



December 21, 2023
20209

Alex Sirois
Code Enforcement Officer
Town of Raymond
401 Webbs Mills Road
Raymond, ME 04071

Staff Site Plan Submission – Tassel Top Beach Snack Shack
Town of Raymond Recreation Department
Tasseltop Road, Raymond

Dear Mr. Sirois:

On behalf of our client, the Town of Raymond Recreation Director, we are submitting a Staff Site Plan Application for a proposed building and utility improvements at Tassel Top Beach. The Town Recreation Department is looking to construct a small building (800 S.F.) that will include public restrooms, outdoor showers, and amenities to provide food and bottled drinks for sale. In addition, the project will also require the construction of a septic field located underneath the existing parking lot, a pump station and force main, and utility poles for overhead electric lines. The space where the building will be constructed is currently utilized for portable restrooms and open lawn space.

Included with this submission are the following:

1. (5) Application Packets w/ Associated Attachments:
 - a. Full Size 24"x36" Plan Set, Sebago Technics Drawings
 - b. Full Size 24"x36" Plan Set, Grant Hays Architectural Drawings
 - c. HHE-200 Form
2. (1) Copy of all Documents in Digital Form

We hope that the information provided is found to be complete and agreeable to the Town of Raymond. Please do not hesitate to contact us with any questions, comments, or requests for additional information.

Sincerely,
SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "Owens A. McCullough".

Owens A. McCullough, P.E.; LEED A.P.
Senior Vice President Strategy & Client Development

Cc: Nathan White
Joseph Crocker

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 Information

Map _____ Lot _____
Zoning District _____
Street Address: _____
Deed Reference
Book _____ Page _____
Parcel Size _____

Applicant Information

Name: _____ Telephone: _____
Address: _____ Fax: _____
_____ email: _____

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

Agent Information _____ check here if correspondence should be directed to agent

Name: _____ Telephone: _____
Address: _____ Fax: _____
_____ email: _____

Owner Information:

Name: _____ 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: _____

Town of Raymond Planning Board Application for Subdivision and Site Review

rev 1-25-17

Proposed Development Name: n/a

 Number of Lots
 Number of Units
 Total Square Footage of Comm./Ind. Bldgs.

Proposed Road Name(s):

n/a

Other Approvals Required:

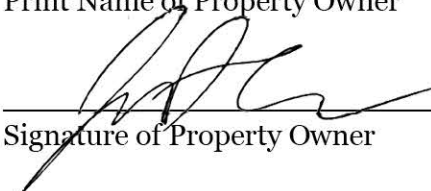
 Zoning Board of Appeals: Variance Special Exception
 ME Dept. of Environmental Protection

The undersigned, being the applicant, owner or legal representative of the property, hereby certifies that all information contained in this application is true and correct to the best of his/her knowledge and submits such information for review by the Town for conformance with all applicable regulations, ordinances, and codes of the town, state and federal government.

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.

Joseph Crocker

Print Name of Property Owner



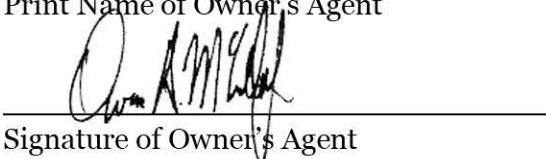
Signature of Property Owner

12/13/2023

Date

Owens McCullough

Print Name of Owner's Agent



Signature of Owner's Agent

12/15/2023

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION >> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation	RAYMOND
Street or Road	TASSELTOP ROAD
Subdivision, Lot #	

Town/City _____ Permit # _____
 Date Permit Issued ___/___/___ Fee: \$ _____ Double Fee Charged []
 L.P.I. # _____

OWNER/APPLICANT INFORMATION

Name (last, first, MI) Owner Applicant
 TOWN OF RAYMOND
 Mailing Address of Owner/Applicant
 401 WEBBS MILLS ROAD
 RAYMOND, ME 04071
 Daytime Tel. # (207) 655-4742

