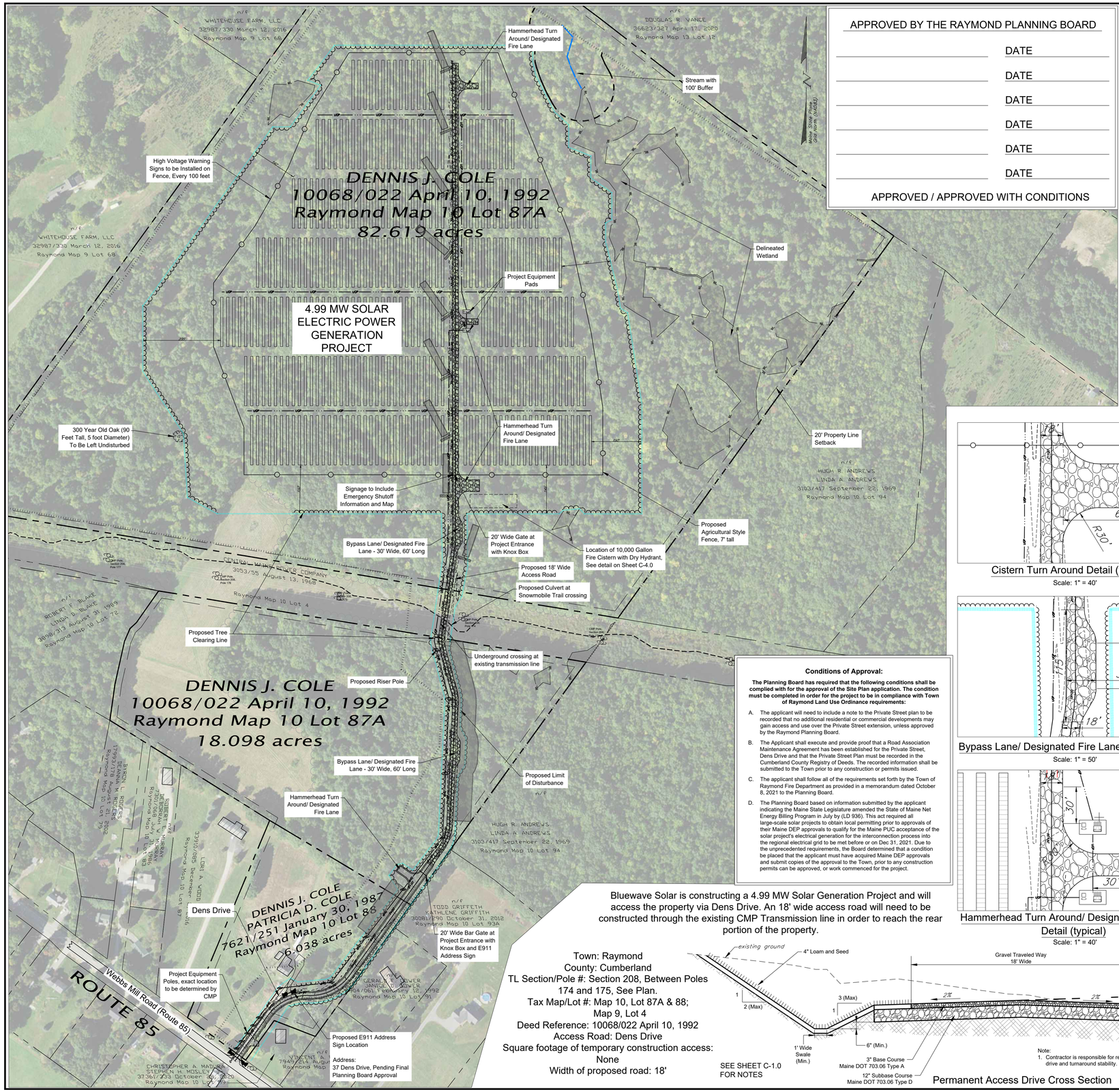


APPROVED BY THE RAYMOND PLANNING BOARD

DATE

DATE

DATE

DATE

DATE

DATE

APPROVED / APPROVED WITH CONDITIONS

Conditions of Approval:

The Planning Board has required that the following conditions shall be complied with for the approval of the Site Plan application. The condition must be completed in order for the project to be in compliance with Town of Raymond Land Use Ordinance requirements:

A. The applicant will need to include a note to the Private Street plan to be recorded that no additional residential or commercial developments may gain access and use over the Private Street extension, unless approved by the Raymond Planning Board.

B. The Applicant shall execute and provide proof that a Road Association Maintenance Agreement has been established for the Private Street, Dens Drive and that the Private Street Plan must be recorded in the Cumberland County Registry of Deeds. The recorded information shall be submitted to the Town prior to any construction or permits issued.

