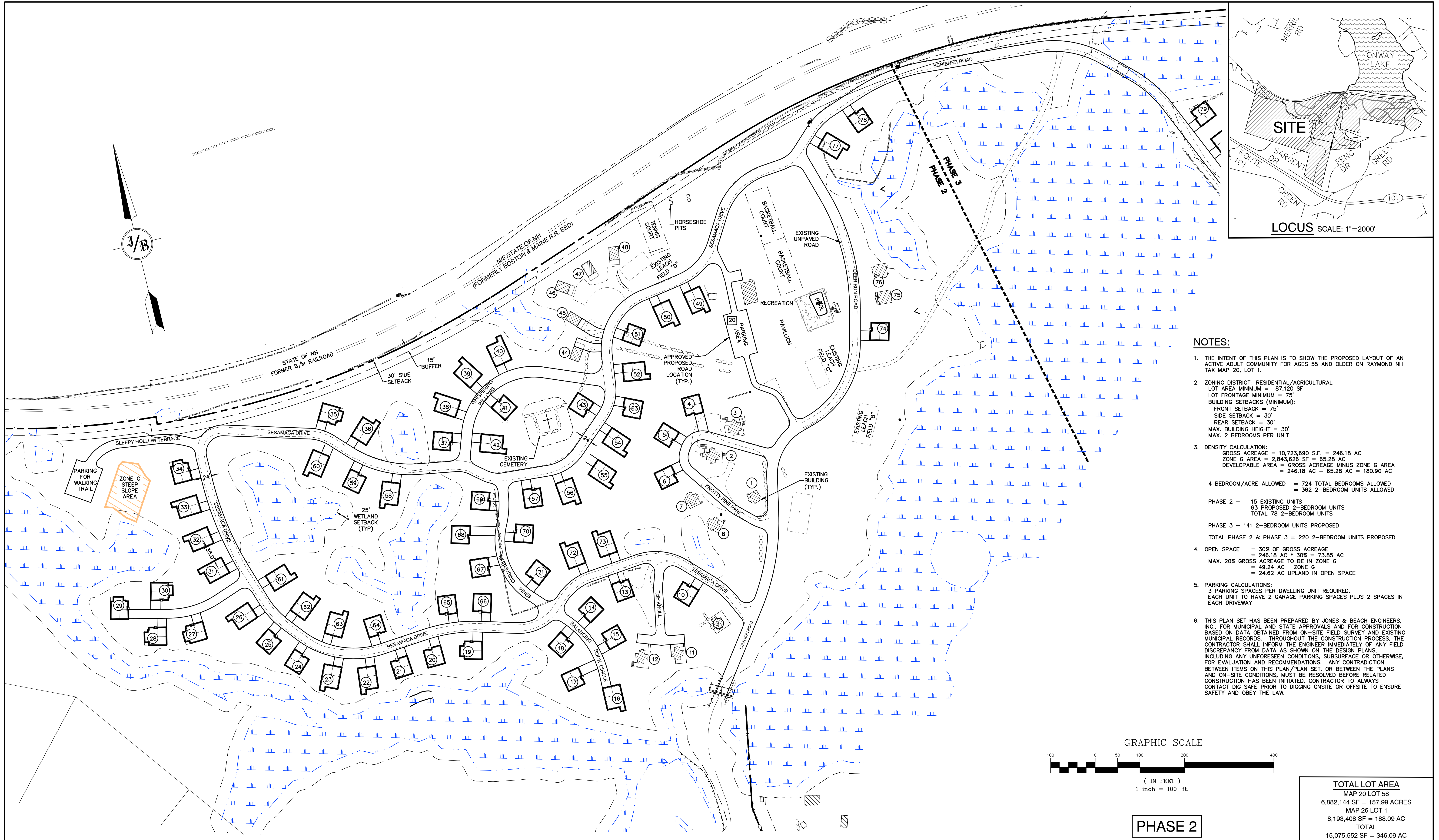
Plan Name:	<b>CONSERVATION SUBDIVISION PLAN</b>
Project:	<b>15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE</b>
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063    RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.

