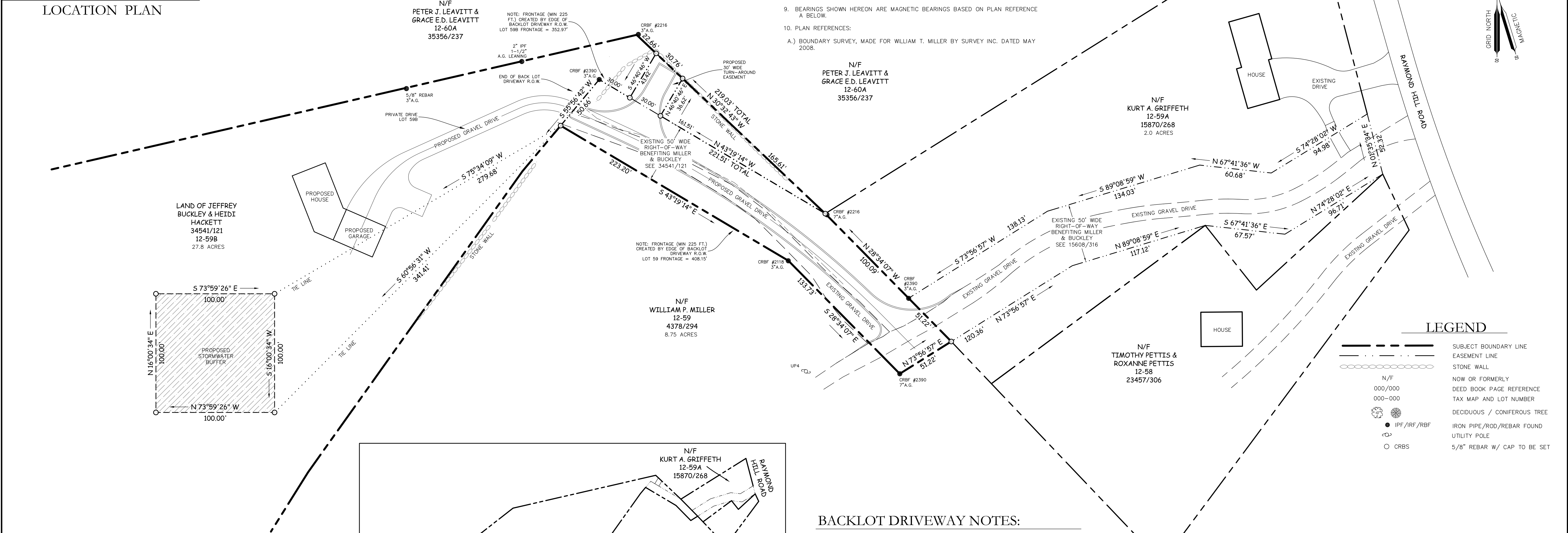
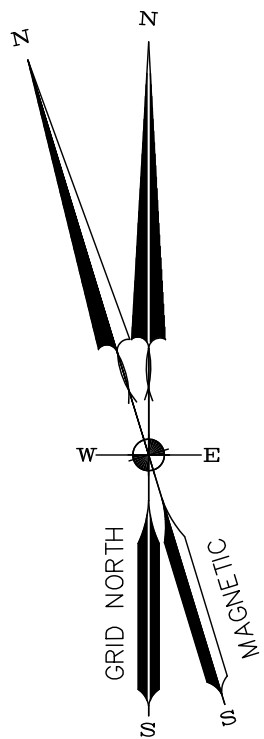


LOCATION PLAN

SURVEY NOTES:

- RECORD OWNER: JEFFREY S. BUCKLEY AND HEIDI L. HACKETT
- PARCEL DEED REFERENCE: SEE DEED FROM JOSHUA L. KUUSELA TO JEFFREY S. BUCKLEY AND HEIDI L. HACKETT DATED DECEMBER 15, 2017, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 34541, PAGE 121.
- ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND, MAP 012, LOT 59B
- ALL BEARINGS ARE REFERENCED TO MAGNETIC NORTH DEPICTED ON PLAN REFERENCE A BELOW.
- ELEVATIONS SHOWN ARE TIED TO NAVD88 BY OPUS SOLUTION.
- THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
- LOT SIZE ACREAGE FOR AFFECTIVE LOTS IS BASED ON PLAN REFERENCE A BELOW.
- BEARINGS SHOWN HEREON ARE MAGNETIC BEARINGS BASED ON PLAN REFERENCE A BELOW.
- PLAN REFERENCES:
A). BOUNDARY SURVEY, MADE FOR WILLIAM T. MILLER BY SURVEY INC. DATED MAY 2008.



LEGEND

- SUBJECT BOUNDARY LINE
- EASEMENT LINE
- STONE WALL
- NOW OR FORMERLY
- DEED BOOK PAGE REFERENCE
- TAX MAP AND LOT NUMBER
- DECIDUOUS / CONIFEROUS TREE
- IRON PIPE/ROD/REBAR FOUND
- UTILITY POLE
- 5/8" REBAR W/ CAP TO BE SET

BACKLOT DRIVEWAY NOTES:

- THIS PLAN HAS BEEN PREPARED IN SATISFACTION OF THE TOWN OF RAYMOND LAND USE ORDINANCE (LUO), ARTICLE 9.T - BACK LOTS & BACK LOT DRIVEWAYS FOR APPROVAL OF A "BACK LOT DRIVEWAY" SERVING TWO LOTS - MAP 12 LOT 59B (BUCKLEY/HACKETT) AND LOT 59 (MILLER). REFER TO THE ACCOMPANYING BACK LOT DRIVEWAY SITE PLAN APPLICATION FOR ADDITIONAL INFORMATION.
- THIS BACK LOT ROW PLAN IS ACCOMPANIED BY THE SITE PLANS ENTITLED "BACK LOT DRIVEWAY AND LOT SITE PLAN" FOR JEFF BUCKLEY, PREPARED BY WALSH ENGINEERING ASSOC. AND LICHT ENVIRONMENTAL DESIGN, LLC DATED 09-25-20.
- ACCESS TO THE SUBJECT PARCEL (LOT 59B) IS FROM RAYMOND HILL ROAD OVER AN EXISTING 50-FOOT ROW/UTILITY EASEMENT AND DRIVEWAY OVER LOT 59A (GRIFFETH) DESCRIBED IN THE BUCKLEY DEED (BOOK 34541 PGS 121-125). THIS PLAN PROPOSES CONSTRUCTION & EXTENSION OF A 12 FOOT DRIVE/1 FOOT SHOULDERS IN CONFORMANCE WITH THE LUO ARTICLE 9.T AND STREET ORDINANCE SECTION 4.8 AND 5.5 OVER THE 50 FOOT ROW LOCATED ON LOT 59B (BUCKLEY) AS AN EXTENSION OF THE EXISTING DRIVE AND ROW. THE BACK LOT DRIVEWAY/ROW INCLUDES BOTH THE LOT 59A AND 59B ROWS.
- THE BACK LOT DRIVEWAY STORMWATER DISCHARGES TO A WOODED STORMWATER BUFFER ON LOT 59B AS SHOWN. CORNERS TO BE SET/MONUMENTED AND BUFFER MAINTAINED AS WOODS WITH ALLOWANCE FOR THINNING, TRIMMING AND STANDARD FOREST MISMANAGEMENT ACTIVITIES.
- NO ADDITIONAL LOTS OTHER THAN LOTS 59 AND 59B MAY BE SERVED BY THE BACK LOT DRIVEWAY.
- MAINTENANCE OF THE BACK LOT DRIVEWAY TO BE SHARED BETWEEN OWNERS OF LOTS 59 AND 59B. (REFER TO MAINTENANCE PROVISIONS OF BUCKLEY/HACKETT DEED (CORD BK. 34541 PG. 121).
- THE APPLICANT SHALL SECURE APPROVAL OF AN E911 STREET NAME AND PROVIDE BOTH STREET AND LOT ADDRESS SIGNS IN TWO LOCATIONS AS SHOWN ON THE REFERENCED SITE PLANS. A NO PARKING SIGN SHALL ALSO BE INSTALLED AT THE ROW TURNAROUND.

Cumberland, ss. Registry of Deeds
Received _____ at ____ h. ____ m. ____ M
Recorded in Plan Book _____ Page _____
Attest _____ Registrar



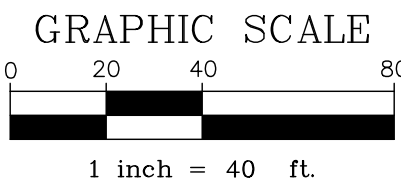
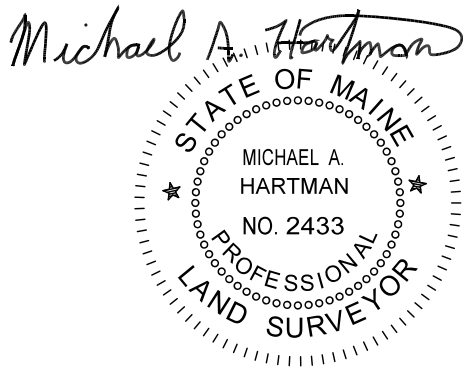
| REVISIONS | | | |
|-----------|------|-------------|----|
| NO. | DATE | DESCRIPTION | BY |
| | | | |

RIGHT-OF-WAY PLAN
JEFFREY BUCKLEY & HEIDI HACKETT
RAYMOND HILL ROAD
RAYMOND, MAINE

PREPARED FOR RECORD OWNERS: **JEFFREY BUCKLEY & HEIDI HACKETT**
P.O. BOX 679
RAYMOND, ME 04071

PREPARED BY:
JONES ASSOCIATES INC.
Foresters, Surveyors and Environmental Consultants
280 POLAND SPRING ROAD, AUBURN, MAINE 04210
(207) 241-0235

