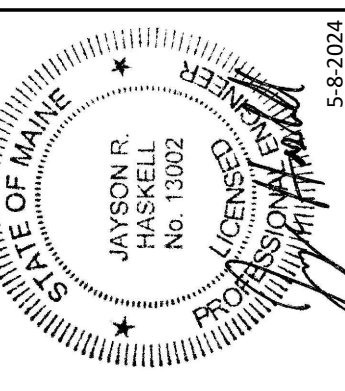


NOT FOR CONSTRUCTION  
PERMITTING PLAN

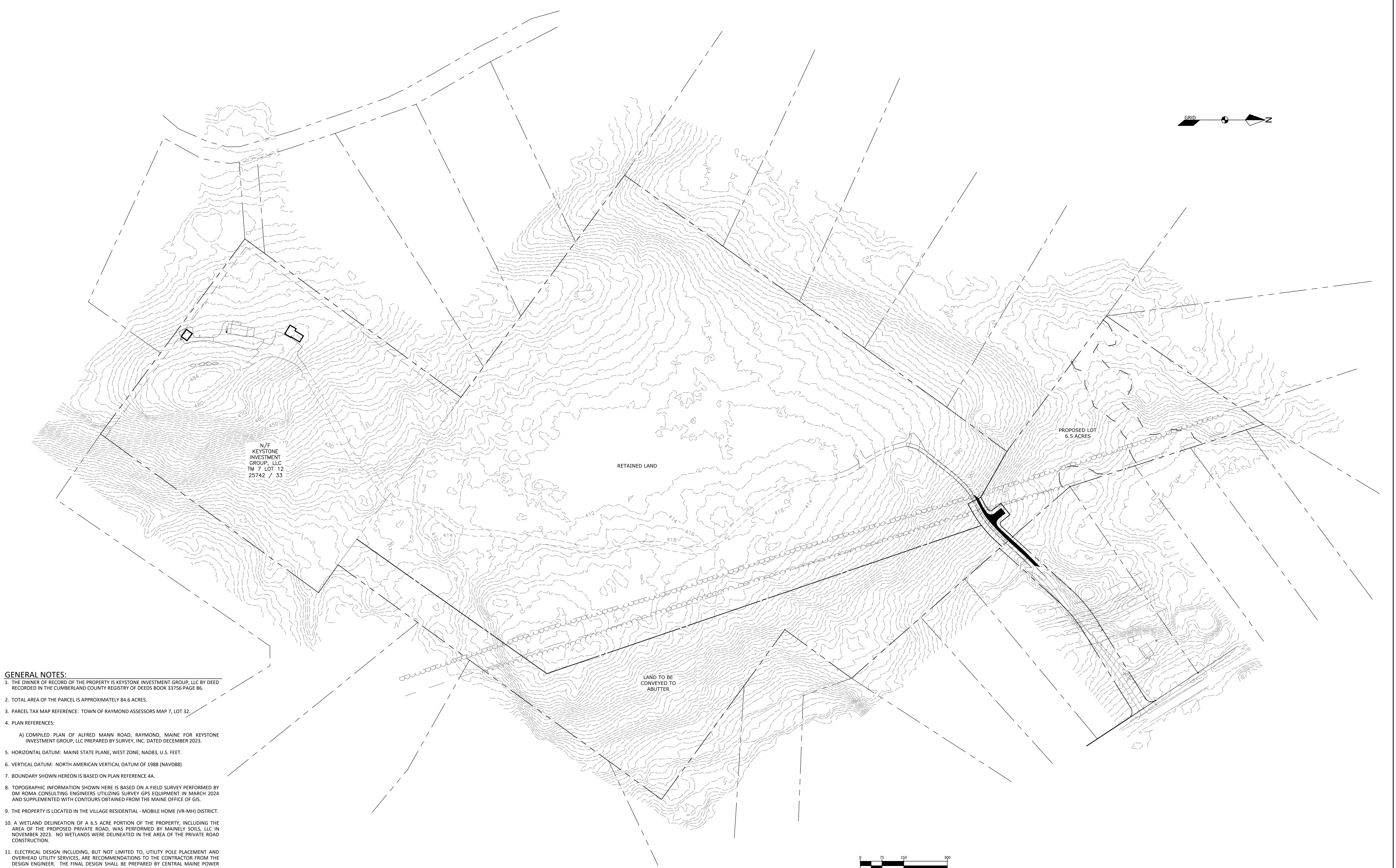


**DM ROMA**  
CONSULTING ENGINEERS  
P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 591-5055

REV	DATE	BY	DESCRIPTION
A	3-13-24	DMR	ISSUED FOR TOWN REVIEW
B	5-8-24	DMR	REVISED PER TOWN REVIEW COMMENTS

**PLAN OF LAND**  
ALFRED MANN DRIVE PROPERTY  
ALFRED MANN DRIVE  
RAYMOND, MAINE  
FOR: DAVID BAKER

21089  
JOB NUMBER:  
1" = 150'  
SCALE:  
5-8-2024  
DATE:  
SHEET 1 OF 3  
S-1



- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS KEYSTONE INVESTMENT GROUP, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33756 PAGE 86.
  - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 84.6 ACRES.
  - PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAP 7, LOT 32.
  - PLAN REFERENCES:
    - A) COMPILED PLAN OF ALFRED MANN ROAD, RAYMOND, MAINE FOR KEYSTONE INVESTMENT GROUP, LLC PREPARED BY SURVEY, INC. DATED DECEMBER 2023.
  - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
  - BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
  - TOPOGRAPHIC INFORMATION SHOWN HERE IS BASED ON A FIELD SURVEY PERFORMED BY DM ROMA CONSULTING ENGINEERS UTILIZING SURVEY GPS EQUIPMENT IN MARCH 2024 AND SUPPLEMENTED WITH CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.
  - THE PROPERTY IS LOCATED IN THE VILLAGE RESIDENTIAL - MOBILE HOME (VR-MH) DISTRICT.
