



*Civil Engineering | Surveying*

April 30, 2024

James Seymour, Town Planner  
Town of Raymond  
401 Webbs Mills Rd  
Raymond, ME 04071

Re: Back Lot Driveway Application  
138 North Raymond Road  
Tax Map 17, Lot 19

Dear Jim,

Please find attached fifteen copies (8 full, 7 reduced) of the following information in support of the submission for a Back Lot Driveway as described above:

1. Application and Checklist
2. Parcel Deed (Bk. 40145, Pg. 119)
3. Figures (USGS, FEMA, Tax Map, & Medium Intensity Soils)
4. Abutter List
5. Construction Schedule
6. Level Spreader Sizing Calculations
7. Turning Schematics
8. Septic Information
9. Project Plans – BH2M

The applicant, Matt Dibiase, is proposing to create a back lot driveway in order to split a lot from his property at 138 North Raymond Road (Tax Map 17, Lot 19). Due to the location of the existing home on the parcel, the right-of-way for the back lot driveway can only be 40' wide to allow the home to conform to the zoning standards. For this reason, a planning board review is required for the project.

The back lot driveway will serve one residential lot that will be served by overhead power, a private well, and a septic system. Septic test pits for the new lot, and a for a replacement system for the existing home are attached showing that there are locations for septic fields onsite.

To comply with the Towns ordinance, one of the existing driveways serving the site will be removed in order to accommodate the back lot driveway spacing requirements. This has been shown on the plans.

If any additional information is required, or there are any questions, please feel free to contact me at [afagan@bh2m.com](mailto:afagan@bh2m.com) or by phone at 207-839-2771. We look forward to working with the Town on this project.

Sincerely,



Austin G. Fagan, PE  
Project Engineer

**Attachment 1**  
**Application and Checklist**

# 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 17 Lot 19  
Zoning District Rural (3 acre)  
Street Address: 138 North Raymond Road  
Deed Reference  
Book 40145 Page 119  
Parcel Size 6.39 acres

### Applicant Information

Name: Matt DiBiase Telephone: 207-775-7653  
Address: 2 Paddington Way Fax: \_\_\_\_\_  
Falmouth, Maine 04105 email: Matt@landingshomesmaine.com

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

### Agent Information \_\_\_\_\_ check here if correspondence should be directed to agent

Name: Austin Fagan, PE Telephone: 207-839-2771 ext. 207  
Address: BH2M, 380B Main Street Fax: \_\_\_\_\_  
Gorham, Maine 04038 email: afagan@bh2m.com

### Owner Information:

Name: Matt DiBiase Telephone: 207-775-7653  
Address: 2 Paddington Way Fax: \_\_\_\_\_  
Falmouth, Maine 04105 email: Matt@landingshomesmaine.com

### Proposed Development (check all that apply)

- Subdivision  Site Plan
- Pre-Application Conference
- Preliminary Plan Review
- Final Plan Review
- Other: Back Lot Driveway

### Project Type:

- Single Family Subdivision
- Multi-family Development
- Commercial
- Industrial
- Other: Back Lot Driveway

# 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.

Matt DiBiase

Print Name of Property Owner

[Signature]

Signature of Property Owner

4/29/24

Date

Austin Fagan, PE

Print Name of Owner's Agent

Austin g. Fagan

Signature of Owner's Agent

4-29-2024

Date



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

**Applicant and Project Name:**

Matt DiBiase - Back Lot Driveway

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**Street Address of Proposed Project:**

138 North Raymond Road, Raymond, Maine

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**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        X
- b. Commercial
- c. Industrial
- d. Recreational
- e. Other \_\_\_\_\_

Is the Project Site part of a Subdivision? Yes \_\_\_\_\_ No   X  

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  X  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

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**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

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

- Name of proposed Project \_\_\_\_\_
- 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 X 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 X Yes \_\_\_\_ No
- Private Road \_\_\_\_ Yes \_\_\_\_ No
- Public Street \_\_\_\_ Yes \_\_\_\_ No

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

North Raymond Road \_\_\_\_\_

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

\_\_\_\_\_

Proposed length (LF) 566 LF

Proposed travel width 14' (12' w/ 1' shoulders)

Total impervious area of travel surface (SF) 9,375 sf

Proposed # of lots/units accessing proposed road/backlot driveway 1

- ☒ 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 \_\_\_\_\_ SF      Proposed Lot(s) \_\_\_\_\_ 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) \_\_\_\_\_
- **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 \_\_\_\_ SF
  - Percent of impervious area on existing lot \_\_\_\_
- Closest horizontal distance of structure development and soil disturbance to waterbody or protected resource \_\_\_\_\_ 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.*

**Attachment 2**  
**Parcel Deed**



**QUITCLAIM DEED WITH COVENANT**  
Statutory Short Form

DLN: 1002340235479

KNOW ALL BY THESE PRESENTS, That **I, Brian Newquist**, whose mailing address is **136B North Raymond Road, Raymond, ME 04071**, for consideration paid, grants to **Matthew DiBiase**, whose mailing address is **780 Broadway, South Portland, ME 04106**, with Quitclaim Covenant the real property in the Town of **Raymond**, County of **Cumberland** and State of **Maine**, more particularly described as follows:

Certain lots or parcels of land, together with any improvements thereon, situate in the Town of **Raymond**, County of **Cumberland**, State of **Maine**, bounded and described as follows:

Beginning at the southeast corner of stone wall of Michael and Elaine Davison's field on the North Raymond Road so-called; thence in a southerly direction along North Raymond Road a distance of two hundred eighty three (283) feet more or less, to an iron stake; thence in a westerly direction along land of Carleton E. Edwards and just southerly of a row of apple trees a distance of two hundred sixty-two (262) feet, more or less, to an iron stake; thence in a northwesterly direction one hundred thirty-four (134) feet, more or less along land of Carleton E. Edwards to an iron stake and corner of a stone wall; thence in a northerly direction along a stone wall and land of Carleton E. Edwards to the southwesterly corner of Michael and Elaine Davison's field and stone wall; thence in an easterly direction along wall and Michael and Elaine Davison's fields to the point of beginning.

This conveyance is subject to the terms of covenant to Nancy E. Lindborn dated February 11, 1990 recorded in the Cumberland County Registry of Deeds at Book 11808, Page 128.

Also another certain lot or parcel of back land located west of North Raymond Road in the Town of **Raymond**, County of **Cumberland**, State of **Maine**, bounded and described as follows:

Commencing at a 1" x 9" high iron pipe found at the south end of a stone wall on the assumed west sideline of North Raymond Road being the southeast corner of C. Merle Skillern (12246/268) and being formerly owned by Eric Lindborn as conveyed by Carleton E. Edwards on August 27, 1986 (7361/145); thence S 74° 27' 30" W a distance of 262 feet along Skillern and remaining land now or formerly of Dorothy Edwards and Bernice E. Edwards to a 5/8" rebar with #1057 cap set at southwest corner of Skillern and POINT OF BEGINNING of lot herein described; thence continue S 74° 27' 30" W a distance of 372.76 feet across land now or formerly of Dorothy Edwards and Bernice E. Edwards to a 5/8" rebar with #1057 cap set in a stonewall; thence N 36° 30' 00" W a distance of 478.58 feet across land now or formerly of Dorothy Edwards and Bernice E. Edwards to a 5/8" rebar with #1057 cap set; thence N 53° 30' 00" E a distance of 318.25 feet across land now or formerly of Dorothy Edwards and Bernice E. Edwards to a 5/8" rebar with #1057 cap set in a stonewall; thence S 36° 30' 00" E a distance of 300.00 feet along stonewall and land of Charles Davison (2767/182) to a 5/8" rebar with #1057 cap set in a stonewall corner at the south corner of Davison (2767/182) and west corner of Skillern (12246/268); thence S 38° 00' 29" E a distance of 180.35 feet along Skillern (12246/268) to a 1" x 24" high iron pipe found at the northeast end of a

stonewall; thence S 47° 17' 54" E a distance of 134.00 feet along Skillern (12246/268) to POINT OF BEGINNING.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and conveying the real property described in a deed to **Brian Newquist** dated October 24, 2017 and recorded with the Cumberland County Registry of Deeds in Book 34473, Page 180 and deed dated June 6, 2006 and recorded in Book 24059, Page 97 with said Registry of Deeds.

Witness my hand and seal this 23rd day of May, 2023.

Witness:

\_\_\_\_\_

  
Brian Newquist


STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

May 23, 2023

Personally appeared on the above date, the above-named **Brian Newquist** and acknowledged the foregoing instrument to be his free act and deed.