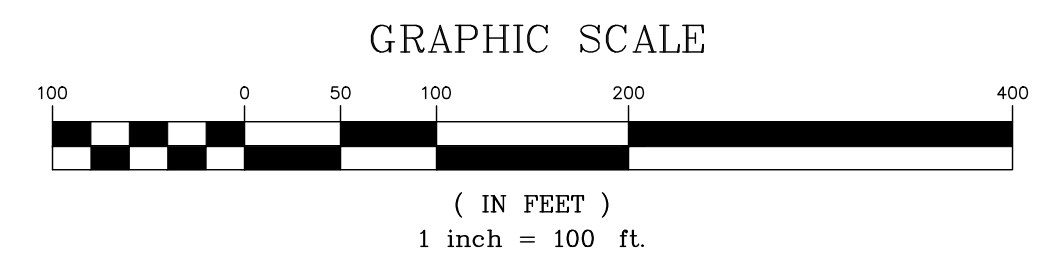
C4

SHEET 8 OF 15  
JBE PROJECT NO. 14232.7





- NOTES:**
- THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED LAYOUT OF AN ACTIVE ADULT COMMUNITY FOR AGES 55 AND OLDER ON RAYMOND NH TAX MAP 20, LOT 1.
  - ZONING DISTRICT: RESIDENTIAL/AGRICULTURAL  
 LOT AREA MINIMUM = 87,120 SF  
 LOT FRONTAGE MINIMUM = 75'  
 BUILDING SETBACKS (MINIMUM):  
 FRONT SETBACK = 75'  
 SIDE SETBACK = 30'  
 REAR SETBACK = 30'  
 MAX. BUILDING HEIGHT = 30'  
 MAX. 2 BEDROOMS PER UNIT
  - DENSITY CALCULATION:  
 GROSS ACREAGE = 10,723,690 S.F. = 246.18 AC  
 ZONE G AREA = 2,843,626 SF = 65.28 AC  
 DEVELOPABLE AREA = GROSS ACREAGE MINUS ZONE G AREA  
 = 246.18 AC - 65.28 AC = 180.90 AC
  - BEDROOM/ACRE ALLOWED = 724 TOTAL BEDROOMS ALLOWED  
 = 362 2-BEDROOM UNITS ALLOWED
  - PHASE 2 - 15 EXISTING UNITS  
 63 PROPOSED 2-BEDROOM UNITS  
 TOTAL 78 2-BEDROOM UNITS
  - PHASE 3 - 141 2-BEDROOM UNITS PROPOSED
  - TOTAL PHASE 2 & PHASE 3 = 220 2-BEDROOM UNITS PROPOSED
  - OPEN SPACE = 30% OF GROSS ACREAGE  
 = 246.18 AC \* 30% = 73.85 AC  
 MAX. 20% GROSS ACREAGE TO BE IN ZONE G  
 = 49.24 AC ZONE G  
 = 24.62 AC UPLAND IN OPEN SPACE
  - PARKING CALCULATIONS:  
 3 PARKING SPACES PER DWELLING UNIT REQUIRED.  
 EACH UNIT TO HAVE 2 GARAGE PARKING SPACES PLUS 2 SPACES IN EACH DRIVEWAY
  - 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. CONTRACTOR TO ALWAYS CONTACT DIG SAFE PRIOR TO DIGGING ONSITE OR OFFSITE TO ENSURE SAFETY AND OBEY THE LAW.



<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
6,882,144 SF = 157.99 ACRES
MAP 26 LOT 1
8,193,408 SF = 188.09 AC
<b>TOTAL</b>
15,075,552 SF = 346.09 AC

**PHASE 2**

Design: JAC Draft: AJB Date: 4/15/21  
 Checked: JAC Scale: AS NOTED Project No.: 14232.7  
 Drawing Name: 14232.7-PLAN.dwg  
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0	4/15/21	ISSUED FOR REVIEW	AJB
		REVISION	

Designed and Produced in NH

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

85 Portsmouth Ave. PO Box 219 Stratham, NH 03885

Civil Engineering Services

603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	ACTIVE ADULT HOUSING SITE LAYOUT PLAN
Project:	15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063 RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.

