



September 29, 2020

(Via Email & Delivery)

19.112

Alex Sirois
Code Enforcement Officer
Town of Raymond
Raymond, Maine 04071

**Buckley Lot, Raymond Hill Road
Back Lot Driveway Application Submittal
(Map 012 Parcels 59 and 59B)**

Dear Alex:

On behalf of Jeffrey Buckley we are pleased to submit this application for a Back Lot Driveway for the development of a single family residence located on Fire Lane 185-1 off Raymond Hill Road. This application includes the following information:

- Town of Raymond Minor Site Plan Review Form
- Article 10.E Site Plan Review Standards a-k Summary
- Exhibit 1 - Assessors Map
- Exhibit 2 - Zoning Map
- Exhibit 3 – RT&I Deed, Abstract/History & ROW Description
- Exhibit 4 – Entrance Photos
- Exhibit 5 – HHE 200 Septic Design & Soils Map
- Exhibit 6 – Stormwater Management
- Site Plans – “Buckley Back Lot Driveway Plans, prepared by Walsh Engineering Assoc. and Licht Environmental Design, LLC” dated 09-25-20.
- Back Lot Driveway ROW Survey Plan, prepared by Jones Associates, Inc. dated 09-25-20

1. PROJECT SCOPE:

The applicant, Jeffrey Buckley together with Heidi Hackett own the 27.8 acre “back lot” (Map 12 Lot 59B) located on Fire Lane 185-1 off Raymond Hill Road (*Exhibit 1*). As presented to the Planning Board in the last two pre-application workshops, the undeveloped lot is currently accessed via a deeded 50-foot access and utility easement and gravel drive over the “front lot” of Kurt Griffeth (Map 12 Lot 59A). Said ROW also serves a second back lot (Map 12 Lot 59) of a William Miller. ***This application seeks to formalize the access to Lots 59 and 59B as a “Back Lot Driveway” in conformance with the Raymond Land Use Ordinance (LUO) Article 9.T. and Street Ordinance Sections 4.8 and 5.5.***

At the September Planning Board meeting the Board and Staff recommended that the application be reviewed by the Planning Board in lieu of a Staff level review due partially to the uniqueness of the lot and driveway. Refer to the pre-application submittal dated June 29, 2020 for additional background information. As recommended by the Board, a waiver request from Article 9.T.5 – 100 foot minimum distance from the Back Lot Driveway to an existing driveway – is included in this formal application. (Refer to Section IV below.)

II. EXISTING CONDITIONS:

The subject property is located in the RR District (*Exhibit 2*). Minimum lot size is 2 acres with 225 feet of frontage. The lot was created by a division of the former 38+/- acre back parcel of William Miller in 2008 creating Lot 59 (8.75 acres) and Lot 59B (27.8 acres) with a deeded 50-foot ROW and existing gravel driveway over the “front lot”, Lot 59A (Griffeth). Refer to *Exhibit 3* for the subject deed containing the ROW description over Lot 59A and additional background abstract information on the creation of the lots. The subject Buckley lot is wooded with areas of secondary growth and a small meadow area from apparent cutting some time ago.

The existing driveway access at 172 Raymond Hill Road (Fire Lane 185-1) is located approximately 50 feet from the Griffeth driveway to the north and 60 feet from the Pettis driveway to the south (Lot 58). The posted speed limit is 40 mph. Sight lines were reviewed in the field by Licht Environmental Design, LLC (LED) as follows:

- Sight lines to the north (down Raymond Hill Road) - 1000 ft.+
- Sight lines to the south (uphill) – 400 feet.

Sight lines conform to the Raymond Street Ordinance requirements.

Topographically the site generally slopes down gradient from Raymond Hill Road westerly throughout the property with a level area near the street. Soils as mapped by the USDA are listed as Paxton fine sandy loam and Woodbridge very stony fine sandy loam (*Exhibit 5.*)

III. PROPOSED CONDITIONS: (Refer to the Site and Survey Plans)

The Site and Survey plans have been prepared in conformance with the LUO Article 9.T – Back Lots and Back Lot Driveways and Section 4.8 and 5.5 of the Street Ordinance. Article 10 – Site Plan Review standards have been addressed as well where applicable.

- a. Right of Way – The existing 50-foot ROW over Lot 59A has been connected to a 355 foot ROW over the northerly “finger” portion of the Buckley lot 59B where a 50-foot ROW already exists and a 30- foot turnaround easement per the Town standards provided. The ROW provides over 270 feet of frontage for the Buckley Lot 59B and approximately 408 feet of frontage for the Miller lot 59. The existing access and utility ROW is described in the subject deed (*Exhibit 3*). A metes and bounds description of the new ROW over the Buckley Lot is provided also in *Exhibit 3*. Upon approvals a formal easement deed will be prepared and recorded together with the approved Back Lot Driveway ROW Plan.
- b. Driveway Design – A 12 foot gravel drive with 1 foot shoulders has been designed commencing at the beginning of the Buckley Lot and extending approximately 355 feet to the end of the ROW where it transitions into the private drive of Mr. Buckley. The drive is mono-pitched to a rip rap swale discharging to and over the Buckley lot to a wooded stormwater buffer located on the Buckley lot. (Refer to Site Plans). The existing portion of the gravel drive over the Griffeth property will remain and will have trees limbed and brush cut back to open up the access.

The applicant’s team has communicated with Fire Inspector Wayne Jones and incorporated several specific public safety requirements.

- i. The hammerhead turnaround and radii have been sized larger than the Street Ordinance standard to accommodate a 40-foot fire vehicle.
 - ii. The corresponding 30-foot easement has been enlarged from the Town Standard.
 - iii. A section of the drive at the hammerhead has been widened from 14 to 20 feet to allow two fire vehicles to pass.
 - iv. The 90 degree turn in the ROW at the entrance to the Miller & Buckley Lots has a large radius and widened road section to meet the turning requirements of a 40-foot fire vehicle.
 - v. Two (2) E911 street signs are proposed together with the lot addresses. (The applicant is coordinating the street name and address with the E911 coordinator and Assessor.)
- c. Driveway Maintenance – The Buckley and Miller deeds (*Exhibit 3*) contain a provision for shared maintenance of the common portions of the back lot driveway and utility rights to use and install overhead utilities. Refer to page 125 of the Buckley/Hackett deed (Book 34541 Pages 121-125) in *Exhibit 3*. Mr. Buckley will be responsible for the maintenance of the forested stormwater buffer on his lot.
- d. Utilities - The lot will be serviced by an onsite drilled well and subsurface wastewater disposal system. (See HHE-200 by James Mancini, *Exhibit 5*.) The overhead pole line servicing the Miller residence will provide a service drop to an underground electric and communications service to the Buckley Lot located along the shoulder of the new driveway. (Final design to be provided by CMP.)
- e. Stormwater Management and Erosion and Sedimentation Controls - The new portion of the back lot driveway and lot driveway will drain to a combination rip-rap and vegetated swale discharging to a forested stormwater buffer located southwest of the building site and lawn areas. A brief Stormwater Management report & plans has been prepared by Walsh Engineering Associates, Inc. (WEA) as *Exhibit 6*. The LUO Article 9.U.5.b Stormwater Point system has been utilized and a table provided on Plan C2.0. In addition the site will provide other stormwater BMP's including a DEP roofline drip edge for portions of the residence and maintaining over 90% (23+/- acres) of the lot as undeveloped woodland. An erosion and sedimentation control plan is included within the plan set.

IV. WAIVERS:

As discussed in the pre-application meetings with the Planning Board the applicant is requesting a waiver from the LUO Back Lots and Back Lot Driveways, Article 9.T.5 – Minimum distance to adjacent driveway on the front lot.

Article 9.T.5 states, *"If the front lot is already developed, the existing driveway shall be relocated to the back lot right of way unless there exists a minimum of 100 feet between the existing driveway and the newly proposed right of way, or the Planning Board determines that such relocation is prohibited by site conditions or the orientation of the buildings."* The front lot paved driveway (Griffeth) is located directly off Raymond Hill Road and is approximately 50 feet from the Fire Lane 185-1 back lot driveway. Refer to *Exhibit 4* for a photo from North Raymond Road. Changing the Griffeth lot drive, E911 and postal address, mailbox, culvert, etc. to the proposed back lot drive would create a significant hardship with no benefits to either party. (The Griffeth lot has only an informal grass/gravel connection to that drive.)



Furthermore the current residence faces North Raymond Road and having a primary access off the back lot driveway to the side of the lot would be difficult at best. Additionally such a change, in addition to significant cost, would require the Griffeth property to be included in the maintenance agreement/covenants for the back lot drive. **For this reason we are formally requesting that the Planning Board consider and grant a waiver of the Land Use Ordinance Article 9.T.5 to allow the existing back lot driveway from Raymond Hill Road to be located less than 100 feet from the front lot driveway.**

Should you have any questions or require any additional information, please do not hesitate to contact me. We have submitted this request electronically and via delivery of fifteen (15) copies to the Town Hall. We look forward to meeting with the Planning Board either in person or virtually, at the October meeting.

Sincerely,

A handwritten signature in black ink, appearing to read 'Rick Licht', written over a light blue horizontal line.

