

NOTES:

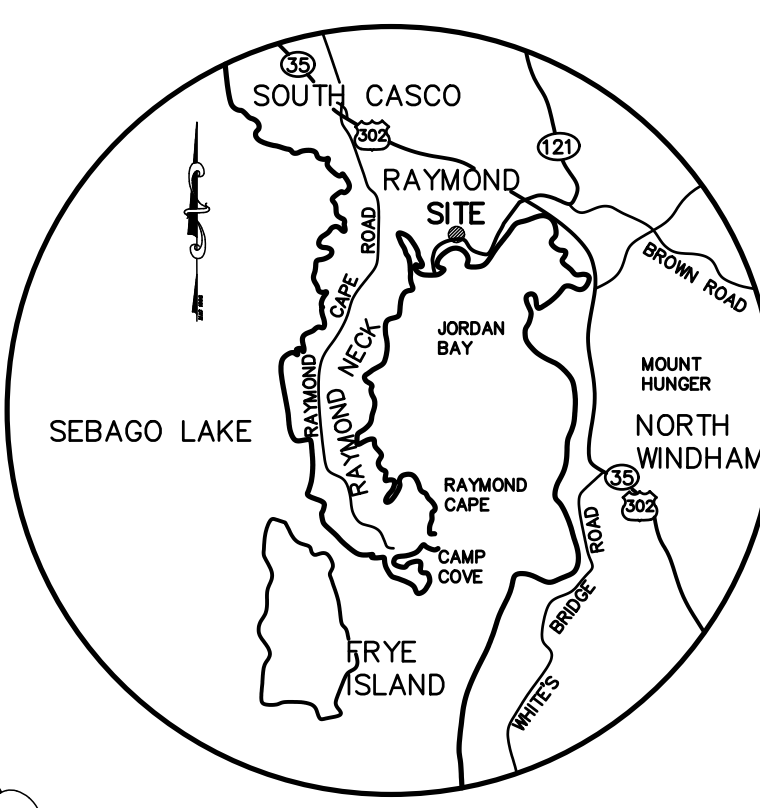
- OWNER/APPLICANT: W.P. CLARK & SONS HOME BUILDERS, INC. 11 HEID WAY, RAYMOND, MAINE 04071
- ENGINEER: AUSTIN G. FAGAN PE#16523 3828 MAIN STREET, GORHAM, MAINE
- SURVEYOR: ROBERT C. LIBBY JR., PLS #2190 BH2M
- WETLANDS: MARK HAMPTON, MARK HAMPTON ASSOCIATES, PORTLAND, MAINE
- DEED REFERENCE: BK. 29688, PG. 224
- TAX MAP REFERENCE: MAP 4, LOT 31A
- ZONING: LR2 & SHORELAND
- PROJECT AREA: 29.3 ACRES
- PROPOSED USE: 4 RESIDENTIAL LOTS
- MINIMUM STANDARDS: LOT SIZE - 3 ACRES, FRONTAGE - 225', SETBACKS - 35' FRONT & REAR, 20' SIDE, 100' HIGH WATER
- SEWER SERVICE: ONSITE SUBSURFACE DISPOSAL
- WATER SERVICE: INDIVIDUAL DRILLED WELLS
- ELECTRIC/TELEPHONE: UNDERGROUND

