

LEGEND

- DENOTES SET DRILL HOLE IN STONE WALL.
- DENOTES 1/2" STEEL REINFORCING ROD WITH YELLOW PLASTIC 10. CAP SET.
- DENOTES GRANITE BOUND SET.
- DENOTES EXISTING UTILITY POLE.
- DENOTES UTILITY BOX.
- DENOTES TREE WITH BARBED WIRE.
- DENOTES STOCKED FENCE.
- DENOTES CHICKEN WIRE FENCE.
- DENOTES SIGN.

PLAN REFERENCES:

- R.C.D. #1-1804 "PLAN OF LAND OF AMMA GOLDING IN RAMOND, N.H. FOR COASTAL INTERLUDES CORP." PREPARED BY SEACREST ENGINEERING ASSOCIATES DATED MARCH 19, 1985.
- R.C.D. #1-1715 "A SURVEY OF A SUBDIVISION OF LAND OWNED BY AMMA J. GOLDING SITUATED IN RAMOND, N.H." SURVEYED BY THIS OFFICE DATED JUNE 19, 1974.
- R.C.D. #1-6089 "A SURVEY AND REVEALED PLAT OF A SUBDIVISION OF LAND OWNED BY AMMA J. GOLDING SITUATED IN RAMOND, N.H." SURVEYED BY THIS OFFICE DATED JUNE 20, 1976.
- R.C.D. #1-3529 "TAKESSENT PLAIN LAND OF AGGREGATE INDUSTRIES LAND COMPANY, INC. ASSESSING TAX MAP TO LOTS 1, 2, 3 N.H. ROUTE 102/CHESTER ROAD RAMOND, N.H." SURVEYED BY THIS OFFICE DATED FEBRUARY 2005.
- R.C.D. #1-15158 "A SURVEY AND PLAT OF A SUBDIVISION TO BE KNOWN AS MORGAN FARM ESTATES SITUATED IN RAMOND, N.H. OWNED BY F. BELL & R. BROWN SURVEYED BY THIS OFFICE DATED NOVEMBER 16, 1921.
- R.C.D. #1-3544 "A SURVEY AND PLAT OF A SUBDIVISION PREPARED FOR ALBERT MARTIN JR. AND GAIL A. MARTIN" PREPARED BY THIS OFFICE 01-09-07.

FOR REGISTRY USE ONLY

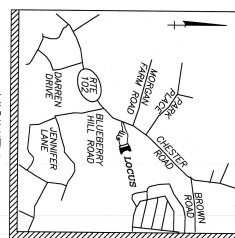
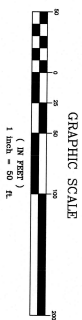
APPROVED BY THE RAMOND PLANNING BOARD
ON _____ CERTIFIED BY
_____ CHAIRPERSON

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THIS PLAN REPRESENTS CONDITIONS PRESENT AS OF DATE OF SURVEY. ANY CHANGES TO THE SITE AFTER THAT DATE THIS PLAN SHALL NOT BE USED FOR ANY PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ORIGINAL PREPARED UNLESS IT IS AGENT FOR ADDITIONAL INFORMATION OR REVISIONS TO THIS PLAN, PLEASE CONTACT RSL LAYOUT & DESIGN, INC.