Frederic (Rick) Licht, PE, LSE
Principal

Encl: As Noted

Cc: Mary Quirk, Codes Office, Administrative Assistant
Jeff Buckley,
Silas Canavan, WEA
Mike Hartman, Jones Associates
James Seymour, Sebago Technics



Town Of Raymond Maine

Submissions Checklist and Requirements for: Major, Minor, and Staff Review Site Plan

JEFFREY BUCKLEY APPLICANT: PROJECT - BUCKLEY BACK LOT DRIVEWAY APPLICATION

Applicant and Project Name:

FIRE LANE 185-1, RAYMOND HILL ROAD, RAYMOND (MAP 12 PARCELS 59A & 59B)

Street Address of Proposed Project:

INTENT OF SUBMISSIONS CHECKLIST:

The purpose of this checklist is to provide applicants a reminder checklist of the common elements typically required by Land Use Ordinance, and to assist the Planning Staff or Planning Board. This does not replace the requirements and responsibilities of the applicant to follow the land use ordinance. This is meant to be used as a tool and as guidance to help the applicant with preparing a complete document. Please note that the Planning Staff and or Code Enforcement Officer may determine that any project may be elevated to Planning Board review if determined there are items of the proposed project that promote substantial concerns, public opposition/concern, or could require a waiver of the performance standards.

Please check off appropriate box, fill in spaces provided, or attach separate documents to support the application requirements and checklist items. If the item is not applicable to the proposed project, please label NA or leave the associated box or space blank. Thank You.

BASIC APPLICATION INFORMATION:

- ☐ Read, fill out required application form, and comply with all the submission requirements of the Site Plan Ordinance. (See Raymond Land Use Ordinance Article 10 - Site Plan Review D. Submissions)
- ☐ Name, address, phone # for record owner and applicant
- ☐ Names and addresses of all consultants working on the project
- ☐ Appropriate application fees and/or review escrow fees included
- ☐ Provide necessary copies of application documents, and plans per the level of review authority:
 - Planning Board Review- 15 copies all documents & copies of plans shall be submitted as:
 - 8- Full sized, & 7 reduced plans to fit on 11"x17 plan sheet
 - Staff Review -5 copies of all documents, and plan copies shall be all full sized.

Type of Proposed Land Use:

- a. Residential ☒
- b. Commercial ☐
- c. Industrial ☐
- d. Recreational ☐
- e. Other BACK LOT RESIDENTIAL DRIVEWAY

Is the Project Site part of a Subdivision? Y/N (circle one) (NO)

If yes, what size or class of subdivision? Major ☐ Minor ☐ Amended ☐

If yes, Subdivision name and date of Raymond Planning Board approval, Registry Plan Book/Page
Date _____ Book/Page _____

**Site Plan Classification: (Refer to Raymond Land Use Ordinance Article 10 - Site Plan Review B.
Authority and classification of Site Plans)**

☐ **Staff Review** (New Building 500 SF to 2,400 SF)

(Any Exterior renovation that does not exceed 2400 SF)

(Additional or altered impervious surface that does not exceed 10,000 SF)

(All Backlot and Backlot Driveways)

☒ **Minor** (New Building that does not exceed 4800 SF)

(Any Exterior renovation that does not exceed 4800 SF)

(Additional or altered impervious surface that does not exceed 20,000 SF)

****BACK LOT DRIVE - PLANNING BOARD REVIEW DETERMINATION MADE AT SKETCH PLAN**

☐ **Major** (New Building that exceeds 4800 SF)

(Any Exterior renovation that exceeds 4800 SF)

(Additional or altered impervious surface that exceeds 20,000 SF)

Amended Plans (Refer to Land Use Ordinance Article 10, Sect.B.3 for descriptions)

☐ Di Minimus Revisions

☐ Staff Review Revisions

☐ Minor Site Plan Revisions

☐ Major Site Amendments

Road Development: (Refer to Raymond Street Ordinance for Design Standards)

Private ☐ Backlot Driveway ☒ Amended/Road Extension ☐

Shoreland Zoning: (Refer to Raymond Shoreland Zoning Provisions)

Yes / ☒ **No** The project falls within the Shoreland Zone (circle one)

(Please note that Raymond's Shoreland zone setbacks is 600 feet from a great pond/lake
exceeding state requirements, see the official Shoreland Zoning Map for official determination)

(if, yes, name of protected Waterbody/Resource, and distance from resource edge)

N/A (lake/pond/stream/river/waterbody resource)

Conditional Rezoning: Y/N (circle one) (See Raymond Land Use Ordinance Article 7 - Amendments D.
Conditional Rezoning) **N/A**

(if yes, date of approval, recorded deed/document information) _____

Site Plan Application: Name of Proposed project BUCKLEY - BACK LOT DRIVEWAY

(Refer to Raymond Land Use Ordinance Article 10 - Site Plan Review D. Submissions)

☒ Project Narrative: Describe project location, existing conditions of the site and proposed improvements

- ☒ Evidence of right, title, or interest in the property: (deed, purchase agreement) **(EXHIBIT 3)**
- ☒ Proposed use, (Structure size, added net impervious area)
- ☒ Land Setback Constraints (Zoning yard setbacks, ZBA approval if required)
- ☒ Land Use Restrictions (Easements, Buffers, deeded limitations)
- N/A ☐ Opportunities of site (open space, trails, public connectivity, or land preservation)
- ☒ Estimate timetable of the project (permit approvals, construction phases and project completion)

Identify the following requirements as part of the Final Plan:

(Refer to Raymond Land Use Ordinance Article 9 – Minimum Standards)

- ☒ **Survey Services required:** (Boundary by licensed Maine Surveyor, topography (datum) information w/ 2 ft intervals, metes and bound description, ROW delineation, benchmark elevation)
- N/A ☐ **Parking Provisions:** (Required parking to floor area use ratio, # proposed, # Required, #handicap accessibility spaces, space dimensions, entrance locations, loading docks, green space/islands)
- (Refer to Raymond Land Use Ordinance Article 9 – Minimum Standards C. Off-Street Parking and D. Off-Street Loading and Article 10 – Site Plan Review, F. Performance Standards: 1-15)**
- N/A ☐ **Traffic study:** (trip generation, peak usage, driveway access/entrance permit, local intersection impacts)
- ☒ **Utility service:** (Points of origination, location, above or underground install, Letter of capacity to serve)
- N/A ☐ **Building Design:** (Proposed building footprint plan, side and front elevation views, locations of access)
- N/A ☐ **Site Lighting:** (cut-off light fixture detail, pole height, locations, photometrics/lighting intensity plan)
- ☒ **Septic Design:** (Daily flow, subsurface wastewater layout size, location, test pit logs, HHE-200)
- N/A ☐ **Solid Waste Removal:** (Estimated solid waste generated by proposed use, removal process/hauler, dumpster location, recycling efforts, needs for special waste)
- N/A ☐ **Groundwater Protection:** (Aquifer protection, well location, hazardous materials contain/storage, SSPP)
- ☒ **Stormwater Management:** Refer to Article 10 – Site Plan Review –D. Submission Requirements, 14) (watershed analysis, peak runoff calculations, pipe sizing, runoff quantity and quality)
- ☒ **Stormwater Design Requirements:** Refer to Article 9 – Minimum Standards: X Stormwater Quality and Phosphorus Control (phosphorus export treatment calculations or Point System computations)
- ☒ **Erosion and Sedimentation Control design** (silt fencing locations, sediment barriers, slope protection geotextile fabric/stone sizing, channel protection)
- N/A ☐ **Landscaping** (buffers, plantings, plant species size and locations)
- ☒ **Soils Mapping** (medium/high intensity soils maps, test pit logs, geotechnical reports) **(USDA MAPPING/TP LOG)**
- ☒ **Fire prevention** (nearest hydrant identified, sprinkler/suppression requirements, Fire lane/site access, Dept. review sign-off) **(FIRE DEP . REVIEW IN PROGRESS)**
- N/A ☐ **Signs:** (Proposed site signs, location, height, size, illumination, wayfinding signs, traffic controls)
- N/A ☐ **Design Guidelines for Commercial Zoned Properties:** Recommend to address the Raymond Design Guidelines (A separate document is available online or at the Town Office)
- ☒ Prepared narrative addressing each component of design as outlined in the Guidelines
- ☒ **Waiver Requests:** (Any waiver request must be submitted in writing with the application)
(Only the Planning Board can approve a waiver request!)
- N/A ☐ **Other State/Federal Agency permits/review (if required):**

- ☐ **Federal:** (Army Corp ☐, other)
- ☐ **State DEP:** (Site Location Application ☐, Stormwater Management ☐, permit by rule ☐,
NRPA permit ☐, Wetland Alteration ☐, VRAP or ESA Approval ☐,
Other _____ (name)
- ☐ **State:** (MDOT traffic movement permit-TMP ☐, entrance permit ☐)
(DHS wastewater design approval-engineered system > 2000gal/day ☐)

**Road Development: Refer to Raymond Street Ordinance for Design Standards &
Refer to Article 10 - Site Plan Review T. Back Lots and Back Lot Driveways**

