

DM ROMA
CONSULTING ENGINEERS
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- GENERAL NOTES:**
- 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.
 - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 73,286 SQUARE FEET.
 - PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAP 8, LOT48-D.
 - 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.
 - HORIZONTAL DATUM: MAGNETIC NORTH 1985 PER PLAN REFERENCE A.
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 - BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
 - TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT LIDAR FROM THE MAINE OFFICE OF GIS.
 - 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
 - WETLAND DELINEATION PERFORMED BY ALBERT FRICK ASSOCIATES.
 - NET RESIDENTIAL DENSITY IS CALCULATED AS FOLLOWS:

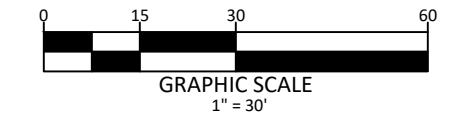
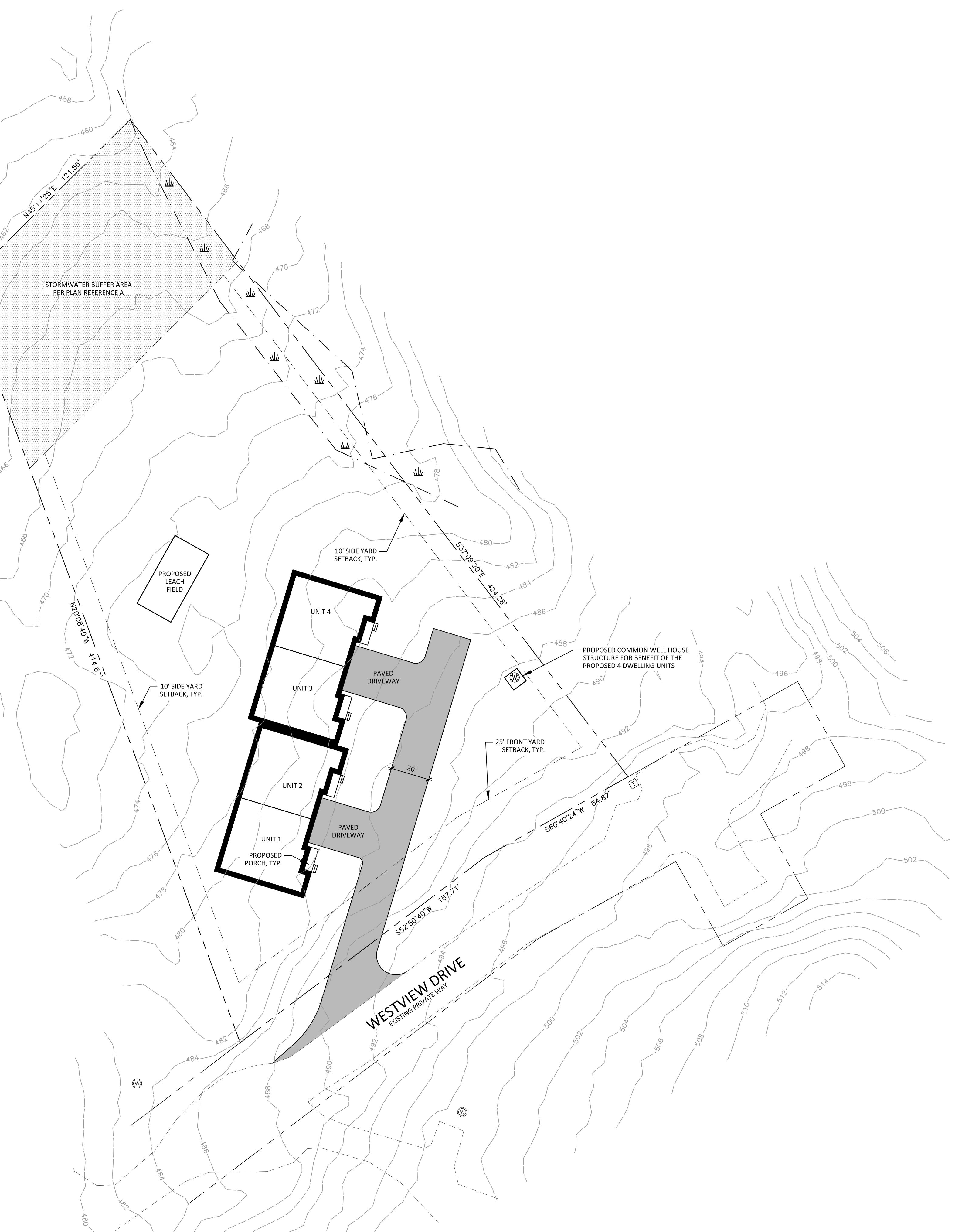
GROSS LOT AREA =	73,286 SF
DEDUCTIONS FOR WETLANDS =	3,171 SF
NET RESIDENTIAL AREA =	70,115 SF
REQUIRED NET RESIDENTIAL AREA =	70,000 SF
40,000 SF FOR THE FIRST TWO UNITS	
15,000 SF FOR EACH ADDITIONAL DWELLING UNIT	
 - ALL ELECTRICAL METER BOXES SHALL INCLUDE AN OUTSIDE SERVICE DISCONNECT TO ENABLE EMERGENCY PERSONNEL TO DISCONNECT THE POWER FROM OUTSIDE OF THE BUILDING DURING AN EMERGENCY RESPONSE.
 - 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.
 - EACH BUILDING UNIT SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM MEETING THE REQUIREMENTS OF THE RAYMOND FIRE AND RESCUE DEPARTMENT.
 - 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.
 - TRASH REMOVAL AND SEPTIC SYSTEM MAINTENANCE IS PRIVATE AND SHALL BE THE RESPONSIBILITY OF THE CONDOMINIUM OWNER'S ASSOCIATION.

REV	DATE	BY	DESCRIPTION

SITE PLAN AND AMENDED SUBDIVISION PLAN
 LOT 48D ON WESTVIEW DRIVE
 WESTVIEW DRIVE
 RAYMOND, MAINE
 FOR: DAIGLE FINANCIAL AND DEVELOPMENT, LLC
 85 WASH ROAD
 WINDHAM, ME 04062

22015
 JOB NUMBER:
 1" = 30'
 SCALE:
 5-11-2022
 DATE:
 SHEET 1 OF 3
 S-1

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
	CONTOUR LINE
	TREELINE
	TEST PIT
	CULVERT/STORMDRAIN
	WELL
	UTILITY POLE
	OVERHEAD UTILITIES
	UNDERGROUND UTILITIES
	TRANSFORMER PAD



APPROVED - RAYMOND PLANNING BOARD:

CHAIRPERSON	DATE