



May 14, 2025

Sandy Fredricks
Town of Raymond
401 Webbs Mills Road
Raymond, Maine 04071

Re: Pine Ridge Estates
Preliminary Subdivision Application
Brandon Chase - Raymond Cape Road

Dear Sandy,

On behalf of the applicant, Brandon Chase, we are submitting a preliminary subdivision application for an 11-lot cluster subdivision (Pine Ridge Estates) on a parcel of land owned by the applicant (Tax Map 4 Lot 29). The applicant is proposing eleven lots along a private way to be constructed off of Raymond Cape Road. (See attached sketch plan for more information).

Enclosed please find fifteen (15) complete copies of the Preliminary Subdivision Plans (24x36) along with the following information:

1. Preliminary Subdivision Application, Checklist, Agent Authorization & Fee (\$4,489)
2. Figures (USGS, Soils, Tax)
3. Property Deed (Book 38175, Page 131)
4. Abutter's List
5. Wetland Delineation Letter – Mark Hampton Associates
6. Vernal Pool Assessment Letter – Mark Hampton Associates
7. Traffic Summary
8. Construction Schedule
9. Stormwater Report (Including Drainage Plans) – (3 Copies Included) – BH2M
10. Preliminary Subdivision Plans – BH2M (8 Full Size & 7 Reduced)

Our office, planning staff, and code enforcement staff met on September 11, 2024 to review the project and discuss permitting. This was a productive meeting, and all the items discussed have been incorporated into the attached preliminary subdivision plan.

The applicant sold the outsale lot in the northern portion of the site. It is our understanding that this lot will be part of the subdivision but will not be included within the density calculations as shown on note #12 of the attached preliminary subdivision plan.

The applicant is aware that the homes will be required to be sprinkled to meet Town Requirements

Mark Hampton Associates is in the process of completing test pits for the subsurface wastewater disposal systems. Once we have this information it will be submitted to the Town for review.

As the board is aware the applicant has worked with the Town in the past on a subdivision on this parcel, but approvals for that project were never granted. The applicant looks forward to working with the board on this new project.

Sincerely,



Andrew Morrell, PE
Project Engineer

Town of Raymond Planning Board

Application for Subdivision and Site Review

rev 1-25-17

INSTRUCTIONS

Please read these instructions carefully. If you are uncertain about a requirement please contact the Town Planner through the Town Offices at 655- 4742 x 134. Failure to submit a complete application as indicated below will delay your application. Deadlines: Complete applications must be submitted by the deadline to be considered for the next meeting. If you are unsure of whether or not an item is required, request a waiver. Ideally you have met with staff and are informed regarding the applicability of items.

Application packets:

For projects requiring Planning Board Review - 15 copies all documents & copies of plans shall be submitted as: 8- Full sized, & 7 reduced plans to fit on 11"x17" plan sheets.

For projects requiring Staff Review -5 copies of all documents, and plan copies shall be all full sized. Regardless of review authority all multiple sheet plan sets must be bound. Plan sets of less than 10 pages must be folded accordion style so that the title block is visible on the front of the plan. Plan sets of more than 10 pages may be submitted rolled. Application fees and escrow checks are part of a complete application.

Applicant: The applicant must have documentation with owner(s) signature if the owner does not sign the application.

Owner: If the owner is a non-person, documentation from the Secretary of the Association or Corporation must be submitted certifying that the person signing has authority to act for the entity.

Correspondence: Correspondence will be mailed to one person other than the applicant. Please indicate whether or not the Agent or the Owner will be notified. Condominium Development: All condominium development is subject to both subdivision and site review unless it is a single-family development.

Project Review: All projects are required to go to pre-app conference at the Board level. The applicant may opt for a staff review by the Plan Review Committee prior to submittal to the Board. This is highly encouraged for complex development proposals and for applicants that do not hire a professional consultant to represent them or are unfamiliar with the Planning Board regulations and approval process.

Other Approvals: A complete copy of any other agency application reviews or approvals must be noted at the time the application is submitted. Town approvals are not granted until all other required agency(s) associated with aspects of the project, but not limited to State, Federal, or other Authority is approved and copies delivered with the Final Plan submittal or application. The Planning Board may issue a condition of approval if it has written evidence that the outside agency has completed the review of an application for the project and is processing the project for approval.

Fees: Application fees are non-refundable except in cases where applications are withdrawn within two business days of the deadline. Escrow fees are utilized for plan review including Planner's time in reviewing submissions, drafting materials for the Planning Board, and attending meetings related to the application. Any remaining amount after the review of the plan will be returned to the party which submitted the escrow. If the property is transferred to another party it is important to address the escrow account to assure it is returned to the appropriate party.

Town of Raymond Planning Board

Application for Subdivision and Site Review

rev 1-25-17

Office Use Only

Filing Fee\$_____ Abutter notices \$_____

Legal ad fee\$_____ Fire Department\$_____

Escrow \$_____ Total fees \$_____

Fees will be calculated after application is submitted prior to being scheduled for hearing.