Backlot Driveway ☐ **Private Road** ☐ **Public Street** ☐

RAYMOND HILL RD. & FL 185-1

- ☒ Proposed access originates from _____ (name of road/street/ lane/way)
- ☒ Proposed road/backlot driveway name **TBD** (to be confirmed by e911)
- ☒ Proposed length (LF), travel width (LF) Total Impervious area of travel surface(SF) **(12 '/1/SHLDRS,**
- ☒ Proposed # of lots/units accessing proposed road/backlot driveway **2 LOTS 775 FT. LENGTH**
- ☒ Road terminus selected: Hammerhead Turnaround ☒ Cul de Sac/terminus circle ☐ Loop ☐
- ☒ Draft deed of new access/private road or backlot driveway
- ☒ Current Road frontage: of original lot _____ SF proposed lot(s) _____ SF
- ☒ Closest driveway to proposed access/road/backlot driveway (provide map with distance)
- ☒ Proposed private Road ownership (1 owner, shared ownership, Homeowner Assoc., other) **DEEDED ROW EASEMENTS**
- N/A** ☐ Waterbody/Wetland impacts (On-site flagging/mapping, type of resource, crossing/filling location and est. fill volume (CY.), minimization and avoidance
- ☒ Engineering/Professional Design required: (Culvert sizing, stormwater calculations, phosphorus export, treatment computations, erosion and sedimentation control plan
- ☒ Survey Services required: (Boundary, topography information w/2 foot countour intervals, Metes and bound description, ROW Monumentation,

Road Plan Requirements:

- ☒ Road cross section of materials, (surface and base materials and depths)
 - ☒ Plan and profile view of proposed road/access (Stationing, vertical curve/slope data)
 - ☒ Proposed drainage measures,
 - ☒ Erosion control measures locations,
 - ☒ Tree clearing limits
 - ☒ Road curve data (Pt & Pc stationing, radius, length)
 - ☒ Proposed utility locations (catch basins, storm drain, water, electrical, gas, cable, etc)
 - ☒ Zoning space and bulk requirements
 - ☒ Stormwater phosphorus export treatment calculations or Point System computations **(POINT SYSTEM)**
 - ☐ Is the proposed property and access or private road/backlot driveway part of a previous approved plan? **(N)** (circle one) **NO**
- If Yes, indicate project name, date approved, and recorded deed information
Date _____ Book/Page _____

Shoreland Zoning (SZ) : (Refer to Raymond Shoreland Zoning Provisions) (N/A)

☐ Proposed Use(s) _____

Type of Shoreland Zone(SZ) LRR1 ☐ LRR2 ☐ SP ☐ RP ☐

- ☐ Existing Lot Size: _____SF/AC _____% of lot area in SZ
- ☐ Existing Impervious Area on Lot= _____SF and % of impervious area on exist. Lot= ____%
- ☐ Proposed Impervious Area on Lot= _____SF and % of total impervious area on exist. Lot= ____%
- ☐ Closest horizontal distance of structure development and soil disturbance to waterbody or protected resource = _____LF
- ☐ Mapping of Floodplains: (include FEMA or FIRM maps, indicate 100 -YR flood elevation)
- ☐ Label Proposed Structure Footprint Size (SF) and Height (LF)
- ☐ Is Tree Clearing within 100 feet of waterbody or resource required? Y/N: (circle one)
- ☐ Acquisition of state department sign offs: (protected/ endangered species, historical, essential habitats, Aquatic wildlife, wading birds, other.

Final Site Plan Necessities:

☒ Provide a signature and date block on the final plan for Planning Board or Planning Authority
Signatures

☒ All Planning Board waivers shall be noted on the final plan prior to signing for the approval

☐ All conditions of approval shall be noted on the final plan prior to the signing of the Planning Board or Planning Authority **(TO BE ADDED FOLLOWING APPROVAL AND N.O.D.)**

☐ Development of requiring Subdivision review, or Road Development Plans, shall provide a recording block and be recorded at the Cumberland County Registry of Deeds within 60 days of the Planning Board signing the approved plan. **(TO BE RECORDED)**

☒ The applicant is requested to provide a final pdf electronic version of the final plans upon approval **TO BE PROVIDED**

☐ All Planning Board or Staff approvals are accompanied by a formal Finding of Fact document or letter.

☒ All application fees, escrows, or applicable performance bonds or estimated inspection fee escrow accounts are to be reviewed and approved by the Town, and paid in full. The applicant cannot

☒ For diligent processing of Final Site Plans the applicant should reply in writing to the Criteria and Site Plan Standards that the Planning Board Shall Consider for determining approval for Site Plan Review. That criteria is located in Article 10 - Site Plan Review, E. Criteria and Standards; a-k.

N/A ☐ For diligent processing of Final Shoreland Zoning Applications the applicant should reply in writing to the required findings that the project meets the criteria as located in the Shoreland Zoning Provisions Section 16: D Procedure for Administering Permits; 1-9.

commence construction until such fees are paid in full

**BUCKLEY BACK LOT DRIVEWAY
RAYMOND LUO ARTICLE 10.E SITE PLAN REVIEW
CRITERIA AND STANDARDS SUMMARY**

- a. **Preservation of Landscape:** The back lot driveway and lot development will account for approximately 1.5 acres of the 27.8 acre lot leaving well over 90% of the lot as vegetated secondary growth and woods. The 50-foot right of way and driveway grading generally follow the existing slope and contours and areas of old soil stockpiles will be removed along the access and re-graded and vegetated with loam and seed. Existing branches along the existing drive will be trimmed to provide improved access. The property boundary of lot 59B will maintain a wooded buffer except for a short segment required for septic system fill. Overall the project will preserve a significant portion of the site in natural conditions.
- b. **Relation of Proposed Buildings to the Environment:** The proposed dwelling on Lot 59B will be located well inside of lot line setbacks, will take advantage of a southwest exposure from the rear deck and is being built in an area previously cut which is undergoing secondary growth to preserve additional forest further west on the property.
- c. **Vehicular Access:** The existing gravel access drive from Raymond Hill Road has been in use to access the rear Miller Lot for decades with no know safety issues. Sightlines at the street meet or exceed the Town Street Ordinance requirements for a 40 mph roadway. The addition of one additional residential lot does not pose a safety problem in our opinion. Additionally the construction of the extension to the existing drive will provide a 14-foot wide access with a turnaround which is significantly larger than that required by the Street Ordinance Back Lot Driveway Terminus Detail to accommodate fire apparatus including widening of the drive at the turnaround to 20 feet allow two emergency vehicles to pass as requested by the Fire Inspector. The drive will provide for two (2) street and lot address signs as requested by the Fire Inspector for clear identification of the two rear lots.
- d. **Parking and Circulation:** The back lot driveway includes a wide radius at the 90 degree corner from the existing drive to the new constructed portion of the drive and provides a larger than required turnaround to accommodate the design 40-foot fire vehicle required by the Fire Inspector. The private driveway to the lot will provide for backing from the garage for ease of access into and out of the lot.
- e. **Surface Water Drainage:** The constructed portion of the back lot driveway as proposed will replace an eroding narrow gravel drive section and remove and re-grade old stockpiles along the northern property line and replace with a Town standard 14-foot back lot driveway and rip rap swale to stabilize the ROW. The swale will transition from rip rap (with stone check dams) to a vegetated swale on Lot 59B and discharge to a wooded buffer. The buffer area will further drain over 1200 feet (0.22 mile) to the nearest property line providing both peak flow attenuation and additional filtering of any driveway pollutants prior to leaving the site. There are no immediate water bodies on or adjacent to the site and the site is not within the 600 foot Shoreland Zone of any water body.

The Site Plan Sheet C2.0 provides a table demonstrating that the site can achieve the 50 points for stormwater quality per Section 9.U.5.b. of the Land Use Ordinance. Additionally partial roof line drip edges will be utilized to filter roof areas and with over 90% of the lot remaining as undeveloped the site employs one of the best strategies for low impact development by minimizing disturbed areas.

- f. Utilities:** The site will be serviced by on onsite wastewater disposal system (refer to HHE-200 prepared by James Mancini) and onsite drilled well in conformance with the State of Maine Subsurface Wastewater Disposal Rules (10-144 Chapter 241) and Town of Raymond LUO requirements. Electric and communications will be provided from an existing overhead pole line within the existing ROW to the Miller lot (Lot 59) and be installed underground along the driveway to the residence.
- g. Special Features:** There are no special features associated with the residential house construction such as loading docks, etc. which would apply to this standard. The residence will be located approximately 1000 ft. from Raymond Hill Road and over 500 feet from the nearest residence causing no adverse visual impact to surrounding properties.
- h. Exterior Lighting:** The only exterior lighting proposed will be high efficiency (LED) building lights compatible with standard residential construction. Again, the lot will contain wooded buffers and is separated by significant distances to the nearest neighboring residence such that light impacts should be insignificant. No additional lighting is proposed on the back lot driveway.
- i. Emergency Vehicle Access:** The construction of the extension to the existing drive will provide a 14-foot wide access with a turnaround which is significantly larger than that required by the Street Ordinance Back Lot Driveway Terminus Detail to accommodate fire apparatus including widening of the drive at the turnaround to 20 feet to allow two emergency vehicles to pass as requested by the Fire Inspector. The back lot driveway includes a wide radius at the 90 degree corner from the existing drive to the new constructed portion of the drive to accommodate the design 40-foot fire vehicle required by the Fire Inspector. The drive will provide for two (2) street and lot address signs as requested by the Fire Inspector for clear identification of the two rear lots in the event of an emergency. The existing portion of the back lot driveway over lot 59A will have vegetation trimmed back to improve access conditions.
- j. Landscaping:** The site is remotely located from adjacent residences, has extensive natural buffers and will provide residential scale yard landscaping consistent with a quality home site. The existing drive over lot 59A contains a wooded buffer to shield from the Lot 59A and adjacent easterly Lot 58 residences.
- k. The Standards of Article 9 of the LUO shall be adhered to where applicable:** The Site Plans and Survey Plan submitted together with the project narrative provide adequate details and standards in conformance with the specific Back Lot Driveway Article 9.T and Street Ordinance standards as well as Article 9 general lot development standards where applicable.