- ALL HOUSES WILL BE EQUIPPED WITH RESIDENTIAL SPRINKLER SYSTEMS IN ACCORDANCE WITH TOWN OF RAYMOND SPRINKLER ORDINANCE. THE DESIGN OF THE SPRINKLER SYSTEM SHALL BE REVIEWED AND APPROVED BY THE STATE FIRE MARSHALL'S OFFICE AND BY THE RAYMOND FIRE CHIEF PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE PLANS FOR THE RAYMOND FIRE CHIEF SHALL BE SUBMITTED AT LEAST TWO WEEKS PRIOR TO THE START OF THE INSTALLATION OF THE SYSTEM. THE SPRINKLER SYSTEM MUST HAVE A FLOW TEST, AND TEST PAPERS MUST BE FORWARDED TO THE FIRE DEPARTMENT BEFORE A CERTIFICATE OF OCCUPANCY IS ISSUED. THIS TEST SHOULD BE SCHEDULED AT LEAST 10 DAYS BEFORE THE CERTIFICATE OF OCCUPANCY IS NEEDED.
- NO FUTURE DEVELOPMENT OF PARCEL WITHOUT PLANNING BOARD APPROVAL.
- ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNER AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN UNTIL THEY MEET ALL MUNICIPAL STREET DESIGN AND CONSTRUCTION STANDARDS AND ARE APPROVED AS SUCH BY THE TOWN MEETING.
- THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDING ARE CONDITIONS OF APPROVAL. NO CHANGES FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD.
- AMENDED DEP STORMWATER PERMIT L23531-NU-B-M DATED 11/18/08
- E-911 STREET ADDRESSES FOR EACH LOT SHALL BE NOTED ON THE APPROVED PLANS AS ASSIGNED BY THE TOWN OF RAYMOND. E-911 COORDINATOR, THE STREET ADDRESS SHALL BE INSTALLED ON EACH DWELLING UNIT. IT SHALL BE VISIBLE FROM BOTH APPROACH DIRECTIONS ON THE PROPOSED STREET AND LOCATED TO BE CLEARLY VISIBLE FROM WITHIN THE FIRE APPARATUS CAB. THE STREET ADDRESS LETTERING SHALL BE NO LESS THAN 4" IN HEIGHT, SHALL BE OF A CONTRASTING COLOR TO THE SIGN BACKGROUND, AND PREFERABLY THE LETTERS SHOULD BE REFLECTIVE FOR NIGHT OR REDUCED LIGHT CONDITIONS. THE PLACEMENT OF THE STREET ADDRESS SIGNS SHALL BE APPROVED BY THE RAYMOND FIRE RESCUE DEPARTMENT AND E-911 COORDINATOR. NOTE: DURING THE CONSTRUCTION PHASE, A TEMPORARY STREET ADDRESS SHALL BE POSTED AT EACH BUILDING AND VISIBLE FROM THE STREET FOR EMERGENCY RESPONSE PURPOSES.
- EACH RESIDENTIAL CMP METER BOX SHALL INCLUDE AN OUTSIDE SERVICE DISCONNECT TO ENABLE FIRE/RESCUE PERSONNEL TO BE ABLE TO DISCONNECT THE POWER FROM OUTSIDE OF THE BUILDING DURING AN EMERGENCY RESPONSE.
- ALL PROPOSED DESIGNS TO ADDRESS FIRE RESCUE DEPARTMENT ACCESS OR FIRE PROTECTION SHALL BE APPROVED BY THE RAYMOND FIRE RESCUE DEPARTMENT.
- ALL REQUIRED RFRD FIRE PERMITS AND INSPECTIONS ADDRESSING EMERGENCY VEHICLE ACCESS OR FIRE PROTECTION SYSTEMS SHALL BE SUBMITTED AND APPROVED BY THE RAYMOND FIRE RESCUE DEPARTMENT PRIOR TO ISSUANCE OF BUILDING PERMITS AND/OR CERTIFICATE OF OCCUPANCY.
- THE HAMMERHEAD TURNAROUND IS A DESIGNATED "FIRE LANE." THE DESIGNATED "FIRE LANE" AREAS SHALL BE MARKED WITH APPROVED "FIRE LANE" SIGNS THAT READ "FIRE LANE. NO PARKING. VEHICLES TOWED AT OWNERS EXPENSE." THE SIGNS SHALL BE LOCATED AS SHOWN ON THIS PLAN AND APPROVED BY THE RFRD.