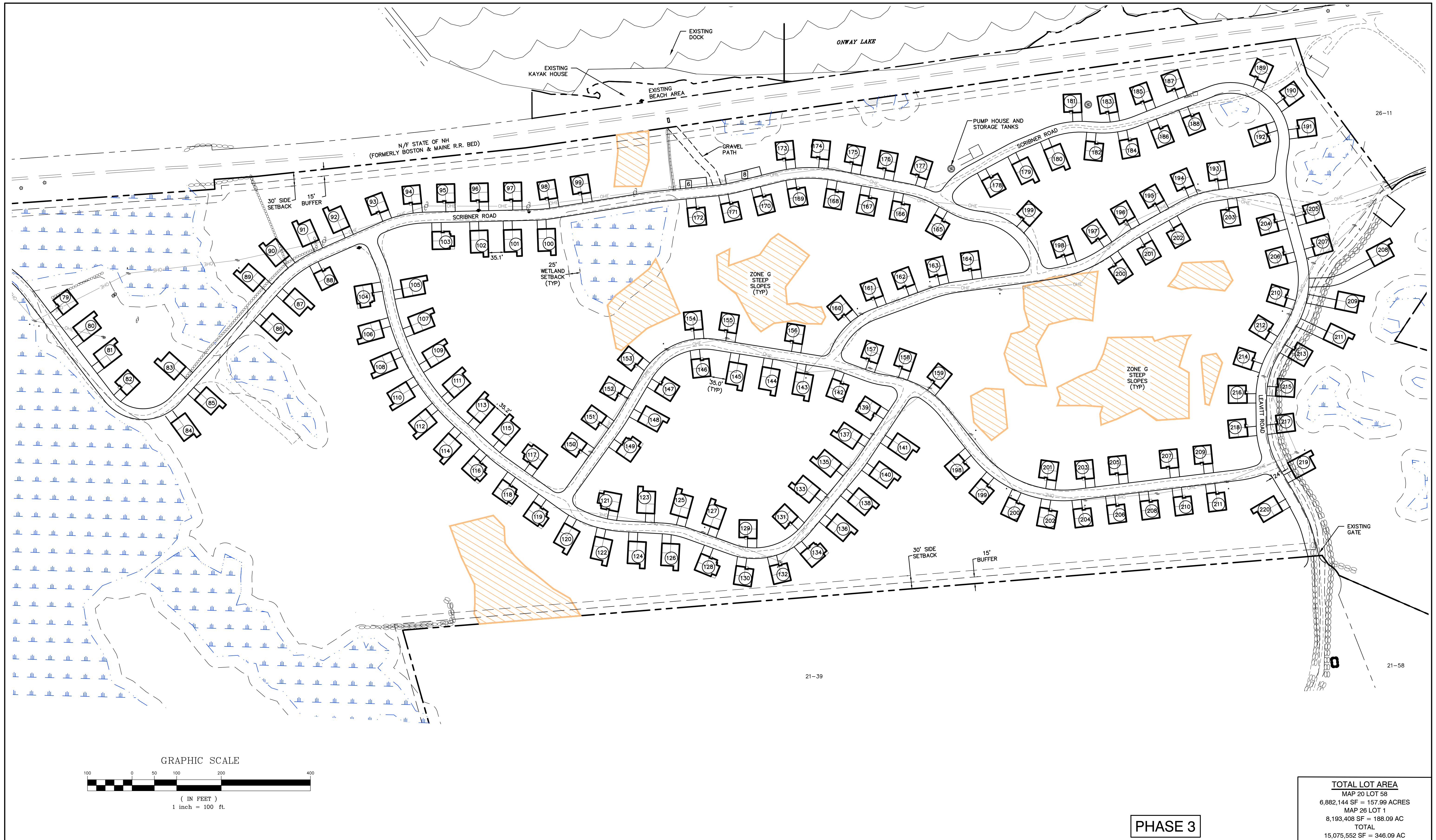
**C5**

SHEET 9 OF 15  
 JBE PROJECT NO. 14232.7









<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
6,882,144 SF = 157.99 ACRES
MAP 26 LOT 1
8,193,408 SF = 188.09 AC
<b>TOTAL</b>
15,075,552 SF = 346.09 AC

**PHASE 3**

Design: JAC    Draft: AJB    Date: 4/15/21  
 Checked: JAC    Scale: AS NOTED    Project No.: 14232.7  
 Drawing Name: 14232.7-PLAN.dwg  
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0	4/15/21	ISSUED FOR REVIEW	AJB
		REVISION	BY

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 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

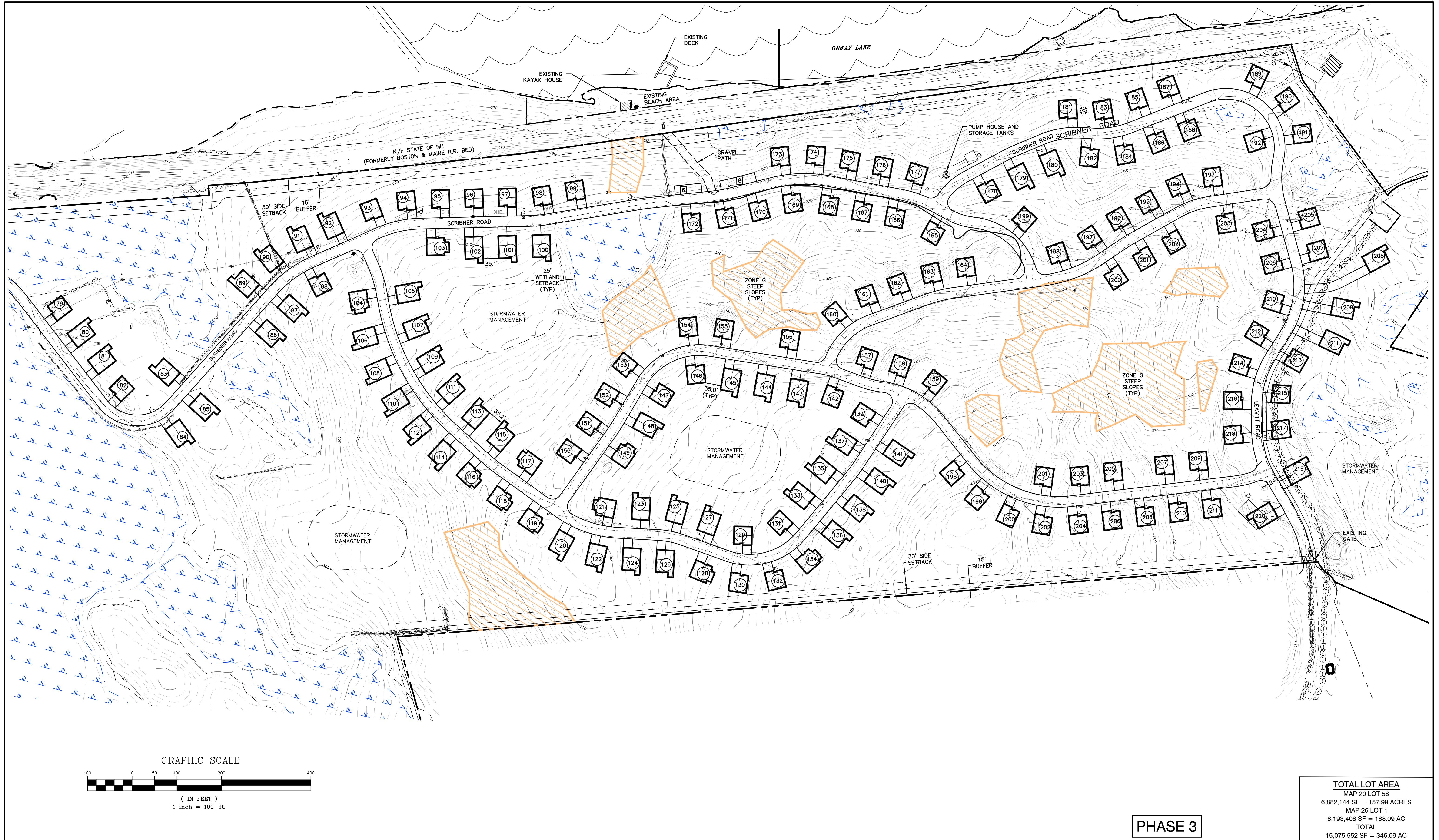
Plan Name: **ACTIVE ADULT HOUSING SITE LAYOUT PLAN**

