

1. THE OWNER OF RECORD OF THE PROPERTY IS R.N. WILEY & SONS EXCAVATING, INC. BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 13976 PAGE 234.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 28.9 ACRES
3. PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAP 5, LOT 27.
4. PLAN REFERENCES:
 - A) STANDARD BOUNDARY SURVEY, LAND OF R.N. WILEY & SONS EXCAVATING, INC., PREPARED BY LOST CORNER LAND SURVEYING, LLC DATED 10-6-2016.
 - B) SUBDIVISION PLAN OF PIPELINE ROAD AND PATRICIA AVENUE, RAYMOND, MAINE PREPARED FOR R.N. WILEY & SONS, INC. PREPARED BY DWI ROMA CONSULTING ENGINEERS DATED FEBRUARY 7, 2017 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 217 PAGE 81.
5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88)
7. THE PROPERTY IS LOCATED IN THE VILLAGE RESIDENTIAL ZONING DISTRICT.

GROSS AREA OF PREVIOUSLY SUBDIVIDED LOTS:		209,893 S.F.	(4.8 AC)
TOTAL ADDITIONAL GROSS LAND AREA TO BE DEVELOPED:		366,639 S.F.	(8.4 AC)
GROSS AREA OF LAND RESERVED FOR FUTURE DEVELOPMENT:		682,243 S.F.	(15.7 AC)
TOTAL GROSS LAND AREA:		1,258,775 S.F.	(28.9 AC)
DEDUCTIONS:		ORIGINAL	ADDITIONAL PROPOSED
1. STREET RIGHTS-OF-WAY:	0 S.F.	47,468 S.F.	57,803 S.F.
2. STEEP SLOPES OVER 35%:	0 S.F.	0 S.F.	0 S.F.
3. 100-YEAR FLOODPLAIN:	0 S.F.	0 S.F.	0 S.F.
4. RESOURCE PROTECTION DISTRICT:	0 S.F.	122,633 S.F.	357,275 S.F.
5. WETLANDS AND UNSUITABLE SOILS:	31,007 S.F.	*CONTAINED IN 5	*CONTAINED IN 5
6. SURFACE WATERBODIES:			
TOTAL NET RESIDENTIAL AREA:	179,009 S.F.	232,658 S.F.	230,922 S.F.
REQUIRED NET AREA:			
4 EXISTING SINGLE FAMILY HOMES @ 40,000 S.F. = 160,000 S.F.			
9 PROPOSED SINGLE FAMILY @ 40,000 S.F. = 360,000 S.F.			
TOTAL REQUIRED NET RESIDENTIAL AREA: 520,000 S.F.			
TOTAL OVERALL NET AREA: 642,589 S.F.			

SUBDIVISION LOT #	TAX MAP / LOT	ADDRESS
1	MAP 5, LOT —	— BOULDER BEND DRIVE
2	MAP 5, LOT —	— BOULDER BEND DRIVE
3	MAP 5, LOT —	— BOULDER BEND DRIVE
4	MAP 5, LOT —	— BOULDER BEND DRIVE
5	MAP 5, LOT —	— BOULDER BEND DRIVE
6	MAP 5, LOT —	— BOULDER BEND DRIVE
7	MAP 5, LOT —	— BOULDER BEND DRIVE
8	MAP 5, LOT —	— BOULDER BEND DRIVE
9	MAP 5, LOT —	— BOULDER BEND DRIVE

