



Civil Engineering | Surveying

August 10, 2022

Alex Sirois, Code Enforcement Officer
Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071

Re: Application for
4 Lot Subdivision

Dear Alex;

On behalf of the applicant, Stephen and Hilda Clark, we are submitting a sketch plan for the development of a 4-lot subdivision off the Raymond Cape Road.

This 41.25 acre wooded parcel is in the LR11 zone and located on the Raymond Cape Road on Tax Map 4 Lot 30. Our access is 1500 feet long with a T-turnaround at the end. Turnaround lengths are designed to meet requirements for public safety vehicles.

Roadway ditches will divert surface water along the first 600-feet of road to a culvert system at Raymond Cape Road. The balance of this road will sheet flow to the abutting land.

This design includes a wetland crossing for roadway access to serve the proposed lots. Culverts will be sized for this crossing. This forested wetland impact will require a DEP permit as the impact area is greater than 4300 sf. This impact will also require a notification to the Army Corp of Engineers.

Our submission includes 8 - full size copies & 7 - 11"x 17" copies of the following:

1. Cover letter / narrative
2. Application (fee by applicant)
3. Warranty Deed
4. Wetland Delineation letter

We look forward to presenting this project at the September planning board meeting.

Sincerely,

A handwritten signature in blue ink that reads "William A. Thompson". The signature is fluid and cursive, with the first name being particularly prominent.

William A. Thompson
Project Manager

Encl.
cc: S. Clark

Town of Raymond Planning Board
Application for Subdivision and Site Review

rev 1-25-17

INSTRUCTIONS

Please read these instructions carefully. If you are uncertain about a requirement please contact the Town Planner through the Town Offices at 655- 4742 x 161. Failure to submit a complete application as indicated below will delay your application. Deadlines: Complete applications must be submitted by the deadline to be considered for the next meeting. If you are unsure of whether or not an item is required, request a waiver. Ideally you have met with staff and are informed regarding the applicability of items.

Application packets:

For projects requiring 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 sheets.

For projects requiring Staff Review -5 copies of all documents, and plan copies shall be all full sized.

Regardless of review authority all multiple sheet plan sets must be bound. Plan sets of less than 10 pages must be folded accordion style so that the title block is visible on the front of the plan. Plan sets of more than 10 pages may be submitted rolled. Application fees and escrow checks are part of a complete application.

Applicant: The applicant must have documentation with owner(s) signature if the owner does not sign the application.

Owner: If the owner is a non-person, documentation from the Secretary of the Association or Corporation must be submitted certifying that the person signing has authority to act for the entity.

Correspondence: Correspondence will be mailed to one person other than the applicant. Please indicate whether or not the Agent or the Owner will be notified. Condominium Development: All condominium development is subject to both subdivision and site review unless it is a single-family development.

Project Review: All projects are required to go to pre-app conference at the Board level. The applicant may opt for a staff review by the Plan Review Committee prior to submittal to the Board. This is highly encouraged for complex development proposals and for applicants that do not hire a professional consultant to represent them or are unfamiliar with the Planning Board regulations and approval process.

Other Approvals: A complete copy of any other agency application reviews or approvals must be noted at the time the application is submitted. Town approvals are not granted until all other required agency(s) associated with aspects of the project, but not limited to State, Federal, or other Authority is approved and copies delivered with the Final Plan submittal or application. The Planning Board may issue a condition of approval if it has written evidence that the outside agency has completed the review of an application for the project and is processing the project for approval.

Fees: Application fees are non-refundable except in cases where applications are withdrawn within two business days of the deadline. Escrow fees are utilized for plan review including Planner's time in reviewing submissions, drafting materials for the Planning Board, and attending meetings related to the application. Any remaining amount after the review of the plan will be returned to the party which submitted the escrow. If the property is transferred to another party it is important to address the escrow account to assure it is returned to the appropriate party.

Town of Raymond Planning Board
Application for Subdivision and Site Review
rev 1-25-17

Property Information

Map 4 Lot 30
 Zoning District LR11
 Street Address: 78 Raymond Cape Road
 Deed Reference
 Book 38708 Page 164
 Parcel Size: 41.25 acres

Office Use Only

Filing Fee\$ _____ Abutter notices \$ _____
 Legal ad fee\$ _____ Fire Department\$ _____
 Escrow \$ _____ Total fees \$ _____

Applicant Information

Name: Stephen & Hilda Clark Telephone: 207 939-0353
 Address: 12 Beach Road Fax: --
Raymond, Maine 04071 email: clark.stephen159@gmail.com

Note: Attach permission from owner if application not signed by owner.

