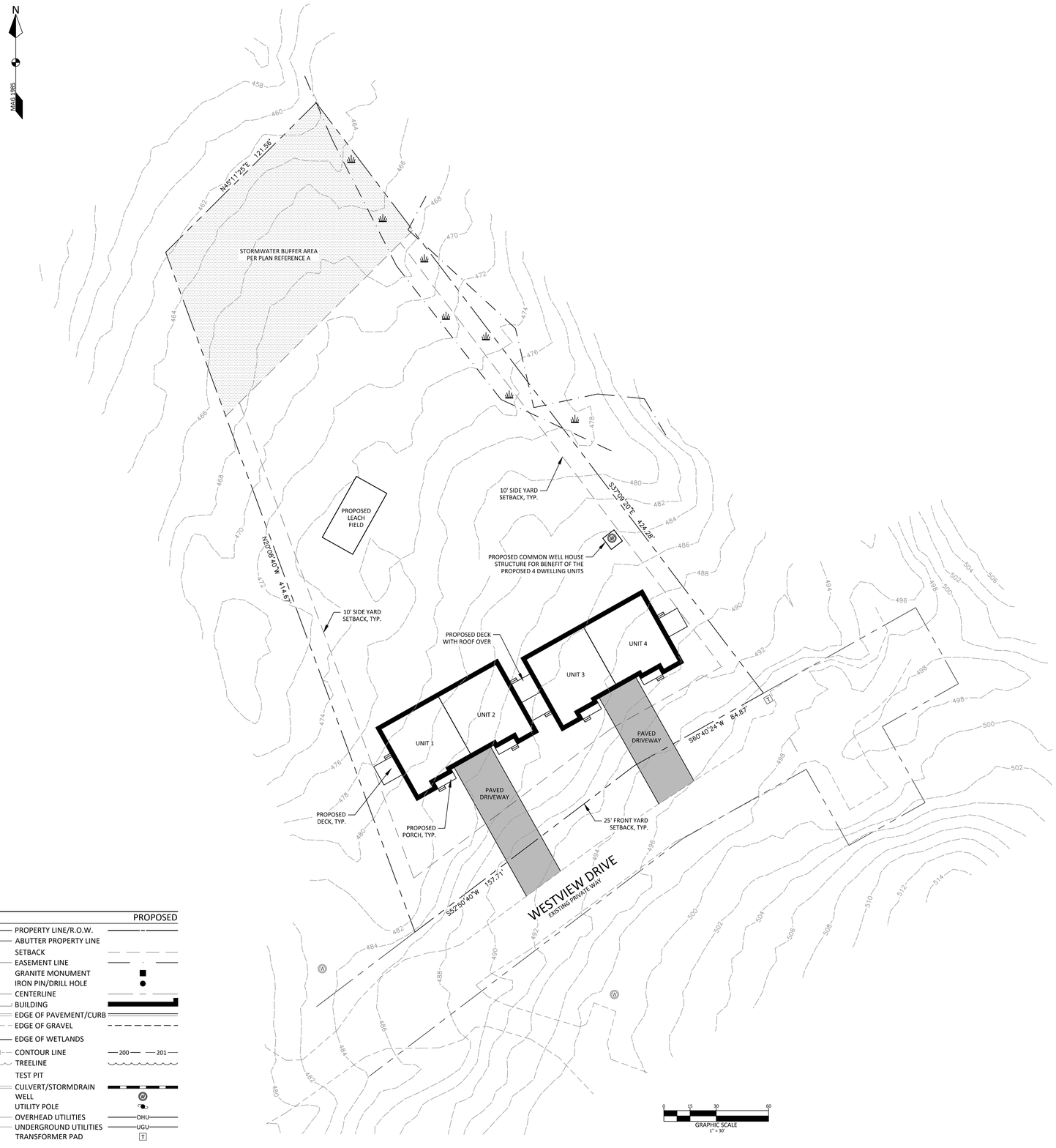

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF WETLANDS	
-200- -201-	CONTOUR LINE	200 201
	TREELINE	
TP-1	TEST PIT	
	CULVERT/STORMDRAIN	
W	WELL	W
	UTILITY POLE	
OHU	OVERHEAD UTILITIES	OHU
UGU	UNDERGROUND UTILITIES	UGU
	TRANSFORMER PAD	T

GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS DAIGLE FINANCIAL AND DEVELOPMENT, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 39170 PAGE 196.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 73,286 SQUARE FEET.
3. PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAP 8, LOT48-D.
4. PLAN REFERENCES:
   A) DIVISION OF PROPERTY ON WESTVIEW DRIVE, MADE FOR FRICK JOINT TRUST, PREPARED BY STEPHEN MARTIN, PLS AND RECORDED CCRD PLAN BOOK 218 PAGE 399.
5. HORIZONTAL DATUM: MAGNETIC NORTH 1985 PER PLAN REFERENCE A.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR FROM THE MAINE OFFICE OF GIS.
9. SPACE AND BULK REQUIREMENTS: VILLAGE RESIDENTIAL (VR) DISTRICT

MIN LOT SIZE:	40,000 SF
MIN STREET FRONTAGE:	100 FT
MIN FRONT YARD:	25 FT
MIN SIDE YARD:	10 FT
MIN REAR YARD:	20 FT
MAX BUILDING HEIGHT:	2.5 STORIES

10. WETLAND DELINEATION PERFORMED BY ALBERT FRICK ASSOCIATES.
11. NET RESIDENTIAL DENSITY IS CALCULATED AS FOLLOWS:

GROSS LOT AREA =	73,286 SF
DEDUCTIONS FOR WETLANDS =	3,171 SF
NET RESIDENTIAL AREA =	70,115 SF
REQUIRED NET RESIDENTIAL AREA = 40,000 SF FOR THE FIRST TWO UNITS 15,000 SF FOR EACH ADDITIONAL DWELLING UNIT	70,000 SF

12. ALL ELECTRICAL METER BOXES SHALL INCLUDE AN OUTSIDE SERVICE DISCONNECT TO ENABLE EMERGENCY PERSONNEL TO DISCONNECT THE POWER FROM OUTSIDE OF THE BUILDING DURING AN EMERGENCY RESPONSE.
13. THE SUBDIVISION PARCEL IS A CONDOMINIUM AND ALL UNIT OWNERS HAVE ACCESS TO THE COMMON LAND FOR USE AS OPEN SPACE FOR PASSIVE RECREATION. THE COMMON LAND OPEN SPACE MEETS THE REQUIREMENT OF ARTICLE 9, SECTION 3 OF THE SUBDIVISION ORDINANCE TO PROVIDE A MINIMUM OF 10% OF THE GROSS LAND AREA AS OPEN SPACE.
14. EACH BUILDING UNIT SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF THE RAYMOND FIRE AND RESCUE DEPARTMENT.
15. TEMPORARY E911 ADDRESSES MUST BE INSTALLED ON EACH BUILDING UNIT DURING CONSTRUCTION THAT ARE VISIBLE FROM THE STREET. THE TEMPORARY ADDRESSES MUST BE REPLACED WITH PERMANENT ADDRESS MARKINGS PRIOR TO CERTIFICATE OF OCCUPANCY.
16. TRASH REMOVAL AND SEPTIC SYSTEM MAINTENANCE IS PRIVATE AND SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM OWNER'S ASSOCIATION.

APPROVED - RAYMOND PLANNING BOARD:

CHAIRPERSON _____ DATE _____

_____

_____

_____

_____

_____

_____

STATE OF MAINE
DUSTIN M. ROMA
P.L.S.
No. 12131
REGISTERED
PROFESSIONAL
LAND SURVEYOR

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 591-5055

REV	DESCRIPTION	BY	DATE

AMENDED SUBDIVISION PLAN

LOT 48D ON WESTVIEW DRIVE
WESTVIEW DRIVE
RAYMOND, MAINE

FOR:
DAIGLE FINANCIAL AND DEVELOPMENT, LLC
85 NASH ROAD
WINDHAM, ME 04062

22015
JOB NUMBER:

1" = 30'
SCALE:

4-20-2022
DATE:

SHEET 1 OF 1

S-1