



- GENERAL NOTES:**
1. THE OWNER OF RECORD OF THE PROPERTY IS SEBAGO VIEW, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 39385 PAGE 224.
 2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 56 ACRES.
 3. PARCEL TAX MAP REFERENCE: TOWN OF RAYMOND ASSESSORS MAP 5, LOT 1.
 4. PLAN REFERENCES:
A) BOUNDARY SURVEY, ROUTE 85 - WEBBS MILLS ROAD, RAYMOND, MAINE FOR TIMOTHY CLINTON, PREPARED BY SURVEY, INC. DATED JANUARY 2022
 5. HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
 6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)
 7. BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
 8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON 2-FOOT UDAF OBTAINED FROM THE MAINE OFFICE OF GIS AND DESIGN ELEVATIONS FROM THE PROJECT REFERENCED IN PLAN REFERENCE 4B.
 9. THE PROPERTY IS LOCATED IN THE VILLAGE RESIDENTIAL DISTRICT WITH THE FOLLOWING DIMENSIONAL STANDARDS:
- | | |
|-------------------|-----------|
| MIN LOT SIZE: | 40,000 SF |
| MIN LOT FRONTAGE: | 100 FT |
| MIN FRONT YARD: | 25 FT |
| MIN SIDE YARD: | 10 FT |
| MIN REAR YARD: | 20 FT |

LEGEND	
EXISTING	PROPOSED
	PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE
	TIE LINE
	SETBACK
	EASEMENT LINE
	GRANITE MONUMENT
	IRON PIN/DRILL HOLE
	CENTERLINE
	BUILDING
	EDGE OF PAVEMENT/CURB
	EDGE OF GRAVEL
	EDGE OF CONCRETE
	SIGN
	EDGE OF WETLANDS
	EDGE OF WATER
	CENTERLINE OF STREAM
	FLOODPLAIN
	CONTOUR LINE
	TREELINE
	STONE WALL
	RETAINING WALL
	TEST PIT
	CATCHBASIN
	DRAINAGE MANHOLE
	CULVERT/STORMDRAIN
	UNDERDRAIN
	SEWER MANHOLE
	SANITARY SEWER PIPE
	FORCE MAIN
	WATER MAIN
	WATER METER PIT
	WATER VALVE
	HYDRANT
	AIR RELEASE
	WELL
	UTILITY POLE
	LIGHT POLE
	OVERHEAD UTILITIES
	UNDERGROUND UTILITIES
	TRANSFORMER PAD
	GAS MAIN
	GAS VALVE
	RIPRAP
	SILT FENCE

APPROVED - RAYMOND PLANNING BOARD:

CHAIRPERSON	DATE

STATE OF MAINE

COUNTY SS. REGISTRY OF DEEDS

RECEIVED 20

AT h m M AND RECORDED IN

PLAN BOOK PAGE

ATTEST: REGISTER

DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116

WINDHAM, ME 04062

(207) 591-5055

REV	DATE	BY	DESCRIPTION

SUBDIVISION CONCEPT PLAN

SEBAGO VIEW SUBDIVISION

WEBBS MILLS ROAD

RAYMOND, MAINE

FOR: SEBAGO VIEW, LLC

234 LAKEWOOD ROAD

CASCO, ME 04015

21049

JOB NUMBER:

1" = 100'

SCALE:

11-12-2025

DATE:

SHEET 1 OF 1

SB-1