Project: **15 SARGENT DRIVE  
RAYMOND, NEW HAMPSHIRE**

Owners: YAWNO PROPERTIES, LLC, 427 AMHERST STREET, RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No. **C7**  
 SHEET 11 OF 15  
 JBE PROJECT NO. 14232.7





**PHASE 3**

<b>TOTAL LOT AREA</b>
MAP 20 LOT 58
6,882,144 SF = 157.99 ACRES
MAP 26 LOT 1
8,193,408 SF = 188.09 AC
<b>TOTAL</b>
15,075,552 SF = 346.09 AC

Design: JAC    Draft: AJB    Date: 4/15/21  
 Checked: JAC    Scale: AS NOTED    Project No.: 14232.7  
 Drawing Name: 14232.7-PLAN.dwg  
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 PO Box 219    Stratham, NH 03885    FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name: **ACTIVE ADULT HOUSING TOPOGRAPHIC PLAN**

Project: **15 SARGENT DRIVE  
RAYMOND, NEW HAMPSHIRE**

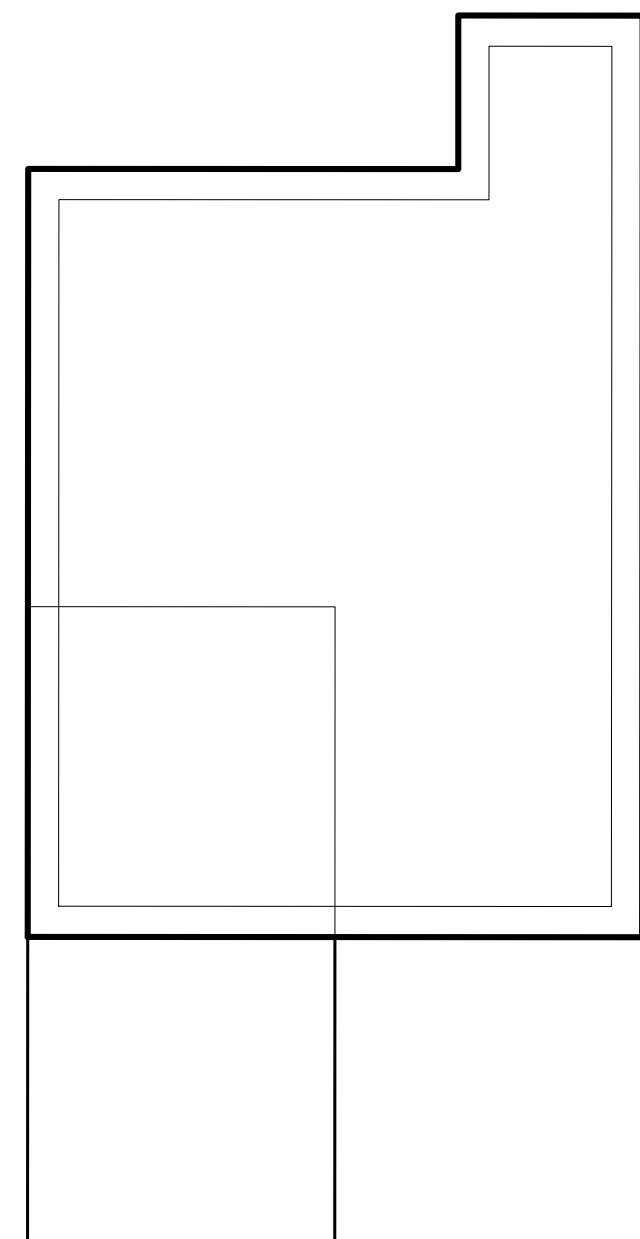
Owners: YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063    RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.  
**C8**  
 SHEET 12 OF 15  
 JBE PROJECT NO. 14232.7

