



October 10, 2023

James Seymour, Town Planner
Town of Raymond
401 Webbs Mills Rd
Raymond, ME 04071

Re: Second Amended Subdivision Application
Turtle Cove Estates
Tax Map 4, Lots 31A-1 – 31A-5
W.P. Clark & Sons Home Builders, Inc. (William Clark)

Dear Jim,

Please find attached fifteen copies (8 full, 7 reduced) of the following information in support of the submission for a Second Amended Subdivision as described above:

1. Application for Subdivision Amendment and Fee (\$475 under separate cover)
2. Parcel Deed (Bk. 39688 Pg. 224)
3. Figures (USGS, FEMA, Tax Map, & Medium Intensity Soils)
4. 2009 Amended Subdivision Plan – BH2M (Plan Book 209 Page 52)
5. 2nd Amended Subdivision Plan

The applicant, William Clark, is proposing to amend the existing Turtle Cove Estates Subdivision (Tax Map 4, Lots 31A-1, 2, 3, 4, & 5 open space) that was originally approved by the Town in 2007 and was amended in 2009 to reduce the buffer along Turtle Cove (Sebago Lake). The proposed amendment includes the following changes to the plan:

1. A 20' access easement has been added to the end of the right of way (Eastern Painted Turtle Road) to provide Lot 1 more direct access to the trail that leads to Sebago Lake.
2. The open space along the western and southern sides of Lot 4 has been removed while still leaving direct access to the project's open space area.

No additional lots, new infrastructure, or changes to the approved roadway are being proposed as part of this amendment. The lots where changes are being made are both owned by the applicant as shown in the attached deed.

It is our understanding that the application fee for this project is \$475, and an invoice for publications, reviews, and abutter notices will be provided to the applicant after this application is submitted.

The applicant will be representing himself for this project, but if any additional information is required, or there are any questions, please feel free to contact me at afagan@bh2m.com or by phone at 207-839-2771.

Sincerely,



Austin G. Fagan, PE
Project Engineer

Page 2 of 3

Town of Raymond Planning Board
Application for Subdivision and Site Review

rev 1-25-17

Property Information

Map 4 Lot 31A-1 - 5
Zoning District LRR2 & Shoreland
Street Address: _____
Deed Reference
Book 29688 Page 224
Parcel Size 29.3 acres

Office Use Only

Filing Fee\$ _____ Abutter notices \$ _____

Legal ad fee\$ _____ Fire Department\$ _____

Escrow \$ _____ Total fees \$ _____

Applicant
Information

Name: William Clark

Telephone: 207.650.0766

Address: Heidi Way

Fax: _____

Raymond, Me. 04071

email: wclark1@maine.rr.com

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

Agent Information

_____ check here if correspondence should be directed to agent

Name: _____

Telephone: _____

Address: _____

Fax: _____

email: _____

Owner Information:

Name: W.P.Clark & Sons HomeBuilders Inc.

Telephone: 207.650.0766

Address: 11 Heidi Way

Fax: _____

Raymond, Me. 04071

Email: wclark1@maine.rr.com

Proposed Development (check all that apply)

_____ Subdivision _____ Site Plan

_____ Pre-Application Conference

_____ Preliminary Plan Review

_____ Final Plan Review

☒ Other: amendment to the Eastern Painted Turtle Cove subdivision

A di minimis change to extend property line to lot 4

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: Approved name is Eastern Painted Turtle Cove Subdivision

____4____ Number of Lots
 _____ Number of Units
 _____ Total Square Footage of Comm./Ind. Bldgs.

Proposed Road Name(s):

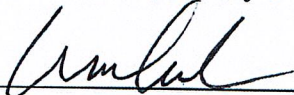
Other Approvals Required:

_____ Zoning Board of Appeals: _____ Variance _____ Special Exception
 _____ ME Dept. of Environmental Protection

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.

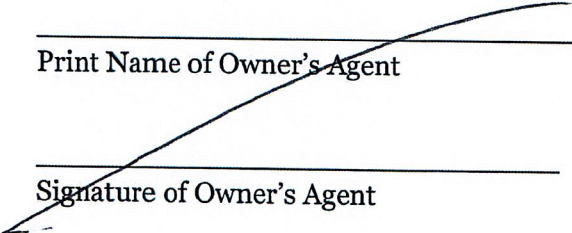
The undersigned, by their signature below authorizes any member of or authorized agent of the Town of Raymond or other review agency to enter the property for the purposes of review of this application.