PLAN DATE: **SEPTEMBER 25, 2020**
SCALE: 1"=40'
PROJ. #: 19-072RA

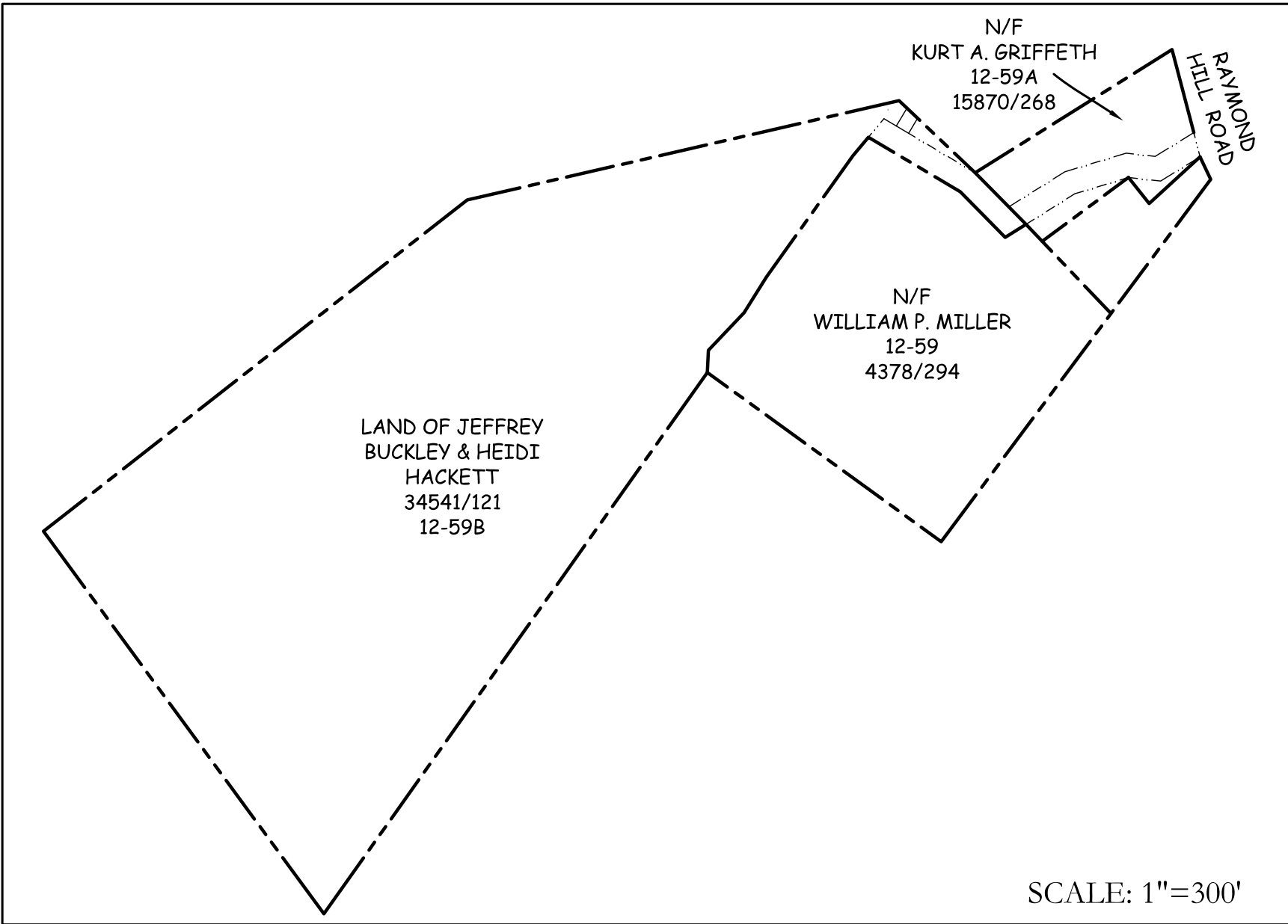


OWNERS OF LAND - BACK LOT DRIVEWAY/R.O.W.

- KURT A. GRIFFETH, 174 RAYMOND HILL ROAD, RAYMOND, ME. (MAP 12, LOT 59A)
- WILLIAM P. MILLER, 172 RAYMOND HILL ROAD, RAYMOND, ME. (MAP 12, LOT 59)
- JEFFREY S. BUCKLEY AND HEIDI L. HACKETT, P.O. BOX 679, RAYMOND, ME. (MAP 12, LOT 59B)

SCALE: 1"=300'

OVERALL VIEW



APPROVAL FOR BACK LOT DRIVEWAY FOR LOTS 59 & 59B

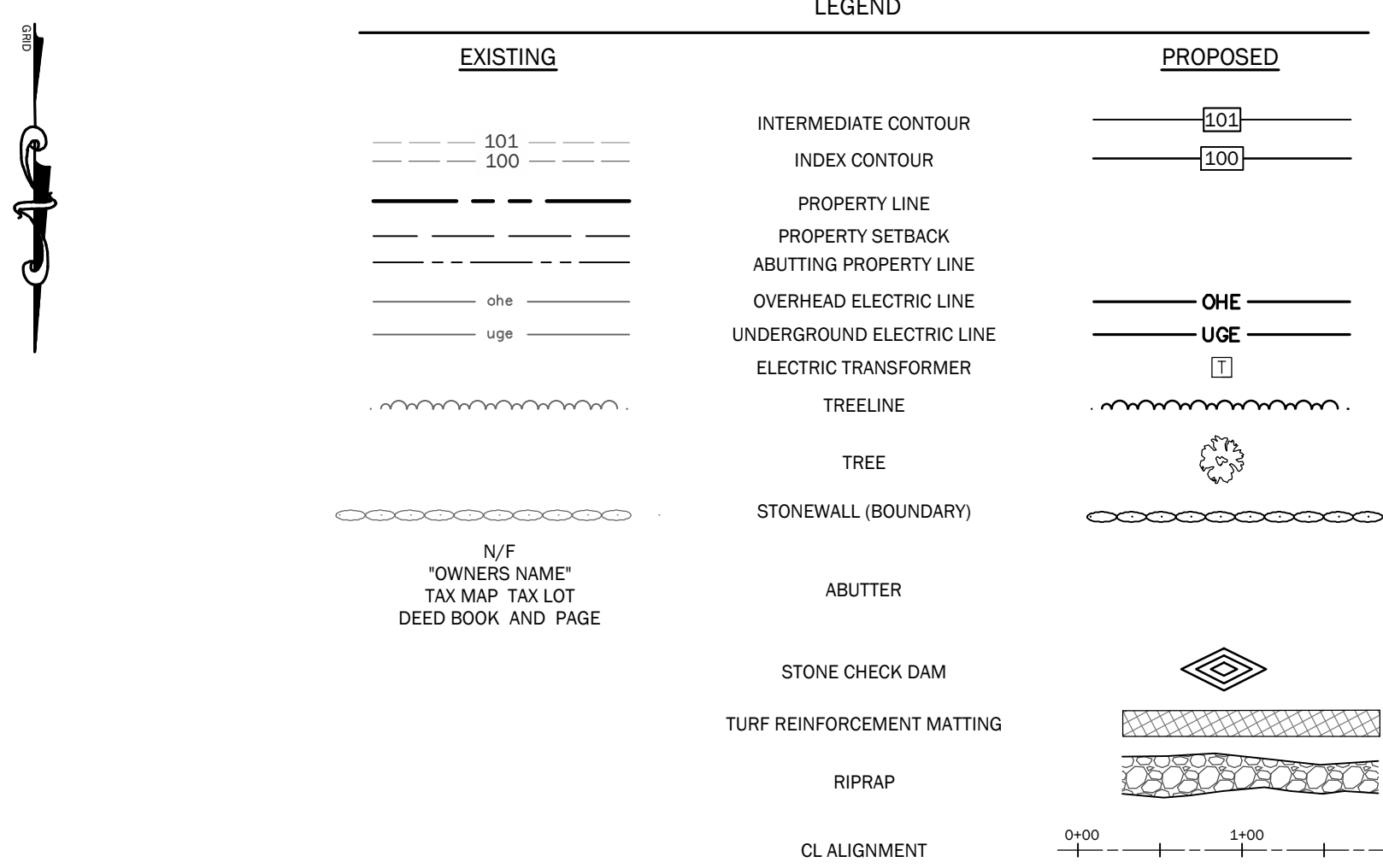
APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD

DATE: _____

CHAIRMAN: _____

1. THIS PLAN HAS BEEN PREPARED IN SATISFACTION OF THE TOWN OF RAYMOND LAND USE ORDINANCE (LUO), ARTICLE 9.T - BACK LOTS & BACK LOT DRIVEWAYS FOR APPROVAL OF A "BACK LOT DRIVEWAY" SERVING TWO LOTS - MAP 12 LOT 59B (BUCKLEY/HACKETT) AND LOT 59 (MILLER). REFER TO THE ACCOMPANYING BACK LOT DRIVEWAY SITE PLAN APPLICATION FOR ADDITIONAL INFORMATION.
2. THIS SITE PLAN IS ACCOMPANIED BY THE PLAN ENTITLED "RIGHT-OF-WAY PLAN, JEFFREY BUCKLEY & HEIDI HACKETT, RAYMOND HILL ROAD, RAYMOND, MAINE" PREPARED BY JONES ASSOCIATES INC., DATED 09-25-20 CREATING THE 50 FOOT ROW EASEMENT, LOT FRONTAGE ON A BACK LOT ROW AND TURNAROUND ON LOT 59B.
3. ACCESS TO THE SUBJECT PARCEL (LOT 59B) IS FROM RAYMOND HILL ROAD OVER AN EXISTING 50-FOOT ROW/UTILITY EASEMENT AND DRIVEWAY OVER LOT 59A (GRIFFETH). THIS PLAN PROPOSES CONSTRUCTION OF A 12 FOOT DRIVE/1 FOOT SHOULDERS IN CONFORMANCE WITH THE LUO ARTICLE 9.T AND STREET ORDINANCE SECTION 4.8 AND 5.5 OVER THE 50 FOOT ROW LOCATED ON LOT 59B (BUCKLEY) AS AN EXTENSION OF THE EXISTING DRIVE.
4. LOT 59B HOUSE LOCATION/DIMENSIONS, GRADING, DRAINAGE AND UTILITIES MAY VARY AND ARE NOT SUBJECT TO THE BACK LOT DRIVEWAY PERMIT APPLICATION EXCEPT FOR THE FOLLOWING:
 - a. DRAINAGE SWALE FROM BACK LOT DRIVEWAY ROW SHALL BE LOCATED GENERALLY AS SHOWN ON THE PLANS OVER LOT 59B.
 - b. WOODED STORMWATER BUFFER CORNERS TO BE SET/MONUMENTED AND BUFFER MAINTAINED AS WOODS WITH ALLOWANCE FOR THINNING, TRIMMING AND STANDARD FOREST MANAGEMENT ACTIVITIES.
5. NO ADDITIONAL LOTS OTHER THAN LOTS 59 AND 59B MAY BE SERVED BY THE BACK LOT DRIVEWAY.
6. UTILITIES:
 - a. ONSITE SUBSURFACE WASTEWATER SYSTEM AS SHOWN. REFER TO HHE-200 BY JAMES MANCINI, DATED AUGUST 11, 2019. FINAL SYSTEM LAYOUT AND GRADING TO CONFORM WITH HHE-200 GRADES AND ERP.
 - b. CMP - UNDERGROUND ETTV TO BE EXTENDED FROM OVERHEAD POLE TO SERVE LTO 59B. FINAL LAYOUT TO BE PROVIDED BY CMP.
 - c. WATER - ONSITE WELL.
7. MAINTENANCE OF THE BACK LOT DRIVEWAY TO BE SHARED BETWEEN OWNERS OF LOTS 59 AND 59B. REFER TO MAINTENANCE PROVISIONS OF BUCKLEY/HACKETT DEED (CCRD BK. 34541 PG. 121).