Before me,

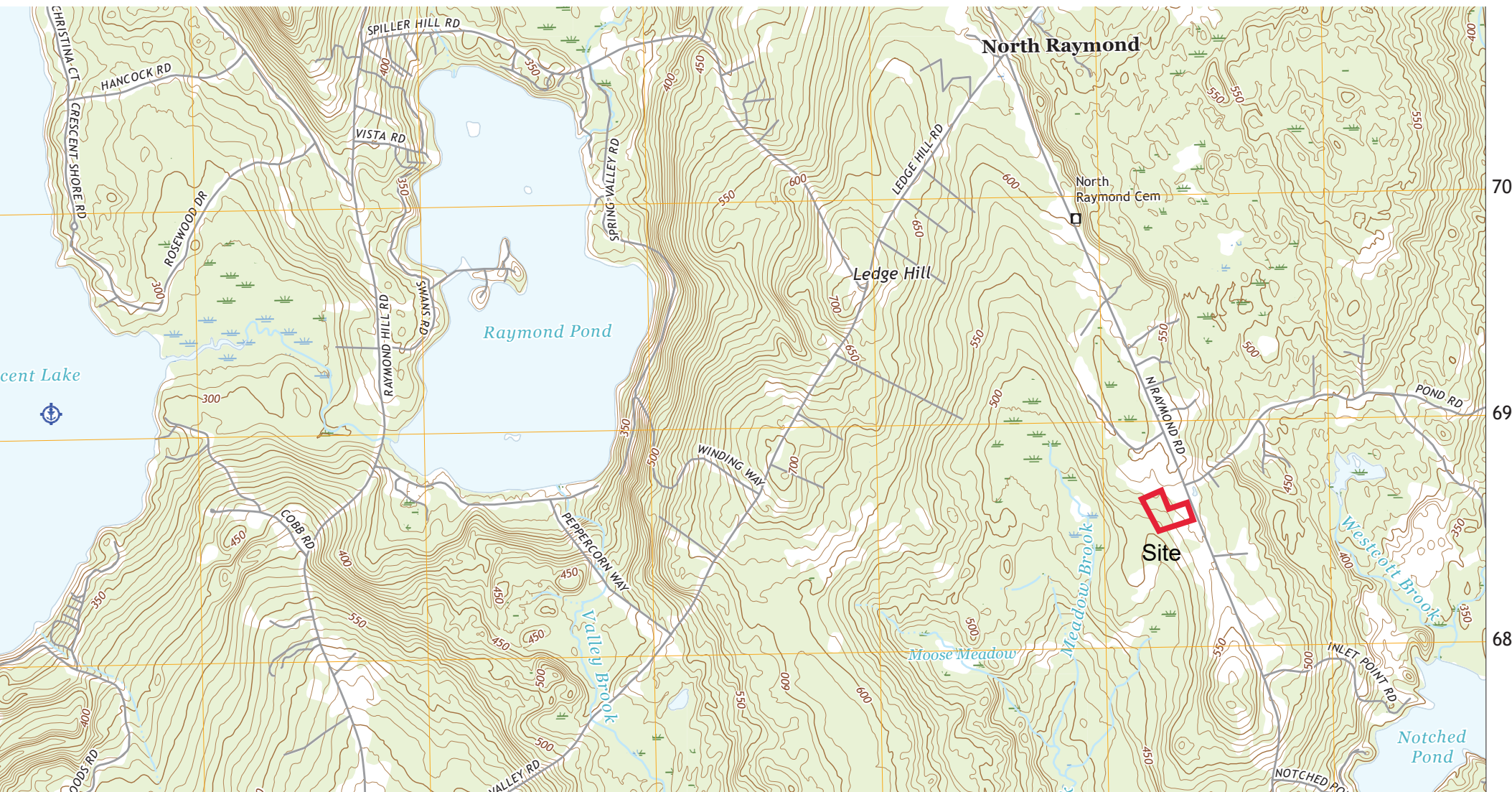
  
Notary Public/Attorney at Law

Print name:

Exp:



**Attachment 3**  
**Figures**



North Raymond

Raymond Pond

Ledge Hill

Site

North Raymond Cem

Notched Pond

Valley Brook

Meadow Brook

Westcott Brook

cent Lake



70

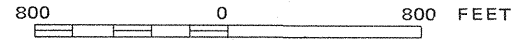
69

68

Contact your insurance agent, or call the National Flood Insurance Program at (800) 638-6620, or (800) 424-8872.



APPROXIMATE SCALE



CORPORATE LIMITS

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
RAYMOND,  
MAINE  
CUMBERLAND COUNTY

PANEL 10 OF 20  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230205 0010 B

EFFECTIVE DATE:  
MAY 5, 1981



federal emergency management agency  
federal insurance administration

This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at <https://msc.fema.gov>.

THIS MAP IS PREPARED BY THE TOWN ENGINEER'S OFFICE AND IS BASED ON THE RECORD MAPS AND RECORDS OF THE TOWN OF RAYMOND, MAINE. THE TOWN ENGINEER'S OFFICE DOES NOT WARRANT THE ACCURACY OF THE MAPS AND OTHER PUBLIC RECORDS AND DATA AND ASSUMES NO LIABILITY FOR THE INFORMATION CONTAINED HEREIN.

REGULATORY AGENCIES SHOULD BE CONSULTED FOR VERIFICATION OF THE INFORMATION CONTAINED ON THIS MAP. THE TOWN OF RAYMOND ASSUMES NO LIABILITY FOR THE INFORMATION CONTAINED HEREIN.

**TOWN OF RAYMOND**  
Cumberland County, Maine  
2022 Property Map



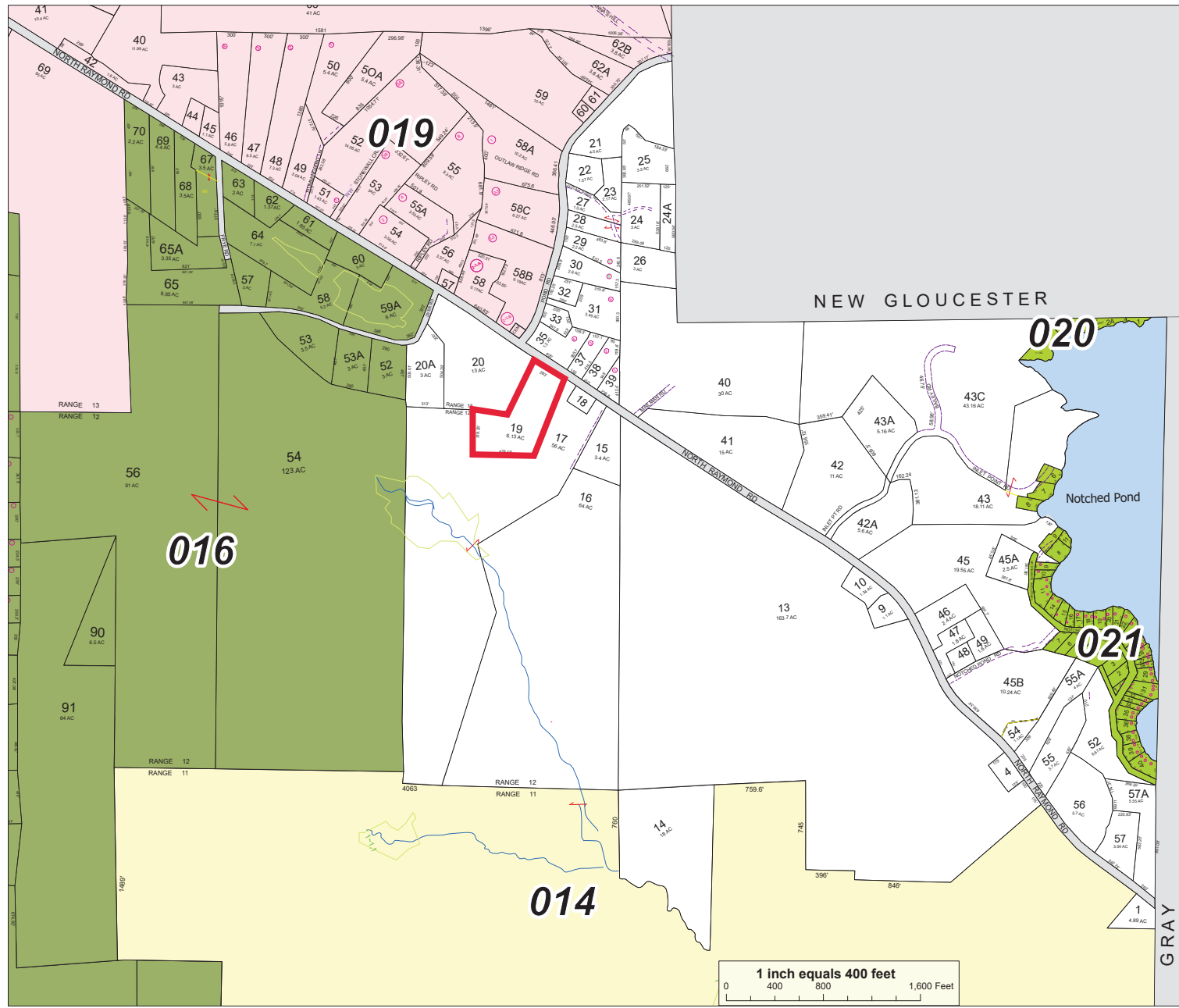
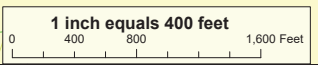
Source: Assessor's Database  
Prepared by: Maine Office of GIS  
Setup: Technica, Inc.  
Effective Date: April 1, 2022