Property InformationMap 4 Lot 29Zoning District LRIIStreet Address: Raymond Cape Road

Deed Reference

Book 38175 Page 131Parcel Size 37.3 Acres**Applicant Information**Name: Brandon ChaseTelephone: N/AAddress: P.O. Box 37 Raymond, ME 04071Fax: N/Aemail: bchase02@yahoo.com

Note: Attach permission from owner if application not signed by owner.

Agent Information

_____ check here if correspondence should be directed to agent

Name: Andy MorrellTelephone: (207) 839-2771Address: 380B Main St, Gorham, ME 04038Fax: N/Aemail: amorrell@bh2m.com**Owner Information:**Name: Same as Applicant

Telephone: _____

Address: _____

Fax: _____

email: _____

Proposed Development (check all that apply)☒ Subdivision _____ Site Plan☐ Pre-Application Conference☒ Preliminary Plan Review☐ Final Plan Review☐ Other: _____**Project Type:**☒ Single Family Subdivision☐ Multi-family Development☐ Commercial☐ Industrial☐ Other: _____

<u>11</u>	Number of Lots
<u>11</u>	Number of Units
<u>TBD</u>	Total Square Footage of Comm./Ind. Bldgs.

Pine Ridge Road

_____ Zoning Board of Appeals: ___ Variance ___ Special Exception
_____ ME Dept. of Environmental Protection

The undersigned, by their signature below authorizes any member of or authorized agent of the Town of Raymond or other review agency to enter the property for the purposes of review of this application.

Date _____



Town Of Raymond Maine
Submissions Checklist and Requirements for
Major, Minor and Staff Review Site

Applicant and Project Name:

Brandon Chase - Pine Ridge Estates

Street Address of Proposed Project:

Raymond Cape Road

INTENT OF SUBMISSIONS CHECKLIST:

The purpose of this checklist is to provide applicants a reminder checklist of the common elements typically required by Land Use Ordinance, and to assist the Planning Staff or Planning Board. This does not replace the requirements and responsibilities of the applicant to follow the Land Use Ordinance. This is meant to be used as a tool and as guidance to help the applicant with preparing a complete document. Please note that the Planning Staff and/or Code Enforcement Officer may determine that any project may be elevated to Planning Board Review if determined there are items of the proposed project that promote substantial concerns, public opposition/concern, or could require a waiver of the Performance Standards.

Please check off appropriate box, fill in spaces provided, or attach separate documents to support the application requirements and checklist items. If the item is not applicable to the proposed project, please label N/A or leave the associated box or space blank. Thank you.

BASIC APPLICATION INFORMATION:

- ✓ Read, fill out required application form, and comply with all the submission requirements of the Site Plan Ordinance. See Raymond Land Use Ordinance, Article 10 – Site Plan Review, D. Submissions.
- ✓ Name, address, phone # for record owner **and** applicant.
- ✓ Names and addresses of all consultants working on the project
- ✓ Appropriate application fees and/or review escrow fees included
- ✓ Provide necessary copies of application documents and plans per the level of review authority:
- ✓ ***Planning Board Review – 15 copies of all documents & copies of plans shall be submitted as 8 full sized and 7 reduced plans to fit on 11" x 17" plan sheet***
- ✓ ***Staff Review – 5 copies of all documents and plan copies shall be all full sized***

Type of Proposed Land Use:

- a. Residential ✓
- b. Commercial _____
- c. Industrial _____
- d. Recreational _____
- e. Other _____

Is the Project Site part of a Subdivision? Yes _____ No _____

If yes, what size or class of Subdivision? Major _____ Minor _____ Amended _____

If yes, Subdivision name and date of Raymond Planning Board approval _____

Registry Plan Book _____, Page _____, Date recorded _____

Site Plan Classification: Refer to Raymond Land Use Ordinance, Article 10 – Site Plan Review, B. Authority and classification of Site Plan

- **Staff Review**
 - New Building 500 SF to 2,400 SF
 - Any Exterior renovation that does not exceed 2,400 SF
 - Additional or altered impervious surface that does not exceed 10,000 SF
 - All Backlot and Backlot Driveways

○ **Minor**

- New Building that does not exceed 4,800 SF
- Any Exterior renovation that does not exceed 4,800 SF
- Additional or altered impervious surface that does not exceed 20,000 SF

✓ **Major**

- New Building that exceeds 4,800 SF
- Any Exterior renovation that exceeds 4,800 SF
- Additional or altered impervious surface that exceeds 20,000 SF

Amended Plans: Refer to Raymond Land Use Ordinance, Article 10, B.3 for descriptions

- De Minimus Revisions
- Staff Review Revisions
- Minor Site Plan Revisions
- Major Site Plan Amendments

Road Development: Refer to Raymond Street Ordinance for Design Standards

- Private
- Backlot Driveway
- Amended/Road Extension

Shoreland Zoning: Refer to Raymond Shoreland Zoning Provisions

The project falls within the Shoreland Zone ____ Yes ____ No

Please note that Raymond's Shoreland Zone setback is 600 feet from a great pond/lake exceeding State requirement. See the official Shoreland Zoning Map for official determination.

