

SANITARY SEWER PIPE

WATER MAIN WATER VALVE

HYDRANT UTILITY POLE **GENERAL NOTES:** 

 THE OWNER OF RECORD OF THE PROPERTY IS RAYMOND HILLS, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 38426 PAGE 102.

2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 12.55 ACRES (INCLUDING LAND CONVEYANCE).

3. PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS P/O MAP 5, LOT 1 &

4. PLAN REFERENCES:

A) BOUNDARY SURVEY OF CLAIRE LANE RAYMOND MAINE FOR TIMOTHY CLINTON AS PREPARED BY SURVEY, INC. DATED MARCH 2021.

5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.

7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.

8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY SURVEY, INC. IN MAY 2021 SUPPLEMENTED WITH LIDAR DATA OBTAINED FROM THE MAINE

9. THE PROPERTY IS LOCATED IN THE VILLAGE RESIDENTIAL (VR) DISTRICT AND LIMITED RESIDENTIAL/RECREATIONAL 1 SHORELAND ZONE (LRR1) DISTRICT.

10. SPACE AND BULK REQUIREMENTS: VR DISTRICT

MIN LOT SIZE: 40,000 SF / 20,000 SF PER DUPLEX UNIT MIN STREET FRONTAGE: 100 FT MIN FRONT YARD: 25 FT MIN SIDE YARD: 10 FT REAR YARD: MAX BUILDING HEIGHT: 2.5 STORIES

11. ALBERT FRICK ASSOCIATES, INC. WAS CONTRACTED WITH TO PERFORM A NATURAL RESOURCES INVESTIGATION ON THE PROJECT SITE. AS A RESULT OF THEIR APRIL 2021 SITE VISIT, IT WAS DETERMINED THAT THERE WERE NO WETLANDS WITHIN THE LIMITS OF THE

12. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AND ARE APPROVED AS SUCH BY THE TOWN MEETING.

13. NET RESIDENTIAL DENSITY CALCULATIONS:

383,952 SF (8.81 ACRES) LAND FROM ABUTTER AREA = 162,672 SF (3.73 ACRES) TOTAL GROSS LAND AREA = 546,624 SF (12.55 ACRES) A. STREET RIGHTS-OF-WAY: 13,271 SF B. STEEP SLOPES OVER 35%: 12,718 SF C. 100-YEAR FLOODPLAIN: D. RESOURCE PROTECTION DISTRICT: 0 SF

TOTAL NET RESIDENTIAL AREA: REQUIRED NET AREA FOR 24 DUPLEX UNITS: 480,000 SF (20,000 SF PER DWELLING) REQUIRED NET AREA FOR 1 SINGLE UNIT: 40,000 SF (40,000 SF PER DWELLING)

TOTAL REQUIRED NET AREA: 14. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR

15. THIS PROJECT IS SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT APPROVAL ORDER #L-29283-NJ-A-N.

16. THE PROJECT SITE IS LOCATED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY-PANEL

NUMBER 230205 0015B. THE SITE IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AND IS IDENTIFIED AS BEING WITHIN ZONE C.

EMERGENCY PERSONNEL TO DISCONNECT THE POWER FROM OUTSIDE OF THE BUILDING DURING AN EMERGENCY RESPONSE.

18. THE LOCATION OF THE CENTRAL MAINE POWER COMPANY EASEMENT IS APPROXIMATE BASED ON A SURVEY WORKSHEET PROVIDED BY SURVEY, INC.

19. THE SEPTIC SYSTEMS HAVE BEEN DESIGNED BASED ON THE FOLLOWING NUMBER OF BEDROOMS FOR EACH DWELLING UNIT: 3-BEDROOM UNITS: 1,2,5,6,9,10,11,12,15,16,18,19,24,25 2-BEDROOM UNITS: 3,4,7,8,13,14,17,20,21,22,23

20. PRIOR TO ANY TREE CLEARING OR SITE DISTURBANCE, THE PROPERTY LINE ON BOTH SIDES OF HONEY HILL LANE SHALL BE MARKED WITH GRADE STAKES BY A LICENSED LAND SURVEYOR WITH SILT FENCE INSTALLED AT THE PROPERTY LINE TO ENSURE THAT ALL TREE CLEARING AND SITE DISTURBANCE OCCURS WITHIN THE DEVELOPER'S PROPERTY.