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

[Signature] 12/21/23
 Signature of Owner or Applicant Date

CAUTION: INSPECTION REQUIRED
 I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

 Local Plumbing Inspector Signature (1st) Date Approved _____

 Local Plumbing Inspector Signature (2nd) Date Approved _____

PERMIT INFORMATION

TYPE OF APPLICATION

1. First Time System
 2. Replacement System
 Type replaced: _____
 Year installed: _____
 3. Expanded System
 a. <25% Expansion
 b. >25% Expansion
 4. Experimental System
 5. Seasonal Conversion

THIS APPLICATION REQUIRES

1. No Rule Variance
 2. First Time System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 3. Replacement System Variance
 a. Local Plumbing Inspector Approval
 b. State & Local Plumbing Inspector Approval
 4. Minimum Lot Size Variance
 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

1. Complete Non-engineered System
 2. Primitive System (graywater & alt. toilet)
 3. Alternative Toilet, specify: _____
 4. Non-engineered Treatment Tank (only)
 5. Holding Tank, _____ gallons
 6. Non-engineered Disposal Field (only)
 7. Separated Laundry System
 8. Complete Engineered System (2000 gpd or more)
 9. Engineered Treatment Tank (only)
 10. Engineered Disposal Field (only)
 11. Pre-treatment, specify: _____
 12. Miscellaneous Components

SIZE OF PROPERTY

32 ± SQ. FT. ACRES

DISPOSAL SYSTEM TO SERVE

1. Single Family Dwelling Unit, No. of Bedrooms: _____
 2. Multiple Family Dwelling, No. of Units: _____
 3. Other: PARK AND PICNIC AREA
 (specify)
 Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY

1. Drilled Well 2. Dug Well 3. Private
 4. Public 5. Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. Concrete
 a. Regular
 b. Low profile
 2. Plastic
 3. Other: _____
 CAPACITY: 3,000 GAL.

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed 2. Stone Trench
 3. Proprietary Device
 a. Cluster array c. Linear
 b. Regular load d. H-20 load
 4. Other: _____
 SIZE: 4,352 sq. ft./lin. ft.

GARBAGE DISPOSAL UNIT

1. No 2. Yes 3. Maybe
 If Yes or Maybe, specify one below:
 a. Multi-compartment tank
 b. _____ tanks in series
 c. Increase in tank capacity
 d. Filter on tank outlet

DESIGN FLOW

1,660 gallons per day
 BASED ON:
 1. Table 4A (dwelling unit(s))
 2. Table 4C (other facilities)
 SHOW CALCULATIONS for other facilities
 500 VISITORS @ 3GPD = 1,500 GPD
 SNACK SHACK = 100 GPD
 5 EMPLOYEES @ 12 GPD = 60 GPD
 3. Section 4G (meter readings)
 ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE 5 CONDITION B
 at Observation Hole # TP-1
 Depth >84"
 of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

1. Medium--- 2.6 sq. ft. / gpd
 2. Medium Large--- 3.3 sq. ft. / gpd
 3. Large--- 4.1 sq. ft. / gpd
 4. Extra Large--- 5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

1. Not Required
 2. May Be Required
 3. Required
 Specify only for engineered systems:
 DOSE: _____ GAL.

LATITUDE AND LONGITUDE
 at center of disposal area
 Lat. 43 d 52 m 42.6 s
 Lon. -70 d 28 m 12.6 s

SITE EVALUATOR STATEMENT

I certify that on 5-18-23 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

[Signature]
 Site Evaluator Signature
 Gary M. Fullerton
 Site Evaluator Name Printed

