

N/F
NICOLAS
CUMMINGS
39319 / 327
TM 4 LOT 15-B

N/F
OAK HILL
PROPERTIES LLC
39320 / 14
TM 4 LOT 15-C

N/F
OAK HILL
PROPERTIES LLC
TM 4 LOT 15-B
40491 / 83

MILA'S WOODS ROAD PLAN
AND PROFILE SHOWN ON
SHEETS PW-1 & PW-2

PROPOSED ROW
BEARING AND DISTANCES
SHOWN ON SHEETS PW-1 &
PW-2

APPROXIMATE LIMIT OF
STREAM PROTECTION ZONE
AS SHOWN ON TOWN
SHORELAND ZONE MAP

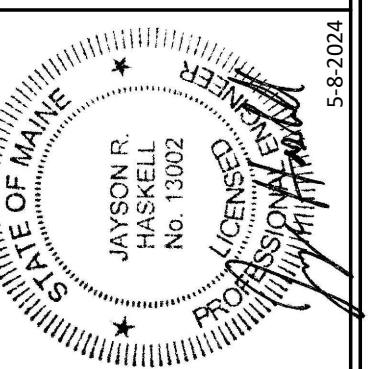
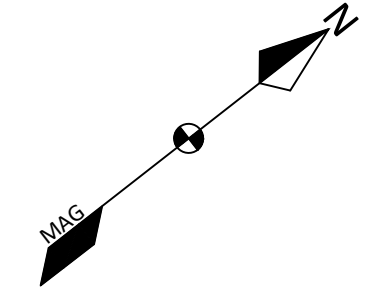
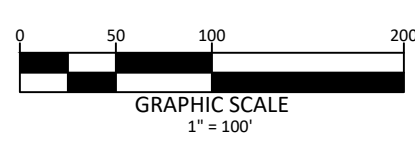
APPROXIMATE LIMIT OF
RESOURCE PROTECTION
ZONE AS SHOWN ON TOWN
SHORELAND ZONE MAP

LEGEND

EXISTING	PROPOSED
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GENERAL NOTES:

1. THE OWNER OF RECORD OF THE PROPERTY IS NICOLAS CUMMINGS BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 39319 PAGE 327.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 61.9 ACRES.
3. PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAP 4, LOT 15B.
4. PLAN REFERENCES:
A) PRELIMINARY PLAN ON ROUTE 302 IN RAYMOND, MAINE FOR NICOLAS CUMMINGS PREPARED BY WAYNE T. WOOD & COMPANY, DATED NOVEMBER 2022.
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9. THE PROPERTY IS LOCATED IN THE LRR2 SHORELAND OVERLAY DISTRICT WITH THE FOLLOWING DIMENSIONAL REQUIREMENTS:
MIN LOT SIZE: 3 ACRES
MIN STREET FRONTAGE: 225 FT
MIN FRONT YARD: 30 FT
MIN SIDE YARD: 20 FT
MIN REAR YARD: 30 FT
10. A WETLAND SURVEY WAS NOT PERFORMED AND THIS PLAN IS NOT INTENDED TO INDICATE WHETHER WETLANDS ARE PRESENT ON THE PARCEL.
11. ALL PROPOSED DESIGNS AND SIGNAGE TO ADDRESS FIRE RESCUE DEPARTMENT ACCESS SHALL BE APPROVED BY THE RAYMOND FIRE RESCUE DEPARTMENT.
12. THE PLACEMENT AND DESIGN OF STREET ADDRESS SIGN AND FIRE LANE SIGNS SHALL BE APPROVED BY THE RAYMOND FIRE RESCUE DEPARTMENT AND E-911 COORDINATOR.
13. 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.
14. 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.
15. ALL PROPOSED AND FUTURE DWELLING(S) WITH ACCESS TO AND FRONTAGE ALONG THE PRIVATE WAY SHALL BE CONSTRUCTED WITH FIRE SPRINKLER SYSTEM(S).



DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04662
(207) 591-5055

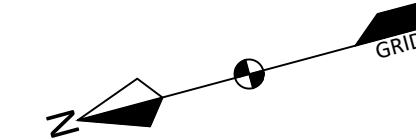
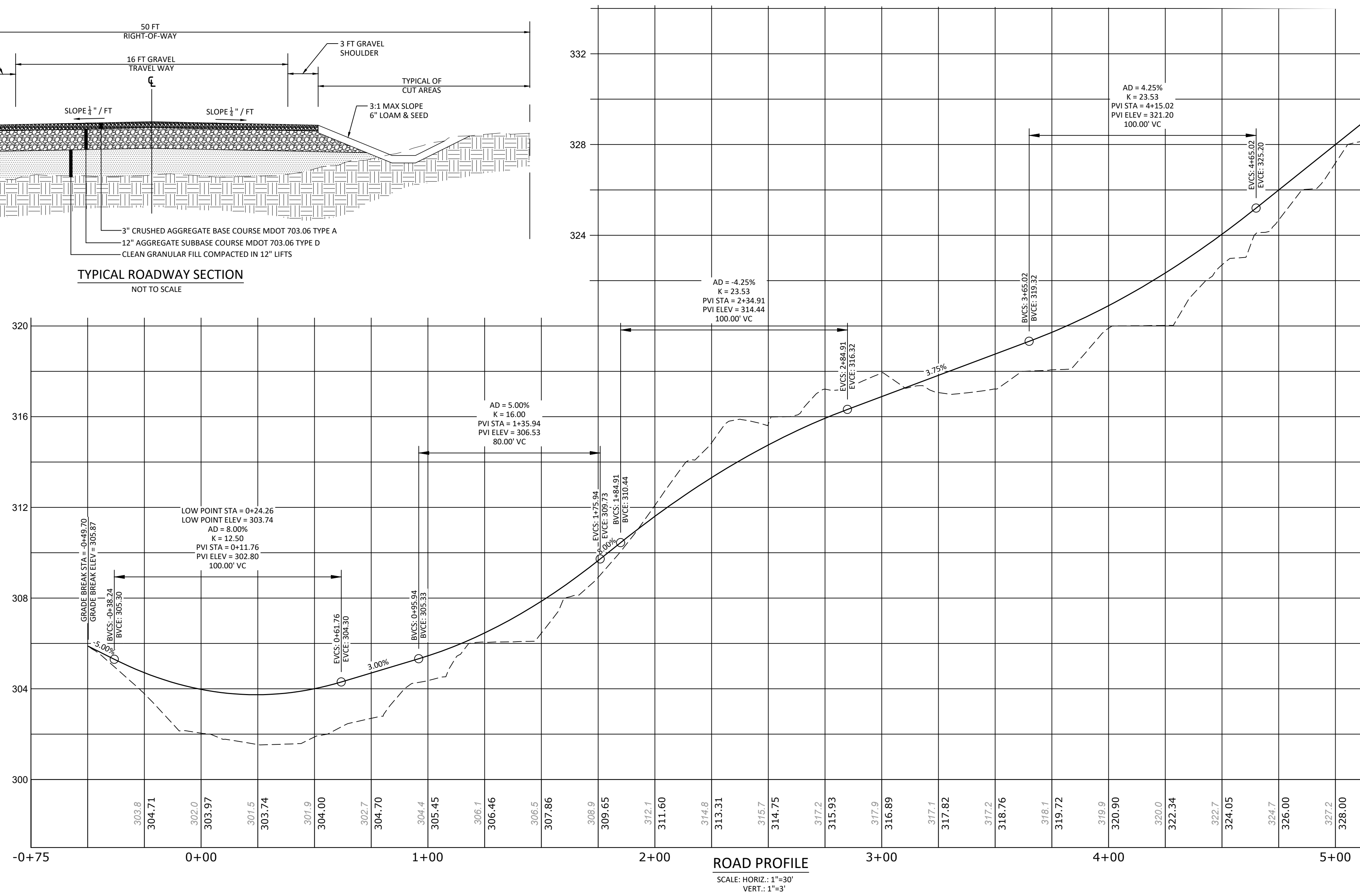
