

July 9, 2025

Chris Hanson Code Enforcement Officer Town of Raymond

Re: Pine Ridge Estates Comment Response & Revisions

Dear Chris,

We have reviewed the comments from the review consultants in a memo dated June 11, 2025, and Fire/Rescue department dated June 5, 2025 and are providing reposes to the comments that require a response. Below we have listed the comments in *italics* and have provided a response in **bold**. Enclosed are the following attachments:

- 1. Septic Test Pits Mark Hampton Associates
- 2. Fire Truck Turning Schematic
- 3. Road Name Application
- 4. Revised Plans

Review Consultant Comments

Land Use Ordinance

B. Allowable density: Density calculations have been provided on Sheet 1 within the Plan Set. The calculations show the total area of the lot (1,493,416 sf.) and deductions (295,254 sf.), leaving a remaining 1,198,162 sf. From there, an additional twenty percent (20%) is added, bringing the total developable area to 1,437,794 sf. This total is divided by three (3) acres for the minimum lot size requirements of the zone, amounting to a total allowable density of 11.002 lots. We recommend that the Applicant break down the deduction calculations to show how that amount was reached, utilizing §300-8.1 Net Residential Area Calculation criteria. For example, please show how much of the deducted amount was for steep slopes, floodplain areas, associated wetland areas, resource protected zones, and other standards as listed.

Response: The deductions have been broken down in note 26 on sheet 1.



C. Layout and siting standards: The proposed open space conservation subdivision provides frontage for access to the open space on each lot. The property subject to this application does not contain any existing trails or recreational corridors. The property also does not contain any listed historical or archeological resources adjacent to the site. The proposed layout provides sufficient buffering from adjacent properties through the use of the strip of open space lining the site's border. Wetland areas are shown on the plans submitted. However, we request that the Applicant provide the locations of the vernal pools on-site indicated in the Vernal Pool Assessment Letter in Attachment 6 in the application binder. This letter refers to three (3) vernal pools found on-site; however, the locations are not shown on any attachments or the plans submitted.

Response: The 3 vernal pools onsite are not shown on sheet 2 of the plans.

D. Space standards: The proposed open space subdivision includes a private drive that provides sufficient road frontage to each of the proposed lots. We recommend that the Applicant double-check the minimum lot size requirements, as the LRR2 zoning district has a minimum lot size of 1.5 acres (stated on plans submitted at 1.0 acres). The proposed project meets most of the Street Design Standards, as outlined within Section IV of this Memo.

Response: Note 10 on sheet 1 has been updated to reflect this requirement.

E. Utilities: The proposed open space subdivision will utilize private, individual wells to supply each residential lot with sufficient water supply, and uses on-site, individual subsurface disposal systems for septage. The Applicant has submitted a soils map from the Natural Resource Conservation Service (NRCS), but has not submitted documentation or test pit logs to provide evidence that the soils present on each lot are able to support the proposed method of waste disposal. Further, the Applicant has stated that electrical service will be accomplished by extending power underground into the proposed subdivision for each lot.

Response: Test pit data is attached for review (see attachment 1).

Subdivision Regulations

- 4. Preservation of Natural and Historic Features: The Applicant should denote on the plans submitted that there is sufficient spacing for the required fifty (50) ft. buffer strip along Raymond Cape Road. It does not appear that any wetlands will be impacted by this proposed subdivision.
- Response: The current design proposes Soil Filter A within 50' of the property line along Raymond Cape Road to meet stormwater requirements. If this 50' buffer needs to be a wooded buffer, adjustments will need to be made to the proposed BMP.



5. Traffic Sight Distance: Traffic generation and distribution calculations were provided within Attachment 7 in the application binder submitted. However, the Applicant has not provided documentation or calculations to state that appropriate traffic sight distance is achieved.

Response: Sight distances are now shown on sheets 1 and 3 of the plans.

8. Net Residential Density: Please see previous comment regarding net residential density.

Response: The deductions have been broken down in note 26 on sheet 1.

9. Lots: The ratio of lot length to width shall not be more than three to one (3:1). All subsurface waste disposal system areas are shown on the plans, with their respective well-exclusion zones also shown.

Response: Well exclusion zones have been updated to reflect the required 125' setback requirement.

10. Utilities: As previously stated within the Land Use Ordinance – Article 13 Open Space Subdivision General Requirements, the proposed open space subdivision will utilize private, individual wells to supply each residential lot with sufficient water supply, and uses on-site, individual subsurface disposal systems for septage. The Applicant has submitted a soils map from the Natural Resource Conservation Service (NRCS), but has not submitted documentation or test pit logs to provide evidence that the soils present on each lot are able to support the proposed method of waste disposal. Further, the Applicant has stated that electrical service will be accomplished by extending power underground into the proposed subdivision for each lot.

Response: Test pit data is attached for review (see attachment 1).

12. Required Improvements: The Applicant should specify if any landscaping is proposed under the scope of this application. Other improvements like water supply through individual wells and subsurface waste disposal systems are included.

Response: No landscaping is proposed for the project since the majority of each lot will be required to remain vegetated.

13. Impact on Ground Water: A hydrogeologic assessment has not been submitted with this project. The Applicant should provide a statement or evidence that the proposed project will not have an adverse impact on the overall quality or quantity of available groundwater.

Response: Mark Cenci Geologic Inc. is currently working to prepare this assessment.



