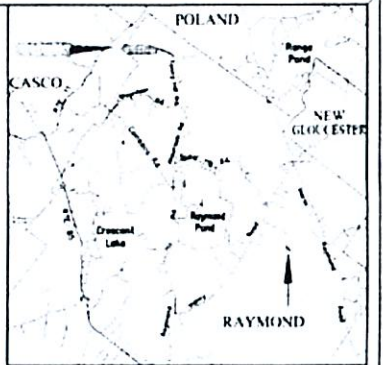
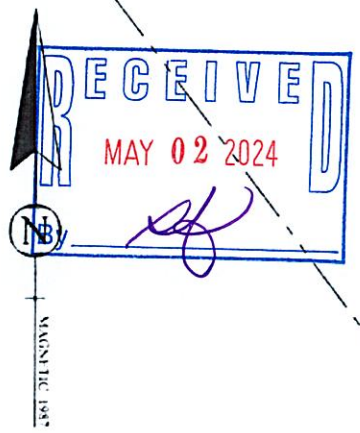


1/2
LEO G. & JULIA
DEPNARD
Bk. 1547, Pg. 116

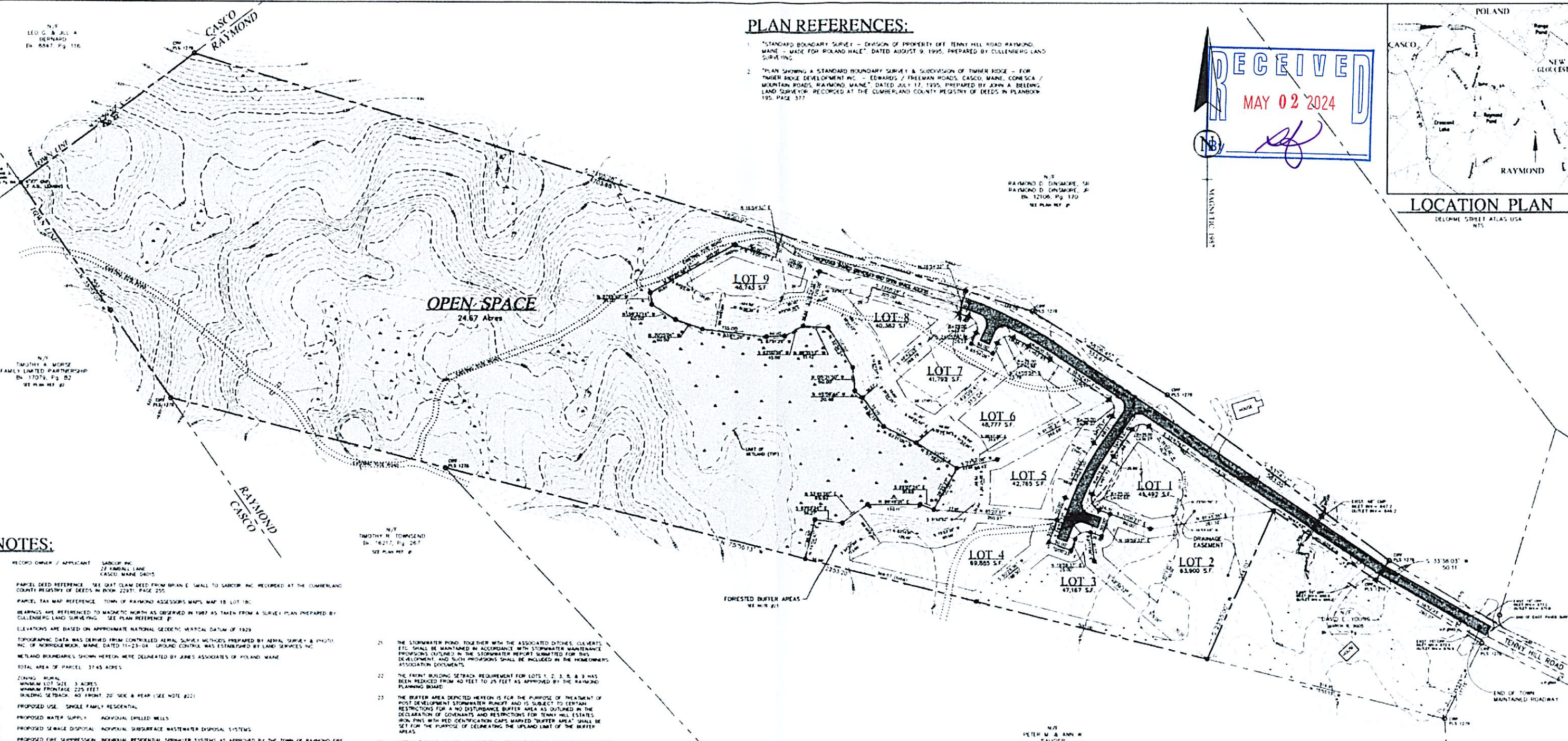
PLAN REFERENCES:

- STANDARD BOUNDARY SURVEY - DIVISION OF PROPERTY OF TENNY HILL ROAD, RAYMOND, MAINE - MADE FOR ROLAND HALE. DATED AUGUST 9, 1995. PREPARED BY CALLENGER LAND SURVEYING.
- PLAN SHOWING A STANDARD BOUNDARY SURVEY & SUBDIVISION OF TENNY HILL ROAD - FOR TENNY HILL DEVELOPMENT INC. - EDWARDS / FREEMAN ROADS, CASCO, MAINE, CONESCA / MOUNTAIN ROADS, RAYMOND, MAINE. DATED JULY 17, 1995. PREPARED BY JOHN A. BELONG LAND SURVEYOR. RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLANOBOOK 195, PAGE 377.



LOCATION PLAN

DELOME STREET ATLAS USA
NTS



NOTES:

- RECORD OWNER / APPLICANT: SABCOR INC. 27 KIMBALL LANE CASCO, MAINE 04115
- PARCEL DEED REFERENCE: SEE DEED CLAM DEED FROM BRIAN E. SMALL TO SABCOR INC. RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2281, PAGE 255.
- PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAPS MAP 18 LOT 18C
- BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED IN 1987 AS TAKEN FROM A SURVEY PLAN PREPARED BY CALLENGER LAND SURVEYING. SEE PLAN REFERENCE #1.
- ELEVATIONS ARE BASED ON APPROXIMATE NATIONAL GEODETIC VERTICAL DATUM OF 1929.
- TOPOGRAPHIC DATA WAS DERIVED FROM CONTROLLED AERIAL SURVEY METHODS PREPARED BY AERIAL SURVEY & PHOTO INC. OF NORVILLE, MAINE. DATED 11-23-04. JURISDICTION CONTROL WAS ESTABLISHED BY LAND SERVICES INC.
- WETLAND BOUNDARIES SHOWN HEREON WERE DELINEATED BY JAMES ASSOCIATES OF POLAND, MAINE.
- TOTAL AREA OF PARCEL: 37.45 ACRES
- ZONING: RURAL W/100 (3) 3 ACRES MINIMUM FRONTAGE: 225 FEET BUILDING SETBACK: 40 FEET 20' SIDE & REAR (SEE NOTE #22)
- PROPOSED USE: SINGLE FAMILY RESIDENTIAL
- PROPOSED WATER SUPPLY: INDIVIDUAL SPLIT SYSTEM
- PROPOSED SEWAGE DISPOSAL: INDIVIDUAL SUBSURFACE WASTEWATER DISPOSAL SYSTEM
- PROPOSED FIRE SUPPRESSION: INDIVIDUAL SPRINKLER SYSTEMS AS APPROVED BY THE TOWN OF RAYMOND FIRE CHIEF
- NET RESIDENTIAL DENSITY: CONVENTIONAL SUBDIVISION - 10 LOTS OPEN SPACE SUBDIVISION - 12 LOTS
- THE LAYOUT OF THE LOTS AS PROPOSED HEREON IS IN ACCORDANCE WITH ARTICLE XII OF THE TOWN OF RAYMOND LAND USE ORDINANCE FOR AN OPEN SPACE SUBDIVISION
- PROPOSED OPEN SPACE USE: IN ACCORDANCE WITH THE SECTION 800(B) OF THE RAYMOND LAND USE ORDINANCE THE OPEN SPACE AREA DEPICTED ON THE PLAN SHALL BE PRESERVED AND MAINTAINED FOR FORESTRY, ACTIVE OR PASSIVE RECREATION, WETLAND CONSERVATION AND STRUCTURES ACCESSORY TO THESE ALLOWED USES. ANY PROPOSED CHANGE IN USE MUST BE APPROVED BY THE RAYMOND PLANNING BOARD. THE OPEN SPACE PARCEL MAY NOT BE FURTHER SUBDIVIDED, AND NO USES OTHER THAN AGRICULTURE, FORESTRY, RECREATION OR CONSERVATION SHALL BE ALLOWED.