- NET RESIDENTIAL CALCS:
 - TOTAL AREA LESS: 1,276,308 S.F.
 - AREA OF STREET R.O.W.: 27,543 S.F.
 - SLOPES OVER 35%: 2,543 S.F.
 - AREA IN 100 YR. FLOOD: 0
 - RESOURCE PROTECTION: 0
 - AREA UNSUITABLE FOR DEVELOPMENT: 67,270 S.F.
 - WETLANDS: 0
 - SEBAGO MUCKY PEAT: 0
 - AREAS COVERED BY SURFACE WATERBODIES: 0
 - TOTAL (1-6): 104,160 S.F.
 - USABLE AREA: 1,172,148 S.F.
 - ALLOWABLE LOTS: 130, 680 S.F.
 - PROPOSED LOTS: 8,97
 - REMAINDER: 4.0
- NO CUTTING OR CLEARING OF VEGETATION SHALL BE PERMITTED IN AREAS DESIGNATED AS OPEN SPACE OR BUFFER ZONES EXCEPT TO REMOVE STORM DAMAGED, DISEASED, UNSAFE OR DEAD TREES.
- NO IMPACT OR DISTURBANCE OF WETLANDS WITHIN 250' OF SEBAGO LAKE WITHOUT D.E.P. PERMIT.
- WETLAND IMPACT - 3,142 S.F. NO ADDITIONAL IMPACTS BY LOT OWNERS ALLOWED WITHOUT PERMIT FROM D.E.P.
- WAIVERS GRANTED JANUARY 10, 2007:
 - A WAIVER OF THE REQUIREMENT IN ARTICLE II, SECTION 3.2.5 OF THE SUBDIVISION ORDINANCE THAT LIMITS DEAD-END STREETS IN SUBDIVISION TO 1000 FEET IN LENGTH FROM ITS CONNECTION WITH AN EXISTING PUBLIC STREET OR AN APPROVED SUBDIVISION STREET.
 - A WAIVER OF THE STORMWATER QUANTITY REQUIREMENTS OF ARTICLE V, SECTION 2.2.12 THAT POST-DEVELOPMENT RUNOFF FROM THE SITE DOES NOT EXCEED PRE-DEVELOPMENT RUNOFF RATES FOR THE 2, 10, AND 25 YEAR STORM EVENTS.
 - A WAIVER OF THE ARTICLE V, 2.2.20 REQUIREMENT FOR A LANDSCAPING PLAN.



SIGN DETAIL
NTS



LOCATION MAP
SCALE: 1" = 2000'