Agent Information check here if correspondence should be directed to agent

Name: William Thompson - BH2M Engineers Telephone: 207 839-2771
 Address: 380B Main Street Fax: --
Gorham, Maine 04038 email: wthompson@bh2m.com

Owner Information:

Name: Stephen & Hilda Clark Telephone: 207 939-0353
 Address: 12 Beach Road Fax: --
Raymond, Maine 04071 email: clark.stephen159@gmail.com

Proposed Development (check all that apply)

- Subdivision Site Plan
- Pre-Application Conference
- Preliminary Plan Review
- Final Plan Review
- Other: _____

Project Type:

- Single Family Subdivision
- Multi-family Development
- Commercial
- Industrial
- Other: _____

Town of Raymond Planning Board
Application for Subdivision and Site Review

rev 1-25-17

Proposed Development Name: Woodstone Subdivision

4 Number of Lots

 Number of Units

 Total Square Footage of Comm./Ind. Bldgs.

Proposed Road Name(s):

Woodstone Way

Other Approvals Required:

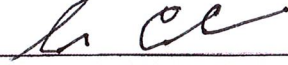
 Zoning Board of Appeals: Variance Special Exception

 X ME Dept. of Environmental Protection Tier 1 Wetland Permit

The undersigned, being the applicant, owner or legal representative of the property, hereby certifies that all information contained in this application is true and correct to the best of his/her knowledge and submits such information for review by the Town for conformance with all applicable regulations, ordinances, and codes of the town, state and federal government.

The undersigned, by their signature below authorizes any member of or authorized agent of the Town of Raymond or other review agency to enter the property for the purposes of review of this application.

Stephen Clark
Print Name of Property Owner

 (WAT)
Signature of Property Owner *w: William Thompson*

8/8/22
Date

William A. Thompson
Print Name of Owner's Agent

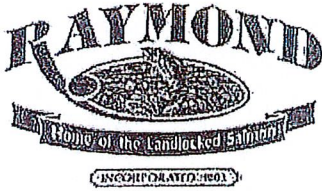

Signature of Owner's Agent

8/8/22
Date

Planning Board Fees:

Description			Fees
Planning Board Pre-application Conference			\$75
Site Plan Review Application	Staff	Projects up to 10,000 square feet	\$75
	Minor	Projects less than 10,000 square feet	\$100
	Major	Projects 10,000 square feet or greater	\$250
Staff Site Plan Review Escrow	Staff	Projects up to 10,000 square feet	\$625
	Minor	Projects less than 20,000 square feet	\$725
	Major	Projects 20,000 square feet or greater	\$1,000
Preliminary Subdivision Review			\$625 plus \$200 per lot/unit greater than 4
Final Subdivision Review			\$475 plus \$100 per lot/unit greater than 4
Minor Subdivision Review			\$475
Planning Board Escrow Fees for Subdivision Review			\$1,000, plus additional fees for completion of professional reviews if necessary based on consultant hourly rate
Planning Board/ZBA/Staff Review Abutters Notices*			\$8 each notice
Planning Board/ZBA Newspaper/Staff Review Legal Notices			\$600

*Abutters will be calculated by the Town office staff. An abutter is defined as the owner(s) of any property within 300 feet of the subject property.



Town Of Raymond Maine
Submissions Checklist and Requirements for:
Major, Minor, and Staff Review Site Plan

Stephen & Hilda Clark - Woodstone Way - Subdivision

Applicant and Project Name:

Raymond Cape Road

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 _____

Is the Project Site part of a Subdivision? Y / N (circle one)

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)
- 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)
_____ (lake/pond/stream/river/waterbody resource)

Conditional Rezoning: Y/N (circle one) (See Raymond Land Use Ordinance Article 7 - Amendments D.
Conditional Rezoning)
(if yes, date of approval, recorded deed/document information) _____

Site Plan Application: Name of Proposed project _____

(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)
- 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)
- 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)
- 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)

