

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 responses 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 on-site 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 1/2", however, the required roadway crown standard for private streets is 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 50-foot 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 Fagan, PE
Project Engineer



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

SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Pine Ridge Estates Applicant Name: Brandon Chase Project Location (municipality): Raymond

Exploration Symbol # TP-1 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 4 Limiting Factor 18 ☒ Groundwater
 Profile Condition Percent Depth ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric ☒ Non-hydric Hydrologic
 Soil Group

Exploration Symbol # TP-2 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 4 Limiting Factor 20 ☒ Groundwater
 Profile Condition Percent Depth ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric ☒ Non-hydric Hydrologic
 Soil Group

Exploration Symbol # TP-3 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 4 Limiting Factor 20 ☒ Groundwater
 Profile Condition Percent Depth ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric ☒ Non-hydric Hydrologic
 Soil Group

Exploration Symbol # TP-4 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 6 Limiting Factor 20 ☒ Groundwater
 Profile Condition Percent Depth ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric ☒ Non-hydric Hydrologic
 Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature Mark Hampton Date 6/2/25
 Name Printed/typed Mark Hampton Cert/Lic/Reg. # 263/216
 Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

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SOIL PROFILE / CLASSIFICATION INFORMATION**DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES**Project Name:
Pine Ridge EstatesApplicant Name:
Brandon ChaseProject Location (municipality):
RaymondExploration Symbol # **TP-5** ☒ Test Pit ☐ Boring

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Texture	Consistency	Color	Mottling
Sandy	Friable	Dark-Brown	
Loam			
Stony Loamy	Friable	Brown	
Sand			
Stony Loamy	Firm	Olive	Common
Sand			and Distinct

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
3	6	15	<input checked="" type="checkbox"/> Restrictive Layer
Profile	Percent	Depth	<input type="checkbox"/> Bedrock
Soil series/phase name:		<input type="checkbox"/> Hydric	Hydrologic
		<input checked="" type="checkbox"/> Non-hydric	Soil Group

Exploration Symbol # **TP-6** ☒ Test Pit ☐ Boring

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Texture	Consistency	Color	Mottling
Sandy	Friable	Dark Brown	
Loam			
Stony Loamy	Friable	Brown	
Sand			
Stony Loamy	Firm	Olive	Common
Sand			and Distinct

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
3	6	15	<input checked="" type="checkbox"/> Restrictive Layer
Profile	Percent	Depth	<input type="checkbox"/> Bedrock
Soil series/phase name:		<input type="checkbox"/> Hydric	Hydrologic
		<input checked="" type="checkbox"/> Non-hydric	Soil Group

Exploration Symbol # **TP-7** ☒ Test Pit ☐ Boring

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Texture	Consistency	Color	Mottling
Sandy	Friable	Dark-Brown	
Loam			
Stony Loamy	Friable	Brown	
Sand			
Stony Loamy	Firm	Olive	Common
Sand			and Distinct

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
3	8	18	<input checked="" type="checkbox"/> Restrictive Layer
Profile	Percent	Depth	<input type="checkbox"/> Bedrock
Soil series/phase name:		<input type="checkbox"/> Hydric	Hydrologic
		<input checked="" type="checkbox"/> Non-hydric	Soil Group

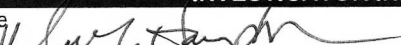
Exploration Symbol # **TP-8** ☒ Test Pit ☐ Boring

" Organic horizon thickness Ground surface elev. _____

" Depth of exploration or to refusal _____

Texture	Consistency	Color	Mottling
Sandy	Friable	Dark Brown	
Loam			
Stony Loamy	Friable	Brown	
Sand			
Stony Loamy	Firm	Olive	Common
Sand			and Distinct

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
3	6	20	<input checked="" type="checkbox"/> Restrictive Layer
Profile	Percent	Depth	<input type="checkbox"/> Bedrock
Soil series/phase name:		<input type="checkbox"/> Hydric	Hydrologic
		<input checked="" type="checkbox"/> Non-hydric	Soil Group

INVESTIGATOR INFORMATION AND SIGNATURESignature: Date: **6/2/25**Name Printed/typed: **Mark Hampton**Cert/Lic/Reg. #: **263/216**Title: ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

affix professional seal

SOIL PROFILE / CLASSIFICATION INFORMATION**DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES**

Project Name: Pine Ridge Estates Applicant Name: Brandon Chase Project Location (municipality): Raymond

Exploration Symbol # TP-9 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. S.S.

Soil Classification 3 C Profile Condition	Slope 2 Percent	Limiting Factor 22 Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Soil series/phase name:		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TP-10 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. S.S.

Soil Classification 3 C Profile Condition	Slope 6 Percent	Limiting Factor 18 Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Soil series/phase name:		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TP-11 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. S.S.

Soil Classification 3 C Profile Condition	Slope 6 Percent	Limiting Factor 18 Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Soil series/phase name:		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

Exploration Symbol # TP-12 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. S.S.