Cumberland, ss Registry of Deeds

Received _____

At _____ h _____ m _____ M., and _____

Filed in Plan Book _____ Page _____

ATTEST: _____ Register

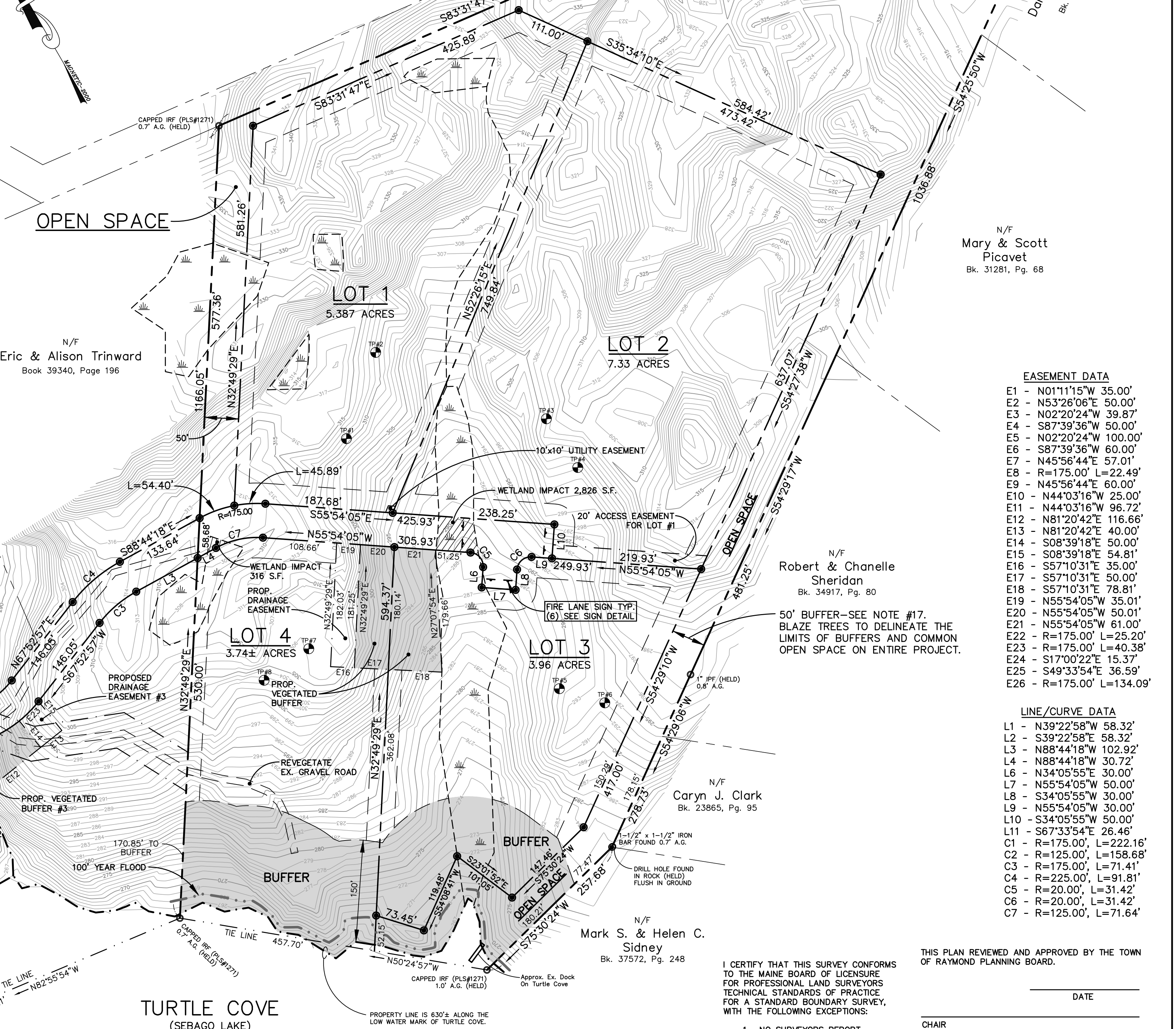
N/F
Stephen & Hilda
Clark
Bk. 38708, Pg. 164

CAPPED IRF (PLS#1307)
0.2' A.G. (HELD)

N/F
Donald & Robyn
McCoach
Bk. 31584, Pg. 173

N/F
Daniel & Jennifer
Asquith
Bk. 35353, Pg. 67

N/F
Mary & Scott
Picavet
Bk. 31281, Pg. 68



EASEMENT DATA

E1	- N01°11'15"W 35.00'
E2	- N53°26'06"E 50.00'
E3	- N02°20'24"W 39.87'
E4	- S87°39'36"W 50.00'
E5	- N02°20'24"W 100.00'
E6	- S87°39'36"W 60.00'
E7	- N45°56'44"E 57.01'
E8	- R=175.00' L=22.49'
E9	- N45°56'44"E 60.00'
E10	- N44°03'16"W 25.00'
E11	- N44°03'16"W 96.72'
E12	- N81°20'42"E 116.66'
E13	- N81°20'42"E 40.00'
E14	- S08°39'18"E 50.00'
E15	- S08°39'18"E 54.81'
E16	- S57°10'31"E 35.00'
E17	- S57°10'31"E 50.00'
E18	- S57°10'31"E 78.81'
E19	- N55°54'05"W 35.01'
E20	- N55°54'05"W 50.01'
E21	- N55°54'05"W 61.00'
E22	- R=175.00' L=25.20'
E23	- R=175.00' L=40.38'
E24	- S17°00'22"E 15.37'
E25	- S49°33'54"E 36.59'
E26	- R=175.00' L=134.09'