  - A WETLAND DELINEATION OF A 6.5 ACRE PORTION OF THE PROPERTY, INCLUDING THE AREA OF THE PROPOSED PRIVATE ROAD, WAS PERFORMED BY MAINELY SOILS, LLC IN NOVEMBER 2023. NO WETLANDS WERE DELINEATED IN THE AREA OF THE PRIVATE ROAD CONSTRUCTION.
  - ELECTRICAL DESIGN INCLUDING, BUT NOT LIMITED TO, UTILITY POLE PLACEMENT AND OVERHEAD UTILITY SERVICES, ARE RECOMMENDATIONS TO THE CONTRACTOR FROM THE DESIGN ENGINEER. THE FINAL DESIGN SHALL BE PREPARED BY CENTRAL MAINE POWER COMPANY AND SHALL BE THE BASIS OF FINAL CONSTRUCTION.
  - ALL PROPOSED DESIGNS AND SIGNAGE TO ADDRESS FIRE RESCUE DEPARTMENT ACCESS SHALL BE APPROVED BY THE RAYMOND FIRE RESCUE DEPARTMENT.
  - THE PLACEMENT AND DESIGN OF STREET ADDRESS SIGN AND FIRE LANE SIGNS SHALL BE APPROVED BY THE RAYMOND FIRE RESCUE DEPARTMENT AND 9-11 COORDINATOR.
  - ALL REQUIRED 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 THE ISSUANCE OF CERTIFICATE OF OCCUPANCY.
  - HOMEOWNER'S ASSOCIATION (HOA) DOCUMENTS SHALL INCLUDE LANGUAGE RELATED TO FIRE LANE PARKING REQUIREMENT TO ENSURE EMERGENCY VEHICLE ACCESS. THIS LANGUAGE SHALL INCLUDE REQUIREMENT THAT NO PARKING IS ALLOWED IN FIRE LANE AREAS AND PROVIDE GUIDANCE AND AUTHORIZATION TO THE BOARD OF DIRECTORS TO TOW VEHICLES FROM ESTABLISHED FIRE LANES. HOA DOCUMENTS SHALL BE PROVIDED FOR REVIEW AND APPROVAL BEFORE RECORDING.
  - ALL PROPOSED AND FUTURE DWELLING(S) WITH ACCESS TO AND FRONTAGE ALONG THE PRIVATE WAY SHALL BE CONSTRUCTED WITH FIRE SPRINKLER SYSTEM(S).