- 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)
- Building Design:** (Proposed building footprint plan, side and front elevation views, locations of access)
- 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)
- Solid Waste Removal:** (Estimated solid waste generated by proposed use, removal process/hauler, dumpster location, recycling efforts, needs for special waste)
- 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)
- Landscaping** (buffers, plantings, plant species size and locations)
- Soils Mapping** (medium/high intensity soils maps, test pit logs, geotechnical reports)
- Fire prevention** (nearest hydrant identified, sprinkler/suppression requirements, Fire lane/site access, Dept. review sign-off)
- Signs:** (Proposed site signs, location, height, size, illumination, wayfinding signs, traffic controls)
- 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!)
- 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**

- Proposed access originates from Raymond Cape Road (name of road/street/ lane/way)
- Proposed road/backlot driveway name Woodstone Way (to be confirmed by e911)
- Proposed length (LF), travel width (LF) Total Impervious area of travel surface(SF) **1500' - 22' wide**
- Proposed # of lots/units accessing proposed road/backlot driveway **4**
- 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 **80.96 feet** SF proposed lot(s) **130,680 min** SF
- Closest driveway to proposed access/road/backlot driveway (provide map with distance) **300'**
- Proposed private Road ownership (1 owner, shared ownership, Homeowner Assoc., other) **Homeowners Assoc.**
- 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
- Is the proposed property and access or private road/backlot driveway part of a previous approved plan? Y/ (circle one)

If Yes, Indicate project name, date approved, and recorded deed information

Date _____ Book/Page _____

Shoreland Zoning (SZ) : (Refer to Raymond Shoreland Zoning Provisions)

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
- 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.
- The applicant is requested to provide a final pdf electronic version of the final plans upon approval
- 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.
- 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

Lot 30
(subject)
current

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

(Statutory Short Form Deeds Act
33 M.R.S.A. § 761 et seq.)

DLN: 1002140164573

Prepared by
Law Office of Dawn D. Dyer, P. C.
936 Roosevelt Trail, Suite 4
Windham ME 04062-5654
(207) 893-8100

Diane G. Potvin, being unmarried and of the Town of Cumberland, County of Cumberland and State of Maine, with a mailing address of 8 Ledge Road, Cumberland Foreside, Maine 04110, for consideration paid, grants to **Stephen Clark** and **Hilda Clark**, of the Town of Raymond, County of Cumberland and State of Maine, with a mailing address of 12 Beach Road, Raymond, Maine 04071, as **joint tenants** and with **warranty covenants**, the land in the Town of **Raymond**, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land located on Cape Road in the Town of Raymond, County of Cumberland and State of Maine, described as follows:

Beginning at a 5/8" rebar located on the easterly side of Cape Road marking the southwesterly corner of land now or formerly Tse as described in deed book 11294, page 66 recorded in Cumberland County Registry of Deeds (CCRD); thence N 71° 25' 45" E along land of Tse, 2397.16 feet to a 5/8" rebar at land now or formerly Cummings as described in deed book 24808, page 158 CCRD; thence S 53° 40' 50" E along land of Cummings, along other land now or formerly Cummings and land now or formerly Cummings & Floor as described in deed book 20301, page 83 CCRD, 1101.27 feet to a 1" iron pipe at land now or formerly Dependable Buildings Group, LLC as described in deed book 24266, page 35 CCRD; thence S 78° 37' 29" W along land of Dependable Builders Group, LLC and land now or formerly Potvin as described in deed book 28373, page 222 CCRD, 3315.18 feet to a 1 1/4" iron pipe located on the easterly side of Cape Road; thence N 11° 33' 40" E along the easterly side of Cape Road, 300.25 feet to a 5/8" rebar at land now or formerly Goan as described in deed book 15803, page 168 CCRD; thence N 78° 37' 29" E along land of Goan, 600.00 feet to a 5/8" rebar; thence N 18° 52' 41" W continuing along land of Goan, 276.13 feet to a 5/8" rebar; thence S 71° 25' 45" W continuing along land of Goan, 494.72 feet to a 5/8" rebar located on the easterly side of Cape Road; thence N 00° 39' 40" E along the easterly side of Cape Road, 26.48 feet to the point of beginning. Bearings herein are grid north Maine State Plan Coordinate System, west zone.

AKC
SCC

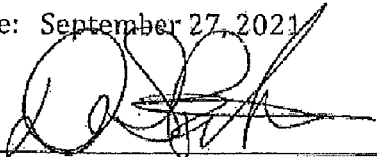
Parcel contains approximately 41.25 acres and is the remaining land described in deed book 3050, page 822 CCRD.

