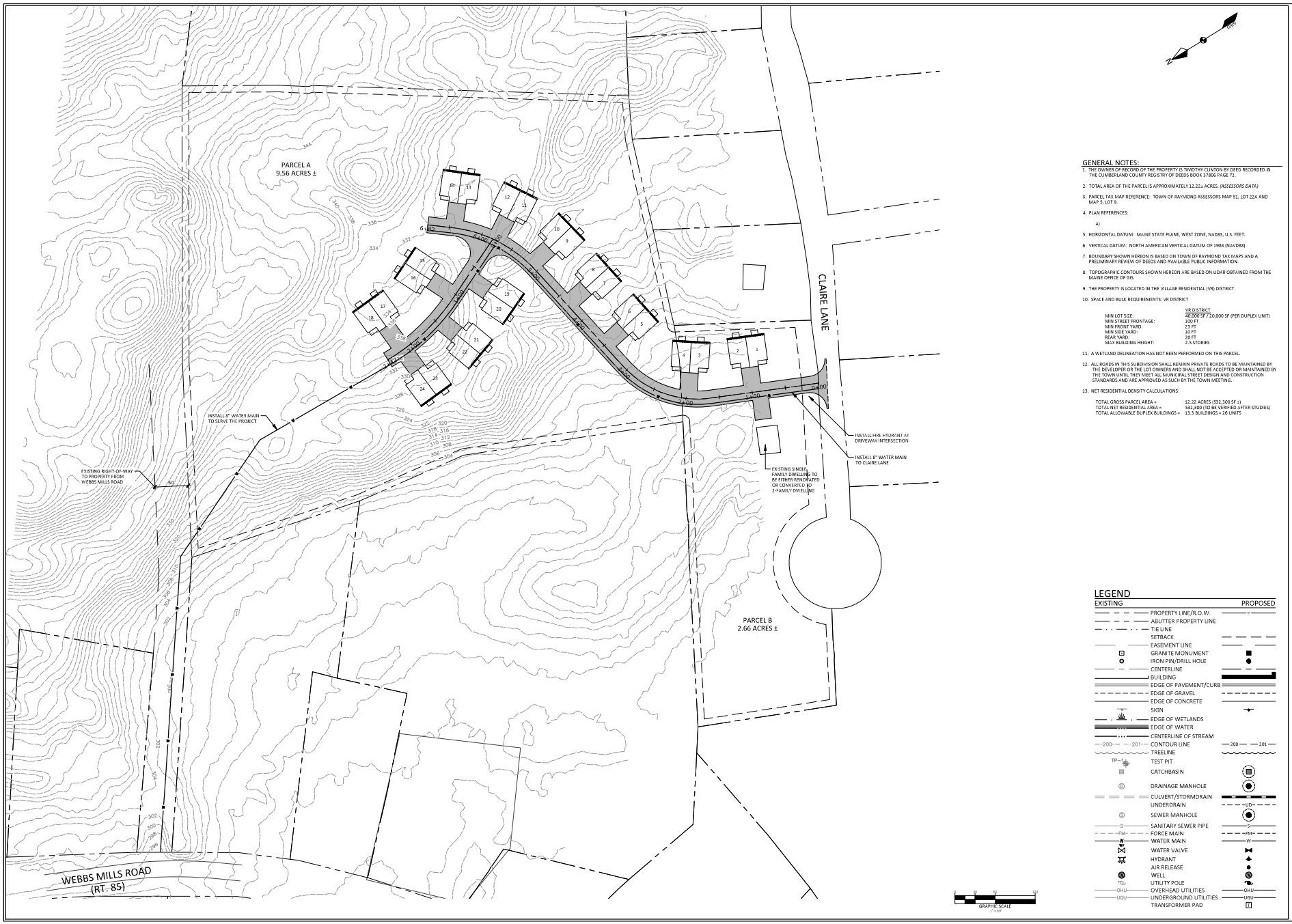

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS TIMOTHY CLINTON BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 37806 PAGE 72.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 12.22± ACRES. *(ASSESSORS DATA)*
3. PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAP 51, LOT 22A AND MAP 5, LOT 9.
4. PLAN REFERENCES:
   A)
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 TOWN OF RAYMOND TAX MAPS AND A PRELIMINARY REVIEW OF DEEDS AND AVAILABLE PUBLIC INFORMATION.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR OBTAINED FROM THE MAINE OFFICE OF GIS.
9. THE PROPERTY IS LOCATED IN THE VILLAGE RESIDENTIAL (VR) DISTRICT.
10. SPACE AND BULK REQUIREMENTS: VR DISTRICT

	VR DISTRICT
MIN LOT SIZE:	40,000 SF / 20,000 SF (PER DUPLEX UNIT)
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE YARD:	10 FT
REAR YARD:	20 FT
MAX BUILDING HEIGHT:	2.5 STORIES

11. A WETLAND DELINEATION HAS NOT BEEN PERFORMED ON THIS PARCEL.
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:

TOTAL GROSS PARCEL AREA =	12.22 ACRES (532,300 SF ±)
TOTAL NET RESIDENTIAL AREA =	532,300 (TO BE VERIFIED AFTER STUDIES)
TOTAL ALLOWABLE DUPLEX BUILDINGS =	13.3 BUILDINGS = 26 UNITS

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	TIE LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF CONCRETE	
	SIGN	
	EDGE OF WETLANDS	
	EDGE OF WATER	
	CENTERLINE OF STREAM	
200 201	CONTOUR LINE	200 201
	TREELINE	
TP-1	TEST PIT	
	CATCHBASIN	
	DRAINAGE MANHOLE	
	CULVERT/STORMDRAIN	
	UNDERDRAIN	UD
	SEWER MANHOLE	
S	SANITARY SEWER PIPE	S
FM	FORCE MAIN	FM
W	WATER MAIN	W
	WATER VALVE	
	HYDRANT	
	AIR RELEASE	
	WELL	
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	OHU
UGU	UNDERGROUND UTILITIES	UGU
	TRANSFORMER PAD	T

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

REV	DATE	BY	DESCRIPTION

SKETCH SITE & SUBDIVISION PLAN

RAYMOND HILLS APARTMENTS
WEBBS MILLS ROAD & CLAIRE LANE
RAYMOND, MAINE
FOR:
TIMOTHY CLINTON
4 FAY AVENUE
SCITUATE, ME, 02066

21006
JOB NUMBER:

1" =60'
SCALE:

3-10-2021
DATE:

SHEET 1 OF 1

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