

NOTES:

- OWNER: MATTHEW DIBIASE
138 NORTH RAYMOND ROAD
RAYMOND, MAINE 04071
- ENGINEER: AUSTIN G. FAGAN, PE #16523
BH2M
380B MAIN STREET
GORHAM, MAINE 04038
- SURVEYOR: ROBERT C. LIBBY, JR., PLS #2190
BH2M
- TAX MAP REFERENCE: MAP 17, LOT 19
- PARCEL DEED REFERENCE: BOOK 40145, PAGE 119
- AREA OF PARCEL: 278,523 S.F. (6.39 ACRES)
- ZONING: RURAL (R)
- PROPOSED USE: SINGLE FAMILY BACK LOT
- MIN. STANDARDS: RURAL DISTRICT
MIN. LOT SIZE: 3 ACRES
FRONTAGE: 225 FT
MIN. FRONT YARD: 40 FT
MIN. SIDE & REAR YARDS: 20 FT
MAX. BUILDING HEIGHT: 2.5 STORIES
- SEWER SERVICE: INDIVIDUAL SUBSURFACE DISPOSAL SYSTEM
- WATER: INDIVIDUAL DOMESTIC WELL
- ELECTRIC: OVERHEAD
- COORDINATES/BEARINGS: BEARINGS AND NORTH ORIENTATION SHOWN HEREON ARE BASED UPON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE (NAD 83), OBTAINED USING A CARLSON BRX7 ROVER.
- PLAN REFERENCES: A. PLAN OF LAND ON NORTH RAYMOND ROAD, RAYMOND, MAINE, FOR FRANK PECORARO, DATED MARCH 2014, BY WAYNE T. WOOD & CO. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214, PAGE 98.
B. PLAN OF LAND ON NORTH RAYMOND ROAD & NOTCHED POND ROAD, RAYMOND, MAINE, FOR STEVE O'BRIEN, DATED FEBRUARY 2014, BY WAYNE T. WOOD & CO. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 214, PAGE 97.
- THE AREA WITHIN THE RIGHT OF WAY SHOWN ON LOT 1 SHALL BE OWNED IN FEE BY THE OWNER OF LOT 1 WITH ACCESS RIGHTS FOR THE BENEFIT OF LOT 2. PER SECTION 300-9.20 OF THE TOWNS ORDINANCE, THE PORTION OF THE FRONT LOT WITHIN THE RIGHT OF WAY SHALL BE CONSIDERED PART OF THE FRONT LOT FOR PURPOSES OF SPACE AND BULK REGULATIONS. THE PORTION OF THE BACK LOT DRIVEWAY WITHIN THE BACK LOT MAY NOT BE USED TO SATISFY THE BACK LOTS MINIMUM LOT AREA REQUIREMENT.

NO.	DATE	REVISION DESCRIPTION
1	6/5/24	Submitted To Town for Review

BH2M
 Berry, Huff, McDonald, Milfigan Inc.
 Engineers, Surveyors
 380B Main Street
 Gorham, Maine 04038
 Tel: (207) 859-2771
 www.bh2m.com