Parcel is subject to and benefitted by any easements and/or rights-of-way of record including a 25 foot access and utility easement running over and across the northerly portion of land of Goan more particularly described in deed book 15803, page 168 CCRD.

Being the same premises conveyed to Diane G. Potvin by Warranty Deed from Bruce J. Saunders and Susan P. Saunders, dated October 19, 2011 and recorded in Cumberland County Registry of Deeds in book 29138, Page 242.

The deed preparer does not certify title.

Witness my hand and seal this date: September 27, 2021

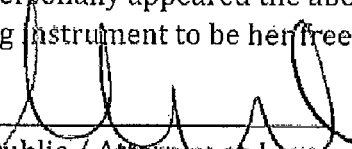


Diane G. Potvin

State of Maine
Cumberland, ss

Date: September 27, 2021

Personally appeared the above-named DIANE G. POTVIN, and acknowledged the foregoing instrument to be her free act and deed. Before me,



Notary Public / Attorney-at-Law

Amie Nickel
Attorney-At-Law

HAC
SCC



M A R K H A M P T O N A S S O C I A T E S , I N C .

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

6845

April 1, 2022

Mr. Stephen Clark
78 Cape Road
Raymond, ME 04071

Re: Wetland Delineation, 18 acre front portion of a 42 acre lot located on Cape Road in Raymond, ME.

Dear Mr. Clark,

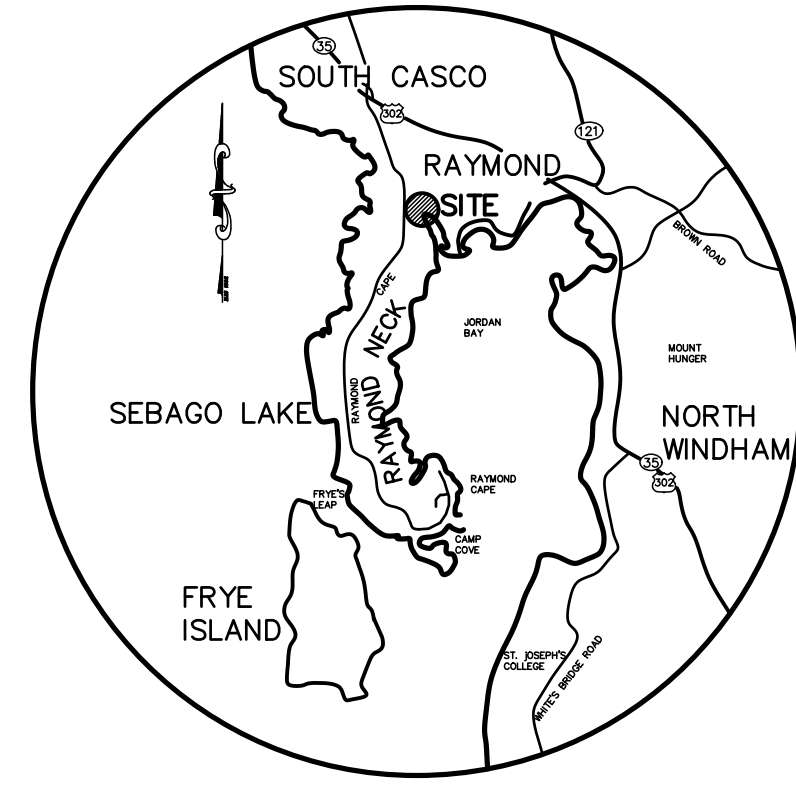
I have completed a delineation of wetlands on the front 18 acre portion of a 42 acre lot located on Cape Road in Raymond, ME. The wetland delineation was completed in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Northcentral and Northeast Regions dated January 2012. These manuals require the presence of three parameters for a wetland to be present, wetland hydrology, hydrophytic vegetation, and hydric soils.

The wetlands I found were flagged with yellow flagging. The flagging was labeled in an alphanumeric sequence. The wetland flags were located by GPS equipment capable of locating a point to within three feet. The wetlands found on the parcel are a mixture of freshwater forested and scrub-shrub wetlands. The wetlands do not meet the definition of wetlands of special significance as defined by Maine Department of Environmental Protection. The GPS data has been sent to Bill Thompson at BII2M to be incorporated into the plan.

If you have any questions or require additional information, please contact me.