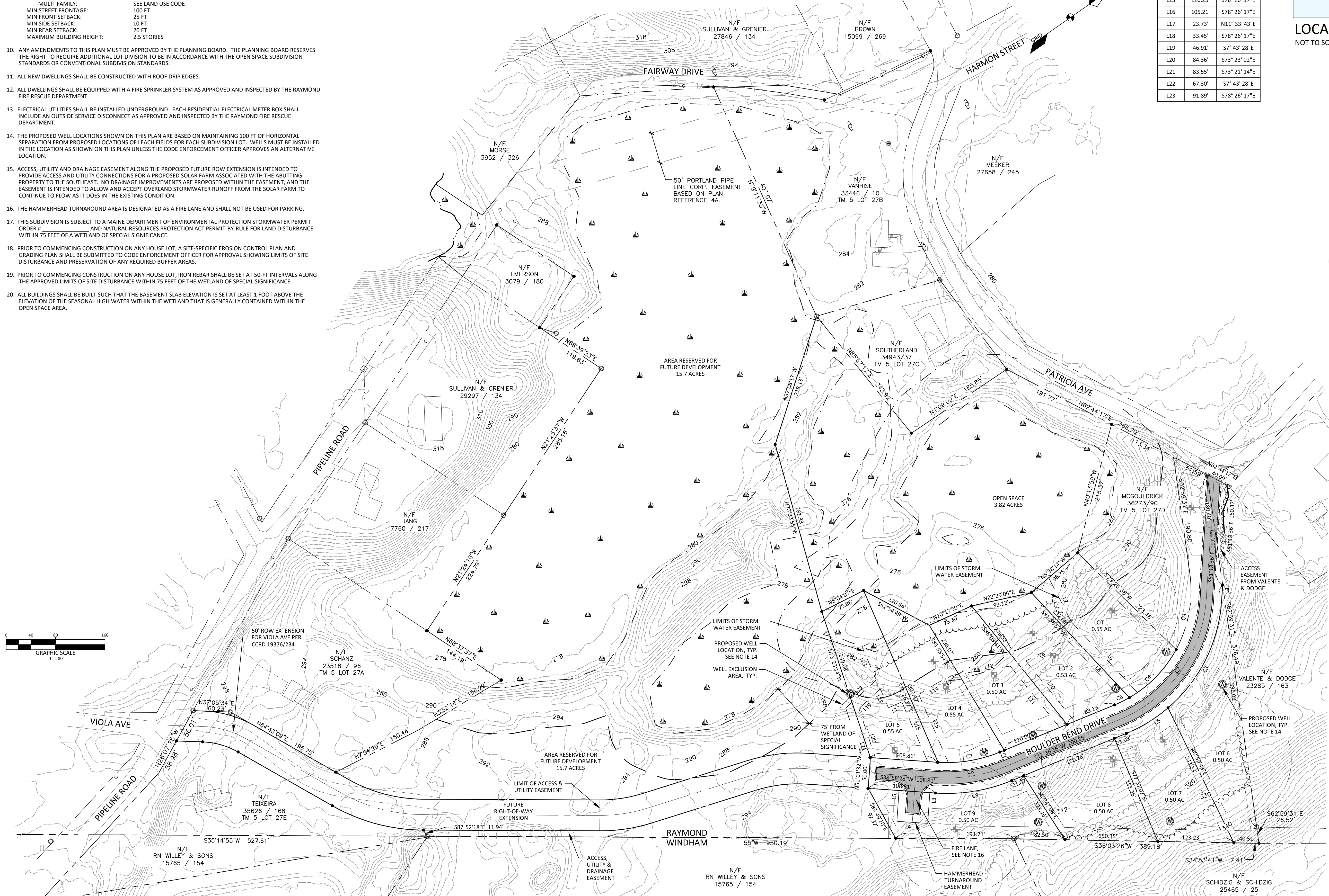
CURVE #	LENGTH	RADIUS	DELTA	CHORD BRNG	CHORD LENGTH
C1	127.09'	200.00'	36° 24' 35"	N44° 47' 13" W	124.97'
C2	251.01'	225.00'	63° 55' 12"	S19° 21' 00" E	238.20'
C3	199.37'	249.92'	45° 42' 25"	S28° 27' 23" E	194.13'
C4	110.00'	200.00'	31° 30' 36"	S10° 49' 33" E	108.62'
C5	79.51'	250.78'	18° 09' 58"	S3° 28' 53" W	79.18'
C6	26.81'	200.00'	7° 40' 46"	S8° 46' 13" W	26.79'
C7	102.34'	225.00'	26° 03' 42"	S25° 38' 27" W	101.46'
C8	115.04'	250.00'	26° 21' 52"	S25° 47' 32" W	114.02'
C9	126.54'	275.00'	26° 21' 52"	S25° 47' 32" W	125.43'