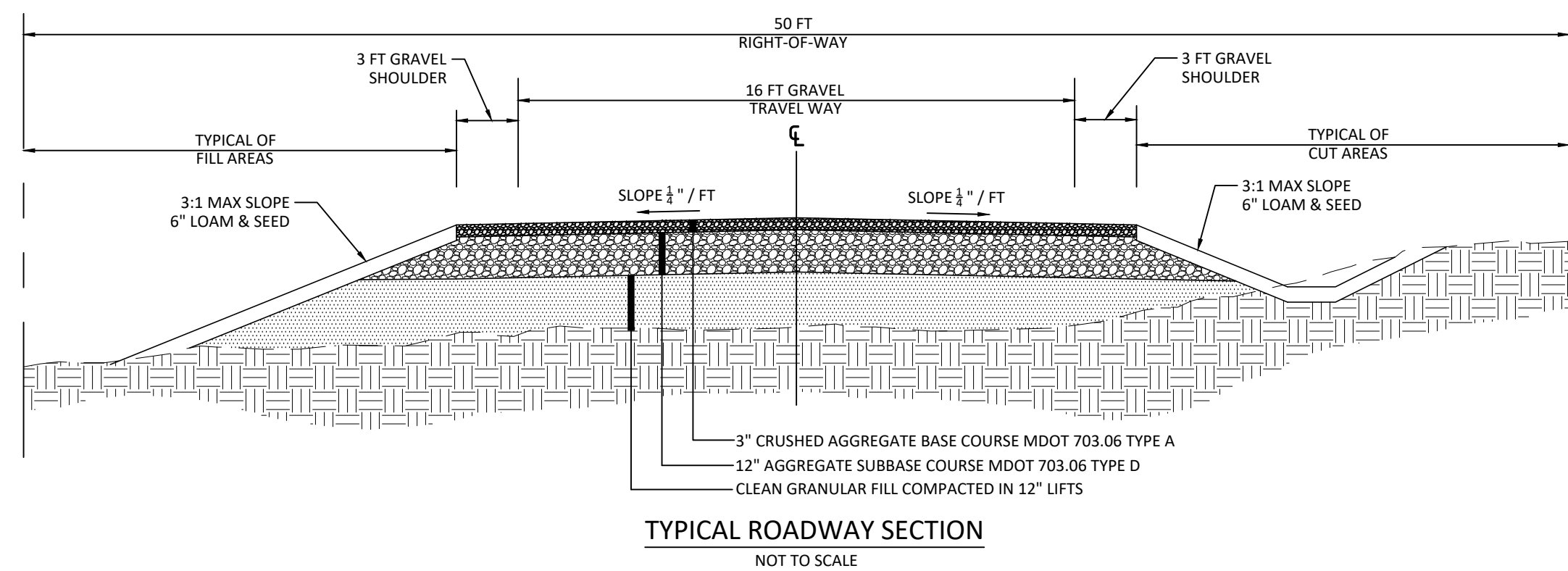
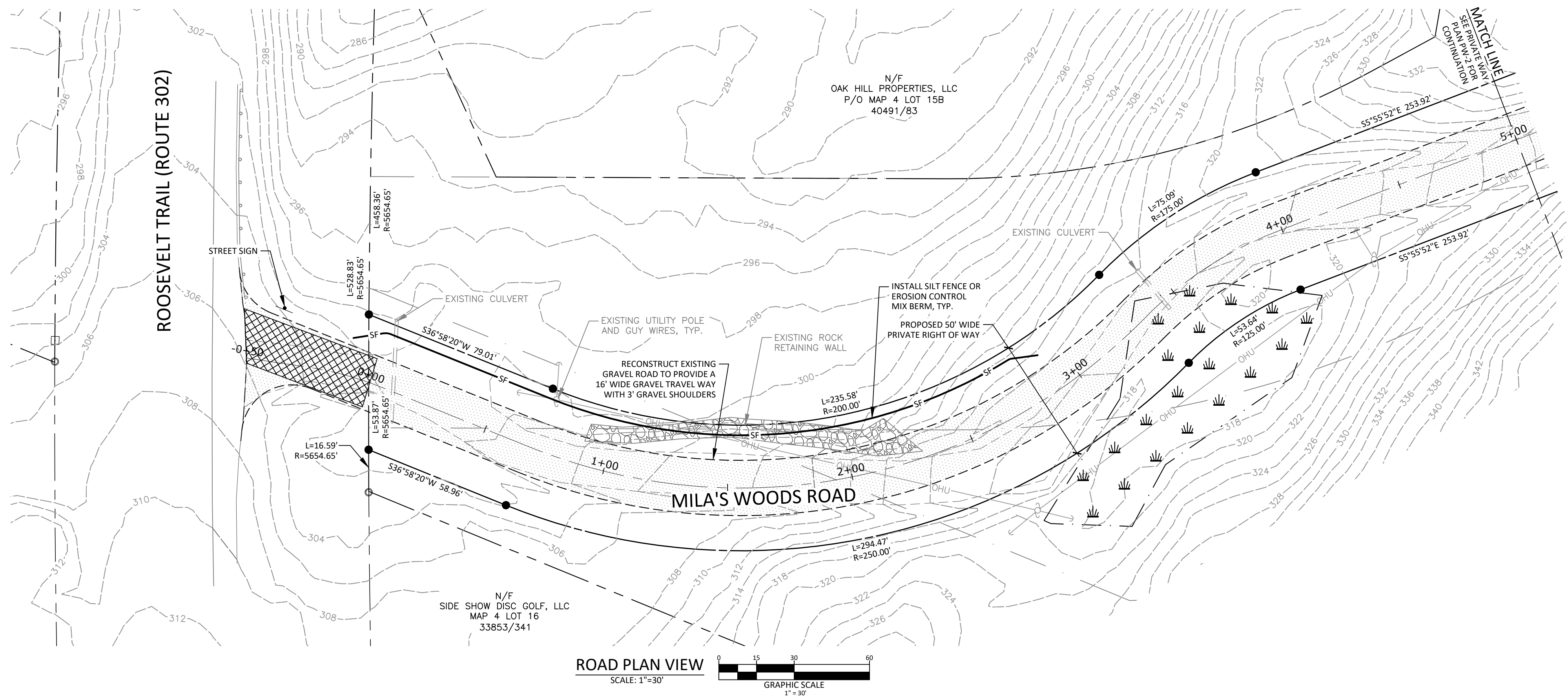
REV	DATE	BY	DESCRIPTION
A	3-13-24	DMR	ISSUED FOR TOWN REVIEW
B	5-8-24	DMR	REVISED PER TOWN REVIEW COMMENTS