- ALL LOTS ARE SUBJECT TO A DECLARATION OF COVENANTS AND RESTRICTIONS FOR TENNY HILL ESTATES AS APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD AND TO BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- ACCESS TO LOTS 6 AND 8 SHALL BE BY MEANS OF THE PROPOSED SHARED DRIVEWAY AND COMMON ACCESS TO THE OPEN SPACE AREA AS DEPICTED HEREON. MAINTENANCE OF THIS SECTION OF SHARED DRIVEWAY SHALL BE INCLUDED IN THE FORMAL ROAD MAINTENANCE AGREEMENT. EXISTING OR PROPOSED TRAILS EXTENDING BEYOND THE PROPOSED SHARED DRIVEWAY SHALL BE CONSIDERED PART OF THE OPEN SPACE AND MAINTAINED IN ACCORDANCE WITH THE PROPOSED OPEN SPACE MANAGEMENT PLAN.
- LOTS 1 THROUGH 8 ARE SUBJECT TO WELL EXCLUSION AREAS AND SPECIFIC PLACEMENT OF SEPTIC DISPOSAL FIELDS. SEE SHEET 2 FOR DETAILS.
- THE PROPOSED ROADWAYS AND ASSOCIATED DRAINAGE STRUCTURES ARE TO REMAIN PRIVATELY OWNED AND MAINTAINED. THE TOWN OF RAYMOND IS NOT RESPONSIBLE FOR THE REPAIR, MAINTENANCE, OR PLOWING OF ANY ROADS OR MAINTENANCE OF ASSOCIATED INFRASTRUCTURE THAT ARE CONSTRUCTED AS PART OF THIS SUBDIVISION.
- THE STORMWATER POND, TOGETHER WITH THE ASSOCIATED DITCHES, CURBMENTS, ETC. SHALL BE MAINTAINED IN ACCORDANCE WITH STORMWATER MAINTENANCE PROVISIONS OUTLINED IN THE STORMWATER REPORT SUBMITTED FOR THIS DEVELOPMENT, AND SUCH PROVISIONS SHALL BE INCLUDED IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
- THE FRONT BUILDING SETBACK REQUIREMENT FOR LOTS 1, 2, 3, 6, 8 & 9 HAS BEEN REDUCED FROM 40 FEET TO 25 FEET AS APPROVED BY THE RAYMOND PLANNING BOARD.
- THE BUFFER AREA DEPICTED HEREON IS FOR THE PURPOSE OF TREATMENT OF POST DEVELOPMENT STORMWATER RUNOFF AND IS SUBJECT TO CERTAIN RESTRICTIONS FOR A NO DISTURBANCE BUFFER AREA AS OUTLINED IN THE DECLARATION OF COVENANTS AND RESTRICTIONS FOR TENNY HILL ESTATES. IRON PINS WITH RED IDENTIFICATION CAPS MARKED "BUFFER AREA" SHALL BE SET FOR THE PURPOSE OF DELINEATING THE UPLAND LIMIT OF THE BUFFER AREAS.
- LOTS 4 THROUGH 8 ARE SUBJECT TO A 75 FOOT SETBACK FROM THE ADJACENT WETLAND AREA. ANY BUILDING, W.D. DISTURBANCE OR CLEARING OF VEGETATION WITHIN THE AREA BETWEEN THE UPLAND LIMIT OF THE BUFFER AREA AND THE 75 FOOT SETBACK IS SUBJECT TO A PERMIT BY RULE APPLICATION PROCESS THROUGH THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
- ALL WETLAND AREAS DEPICTED HEREON SHALL BE LEFT UNDISTURBED AND ARE SUBJECT TO CERTAIN RESTRICTIONS PURSUANT TO THE STATE OF MAINE DEPT. OF ENVIRONMENTAL PROTECTION NATURAL RESOURCE PROTECTION ACT. WETLAND AREAS ON LOTS 3 AND 4 SHALL BE MARKED WITH IRON PINS WITH RED IDENTIFICATION CAPS LABELED "THE LAND BOUNDARY".
- VEHICULAR ACCESS TO LOT 1 SHALL BE FROM ONE TRAVELED WAY ONLY.
- 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 REPRESENTATIONS MADE BY THE APPLICANT CONCERNING THE DEVELOPMENT AND USE OF THE PROPERTY WHICH APPEAR IN THE RECORD OF THE PLANNING BOARD PROCEEDINGS ARE CONDITIONS OF APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED AND APPROVED BY THE PLANNING BOARD.
- CLEARING RESTRICTIONS: EACH LOT WITHIN THE SUBDIVISION SHALL RETAIN AT LEAST TWO TREES OF 8 INCH DBH OR GREATER FOR THE NEXT LARGEST PRACTICABLE WITHIN THE ROAD RIGHT-OF-WAY. (SEE ALSO NOTES #23 & #24)

