AREAS OF STEEP SLOPES OVER 35%
25' FRONT SETBACK
20' REAR SETBACK
10' SIDE SETBACK, TYP.
50' UTILITY EASEMENT TO PORTLAND WATER DISTRICT
40' UTILITY EASEMENT TO PORTLAND WATER DISTRICT

3-BEDROOM UNIT STYLE
2-BEDROOM UNIT STYLE
3-BEDROOM UNIT STYLE
2-BEDROOM UNIT STYLE
3-BEDROOM UNIT STYLE
2-BEDROOM UNIT STYLE
3-BEDROOM UNIT STYLE
2-BEDROOM UNIT STYLE

PROPOSED SEPTIC FIELD LOCATION

MODULAR BLOCK RETAINING WALL OR BOULDER WALL, DESIGNED BY OTHERS

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 8.81 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAP 51, LOT 22A.
4. PLAN REFERENCES:
   A) BOUNDARY SURVEY OF CLAIRE LANE RAYMOND MAINE FOR TIMOTHY CLINTON AS PREPARED BY SURVEY, INC. DATED MARCH 2021.
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 PLAN REFERENCE A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON A FIELD SURVEY PERFORMED BY SURVEY, INC. IN MAY 2021 SUPPLEMENTED WITH LIDAR DATA 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
   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. ALBERT FRICK ASSOCIATES, INC. WAS CONTRACTED WITH TO PERFORM A NATURAL RESOURCES INVESTIGATION ON THE PROJECT SITE. AS A RESULT OF THEIR APRIL 2021 SITE VISIT, IT WAS DETERMINED THAT THERE WERE NO WETLANDS WITHIN THE LIMITS OF THE SITE.
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 = 383,951 SF (8.81 ACRES)
   DEDUCTIONS:
   A. STREET RIGHTS-OF-WAY: 0 SF
   B. STEEP SLOPES OVER 35%: 11,482 SF
   C. 100-YEAR FLOODPLAIN: 0 SF
   D. RESOURCE PROTECTION DISTRICT: 0 SF
   E. WETLANDS AND WATERBODIES: 0 SF
   TOTAL NET RESIDENTIAL AREA = 372,469 SF
   MAX ALLOWABLE DUPLEX UNITS = 18 UNITS AT 20,000 SF PER UNIT
14. ALL BUILDINGS WILL REQUIRE THE INSTALLATION OF A ROOFLINE DRIP EDGE FILTER FOR STORMWATER TREATMENT.
15. THE LOCATION OF THE CENTRAL MAINE POWER COMPANY EASEMENT IS APPROXIMATELY BASED ON A SURVEY WORKSHEET PROVIDED BY SURVEY, INC. THE EASEMENT IS APPROXIMATELY BASED ON A SURVEY WORKSHEET PROVIDED OF SURVEY, INC.
EROSION AND SEDIMENT CONTROL NOTES:

Erosion and sediment control is a critical aspect of construction activities in order to mitigate negative environmental impacts. The following guidelines highlight important practices to ensure effective erosion control:

A. STABILIZED CONSTRUCTION ENTRANCE (SCE)

1. Erosion control on temporary and permanent roadways must be suitable and compatible with the surrounding area. The road must be designed to include a shoulder and drainage groves to prevent water from eroding the sides.

2. Areas with moist subgrade or coarse soil materials should be stabilized with material such as grass, sod, or straw. These materials help to moisture the soil and prevent erosion.

3. Areas affected by heavy traffic should be protected with temporary erosion control measures such as geotextile blankets, straw, or Rock Blankets for construction entrances.

4. Racks of straw or Rock Blankets shall be installed in accordance with the manufacturer’s recommendations and must be inspected daily to ensure they are in good condition.

5.Temporary erosion control measures shall be removed when the area is ready for permanent stabilization. The area should be inspected before permanent stabilization is performed.

B. TEMPORARY EROSION CONTROL MEASURES

1. There shall be temporary erosion control measures in place to prevent water from moving across the area and eroding the soil. These measures may include straw, filter mats, or Rock Blankets.

2. The area shall be inspected daily to ensure the erosion control measures are functioning as intended.

C. PERMANENT SOIL STABILIZATION

1. The area shall be stabilized with native soil or sand, and then reseeded with native grass species compatible with the surrounding area.