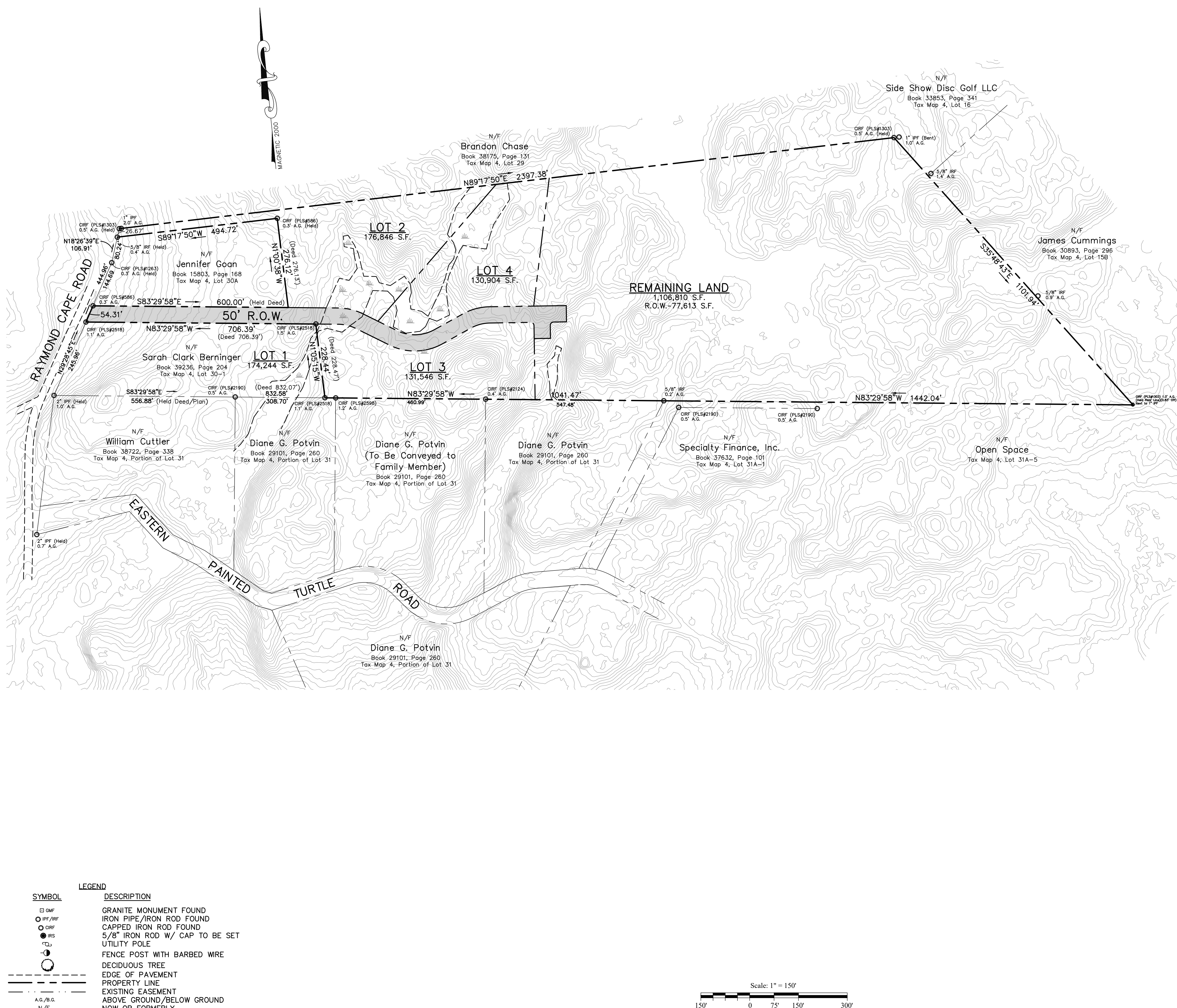
Sincerely,

Hope Hampton L.S.E.
Licensed Site Evaluator #427



LOCATION MAP
NTS

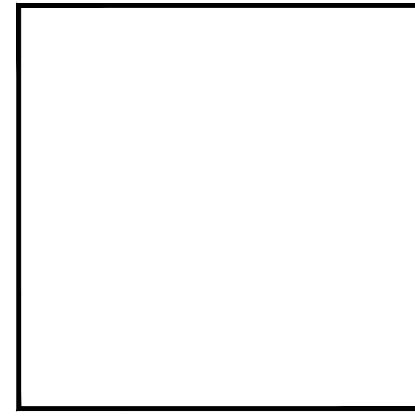
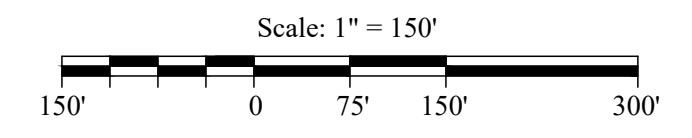
NO.	DATE	REVISION DESCRIPTION