21. THE SUBDIVISION PARCEL IS A CONDOMINIUM AND ALL UNIT OWNERS HAVE ACCESS TO THE COMMON LAND FOR USE AS OPEN SPACE FOR PASSIVE RECREATION. THE COMMON LAND OPEN SPACE MEETS THE REQUIREMENT OF ARTICLE 9, SECTION 3 OF THE SUBDIVISION ORDINANCE TO PROVIDE A MINIMUM OF 10% OF THE GROSS LAND AREA AS OPEN SPACE.

22. THE PROJECT IS SUBJECT TO MAINE DEPARTMENT OF TRANSPORTATION DRIVEWAY/ENTRANCE PERMIT# 29915 AND A COMMERCIAL STORMWATER DRAINAGE CONNECTION AGREEMENT BETWEEN RAYMOND HILLS, LLC AND MAINE DEPARTMENT OF

23. THE OWNER MUST RETAIN THE DESIGN ENGINEER TO OVERSEE THE CONSTRUCTION OF THE ENGINEERED WASTEWATER DISPOSAL SYSTEM. THE DESIGN ENGINEER MUST PROVIDE THE OWNER AND THE MAINE DEPARTMENT OF HEALTH AND HUMAN SERVICES WITH A BRIEF REPORT ON THE CONSTRUCTION INCLUDING ANY UNEXPECTED CONDITIONS ENCOUNTERED AND ANY CHANGES MADE FROM THE APPROVED DRAWINGS.

24. THERE SHALL BE NO ON-STREET PARKING ON HONEY HILL LANE WITH THE EXCEPTION OF THE FIRST 650 FEET. HONEY HILL LANE ADJACENT TO THE UNITS AND DRIVEWAYS IS DESIGNATED AS A FIRE LANE TO PROVIDE ADEQUATE SPACE FOR EMERGENCY VEHICLES. PARKING SHALL BE LOCATED WITHIN THE LINIT GARAGES DRIVEWAYS AND DESIGNATED OFF-STREET VISITOR PARKING SPACES. "NO PARKING - FIRE LANE" SIGNS SHALL BE INSTALLED BY THE DEVELOPER IN LOCATIONS AS DETERMINED ON SITE BY THE RAYMOND FIRE RESCUE DEPARTMENT.

25. WALLS DIVIDING EACH DUPLEX UNIT SHALL BE 2-HOUR FIRE RATED WALLS.

26. THE WATER MAIN AND FIRE HYDRANTS SHALL BE INSTALLED, OPERATIONAL AND FIRE FLOW COMPLETED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR THE DEVELOPMENT.

27. TEMPORARY E911 ADDRESSES MUST BE INSTALLED ON EACH BUILDING UNIT DURING CONSTRUCTION THAT ARE VISIBLE FROM THE STREET. THE TEMPORARY ADDRESSES MUST BE REPLACED WITH PERMANENT ADDRESS MARKINGS PRIOR TO CERTIFICATE OF OCCUPANCY

28. THE CURB CUT SHOWN TO THE PROPERTY OWNED NOW OR FORMERLY BY KRISTA KISCH IS INCLUDED WITH THE UNDERSTANDING AND INTENT THAT AN ADDITIONAL DWELLING UNIT CAN BE ACCESSED ON THIS LOT BY HONEY HILL LANE VIA THIS CURB CUT, PROVIDED THAT THE ADDITIONAL DWELLING UNIT SATISFIES ALL APPLICABLE ZONING REQUIREMENTS.

29. TRASH REMOVAL AND SEPTIC SYSTEM MAINTENANCE IS PRIVATE AND SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM OWNER'S ASSOCIATION.

DESCRIPTION	ISSUED FOR TOWN REVIEW	ISSUED FOR MDEP REVIEW	REVISED PER MDEP REVIEW	RE-SUBMITTED TO TOWN	RE-SUBMITTED TO TOWN	REVISED PER REVIEW COMMENTS	RE-SUBMITTED TO TOWN
ВУ	DMR	DMR	DMR	DMR	DMR	DMR	DMR
DATE	12-8-21	12-15-21	1-12-22	2-1-22	2-16-22	3-1-22	3-17-22
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21006 JOB NUMBER: 1" =80' SCALE: 3-17-2022

SHEET 3 OF 12