LINE #	LENGTH	BEARING
L1	25.57'	S51° 18' 36"E
L2	7.66'	S12° 36' 36"W
L3	50.00'	S51° 01' 32"E
L4	50.00'	S38° 58' 28"W
L5	50.00'	N51° 01' 32"W
L6	156.13'	S81° 56' 57"W
L7	80.87'	S82° 17' 45"E
L8	134.67'	S81° 56' 57"W
L9	85.26'	S74° 15' 15"W
L10	125.65'	S86° 09' 41"W
L11	127.75'	S86° 09' 41"W
L12	94.11'	S26° 02' 59"W
L13	30.61'	S7° 39' 39"W
L14	32.78'	S11° 31' 04"W
L15	120.25'	S78° 26' 17"E
L16	105.21'	N78° 26' 17"E
L17	23.73'	S18° 33' 43"E
L18	33.45'	S74° 26' 17"E
L19	46.91'	S73° 23' 28"E
L20	84.36'	S73° 23' 02"E
L21	83.55'	S73° 21' 14"E
L22	67.30'	S73° 21' 28"E
L23	91.89'	S78° 26' 17"E



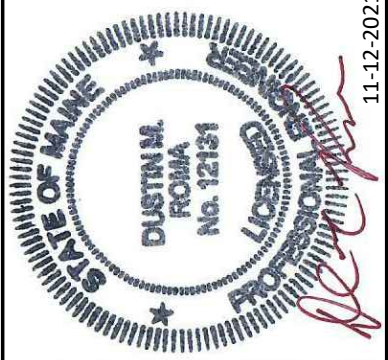
EXISTING		PROPOSED
_____	PROPERTY LINE/R.O.W.	_____
_____	ABUTTER PROPERTY LINE	_____
_____	SETBACK	_____
_____	EASEMENT LINE	_____
□	GRANITE MONUMENT	■
○	IRON PIN/DRILL HOLE	●
_____	CENTERLINE	_____
=====	BUILDING	=====
=====	EDGE OF PAVEMENT/CURB	=====
---200--- ---201---	CONTOUR LINE	
■	CATCHBASIN	
⊕	DRAINAGE MANHOLE	
=====	CULVERT/STORMDRAIN	
⊗	SEWER MANHOLE	
_____	UTILITY POLE	
OHU	OVERHEAD UTILITIES	

1. THIS PLAN AMENDS THE PREVIOUSLY RECORDED PLAN REFERENCE 4B.
2. THIS PLAN AMENDMENT INCLUDES (9) ADDITIONAL RESIDENTIAL LOTS AND NEW ROADWAY.



DATE:

STATE OF MAINE
____ COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____h _____m _____M
AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____
REGISTER



DM ROMA 
CONSULTING ENGINEERS
P.O. BOX 11116
WINDHAM, ME 04062
(207) 310 - 0506

REV	DATE	BY	DESCRIPTION
A	2-10-21	DMR	ISSUED FOR TOWN REVIEW
B	4-14-21	DMR	ISSUED FOR TOWN PERMIT REVIEW
C	7-14-21	DMR	ISSUED FOR PERMIT REVIEW
D	7-16-21	DMR	ISSUED FOR MDEP PERMIT REVIEW
E	10-13-21	DMR	REVISED PER TOWN REVIEW
F	11-9-21	DMR	ISSUED FOR MDEP PERMIT APPROVAL
G	11-12-21	DMR	REVISED PER TOWN REVIEW

AMENDED SUBDIVISION PLAN

BOULDER BEND SUBDIVISION
BOULDER BEND DRIVE
RAYMOND, MAINE

FOR-RECORD OWNER:
R. N. WILLEY & SONS, INC.
P.O. BOX 28, 13 SCOTT DRIVE
SOUTH CASCO, MAINE 04077

16041 JOB NUMBER:
1" = 80' SCALE:
1-12-2021 DATE:
SHEET 3 OF 8
SB-1