Soil Classification 3 C Profile Condition	Slope 8 Percent	Limiting Factor 18 Depth	<input checked="" type="checkbox"/> Groundwater <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock
Soil series/phase name:		<input type="checkbox"/> Hydric <input checked="" type="checkbox"/> Non-hydric	Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: [Signature] Date: 6/2/25
 Name Printed/typed: Mark Hampton Cert/Lic/Reg. #: 263/216
 Title: ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

affix professional seal

SOIL PROFILE / CLASSIFICATION INFORMATION**DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES**Project Name:
Pine Ridge EstatesApplicant Name:
Brandon ChaseProject Location (municipality):
Raymond

Exploration Symbol # TP-13 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 8 Limiting Factor 16 " ☒ Groundwater
 Profile Condition Percent Depth " ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric Hydrologic
☒ Non-hydric Soil Group

Exploration Symbol # TP-14 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 8 Limiting Factor 18 " ☒ Groundwater
 Profile Condition Percent Depth " ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric Hydrologic
☒ Non-hydric Soil Group

Exploration Symbol # TP-15 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 12 Limiting Factor 18 " ☒ Groundwater
 Profile Condition Percent Depth " ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric Hydrologic
☒ Non-hydric Soil Group

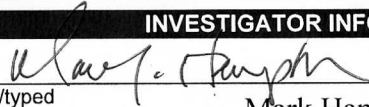
Exploration Symbol # TP-16 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 8 Limiting Factor 16 " ☒ Groundwater
 Profile Condition Percent Depth " ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric Hydrologic
☒ Non-hydric Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature



Date

6/2/25

Name Printed/typed

Mark Hampton

Cert/Lic/Reg. #

263/216

Title

☒ Licensed Site Evaluator☒ Certified Soil Scientist☐ Certified Geologist☐ Professional Engineer

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SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: Pine Ridge Estates Applicant Name: Brandon Chase Project Location (municipality): Raymond

Exploration Symbol # TP-17 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark-Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 6 Limiting Factor 16 ☒ Groundwater
 Profile Condition Percent Depth ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric ☐ Bedrock Hydrologic
☒ Non-hydric Soil Group

Exploration Symbol # TP-18 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 8 Limiting Factor 16 ☒ Groundwater
 Profile Condition Percent Depth ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric ☐ Bedrock Hydrologic
☒ Non-hydric Soil Group

Exploration Symbol # TP-19 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark-Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 8 Limiting Factor 20 ☒ Groundwater
 Profile Condition Percent Depth ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric ☐ Bedrock Hydrologic
☒ Non-hydric Soil Group

Exploration Symbol # TP-20 ☒ Test Pit ☐ Boring
 _____ " Organic horizon thickness Ground surface elev. _____
 _____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18				
24	Stony Loamy Sand	Firm	Olive	Common and Distinct
30				
36				
42				
48				
54				
60				

Soil Details by S.E. 3 Soil Classification C Slope 10 Limiting Factor 20 ☒ Groundwater
 Profile Condition Percent Depth ☒ Restrictive Layer
 S.S. Soil series/phase name: ☐ Hydric ☐ Bedrock Hydrologic
☒ Non-hydric Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature Mark Hampton Date 6/2/25
 Name Printed/typed Mark Hampton Cert/Lic/Reg. # 263/216
 Title ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

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SOIL PROFILE / CLASSIFICATION INFORMATION

DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES

Project Name: **Pine Ridge Estates** Applicant Name: **Brandon Chase** Project Location (municipality): **Raymond**

Exploration Symbol # TP-21 ☒ Test Pit ☐ Boring

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark-Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18	Stony Loamy Sand	Firm	Olive	Common and Distinct
24				
30				
36				
42				
48				
54				
60				

Soil Details by S.E. S.S.

Soil Classification: Profile 3 Condition C Slope 4 Percent Limiting Factor 18 Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Soil series/phase name: _____ ☐ Hydric ☒ Non-hydric Hydrologic Soil Group

Exploration Symbol # TP-22 ☒ Test Pit ☐ Boring

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	Sandy	Friable	Dark Brown	
6	Loam			
12	Stony Loamy Sand	Friable	Brown	
18	Stony Loamy Sand	Firm	Olive	Common and Distinct
24				
30				
36				
42				
48				
54				
60				

Soil Details by S.E. S.S.

Soil Classification: Profile 3 Condition C Slope 4 Percent Limiting Factor 16 Depth ☒ Groundwater ☒ Restrictive Layer ☐ Bedrock

Soil series/phase name: _____ ☐ Hydric ☒ Non-hydric Hydrologic Soil Group

Exploration Symbol # _____ ☐ Test Pit ☐ Boring

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				
54				
60				

Soil Details by S.E. S.S.