355
 SE #
 (207) 200-2063
 Telephone Number

11-06-23
 Date
 gfullerton@sebagotechnics.com
 E-mail Address



Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation
RAYMOND

Street, Road, Subdivision
TASSELTOP ROAD

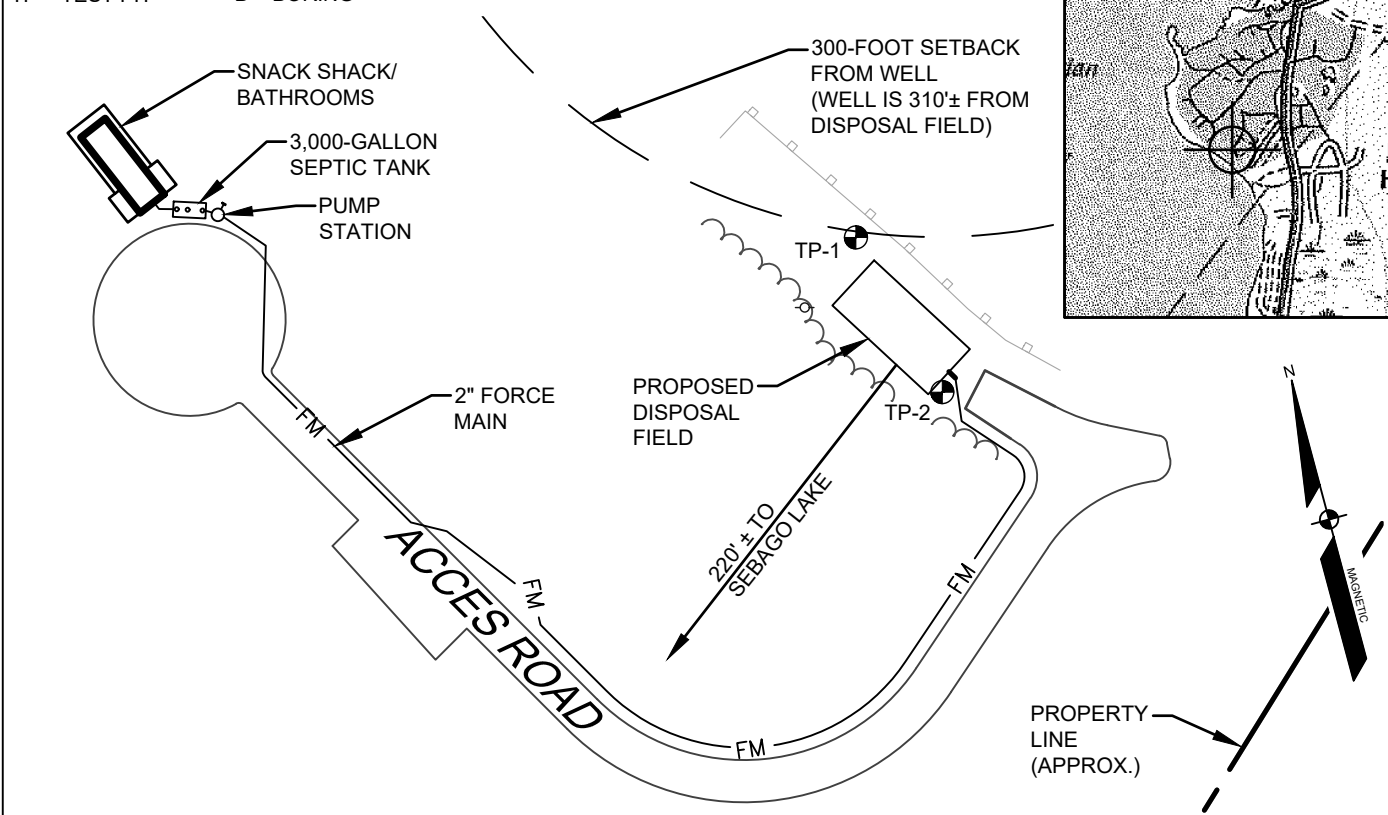
Owner or Applicant Name
TOWN OF RAYMOND

IPF = IRON PIN FOUND
 TP = TEST PIT B = BORING

SITE PLAN

SCALE: 1" = 100'