| SITE DATA TABLE | | | |
|--|---|------------------------|-----------------|
| ZONING | | RURAL RESIDENTIAL (RR) | |
| STANDARD | REQUIRED | PROVIDED | |
| MIN. LOT AREA (AC) | 2 | 27.8 | |
| MIN. FRONTAGE (FT.) (1) | 225 | 272.17 | |
| SETBACKS: | | | |
| FY | 30 | 200+ | |
| SY | 20 | 40+/- | |
| RY | 20 | 1600+ | |
| MAXIMUM BLDG. FT. | 2.5 STORIES | 2 STORIES | |
| NOTES: | | | |
| ACCORDANCE | | | |
| WITH LUO ARTICLE 9.1.3. | | | |
| <h2 style="text-align: center;">STORMWATER MANAGEMENT</h2> <h3 style="text-align: center;">LUO ARTICLE 9.X.2.a.</h3> | | | |
| ITEM | DESCRIPTION OF STORMWATER BMP | | POINTS PROVIDED |
| a. | CORRECTING EXISTING EROSION PROBLEM (REPLACE EROSION AT EXISTING DRIVE WITH NEW ENGINEERED DRIVE AND EROSION CONTROL.) | | 10 |
| f. | PROVIDE 300 FT. WIDE WOODED BUFFER (<15% SLOPES) | | 40 |
| | TOTAL POINTS PROVIDED (MIN. POINTS REQUIRED - 50) | | 50 |
| ADDITIONAL SW BMP'S NOT QUANTIFIED | | | |
| 1 | DEP ROOFLINE DRIP EDGES (50% OF ROOF AREA) | | N/A |
| 2 | APPROX. 26.0F OF 27.8 ACRES UNDISTURBED (>90%) | | N/A |