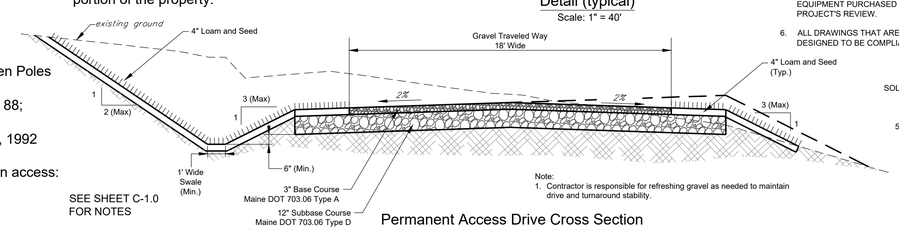
C. The applicant shall follow all of the requirements set forth by the Town of Raymond Fire Department as provided in a memorandum dated October 8, 2021 to the Planning Board.

D. The Planning Board based on information submitted by the applicant indicating the Maine State Legislature amended the State of Maine Net Energy Billing Program in July by (LD 936). This act required all large-scale solar projects to obtain local permitting prior to approvals of their Maine DEP approvals to qualify for the Maine PUC acceptance of the solar project's electrical generation for the interconnection process into the regional electrical grid to be met before or on Dec 31, 2021. Due to the unprecedented requirements, the Board determined that a condition be placed that the applicant must have acquired Maine DEP approvals and submit copies of the approval to the Town, prior to any construction permits can be approved, or work commenced for the project.

Bluewave Solar is constructing a 4.99 MW Solar Generation Project and will access the property via Dens Drive. An 18' wide access road will need to be constructed through the existing CMP Transmission line in order to reach the rear portion of the property.

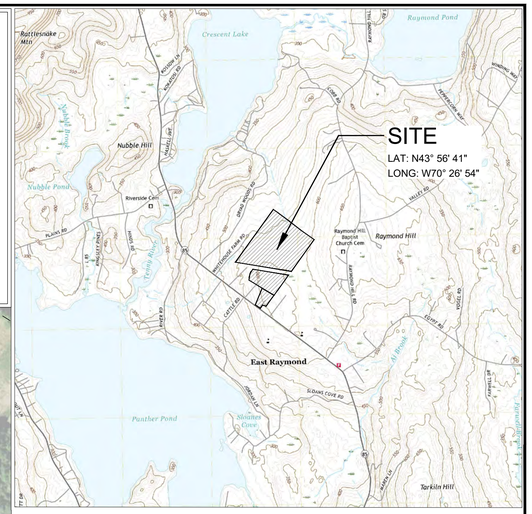
Town: Raymond
County: Cumberland
TL Section/Pole #: Section 208, Between Poles 174 and 175, See Plan.
Tax Map/Lot #: Map 10, Lot 87A & 88; Map 9, Lot 4
Deed Reference: 10068/022 April 10, 1992
Access Road: Dens Drive
Square footage of temporary construction access: None
Width of proposed road: 18'

SEE SHEET C-1.0 FOR NOTES

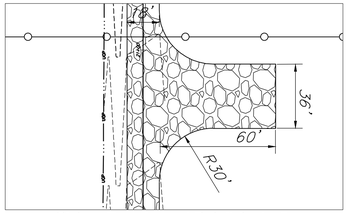


Permanent Access Drive Cross Section

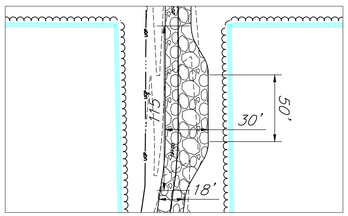
Note:
1. Contractor is responsible for refreshing gravel as needed to maintain drive and turnaround stability.



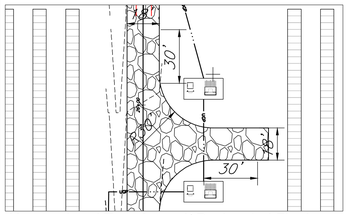
LOCATION MAP
SCALE: 1" = 1/2 Mile



Cistern Turn Around Detail (typical)
Scale: 1" = 40'



Bypass Lane/ Designated Fire Lane Detail (typical)
Scale: 1" = 50'



Hammerhead Turn Around/ Designated Fire Lane Detail (typical)
Scale: 1" = 40'