SITE LOCATION PLAN



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP-1 Test pit Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	GRAVEL FILL	FRIABLE	BROWN	NONE OBSERVED
24				
30	MEDIUM SAND WITH COBBLES	LOOSE	LIGHT YELLOWISH BROWN	NONE OBSERVED
40				
50	LIMIT OF EXCAVATION = 84"			

Soil Classification 5 B Profile Condition	Slope 0-3 %	Limiting Factor >84 "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
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Observation Hole TP-2 Test pit Boring

0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10	GRAVEL FILL	FRIABLE	BROWN	NONE OBSERVED
24				
30	MEDIUM SAND	LOOSE	LIGHT YELLOWISH BROWN	NONE OBSERVED
40				
48	GRAVELLY COARSE SAND			
50				
72	MEDIUM SAND WITH COBBLES			
84	LIMIT OF EXCAVATION = 84"			

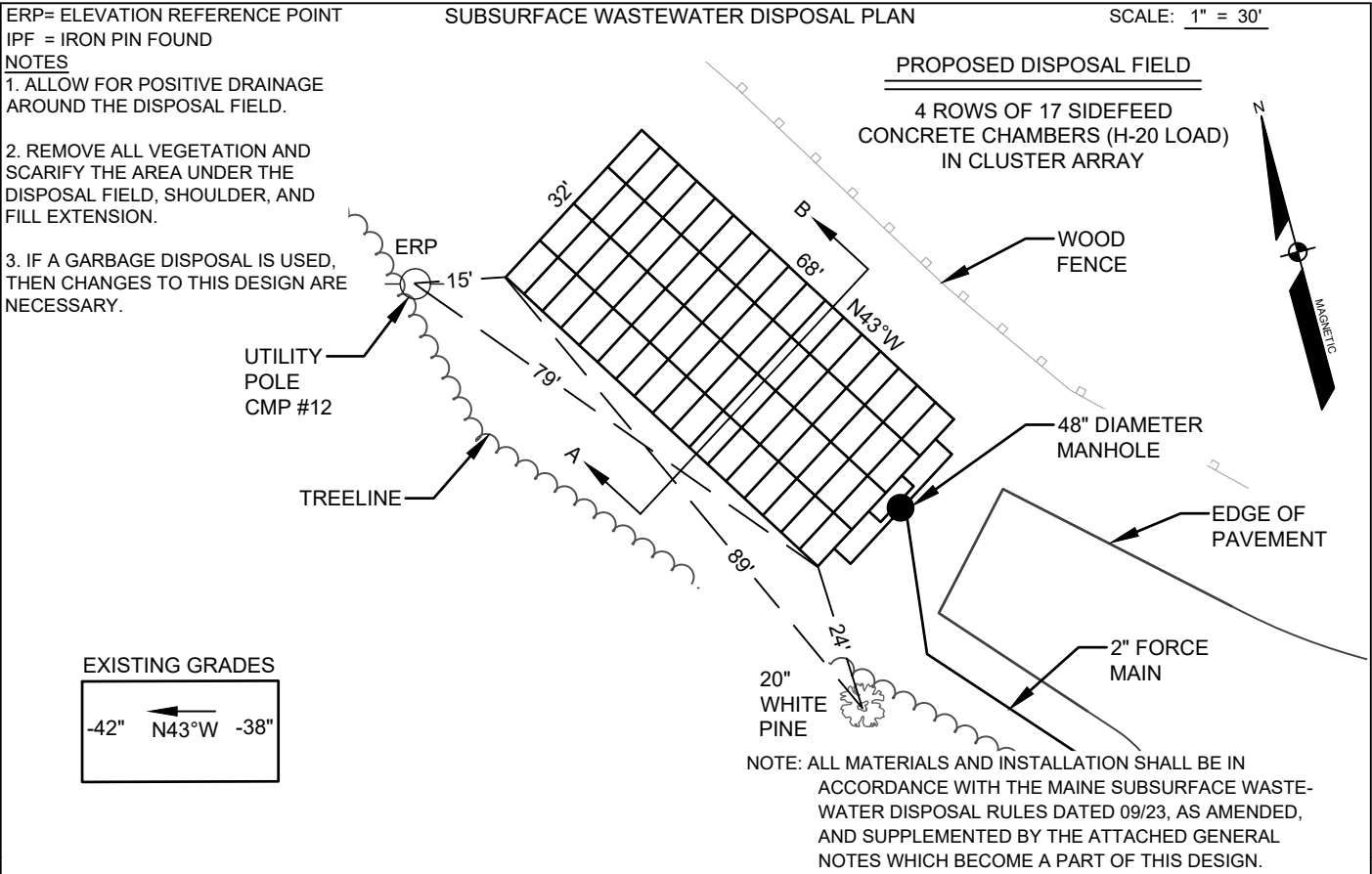
Soil Classification 5 B Profile Condition	Slope 0-3 %	Limiting Factor >84 "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input checked="" type="checkbox"/> Pit Depth
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[Signature]
 Site Evaluator Signature