W. P. CLARK & SONS HOME BUILDERS INC
 Print Name of Property Owner


 Signature of Property Owner

9.21.23
 Date

 Print Name of Owner's Agent


 Signature of Owner's Agent

 Date

Attachment 2
Parcel Deed

DLN#1002240208472

WARRANTY DEED

Maine Statutory Short Form

KNOW ALL PERSONS BY THESE PRESENTS that **Specialty Finance, Inc.** a Florida corporation, having an address of 7560 Knightwing Circle, Fort Myers, Florida, 33912, for consideration paid, grants to **W.P. Clark & Sons Home Builders, Inc.**, a Maine Corporation, having a mailing address of 11 Heidi Way, Raymond 04071, with **WARRANTY COVENANTS**, a certain lot or parcel of land in Raymond, County of Cumberland, and State of Maine, bounded and described as follows:

Those certain lots or parcels of land, as depicted on a plan titled, "Amended Subdivision, Turtle Cove Estates", dated July 31, 2007, prepared by BH2M and recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 52, and being Lot 1-4 and the lot depicted as "Open Space", together with that Easement and Right of Way as described in the deed of Richard A. Meoli to The Dependable Builders Group, Inc., dated August 15, 2006 and recorded in said Registry in Book 24266, Page 35, as affected by a Road Agreement by and between The Dependable Builders Group, Inc. and Gary L. Potvin and Diane G. Potvin, dated October 27, 2006 and recorded in Book 24558, Page 330, as amended by instrument dated June 5, 2007 and recorded in Book 25189, Page 239 in said Registry. Reference is hereby made the above-referenced instruments and the records thereof for a more particular description.

Excepting from the above description are the following lots-

Lot 1, to be conveyed to Stephen and Hilda Clark, in a deed of even or near date, to be recorded in the Cumberland County Registry of Deeds.

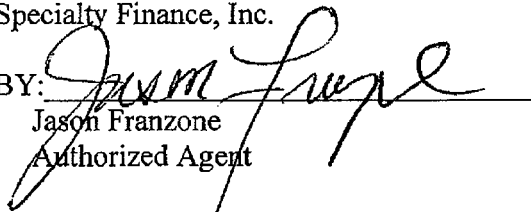
Being a portion of the premises conveyed to Specialty Finance, Inc., in a deed from The Dependable Builders Group, Inc. dated June 4, 2020, and recorded in the Cumberland County Registry of Deeds in Book 37632, Page 101. Reference is also made to a confirmatory deed from The Dependable Builders Group, Inc. to Specialty Finance, Inc, of even or near date, to be recorded in the Cumberland County Registry of Deeds.

WITNESS my hand this 31 day of August, 2022.


Witness

Specialty Finance, Inc.

BY:


Jason Franzone
Authorized Agent

MAINE REAL ESTATE TAX-Paid

STATE OF FLORIDA
COUNTY OF LEE

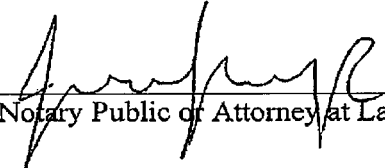
August 31, 2022

Personally appeared the above-named Jason Franzone, Authorized Agent of Specialty Finance, Inc. and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said company.