- 14. Phosphorous Control: The Applicant has not stated the total amount of developed or impervious surface area. If a Stormwater Management Law permit is needed from the Maine Department of Environmental Protection (MDEP), the Applicant should submit all calculations, plans, and other materials to the Town for review. The Applicant should also submit evidence on what natural resources, if any, may be impacted by phosphorous export as a result of the proposed project. We recommend that the Applicant submit a hydrogeologic assessment for nitrate plumes and overall groundwater impacts.
- Response: A hydrogeologic assessment and groundwater study are being prepared by Mark Cenci Geology. The roadway will meet the phosphorus standards for the Maine DEP since the project is required to meet the General Standards in an at risk watershed.

Shoreland Zoning Ordinance

- 3. Principal & Accessory Structures: No footprints of residences are shown on the plans submitted. The Applicant should be aware that any new principal and accessory structures shall be setback at least one hundred (100) ft. from the upland edge of any wetlands on-site.
- Response: Suggested footprints and driveways are now shown on sheets 3 and 4 along with distances to wetlands. It is our understanding that the 100' setback applies to "protected wetlands". Does this mean all wetlands, or only significant wetlands? The wetlands onsite are not wetlands of special significance.
 - 8. Parking Areas: Given the nature of this project, parking areas are not proposed. The Applicant should refer to the Fire Department's review memorandum, as they will likely require the posting of "No Parking" signage within the cul-de-sac.

Response: A call out for the fire lane has been added to sheet 1 with additional details shown on sheet 4.

- 9. Roads & Driveways: This Section of the ordinance requires that all roads and driveways shall be setback at least one hundred (100) ft. from the upland edge of a wetland unless no other reasonable alternative exists. It is the responsibility of the Applicant to provide evidence that no other practical alternatives exist. If granted by the Planning Board, the road and driveway setback requirements may be reduced to no less than fifty (50) ft. upon the Applicant submitting evidence that appropriate techniques will be used to prevent sedimentation of the water body or wetland.
- Response: Suggested driveway locations are now shown on sheets 3 and 4 along with distances to wetlands. It is our understanding that the 100' setback applies to "protected wetlands". Does this mean all wetlands, or only significant wetlands? The wetlands onsite are not wetlands of special significance.



12. Septic Waste Disposal: The Applicant has shown areas on the plans reserved for septic system locations, with sufficient buffers for a well-exclusion zone. However, no supporting documentation has been provided to show evidence that the soils present on-site will support individual septic systems for each lot.

Response: Test pit data is attached for review (see attachment 1).

18. Clearing or Removal of Vegetation for Activities Other Than Timber Harvesting: The Applicant should state how much land clearing is anticipated for the construction of the proposed open space subdivision.

Response: Please see note 27 on sheet 1.

19. Hazard Trees, Storm-Damaged Trees, & Dead Tree Removal: The Applicant has not stated whether any hazardous trees, storm-damaged trees, or dead trees will be removed under the scope of the clearing of the lot and construction of the private road.

Response: All dead or diseased trees will be removed during construction as needed.

20. Exemptions to Clearing & Vegetation Removal Requirements: The Applicant should show calculations for the proposed amounts of land clearing needed to accomplish the proposed open space subdivision.

Response: Please see note 27 on sheet 1.

23. Soils: As previously stated, the Applicant shall submit evidence that the soils present onsite are sufficient to support the proposed individual septic systems for each lot. Additionally, test pit locations, if performed, are not shown on the plans submitted.

Response: Test pit data is attached for review (see attachment 1).

24. Water Quality: The proposed residential open space subdivision is not anticipated to generate adverse impacts to overall water quality. The Applicant should state, or add a note on the plans that, "No activity shall store, deposit on or into the ground, discharge or permit the discharge into the waters of the state of any treated, untreated or inadequately treated liquid, gaseous, solid material or pollutant of such nature, quantity, obnoxiousness, toxicity or temperature such that, by itself or in combination with other activities or substances, it will run off, seep, percolate or wash into surface or ground waters so as to contaminate, pollute, harm or impair designated uses or the water classification of such water bodies, tributary stream or wetland, or cause nuisance, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste or unsightliness or be harmful to human, animal, plant or aquatic life.", in accordance with the requirements of this Section.

Response: See note 29 on sheet 1.



27. Accessory Dwelling Units: No accessory dwelling units are proposed under the scope of this application; thus, this standard is not applicable. Any future accessory dwelling units will be required to seek the necessary approvals from the Town at the time of their respective construction.

Response: Noted.

Street Ordinance

27. The Gravel Private Way detail calls out a proposed roadway crown of $\frac{1}{2}$ ", however, the required roadway crown standard for private streets is $\frac{1}{4}$ ".

Response: This has been updated on the detail on sheet 5.

Additional Planning & Engineering Comments

1. Easement Documentation: The Applicant should provide evidence of a homeowner's association to be created for maintenance of the private road, as well as supporting easement documentation for the drainage ways, maintenance of open space, and recreation or trails on the open space if any is to be implemented.

Response: The applicant is working to prepare the HOA documents and will submit them once complete.

2. Sheets 3 & 4: Stone check dams are to be spaced at every two (2) ft. of elevations instead of four (4) ft. elevations.

Response: Sheets 3 & 4 have been updated to reflect this requirement.