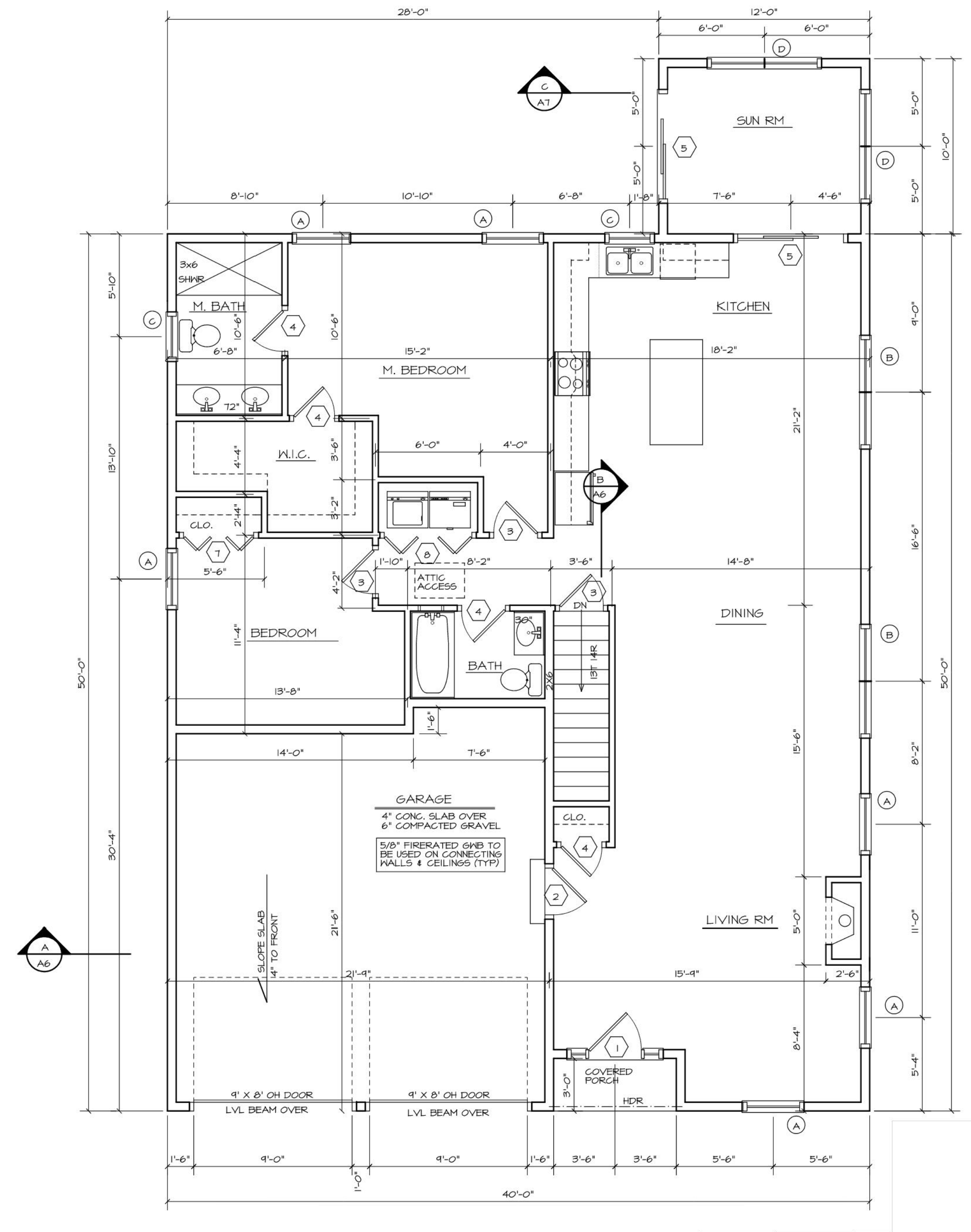




1 FRONT ELEVATION  
AI SCALE: 1/4" = 1'-0"



BUILDING STYLE B  
ONE STORY- TWO BEDROOM



Design: JAC	Draft: AJB	Date: 4/15/21
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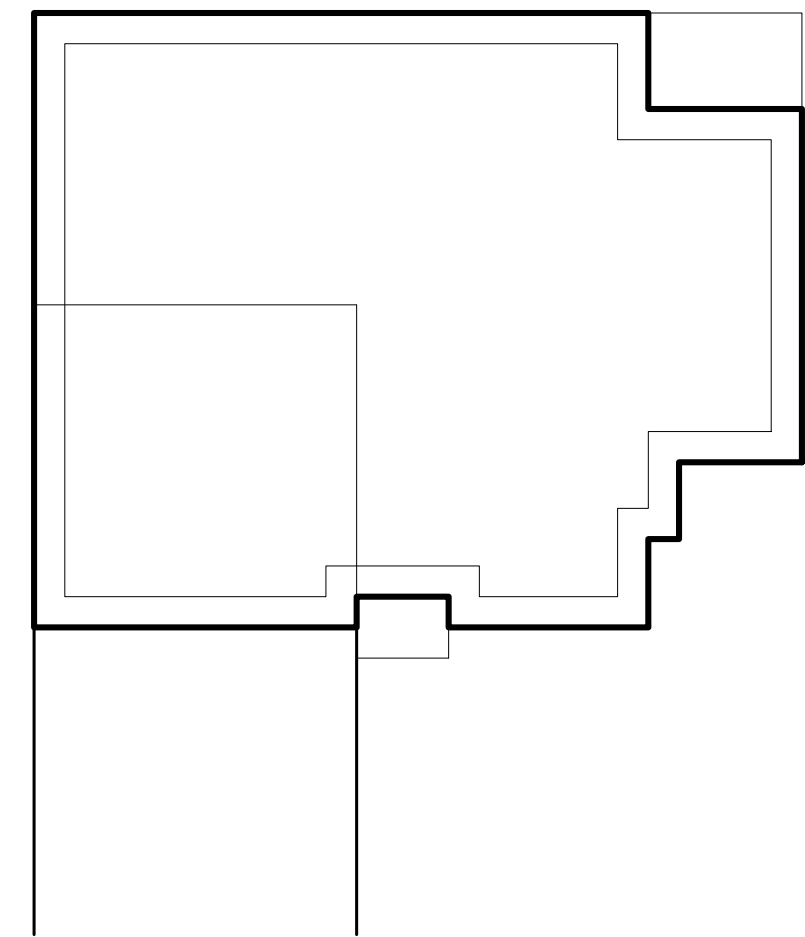
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**J/B Jones & Beach Engineers, Inc.**