If yes, name of protected waterbody/resource and distance from resource edge

Conditional Rezoning: See Raymond Land Use Ordinance, Article 7 – Amendments, D. Conditional Rezoning

Has Conditional Rezoning been granted? ____ Yes ☒ No

If yes, date of approval and recorded deed/document information

Site Plan Application: Refer to Raymond Land Use Ordinance, Article 10, Site Plan Review, D. Submissions

- ☒ Name of proposed Project Pine Ridge Estates
- ☒ Project Narrative – describe project location, existing conditions of the site and proposed improvements
- ☒ Evidence of right, title or interest in the property (i.e., deed, purchase agreement)
- ☒ Proposed Use – Structure size, added net impervious area
- ☒ Land Setback Constraints – Zoning yard setbacks, ZBA approval if required
- ☒ Land Use Restrictions – Easements, Buffers, Deeded limitations
- ☒ Opportunities of Site – Open Space, Trails, Public Connectivity or Land Preservation
- ☒ Estimated Timetable of the Project – Permit approvals, Construction Phases and Project Completion

Identify the following requirements as part of the Final Plan: Refer to Raymond Land Use Ordinance, Article 9, Minimum Standards

- ☒ **Survey Services required** – Boundary by licensed Maine Surveyor, topography (datum) information with 2-foot intervals; metes and bounds description; ROW delineation; benchmark elevation
- ☒ **Parking Provisions** – Required parking to floor area use ratio, number of proposed, number required, number handicap accessibility spaces, space dimensions, entrance locations, loading docks, green space/islands. Refer to Raymond Land Use Ordinance, Article 9, Minimum Standards, C. Off-Street Parking, D. Off-Street Loading and Article 10, Site Plan Review, F. Performance Standards 1-15
- ☒ **Traffic Study** – Trip generation; peak usage; driveway access/entrance permit; local intersection impacts

- ✓ **Utility Service** – Points of origination; location; above or underground install, Letter of capacity to serve
- **Building Design** – Proposed building footprint plan; side and front elevation views; locations of access
- **Site Lighting** – Cut-off light fixture detail; pole height; locations; photometrics/lighting intensity plan
- ✓ **Septic Design** – Daily flow; subsurface wastewater layout size, location, test pit logs, HHE-200
- ✓ **Solid Waste Removal** – Estimated solid waste generated by proposed use; removal process/hauler; dumpster location; recycling efforts; needs for special waste
- ✓ **Groundwater Protection** – Aquifer protection; well location; hazardous materials contain/storage; SSPP
- ✓ **Stormwater Management** – Refer to Article 10, Site Plan Review, D. Submission Requirements, 14 – watershed analysis; peak runoff calculations; pipe sizing; runoff quantity and quality
- ✓ **Stormwater Design Requirements** – Refer to Article 9, Minimum Standards, X. Stormwater Quality and Phosphorus Control – phosphorus export treatment calculations or Point System computations
- ✓ **Erosion and Sedimentation Control Design** - silt fencing locations; sediment barriers; slope protection geotextile fabric/stone sizing, channel protection
- **Landscaping** – Buffers, plantings, plant species size and locations
- ✓ **Soils Mapping** – medium/high intensity soils maps, test pit logs, geotechnical reports
- **Fire Prevention** – nearest hydrant identified, sprinkler/suppression requirements, fire lane/site access, Department review sign-off
- **Signs** – Proposed site signs, location, height, size, illumination, wayfinding signs, traffic controls
- **Design Guidelines for Commercial Zoned Properties** – Recommend to address the Raymond Design Guidelines. A separate document is available online or at the Town Office. Prepare a narrative addressing each component of design as outlined in the Guidelines
- **Waiver Requests** – Any waiver request must be submitted in writing with the application. ***Only the Planning Board can approve a waiver request.***

Other State/Federal Agency permits/review (if required)

- **Federal** - Army Corp ____ Yes ☒ No
- **Other** - _____
- **State DEP** – Site Location Application
 - Stormwater Management ☒ Yes ____ No
 - Permit by Rule ____ Yes ____ No
 - NRPA Permit ____ Yes ____ No
 - Wetland Alteration ____ Yes ____ No
 - VRAP or ESA Approval ____ Yes ____ No
 - Other (specify) ____ Yes ____ No
 - _____
- **State** – MDOT Traffic Movement Permit-TMP ____ Yes ☒ No
Entrance Permit ____ Yes ☒ No
DHHS Wastewater design approval
Engineered system > 2000 gal/day ____ Yes ☒ No

Road Development – Refer to Raymond Street Ordinance for Design Standards and refer to Article 10, Site Plan Review, T. Back Lots and Back Lot Driveways

- Backlot Driveway ____ Yes ☒ No
- Private Road ____ Yes ☒ No
- Public Street ☒ Yes ____ No

Proposed Access originates from (name of road/street/lane/way)

Raymond Cape Road

Proposed road/backlot driveway name to be confirmed by E-911

Pine Ridge Road

Proposed length (LF) 1,467 LF

Proposed travel width 24'