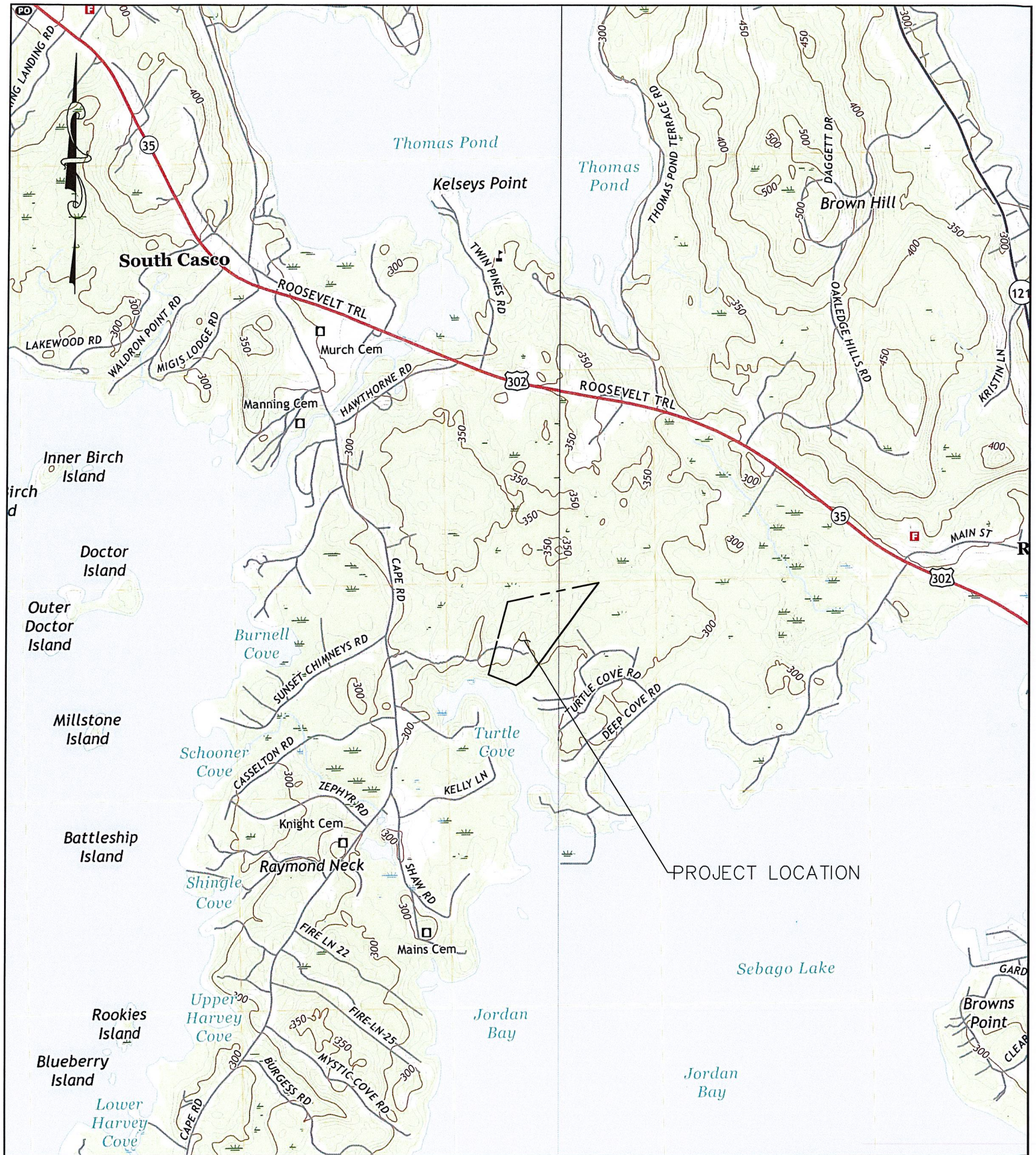
JESSICA KEMP
Notary Public
State of Florida
Comm# HH181781
Expires 10/5/2025

Before me,



Notary Public or Attorney at Law

Attachment 3
Figures



REFERENCES:

1. USGS QUADRANGLE NAPLES, ME 2021
2. USGS QUADRANGLE RAYMOND, ME 2021

Scale: 1" = 2000'