2. The area must be properly compacted and graded to prevent further erosion.

D. TEMPORARY MULCHING

1. Temporary mulch shall be applied to areas that are exposed to erosion hazards.

2. The mulch shall be applied at a rate of at least 2 bales per acre.

3. The area shall be inspected after the mulch is applied to ensure it is in good condition.

E. STORMWATER CHANNELS

1. Stormwater channels shall be designed to prevent water from overflowing and causing erosion.

2. The channels shall be constructed with temporary erosion control measures in place.

3. The area shall be inspected after the storm event to ensure the channels are functioning as intended.

F. PERMANENT EROSION CONTROL MEASURES

1. Permanent erosion control measures shall be installed to prevent further erosion from occurring.

2. The area shall be inspected after the permanent erosion control measures are installed to ensure they are functioning as intended.

G. OTHER EROSION CONTROL MEASURES

1. Other erosion control measures shall be implemented to prevent water from moving across the area and eroding the soil.

2. The area shall be inspected after the other erosion control measures are implemented to ensure they are functioning as intended.

HOUSEKEEPING NOTES

1. All areas must be kept clean and free of debris.

2. The area shall be inspected after the housekeeping measures are implemented to ensure they are functioning as intended.

3. Other housekeeping measures shall be implemented to prevent water from moving across the area and eroding the soil.

4. The area shall be inspected after the other housekeeping measures are implemented to ensure they are functioning as intended.

INSPECTION & MAINTENANCE NOTES:

1. The area shall be inspected at least once a week and after significant storm events to ensure the erosion control measures are functioning as intended.

2. The area shall be inspected after the maintenance activities are implemented to ensure they are functioning as intended.

3. Other inspection and maintenance activities shall be implemented to prevent water from moving across the area and eroding the soil.

4. The area shall be inspected after the other inspection and maintenance activities are implemented to ensure they are functioning as intended.
**STORMTECH SC-310 TECHNICAL SPECIFICATION**

Job Number: 2712AG6IPKIT

1. Used to order all necessary materials.

2. Provided by Contech.

3. Provided by Contech.

4. Webbs Mills Road.

5. Edible Sugar.

6. Covered or Grate.

7. Concrete Collar Not Required.

8. Covered or Grate.

9. Stormtech product warranty is limited. See current product warranty for details. To acquire a copy call Stormtech at (405) 239-2233.

10. For installation. Inspection during and after construction is recommended. At least two weeks prior to grading, Stormtech shall have access to the site.

**MANUFACTURER'S GENERAL NOTES**

- Stormtech's technical specifications may be subject to change without notice. Stormtech reserves the right to make improvements in its products at any time without notice.
- Stormtech’s product warranty is limited. See current product warranty for details.
- Stormtech offers many styles and colors to meet the requirements of a project.

**NOMINAL CHAMBER SPECIFICATIONS**

<table>
<thead>
<tr>
<th>Part #</th>
<th>Description</th>
<th>Material Location</th>
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<td>0.9&quot; (23 mm) 0.7&quot; (18 mm) 12.7&quot; (323 mm)</td>
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<tr>
<td>SC310EPE12G</td>
<td>0.9&quot; (23 mm) 0.7&quot; (18 mm) 12.7&quot; (323 mm)</td>
<td>TYP.() PIPE FOR INSPECTION PORT</td>
</tr>
</tbody>
</table>

**OUTLET CONTROL STRUCTURE DETAILS**

- Stormtech’s installation instructions must be followed to ensure proper installation.
- Stormtech’s installation instructions are available on their website (www.stormtech.com).

**STORMTECH SC-310 CROSS SECTION**

- Stormtech’s technical specifications must be followed to ensure proper installation.
- Stormtech’s technical specifications are available on their website (www.stormtech.com).

**DURING CONSTRUCTION INJECTION NOTES**

- Stormtech’s installation instructions must be followed to ensure proper installation.
- Stormtech’s installation instructions are available on their website (www.stormtech.com).

**POST CONSTRUCTION INJECTION NOTES**

- Stormtech’s installation instructions must be followed to ensure proper installation.
- Stormtech’s installation instructions are available on their website (www.stormtech.com).

**SUBSURFACE CHAMBER SYSTEM - SECTION DETAILS**

- Stormtech’s installation instructions must be followed to ensure proper installation.
- Stormtech’s installation instructions are available on their website (www.stormtech.com).

**STORMWATER CHAMBER SPECIFICATIONS**

- Stormtech’s installation instructions must be followed to ensure proper installation.
- Stormtech’s installation instructions are available on their website (www.stormtech.com).