Total impervious area of travel surface (SF) _____

Proposed # of lots/units accessing proposed road/backlot driveway 11

- ✓ Road Terminus selected
 - Hammerhead Turnaround ☐ Yes ☒ No
 - Cul-de-Sac/terminus circle ☒ Yes ☐ No
 - Loop ☐ Yes ☒ No
- Draft deed of new access/private road or backlot driveway
- ✓ Current Road Frontage
 - Original Lot See Plan SF Proposed Lot(s) See Plan SF
- ✓ Closest driveway to proposed access/road/backlot driveway (provide map with distance)
- Proposed Private Road ownership
 - One Owner ☐ Yes ☐ No
 - Shared Ownership ☐ Yes ☐ No
 - Homeowner Association ☐ Yes ☐ No
 - Other (describe) _____
- ✓ Waterbody/Wetland Impacts (on-site flagging/mapping, type of resource, crossing/filling location and estimated fill volume (CY), minimization and avoidance)
- ✓ Engineering/Professional Design required (culvert sizing, stormwater calculations, phosphorus export, treatment computations, erosion and sedimentation control plan)
- ✓ Survey Services required (boundary, topography information with 2-foot contour intervals, metes and bounds description, ROW monumentation)

Road Plan Requirements

- ✓ Road cross section of materials (surface and base materials and depths)
- ✓ Plan and profile view of proposed road/access (stationing, vertical curve/slope data)
- ✓ Proposed drainage measures
- ✓ Erosion control measures locations
- ✓ Tree clearing limits
- ✓ Road curve data (Pt & Pc stationing, radius, length)
- ✓ Proposed utility locations (catch basins, storm drains, water, electrical, gas, cable, etc.)
- ✓ Zoning Space and Bulk requirements

- Stormwater phosphorus export treatment calculations or Point System computations
- Is the proposed property and access or private road/backlot driveway part of a previously approved plan? ____ Yes ☒ No

If yes, indicate:

Project name _____

Date approved _____

Recorded Deed information (date, book & page) _____

Shoreland Zoning (SZ) - Refer to Raymond Shoreland Zoning provisions

- ☒ Proposed Use(s) Cluster Subdivision
- ☒ **Type of Shoreland Zone** LRR1 ____ LRR2 ☒ SP ____ RP ____
- ☒ Existing Lot Size _____ SF/AC Percent of Lot in SZ ____
- Existing Impervious Area on Lot ____ SF
 - Percent of impervious area on existing lot ____
- ☒ Proposed Impervious Area on Lot 35,423 SF
 - Percent of impervious area on existing lot ____
- ☒ Closest horizontal distance of structure development and soil disturbance to waterbody or protected resource See Plan LF
- ☒ Mapping of Floodplains – include FEMA or FIRM maps, indicate 100-year flood elevation
- Label Proposed Structure Footprint size (SF) and height (LF)
- ☒ Is tree clearing within 100 feet of waterbody or resource required?

____ Yes ☒ No
- Acquisition of State Department sign offs
 - Protected/Endangered species ____ Yes ____ No
 - Historical ____ Yes ____ No
 - Essential Habitats ____ Yes ____ No
 - Aquatic Wildlife ____ Yes ____ No
 - Wading Birds ____ Yes ____ No
 - Other (specify) _____

Final Site Plan Necessities

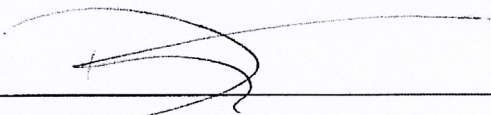
- ☒ Provide a signature and date block on the final plan for Planning Board or Planning Authority Signatures

- All Planning Board waivers shall be noted on the Final Plan prior to signing of the approval
- All conditions of approval shall be noted on the Final Plan prior to the signing by the Planning Board or Planning Authority
- ✓ Development requiring Subdivision review or Road Development Plans, shall provide a recording block and be recorded in the Cumberland County Registry of Deeds within 60 days of the Planning Board signing the approved plan
- ✓ The applicant is requested to provide a final pdf electronic version of the Final Plans upon approval
- ✓ All Planning Board of Staff approvals are accompanied by a formal Finding of Fact document or letter
- ✓ All application fees, escrows or applicable performance bonds or estimated inspection fee escrow accounts are to be reviewed and approved by the Town and PAID IN FULL. The applicant cannot commence construction until such fees are paid in full
- For diligent processing of Final Site Plans the applicant should reply in writing to the Criteria and Site Plan Standards that the Planning Board shall consider for determining approval for Site Plan Review. That criteria is located in Article 10, Site Plan Review, E. Criteria and Standards, a-k
- For diligent processing of Final Shoreland Zoning Applications, the applicant should reply in writing to the required findings that the project meets the criteria as located in the Shoreland Zoning Provisions, Section 16, D. Procedure for Administering Permits, 1-9

NOTE: FEES WILL BE CALCULATED AFTER RECEIPT OF APPLICATION AND PRIOR TO BEING PLACED FOR HEARING.

Property Description	Physical Address	Raymond Cape Road	Map 4	
			Lot 29	
Applicant Information	Name	Brandon Chase	Mailing Address	PO Box 37 Raymond, ME
	Phone	N/A		
	Email	Bchase02@yahoo.com		
Owner Information	Name	Same as Applicant	Mailing Address	
	Phone			
	Email			
Applicant's Agent Information	Name	Andy Morrell	Business Name	BH2M
	Phone	(207)839-2771 x 206	Mailing Address	380B Main Street Gorham, Maine 04038
	Email	amorrell@bh2m.c		

The above-listed company/agents may represent me to expedite and complete the approval of the permits/applications required for development for this parcel.