LINE/CURVE DATA

L1	- N39°22'58"W 58.32'
L2	- S39°22'58"E 58.32'
L3	- N88°44'18"W 102.92'
L4	- N88°44'18"W 30.72'
L6	- N34°05'55"E 30.00'
L7	- N55°54'05"W 50.00'
L8	- S34°05'55"W 30.00'
L9	- N55°54'05"W 30.00'
L10	- S34°05'55"W 50.00'
L11	- S67°33'54"E 26.46'
C1	- R=175.00', L=222.16'
C2	- R=125.00', L=156.68'
C3	- R=175.00', L=71.41'
C4	- R=225.00', L=91.81'
C5	- R=42.00', L=31.42'
C6	- R=20.00', L=31.42'
C7	- R=125.00', L=71.64'

THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD.

DATE _____

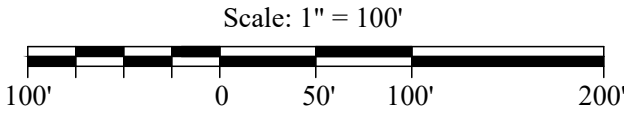
CHAIR _____

LEGEND

SYMBOL	DESCRIPTION
○ PF/IRF	IRON PIPE/IRON ROD FOUND
□ GMP	GRANITE MONUMENT FOUND
●	5/8" IRON ROD W/ CAP TO BE SET
○	TEST PIT
○	UTILITY POLE
○	STONEWALL
---	LIMIT OF WETLANDS
---	100 YEAR FLOOD LINE EL. 268.00
---	EXISTING CONTOUR
---	NOW OR FORMERLY ABOVE GROUND
N/F	NOW OR FORMERLY ABOVE GROUND
A.G.	ABOVE GROUND

LEGEND

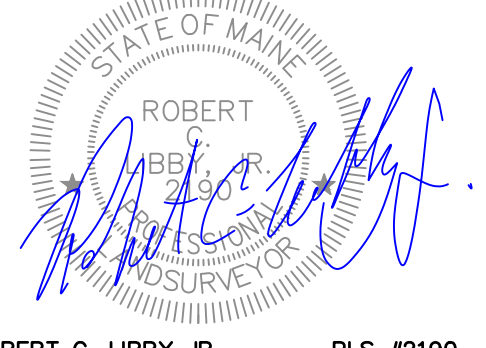
SYMBOL	DESCRIPTION
---	PROPERTY LINE
---	EASEMENT LINE
---	RIGHT OF WAY LINE
---	EDGE OF LAKE
---	EDGE OF GRAVEL ROAD



THIS PLAN SUPERSEDES "AMENDED SUBDIVISION PLAN, TURTLE COVE ESTATES", FOR DEPENDABLE BUILDERS GROUP, INC. DATED OCTOBER 2006 AND REVISED THROUGH JULY 31, 2007 BY BH2M RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AS PLAN BOOK 209, PAGE 52

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY, WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT
- NO DEED DESCRIPTION



ROBERT C. LIBBY JR. PLS #2190

NO.	DATE	REVISION	DESCRIPTION
1	10/17/23	Submitted	Amended Sub. to town
2	11/2/23	Revised	Per Fire Department Comments

NO.	DATE	REVISION	DESCRIPTION
1	10/17/23	Submitted	Amended Sub. to town
2	11/2/23	Revised	Per Fire Department Comments

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

FOR
W.P. Clark & Sons Home Builders, Inc.
11 Heid Way
Raymond, Maine 04071

SECOND AMENDED SUBDIVISION PLAN
TURTLE COVE ESTATES
RAYMOND CAPE ROAD
RAYMOND, MAINE

DESIGNED	DATE
W. Thompson	Oct. 2023
DRAWN	SCALE
A. Fagan	1" = 100'
CHECKED	JOB. NO.
R. Libby, Jr.	23178

SHEET
1
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