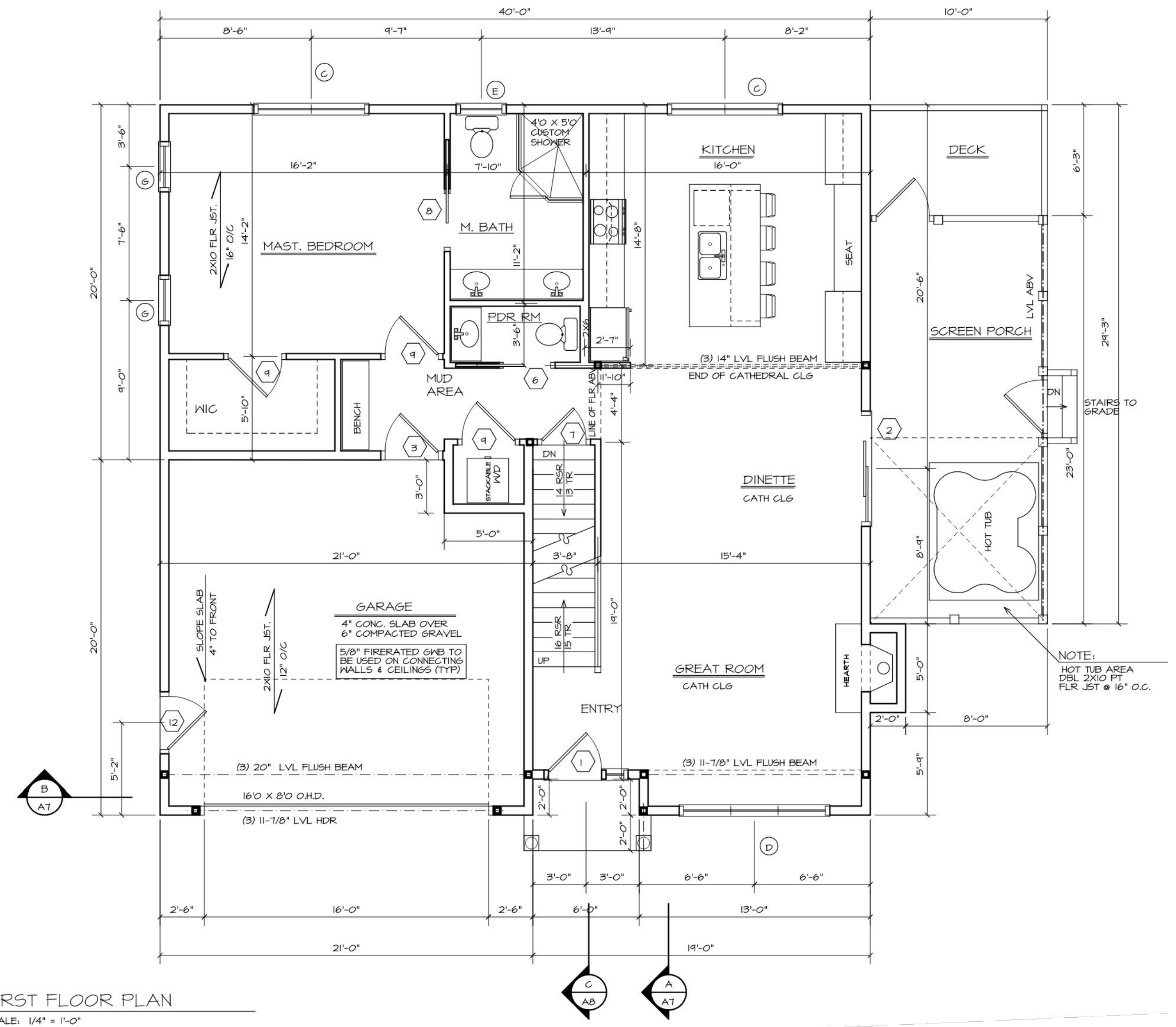
85 Portsmouth Ave. Stratham, NH 03885  
 PO Box 219  
 Civil Engineering Services  
 603-772-4746  
 FAX: 603-772-0227  
 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>BUILDING DETAIL</b>
Project:	15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063 RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.	<b>B1</b>
SHEET 13 OF 15	JBE PROJECT NO. 14232.7



**BUILDING STYLE G**  
**TWO STORY - TWO BEDROOM**



Design: JAC	Draft: AJB	Date: 4/15/21
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Drawing Name: 14232.7-PLAN.dwg		
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*Civil Engineering Services*