 APPLICANT SIGNATURE

10/10/24

 DATE

Brandon Chase

 PRINTED NAME

 CO-APPLICANT SIGNATURE (if applicable)

 DATE

PRINTED NAME
Andrew Morrell

 AGENT SIGNATURE
Andrew Morrell - BH2M

 PRINTED NAME

10/11/24

 DATE



REFERENCES:

1. USGS QUADRANGLE NAPLES, ME 2024

Scale: 1" = 2000'



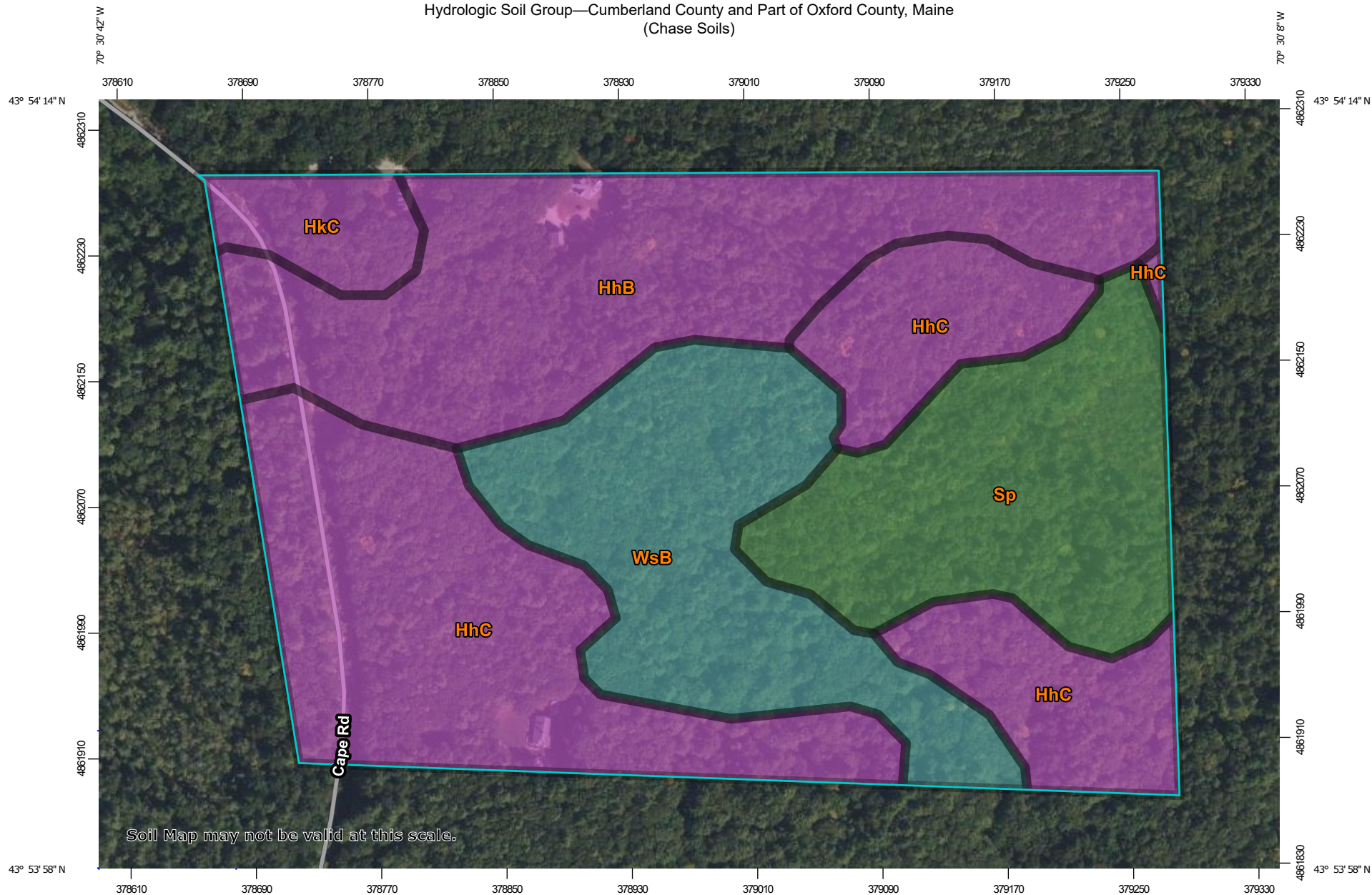
BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

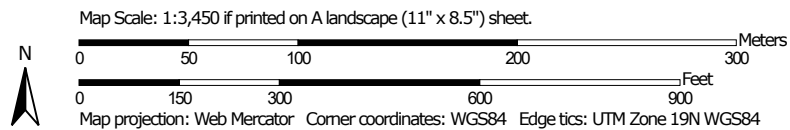
380B Main Street
Gorham, Maine 04038

Tel. (207) 839-2771
Fax (207) 839-8250

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine (Chase Soils)