**Map 17**

**Map Properties**

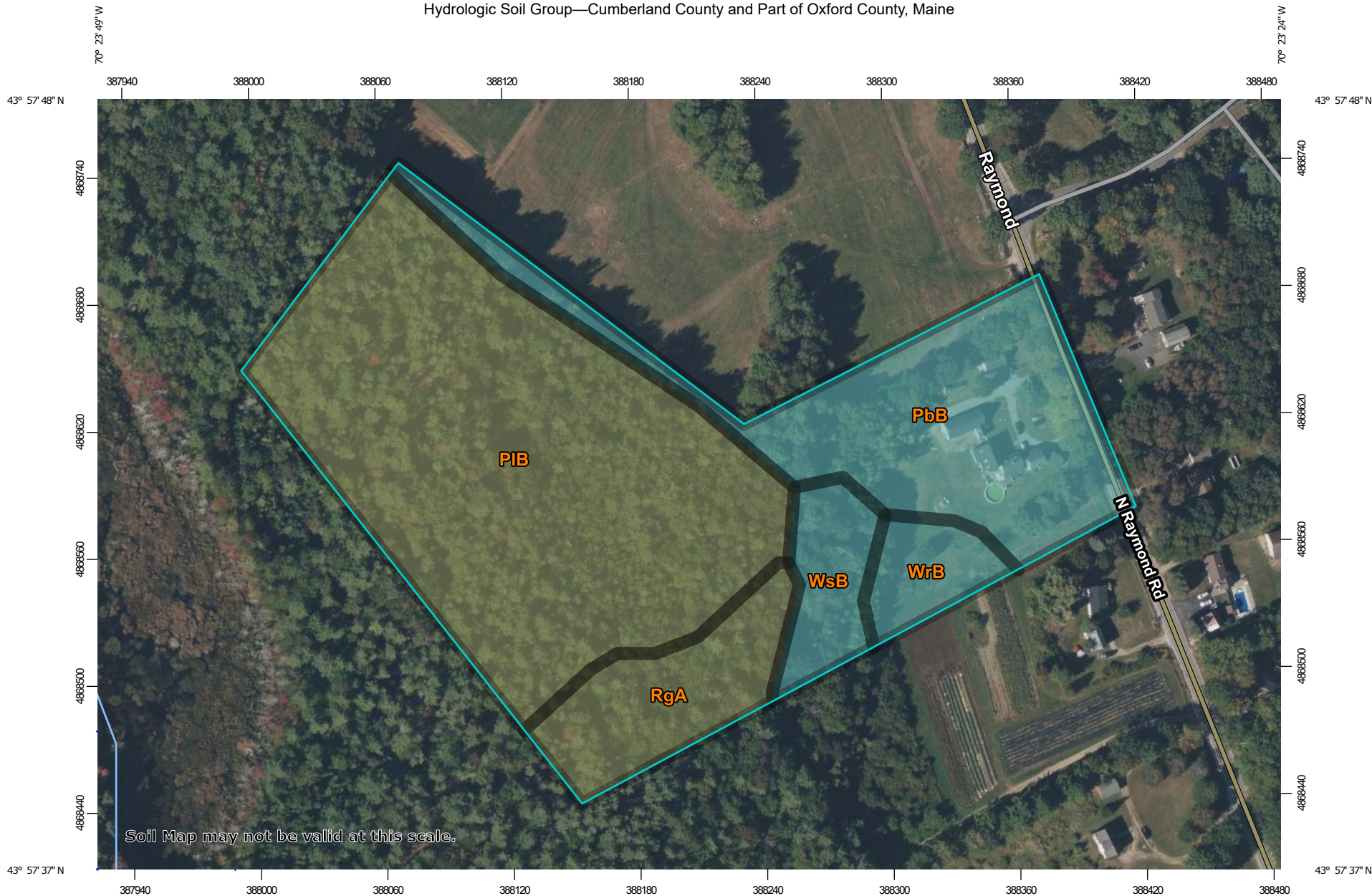
Layer	Color/Line Style
Hook	Red line
Old Property Line	Yellow dashed line
Right-of-Way	Purple dashed line
Stream	Blue line
Subdivision Line	Black line
Wetland	Green shaded area
Lake/Pond	Blue shaded area
Subject Map	White background



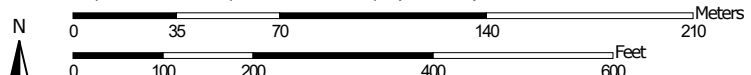
NEW GLOUCESTER

GRAY

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine



Map Scale: 1:2,560 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

## 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 20, Sep 5, 2023

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
PbB	Paxton fine sandy loam, 3 to 8 percent slopes	C	3.8	24.9%
PIB	Peru fine sandy loam, 0 to 8 percent slopes, very stony	C/D	8.5	55.2%
RgA	Ridgebury very stony fine sandy loam, 0 to 3 percent slopes	C/D	1.6	10.1%
WrB	Woodbridge fine sandy loam, 0 to 8 percent slopes	C	0.7	4.3%
WsB	Woodbridge very stony fine sandy loam, 0 to 8 percent slopes	C	0.9	5.6%
<b>Totals for Area of Interest</b>			<b>15.5</b>	<b>100.0%</b>

## 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

**Attachment 4**  
**Abutter List**

Abutters List – Matthew DiBiase (Map 17, Lot 19)

<b>Name</b>	<b>Address</b>	<b>Map</b>	<b>Lot</b>
<b>Three Sisters Farm LLC</b>	696 Broadway South Portland, ME 04105	17	17
<b>Timothy A Davison</b>	28 Pond Road Raymond, ME 04071	17	20
<b>Brian Hall</b>	139 North Raymond Road Raymond, ME 04071	17	35
<b>Andrea J Smith</b>	133 North Raymond Road Raymond, ME 04071	17	37

**Attachment 5**  
**Construction Schedule**

**DiBiase Back Lot Driveway  
Construction Plan  
138 North Raymond Road**

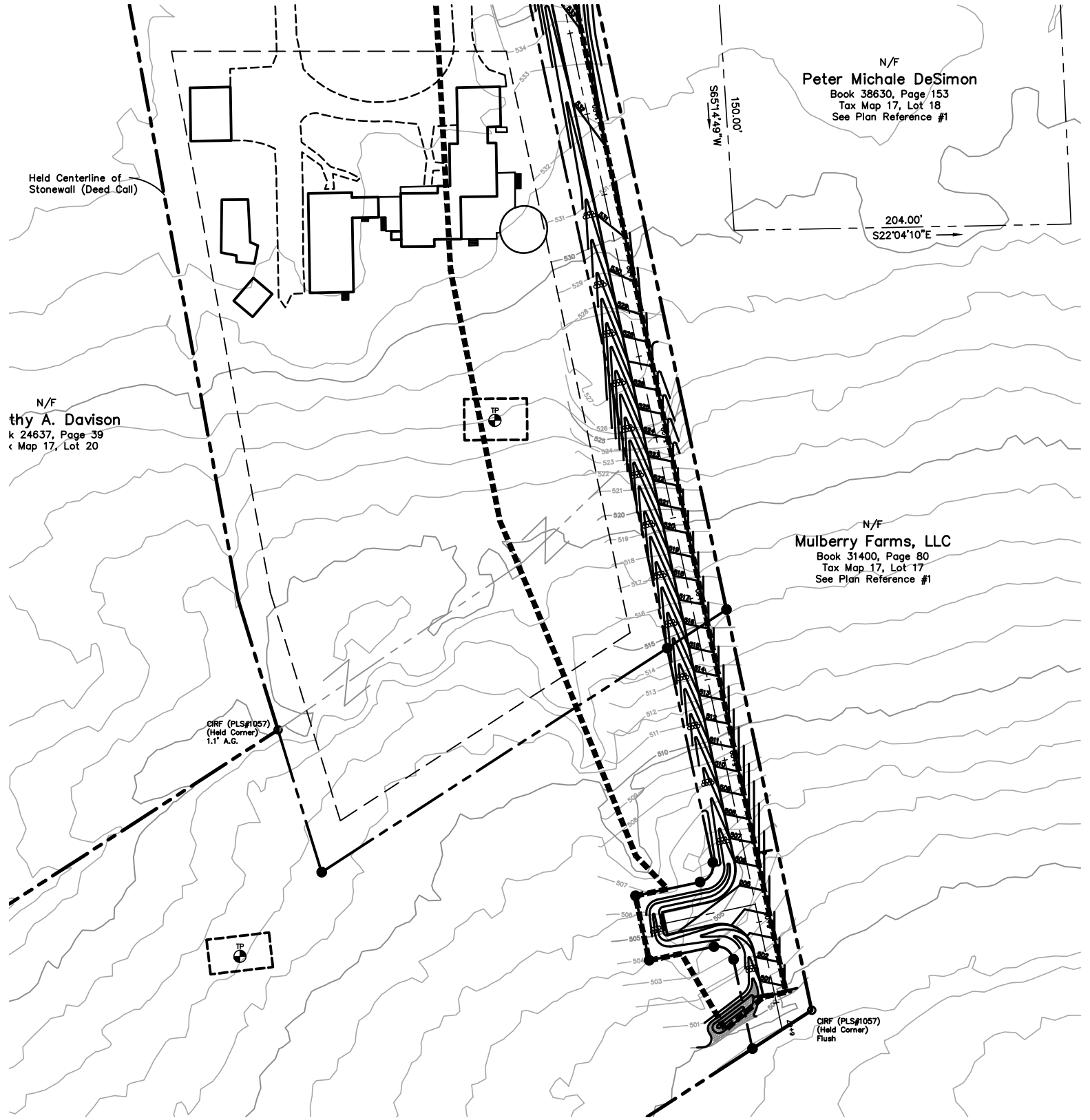
The following schedule outlines the anticipated construction sequence:

Begin construction Summer 2024

- Install temporary erosion control measures as shown on plans
- Clear and grub roadway areas
- Stockpile and seed any available top soil
- Cut/fill roadway to subgrade
- Construct and stabilize ditch
- Construct level spreader
- Install roadway gravel base
- Final grading and reseeding all disturbed areas
- Install paved apron
- Remove erosion control devices upon satisfactory growth of grass

Anticipated completion in Fall 2024

**Attachment 6**  
**Level Spreader Sizing Calculations**



N/F  
**Peter Michale DeSimon**  
Book 38630, Page 153  
Tax Map 17, Lot 18  
See Plan Reference #1

Held Centerline of  
Stonewall (Deed Call)

150.00'  
S65°14'49"W

204.00'  
S22°04'10"E

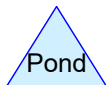
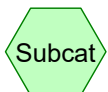
N/F  
**thy A. Davison**  
Book 24637, Page 39  
Tax Map 17, Lot 20

N/F  
**Mulberry Farms, LLC**  
Book 31400, Page 80  
Tax Map 17, Lot 17  
See Plan Reference #1

CIRF (PLS#1057)  
(Held Corner)  
1.1' A.G.