THIS MAP IS PREPARED FOR THE INVENTORY OF REAL PROPERTY WITHIN THE TOWN OF RAYMOND AND IS COMPILED FROM RECORDED DEEDS, PLATS, TAX MAPS, SURVEYS, PLANNING MAPS, AND OTHER PUBLIC RECORDS AND DATA. USERS OF THIS TAX MAP ARE HEREBY NOTIFIED THAT THE AFOREMENTIONED PUBLIC PRIMARY

INFORMATION SOURCES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF RAYMOND AND ITS MAPPING CONTRACTORS ASSUME NO LEGAL RESPONSIBILITY FOR THE INFORMATION CONTAINED HEREIN.

TOWN OF RAYMOND Cumberland County, Maine 2019 Property Map



Sources:
Raymond Assessors' Database
Maine Office of GIS
Prepared by:
Seabro Technologies, Inc.
Effective Date: April 1, 2019



Map 12

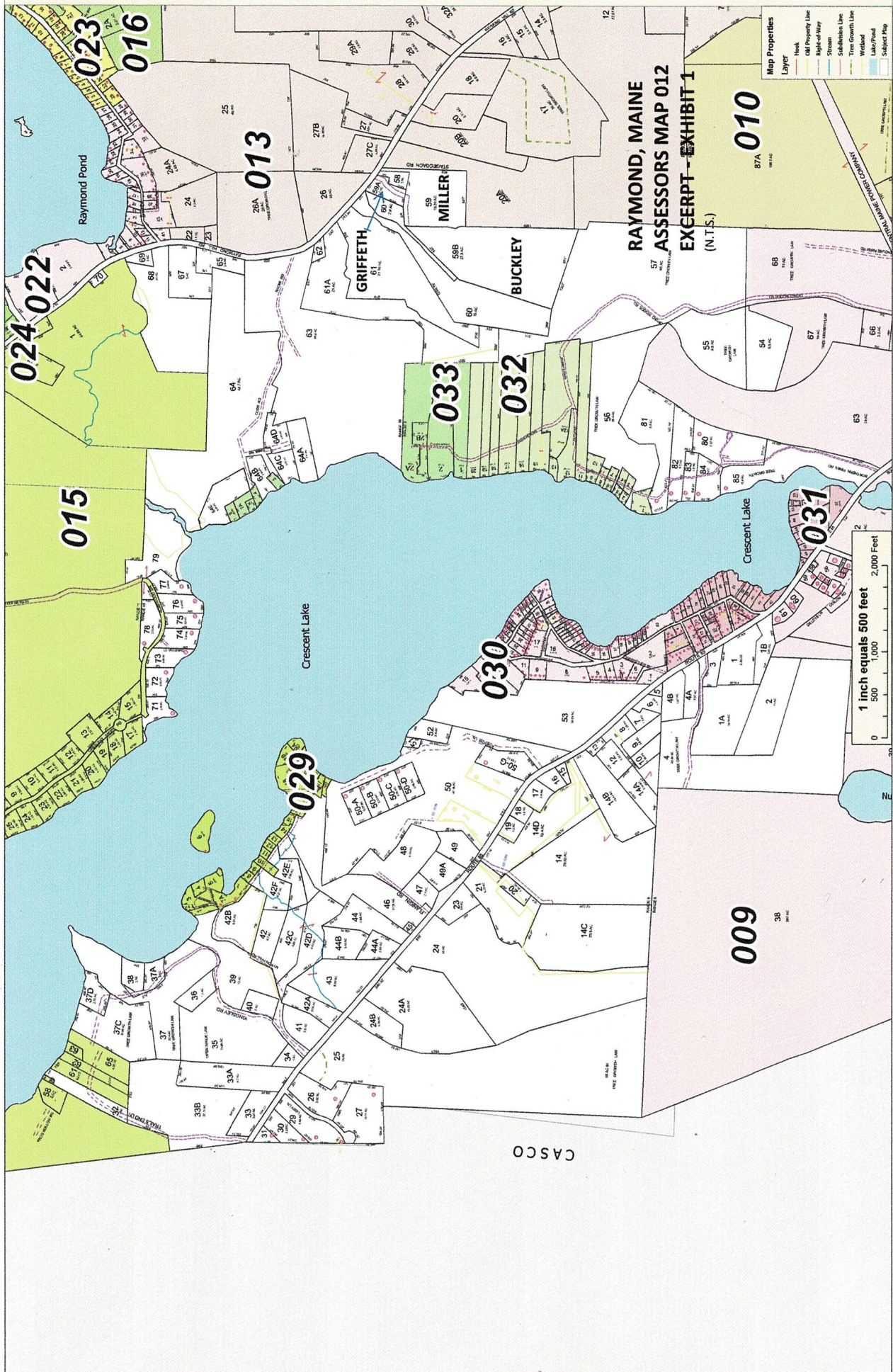
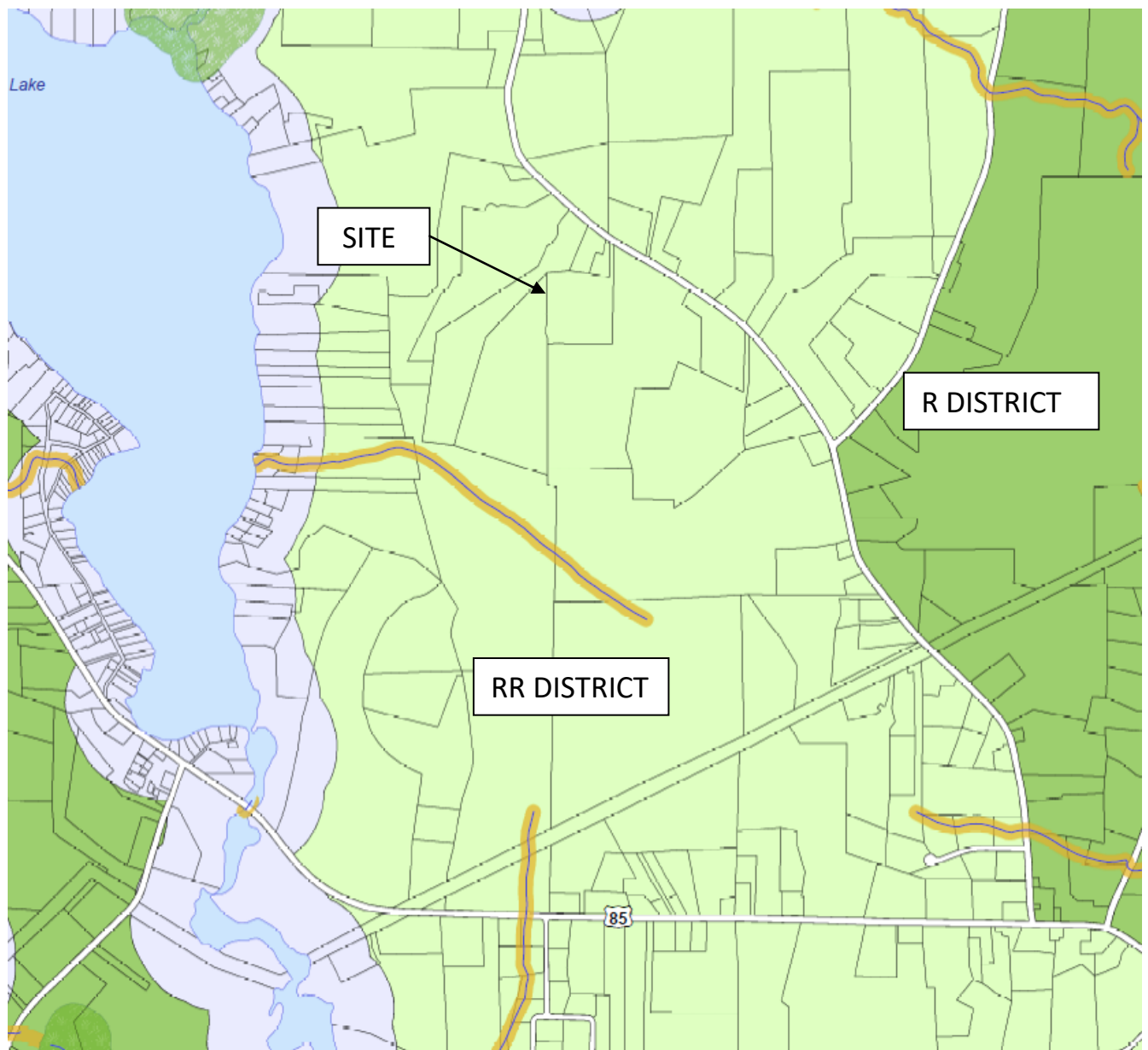


EXHIBIT 2
ZONING MAP



▪ PROJECT

BUCKLEY BACK LOT
DRIVEWAY
RAYMOND HILL ROAD
RAYMOND

▪ TITLE:

**ZONING MAP
EXHIBIT 2**

▪ DATE: 09/2020

▪ SCALE: nts

▪ JOB NO: 19.112



EXHIBIT 3

RTI DEED, ABSTRACT/HISTORY AND ROW DESCRIPTION

MAINE REAL ESTATE TAX-Paid

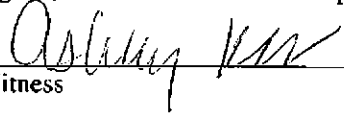
DLN: 1001740018413**WARRANTY DEED**

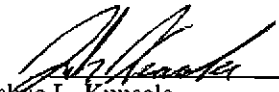
Joshua L. Kuusela of Raymond, Cumberland County, Maine, for consideration paid, grants to **Jeffrey S. Buckley and Heidi L. Hackett** of Raymond, Cumberland County, Maine, with Warranty Covenants, as joint tenants, the real property situated in Raymond, Cumberland County, Maine, more particularly described in Exhibit A, attached hereto.