OVERALL PRIVATE WAY PLAN
MILA'S WOODS ROAD
ROOSEVELT TRAIL (ROUTE 302)
RAYMOND, MAINE
FOR:
NICOLAS CUMMINGS
P.O. BOX 1885
WINDHAM, ME 04662

23003
JOB NUMBER:

1" = 100'
SCALE:

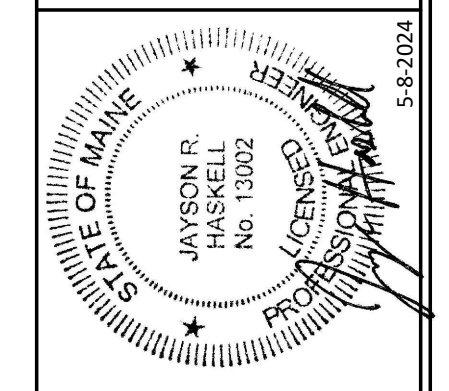
5-8-2024
DATE:



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LEGEND

EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE
	SETBACK
	EASEMENT LINE
	GRANITE MONUMENT
	IRON PIN/DRILL HOLE
	CENTERLINE
	EDGE OF PAVEMENT/CURB
	EDGE OF GRAVEL
	CONTOUR LINE
	TREELINE
	CULVERT/STORMDRAIN
	UTILITY POLE
	OVERHEAD UTILITIES
	RIPRAP
	SILT FENCE



