

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH	
C1	97.43'	325.00'	17° 10' 36"	S38° 50' 48"E	97.07'	
C2	99.01'	150.00'	37° 49' 05"	S11° 20' 57"E	97.22'	
C3	71.94'	200.00'	20° 36' 32"	S2° 44' 41"E	71.55'	
C4	117.43'	125.00'	53° 49' 39"	N80° 40' 10"W	113.16'	
C5	50.00'	175.00'	16° 22' 13"	N61° 56' 27"W	49.83'	
C6	116.72'	175.00'	38° 12' 55"	N89° 14' 01"W	114.57'	
C7	9.90'	200.00'	2° 50' 12"	S28° 50' 24"E	9.90'	
C8	154.63'	375.00'	23° 37' 34"	S42° 04' 17"E	153.54'	

LEGEND		
EXISTING		PROPOSED
	PROPERTY LINE/R.O.W. ABUTTER PROPERTY LINE	
	SETBACK	
	EASEMENT LINE	
·	GRANITE MONUMENT	
O	IRON PIN/DRILL HOLE	•
	CENTERLINE BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	SIGN	
<u> </u>	CONTOUR LINE	
	TREELINE	
TP-1	TEST PIT	
	CATCHBASIN	
	CULVERT/STORMDRAIN	
S W wv	SANITARY SEWER PIPE WATER MAIN	S
\bowtie	WATER VALVE	
, , , ,	HYDRANT	
<u> </u>	UTILITY POLE	

TOTAL AREA OF THE PARCEL IS APPROXIMATE PARCEL TAX MAP REFERENCE: TOWN OF RAYI MAP 51, LOT 22A.			CE).							
PLAN REFERENCES: A) BOUNDARY SURVEY OF CLAIRE LANE RA		MOTHY CLINTON AS					111	· 1		11
PREPARED BY SURVEY, INC. DATED MAR HORIZONTAL DATUM: MAINE STATE PLANE, V	RCH 2021.			111	HIM	(¥	///۱۱۱۰ د هداندند روهاندند	THE AND	5	J-13-202
VERTICAL DATUM: NORTH AMERICAN VERTIC		AVD88)		WIIIIIIII	No.	ON R.	KELL 13002	USED	記事	1. Jt
BOUNDARY SHOWN HEREON IS BASED ON PLA TOPOGRAPHIC CONTOURS SHOWN HEREON A SURVEY, INC. IN MAY 2021 SUPPLEMENTED W OFFICE OF GIS.	ARE BASED ON A FIELD S				A SULL	AND JAYS	HAS No.	Der CE	10188 July	
THE PROPERTY IS LOCATED IN THE VILLAGE RE RESIDENTIAL/RECREATIONAL 1 SHORELAND ZO . SPACE AND BULK REQUIREMENTS: VR DISTRI	ONE (LRR1) DISTRICT.	T AND LIMITED				ann	unut,	11/11.		
MIN LOT SIZE: MIN STREET FRONTAGE: MIN FRONT YARD: MIN SIDE YARD: REAR YARD: MAX BUILDING HEIGHT:	VR DISTRICT 40,000 SF / 20,000 SF 100 FT 25 FT 10 FT 20 FT 2.5 STORIES	PER DUPLEX UNIT					IFFRS			
. ALBERT FRICK ASSOCIATES, INC. WAS CONTR RESOURCES INVESTIGATION ON THE PROJEC VISIT, IT WAS DETERMINED THAT THERE WE SITE.	T SITE. AS A RESULT OF	THEIR APRIL 2021 SITE				C	ENGINFERS	× 1116	ME 04062	כ י
. ALL ROADS IN THIS SUBDIVISION SHALL REM, DEVELOPER OR THE LOT OWNERS AND SHAL TOWN UNTIL THEY MEET ALL MUNICIPAL ST AND ARE APPROVED AS SUCH BY THE TOWN	L NOT BE ACCEPTED OF REET DESIGN AND CON	R MAINTAINED BY THE				Y		P.O. BOX	WINDHAM,	1TC (107)
. NET RESIDENTIAL DENSITY CALCULATIONS: TOTAL GROSS PARCEL AREA =	594,053 SF (13.64 ACF	FS)				Σ	NSU)	3	
DEDUCTIONS: A. STREET RIGHTS-OF-WAY B. STEEP SLOPES OVER 35% C. 100-YEAR FLOODPLAIN D. RESOURCE PROTECTION DISTRICT:	45,170 SF 40,280 SF 0 SF 0 SF	LJ]				2	C)		
E. WETLANDS AND WATERBODIES: TOTAL NET RESIDENTIAL AREA = MAX ALLOWABLE DUPLEX UNITS =	0 SF 508,603 SF 25 UNITS AT 20,000 SF				SAC					
ALL BUILDINGS WILL REQUIRE THE INSTALLA STORMWATER TREATMENT. THIS PROJECT IS SUBJECT TO MAINE DEPARTM					CUL-DE-	PRICING		M	M	EVIEW
STORMWATER PERMIT APPROVAL ORDER # THE PROJECT SITE IS LOCATED ON FEMA FLOC NUMBER 230205 0015B. THE SITE IS NOT LOC		AP COMMUNITY-PANEL		DESCRIPTION	REVISED ROAD LAYOUT WITH CUL-DE-SAC	ISSUED FOR PRELIMINARY PRICING	SSUED FOR MUEP SLOKWWATER PERMIT	D FOR REVIEW	RE-ISSUED FOR REVIEW	REVISED LAYOUT FOR REVIEW
ALL ELECTRICAL METER BOXES SHALL INCLUDI EMERGENCY PERSONNEL TO DISCONNECT THI	E AN OUTSIDE SERVICE	DISCONNECT TO ENABLI	E	DESC	ROAD LAY	ED FOR PRI	-UK IMIDEP SUBMITTEL	RE-ISSUED FOR	RE-ISSUED	VISED LAY(
DURING AN EMERGENCY RESPONSE. THE CUL-DE-SAC SHALL BE DESIGNATED AS A	FIRE LANE AND SHALL N	IOT ALLOW ANY			REVISED	ISSUE				RE
ON-STREET PARKING. A SIGN SHALL BE PLACE DESIGNATION AND THE FINAL LOCATION IS TO DEPARTMENT. A DETAIL OF THIS SIGN HAS BE DESIGN PLAN SET.	D ALONG THE CUL-DE-S D BE COORDINATED WI	SAC INDICATING THIS		ВΥ	JRH R		HAL AMA	JRH	JRH	JRH
THE LOCATION OF THE CENTRAL MAINE POW ON A SURVEY WORKSHEET PROVIDED BY SUR		IT IS APPROXIMATE BAS	ED	DATE	6-11-21	6-23-21	7-14-21	8-5-21	8-24-21	10-13-21
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PROVED - RAYMOND	PLANNING	BOARD: DATE				-LS VILLAGE		Ĺ -	LLL	
			_			HILLS V	WEBBS MILLS ROAD & ROSIE LANE RAYMOND, MAINE		11LLS, LL(RAYMOND, MAINE 04071

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REGISTER

ATTEST:	

ATTEST:	