MEANING AND INTENDING to convey and hereby conveying the same premises set forth in Deed from William P. Miller to Joshua L. Kuusela dated June 6, 2008 and recorded in Book 26116, Page 139.

Witness my hand and seal this 15th day of December, 2017.

Signed, Sealed and Delivered in presence of:


Witness


Joshua L. Kuusela

STATE OF MAINE
CUMBERLAND COUNTY, ss.

December 15, 2017

Personally appeared the above named Joshua L. Kuusela, and acknowledged the foregoing instrument to be his free act and deed, before me,

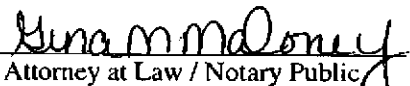

Attorney at Law / Notary Public
Commission Expires: January 29, 2023
Gina M. Maloney

EXHIBIT A

A certain lot or parcel of land situated on the westerly side of Raymond Hill Road, so-called, located in the Town of Raymond, County of Cumberland and State of Maine, and being bounded and described as follows:

Beginning at a 5/8" Rebar to be set located on the westerly sideline of land now or formerly of Griffeth as described in a deed recorded in the Cumberland County Registry of Deeds in Book 15870, Page 268, the southeasterly most corner of land now or formerly of Leavitt as described in a deed recorded in the Cumberland County Registry of Deeds in Book 9203, Page 78, the westerly sideline of an old Town road (right of way), and a stone wall, said Rebar being located South 73°57'42" West, a distance of four hundred eighty six and twenty hundredths (486.20') feet, thence North 30°32'43" West, a distance of two hundred nineteen and three hundredths (219.03') feet, from a 3/4" Rebar, 1.0' AG on the westerly sideline of the Raymond Hill Road at the northerly corner of land now or formerly of Griffeth;

Thence North 86° West, distance of nine hundred twenty-five (925') feet, more or less, along the land now or formerly of Leavitt, to an Iron Pipe Found:

Thence South 66-1/2° West, a distance of one thousand one hundred twenty three (1,123') feet, more or less, along the land now or formerly of Leavitt, to an Iron Pipe located in a stone wall (said Iron Pipe being described in a deed recorded in the Cumberland County Registry of Deeds in Book 4378, Page 29) and land now or formerly of Rand as described in a deed recorded in the Cumberland County Registry of Deeds in Book 3969, Page 345;

Thence southeasterly, a distance of nine hundred seventy-seven (977') feet, more or less, along the land now or formerly of Rand and stone wall, to an Iron Rod (said Iron Rod being described in a deed recorded in the Cumberland County Registry of Deeds in Book 4378, Page 294) in the northwesterly sideline of land now or formerly of Strout;

Thence northeasterly, a distance of one thousand three hundred eighty-six (1,386') feet, more or less, along the land now or formerly of Strout and stone wall, to an angle in said stone wall and the remaining land of William P. Miller;

Thence North 18°49'38" East, a distance of forty-six and fifty nine hundredths (46.59') feet, along the remaining land of Miller and stone wall, to an angle in said stone wall and a stone pile;

Thence North 59°31'48" East, a distance of one hundred eight and twenty-three (108.23') feet, along the remaining land of Miller and northerly side of stone wall, to an angle in said northerly side of said stone wall;

Thence North 48°02'08" East, a distance of eighty-eight and two hundredths (88.02') feet, along the remaining land of Miller and northerly side of stone wall, to an angle in said northerly side of said stone wall:

Thence North 51°28'45" East, a distance of three hundred eleven and thirty eight hundredths (311.38') feet, along the remaining land of Miller and northerly side of stone wall, to a 5/8" Rebar to be set and the westerly side of a 50' right of way;

Thence South 43°19'14" East, a distance of two hundred thirty-three and twenty hundredths (223.20') feet, to a 5/8" Rebar to be Set and the southwesterly sideline of the 50' right of way;

Thence South 28°34'07" East, a distance of one hundred thirty-three and seventy-three hundredths (133.73') feet, to a 5/8" Rebar to be Set on the southwesterly sideline of the 50' right of way;

Thence North 73°56'57" East, a distance of fifty-one and twenty-two hundredths (51.22') feet, to a point located on a stone wall and the southerly sideline of the 50' right of way;

Thence North 28°34'07" West, a distance of one hundred fifty-one and thirty-one hundredths (151.31) feet, along the northwesterly sideline of the 50' right of way and the land of Griffeth to a 5/8" Rebar to be Set;

Thence North 30°32'43" West, a distance of two hundred nineteen and three hundredths (219.03') feet, to a 5/8" Rebar to be set and the point of beginning.

Being "Proposed Back Lot 27.8 Acres \pm " as shown and depicted on a "Boundary Survey 172 Raymond Hill Road, Raymond, ME" by Survey, Inc., dated May, 2008, Job No. 08-025 (the "Plan").

This conveyance is made TOGETHER WITH a fifty (50') foot right of way over the land now or formerly of Griffeth, said right of way being more particularly bounded and described as follows:

Beginning at a $\frac{3}{4}$ " Rebar, 1.0 AG on the westerly sideline of Raymond Hill Road at the northerly corner of land now or formerly of Pettis as described in a deed recorded in the Cumberland County Registry of Deeds in Book 23457, Page 306;

Thence South 74°28'02" West, a distance of ninety-six and seventy-one hundredths (96.71') feet, to a point;

Thence North 67°41'36" West, a distance of sixty-seven and fifty seven hundredths (67.57') feet, to an Iron Pin Found;

Thence South 89°08'59" West, a distance of one hundred seventeen and twelve hundredths (117.12') feet, to a point;

Thence South 73°56'57" West, a distance of one hundred twenty and thirty-six hundredths (120.36') feet, to a point located on a stone wall and the easterly sideline of the above-described property;

Thence North 28°34'07" West, a distance of fifty (50') feet to a point located on a stone wall and the easterly sideline of the above described property;

Thence North 73°56'57" East, a distance of one hundred thirty-eight and twelve (138.12') feet, to a point;

Thence North 89°08'59" East, a distance of one hundred thirty-four and three hundredths (134.03') feet to a point;

Thence South 67°41'36" East, a distance of sixty and sixty-eight hundredths (60.68') feet, to a point;

Thence North 74°28'02" East, a distance of ninety-four and ninety-eight hundredths (94.98') feet, to a point located on the westerly sideline of Raymond Hill Road;

Thence South 01°35'34" West, a distance of fifty (50') feet to the point of beginning of said right of way.

The purpose of this right of way is for ingress and egress from Raymond Hill Road to the above-described premises by foot or vehicles; the transmission, installation, maintenance, repair and replacement of above-ground or below-ground utilities; the improvement, maintenance and repair of the existing gravel drive; and the installation, maintenance and repair of a drive extending from the existing gravel drive to the above-described premises over the fifty (50') foot right of way.

EXCEPTING AND RESERVING to William P. Miller, his heirs, successors, and assigns, a fifty (50') foot right of way over the land of the Grantee and the currently existing gravel drive, said right of way being more particularly bounded and described as follows:

Beginning at a 5/8" Rebar to be set located on the westerly sideline of the above-described property, and the easterly sideline of the land of William P. Miller;

Thence North 73°56'57" East, a distance of fifty one and twenty two hundredths (51.22') feet, to a point located on a stone wall, the easterly sideline of the above-described property, and the Westerly sideline of the land of Griffeth;

Thence North 28°34'07" West, a distance of fifty (50') feet to a point located on a stone wall, the easterly sideline of the above-described property, and the westerly sideline of the land of Griffeth;

Thence South 73°56'57" West, a distance of fifty (50') feet, to a point located on the easterly sideline of the land of William P. Miller;

Thence South 28°34'07" East, a distance of fifty (50') feet, to a 5/8" rebar to be Set on the southwesterly sideline of the 50' right of way, and the point of beginning.

The purpose of this right of way is for ingress and egress from Raymond Hill Road to the land of William P. Miller; the transmission, installation, maintenance, repair and replacement of above, ground or below-ground utilities; the improvement, maintenance and repair of the existing gravel drive. It is the express intent of William P. Miller to RESERVE said right of way for the benefit and use of his remaining land, and said right of way shall be freely transferable and assignable, in perpetuity, to future lot owners of the land of William P. Miller.