- NOTES:
- OWNER: STEPHEN & HILDA CLARK
12 BEACH ROAD
RAYMOND, MAINE
 - ENGINEER: AUSTIN G. FAGAN, PE #16523
BH2M
380B MAIN STREET
GORHAM, ME 04038
 - SURVEYOR: ROBERT C. LIBBY JR. PLS #2190
BH2M
380B MAIN STREET
GORHAM, ME 04038
 - WETLAND DELINEATION: HOPE HAMPTON
MARK HAMPTON ASSOCIATES
PORTLAND, MAINE
 - DEED REFERENCE: BK. 38708, PG. 164
 - TAX MAP REFERENCE: MAP 4, LOT 30
 - ZONING: LIMITED RESIDENTIAL/RECREATIONAL II (LRR11 3 ACRE)
 - AREA OF PARCEL: 37.276 ACRES
 - PROPOSED USE: 4 LOT RESIDENTIAL SUBDIVISION
 - MINIMUM STANDARDS: LOT SIZE - 3 ACRES (130,680 S.F.)
ROAD FRONTAGE - 225 FEET
SETBACKS:
FRONT - 30 FEET
SIDE - 20 FEET
REAR - 30 FEET
 - PLAN REFERENCES:
 - AMENDED SUBDIVISION, TURTLE COVE ESTATES, RAYMOND CAPE ROAD, RAYMOND, MAINE, FOR DEPENDABLE BUILDERS GROUP, INC., DATED OCTOBER 2006, BY BH2M, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 209, PAGE 52.
 - MORTGAGE DEED EXHIBIT SKETCH MADE FOR GARY L. POTVIN, 78 RAYMOND CAPE ROAD, RAYMOND, MAINE, DATED APRIL 22, 2019, BY NADEAU LAND SURVEYS, JOB # 2191994S.
 - MORTGAGE DEED EXHIBIT SKETCH MADE FOR DIANE G. POTVIN, EASTERN PAINTED TURTLE ROAD, RAYMOND, MAINE, DATED OCTOBER 10, 2013, BY NADEAU LAND SURVEYS, JOB # 2131376.
 - BOUNDARY SURVEY & DIVISION PLAN, LAND OF DIANE G. POTVIN, EASTERN PAINTED TURTLE ROAD, RAYMOND, MAINE, FOR DIANE POTVIN, DATED JANUARY 2022, BY BH2M, INC., JOB # 21255.

LEGEND

SYMBOL	DESCRIPTION
□ CMF	GRANITE MONUMENT FOUND
○ IPF/IRF	IRON PIPE/IRON ROD FOUND
○ CMF	CAPPED IRON ROD FOUND
● RS	5/8" IRON ROD W/ CAP TO BE SET
○ U	UTILITY POLE
○ F	FENCE POST WITH BARBED WIRE
○	DECIDUOUS TREE
---	EDGE OF PAVEMENT
---	PROPERTY LINE
---	EXISTING EASEMENT
---	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY



BH2M
Berry, Hutf, McDonald, Milfigan Inc.
Engineers, Surveyors
380B Main Street
Gorham, Maine 04038
Tel: (207) 839-2771
www.bh2m.com

FOR
Stephen Clark
12 Beach Road
Raymond, Maine

SKETCH PLAN
WOODSTONE SUBDIVISION
RAYMOND CAPE ROAD
RAYMOND, MAINE

DESIGNED A. Fagan	DATE July 2022
DRAWN A. Fagan	SCALE 1" = 150'
CHECKED W. Thompson	JOB. NO. 22046

SHEET
1

REPRODUCTION OR REUSE OF THIS DOCUMENT WITHOUT THE EXPRESSED WRITTEN CONSENT OF BH2M INC. IS PROHIBITED.