WAIVERS:

- THE TOWN OF RAYMOND PLANNING BOARD HAS GRANTED THE FOLLOWING WAIVERS:
- SUBDIVISION ORDINANCE - ARTICLE V, SEC. 2, SUB-SEC. 2.20. LANDSCAPING PLAN
 - SUBDIVISION ORDINANCE - ARTICLE V, SEC. 2, SUB-SEC. 2.25. TRAFFIC VOLUME ESTIMATE AND PARTIAL SIGHT DISTANCE WAIVER FOR DRIVEWAYS
 - SUBDIVISION ORDINANCE - ARTICLE VI, SEC. 1, SUB-SEC. 2.5. 1000 FOOT MAXIMUM DEAD END STREET

State of Maine, Cumberland SS
Registry of Deeds
Received JUNE 4, 2007
at 9:33 AM and recorded in
Plan Book 287 Page 287
Attest *[Signature]*
N.T. SEAN P. & SHEILA A. SHANAHAN Bk. 15688, Pg. 57

REVIEWED AND APPROVED BY THE TOWN OF RAYMOND PLANNING BOARD

Chairman: *[Signature]* Date: May 30, 2007
[Signature]
[Signature]



LEGEND

| EXISTING | | PROPOSED | |
|----------|---------------------------|----------|-------------------------------------|
| | EASEMENT FOUND | | DRAINAGE EASEMENT LIMIT |
| | UTILITY POLE | | SLOPE EASEMENT LIMIT |
| | SUBJECT BOUNDARY LINE | | BUILDING SETBACK LIMIT |
| | CENTER OF ROAD | | PROPOSED LOT LINE |
| | STONE WALL | | REAR SETBACK TO BE SET |
| | BOUNDARY OF FORMER LOT | | DRIVEWAY PLACEMENT TO BE SET |
| | BOUNDARY OF FORMER PARCEL | | WELL TEST PIT AND RETENTION NUMBER |
| | WETLAND BOUNDARY | | FORESTED BUFFER AREA |
| | WETLAND BOUNDARY | | BUFFER BOUNDARY MARKER WITH RED CAP |

| REVISIONS | |
|-----------|--|
| 5 | 5/28/07 REVISION: SEE REVISIONS SHEET FOR PLANNING BOARD NOTICES |
| 4 | 6/11/07 REVISION: SEE REVISIONS SHEET FOR FINAL PLAN REVIEW |
| 3 | 6/14/07 REVISION: SEE REVISIONS SHEET FOR FINAL PLAN REVIEW |
| 2 | 5/21/07 REVISION: SEE REVISIONS SHEET FOR FINAL PLAN REVIEW |
| 1 | 5/21/07 REVISION: SEE REVISIONS SHEET FOR FINAL PLAN REVIEW |



SHEET 1111
FINAL PLAN RECORDING PLAT
Sheet 1 of 2

PROJECT No: 04149 DATE: April, 2005
 DRAWN BY: P. CAVER CHECKED BY: H. DAVIS
 DATE: 5-18-07

PLANNING BOARD
Tenny Hill Estates
Tenny Hill Road
Cumberland County
Raymond, Maine

PREPARED FOR:
Sabor Inc.
27 Kimball Lane
Casco, Maine 04105

PREPARED BY:
LAND SERVICES INC.
1259 Roosevelt Trail, P.O. Box 975
Raymond, Maine 04071
Tel: (207) 655-4945 - Fax: (207) 655-5053

LSI