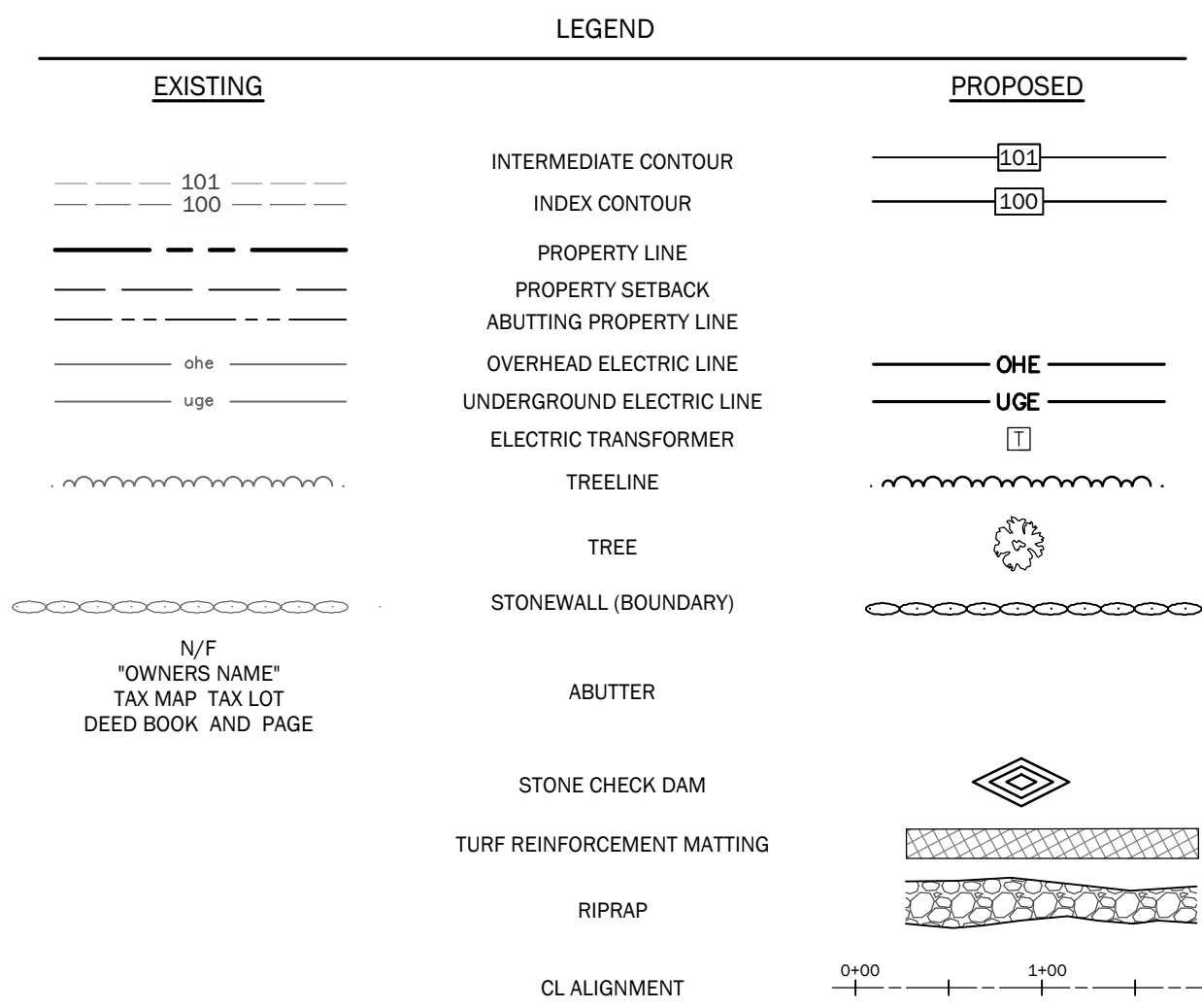


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|--|------------|-------------|-------|-------|
| <div><div>WALSH</div><div>ENGINEERING ASSOCIATES, INC.</div></div> <div>One Karen Dr., Suite 2A Westbrook, Maine 04092 ph: 207.553.9898 www.walsh-eng.com</div> <div>Copyright © 2020</div> | | | | |
| <div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>LICHT</div><div>ENVIRONMENTAL DESIGN, LLC</div><div>35 Fran Circle Gray, Maine 04039 207.749.4924</div></div> | | | | |
| <div><div><div>STATE OF MAINE</div><div><i>William R. Walsh III</i></div><div>WILLIAM R. WALSH, III</div><div>NO. 8904 09-28-2020</div><div>LICENSED PROFESSIONAL ENGINEER</div></div></div> | | | | |
| <div><div>BACK LOT DRIVEWAY AND LOT SITE PLAN</div><div>FIRE LANE 185-1, RAYMOND HILL ROAD RAYMOND, MAINE 04071</div><div>PREPARED FOR: JEFF BUCKLEY P.O. BOX 679 RAYMOND, MAINE 04071</div></div> | | | | |
| Rev. | Date | Description | Drawn | Check |
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| Sheet Title: | | | | |
| DRIVEWAY & SITE DEVELOPMENT PLAN | | | | |
| Job No.: | 695 | Sheet No.: | | |
| Date: | 2020-09-29 | C2.0 | | |
| Scale: | 1" = 20' | | | |
| Drawn: | MTL | | | |
| Checked: | WRW | | | |

1. THIS PLAN HAS BEEN PREPARED IN SATISFACTION OF THE TOWN OF RAYMOND LAND USE ORDINANCE (LUO), ARTICLE 9.T - BACK LOTS & BACK LOT DRIVEWAYS FOR APPROVAL OF A "BACK LOT DRIVEWAY" SERVING TWO LOTS - MAP 12 LOT 59B (BUCKLEY/HACKETT) AND LOT 59 (MILLER). REFER TO THE ACCOMPANYING BACK LOT DRIVEWAY SITE PLAN APPLICATION FOR ADDITIONAL INFORMATION.
2. THIS SITE PLAN IS ACCOMPANIED BY THE PLAN ENTITLED "RIGHT-OF-WAY PLAN, JEFFREY BUCKLEY & HEIDI HACKETT, RAYMOND HILL ROAD, RAYMOND, MAINE" PREPARED BY JONES ASSOCIATES INC., DATED 09-25-20 CREATING THE 50 FOOT ROW EASEMENT, LOT FRONTAGE ON A BACK LOT ROW AND TURNAROUND ON LOT 59B.
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4. LOT 59B HOUSE LOCATION/DIMENSIONS, GRADING, DRAINAGE AND UTILITIES MAY VARY AND ARE NOT SUBJECT TO THE BACK LOT DRIVEWAY PERMIT APPLICATION EXCEPT FOR THE FOLLOWING:
 - a. DRAINAGE SWALE FROM BACK LOT DRIVEWAY ROW SHALL BE LOCATED GENERALLY AS SHOWN ON THE PLANS OVER LOT 59B.
 - b. WOODED STORMWATER BUFFER CORNERS TO BE SET/MONUMENTED AND BUFFER MAINTAINED AS WOODS WITH ALLOWANCE FOR THINNING, TRIMMING AND STANDARD FOREST MANAGEMENET ACTIVITIES.
5. NO ADDITIONAL LOTS OTHER THAN LOTS 59 AND 59B MAY BE SERVED BY THE BACK LOT DRIVEWAY.
6. UTILITIES:
 - a. ONSITE SUBSURFACE WASTEWATER SYSTEM AS SHOWN. REFER TO HHE-200 BY JAMES MANCINI, DATED AUGUST 11, 2019. FINAL SYSTEM LAYOUT AND GRADING TO CONFORM WITH HHE-200 GRADES AND ERP.
 - b. CMP - UNDERGROUND ETTV TO BE EXTENDED FROM OVERHEAD POLE TO SERVE LTO 59B. FINAL LAYOUT TO BE PROVIDED BY CMP.
 - c. WATER - ONSITE WELL.
7. MAINTENANCE OF THE BACK LOT DRIVEWAY TO BE SHARED BETWEEN OWNERS OF LOTS 59 AND 59B. REFER TO MAINTENANCE PROVISIONS OF BUCKLEY/HACKETT DEED (CCRD BK. 34541 PG. 121).

| SITE DATA TABLE | | | |
|---|-------------|------------------------|--|
| ZONING | | RURAL RESIDENTIAL (RR) | |
| STANDARD | REQUIRED | PROVIDED | |
| MIN. LOT AREA (AC) | 2 | 27.8 | |
| MIN. FRONTAGE (FT) (1.) | 225 | 272.17 | |
| SETBACKS: | | | |
| FY | 30 | 200+ | |
| SY | 20 | 40+/- | |
| RY | 20 | 1600+ | |
| MAXIMUM BLDG. HT. | 2.5 STORIES | 2 STORIES | |
| NOTES: ACCORDANCE WITH LUO ARTICLE 9.T.3. | | | |

| STORMWATER TREATMENT | | |
|------------------------------------|--|-----------------|
| LUO ARTICLE 9.X.2.a. | | |
| ITEM | DESCRIPTION OF STORMWATER BMP | POINTS PROVIDED |
| a. | CORRECTING EXISTING EROSION PROBLEM (REPLACE EXISTING AT EXISTING DRIVE WITH NEW ENGINEERED DRIVE AND EROSION CONTROLS.) | 10 |
| f. | PROVIDE 100 FT. WIDE WOODED BUFFER (<15% SLOPES) TOTAL POINTS PROVIDED (MIN. POINTS REQUIRED - 50) | 40 50 |
| ADDITIONAL SW BMP'S NOT QUANTIFIED | | |
| 1 | DEP ROOFLINE DRIP EDGES (50% OF ROOF AREA) | N/A |
| 2 | APPROX. 26 OF 27.8 ACRES UNDISTURBED (>90%) | N/A |