CIRF (PLS#1057)  
(Held Corner)  
Flush





## Level Spreader Sizing

Prepared by HP Inc.

HydroCAD® 10.00-22 s/n 02712 © 2018 HydroCAD Software Solutions LLC

Printed 4/29/2024

Page 2

### Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
1.034	74	>75% Grass cover, Good, HSG C (SA-1)
0.080	98	Existing Impervious (SA-1)
0.221	98	Proposed Impervious (SA-1)
<b>1.335</b>	<b>79</b>	<b>TOTAL AREA</b>

# Level Spreader Sizing

Type III 24-hr 10-YEAR STORM Rainfall=4.60"

Prepared by HP Inc.

Printed 4/29/2024

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Page 3

## Summary for Subcatchment SA-1:

Runoff = 3.78 cfs @ 12.09 hrs, Volume= 0.255 af, Depth> 2.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 10-YEAR STORM Rainfall=4.60"

	Area (sf)	CN	Description
*	9,605	98	Proposed Impervious
*	3,500	98	Existing Impervious
	45,048	74	>75% Grass cover, Good, HSG C
	58,153	79	Weighted Average
	45,048		77.46% Pervious Area
	13,105		22.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					Direct Entry,

## Level Spreader Sizing

$$3.78 \text{ CFS} / 1' \text{ per } 0.25 \text{ CFS} = 15.12'$$

## 4. LEVEL SPREADERS

A level spreader is a discharge outlet to disperse or spread runoff flows thinly (as sheet flow) across the slope and over a buffer to promote infiltration and to prevent channelization. The lip of the level spreader should be installed as level as possible to ensure a uniform distribution of flow and should blend smoothly into the downstream receiving area. This practice should not be used where an upgradient drainage area is greater than 10 acres, where the discharge is within 25 feet from a stream, or if the discharge crosses into an adjoining property.

Stone can be used to create a level spreader with the advantage that the top of the spreader does not need to be level, as any water flowing through the voids between the rocks will sheet flow out of the spreader.

### **CONSTRUCTION SPECIFICATIONS**

- When discharging to a forested buffer, the receiving area should remain undisturbed, have a duff layer, and have an even topography but without channelization that could concentrate runoff. A spreader should be located away from a stream or wetland.
- If revegetation of the receiving area is necessary, construction should be limited to the growing season (before September 1<sup>st</sup>). No water should be directed to the spreader before vegetation has reached 90% coverage and a temporary stormwater diversion may be needed.
- The lip of the level spreader should be installed on the contour to ensure a uniform distribution of flows or should consist of crushed rock (1"-3" stone is recommended) placed on the undisturbed part of the level lip to promote sheet flow and reduce velocity.
- The entry angle from the channel to the level spreader should be no greater than 30 degrees to prevent scour and short circuiting.

### **ENGINEERING DESIGN**

- The **capacity** of a level spreader should be based on the allowable velocity of the soil (APPENDIX C) and should be sized to transfer 0.25 cfs per linear foot of spreader during the peak flow of a 24-hour, 10-year storm event.
- The **lip of a level spreader** should be level (0% grade) for a uniform flow distribution; otherwise water may channelize and erode a channel. A compacted berm topped with 6-12 inches of crushed aggregate may be most successful at maintain a level lip.
- The **receiving area** should have an even topography to prevent flow concentration. Sheet flow below a spreader is expected to re-concentrate within 300 feet. Evaluate the slope, soils and vegetative cover of the receiving area before designing a level spreader.
- The **buffer area** below a level spreader should remain undisturbed and with healthy vegetation. If the receiving area needs to be re-established, its final stabilization should occur before September 1 and before large volumes of water is directed to the spreader.
- The **capacity of the level spreader** should be equal to four times the capacity of the delivery channel for a low approach velocity.
- The spreader should be constructed from the uphill side.

**Attachment 7**  
**Turning Schematic**

Fire truck turning into driveway

E-ONE HP100 Aerial

$S21^{\circ}56'12''E$   
75.24'

534

533

534

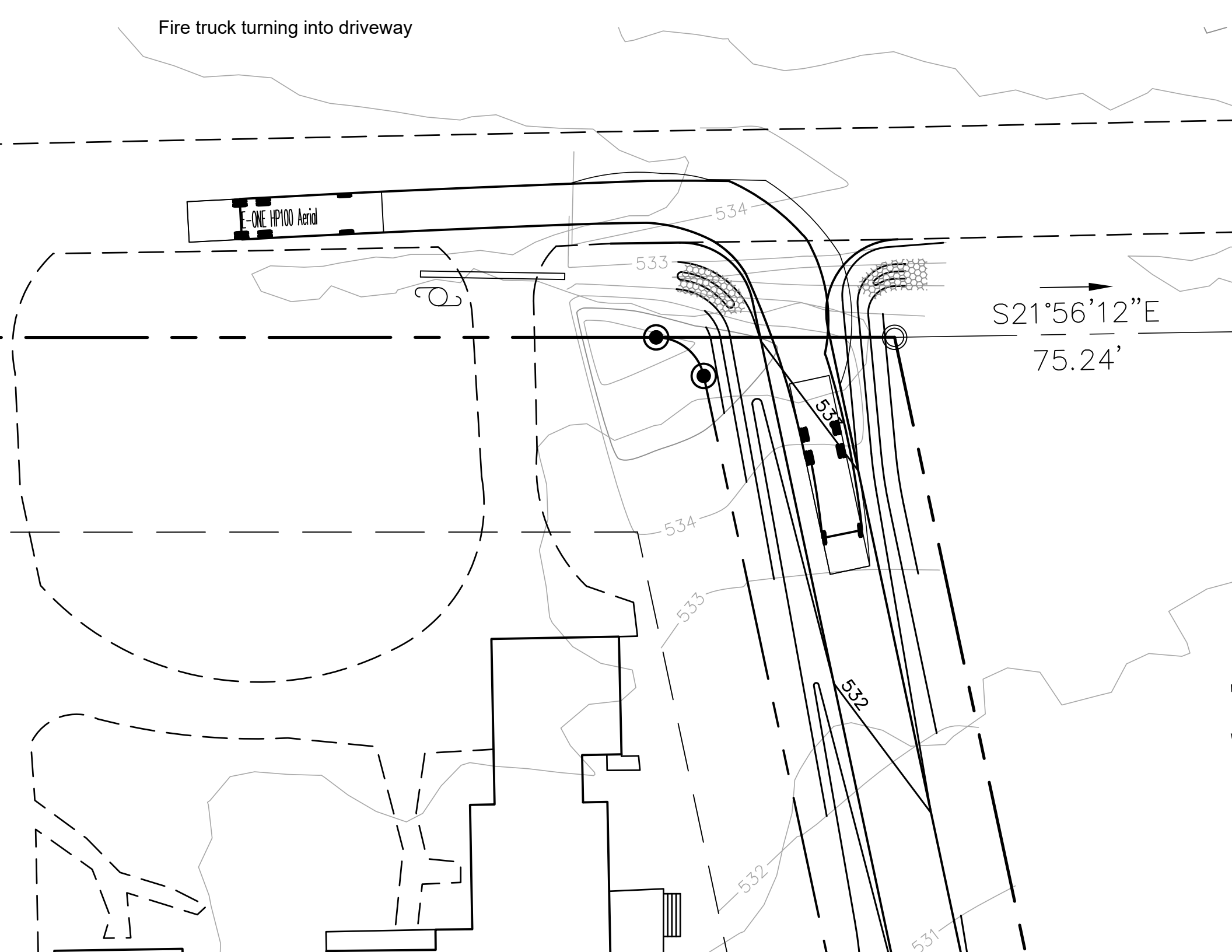
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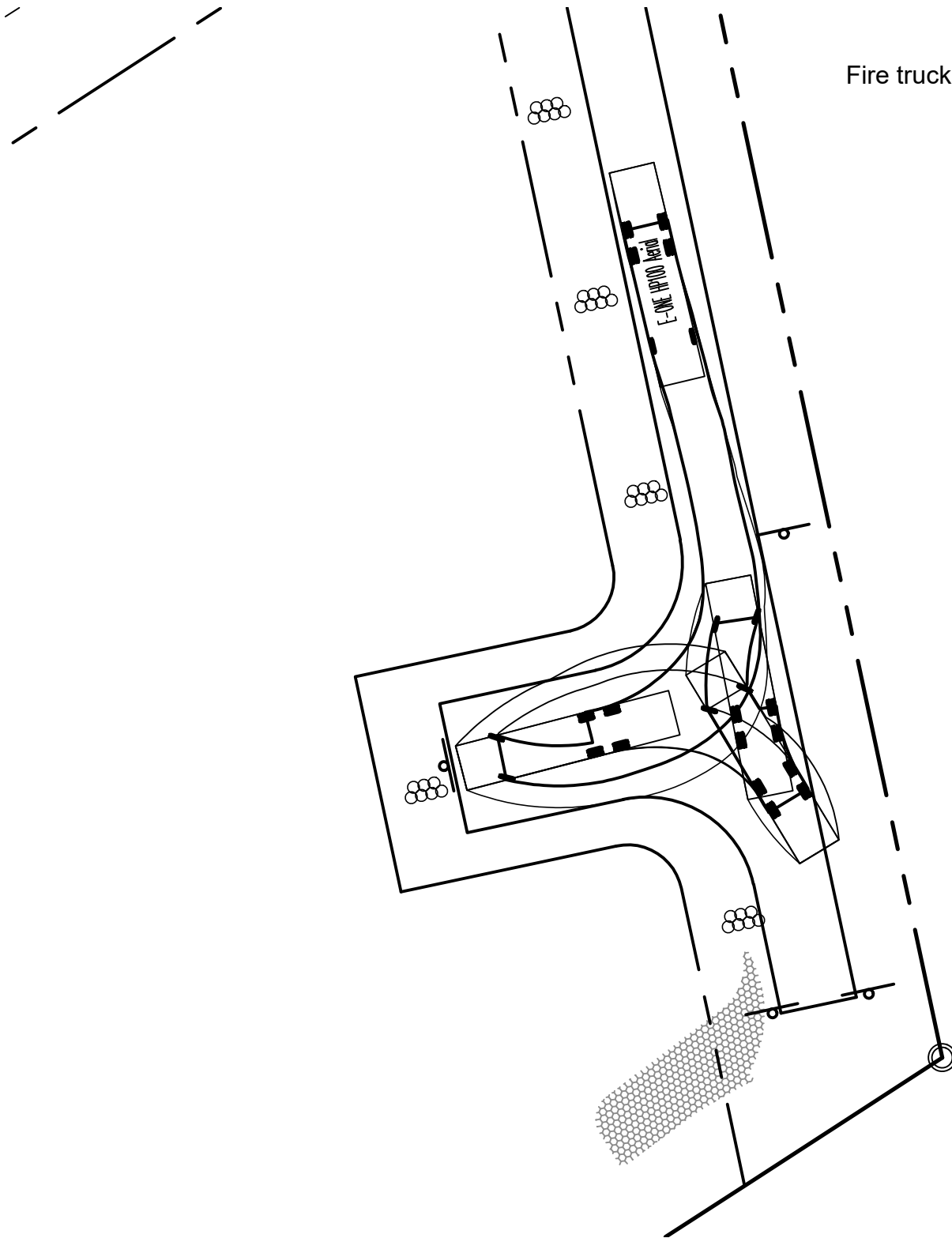
532