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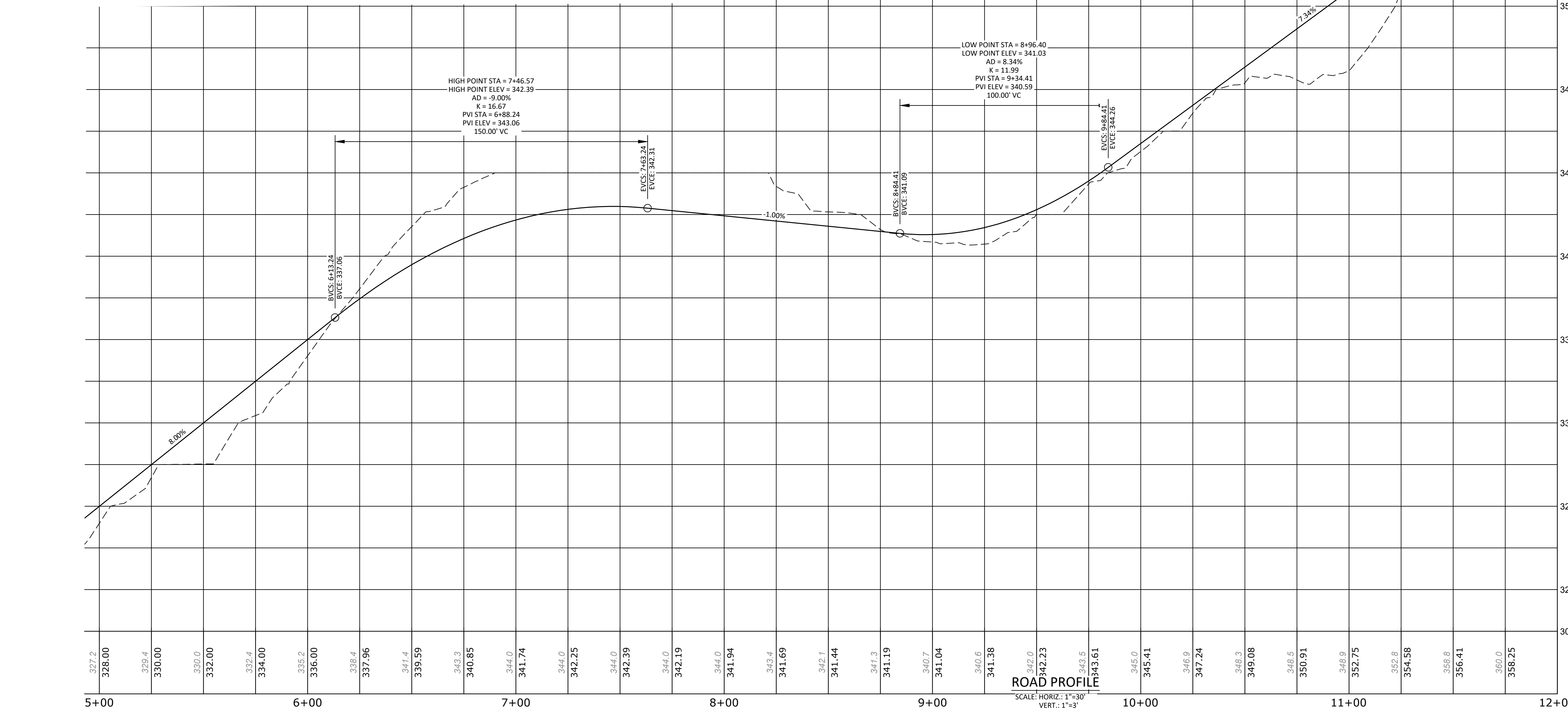
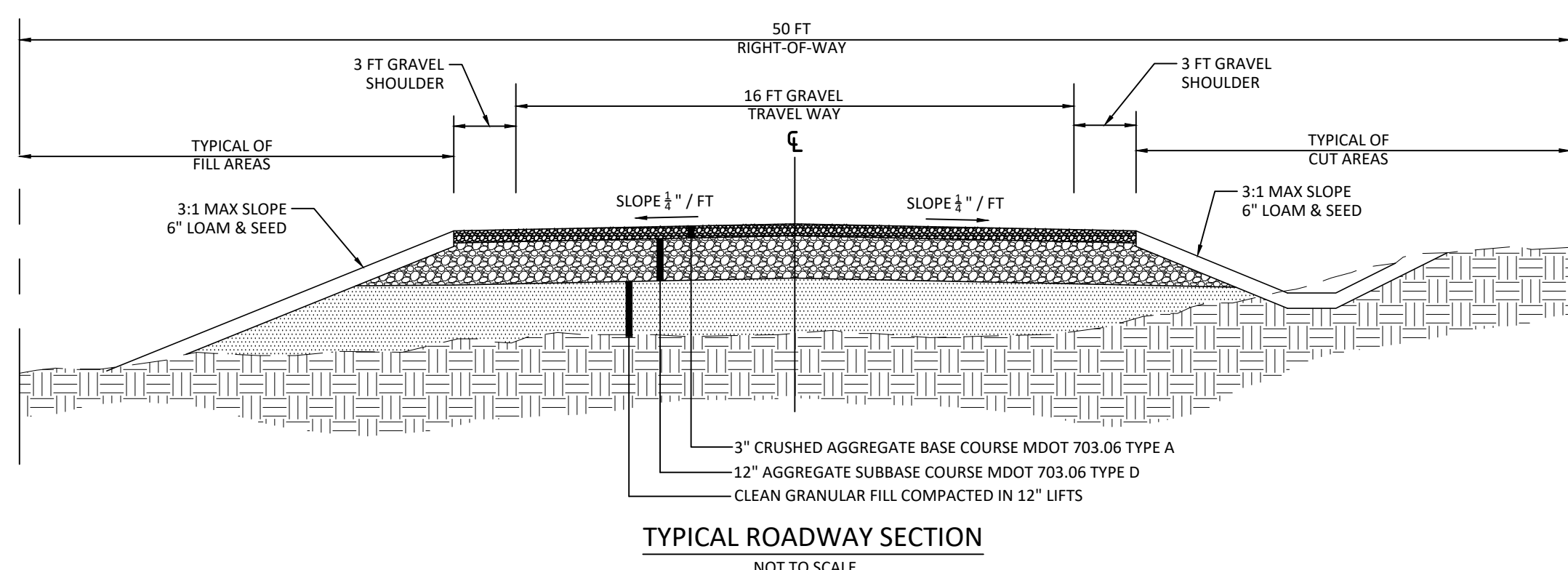
