

**DRAFT**

May 11, 2022  
21397

Sandy Fredricks, Planning Board Clerk  
Town of Raymond  
401 Webbs Mills Road  
Raymond, ME 04071

**Major Subdivision Application – Planning Board Responses**  
**Settlers Ridge Road Subdivision**  
**Raymond Cape Road, Raymond, ME**

Dear Sandy:

Based upon the May 5 memorandum from Gorrill Palmer and the May 4 memorandum from the Fire Department, we offer the following responses:

**Peer Review Comments**

1. Provide copy of Maine DEP Stormwater Permit to the Town.

***A copy of the MDEP permit will be forwarded once received.***

2. Provide Exhibit B in the final HOA Documents as referenced in Article IX, Section 9.1 of the HOA Documents.

***Exhibit B is intended to be the Stormwater Management Report's Inspection, Maintenance, and Housekeeping Plan referenced in comment no. 3.***

3. Incorporate the Stormwater Management Report's Inspection, Maintenance, and Housekeeping Plan in the HOA Documents.

***See response to comment no. 2.***

4. Provide final version of the HOA Documents for final review before recording.

***As noted.***

5. Provide results of the Vernal Pool Assessment for the site and provide copies of additional permitting as required based upon the Assessment results.

***A review of the property for vernal pools has been completed. As previously stated, the project has been planned to not impact any wetlands (and vernal pools). We had a meeting with MDEP this morning to discuss permitting of impacts to the terrestrial habitat for some of the pools. We will forward on the permitting package to the Town and permit once received.***

6. Provide ditch calculations and show appropriate ditch lining for the expected ditch runoff conveyance velocities.

***As previously stated, flows and velocities are shown in the submitted HydroCAD calculations. Based upon those calculations, the velocity in the northernmost entrance swale is a little above 7 fps with the balance of the velocities below 5 fps. We have added the following note to indicate the use of erosion control blankets rated for 8 fps and 6 fps to the plan, "Note: all swales shall be stabilized with erosion control blanket. Sta. 0+00 to 8+00 swales should have North American Green SC 150 or equivalent. Remaining swales shall have North American Green DS 150 or equivalent."***

7. Provide a minimum of 20 feet between the outlet control structure and the emergency spillway at UDSF-2.

***The outlet control structure has been relocated to provide the 20' separation.***

8. Comply with all recommendations and requirements of the Town of Raymond Fire and Rescue Department.

***As noted.***

#### **Fire Department Comments**

1. The applicant has provided on the plan and plan "Notes" two (2) Hammer-head turn-arounds on the 1,970 foot street, designated as Fire Lanes – No Parking – Violators will be Towed at the Owners Expense. The Hammerhead turn-around between Sta. 9+00 to Sta. 11+00, the Fire Lane notations on the Plan (Sheet 5 of 14, dated 11-19-2021) shows the designated Fire Lane as between Sta. 9+00 to Sta. 10+00, instead of 9+00 to 11+00 as required. The Fire Lane description in Note #11 of the Plan Notes (on Sheet 5 of 14) does accurately describe the required condition as noted in the RFRD Memo of March 24, 2022.

***The station no. has been changed from 10+00 to 11+00.***

2. The Fire Lane sign locations currently depicted on the plans will require additional signage to cover the entire cross-hatched areas of the plans. These Fire Lane signs serve as the required on-site, visual representation of the Fire Lane – No Parking areas.

***Additional signage has been added to the plans as requested by Mr. Jones.***

3. The E-911 street addresses have not been added to the Plans.

***Upon discussion, Mr. Jones noted that we have met the requirements of the comments.***

4. The "street break" address signage as requested in the RFRD Memo of April 11, 2022, was noted in the April 20, 2022 cover letter as response #28, but was not included as a "Plan Note" or shown on the "Details" page of the submitted plans.

***Upon discussion, Mr. Jones noted that we have met the requirements of the comments; however, he requested that a graphic of the sign be provided. This graphic has been added adjacent to the note for the street signage.***

5. The Homeowners Association Declaration of Covenants and Restrictions document has been reviewed by the RFRD and contains the Fire Lane and Towing language as requested in the RFRD email of April 6, 2022.

***As noted.***

6. All other Fire and Life Safety requirements requested by the RFRD during the entire application review process, have been adequately addressed by the applicant in the April 20, 2022 plan submittals.

***As noted.***

7. All proposed designs to address Fire Rescue Department access or fire protection shall be approved by the Raymond Fire Rescue Department.

***As noted.***

This response letter and the modified plan sheets have been submitted to Gorrill Palmer and the Town of Raymond Fire Department by email. A link to the digital files will be sent to you by email. Included in this resubmission are the following items:

1. Seven (7) copies of the of the revised Subdivision Plans (11"x17").
2. Eight (8) copies of the of the revised Subdivision Plans (24"x36").

Thank you for your time and assistance relative to this application.

Sincerely,

SEBAGO TECHNICS, INC.



Robert A. McSorley, P.E.  
Senior Project Manager

RAM:js

cc. William C. Haskell, P.E., Gorrill Palmer  
Wayne C. Jones, Fire Inspector, Town of Raymond  
Brandon Chase