532

531



Fire truck turning around at hammerhead



**Attachment 8**  
**Septic Information**



# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
 Division of Health Engineering, 10 SHS  
 (207) 287-5672 Fax: (207) 287-3165

## PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: **Raymond**

Street or Road: **North Raymond Road**

Subdivision, Lot #

Town/City: \_\_\_\_\_ Permit # \_\_\_\_\_

Date Permit Issued: \_\_\_/\_\_\_/\_\_\_ Fee: \$ \_\_\_\_\_ Double Fee Charged

Local Plumbing Inspector Signature: \_\_\_\_\_ L.P.I. # \_\_\_\_\_

Owner  Town  State

## OWNER/APPLICANT INFORMATION

Name (last, first, MI): **Dibiase, Matt**  Owner  Applicant

Mailing Address of Owner/Applicant: **2 Paddington Ave  
Falomouth, ME 04105**

Daytime Tel. #

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

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 of Owner or Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

Municipal Tax Map # \_\_\_\_\_ Lot # \_\_\_\_\_

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: \_\_\_\_\_  
 \_\_\_\_\_ (2nd) date approved: \_\_\_\_\_

## PERMIT INFORMATION

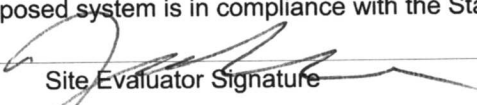
<b>TYPE OF APPLICATION</b> <input checked="" type="checkbox"/> 1. First Time System <input type="checkbox"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >= 25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input checked="" type="checkbox"/> 1. No Rule Variance <input type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector <input type="checkbox"/> 3. Replacement System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit	<b>DISPOSAL SYSTEM COMPONENTS</b> <input checked="" type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components
<b>SIZE OF PROPERTY</b> 4 <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<b>DISPOSAL SYSTEM TO SERVE</b> <input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>3</u> <input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> 3. Other: <u>In Law apartment</u> (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	<b>TYPE OF WATER SUPPLY</b> <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <b>1000</b> GAL	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <b>480</b> <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> <b>450</b> gallons per day BASED ON: <input type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities _____
<b>SOIL DATA</b> PROFILE: <b>3</b> CONDITION: <b>C</b> at Observation Hole # <b>1</b> Depth <b>12</b> " of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> <input type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium---Large 3.3 sq. f.t / gpd <input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA LATITUDE AND LONGITUDE at center of disposal area Lat. <b>43</b> d <b>59</b> m <b>02</b> s Lon. <b>70</b> d <b>42</b> m <b>5</b> s if g.p.s. state margin of error: <b>15</b>

## SITE EVALUATOR STATEMENT

I certify that on **3-15-2024** (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).

Site Evaluator Signature:  SE #: **410** Date: **3-15-2024**

Site Evaluator Name Printed: **John Wiesemann** Telephone Number: **207-890-6923** Email Address: **denmarkwastewater@gmail.com**

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
 Division of Health Engineering, Station 10  
 (207) 287-5672 Fax: (207) 287-3165

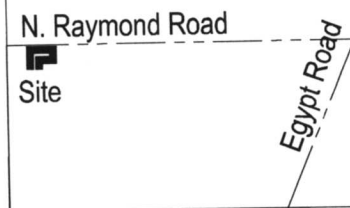
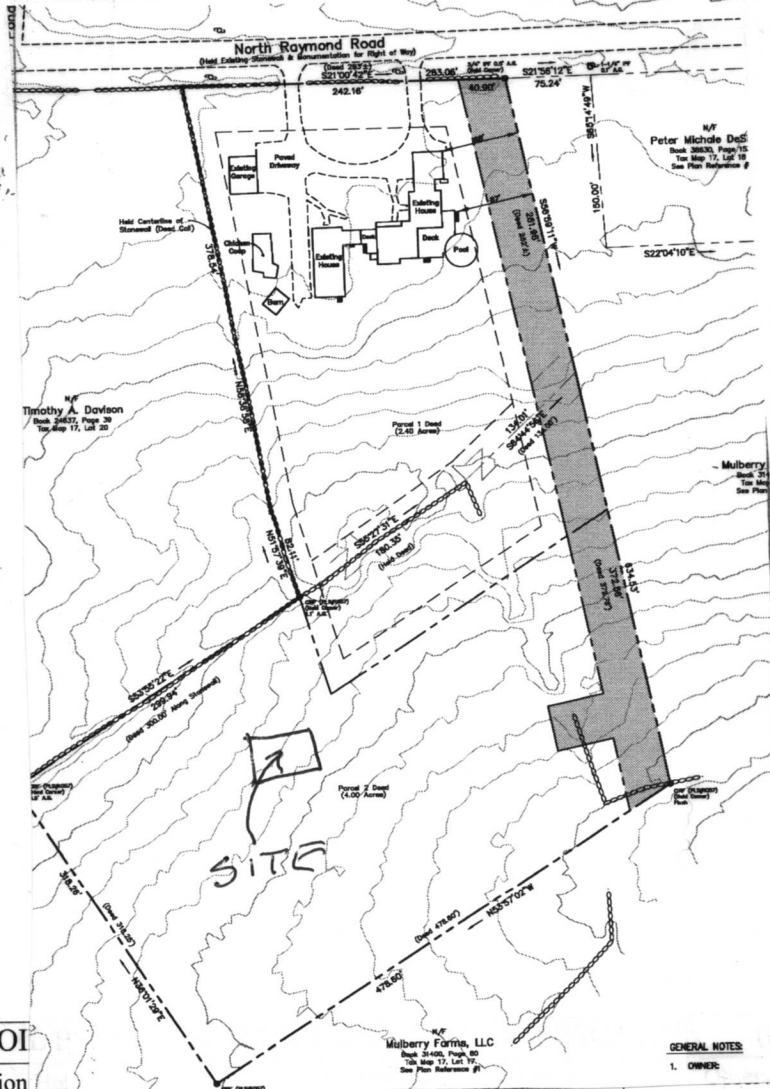
Town, City, Plantation  
**Raymond**

Street, Road, Subdivision  
**North Raymond Road**

Owner or Applicant Name  
**Matt Dibiase**

**SITE PLAN** Scale 1" = NTS ft.

**SITE LOCATION PLAN**



N. Raymond Road

Site

Egypt Road

**SOI**

Observation Hole # \_\_\_\_\_  Test Pit  Boring

0 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			D. BROWN	
6	SANDY LOAM	FRILABLE		NONE
12	LOAMY SAND		Y. BROWN	
18			olive	Common
24				
30		FIRM	Grey	
36				
42				
48	Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
	3	C	6	12"