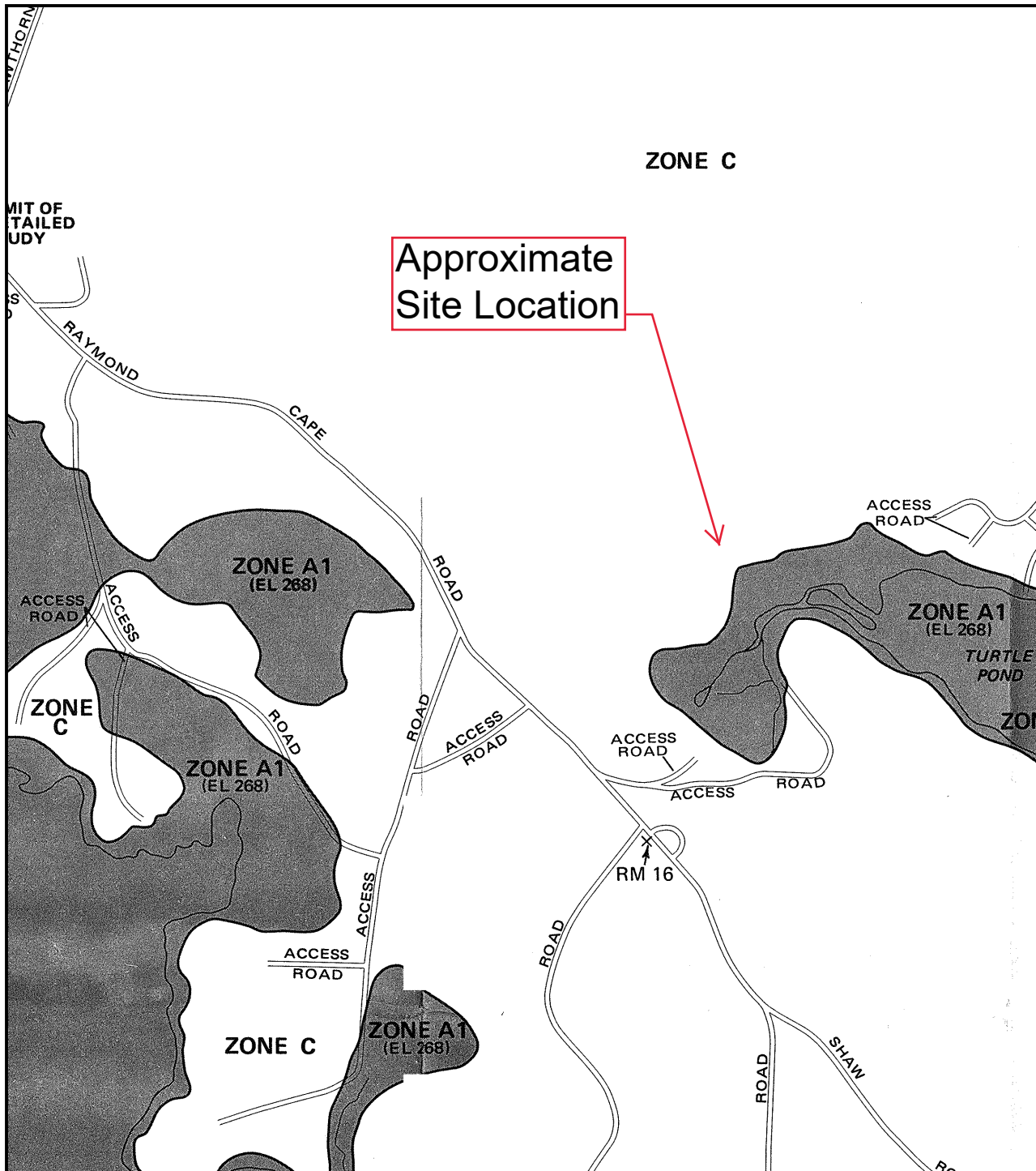


BH2M

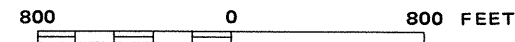
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
Fax (207) 839-8250



APPROXIMATE SCALE



NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
RAYMOND,
MAINE
CUMBERLAND COUNTY

PANEL 20 OF 20
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230205 0020 B

EFFECTIVE DATE:
MAY 5, 1981



federal emergency management agency
federal insurance administration

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

THIS MAP IS A PRELIMINARY DRAFT AND IS NOT TO BE USED FOR REAL PROPERTY WITHIN THE TOWN OF RAYMOND. IT IS THE RESPONSIBILITY OF THE USER TO OBTAIN ALL NECESSARY RECORDS AND DATA FROM THE APPROPRIATE SOURCES AND TO VERIFY THE INFORMATION CONTAINED HEREIN.

NO WARRANTY, EXPRESS OR IMPLIED, IS MADE BY THE TOWN OF RAYMOND FOR THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF RAYMOND ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS THAT MAY BE FOUND IN THIS MAP.