3. Sheets 3 & 4: The profile view calls out a proposed eighteen (18) inch storm drain at approximately station 0+51, but not on the plan view. If this is proposed, it should be shown in the plan view or removed from the profile view.

Response: This culvert has been removed from the plans.

4. Sheets 3 & 4: There appears to be an additional line shown where the stormwater enters Soil Filter C that is not a proposed contour. Please specify what this line is, or remove from the plans if necessary.

Response: The plans have been updated to remove this line.

5. Sheets 3 & 4: Please label all proposed contours.

Response: contours have been labeled as requested.



6. Stormwater: The proposed Pre-Development plan should be labeled as Sheet "A" instead of Sheet "1".

Response: The label has been updated.

- 7. Stormwater: The Stormwater Treatment Summary areas on pg. 5 do not match the Linear Treatment Summary areas. Please specify which areas and percentages are correct and update as necessary.
- Response: The documents appear to match. There will be 35,423 sf of linear impervious area and 80,874 sf of linear lawn area totaling 116,397 sf of linear developed area. The project proposes to treat 89.5% of the proposed linear impervious area and 87.94% of the proposed developed area.

Fire/Rescue Comments

- 1. The application should address fire rescue department access in accordance with adopted NFPA 1, chapter 18, and the Raymond Street Ordinance.
 - a. The "Cul de Sac" turn-around should be designated as a "Fire Lane". This fire lane shall be designated on the approved plans and addressed in the approved plan notes.

Response: See notes 17 & 18 on sheet 1 and fire sign detailed on sheet 4.

b. The designated "Fire Lane" areas shall be marked with approved "Fire Lane" signs that read; "Fire Lane", "No Parking", "Vehicles Towed at the Owners Expense"

Response: See notes 17 & 18 on sheet 1 and fire sign detailed on sheet 4.

c. The "Cul de Sac" turnaround design shall be capable of permitting a 40 ft. commercial cab, tandem axel fire truck, with a 214-inch wheelbase to turn within the designated configuration. An "Auto-Turn" or equivalent template shall be provided to the RFRD for review and approval of the design configuration.

Response: Please see attached turning schematic.

d. The street shall be designed with an unobstructed vertical clearance of 13' 6".

Response: No overhead obstructions are proposed for this design,



e. The street and driveway grades shall be designed in according to the limitations of the fire department apparatus regarding approach/departure/break over angles and follows:

Response: All roadways and driveways are proposed to meet the road design criteria.

2. The application for site plan review should address fire protection water supply on the submitted plan for this development, in accordance with the town subdivision ordinance (Article 5, Section 25) and NFPA 1 Chapter 18. There is no fire protection water supply currently available within the development.

Response: Sprinkler systems are proposed to address this requirement. See note 19 on sheet 1.

3. The applicant shall complete and forward to the code enforcement office, a road name and driveway address application for review and approval by the E-911 coordinator. A copy of the proposed plan showing the lots, street design, and proposed driveway locations shall be forwarded with the driveway/street address application. These plans shall also include a mark, in either lines or dots, in the center of the street, for each 50feet of travel distance along the length of the street. These 50-foot travel distance marks, and proposed driveway locations are necessary for the Raymond E-911 coordinator to assign the street address numbers. The proposal shows the street name as "Pine Ridge Road" which may not meet the E-911 standards as there is a street named "Pine Lane" within Raymond. There are also streets with "Pine" in the name in Casco and Windham.

Response: See attached road name application. It appears driveway address applications are to be part of a building permit application. The plans address all of the other requirements and addresses will be added to sheet 1 once they are assigned by the E-911 coordinator.

4. E-911 street name, and E-911 addresses for each lot (as assigned by the Town of Raymond; E-911 coordinator), shall be included on the approved final plans. 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......

Response: Addresses will be added to sheet 1 once they are assigned by the E-911 coordinator.

5. 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. Outside electrical service disconnects should be included in the approved plan notes.

Response: See note 22 on sheet 1.



6. The RFRD requests that the Homeowners' Association documents include language that deals specifically with the Fire Lane – No Parking requirements for emergency vehicle access. This requested language would establish the no parking in designated fire lane requirements and provide guidance and authorization to the board of directors to tow vehicles from the established fire lanes. Keeping the fire lanes open at all times is an essential component to maintaining emergency response access in accordance with NFPA 1.

Response: HOA docs are being drafted by the applicant and will be submitted for review once completed.

9. All proposed designs to address Fire Rescue Department access or fire protection shall be approved by the Raymond Fire Rescue Department. The language should be included in the plan notes.

Response: See note 23 on sheet 1.

10. All required RFRD fire permits and inspections for 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. This language should be included in the approved plan notes.

Response: See note 24 on sheet 1.

Thank you for your thorough review of this project. If you have any questions or require any additional information, please let me know.

Sincerely,

Austin g. Fagar

Austin Fagan, PE Project Engineer

<u>Attachment 1</u> Septic Test Pits



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

7910

June 2, 2025

Mr. Brandon Chase PO Box 37 Raymond, ME 04071

Re: Preliminary soil evaluation, 11-lot subdivision Pine Ridge Estates, Raymond, Maine

Dear Brandon,

I have completed a preliminary soil evaluation on the 37+ acre proposed 11- lot subdivision called Pine Ridge Estates located on Cape Road in Raymond. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated September 2023, as amended. I evaluated two hand excavated soil test pits on each of the proposed lots. The soils are moderately well drained glacial till soils with a limiting factor ranging from 15 to 22 inches.