Groundwater  
 Restrictive Layer  
 Bedrock

Observation Hole # \_\_\_\_\_  Test Pit  Boring

\_\_\_\_\_ " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6				
12				
18				
24				
30				
36				
42				
48	Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth

Groundwater  
 Restrictive Layer  
 Bedrock

*[Signature]*  
 Site Evaluator Signature

410  
 SE #

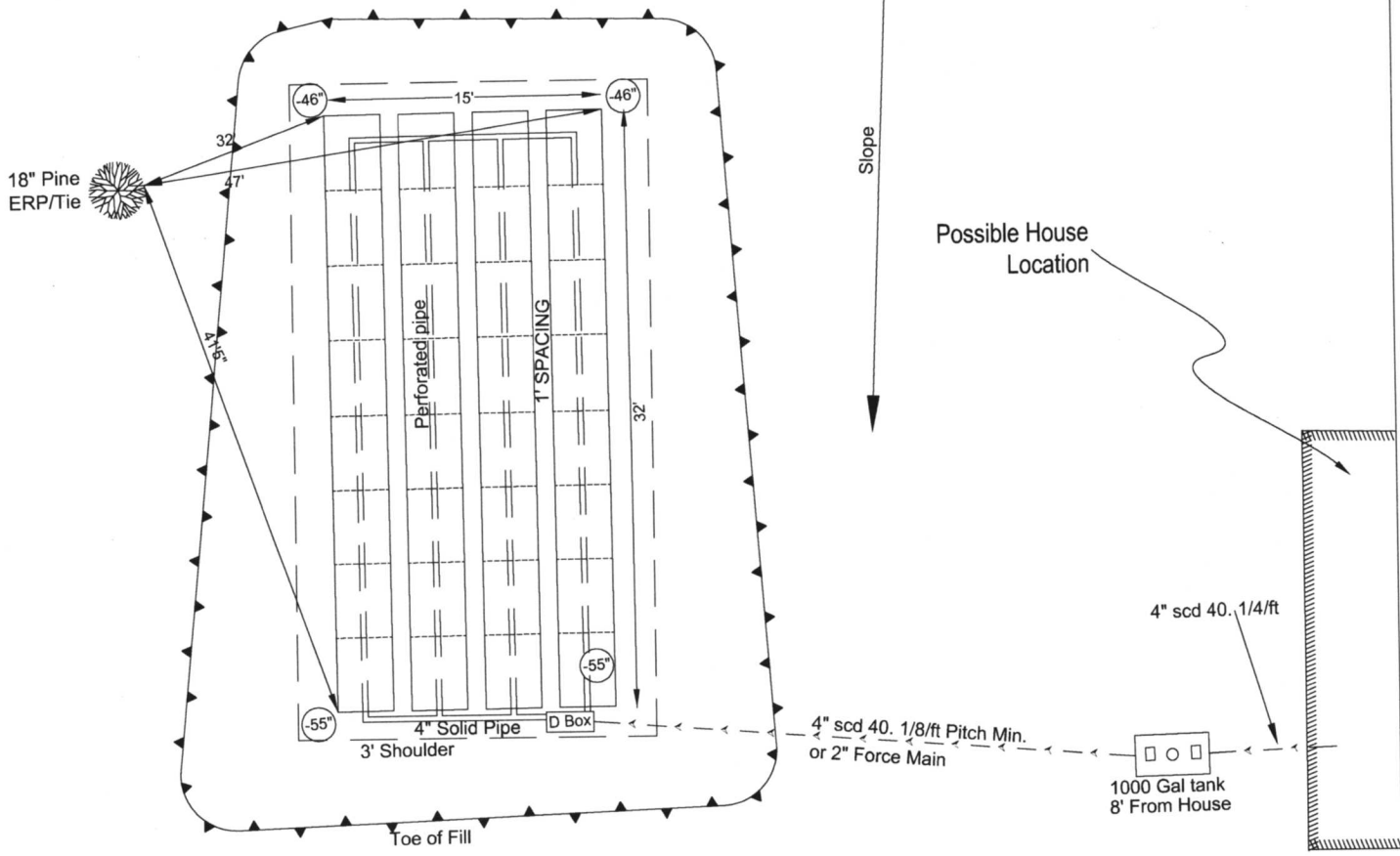
3-15-2024  
 Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation **Raymond**

Street, Road, Subdivision  
**North Raymond Road**

Owner or Applicant Name **Matt DiBiase**



**BACKFILL REQUIREMENTS**

Depth of Backfill (upslope) 14-20"  
 Depth of Backfill (downslope) 14-20"

**CONSTRUCTION ELEVATIONS**

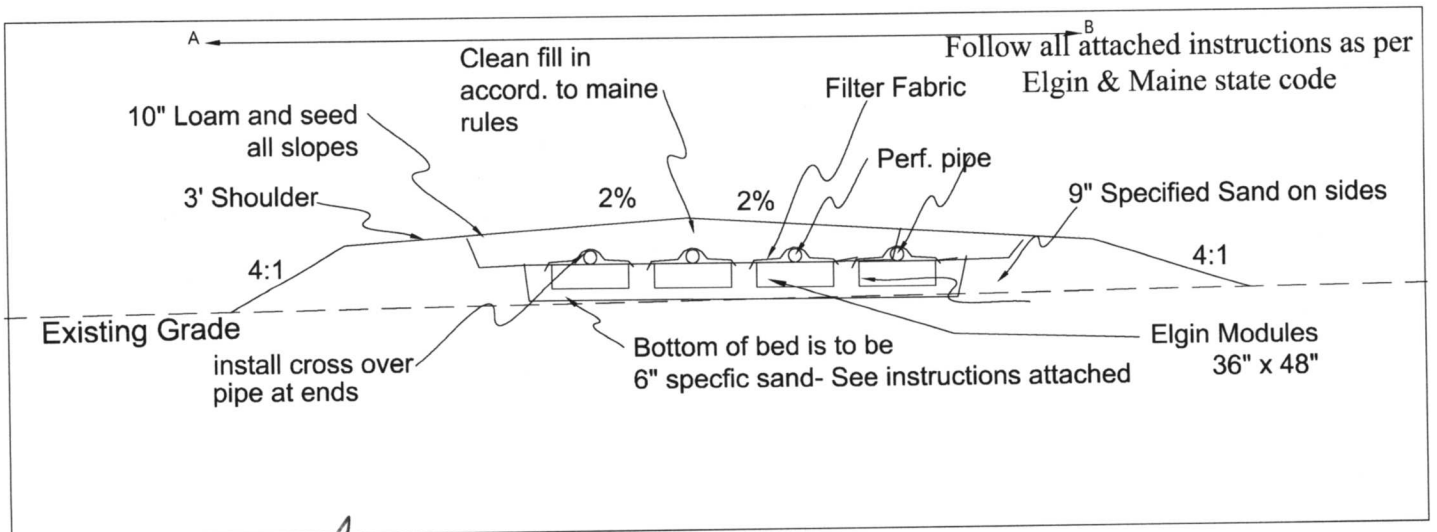
Finished Grade Elevation -29"  
 Top of Pipe -39"  
 Top of chamber -43"  
 Bottom of Sand -56"

Location & Description:

Nail in 18" Pine @ 59" A.G.

Reference Elevation: ELEVATION= 0"

**DISPOSAL FIELD CROSS SECTION**



*[Handwritten Signature]*  
 Site Evaluator Signature

410  
SE #

3-15-2024  
Date

Page 3 of 3  
HHE-200 Rev. 10/02

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services  
Division of Health Engineering, 10 SHS  
(207) 287-5672 Fax: (207) 287-3165

## PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation	Raymond
Street or Road	North Raymond Road
Subdivision, Lot #	

Town/City \_\_\_\_\_ Permit # \_\_\_\_\_

Date Permit Issued \_\_\_/\_\_\_/\_\_\_ Fee: \$ \_\_\_\_\_ Double Fee Charged

\_\_\_\_\_ L.P.I. # \_\_\_\_\_

Local Plumbing Inspector Signature

Owner  Town  State

## OWNER/APPLICANT INFORMATION

Name (last, first, MI) DiBiase, Matt	<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Applicant
Mailing Address of Owner/Applicant	
Daytime Tel. #	

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. This 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 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.