NO.	DATE	REVISIONS	BY
2	4-3-09	REVISED PER TOWN ENGINEER'S COMMENTS	TEO
1	11-04-08	REVISED TOWN AND DRIVE	STB

FOR REGISTRY USE ONLY



SHEET OF B A SURVEY AND PLAT OF AN EXISTING CONDITIONS PLAN

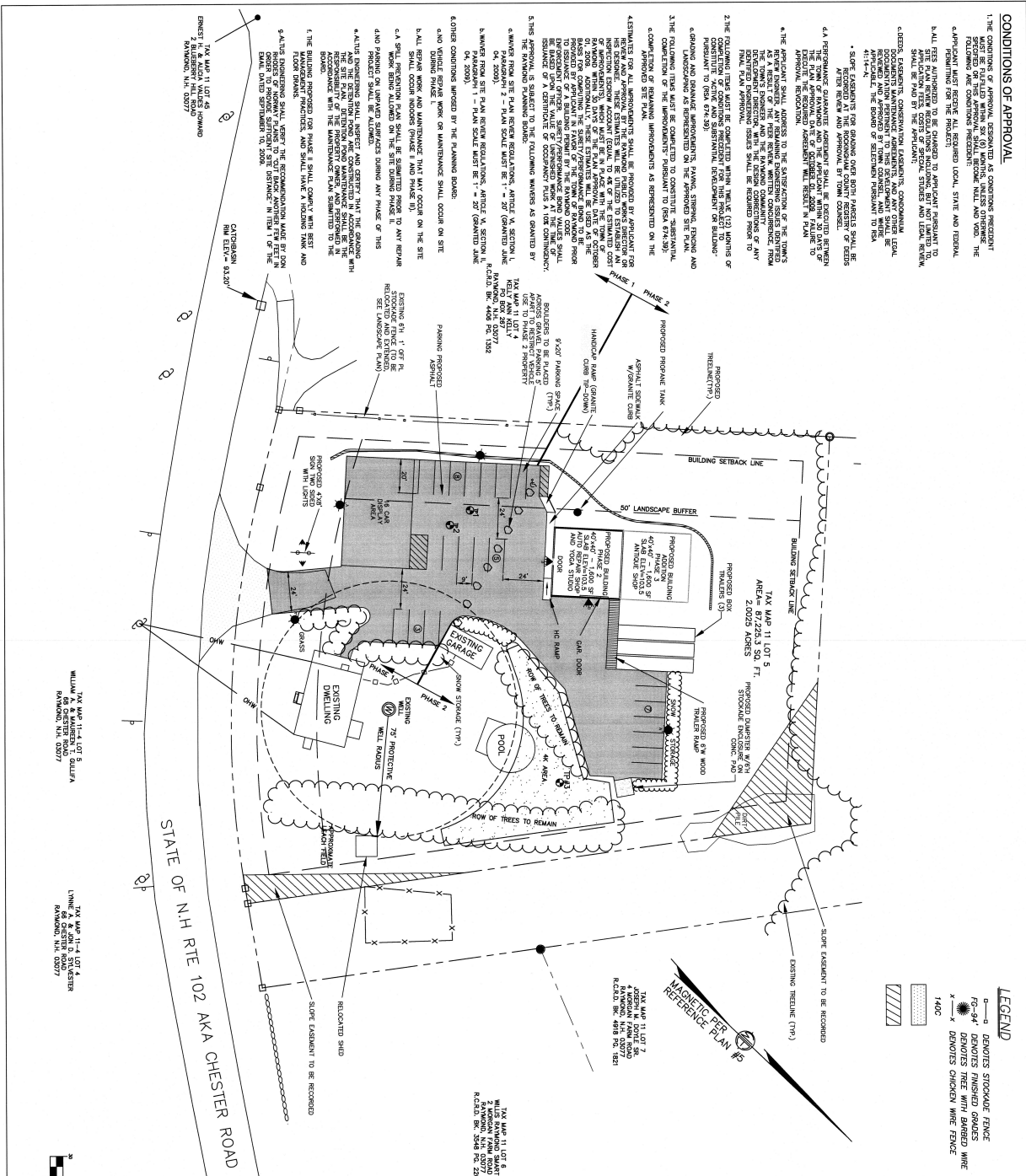
PREPARED FOR
ALBERT MARTIN, JR.

GAIL A. MARTIN
AND SITUATED IN THE TOWN OF
RAYMOND, N.H.

1. CERTIFY THAT THIS PLAN IS THE SAME PLAN
PREPARED BY ROBERT S. LUTZ, L.S. 460 ON
DATE OF 04/03/09 WITH REVISIONS.



JONES & BIRCH ENGINEERS, INC.
60 Church Avenue, Room 200, Seabrook, NH 03280
TELEPHONE: 603-222-0200 FAX: 603-222-0201
WWW.JONESANDBIRCH.COM



CONDITIONS OF APPROVAL

- [illegible]

- **STATE AGENCIES FOR BIDDING** OTHER THAN PARCELS SHALL BE RECORDED AND RECORDED BY THE COUNTY CLERK'S OFFICE.
- **RECORDING OF THE PLAN** SHALL BE REQUIRED PRIOR TO THE PLAN APPROVAL DATE OF OCTOBER 31, 2009. FAILURE TO APPROVAL, RECORDED, WILL RESULT IN A PLAN.
- **THE APPLICANT SHALL ADDRESS TO THE SATISFACTION OF THE TOWN ENGINEER, ANY REMAINING ENGINEERING ISSUES IDENTIFIED AS A RESULT OF THE PEER REVIEW WITH CONCURRENCE, AND THE TOWN ENGINEER, ANY REMAINING ENGINEERING ISSUES IDENTIFIED AS A RESULT OF THE TOWN ENGINEER'S REVIEW OF THE PLAN. PLAN APPROVAL.**