The soils as evaluated meet the minimum requirements of the Rules. In my opinion, there is suitable soil and enough area for a disposal bed on each lot. The size of a septic system for a 3-bedroom home could be 20 feet by 45 feet stone and pipe bed or an Eljen Indrain system consisting of 20 Eljen units. Septic designs can be completed at some time in the future.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton L.S.E., C.S.S. Licensed Site Evaluator #263 Certified Soil Scientist #216

P.O. BOX 1931 • PORTLAND, ME 04104-1931 • 207-756-2900 • mhampto1@maine.rr.com

Quality services that meet your deadline

1						910
GE <u>1</u> OF <u>6</u> SOIL PROFILE / O			TION		ILED DESCRIPTION	
Project Name:	Applic	cant Name:			conditions at pro	JECT SITES
Pine Ridge Esta		Brando			Raymond	
Exploration Symbol # _T " Organic horizon thickr " Depth of 0 Texture Consis 5 Sandy Friable 12 Stony Loamy Friable 13 Stony Loamy Friable 14 Stony Loamy Friable 18 Stony Loamy Friable 18 Stony Loamy Friable 19 Stony Loamy Friable 19 Stony Loamy Friable 10 Stony Loamy	ness Ground surface f exploration or to refus: stency Color e Dark Brown	al Mottling	" Orga " Orga " Te " Sau 6 Loz (sey) 12 Sanc (sey) 12 Sanc 12 Sanc 13 Sanc 13 Sanc 14 Sanc 15 Sanc	nic horizon thickn " Depth of xture Consis ndy Fria am Fria y Loamy Friat	ble Dark Brown	e elev al Mottling
60 Soil Classification	Slope Limiting Facto	E Groundwater	36	Soil Classification	Slope Limiting Factor	r ⊠ Groundwater 1 ⊠ Restrictive Layer
S.E. 3 C Profile Condition Soil series/phase name: Soil series/phase name: Exploration Symbol # _T	ness Ground surface f exploration or to refus stency Color	Bedrock Hydrologic Soil Group Boring elev al Mottling	Exploration	file Condition ries/phase name: Symbol # anic horizon thickr " Depth o xture Consis dy Fria	Percent Depth Hydric Non-h P-4 X Test Pi ness Ground surface f exploration or to refus stency Color	dedrock Hydrologic Soil Group t Defront e elev sal Mottling
Stony Loamy	able Brown		• Ston 12 Sance 12 Sance 18 18 18 18 18 18 18 18 18 18 18 18 18 1	y Loamy I Fria	ble Brown	
24 Sand Firm 55 30 - - 36 - - - 42 - - - 42 - - - 48 - - - 54 - - -	n Olive	Common and Distinct	Sanc 30 - 36 - 36 - 90 42 90 42 48 - 48 - 54 -	y Loamy Firr	n Olive	Common and Distinc
60 Soli Classification Soli Classification 3 C Profile Condition Soli series/phase name:	Slope 4 Percent Bercent Slope 20 Depth Hydric Non-h	Restrictive Layer Bedrock Hydrologic		Soil Classification Condition ries/phase name:	Slope 6 Percent Bercent Children Childr	Restrictive Layer Bedrock Hydrologic
Signature Name Printed/typed	Mark Ham	pton	Date	6/2/2: c/Reg. # 263 □ Professiona	/216	professional seal