\_\_\_\_\_  
(1st) date approved

\_\_\_\_\_  
(2nd) date approved

Local Plumbing Inspector Signature

## PERMIT INFORMATION

<b>TYPE OF APPLICATION</b> <input type="checkbox"/> 1. First Time System <input checked="" type="checkbox"/> 2. Replacement System Type replaced: <u>Infiltrators</u> Year installed: <u>1991</u> <input type="checkbox"/> 3. Expanded System <input type="checkbox"/> a. <25% Expansion <input type="checkbox"/> b. >= 25% Expansion <input type="checkbox"/> 4. Experimental System <input type="checkbox"/> 5. Seasonal Conversion	<b>THIS APPLICATION REQUIRES</b> <input type="checkbox"/> 1. No Rule Variance <input checked="" type="checkbox"/> 2. First Time System Variance <input type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector <input checked="" type="checkbox"/> 3. Replacement System Variance <input checked="" type="checkbox"/> a. Local Plumbing Inspector Approval <input type="checkbox"/> b. State & Local Plumbing Inspector <input type="checkbox"/> 4. Minimum Lot Size Variance <input type="checkbox"/> 5. Seasonal Conversion Permit
<b>SIZE OF PROPERTY</b> 3 ac <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<b>DISPOSAL SYSTEM TO SERVE</b> <input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____ <input checked="" type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: <u>3 Bed + 3 Bed</u> <input type="checkbox"/> 3. Other: _____ (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped
<b>SHORELAND ZONING</b> <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	

<b>DISPOSAL SYSTEM COMPONENTS</b> <input type="checkbox"/> 1. Complete Non-engineered System <input type="checkbox"/> 2. Primitive System (graywater & alt. toilet) <input type="checkbox"/> 3. Alternative Toilet, specify: _____ <input type="checkbox"/> 4. Non-engineered Treatment Tank (only) <input type="checkbox"/> 5. Holding Tank, _____ gallons <input checked="" type="checkbox"/> 6. Non-engineered Disposal Field (only) <input type="checkbox"/> 7. Separated Laundry System <input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more) <input type="checkbox"/> 9. Engineered Treatment Tank (only) <input type="checkbox"/> 10. Engineered Disposal Field (only) <input type="checkbox"/> 11. Pre-treatment, specify: _____ <input type="checkbox"/> 12. Miscellaneous Components	<b>TYPE OF WATER SUPPLY</b> <input checked="" type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private <input type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other
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## DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<b>TREATMENT TANK</b> <input checked="" type="checkbox"/> 1. Concrete <input checked="" type="checkbox"/> a. Regular <input type="checkbox"/> b. Low Profile <input type="checkbox"/> 2. Plastic <input type="checkbox"/> 3. Other: _____ CAPACITY: <u>1500</u> GAL	<b>DISPOSAL FIELD TYPE &amp; SIZE</b> <input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench <input checked="" type="checkbox"/> 3. Proprietary Device <input checked="" type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear <input checked="" type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load <input type="checkbox"/> 4. Other: _____ SIZE: <u>456</u> sq. ft. <input type="checkbox"/> lin. ft.	<b>GARBAGE DISPOSAL UNIT</b> <input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> a. multi-compartment tank <input type="checkbox"/> b. _____ tanks in series <input type="checkbox"/> c. increase in tank capacity <input type="checkbox"/> d. Filter on Tank Outlet	<b>DESIGN FLOW</b> <u>540</u> gallons per day BASED ON: <input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s)) <input type="checkbox"/> 2. Table 4C (other facilities) SHOW CALCULATIONS — for other facilities — 270 + 270 gpd = 540 <input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
<b>SOIL DATA</b> PROFILE    CONDITION <u>3</u> <u>C</u> at Observation Hole # <u>1</u> Depth <u>16"</u> of Most Limiting Soil Factor	<b>DISPOSAL FIELD SIZING</b> <input type="checkbox"/> 1. Medium---2.6 sq. ft. / gpd <input checked="" type="checkbox"/> 2. Medium---Large 3.3 sq. f.t / gpd <input type="checkbox"/> 3. Large---4.1 sq. ft. / gpd <input type="checkbox"/> 4. Extra Large---5.0 sq. ft. / gpd	<b>EFFLUENT/EJECTOR PUMP</b> <input type="checkbox"/> 1. Not Required <input checked="" type="checkbox"/> 2. May Be Required <input type="checkbox"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	<b>LATITUDE AND LONGITUDE</b> at center of disposal area Lat. <u>43</u> d <u>55</u> m <u>47</u> s Lon. <u>70</u> d <u>36</u> m <u>41</u> s if g.p.s. state margin of error: <u>15</u>

## SITE EVALUATOR STATEMENT

I certify that on 4-15-2024 (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).

\_\_\_\_\_  
Site Evaluator Signature

John Wiesemann  
Site Evaluator Name Printed

410                    4-15-2024  
SE #                    Date

207-890-6923  
Telephone Number

denmarkwastewater@gmail.com  
Email Address

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

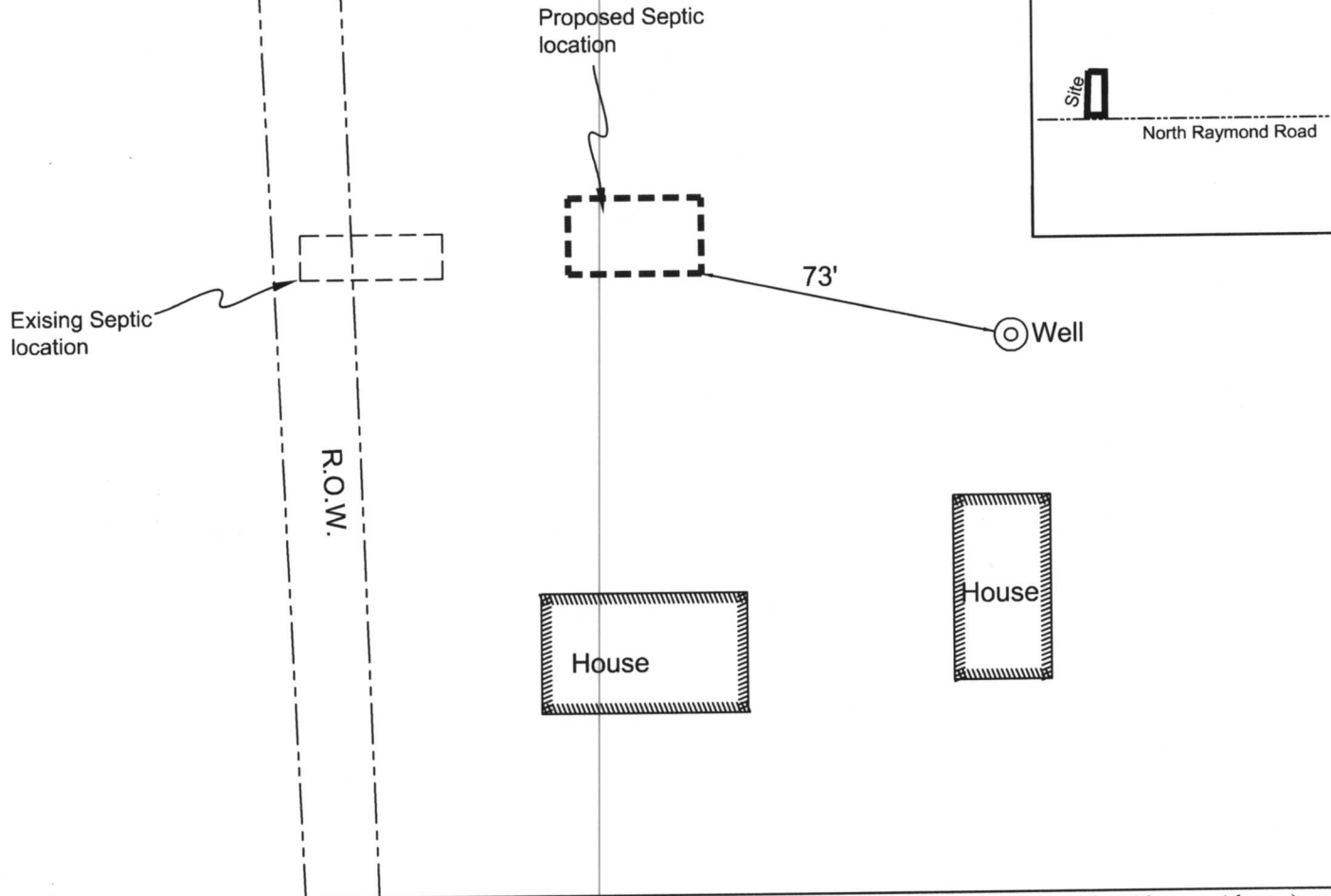
Maine Department of Human Services  
Division of Health Engineering, Station 10  
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation  
**Raymond**

Street, Road, Subdivision  
**North Raymond Road**

Owner or Applicant Name  
**Matt Dibiase**

SITE PLAN Scale 1" = NTS ft.