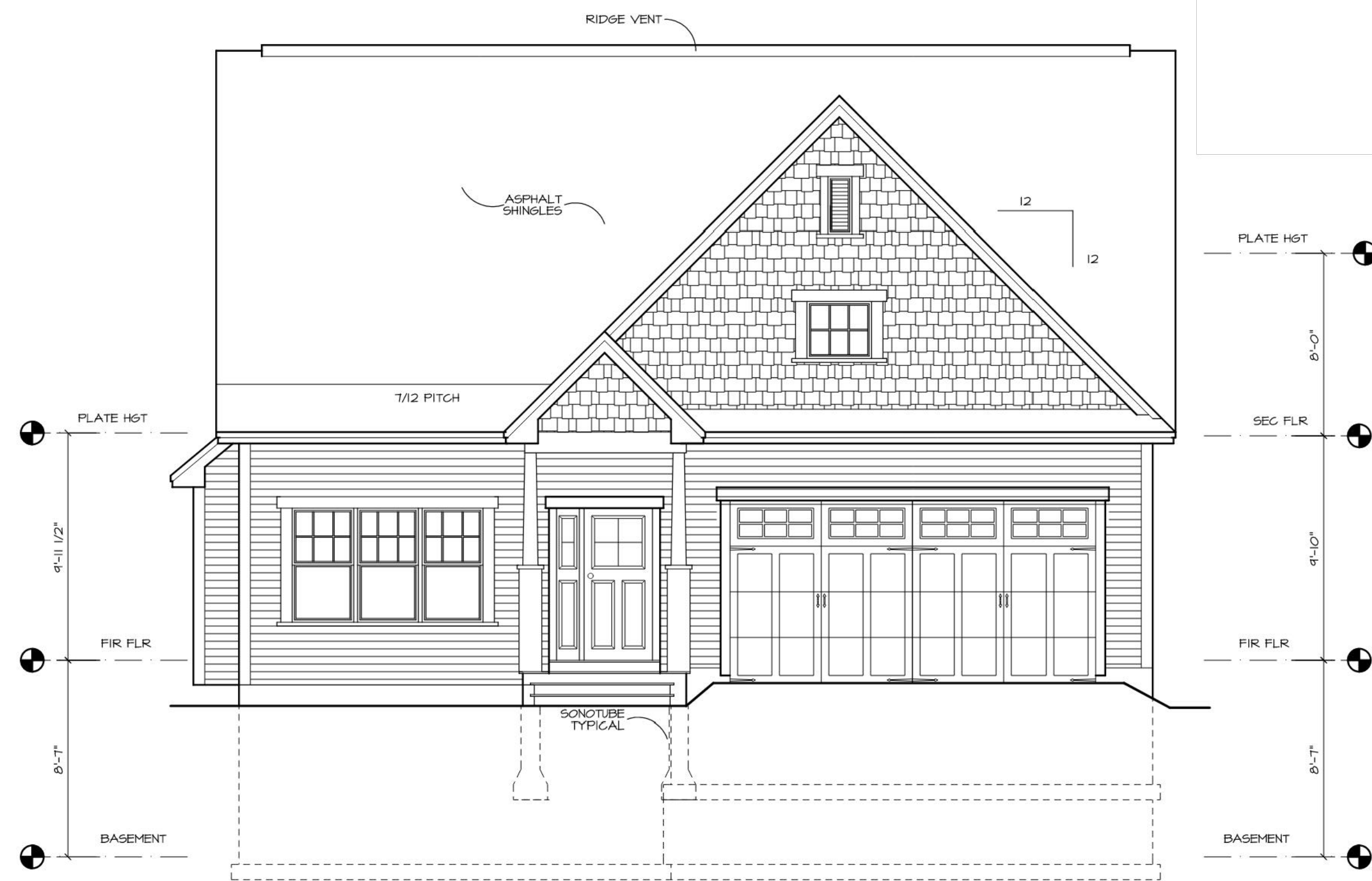
603-772-4746 FAX: 603-772-0227 E-MAIL: JBE@JONESANDBEACH.COM

Plan Name:	<b>BUILDING DETAIL</b>
Project:	15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE
Owners:	YAWW PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063 RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

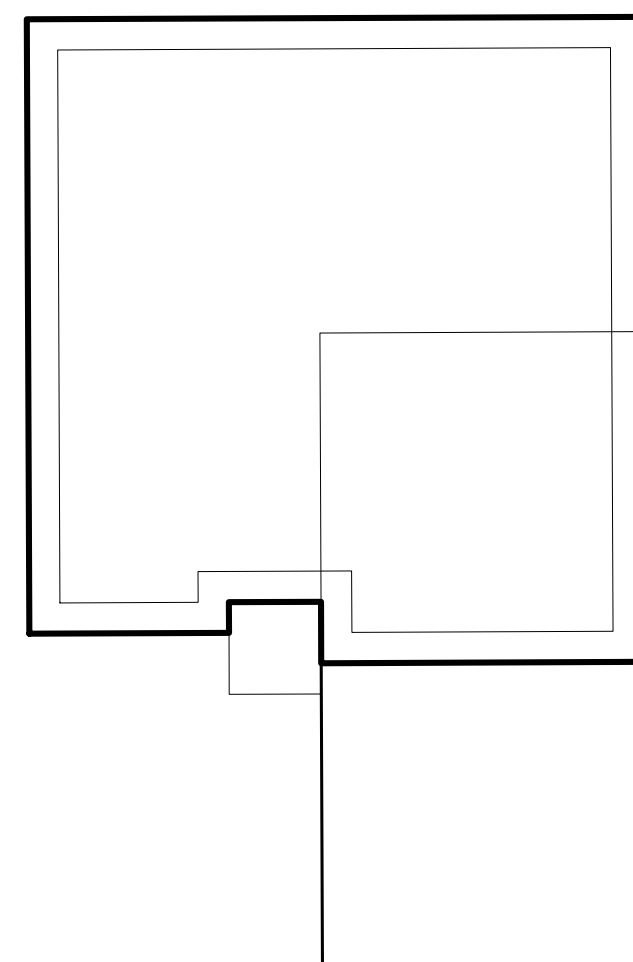
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**B2**