										79	910
PAGI	E	2_OF_6	_							FOF	RM F Rev. 11/09
	S	OIL PROFI	LE / CLAS	SIFICATIO			J	SUBSU		ESCRIPTION C	Contract and contract the second second
Pro	oject	Name: Pine Ridg	e Estates	Applic	ant Name: Brando	n Cha	se		Project Location	(municipality): Raymond	
Fy	nlo	ration Symbol		M Test Pit	□ Boring	Exr	lor	ration Symbo	I# TP-6	🛛 Test Pit	□ Boring
	pioi	_ " Organic horiz		Ground surface	-			" Organic horiz		Ground surface	•
			Depth of explora						Depth of explore	ation or to refusa	l
	0 -	Texture	Consistency	Color	Mottling		ø _	Texture	Consistency	Color	Mottling
		Sandy Loam	Friable	Dark Brown				Sandy Loam	Friable	Dark Brown	
	6 -	Stony Loamy				(6 –	Stony Loamy	·	Brown	
surface (inches)	12 –	Sand	Friable	Brown		surface (inches)		Sand	Friable	BIUWII	
e (in	18 –		Lines		Common	ii) ə:	18 —				
face		Stony Loam	/ Firm	Olive	Common and Distinct	Irfac		Stony Loam	У Firm	Olive	Common
	24 -	Sanu					24 —	Janu			and Distinct
soi	30 -					al sc	30 —				
lera	36 -					inera	36 —				
mir	30 -					E N	- 00				
Nole	42 –					, pelov	42 —				
th be	48 -					Depth below mineral soil	48 —				
Depth below mineral soil											
	54 -						54 —				
	60 -	Soil Classific	ation Slop	e Limiting Factor			50 —	Soil Classific	cation Slop	e Limiting Factor	
s by	S.E	· 3	C 6		Groundwater Restrictive Layer	by S	6.E. ₩	3	$C \qquad 6$		Groundwater Restrictive Layer
Soil Details by	••	0.1	condition Perce	ent Depth	Bedrock Hydrologic	eta		Profile C Soil series/phase n	Condition Perce	nt Depth	Bedrock Hydrologic
oil D	S.S	·	ane.	Hydric Non-hydric		oi D	6.S. ₩			Hydric Non-hydric	
					Soil Group	0					Soil Group
Ex	plo	ration Symbol	# <u>TP-7</u>	🛛 Test Pit	□ Boring	Exp	olor	ration Symbo	# <u>TP-8</u>	I Test Pit	□ Boring
		-		Ground surface	1	-				Ground surface	
			Depth of explore	1	1			1		ation or to refuse	
	0 -	Texture Sandy	Consistency	Color Dark Brown	Mottling		0 —	Texture Sandy	Consistency	Color	Mottling
	6 -	Loam	Friable	Dancerow			6 -	Loam	Friable	Dark Brown	
(5		Stony Loamy	Friable	Brown		es)		Stony Loam	V Estable		
iche.	12 –	Sand	1 Hable	Brown		inch	12	Sand	Friable	Brown	
e (ii	18 –					ce	18 —		-		
Depth below mineral soil surface (inches)	24 -	Stony Loam	y Firm	Olive	Common	surface (inches)	24 –	Stony Loam	V Firm		Common
oil su	24 -		1 1111		and Distinct	oils	24	Sand		Olive	and Distinct
al sc	30 -					rals	30 —				
iner	36 -					nine	36 -				
E N						Depth below mineral soil				-	
Delo	42 -					belo	42 —				
oth t	48 -					pth	48 —				
Del	54 -						54 —			-	
	60 -	Soil Classific	cation Slop	e Limiting Factor	Groundwater		60 -	Soil Classifie	cation Slop	e Limiting Factor	Sroundwater
ls by	S.E	3	<u>C</u> 8		Restrictive Layer	d sli	6.E.	3	<u>C</u> <u>6</u>		Restrictive Layer Bedrock
Detai	S.S		Condition Perce		Bedrock Hydrologic	Deta	S.S.		Condition Perce		Hydrologic
Soil Details by	5.5			Hydric Non-hy	dric Soil Group	Soil Details by	•••			Hydric Non-hydric	dric Soil Group
					Soli Group						
Sic	Inatu	Ire /	INVESTI	GATOR INFO	RMATION AND	SIGN	AT	Date			
		Inv.	Kanger						6/2/25		
Na	me l	Printed/typed (0	Mark Hamj	oton			Cert/Lic/Reg. #	263/216		
Titl	le	I Licensed Site	Evaluator D	Certified Soil S	Scientist 🗆 Ce	ertified (Geo	ologist 🗆 Pro	ofessional Engin	eer affix pr	ofessional seal

										79	910
PAG	E	3_OF_6_	-							FOI	RM F Rev. 11/09
	S	OIL PROFI	LE / CLAS	SIFICATIO		TION	N	CUDO			
Pro		Name:			cant Name:		A DA	and the second se	Project Location	ITIONS AT PRO	JECT SHES
	Jeer	Pine Ridg	ge Estates		Brando	n Cha	ase			Raymond	
E	nlo	ration Symbol		M Test Pit	□ Boring	Evr	alor	ation Symbo	# TP-10	M Test Pit	□ Boring
	(pici	_ " Organic horiz		Ground surface	-		5101			Ground surface	•
		"	Depth of explore	ation or to refusa						ration or to refusa	
	ø –	Texture	Consistency	Color	Mottling		0 _	Texture	Consistency	Color	Mottling
		Sandy Loam	Friable	Dark Brown				Sandy Loam	Friable	Dark Brown	
	6 -			1		(5	6 -	Stony Loam	V - · · ·	Brown	
ches,		Stony Loamy	Friable	Brown		iche.		Sand	Friable	Brown	
e (in	18 –	Sand				i) e	18 -				
rfac	~ ~					surface (inches)		Stony Loam	¥ Firm	Olive	Common
soil surface (inches)	24 –	Stony Loamy	Firm	Olive	Common	oil si	24 —	Sand			and Distinct
al so	30 -	Sand			and Distinct	als	30 -				
inera	36 -					liner	36 —				
E N						L M					
belo	42 —					beld	42 —				
Depth below mineral	48 —					Depth below mineral soil	48 -				
۵	54 -						54 -				
	CA						~				
2	60 – S.E.	Soil Classific			Groundwater		60 ⊥ S.E.	Soil Classific			S Gioundwater
Soil Details by	**	3	Condition 2 Perce	ent 22 "	Restrictive Layer Bedrock	Details by	••	Profile (Condition Perc		Restrictive Layer Bedrock
Det	S.S			Hydric	Hydrologic	Det	s.s.	Soil series/phase n		Hydric	Hydrologic
Soi	**			🛛 Non-hy	dric Soil Group	Soil	**			🛛 Non-hy	dric Soil Group
E	nlo	ration Symbol	# TP-11	⊠ Test Pit	□ Boring	Exr	olor	ation Symbo	# TP-12	⊠ Test Pit	□ Boring
				Ground surface	-				on thickness		-
			Depth of explora	ation or to refusa	al			"		ration or to refuse	al
	0 -	Texture	Consistency	Color	Mottling		0 -	Texture Sandy	Consistency	Color	Mottling
	6 -	Sandy Loam	Friable	Dark Brown			6 -	Loam	Friable	Dark Brown	
	0 -	Stony Loamy		Brown		(5)		Stony Loam	۱V		
surface (inches)	12 –	Sand	Friable	BIOWI		Depth below mineral soil surface (inches)	12 -	Sand	Friable	Brown	
e (ir	18 -					. ee	18 -				
Infac	24 -	Stony Loam	y Firm	Olive	Common	urfa	24 -	Stony Loam			Common
oil su	24 -	Cana	1 1111		and Distinct	oils	24	Sand	Y Firm	Olive	and Distinct
al so	30 -					rals	30 -				
liner	36 -					nine	36 —				
M T	42 -					0 M I	42 -				
Depth below mineral soil	72					l bel	12				
spth	48 -					epth	48 -				
	54 -						54 -				
	60 -						60		-		
o	S.E	Soil Classific			Giounuwater		S.E.	Soil Classifie			Groundwater
ails t	••		Condition 6		Restrictive Layer Bedrock	Details by	••	Profile 0	Condition Perc		Restrictive Layer Bedrock
Soil Details by	S.S	Call and a labora a		☐ Hydric	Hydrologic	Det	s.s.	Soil series/phase r		Hydric	Hydrologic
Sol	**			🛛 Non-hy	dric Soil Group	Soil	••			🛛 Non-hy	dric Soil Group
			INVESTI	GATOR INFO	RMATION AND	SIGN	AT	JRE			
Sig	gnatu		1 + 0	h				Date	6/2/25		
Na	me F	Printed/typed	10 mg	Mark Harris	aton			Cert/Lic/Reg. #			
Tit	le	X Licensed Site	Evolutor 5	Mark Ham		ortified			263/216		· · · · · ·
		E LICENSEU SILE		a Germen 2011		ertified (960	ingial LIPIC	ofessional Engin	affix pr	ofessional seal