EXCEPTING AND RESERVING to William P. Miller, for the remainder of his life, a fifty (50') foot right of way over the land of the Grantee, said right of way being more particularly bounded and described as follows:

Beginning at a 5/8" rebar to be set located on the westerly sideline of the above-described property, and the easterly sideline of the land of William P. Miller;

Thence North 73°56'57" East, a distance of fifty-one and twenty-two hundredths (51.22') feet, to a point located on a stone wall, the easterly sideline of the above-described property, and the westerly sideline of the land of Griffeth;

Thence North 28°34'07" West, a distance of one hundred and nine hundredths (100.09') feet, to a 5/8" rebar to be set on a stone wall;

Thence North 43°19'14" West, a distance of two hundred twenty-one and fifty-one (221.51') feet, to a 5/8" rebar to be set on a stone wall;

Thence in a general southwesterly direction, a distance of fifty (50') feet to a 5/8" rebar to be set on a stone wall and the northeasterly corner of land of William P. Miller;

Thence South 43°19'14" East, a distance of two hundred twenty-three and twenty hundredths (223.20') feet, to a 5/8" rebar to be set;

Thence South 28°34'07" East, a distance of one hundred thirty-three and seventy three hundredths (133.73') feet, to a 5/8" rebar to be set, and the point of beginning.

Grantor agrees to share with William P. Miller equally the cost of maintaining, repairing and replacing that portion of the fifty (50') foot wide right of way that Grantee and William P. Miller both use, exclusive of that portion of the right of way that to be used by the William P. Miller for the duration of the remainder of his life.

ALSO conveying a perpetual right and easement to run, maintain, and attach utility wires to that utility pole, currently existing, which is located on other property of Miller [other property to be retained by Miller], which is nearest and closest to the boundary lines of the property to be conveyed herewith.

0039943

BK M5608PG3T5

WARRANTY DEED

I, **William P. Miller**

of **Raymond Hill Road, Raymond, Maine 04071**, for consideration paid, grant to

James Vadas Jr.

whose mailing address is **P.O. Box 29, New Gloucester, ME 04260** with **WARRANTY COVENANTS**, the following described real property in **Raymond, County of Cumberland, and State of Maine**:

See Exhibit A attached hereto and made a part hereof

Also hereby conveying all rights, easements, privileges, and appurtenances, belonging to the premises hereinabove described.

WITNESS my/our hand and seal this 17 day of JULY, 2000.

Katherine Helmer
Witness

William P. Miller
William P. Miller

State of Maine,
County of Cumberland,

Personally appeared before me the above-named William P. Miller and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Patricia B. Miller
Notary Public:
My commission expires: MY COMMISSION EXPIRES
Printed Name: DECEMBER 3, 2006
PATRICIA A. MILLER

00-4134

MAINE REAL ESTATE TAX PAID

BK 5608 PG 3171

EXHIBIT A

A certain lot or parcel of land on the westerly side of the Raymond Hill Road, in Raymond, County of Cumberland and State of Maine, bounded and further described as follows:

Beginning at an iron rod on the westerly sideline of the Raymond Hill Road at the northerly corner of land conveyed by Francis H. Witham to Steven H. Plummer by deed dated April 1, 1905, and recorded in the Cumberland County Registry of Deeds, Book 1008, Page 65 (now owned by Harry D. Crandon); Thence north 01 degree 35' 34" east a distance of 223.03 feet to a point; Thence south 73 degrees 57' 42" west a distance of 486.20 feet to a point on the westerly sideline of a right of way as now traveled from said Crandon land at a point 200.27 northerly thereon from the northerly sideline of said Crandon land; Thence south 28 degrees 34' 07" east a distance of 200.27 feet to a point; Thence north 69 degrees 33' 48" east a distance of 223.42 feet to a point; Thence south 22 degrees 47' 18" east a distance of 70.20 feet to a point; Thence north 63 degrees 10' 49" east a distance of 144.00 feet to the westerly sideline of said Raymond Hill Road and the point of beginning.

Excepting and reserving to the Grantor, his heirs and assigns, a right of way approximately 200.27 feet in length as now traveled through said Crandon land and crossing the extreme westerly portion of the premises herein conveyed.

Excepting and reserving to the Grantor, his heirs and assigns, a right of way leading from said ^{Raymond} ~~Running~~ Hill Road to other land of the grantor herein, said additional right of way being more particularly bounded and described as follows:

Beginning at an iron rod on the westerly sideline of the Raymond Hill Road at the northerly corner of land conveyed by Francis H. Witham to Steven H. Plummer by deed dated April 1, 1905, and recorded in the Cumberland County Registry of Deeds, Book 1008, Page 65 (now owned by Harry D. Crandon); Thence south 74 degrees 28' 02" west a distance of 96.71 feet to a point; Thence north 67 degrees 41' 36" west a distance of 67.57 feet to a point; Thence south 89 degrees 08' 59" west a distance of 117.12 feet to a point; Thence south 73 degrees 56' 57" west a distance of 120.36 feet to a point and other land of the grantor herein; Thence north 28 degrees 34' 07" west a distance of 50 feet to a point; Thence north 73 degrees 56' 57" east a distance of 138.13 feet to a point; Thence north 89 degrees 08' 59" east a distance of 134.03 feet to a point; Thence south 67 degrees 41' 36" east a distance of 60.68 feet to a point; Thence north 74 degrees 28' 02" east a distance of 94.98 feet to a point on the westerly sideline of said Raymond Hill Road; Thence south 01 degree 35' 34" west a distance of 50 feet to the point of beginning of said additional the right of way.

Meaning and intending to convey portion of the premises conveyed to the grantor herein by warranty deed of Adrian L. LeConte dated 2.7.79 and recorded in the Cumberland County Registry of Deeds on 2.7.79 in Book 4378, Page 294. Further reference is made to a survey of the property conveyed herein prepared for William P. Miller by Survey, Inc.

G:\REALEST\CLOSINGS\00-4134.DOF

RECEIVED
RECORDED REGISTRY OF DEEDS

2000 JUL 20 PM 2: 53

CUMBERLAND COUNTY

John B. C. Brien

BACKLOT EASEMENT WITH TURN AROUND

A certain easement situated westerly of but not adjacent to Raymond Hill Road, so called, in the Town of Raymond, County of Androscoggin, State of Maine, being more particularly bounded and described as follows:

Beginning at a capped rebar marked "2390" found on the westerly line of Kurt A. Griffeth as described in a deed recorded at the Cumberland County Registry of Deeds in Book 15870, Page 268 and on the easterly property line of land of Jeffrey S. Buckley and Heidi L. Hackett as described in Book 34541, Page 121, said point is located at the westerly corner of an existing easement across land of said Griffeth as reserved in said deed to Griffeth and also described in said deed to Buckley and Hackett, said point is also located S 28°34'07" E a distance of 100.09 feet from the westerly corner of said Griffeth;
thence N 28°34'07" W along land of said Griffeth, a distance of 100.09 feet to capped rebar marked "2433" set;
thence N 43°19'14" W through land of said Buckley and Hackett, a distance of 161.51 feet to a capped rebar marked "2433" set;
thence N 46°40'46" E through land of said Buckley and Hackett a distance of 36.62 feet capped rebar marked "2433" set at land of Peter J. Leavitt and Grace E.D. Leavitt as described in Book 35356, Page 237;
thence N 30°32'43" W along land of said Leavitt, a distance of 30.76 feet capped rebar marked "2433" set;
thence S 46°40'46" W through land of said Buckley and Hackett, a distance of 43.42 feet capped rebar marked "2433" set ;
thence N 43°19'14" W through land of said Buckley and Hackett, a distance of 30.00 feet capped rebar marked "2390" found;
thence S 55°56'42" W through land of said Buckley and Hackett, a distance of 50.66 feet to a capped rebar marked "2433" set at land of William P. Miller as described in Book 4378, Page 294;
thence S 43°19'14" E along land of Miller, a distance of 223.20 feet to a capped rebar marked "2118 found;
thence S 28°34'07" E along land of said Miller, a distance of 133.73 feet to a capped rebar marked "2390 found;
thence N 73°56'57" E along land of said Miller a distance of 51.22 feet capped rebar marked "2433" set at the southerly corner of said easement over land of Griffeth;
thence N 28°34'07" W along land of said Griffeth, a distance of 51.22 feet to the point of beginning.

All bearings noted are referenced to magnetic north.

The above description is based on a plan by Jones Associates Inc., entitled "Right-of-way Plan, Jeffrey Buckley and Heidi Hackett, Raymond Hill Road, Raymond, Maine", dated September 25, 2020.

Jeffrey S. Buckley and Heidi L. Hackett,



Book 34541, Page 21, dated December 15, 2017

Same Description as Book 26116, Page 139.

Joshua L. Kuusela



Book 26116, Page 139, dated June 6, 2008

Origin of "Buckley and Hackett" lot, description is based on Survey Plan by Survey Inc. Includes Original Miller Right of Way (R.O.W. B) over Land of Griffeth, and new Right of Way benefitting Miller and Kuusela (R.O.W. C).

William P. Miller



James Vadas Jr.