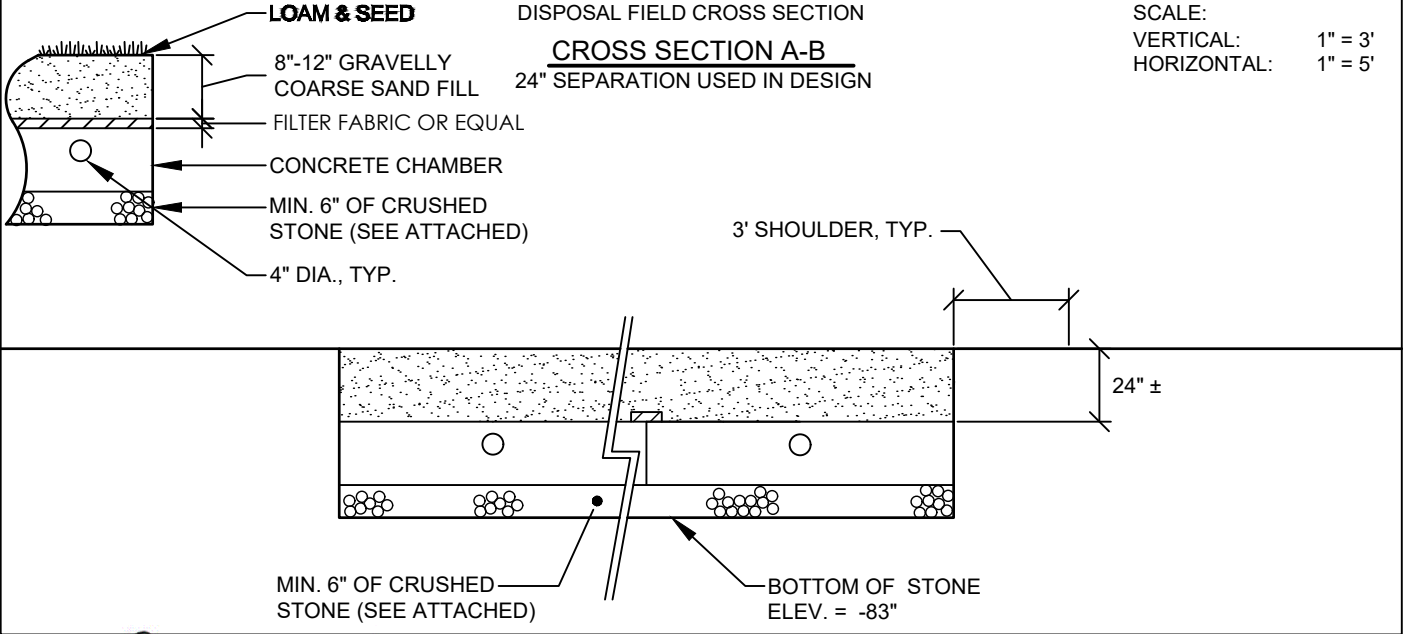
355
 SE #

11-06-23
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Maine Dept. of Health & Human Services Division of Environmental Health, 11 SHS (207) 287-5672 Fax: (207) 287-4172
Town, City, Plantation RAYMOND	Street, Road, Subdivision TASSELTOP ROAD	Owner or Applicant Name TOWN OF RAYMOND



BACKFILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) <u>0"±</u>	Finished Grade Elevation <u>-40"</u>	Location & Description NAIL UP 44" IN UTILITY POLE CMP #12
Depth of Fill (Downslope) <u>0"±</u>	Top of Distribution Proprietary Device <u>-64"</u>	Reference Elevation <u>0"</u>
	Bottom of Disposal Area (Bottom of Stone) <u>-83"</u>	



 Site Evaluator Signature	355 SE #	11-06-23 Date	Page 3 of 3 HHE-200 Rev. 02/11
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General Notes
(attachment to form HHE-200)
<1,000 gpd Septic System

1. The nature of the site evaluation profession is one of interpretation of soil and site conditions. We, in the field, attempt to both provide a satisfactory service to the client, and comply by the rules by which we are bound - The Maine Subsurface Wastewater Disposal Rules. If at any time you, the client, are not satisfied with the service provided or the results found, it is your right to hire another site evaluator for a second opinion.
2. Property information is supplied by the owner, applicant or representative. Such information presented herein shall be verified as correct by the owner or applicant prior to signing this application.
3. All work shall be in accordance with the Maine Subsurface Wastewater Disposal Rules dated 9/23/23, as amended.
4. All work on the disposal field should be performed under dry conditions.
5. No vehicular or equipment traffic to be allowed on disposal area unless H-20 load is specified. Disposal field shall be constructed from outside the corner stakes located in the field. The downslope area is also to be protected in the same manner.
6. Backfill, if required, is to be gravelly coarse sand texture and to be free of foreign debris (per Table 11A of the Maine Subsurface Wastewater Disposal Rules). If backfill is coarser than original soil, then mix a minimum of 4" of backfill material into original soil.
7. No neighboring wells are apparent (unless so indicated) within 100' of disposal area. Owner or applicant shall verify this prior to signing the application.
8. The disposal field stone shall be clean, uniform in size and free of fines, dust, ashes, or clay. It shall have a nominal size of $\frac{3}{4}$ " or $1\frac{1}{2}$ " (per Table 11B of the Maine Subsurface Wastewater Disposal Rules).
9. Minimum separation distances required (unless reduced by variance or special circumstance).
 - a) wells with water usage of 2000 or more gpd or public water supply wells:

Disposal Fields:	300'
Treatment Tanks:	150'
 - b) potable water supply to disposal field: 100'
 - c) potable water supply to treatment tank: 50'
 - d) treatment tank or disposal field to lake, river, stream or brook: 100' for major watercourse,
50' for minor watercourse
 - e) house to treatment tank: 8'
 - f) house to disposal field: 20'
- For all other separation distances, use separations for less than 1,000 gpd per Maine Subsurface Wastewater Disposal Rules Table 7B for first-time systems and Table 8A for replacement systems.
10. Location of septic system near a wetland may require a separate permit. As such, the owner, prior to construction of the septic system, shall hire a professional to evaluate proximity of adjacent wetlands and prepare necessary permit applications.
11. Garbage disposals are not recommended and, if installed, are done so at the owner's risk. The additional waste load requires increased maintenance frequency and may cause premature failure of disposal field.
12. Pump stations, when required, shall be installed watertight to prevent infiltration of ground and/or surface water.
13. Force mains and pressure lines shall be flushed of any foreign material and pumps shall be checked for proper on/off cycle before being put into service.
14. Force mains, pump stations, and/or gravity piping subject to freezing shall be installed below frost line or adequately insulated.