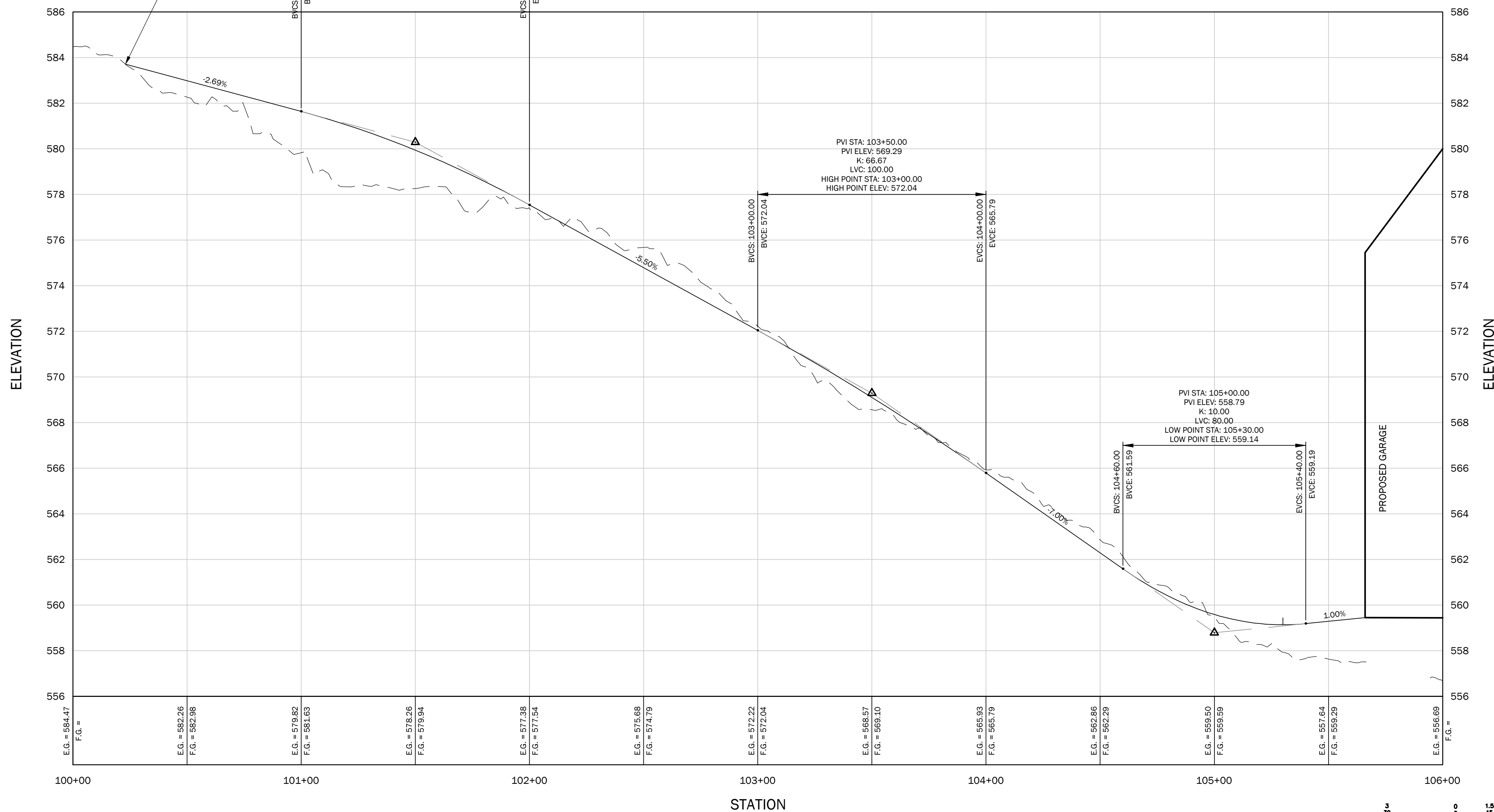
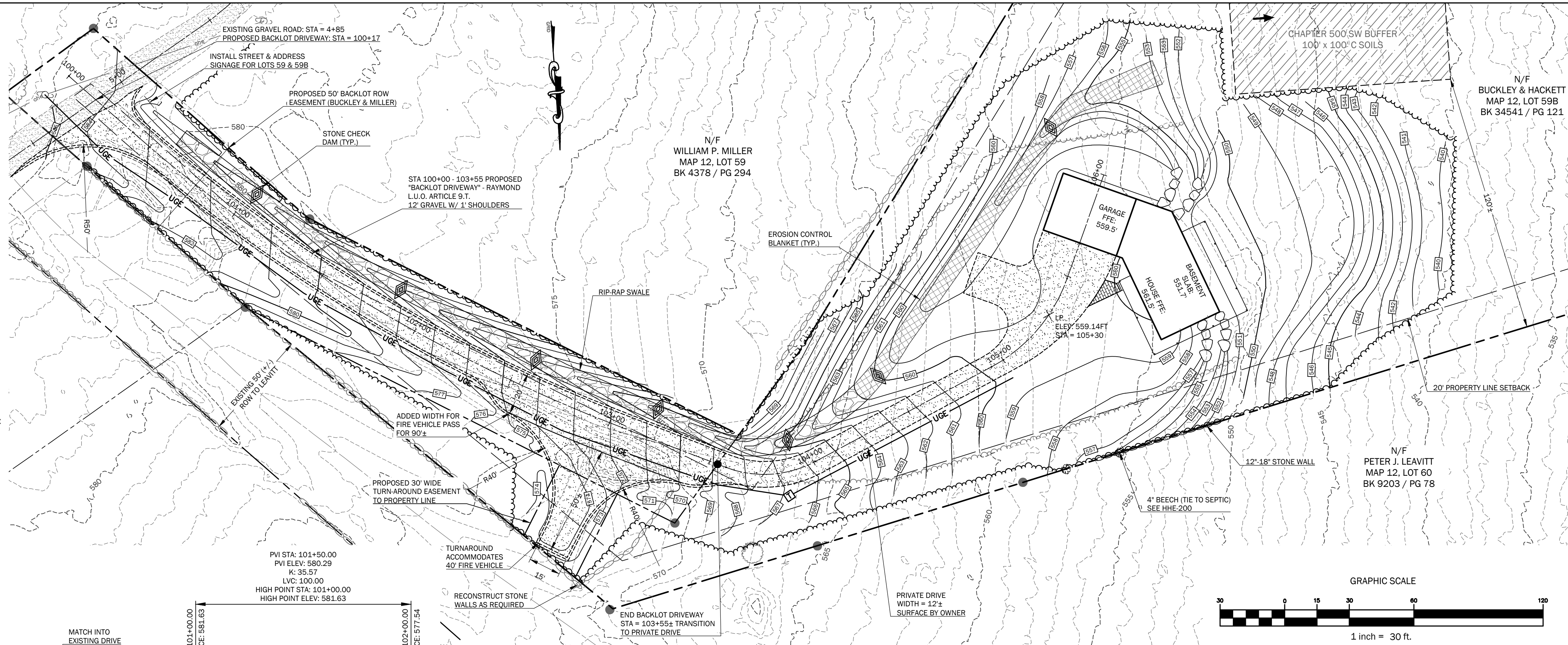