Bk. 5608, Pg. 316

July 17, 2000

Origin of Griffeth Lot

Excepts R.O.W. B to Miller

Excepts R.O.W. A over Crondon



Kurt Griffeth

Bk. 15870, Pg. 269

November 22, 2000

Same description as Bk.5608, Pg.316

Bk. 4378, Pg. 294, dated February 7, 1979

Original conveyance to Miller, excepts Right of Way (R.O.W. A) over land of Crondon to land to be conveyed to Charles Leavitt.

Adrian Leconte



Bk.2320, Pg.355, dated May 20, 1957

2 Parcels, no mention of R.O.W.

John Plummer



Bk.820, Pg.4, dated May 24, 1906

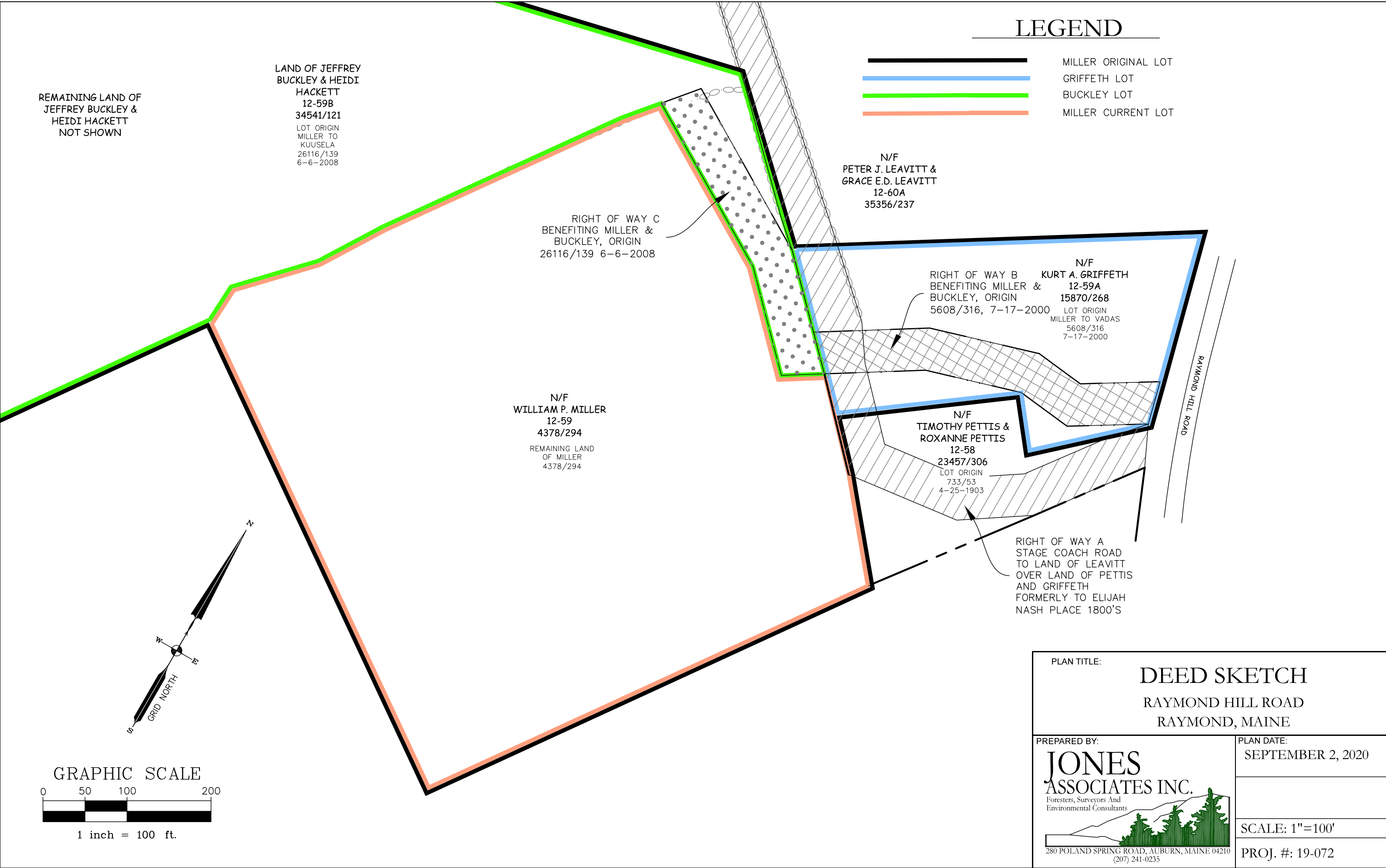
Excepts R.O.W. A to Elijah Nash Place

Stephen H. Plummer

RIGHT OF WAY A – The beginning of this right of way is currently called Stage Coach Road. It extends from Raymond Hill Road, over land of Pettis and Griffeth and has been used to access old fields and other land currently of Leavitt. It is an historic right of way that goes back at least to the 1800's. Currently only the beginning portion from Raymond Hill Road is in use. No width mentioned in current deeds, but width of old stone walls is roughly 3-rods, 49.5 feet wide.

RIGHT OF WAY B – This 50-foot wide right of way was created July 17, 2000 to access the remaining land of Miller. It is currently over land of Griffeth and currently benefits Miller and Buckley.

RIGHT OF WAY C – Created June 6, 2008 to access the Buckley Lot, Formerly Kuusela, and for the benefit of Miller. 50 feet wide.




PLAN TITLE: DEED SKETCH RAYMOND HILL ROAD RAYMOND, MAINE	
JONES ASSOCIATES INC. Foresters, Surveyors And Environmental Consultants  280 POLAND SPRING ROAD, AUBURN, MAINE 04210 (207) 241-0235	PLAN DATE: SEPTEMBER 2, 2020
	SCALE: 1"=100'
	PROJ. #: 19-072

EXHIBIT 4
ENTRANCE PHOTOS

An aerial photograph of a residential street intersection. The image is oriented horizontally. A road runs vertically through the center, with a driveway branching off to the left. Another driveway branches off to the right. A red line is drawn across the road, with a label '50 FT. +/-' indicating a distance. The Google logo is in the bottom right corner. Text labels are placed near the corresponding features: 'MILLER (172 NORTH RAYMOND ROAD) & BUCKLEY BACK LOT DRIVEWAY' on the left, 'GRIFFETH DRIVEWAY' on the right, and '174 NORTH RAYMOND ROAD' on the right.

Raymond, Maine



Street View

**BUCKLEY BACK LOT DRIVEWAY
MAP 012 LOT 59B**

JUNE, 2020

EXHIBIT 3





SIGHTLINES TO NORTH -1000FT.+



SITELINES SOUTH – 400 FT+

▪ PROJECT

BUCKLEY BACK LOT
DRIVEWAY
RAYMOND HILL ROAD
RAYMOND

▪ TITLE:

**SITE PHOTOS
EXHIBIT 4**

▪ DATE: 09/2020

▪ SCALE: nts

▪ JOB NO: 19.112



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 11SHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	RAYMONT	Town/City	Permit #
Street or Road	FIRE W. 185-1	Date Permit Issued	Fee: \$ Double Fee Charged []
Subdivision, Lot #			L.P.I. #
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature	
Name (last, first, MI)	BUCKLEY, JEFF	Fee: \$	state min fee \$ Locally adopted fee
Mailing Address of	P.O. Box 679	Copy: [] Owner [] Town [] State	
Owner/Applicant	RAYMONT, ME 04071	The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #	938-5606	Municipal Tax Map #	Lot #
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant		(1st) date approved	
Date		Local Plumbing Inspector Signature (2nd) date approved	

PERMIT INFORMATION	
TYPE OF APPLICATION	THIS APPLICATION REQUIRES
1. First Time System	1. No Rule Variance
2. Replacement System	2. First Time System Variance
Type replaced:	a. Local Plumbing Inspector Approval
Year installed:	b. State & Local Plumbing Inspector Approval
3. Expanded System	3. Replacement System Variance
a. <25% Expansion	a. Local Plumbing Inspector Approval
b. >25% Expansion	b. State & Local Plumbing Inspector Approval
4. Experimental System	4. Minimum Lot Size Variance
5. Seasonal Conversion	5. Seasonal Conversion Permit
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE
27± SQ. FT. ACRES	1. Single Family Dwelling Unit, No. of Bedrooms: 5
SHORELAND ZONING	2. Multiple Family Dwelling, No. of Units:
Yes No	3. Other: (specify)
	Current Use Seasonal Year Round Undeveloped
DISPOSAL SYSTEM COMPONENTS	
1. Complete Non-engineered System	
2. Primitive System (graywater & alt. toilet)	
3. Alternative Toilet, specify:	
4. Non-engineered Treatment Tank (only)	
5. Holding Tank, gallons	
6. Non-engineered Disposal Field (only)	
7. Separated Laundry System	
8. Complete Engineered System (2000 gpd or more)	
9. Engineered Treatment Tank (only)	
10. Engineered Disposal Field (only)	
11. Pre-treatment, specify:	
12. Miscellaneous Components	
TYPE OF WATER SUPPLY	
1. Drilled Well 2. Dug Well 3. Private	
4. Public 5. Other	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
1. Concrete	1. Stone Bed 2. Stone Trench	1. No 2. Yes 3. Maybe	484.84 gallons per day
a. Regular	3. Proprietary Device	If Yes or Maybe, specify one below:	BASED ON:
b. Low Profile	a. cluster array c. Linear	a. multi-compartment tank	1. Table 4A (dwelling unit(s))
2. Plastic	b. regular load d. H-20 load	b. tanks in series	2. Table 4C (other facilities)
3. Other:	4. Other:	c. increase in tank capacity	SHOW CALCULATIONS for other facilities
CAPACITY: 1500 GAL.	SIZE: 1600 sq. ft. lin. ft.	d. Filter on Tank Outlet	
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	3. Section 4G (meter readings)
PROFILE CONDITION	1. Medium--2.6 sq. ft. / gpd	1. Not Required	ATTACH WATER METER DATA
at Observation Hole # 71	2. Medium--Large 3.3 sq. ft. / gpd	2. May Be Required	LATITUDE AND LONGITUDE
Depth 22"	3. Large--4.1 sq. ft. / gpd	3. Required	at center of disposal area
of Most Limiting Soil Factor	4. Extra Large--5.0 sq. ft. / gpd	Specify only for engineered systems:	Lat. 43 d 57 m 25.2 s
		DOSE: gallons	Lon. 70 d 26 m 26.5 s
			if g.p.s., state margin of error: 10'