								79	10
PAGE _	4_OF_6	_						FOF	RM F Rev. 11/09
,	SOIL PROFI	LE / CLAS	SIFICATIO		TION	SUBSU		DESCRIPTION C	
Projec	t Name: Pine Ridg	e Estates	Applic	ant Name: Brando	n Chase		Project Location	(municipality): Raymond	
Evolo	oration Symbol		M Test Dit	□ Boring	Explor	ation Symbo	#_TP-14_		□ Boring
	" Organic horizo		Ground surface	-				Ground surface	-
			ation or to refusa					ation or to refusa	1
0	Texture Sandy	Consistency	Color	Mottling	0 -	Texture	Consistency	Color	Mottling
6	Loam	Friable	Dark Brown			Sandy Loam	Friable	Dark Brown	
-	Stony Loamy				s) 1	Stony Loamy	Friable	Brown	
12 ches	Sand	Friable	Brown		12 -	Sand	Fnable	DIOWII	
surface <i>(inches)</i>					- 12 - 12 - 14 - 15 - 15 - 15 - 15 - 15 - 15 - 15 - 15				
Dulac 24	Stony Loamy	/ Eirm	Olive	Common	24 L	Stony Loam	Y Firm	Olive	Common
oil su	Sanu			and Distinct		Sand			and Distinct
al so					- 00 ral s				
iner 36					nine - 96 -				
Depth below mineral soil 87 95 05 87 95 05					Depth below mineral soil				
oled 42					pel 1				
48 th					48 - 84				
۵ ₅₄					54				
60					60 -				
	= Soil Classific			Bi Groundwater		Soil Classifie			Bi Groundwater
Soil Details by	3	Condition 8		Restrictive Layer Bedrock	Soil Details by	Profile C	Condition 8		Restrictive Layer Bedrock
S.S	S. Soil series/phase n	ame:	□ Hydric	Hydrologic	G S.S.	Soil series/phase n	iame:	□ Hydric	Hydrologic
s N			🛛 Non-hy	dric Soil Group	€ Sol			🛛 Non-hyd	dric Soil Group
Explo	oration Symbol			-	Explor		I# <u>TP-16</u>		-
			Ground surface ation or to refusa			- 0	on thickness Depth of explor	Ground surface ation or to refusa	
	Texture	Consistency	Color	Mottling		Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brow	Q	0	Sandy	Friable	Dark Brown	
6	Loam				6 -	Loam			
(sal	Stony Loamy Sand	Friable	Brown		say 12 -	Stony Loam	y Friable	Brown	
(incl					- 9, 18 -				
Depth below mineral soil surface <i>(inches)</i>	Stony Loam			Common	fac				
LINS 24	- Sand	Firm	Olive	and Distinct	ns 24 -	Stony Loam	Y Firm	Olive	Common
soil 30					OS 50 -				and Distinct
neral 95					inera				
, air					E S				
NO 42					oled 45 –				
48 48	-				48 -				
de 54					ص 54 –			-	
60	Soil Classific			Groundwater	60 -	Soil Classifi			Groundwater
yd sli ►	► <u>3</u>	$\frac{C}{12}$			d slin	3	Condition Perc		Restrictive Layer Bedrock
Soil Details by	Call agrice/shape a	Condition Perce	ent Depth	Hydrologic	 Soil Details by Soil Cetails by Soil Cetails by 			□ Hydric	Hydrologic
Soil	*		Non-hy	dric Soil Group	Soil Soil			🛛 Non-hy	dric Soil Group
	A	INVEST		RMATION AND		URF			· ·
Signa	ture //	1 -	6		GIGINA	Date	6/2/25		
Name	Printed/typed	or for fa	wph			Cert/Lic/Reg. #			
			Mark Ham				263/216		
Title	Licensed Site	e Evaluator	X Certified Soil	Scientist DC	ertified Geo	ologist 🛛 Pro	ofessional Engin	eer affix pr	ofessional seal