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

4/14/2025
Page 1 of 4

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine
(Chase Soils)

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 21, Aug 26, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 19, 2020—Sep 20, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
HhB	Hermon sandy loam, 0 to 8 percent slopes, very stony	A	14.2	25.3%
HhC	Hermon sandy loam, 8 to 15 percent slopes, very stony	A	19.3	34.5%
HkC	Hermon sandy loam, 8 to 20 percent slopes, extremely stony	A	2.0	3.6%
Sp	Sebago mucky peat	A/D	9.7	17.4%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	C	10.7	19.1%
Totals for Area of Interest			56.0	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

THIS MAP IS A PRELIMINARY PROPERTY MAP AND IS NOT A GUARANTEE OF REAL PROPERTY. THE TOWN OF RAYMOND HAS CONDUCTED A VISUAL INSPECTION OF THE MAP AND HAS FOUND IT TO BE A REASONABLE REPRESENTATION OF THE REAL PROPERTY. THE TOWN OF RAYMOND DOES NOT ASSUME ANY LIABILITY FOR THE INFORMATION CONTAINED HEREIN.

NEIGHBORING TOWNS SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF RAYMOND HAS CONDUCTED A VISUAL INSPECTION OF THE MAP AND HAS FOUND IT TO BE A REASONABLE REPRESENTATION OF THE REAL PROPERTY. THE TOWN OF RAYMOND DOES NOT ASSUME ANY LIABILITY FOR THE INFORMATION CONTAINED HEREIN.

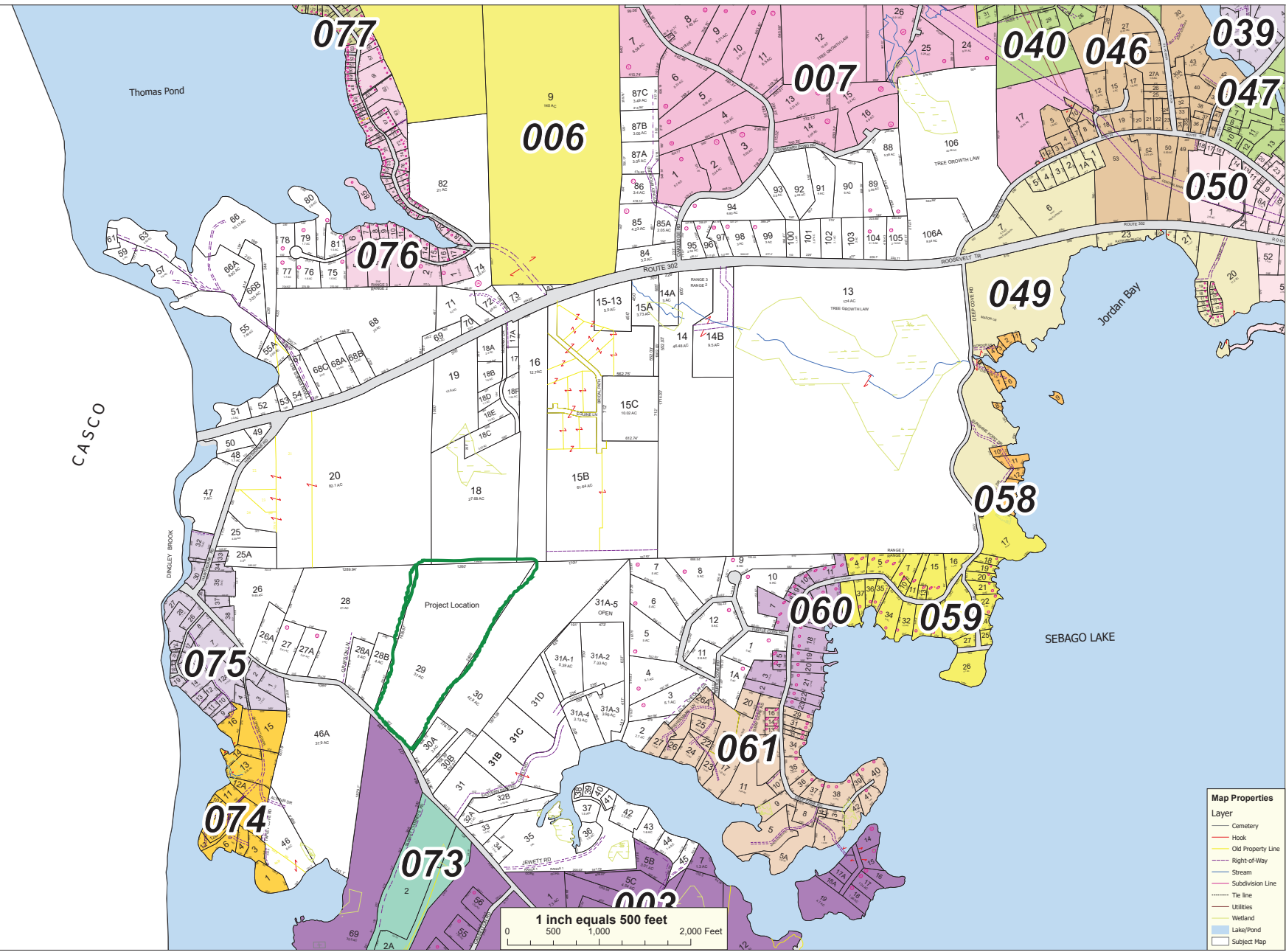
TOWN OF RAYMOND
Cumberland County, Maine
2022 Property Map