FOR
 Matthew Dibiase
 2 Paddington Way
 Falmouth, Maine 04105

LOT DIVISION
 LAND OF
 MATTHEW DIBIASE
 138 NORTH RAYMOND ROAD
 RAYMOND, MAINE 04071

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

Cumberland, ss Registry of Deeds

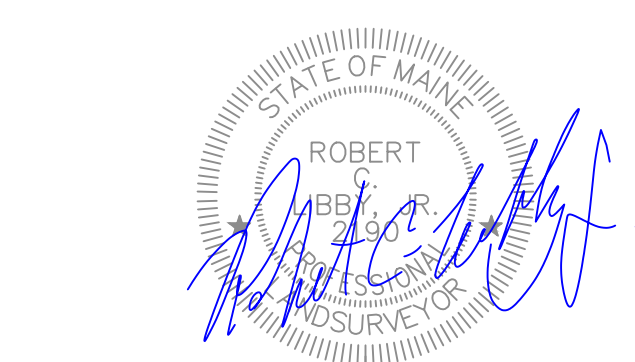
1. NO SURVEYORS REPORT

Received _____

At _____ h _____ m _____ M., and

Filed in Plan Book _____ Page _____

ATTEST: _____ Register



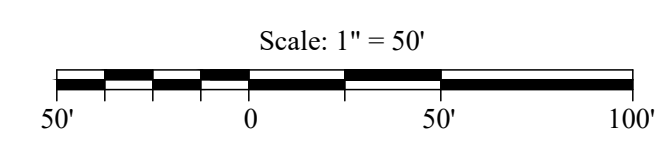
ROBERT C. LIBBY JR. PLS #2190

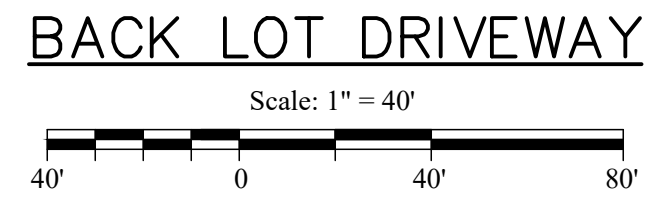
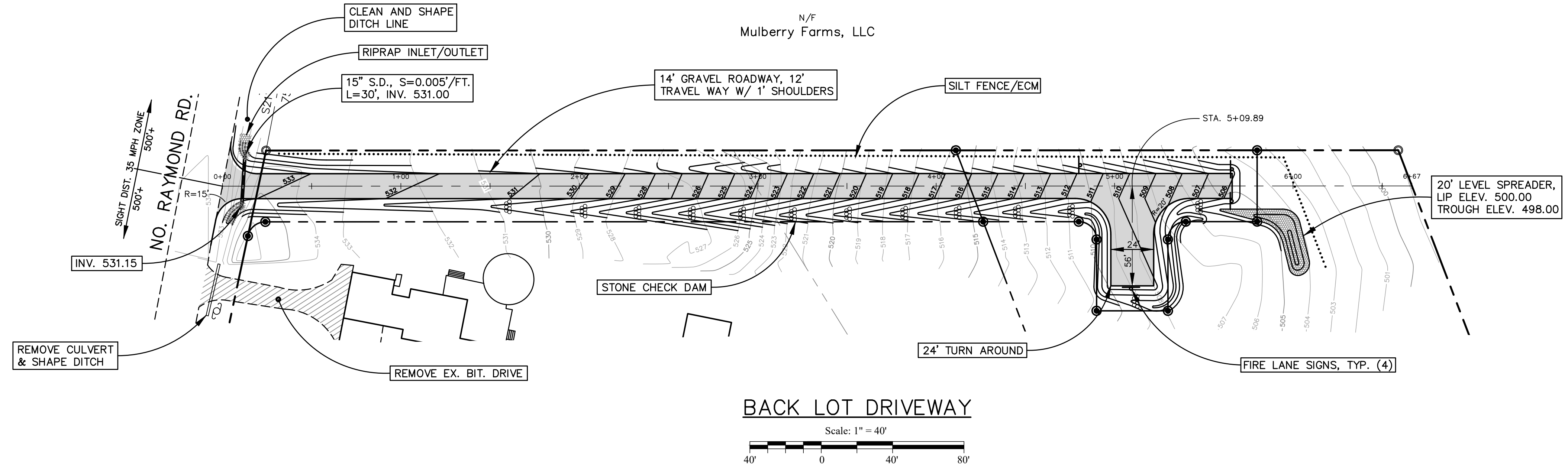
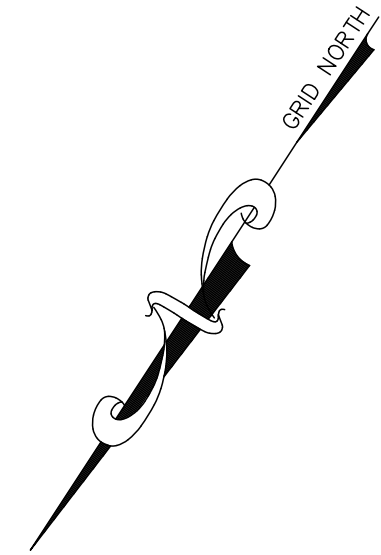
LEGEND

SYMBOL	DESCRIPTION
□ G.M.F.	GRANITE MONUMENT FOUND
○ I.P.F./I.R.F.	IRON PIPE/IRON ROD FOUND
● C.I.R.F.	CAPPED IRON ROD FOUND
○ C.L.	5/8" IRON ROD W/ CAP TO BE SET
—	UTILITY POLE
—	EXISTING STONEWALL
—	EDGE OF PAVEMENT
—	PROPERTY LINE
—	ABOVE GROUND/BELOW GROUND
—	NOW OR FORMERLY

LINE/CURVE DATA

L1	- N33°00'49"W 40.00'
L2	- N56°59'11"E 40.00'
L3	- N33°00'49"W 40.00'
L4	- N56°59'11"E 40.00'
L5	- S33°00'49"E 40.00'
L6	- N53°57'02"W 42.83'
C1	- R=10.00', L=15.71'
C2	- R=10.00', L=15.71'
C3	- R=10.00', L=13.61'