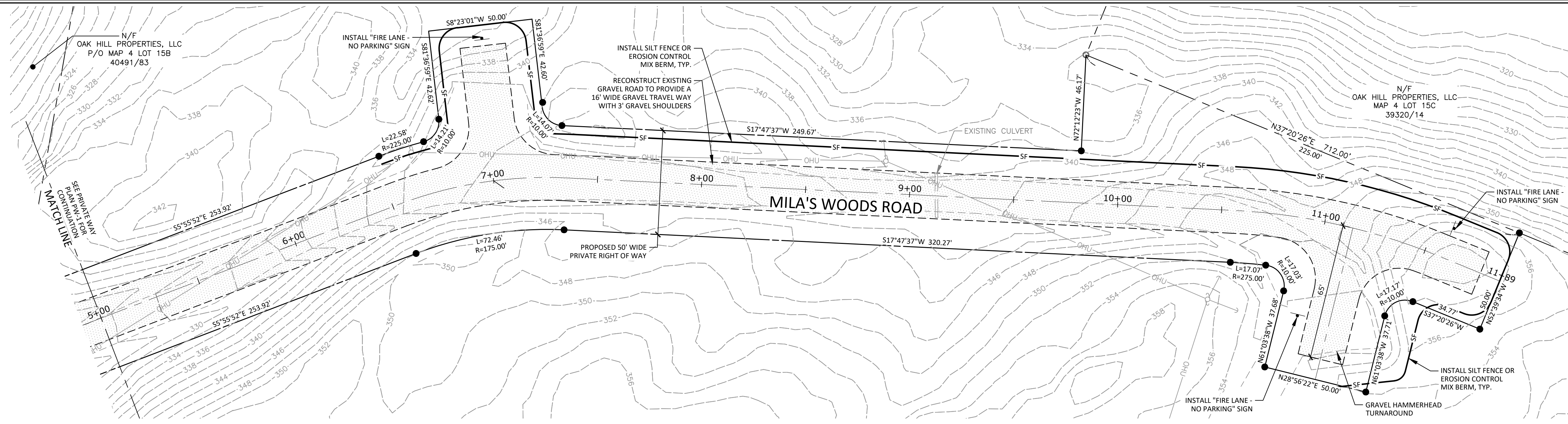
PRIVATE WAY PLAN
MILA'S WOODS ROAD
ROOSEVELT TRAIL (ROUTE 302)
RAYMOND, MAINE
FOR:
NICOLAS CUMMINGS
P.O. BOX 1855
WINDHAM, ME 04092