LEGEND

- EXISTING POWER POLE / PROPOSED POLE
- APPROXIMATE PROPERTY LINES
- APPROXIMATE PROJECT PARCEL
- SETBACKS TO SOLAR PANEL RACKING
- EXISTING GRADE CONTOUR LINES (2 FOOT INTERVALS)
- PROPOSED GRADE CONTOUR LINES (10 FOOT INTERVALS)
- PROPOSED GRADE CONTOUR LINES (2 FOOT INTERVALS)
- EXISTING TREELINE
- EXISTING OVERHEAD POWER
- PROPOSED PROJECT FENCE
- PROPOSED UNDERGROUND POWER
- PROPOSED OVERHEAD POWER
- PROPOSED SWITCH GEAR PAD & TRANSFORMER PAD
- PROPOSED FIXED MOUNT SOLAR PANEL RACKING
- DELINEATED WETLAND
- PROPOSED 18' GRAVEL ACCESS DRIVE
- PROPOSED 18' PRIVATE ROAD
- DELINEATED STREAM
- ENVIRONMENTAL BUFFER
- PROPOSED TREELINE
- PROPOSED LIMIT OF DISTURBANCE
- ENVIRONMENTAL SURVEY BOUNDARY
- PROPOSED STORMWATER TREATMENT BUFFER
- EXISTING STRUCTURES
- 300 YEAR OLD OAK TREE (90 FEET TALL, 5 FOOT DIAMETER)
- EXISTING SNOWMOBILE TRAIL

NOTES:

1. ASPECTS OF PLAN ARE APPROXIMATE AND DERIVED FROM AERIAL PHOTOGRAPHY.
2. THE HORIZONTAL COORDINATE SYSTEM IS BASED ON NAD83 MAINE STATE PLANES, WEST ZONE (US SURVEY FEET). ELEVATIONS ARE BASED ON THE NAVD88 (US SURVEY FEET).
3. EXISTING GROUND CONTOUR ELEVATIONS ARE BASED ON LIDAR DATA FROM THE MAINE OFFICE OF GIS.
4. UTILITIES ARE NOT WARRANTED TO BE COMPLETE OR ACCURATE, CONTRACTOR SHALL CONTACT DIG SAFE BEFORE BEGINNING ANY EXCAVATION.
5. THIS IS A PRELIMINARY DESIGN PLAN. FINAL DESIGN WILL BE MODIFIED TO MATCH EQUIPMENT PURCHASED AND POSSIBLE PERMIT CONSTRAINTS REVEALED DURING PROJECT'S REVIEW.
6. ALL DRAWINGS THAT ARE ISSUED FOR CONSTRUCTION PURPOSES WILL BE DESIGNED TO BE COMPLIANT WITH NEC 2020 CODE.

SOLAR ARRAY DESIGN INFORMATION:
6.50 MW DC
4.99 MW AC
DC/AC = 1.30
540W PHOTOVOLTAIC MODULES
12,040 MODULES
40 MODULES
PER STRING
301 STRINGS
PITCH = 18.34'
GCR = 0.409
LOD = 43.5 ACRES
CLEARING = 41.8 ACRES
FENCED AREA = 27.3 ACRES

RAYMOND SOLAR

Dens Drive
Raymond, Maine

BLUEWAVE

bri
BIODIVERSITY RESEARCH INSTITUTE

KREBS & LANSING
CONSULTING ENGINEERS

164 Main Street, Suite 201
Colchester, Vermont 05446
P: (802) 878-0375
www.krebsandlansing.com

ISSUED FOR PERMITTING
NOT FOR CONSTRUCTION

SOURCE DATA LEGEND

MAPPING SOURCE DATA USED FOR PLAN COMPILATION

Civil Engineering:
Krebs and Lansing Consulting Engineers, Inc.
164 Main Street, Suite 201
Colchester, Vermont 05446

Environmental:
Biodiversity Research Institute
30 Danforth Street, Suite 213
Portland, ME 04101

Stormwater:
BH2M Inc.
3808 Main Street
Gorham, ME 04038

0' 150' 300' 450'
0" 1" 2" 3"
STANDARD GRAPHIC SCALE (1" = 150')
VALID WHEN PLOTTED ON 24" BY 36" MEDIA

REV. NO.	REVISIONS/COMMENTS	DATE
1	Road stationing and SW treatment buffers	6/11/21
2	Revised Notes & Labels	7/6/21
3	Fire Department Revisions	9/8/21
4	Note/Label Revisions	10/4/21
5	Revisions to Hammerhead Turnarounds	10/7/21
6	Conditions of Approval/ Signature Block	11/10/21

Drawing Title:

OVERALL SITE PLAN

DATE of Issue: 05/14/2021

Drawn by: EJM | Checked by: IAJ

Project No.: 21235 | Scale: 1" = 150'

Drawing No.: C-1.0

Rev No.: 6