TOWN OF RAYMOND
Cumberland County, Maine
2022 Property Map



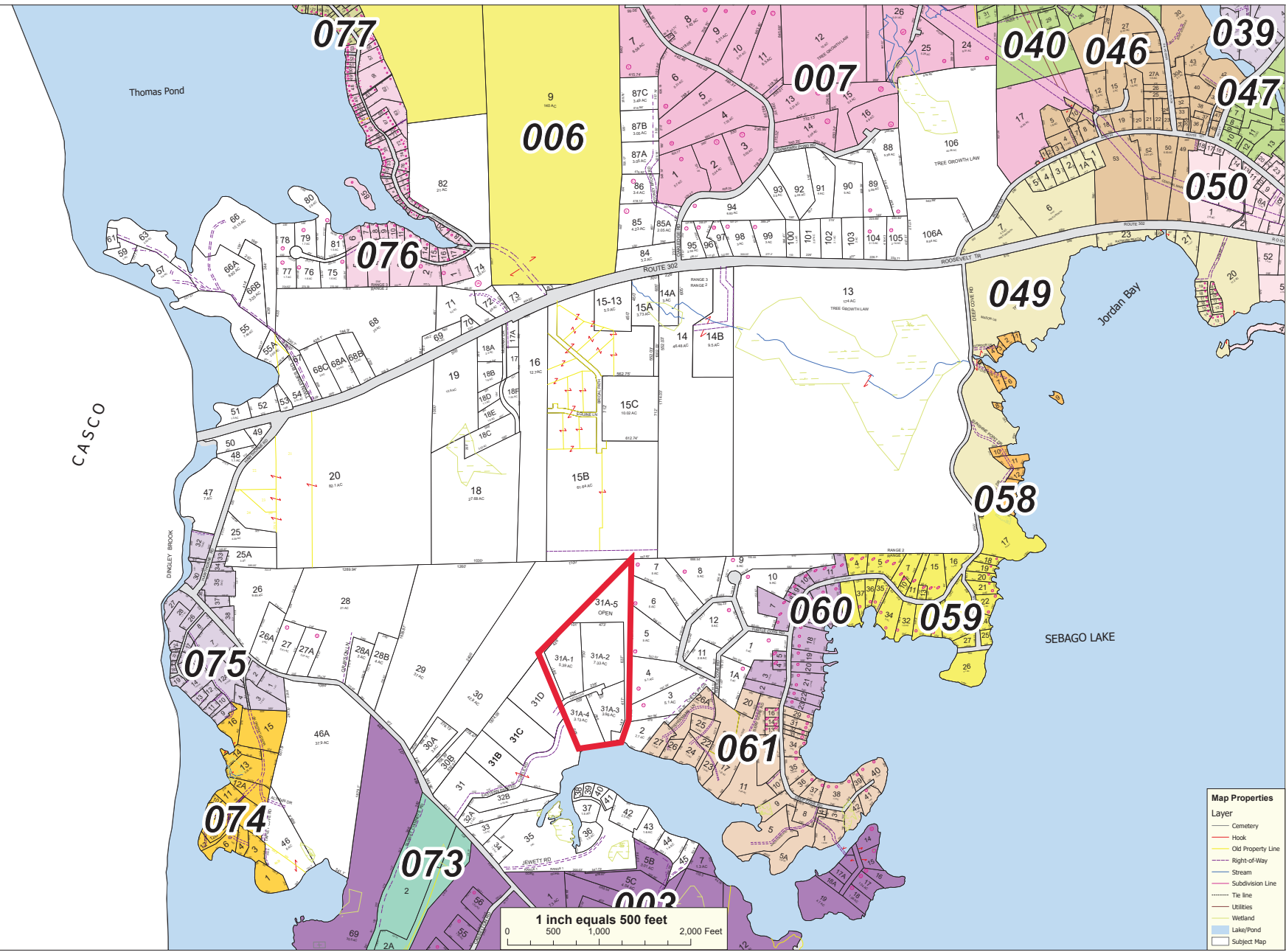
Source: Assessor's Database
Prepared by: Planning Office of GIS
Design: Thomas, Inc.
Effective Date: April 1, 2022