PAGE 5 OF 6				79 FOR	10 M F Rev. 11/09
SOIL PROFILE / CLASSIFIC	ATION INFORMATION	SUBSU	DETAILED DE RFACE CONDITI	SCRIPTION O	F
Project Name: Pine Ridge Estates	Applicant Name: Brandon Cha	F	Project Location (
Exploration Symbol # TP-17 I T		loration Symbol			□ Boring
• •	surface elev		on thickness G Depth of explorati		
Texture Consistency Co	olor Mottling	Texture	Consistency	Color	Mottling
Sandy Friable Dark	Brown	Sandy 6 Loam	Friable D	oark Brown	
Stony Loamy Friable Bro	(inches)	¹² Stony Loamy Sand	Friable	Brown	
Stony Loamy Friable Brown 12 Sand 18 18 Stony Loamy Firm 24 Sand Oliv	ve Common 2	Stony Loam, 24 Sand	/ Firm	Olive	Common and Distinct
Depty 0 0 0 <td>and Distinct</td> <td>30</td> <td></td> <td></td> <td></td>	and Distinct	30			
2 36 42 42		42			
48	· beth be	48			
<u>6</u> 54		54 -			
60 S.E. Soil Classification Slope Lim 3 C 6 Percent −	16 Restrictive Layer	5.E. Soil Classific: → Profile C	ation Slope C 8 Percent	Limiting Factor	Groundwater Restrictive Layer Bedrock
S.S. Soil series/phase name:		S.S. Soil series/phase na		Hydric Non-hyd	ric Soil Group
	Test Pit □ Boring Exp d surface elev	oloration Symbol	I # <u>TP-20</u> on thickness G	Test Pit	•
" Depth of exploration or Texture Consistency C	to refusal	Texture	Depth of explorati	ion or to refusa Color	l Mottling
Sandy Friable Dark	k Brown	[®] Sandy		Dark Brown	
		6 Stony Loam	y Friable	Brown	
	, (i) acce (i)	18			
12 Stony Loamy Friable Bro Sand 18	and Distinct	24 <mark>Stony Loam</mark> Sand	y Firm	Olive	Common and Distinct
36	, and a second sec	36 -			
	, below	42			
48 0 = 0 = 0 = 0 = 0 = 0 = 0 = 0 =		48			
60		60			
S.E. S.E. Profile Condition 8 Percent -	20 № Restrictive Layer Depth Bedrock Hydrologic	0 1 1 1 1	Condition 10	and an and a second	Groundwater Restrictive Layer Bedrock Hydrologic
SS. Soli seres/phase name:	□ Hydric Soil Group	S.S.		Hydric Non-hyd	Iric Soil Group
Signature 1	R INFORMATION AND SIGN	ATURE Date	6/2/25		
Name Printed/typed Mark	k Hampton	Cert/Lic/Reg. #	263/216		
TH	fied Soil Scientist	Geologist	fessional Enginee	er affix pro	ofessional seal