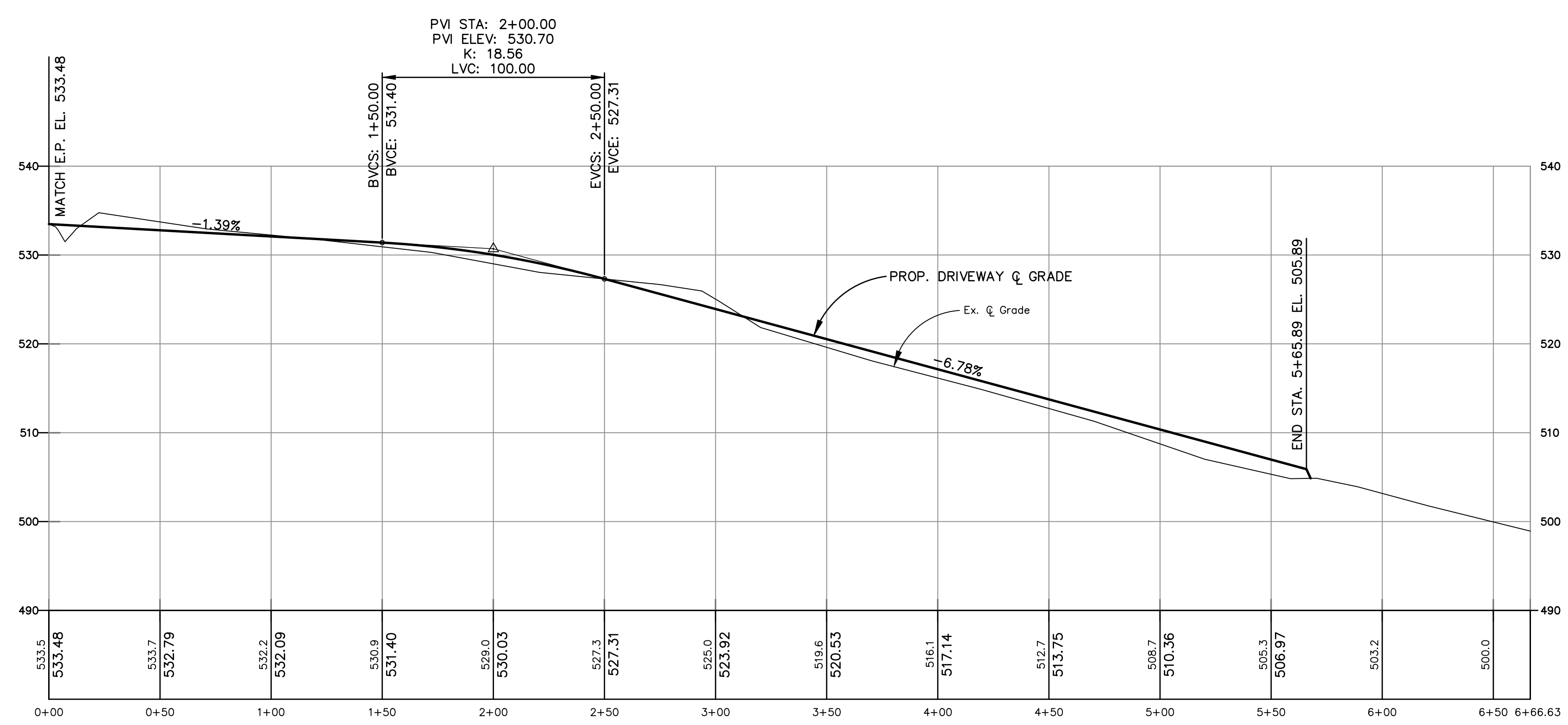




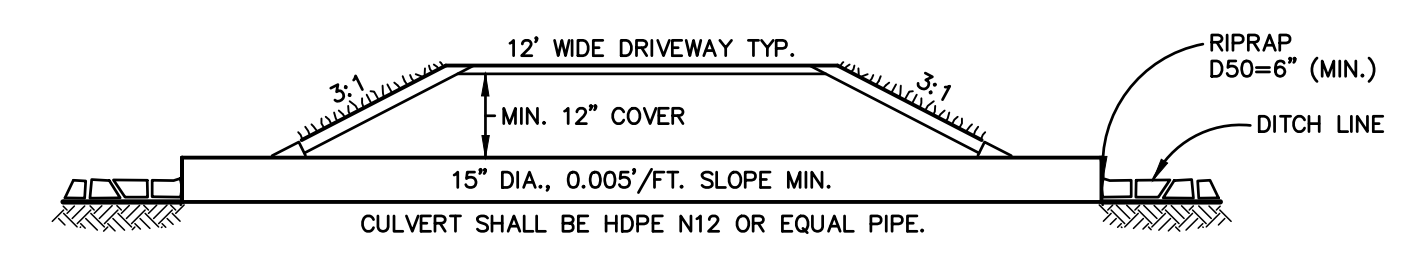
LEGEND

	STORM DRAIN
	SILT FENCE
	EXISTING CONTOUR
	PROPOSED CONTOUR
	UTILITY POLE

- NOTES:**
1. INSTALL STABILIZED CONSTRUCTION ENTRANCE PRIOR TO CONSTRUCTION, SEE DETAIL.
 2. INSTALL SILT FENCE OR EROSION CONTROL MIX PRIOR TO CONSTRUCTION, SEE DETAIL.
 3. ALL STORMDRAIN PIPE SHALL BE ADS N12 OR EQUAL.
 4. OVERHEAD POWER POLES TO BE SET BY CMP OR PRIVATE CONTRACTOR PER CMP REQUIREMENTS.



PROFILE
SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 25'



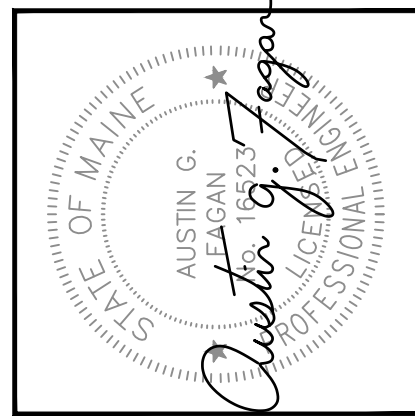
TYPICAL CULVERT SECTION AT DRIVEWAY
NTS

1. **PREPARATION:** BEFORE GRADING IS STARTED, THE ENTIRE RIGHT-OF-WAY AREA SHALL BE CLEARED OF ALL STUMPS, ROOTS, BRUSH AND OTHER OBJECTIONABLE MATERIAL AND ALL TREES NOT INTENDED FOR PRESERVATION.
2. **CUTS:** TREE STUMPS AND OTHER ORGANIC MATERIALS SHALL BE REMOVED TO A DEPTH OF 2 FEET BELOW THE SUB GRADE. ROCKS AND BOULDERS, WHEN ENCOUNTERED, SHALL BE REMOVED TO SUB GRADE.
3. **FILL:** ALL MATERIAL USED IN THE CONSTRUCTION OF EMBANKMENTS SHALL BE OF THE QUALITY TO MEET THE STANDARDS FOR EMBANKMENT CONSTRUCTION, SECTIONS 203.02 THROUGH 203.17 OF THE