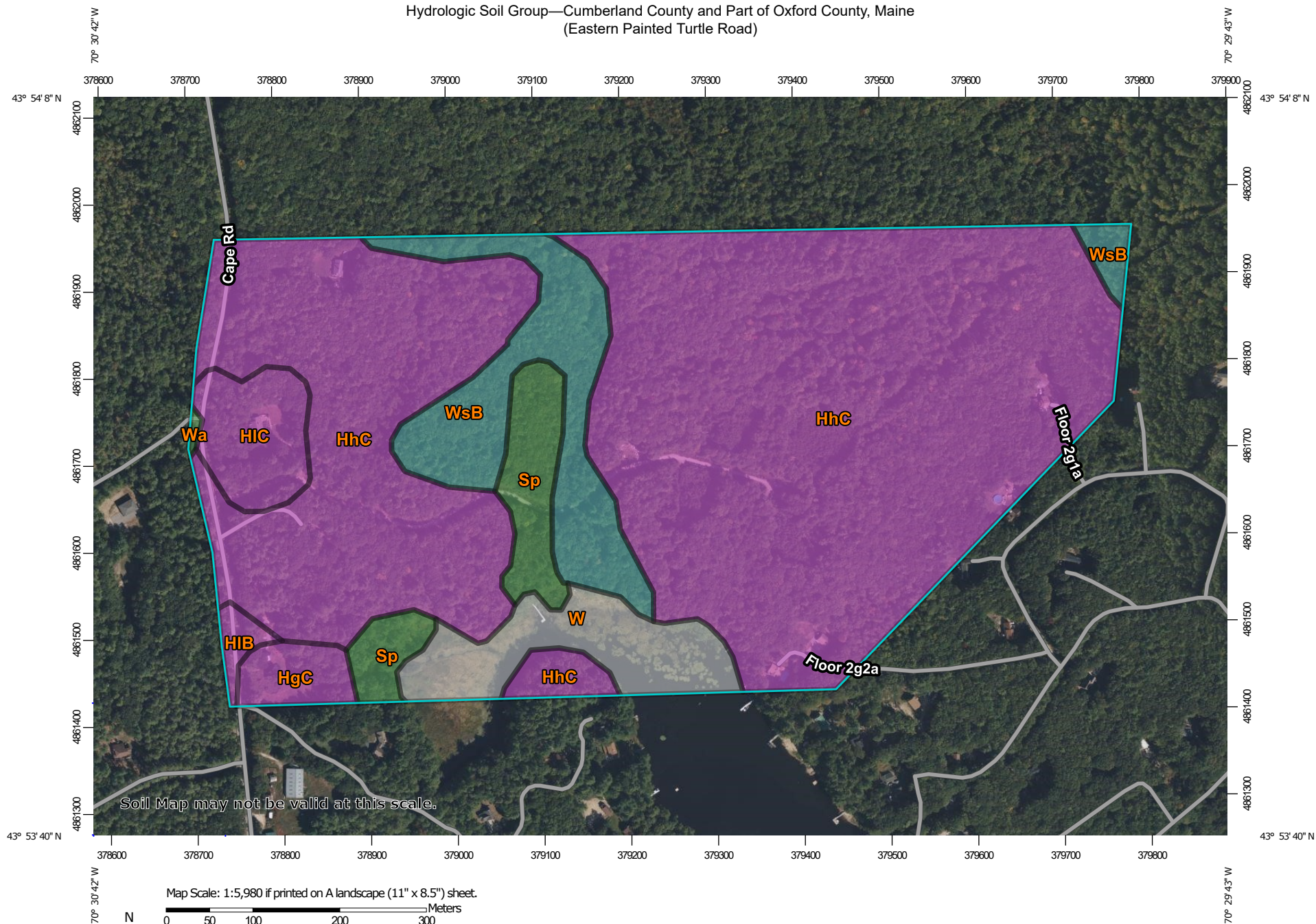
Map 04

- Map Properties**
- | Layer |
|-------------------|
| Cemetery |
| Hook |
| Old Property Line |
| Right-of-Way |
| Stream |
| Subdivision Line |
| Tie Line |
| Utilities |
| Wetland |
| Lake/Pond |
| Subject Map |

1 inch equals 500 feet
0 500 1,000 2,000 Feet



Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine (Eastern Painted Turtle Road)



Soil Map may not be valid at this scale.

Map Scale: 1:5,980 if printed on A landscape (11" x 8.5") sheet.

0 50 100 200 300 Meters

0 250 500 1000 1500 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

11/3/2022
Page 1 of 4

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine
(Eastern Painted Turtle Road)

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
 Survey Area Data: Version 19, Aug 30, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HgC	Hermon sandy loam, 8 to 15 percent slopes	A	2.2	1.8%
HhC	Hermon sandy loam, 8 to 15 percent slopes, very stony	A	92.5	73.7%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	A	0.8	0.7%
HIC	Hinckley loamy sand, 8 to 15 percent slopes	A	4.5	3.6%
Sp	Sebago mucky peat	A/D	5.7	4.5%
W	Water		7.2	5.7%
Wa	Walpole fine sandy loam	A/D	0.1	0.1%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	C	12.4	9.9%
Totals for Area of Interest			125.6	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