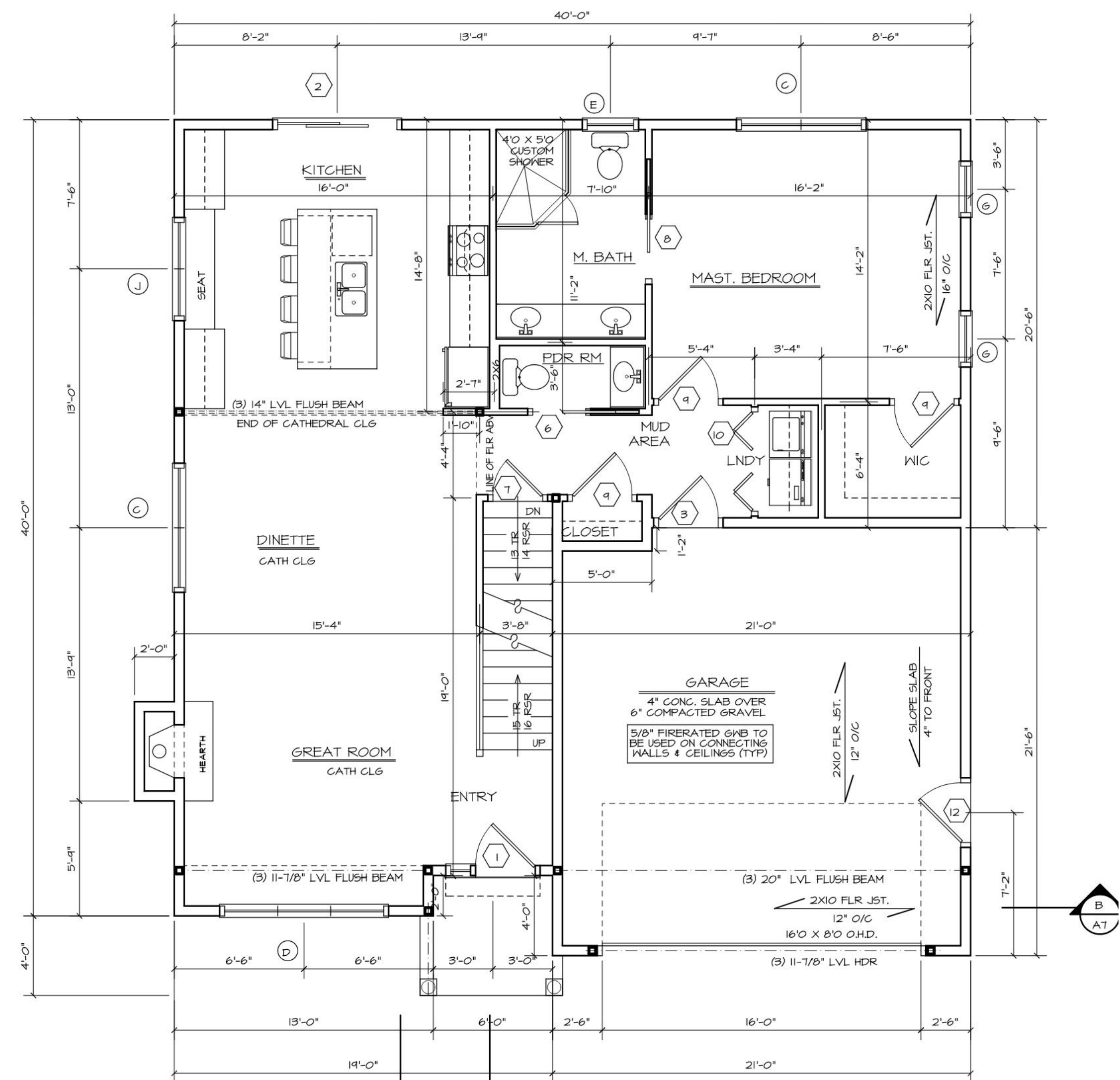
SHEET 14 OF 15  
JBE PROJECT NO. 14232.7



1 FRONT ELEVATION  
AI SCALE: 1/4" = 1'-0"



BUILDING STYLE H  
TWO STORY - TWO BEDROOM



1 FIRST FLOOR PLAN  
A4 SCALE: 1/4" = 1'-0"

Design: JAC	Draft: AJB	Date: 4/15/21
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Plan Name:	<b>BUILDING DETAIL</b>
Project:	15 SARGENT DRIVE RAYMOND, NEW HAMPSHIRE
Owners:	YAWNO PROPERTIES, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063 RAYMOND VILLAGE, LLC, 427 AMHERST STREET, 2ND FLOOR, SUITE 1, NASHUA, NH 03063

DRAWING No.	<b>B3</b>
SHEET 15 OF 15	JBE PROJECT NO. 14232.7