MAINE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, EXCEPT THAT COMPACTION SHALL NOT BE LESS THAN 95% OF MAXIMUM DENSITY (PER ASTM D 1557 MOD.). EXCESS MATERIALS INCLUDING ORGANIC MATERIALS, SOFT CLAYS, WET AND NON COMPACTABLE MATERIALS, ETC. SHALL BE REMOVED FROM THE STREET SITE. THE FILL SHALL BE SPREAD IN LAYERS NOT TO EXCEED 8 INCHES LOOSE AND THEN COMPACTED. THE FILLING OF UTILITY TRENCHES AND OTHER PLACES SHALL BE MECHANICALLY TAMPERED.
4. ALL MATERIALS AND CONSTRUCTION REQUIREMENTS SHALL CONFORM TO MDOT STANDARD SPECIFICATIONS, REVISION DEC. 2002
5. **ROADWAY GRAVEL:** ALL GRAVEL SHALL BE CONSOLIDATED USING A MECHANICAL VIBRATORY ROLLER SUITABLE FOR ROADWAY COMPACTION.



SIGN DETAIL
NTS

NO.	DATE	REVISION DESCRIPTION
1	6/29/24	Submitted To Town for Review



BH2M
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Gorham, Maine 04038
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www.bh2m.com

FOR
Matthew DiBiase
2 Paddington Way
Falmouth, Maine 04105

BACK LOT DRIVE
LAND OF
MATTHEW DIBIASE
138 NORTH RAYMOND ROAD
RAYMOND, MAINE 04071

DESIGNED W. Pelkey	DATE April 2024
DRAWN W. Pelkey	SCALE As Noted
CHECKED A. Fagan	JOB. NO. 23146

SHEET
2

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