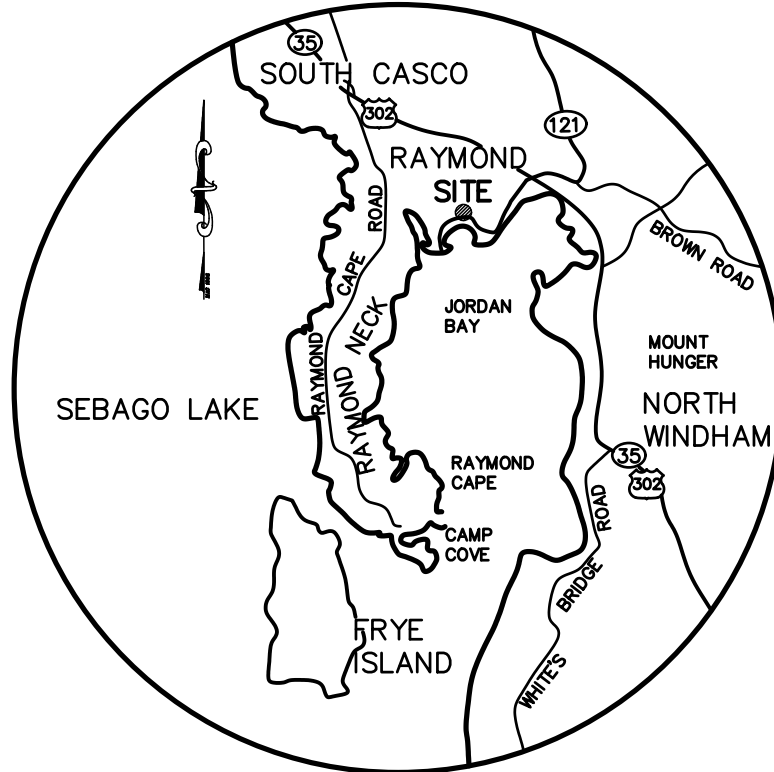
Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

NOTES:

1. OWNER/APPLICANT: W.P. CLARK & SONS HOME BUILDERS, INC.
11 HEIDI WAY
RAYMOND, MAINE 04071
2. ENGINEER: AUSTIN G. FAGAN PE#16523
BH2M
380B MAIN STREET
GORHAM, MAINE
3. SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
4. WETLANDS: MARK HAMPTON
MARK HAMPTON ASSOCIATES
PORTLAND, MAINE
5. DEED REFERENCE: BK. 29688, PG. 224
6. TAX MAP REFERENCE: MAP 4, LOT 31A
7. ZONING: LRR2 & SHORELAND
8. PROJECT AREA: 29.3 ACRES
9. PROPOSED USE: 4 RESIDENTIAL LOTS
10. MINIMUM STANDARDS: LOT SIZE - 3 ACRES
FRONTAGE - 225'
SETBACKS - 30' FRONT & REAR, 20'
SIDE, 100' HIGH WATER
11. SEWER SERVICE: ONSITE SUBSURFACE DISPOSAL
12. WATER SERVICE: INDIVIDUAL DRILLED WELLS
13. ELECTRIC/TELEPHONE: UNDERGROUND
14. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE EROSION PREVENTION PROVISIONS OUTLINED IN THE MAINE EROSION CONTROL AND SEDIMENTATION HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES, 2003.
15. PLAN REFERENCE: A. STANDARD BOUNDARY SURVEY, LAND OF EZRA C. MILLIKEN, RAYMOND CAPE ROAD, RAYMOND, ME, MADE FOR ENVISION REALTY CORPORATION, DATED APRIL 24, 2000, BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., JOB NO. 00-12.
B. FINAL PLAN OF ARBOR WOOD, DATED JUNE 1988, RECORDED IN THE CUMBERLAND COUNTRY REGISTRY OF DEEDS, PLAN BOOK 173, PAGE 62.
C. "FINAL PLAN, WOODSTONE SUBDIVISION, RAYMOND CAPE ROAD, RAYMOND, MAINE" FOR STEPHEN CLARK, DATED JULY 2022 BY BH2M, AND RECORDED IN THE C.C.R.D. PLAN BOOK 223, PAGE 224.
D. "FINAL PLAN, TRANQUIL COVE ACRES, EASTERN PAINTED TURTLE ROAD, RAYMOND, MAINE" FOR DIANE POTVIN, DATED JANUARY 2022 BY BH2M, AND RECORDED IN THE C.C.R.D. PLAN BOOK 223, PAGE 213.
16. NET RESIDENTIAL CALC: TOTAL AREA 1,276,308 S.F.
LESS
AREA OF STREET R.O.W. 27,543 S.F.
SLOPES OVER 35% 0
AREA IN 100 YR. FLOOD 9,343 S.F.
RESOURCE PROTECTION 0
AREA UNSUITABLE FOR DEVELOPMENT 67,270 S.F.
WETLANDS 0
SEBAGO MUCKY PEAT 0
AREAS COVERED BY SURFACE WATERBODIES 104,160 S.F.
TOTAL (1-6) 1,172,148 S.F.
USABLE AREA (3 ACRES) 130,680 S.F.
ALLOWABLE LOTS 8.97
PROPOSED LOTS 4.0
17. 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.
18. NO IMPACT OR DISTURBANCE OF WETLANDS WITHIN 250' OF SEBAGO LAKE WITHOUT D.E.P. PERMIT.
19. WETLAND IMPACT - 3142 S.F.
NO ADDITIONAL IMPACTS BY LOT OWNERS ALLOWED WITHOUT PERMIT FROM D.E.P..
20. WAIVERS GRANTED JANUARY 10, 2007:
A. A WAIVER OF THE REQUIREMENT IN ARTICLE IX, SECTION 3.2.5 OF THE SUBDIVISION ORDINANCE THAT LIMITS DEAD-END STREETS IN SUBDIVISION TO 1,000 FEET IN LENGTH FROM ITS CONNECTION WITH AN EXISTING PUBLIC STREET OR AN APPROVED SUBDIVISION STREET.
B. 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.
C. A WAIVER OF THE ARTICLE V, 2.2.20 REQUIREMENT FOR A LANDSCAPING PLAN.
21. 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.
22. NO FUTURE DEVELOPMENT OF PARCEL WITHOUT PLANNING BOARD APPROVAL.
23. ALL ROADS IN THIS SUBDIVISION SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNERS 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.
24. 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.
25. AMENDED DEP STORMWATER PERMIT L23531-NJ-B.M DATED 11/18/08.