2. THE FOLLOWING ITEMS MUST BE COMPLETED WITHIN THE PRELIMINARY PERIOD OF 90 DAYS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROJECT AND MUST BE SUBMITTED TO THE AGENCY FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROJECT:
 - GRADING AND DRAINAGE IMPROVEMENTS, PAVING, STORM, FLOODING AND/OR FLOOD PROTECTION IMPROVEMENTS AS REPRESENTED ON THE APPROVED SITE PLAN.
 - LANDSCAPING AS REPRESENTED ON THE APPROVED SITE PLAN.
3. THE FOLLOWING ITEMS MUST BE COMPLETED TO COMPLETION, SUSTAINMENT, AND/OR MAINTENANCE PRIOR TO RSD 674.39-2:
 - COMPLETION OF THE IMPROVEMENTS REPRESENTED TO RSD 674.39-2.
 - COMPLETION OF MAINTAINING IMPROVEMENTS AS REPRESENTED ON THE APPROVED SITE PLAN.
4. ESTIMATES FOR ALL IMPROVEMENTS SHALL BE PROVIDED BY APPLICANT TO THE AGENCY FOR REVIEW AND APPROVAL PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROJECT. THE AGENCY SHALL REVIEW THESE ESTIMATES, SHALL BE UTILIZED TO ESTABLISH AN INSPECTION SERVICE ACCOUNT (TOTAL TO 4% OF THE ESTIMATED PROJECT COST) PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OF THE PROJECT.

- RAYING FROM TEN DAYS OF THE PLAN APPROVAL DATE OF OCTOBER 1, 2009. ADVERSELY, THESE ESTIMATES WILL BE USED AS A BASIS FOR DETERMINING THE AMOUNT OF FINANCIAL ASSISTANCE PROVIDED BY APPLICANT IN FAVOR OF THE TOWN OF RANDOLPH TO INSUREANCE OF A BUILDING PERMIT BY THE RANDOLPH CODE OFFICIALS. THE TOWN OF RANDOLPH WILL NOT BE RESPONSIBLE FOR ANY LOSS OR DAMAGE TO THE PROPERTY OF THE APPLICANT THAT MAY BE BASED UPON THE VALUE OF UNINSURED WORK AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY PLUS A 10% COMMISSION. THIS APPROVAL IS SUBJECT TO THE FOLLOWING WARNERS AS GRANTED BY THE RANDOLPH PLANNING BOARD:
5. THIS APPROVAL IS SUBJECT TO THE FOLLOWING WARNERS AS GRANTED BY THE RANDOLPH PLANNING BOARD:
- a. WARNER FROM SITE PLAN REVIEW REGULATIONS, ARTICLE V, SECTION PARAGRAPH 2 – PLAN SIZE MUST BE: $i = .2x$ (GRANTED 4/08, 2009).
- b. WARNER FROM SITE PLAN REVIEW REGULATIONS, ARTICLE IV, SECTION 2.

- [illegible]

1. THE BUILDING PROPOSED FOR PHASE II SHALL COMPLY WITH BEST PRACTICES AND SHALL HAVE A MINIMUM 10' CLEARANCE FROM THE SIDE AND DETENTION POND WATERBODIES SHALL BE MAINTAINED IN ACCORDANCE WITH THE MAINTENANCE PLAN SUBMITTED TO THE BOARD.

- 7/16 AUG 11 1974
ERNEST H. & ALICE WATERS HOMARD
2 BLUEBERRY HILL ROAD
MANASSAS, N.Y. 02077

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LEGEND

- DENOTES STOCKADE FENCE
 FG-94' DENOTES FINISHED GRADES
 DENOTES TREE WITH BARBED WIRE
 X—X DENOTES CHICKEN WIRE FENCE

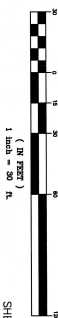
NOTES

- [illegible]

PHASING PLAN

- [illegible]

GRAPHIC SCALE



SHEET 2 OF 8

A SURVEY AND PLAT OF A PROPOSED SITE PLAN

AL MARTIN JR., & GAIL A. MARTIN
SITUATED IN THE TOWN OF
RAYMOND, NEW HAMPSHIRE

PREPARED BY:

JONES & BEACH ENGINEERS, INC.
85 Portsmouth Avenue P.O. Box 219 Stratham, NH 03885

DWG. NAME: MARTIN-SITEPLAN
DATE: 08-13-2008

11	11/12/09	ADD CONDITIONS OF APPROVAL	TED
9	9/10/09	REVISED PER PLANNING BOARD COMMENTS	TED
10	8/14/09	REV. NOTES PER PLANNING BOARD COMMENTS	JAC
8	7/1/09	REVISED PER TOWN ENGINEER COMMENTS	TED
7	6/10/09	ADD PHASING	TED
6	4-3-09	REVISED PER TOWN ENGINEER COMMENTS	TED
5	03-23-09	ENGINEER REVIEW REVISIONS	STB
4	10-30-08	ENGINEER REVIEW REVISIONS	STB
3	10-17-08	MISC. REVISIONS	STB
NO.	DATE	DESCRIPTION	BY