Source: Assessor's Database
Map Office of GIS
Prepared by: Stephen Thomas, Inc.
Effective Date: April 1, 2022



Map 04



Map Properties	
Layer	
	Cemetery
	Hook
	Old Property Line
	Right-of-Way
	Stream
	Subdivision Line
	Tie Line
	Utilities
	Wetland
	Lake/Pond
	Subject Map



Attachment 3
Property Deed

DLN: 1002140143316


WARRANTY DEED(Maine Statutory Short Form - 33 M.R.S.A. §§ 761 *et seq.*)

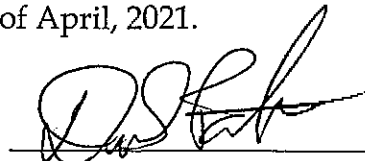
MAINE REAL ESTATE TAX-Paid

KNOW ALL PERSONS BY THESE PRESENTS, that I, Diane G. Potvin of the Town of Cumberland, County of Cumberland and State of Maine, for valuable consideration received, hereby **GRANT** to **Brandon Chase**, of the Town of Naples, County of Cumberland and State of Maine, with **WARRANTY COVENANTS**, a certain lot or parcel of land, together with any buildings or improvements thereupon, situated in the Town of Raymond, County of Cumberland and State of Maine, and being more particularly described as follows:

See Exhibit A, attached hereto and incorporated herein.

Witness my hand and seal this 21st day of April, 2021.



Witness


Diane G. Potvin

STATE OF MAINE
COUNTY OF CUMBERLAND, SS.

Then personally appeared this 21st day of April, 2021, the above named Diane G. Potvin and acknowledged the foregoing instrument to be her free act and deed.

Before me,


Notary Public/ Attorney at Law
Printed Name: _____
My Comm. Exp: _____

Katherine G. Young
Notary Public
State of Maine
My Commission Expires 5/22/2024

EXHIBIT A

(Lot 29 Cape Road-Raymond, Maine)

A certain lot or parcel of land situated in the Town of Raymond, Cumberland County, Maine, on the easterly side of Raymond Cape Road, so-called, bounded and described as follows:

Beginning at a 5/8 inch rebar set flush in the northeasterly sideline of said Raymond Cape Road, 6.61 feet northerly from an existing 1/2 inch iron pipe 20 inches high, said rebar being set at the southwesterly corner of land now or formerly of Wayne G. Whitney, et ux, and the northwesterly corner of the land herein conveyed, as shown on standard boundary survey entitled "Designed Homes, Inc. Property", revised date 1/25/94, made for Chiyung Tse by Sebago Technics, 12 Westbrook Common, Westbrook ME 04098-13395;

thence North 54° 54' 57" East, along land of said Whitney and a line blazed in 1959 as shown on survey plan entitled "Land of Peter A. Anderson and Lawrence H. Stubbs in Raymond, Maine", as recorded in Cumberland County Registry of Deeds (CCRD) in Plan Book 52, Page 14, a distance of 1,629.87 feet to a point South 54° 54' 57" West 1.54 feet from a 1.5 inch iron pipe found leaning in a stone pile, said point being on the southeasterly sideline of land formerly of Roger D. Hewson as described in deed recorded in CCRD Book 4239, Page 8, North 54° 11' 58" West, a distance of 221.88 feet from another 1.5 inch pipe set in a stone pile at the southerly corner of land of said Hewson;

thence South 54° 11' 58" East a distance of 221.88 feet to said 1.5 inch pipe set in a stone pile at the southerly corner of land of said Hewson;

thence South 53° 40' 50" East along land now or formerly of Richard N. Martin, et al., as described in deed recorded in CCRD Book 3597 Page 308, a distance of 1,025.30 feet to a 2 1/4 inch monument 5" high set in 1989 by Hardes & McAllister;

thence South 71° 25' 45" West along land now or formerly of Bruce J. Saunders, et al, as described in deed recorded in CCRD Book 3050, Page 822, a distance of 2,397.16 feet to a 2 1/4 inch monument 5" high set in 1989 by Hardes & McAllister and the assumed sideline of said Raymond Cape Road;

thence North 00° 39' 40" East by said assumed sideline of Raymond Cape Road, a distance of 130.53 feet to a point;

thence North 09° 02' 50" West by said assumed sideline of Raymond Cape Road, a distance of 438.62 feet to the point of beginning.

The legal description used herein was prepared pursuant to a standard boundary survey entitled "Designed Homes, Inc. Property", revised 1/25/94, prepared for Chiyung Tse A/K/A Jonathan Tse C. Y. by Sebago Technics, 12 Westbrook Common, Westbrook ME 04098-1339, recorded in said Registry in Plan Book 194, Page 57.

Reference may be made to a Warranty Deed from Chiyung Tse a/k/a Jonathan Tse to Diane G. Potvin dated August 13, 2014 and recorded in Book 31733, Page 231 in the Cumberland County Registry of Deeds.