SITE EVALUATOR STATEMENT			
I certify that on 7/18/19 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
Site Evaluator Signature		SE #	Date
JAMES G. MANCINI		247	AUG 11, 2019
Site Evaluator Name Printed		Telephone Number	E-mail Address
		892-9498	

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

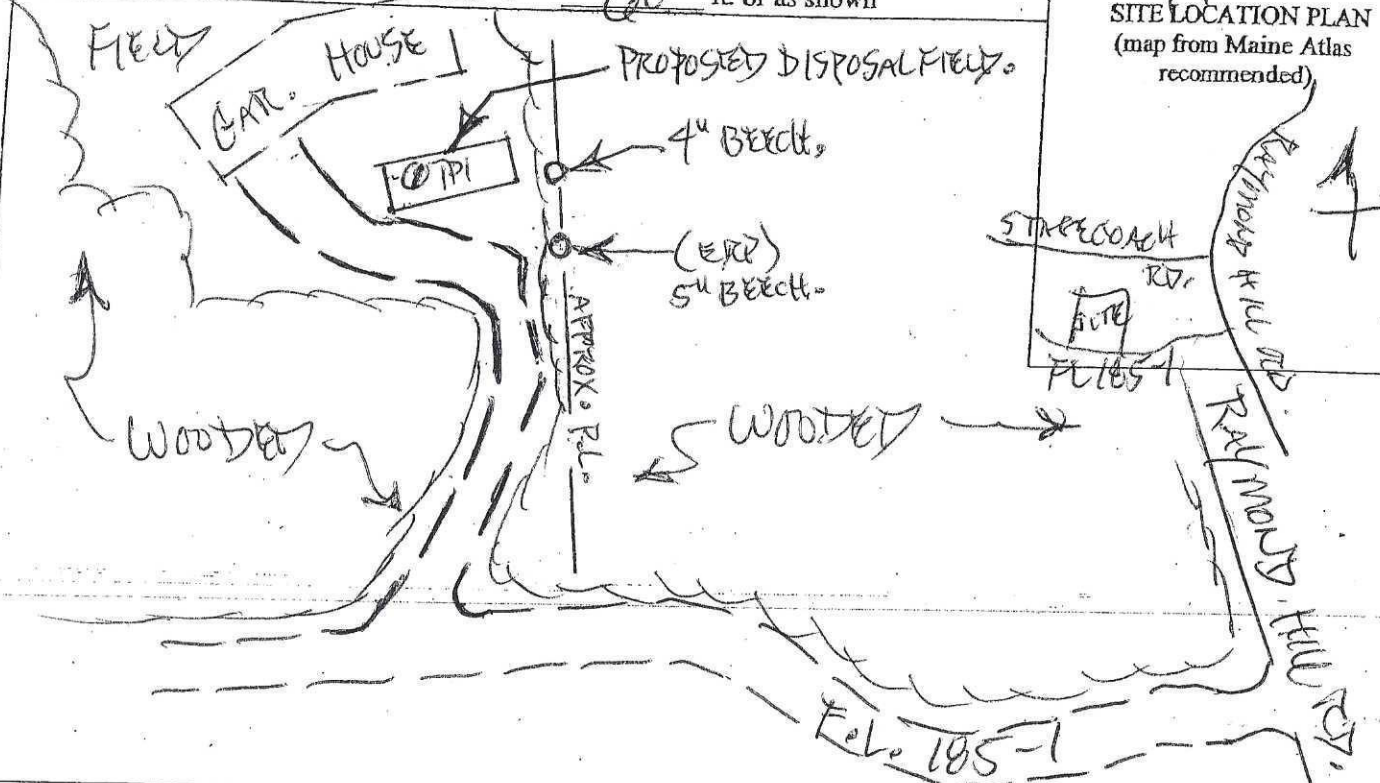
RAYMOND
SITE PLAN

FIRE W. 185-1

BUCKLEY, JEFF

Scale 1" = 60 ft. or as shown

SITE LOCATION PLAN
(map from Maine Atlas recommended)



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP1 ☒ Test Pit ☐ Boring
"Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0-5 WET LOAM		DARK BROWN	
5-10 GRAVELLY	FR	BROWN	
10-20 LOAMY SAND			
20-30 GRAVELLY	FIRM	LIGHT OLIVE BROWN	
30-40 SAND			
40-50			

Soil Classification
3 C
Profile Condition

Slope
— %

Limiting Factor
22
☐ Ground Water
☒ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole ☐ Test Pit ☐ Boring
"Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0			
10			
20			
30			
40			
50			

Soil Classification
Profile Condition

Slope
— %

Limiting Factor
—
☐ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

James H. Mansueti
Site Evaluator Signature

SE #

247 AUG 11, 2019
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Environmental Health
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

RAYMOND

FIRE CN. 185-1

BUCKLEY, JEFF

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.

HOUSE

GAR.

1000 GALLON
SEPTIC TANK
100' FROM WELL.

EXISTING
GRADES AT
CORNERS.

8 ROWS OF 40' ENVIRO-SEPTIC
WITH 12" COARSE SAND BETWEEN ROWS,
6" BELOW FOOTPRINT, AND 6" AROUND
PERIMETER.

FILL REQUIREMENTS

Depth of Fill (Upslope) 14'-26"
Depth of Fill (Downslope) 20'-31'

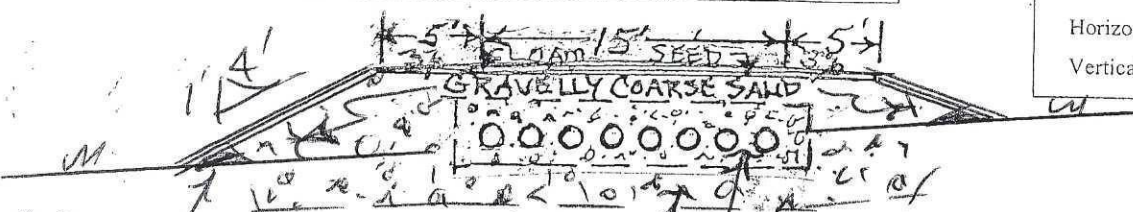
CONSTRUCTION ELEVATIONS

Finished Grade Elevation -26"
Top of Distribution Pipe or (Proprietary Device) -38"
Bottom of Disposal Area (6" SAND BASE) -54"

ELEVATION REFERENCE POINT

Location & Description: NAIL IN SW BEECH.
30' OFF GRADE.
Reference Elevation: AT 00'

DISPOSAL AREA CROSS SECTION



CAP TOE
W/CLAY.

EXCAVATE 12" BELOW
COARSE SAND ENVELOPE,
AND UNDER FILL EXTENSIONS.
BLEND FILL 4" INTO SOIL.

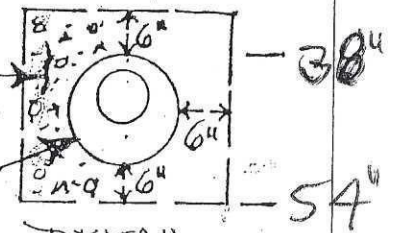
COARSE SAND
ENVELOPE.

COARSE SAND
ENVELOPE.
12" ENVIRO
SEPTIC PIPE.

Scale

Horizontal 1" = 5 ft.
Vertical 1" = 10 ft.

TOP SOIL - ETP ELEV. - 26"



DETAIL

James G. Mancini 247

AUG 11, 2019

Site Evaluator Signature

SE #

Date

Soil Map—Cumberland County and Part of Oxford County, Maine
(BUCKLEY LOT RAYMOND, USDA SOILS)



Soil Map—Cumberland County and Part of Oxford County, Maine
(BUCKLEY LOT RAYMOND, USDA SOILS)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 17, Jun 5, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	3.2	25.1%
PbC	Paxton fine sandy loam, 8 to 15 percent slopes	0.1	0.8%
PfB	Paxton very stony fine sandy loam, 3 to 8 percent slopes	1.1	8.8%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	8.3	65.3%
Totals for Area of Interest		12.7	100.0%

EXHIBIT 6

STORMWATER MANAGEMENT (ATTACHED SEPARATELY)