Soil Classification: Profile _____ Condition _____ Slope _____ Percent Limiting Factor _____ Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Soil series/phase name: _____ ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

Exploration Symbol # _____ ☐ Test Pit ☐ Boring

_____ " Organic horizon thickness Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48				
54				
60				

Soil Details by S.E. S.S.

Soil Classification: Profile _____ Condition _____ Slope _____ Percent Limiting Factor _____ Depth ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock

Soil series/phase name: _____ ☐ Hydric ☐ Non-hydric Hydrologic Soil Group

INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Mark Hampton Date: 6/2/25

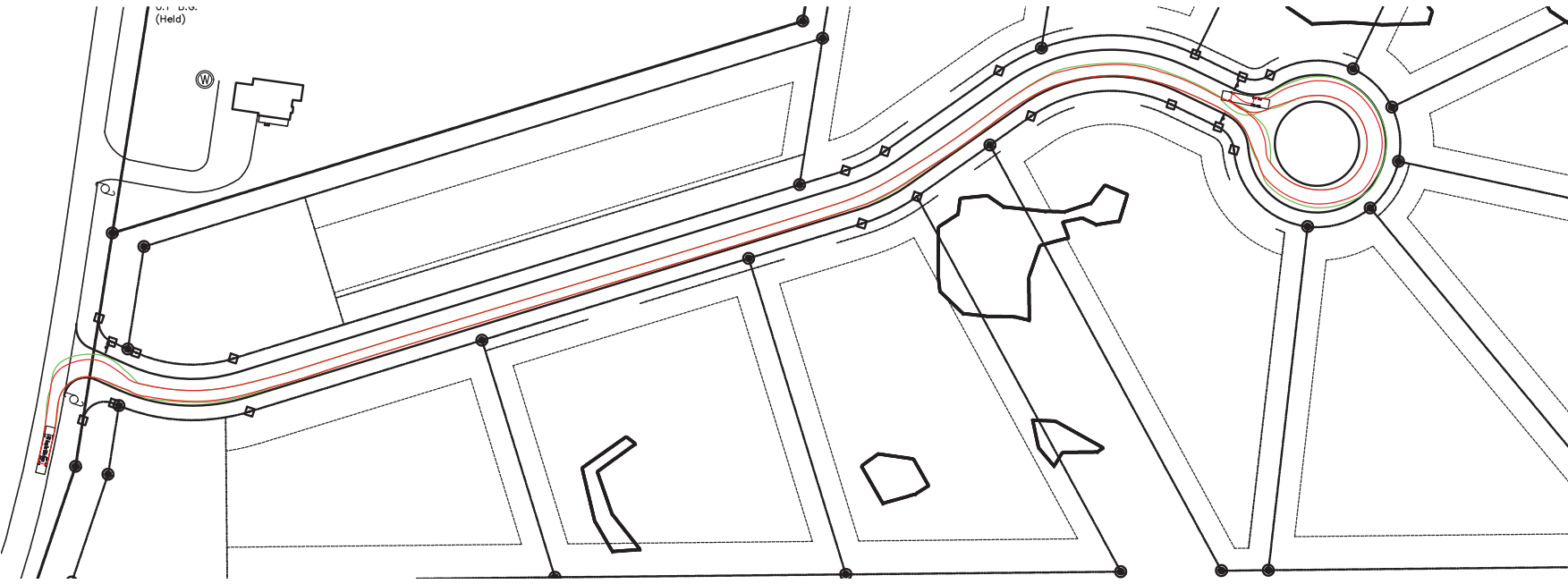
Name Printed/typed: Mark Hampton Cert/Lic/Reg. #: 263/216

Title: ☒ Licensed Site Evaluator ☒ Certified Soil Scientist ☐ Certified Geologist ☐ Professional Engineer

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Attachment 2
Fire Truck Turning Schematic

Fire truck turning schematic
43' E-One Heavy Non Walkin Rescue



**Road Name Approval
Application**

Applicant/Owner of Road (if private) Brandon Chase

Map 4 **Lot** 29

Proposed Road Name Pine Ridge Road

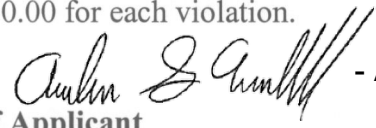
Location(street number at intersection) and Length of Road (left or right off existing road)

Located 175' south of 56 Raymond Cape Road

Proposed road is 1,152' long off east side of North Raymond Road

Reason for Name Name of subdivision is Pine Ridge Estates

If this is a private road you will be responsible for maintaining a Road Sign at the intersection of your road and the public way , if the road sign is demolished or stolen it will have to be replaced within 30 days, after notification that the sign must be replaced you shall be liable for a civil penalty of no less than \$10.00 or no more than \$50.00 for each violation.

 - Agent
Signature of Applicant

Date 7-8-2025

Office Use Only

Public Safety

Code Enforcement/ Addressing Officer

Town Planner

Assessor

Public Works

Comments:

Selectmen Approval

Date