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| <div><div><div>WALSH</div><div>ENGINEERING ASSOCIATES, INC.</div></div><div>One Karen Dr., Suite 2A Westbrook, Maine 04092 ph: 207.553.9898 www.walsh-eng.com</div><div>Copyright © 2020</div></div> | | | | |
| <div><div><div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div><div></div></div><div>LICHT</div><div>ENVIRONMENTAL DESIGN, LLC</div></div><div>35 Fran Circle Gray, Maine 04039 207.749.4924</div></div> | | | | |
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| <div><div>BACK LOT DRIVEWAY AND LOT SITE PLAN</div><div>FIRE LANE 185-1, RAYMOND HILL ROAD RAYMOND, MAINE 04071</div><div>PREPARED FOR: JEFF BUCKLEY P.O. BOX 679 RAYMOND, MAINE 04071</div></div> | | | | |
| Rev. | Date | Description | Drawn | Check |
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| Sheet Title: | | | | |
| DRIVEWAY & SITE DEVELOPMENT PLAN | | | | |
| Job No.: | 695 | Sheet No.: | | |
| Date: | 2020-09-29 | <div>C2.1</div> | | |
| Scale: | 1" = 20' | | | |
| Drawn: | MTL | | | |
| Checked: | WRW | | | |

LEGEND

| EXISTING | | PROPOSED |
|--------------------|----------------------------|----------|
| 101 | INTERMEDIATE CONTOUR | 101 |
| 100 | INDEX CONTOUR | 100 |
| | PROPERTY LINE | |
| | PROPERTY SETBACK | |
| ohe | ABUTTING PROPERTY LINE | |
| uge | OVERHEAD ELECTRIC LINE | OHE |
| | UNDERGROUND ELECTRIC LINE | UGE |
| | ELECTRIC TRANSFORMER | |
| | TREELINE | |
| | TREE | |
| | STONEWALL (BOUNDARY) | |
| N/F | ABUTTER | |
| "OWNERS NAME" | STONE CHECK DAM | |
| TAX MAP TAX LOT | TURF REINFORCEMENT MATTING | |
| DEED BOOK AND PAGE | RIPRAP | |
| | CL ALIGNMENT | |

- PLAN REFERENCES:
- TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
 - 1.1. ORTHOGRAPHY TAKEN FROM NOAA DATA ACCESS VIEWER 2020-08-19
 - 1.2. ELEVATION DATA TAKEN FROM NOAA DATA ACCESS VIEWER 2020-08-19
 - 1.3. PARCEL LINES TAKEN FROM JONES ASSOCIATES AND MEGIS DATABASE 2020-08-19
 - 1.4. SURVEY DATA FROM JONES ASSOCIATES 2020-07-02



WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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LICHT
ENVIRONMENTAL DESIGN, LLC

35 Fran Circle
Gray, Maine 04039
207.749.4924

STATE OF MAINE
WILLIAM R. WALSH III
No. 8204
07/27/2020
LICENSED PROFESSIONAL ENGINEER

BACK LOT DRIVEWAY AND LOT SITE PLAN

FIRE LANE 185-1, RAYMOND HILL ROAD
RAYMOND, MAINE 04071

PREPARED FOR:
JEFF BUCKLEY
P.O. BOX 679
RAYMOND, MAINE 04071

| Rev. | Date | Description | Drawn | Check |
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Sheet Title:
PROPOSED PLAN AND PROFILE

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| Job No.: | 695 | Sheet No.: | |
| Date: | 2020-09-29 | | |
| Scale: | AS SHOWN | | |
| Drawn: | MTL | | |
| Checked: | WRW | | |

C2.2

PRELIMINARY - NOT FOR CONSTRUCTION