APPROVED - RAYMOND PLANNING BOARD:

CHAIRPERSON _____ DATE _____

STATE OF MAINE
COUNTY SS. REGISTRY OF DEEDS
RECEIVED _____ 20____
AT ____ h ____ m ____ AM AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST: _____ REGISTER

23003
JOB NUMBER:
1" = 30'
SCALE:
5-8-2024
DATE:
SHEET 2 OF 4
PW-1



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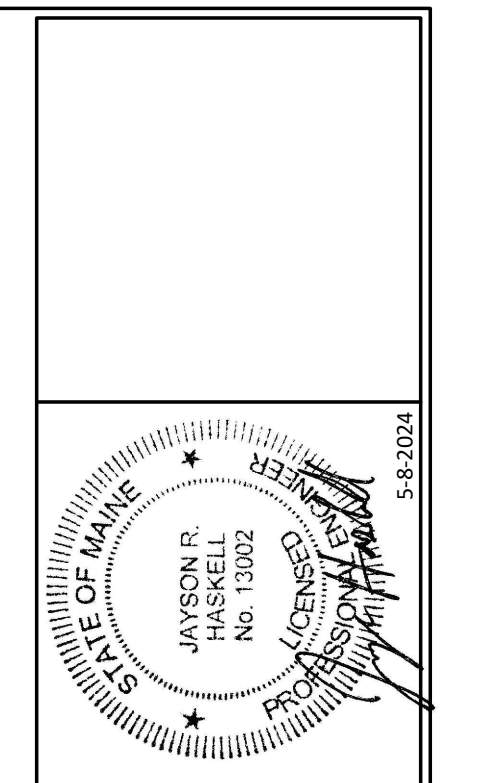
LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE/R.O.W.	--- PROPERTY LINE/R.O.W.
--- ABUTTER PROPERTY LINE	--- ABUTTER PROPERTY LINE
--- SETBACK	--- SETBACK
--- EASEMENT LINE	--- EASEMENT LINE
□ GRANITE MONUMENT	■ GRANITE MONUMENT
○ IRON PIN/DRILL HOLE	● IRON PIN/DRILL HOLE
--- CENTERLINE	--- CENTERLINE
--- EDGE OF PAVEMENT/CURB	--- EDGE OF PAVEMENT/CURB
--- EDGE OF GRAVEL	--- EDGE OF GRAVEL
--- CONTOUR LINE	--- CONTOUR LINE
--- TREELINE	--- TREELINE
--- CULVERT/STORMDRAIN	--- CULVERT/STORMDRAIN
○ UTILITY POLE	○ UTILITY POLE
--- OVERHEAD UTILITIES	--- OVERHEAD UTILITIES
○ RIPRAP	○ RIPRAP
--- SILT FENCE	--- SILT FENCE

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CHAIRPERSON	DATE

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 RECEIVED _____ 20____
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 SHEET 3 OF 4
 PW-2