PAG	Ε	6_OF_6_	_									FOF	RM F Rev. 11/09
	COLUMN I		LE / CLAS			INFORMA	TIO	N		RFACE C	ONDITI	SCRIPTION C	
Pro	oject	Name: Pine Ridg	e Estates	A	Applica	ant Name: Brandon	h Ch	ase		Project Loo		^{municipality):} Raymond	
Ex	plo	ation Symbol	# TP-21	🛛 Tes	t Pit	□ Boring	Ex	plor	ation Symbo	# <u>TP-</u> 2	22	I Test Pit	□ Boring
		_ " Organic horizo		Ground su	rface e	elev	_		" Organic horiz	on thicknes	s G	round surface	
			Depth of explora								· · · ·	ion or to refuse	
	0 -	Texture Sandy	Consistency	Color		Mottling		0 -	Texture Sandy	Consiste		Color	Mottling
		Loam	Friable	Dark Br	own			6 -	Loam	Friabl	e L	Dark Brown	
	6 -	Stony Loamy					s)	0 -	Stony Loamy	/		Brown	
ches)		Sand	Friable	Brown	n		nche.	12 —	Sand	Friabl	e	DIOWII	
surface (inches)	18 –						surface (inches)	18 —	Stony]			
face		Stony Loamy	/ Eirm	Olive		Common	Infac		Stony Loamy Sand	Firm		Olive	Common
sur	24 -	Sand				and Distinct	oil su	24 —					and Distinct
soi	30 -						al so	30 —					
leral	36 -						inera	36 —					
mir	30 -						N II	50 -					
Nole	42 -						pelor	42 —					
th be	48 -						Depth below mineral soil	48 —					
Depth below mineral soil							Del						
-	54 -							54 —					
	60 -	Soil Classific	cation Slop	De Limiting	Factor			60 —	Soil Classific	cation	Slope	Limiting Factor	Groundwater
s by	S.E	· (3	$C \qquad 4$			Groundwater Restrictive Layer	s by	S.E.	3	C	4	16 "	Restrictive Layer
Soil Details by	**	Call and an laboration	Condition Perce	ent Dep	oth	Bedrock Hydrologic	Soil Details by		Profile C Soil series/phase n	Condition	Percent		Bedrock Hydrologic
oil D	S.S	•	ane.		Hydric Non-hyd			S.S.				Hydric Kon-hy	
						ric Soil Group							Soll Group
E	cplo	ration Symbo				Boring	E>	ploi	ration Symbo			□ Test Pit	
-			on thickness				-		_ " Organic horiz			Bround surface ion or to refus	
		Texture	Depth of explore			Mottling			Texture	Consiste		Color	Mottling
	0 -		Consistency			Mieranig		0 -					
	6 -							6 -					
ies)							ies)	12 -					
nche	12 -						(inc)	12 -					
i) ec	18 -						ace	18 -					
Infac	24 -						surfa	24 -					
Depth below mineral soil surface (inch							Depth below mineral soil surface (inches)						
also	30 -						sral	30 -					
iner	36 -			()			mine	36 -					
M H	40						MO	42 -					
belo	42 -						bel						
pth	48 -						epth	48 -					
De	54 -							54 -					
			.					~~					
	60 - S E	Soil Classifi	cation Slop	pe Limiting	Factor	Groundwater	-	60 - S.E	Soil Classifi	cation	Slope	Limiting Facto	Groundwater
Soil Details by	S.E					Restrictive Layer Bedrock	Soil Details by).L		Condition	Derec		 Restrictive Layer Bedrock
Detai		Prolite V	Condition Percentered			Hydrologic	Deta	S.S		Condition	Percen	t Depth	Hydrologic
Soil [S.S				Hydric Non-hyd	dric Soil Group	Soil	••				Non-hy	
Q.	gnat		INVEST	IGATOR I	NFO	RMATION AND	SIG	NA	Date				
	-	MM	of. The	ph	_					6/2/25			
Na	ame	Printed/typed	ι	Mort L	Jam	aton			Cert/Lic/Reg. #	2631	16		

Certified Geologist

X Licensed Site Evaluator

Title

Mark Hampton

X Certified Soil Scientist

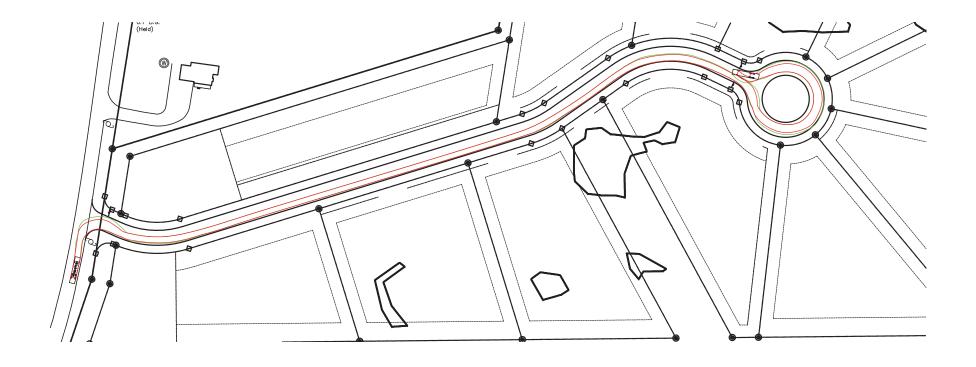
affix professional	seal

263/216

D Professional Engineer

7910

<u>Attachment 2</u> Fire Truck Turning Schematic Fire truck turning schematic 43' E-One Heavy Non Walkin Rescue



<u>Attachment 3</u> Road Name Application

	Road Name Approval Application	
Applicant/Owner of Road (if) Map4 Lot2	private) Brandon Chase	
Proposed Road Name Pine R	idge Road	
Location(street number at inter	rsection) and Length of Road (left or right off existing road)	
Located 175' south of 56 F	Raymond Cape Road	
Proposed road is 1,152' lon	ng off east side of North Raymond Road	
Reason for Name Name of sul	bdivision is Pine Ridge Estates	
the public way, if the road sign notification that the sign must b more than \$50.00 for each viola Aulth &	be responsible for maintaining a Road Sign at the intersection is demolished or stolen it will have to be replaced within 30 d be replaced you shall be liable for a civil penalty of no less than ation.	lays, after
Signature of Applicant	Date = a coope	
Signature of Applicant	Date 7-8-2025	
Signature of Applicant Office Use Only	Date 7-8-2025	
	Date 7-8-2025 Code Enforcement/ Addressing Officer	
Office Use Only	1-0-2023	
Office Use Only Public Safety	Code Enforcement/ Addressing Officer	
Office Use Only Public Safety Town Planner	Code Enforcement/ Addressing Officer	
Office Use Only Public Safety Town Planner Public Works	Code Enforcement/ Addressing Officer	
Office Use Only Public Safety Town Planner Public Works	Code Enforcement/ Addressing Officer	
Office Use Only Public Safety Town Planner Public Works	Code Enforcement/ Addressing Officer	
Office Use Only Public Safety Town Planner Public Works Comments:	Code Enforcement/ Addressing Officer	
Office Use Only Public Safety Town Planner Public Works Comments:	Code Enforcement/ Addressing Officer	

<u>Attachment 4</u> Revised Plans