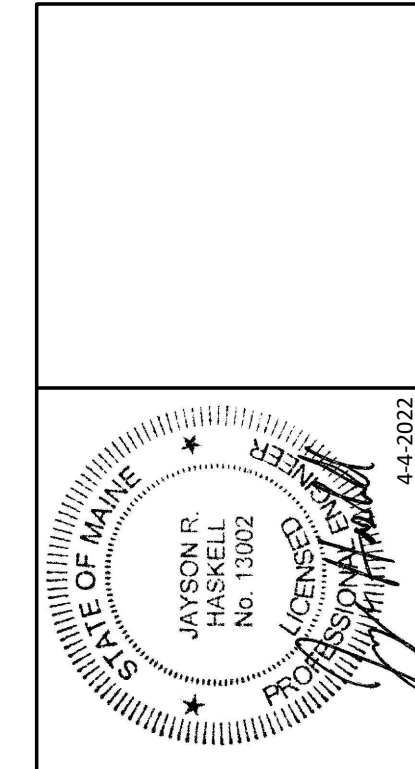


**GENERAL NOTES:**

1. 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 & MAP 51, LOT 22A.
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.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
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 OFFICE OF GIS.
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:	VR DISTRICT
MIN STREET FRONTAGE:	40,000 SF / 20,000 SF PER DUPLEX UNIT
MIN FRONT YARD:	100 FT
MIN SIDE YARD:	25 FT
REAR YARD:	10 FT
MAX BUILDING HEIGHT:	20 FT
	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 SITE.
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:
 

PARCEL AREA =	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)
DEDUCTIONS:	
A. STREET RIGHTS-OF-WAY:	13,271 SF
B. STEEP SLOPES OVER 35%:	12,718 SF
C. 100-YEAR FLOODPLAIN:	0 SF
D. RESOURCE PROTECTION DISTRICT:	0 SF
E. WETLANDS AND WATERBODIES:	0 SF
TOTAL NET RESIDENTIAL AREA:	520,635 SF
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:	520,000 SF



**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04092  
(207) 591-5055

**UNIT ADDRESSING:**

UNIT #	ADDRESS
1	27-1 HONEY HILL LANE
2	27-2 HONEY HILL LANE
3	31-1 HONEY HILL LANE
4	31-2 HONEY HILL LANE
5	35-1 HONEY HILL LANE
6	35-2 HONEY HILL LANE
7	37-1 HONEY HILL LANE
8	37-2 HONEY HILL LANE
9	41-1 HONEY HILL LANE
10	41-2 HONEY HILL LANE
11	43-1 HONEY HILL LANE
12	43-2 HONEY HILL LANE
13	45-1 HONEY HILL LANE
14	45-2 HONEY HILL LANE
15	47-1 HONEY HILL LANE
16	47-2 HONEY HILL LANE
17	49 HONEY HILL LANE
18	51-1 HONEY HILL LANE
19	51-2 HONEY HILL LANE
20	53-1 HONEY HILL LANE
21	53-2 HONEY HILL LANE
22	32-1 HONEY HILL LANE
23	46-1 HONEY HILL LANE
24	46-2 HONEY HILL LANE
25	46-2 HONEY HILL LANE

14. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR STORMWATER TREATMENT.
15. THIS PROJECT IS SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT APPROVAL ORDER #L-29283-NI-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.
17. ALL ELECTRICAL METER BOXES SHALL INCLUDE AN OUTSIDE SERVICE DISCONNECT TO ENABLE 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, 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 29015 AND A COMMERCIAL STORMWATER DRAINAGE CONNECTION AGREEMENT BETWEEN RAYMOND HILLS, LLC AND MAINE DEPARTMENT OF TRANSPORTATION.
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 50 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 UNIT 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.

**CONDITIONS OF APPROVAL:**

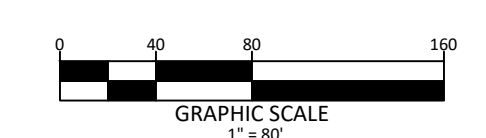
1. PRIOR TO THE START OF CONSTRUCTION, A SIGNED EASEMENT DOCUMENT SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS SHOWING APPROVAL TO PERFORM THE PROPOSED CONSTRUCTION ACTIVITIES ON THE LAND OWNED BY KRISTA KISCH.
2. PRIOR TO THE ISSUANCE OF BUILDING PERMITS, FINAL CONDOMINIUM DOCUMENTS SHALL BE PROVIDED TO THE TOWN FOR REVIEW AND APPROVAL, AND THE APPROVED DOCUMENTS SHALL BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. THIRD-PARTY CONSTRUCTION INSPECTION SHALL BE PERFORMED BY CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT, OR ANOTHER ENTITY APPROVED BY THE TOWN OF RAYMOND.

**APPROVED - RAYMOND PLANNING BOARD:**

CHAIRPERSON	DATE

**LEGEND**

EXISTING	PROPOSED
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**SITE & SUBDIVISION PLAN**  
RAYMOND HILLS VILLAGE  
WEBBS MILLS ROAD & HONEY HILL LANE  
RAYMOND, MAINE  
FOR RECORD OWNER:  
**RAYMOND HILLS, LLC**  
9 DAVID FARM ROAD  
RAYMOND, MAINE 04071

**21006**  
JOB NUMBER:  
**1" = 80'**  
SCALE:  
**4-4-2022**  
DATE:  
**SHEET 3 OF 12**  
**S-1**