* * * * *

Reviewed and Approved:_____

Abutter's List
Tax Map 4 Lot 29

Tax Map	Lot	Owner	Address	Town	State	Zip
4	30A	Jennifer Goan	P.O. Box 145	Raymond	ME	04071
4	30	Stephen & Hilda Clark	76 Painted Turtle Rd	Raymond	ME	04071
4	16	Side Show Disc Golf	1 Murray Drive	Raymond	ME	04071
4	18	Jeanine M. Skillings	14 Murray Drive	Raymond	ME	04071
4	20	Sabre Corp	P.O. Box 134	So. Casco	ME	04077
4	28	Karen & George Motta	P.O. Box 3	Raymond	ME	04071
4	28B	Patrick R. Nudo Revocable Trust	109 South 7 th St	Springfield	IL	29708
3	69	Anne S & William B Harrison	23 Old Kings Highway South Sute 200	Darien	CT	06831



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

May 14, 2024

Mr. Brandon Chase
ELN Homes LLC
PO Box 37
Raymond, ME 04071

Re: Wetland delineation, 34+ acres on Raymond Cape Road in Raymond, ME

Dear Brandon,

We have completed a wetland delineation on the 34+ acre parcel that you own on Raymond Cape Road in Raymond, ME. The wetland delineation was completed in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Northcentral and Northeast Regions dated January 2012. These manuals require the presence of three parameters for a wetland to be present, wetland hydrology, hydrophytic vegetation, and hydric soils.

The wetlands I found were flagged with yellow flagging. The flagging was labeled in an alphanumeric sequence. The wetland flags were located with GPS equipment capable of locating a point to less than a meter. The wetland data has been forwarded to BH2M to be incorporated into the plan.

The wetlands delineated on the parcel are primarily scrub-shrub wetlands, in addition to some smaller forested wetlands. None of the wetlands are considered a wetland of special significance by the Maine Department of Environmental Protection. The scrub-shrub wetland towards the rear of the parcel that continues off property to the south falls within the Resource Protection District for the Town of Raymond.

If any wetland impacts are expected during development, please notify us as soon as possible, as a more comprehensive report may be necessary to compile. Please contact me if you have any questions or require additional information.

Sincerely,

Hope Hampton L.S.E.
Licensed Site Evaluator #427



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

May 14, 2024

Mr. Brandon Chase
ELN Homes LLC
PO Box 37
Raymond, ME 04071

Re: Vernal pool assessment, 34+ acres on Raymond Cape Road in Raymond, ME

Dear Brandon,

We have completed a vernal pool assessment on the 34+ acre parcel that you own on Raymond Cape Road in Raymond, ME. The vernal pool assessment was conducted in accordance with Chapter 335 Significant Wildlife Habitat, Section 9 Significant Vernal Pools for the Maine Department of Environmental Protection. This section outlines the definition of a vernal pool as well as the requirements of a vernal pool to meet the definition of significance as related to the number of amphibian egg masses counted during the breeding season.

Two site visits were made to the property over the course of six weeks beginning the first week in April. Three vernal pools were found on the property but none of them exceeded the threshold for significance. I have attached the related IF&W data collection forms and photos. We have not submitted this information to IF&W at this time but can upon your request.

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

Sincerely,

Hope Hampton L.S.E.
Licensed Site Evaluator #427



Civil Engineering | Surveying

Traffic Summary
Pine Ridge Estates

Trip Generation and Distribution

Trip generation was determined for the proposed site based on data provided by the ITE Trip Generation Report, 9th Edition.

For Land Use Code 210 –Single Family Homes, the AM peak period rate is 0.75 trips per 1 dwelling unit, the PM peak period rate is 1.00 trips per dwelling unit, and the Weekday Daily Traffic rate is 9.52 trips per dwelling unit.

The proposed development is predicted to create the following peak hour trip totals:

Single Family Homes

Daily Traffic: (11.0 Dwelling Units x 9.52 trips/Dwelling Units) = 104.72 trips = 105 daily trips

AM Peak: (11.0 Dwelling Units x 0.75 trips/Dwelling Units) = 8.25 trips = 8 AM peak hour trips

PM Peak: (11.0 Dwelling Units x 1.00 trips/Dwelling Units) = 11.00 trips = 11 PM peak hour trips

The ITE Trip Generation Report also provides anticipated trip distribution. The AM & PM Peak trip distribution is as follows:

AM

2 enter the site
6 exit the site

PM

7 enter the site
4 exit the site

**Brandon Chase
Pine Ridge Estates Cluster Subdivision
Raymond Cape Road, Raymond, Maine 04071**

The following schedule outlines the anticipated construction sequence:

Begin Construction Fall 2025

- Install temporary erosion control measures as shown on plans
- Clear and grub roadway areas
- Stockpile and seed any available topsoil
- Cut/fill roadway to subgrade
- Install utilities as shown on plans
- Construct and stabilize ditches
- Install roadway gravel base
- Install roadway base and surface pavement
- Final grading and reseeding all disturbed areas
- Remove erosion control devices upon satisfactory growth of grass

Anticipated completion in Spring 2026