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. 164CAPPED IRF (PLS#1307)
0.2' A.G. (HELD)
3.2' A.G.
Donald & Robyn
McCoach
Bk. 31564, Pg. 173N/F
Daniel & Jennifer
Asquith
Bk. 35365, Pg. 67N/F
Mary & Scott
Picavet
Bk. 31261, 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=158.68'
C3 - R=175.00', L=71.41'
C4 - R=225.00', L=91.81'
C5 - R=20.00', 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

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:

1. NO SURVEYORS REPORT
2. NO DEED DESCRIPTION

ROBERT C. LIBBY JR.

PLS #2190

THIS PLAN SUPERSEDES "AMENDED SUBDIVISION PLAN, TURTLE COVE ESTATES", FOR DEFENDABLE 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

Scale: 1" = 100'

100' 0 50' 100' 200'

LEGEND

SYMBOL	DESCRIPTION
○ I/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	
— SS	LIMIT OF WETLANDS
— N/F	100 YEAR FLOOD LINE EL. 268.00
— A.G.	EXISTING CONTOUR
	NOW OR FORMERLY ABOVE GROUND

LEGEND

SYMBOL	DESCRIPTION
—	PROPERTY LINE
—	EASEMENT LINE
—	RIGHT OF WAY LINE
—	EDGE OF LAKE
—	EDGE OF GRAVEL ROAD
—	SPOT ELEVATION

OPEN SPACE

OPEN SPACE

N/F
Eric & Alison Trinward
Book 39340, Page 196N/F
Jacqueline Pawling
Book 39222, Page 168N/F
Diane Potvin
Book 37530, Page 335N/F
William Cuttler
Book 38722, Page 338N/F
David F. & Sandra J.
Warren
Bk. 6968, Pg. 46
Bk. 11443, Pg. 23N/F
Diane Potvin
Book 37530, Page 335N/F
Robert & Channele
Sheridan
Bk. 34917, Pg. 8050' BUFFER—SEE NOTE #17.
BLAZE TREES TO DELINEATE THE LIMITS OF BUFFERS AND COMMON OPEN SPACE ON ENTIRE PROJECT.N/F
Caryn J. Clark
Bk. 23865, Pg. 95N/F
Mark S. & Helen C.
Sidney
Bk. 37572, Pg. 248TURTLE COVE
(SEBAGO LAKE)