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

Observation Hole # 1  Test Pit  Boring

1 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling														
0				NONE														
0-6	Sandy Loam		D. Brown															
6-12		Friable																
12-18			Olive															
18-24				Common														
24-30		Firm	Grey															
30-36																		
36-42																		
42-48																		
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;">Soil Profile</td> <td style="width: 15%;">Classification Condition</td> <td style="width: 10%;">Slope Percent</td> <td style="width: 15%;">Limiting Factor Depth</td> <td style="width: 15%;"><input checked="" type="checkbox"/> Groundwater</td> <td style="width: 15%;"><input type="checkbox"/> Restrictive Layer</td> <td style="width: 15%;"><input type="checkbox"/> Bedrock</td> </tr> <tr> <td><u>3</u></td> <td><u>C</u></td> <td><u>7</u></td> <td><u>16"</u></td> <td></td> <td></td> <td></td> </tr> </table>					Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth	<input checked="" type="checkbox"/> Groundwater	<input type="checkbox"/> Restrictive Layer	<input type="checkbox"/> Bedrock	<u>3</u>	<u>C</u>	<u>7</u>	<u>16"</u>			
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Observation Hole # \_\_\_\_\_  Test Pit  Boring

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\_\_\_\_\_  
Site Evaluator Signature

410  
SE #

4-15-2024  
Date

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Town, City, Plantation

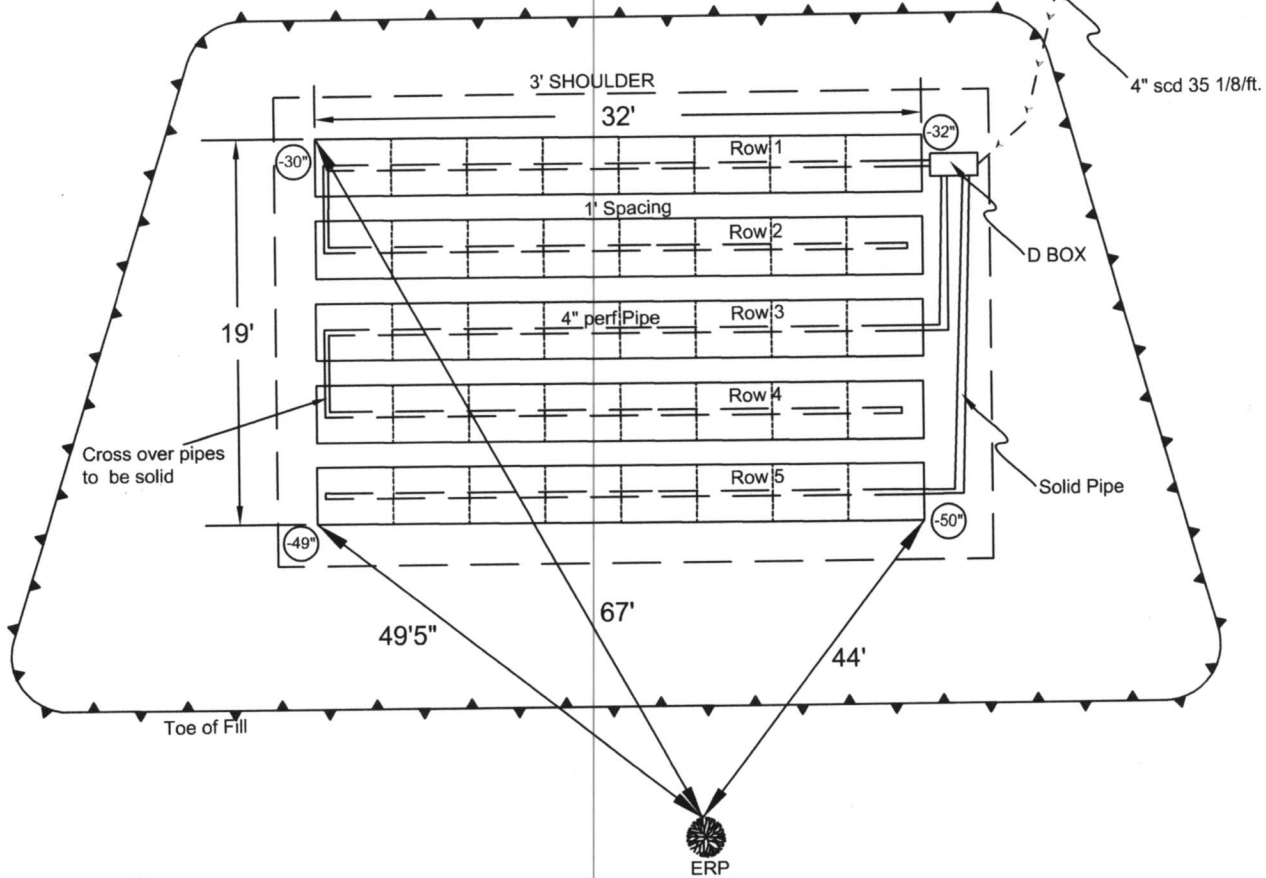
Raymond

Street, Road, Subdivision

Nrth Raymond Road

Owner or Applicant Name

Matt DiBiase



### BACKFILL REQUIREMENTS

Depth of Backfill (upslope) 10-12"  
 Depth of Backfill (downslope) 12-18"

### CONSTRUCTION ELEVATIONS

Finished Grade Elevation -56"  
 Top of Pipe -66"  
 Bottom of Elgin -77"  
 Bottom of Sand -83"

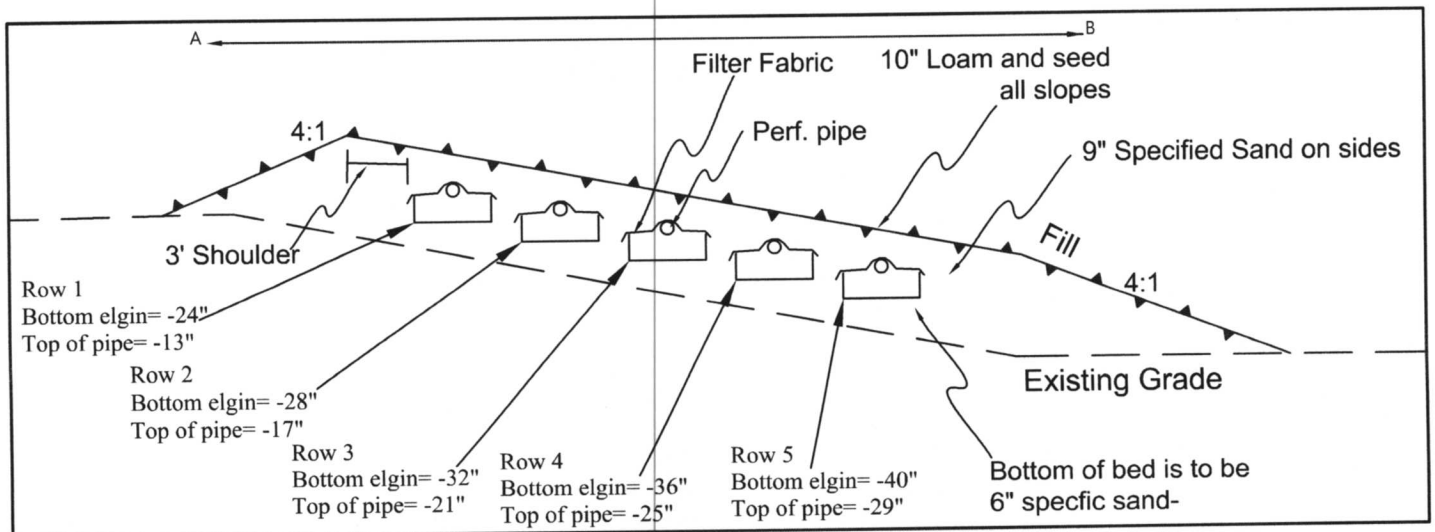
### Location & Description:

ERP=Nail @ 87" A.G. in 10" Maple

Reference Elevation: ELEVATION=0"

### DISPOSAL FIELD CROSS SECTION

1"=7.5 H  
 1"=7.5V

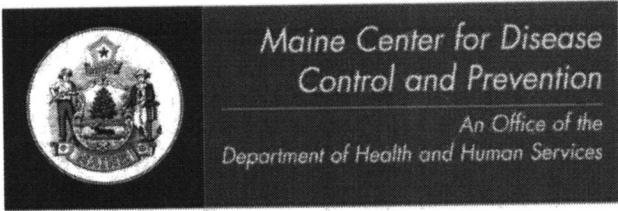


*[Signature]*  
 Site Evaluator Signature

410  
 SE #

4-15-2024  
 Date

Page 3 of 3  
 HHE-200 Rev. 10/02



Department of Health and Human Services  
Maine Center for Disease Control and Prevention  
286 Water Street  
# 11 State House Station  
Augusta, Maine 04333-0011  
Tel: (207) 287-5672  
Fax: (207) 287-4172; TTY: 1-800-606-0215

## SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

<b>GENERAL INFORMATION</b>	Town of <u>RAYMOND</u>
Property Owner's Name: <u>MATT DiBIASE</u>	Tel. No.: <u>653-0376</u>
System's Location: <u>NORTH RAYMOND ROAD</u>	
Property Owner's Address: _____	Zip Code _____
e-mail address: <u>MATTE@landinghomesmaine.com</u>	

The subsurface wastewater disposal system design for the subject property requires a  replacement system variance  first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires  local approval  local and state approval.

<b>SPECIFIC VARIANCE REQUESTED</b> (To be filled in by Site Evaluator. Use additional sheets if needed.)	<b>SECTION OF RULE</b>
1. <u>SETBACK TO WELL @ 2'</u>	<u>BA</u>
2. _____	_____
3. _____	_____

**SITE EVALUATOR**

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome, and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

Failing system and low setback makes this the only practical location

I, John Wieremsky, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

[Signature] SIGNATURE OF SITE EVALUATOR      4/15-24 DATE

**PROPERTY OWNER**

I, \_\_\_\_\_, am the  owner  agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

\_\_\_\_\_  
 SIGNATURE OF OWNER  
 AGENT FOR THE OWNER

\_\_\_\_\_  
DATE

**LOCAL PLUMBING INSPECTOR - Approval at local level**

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (  does  does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (  do  do not) approve the requested variance. I (  will  will not) issue a permit for the system's installation as proposed by the application.

\_\_\_\_\_ LPI Signature

\_\_\_\_\_ Date

**LOCAL PLUMBING INSPECTOR - Referral to the Department**

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, \_\_\_\_\_, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (  does  does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (  do  do not) recommend the issuance of a permit for the system's installation as proposed by the application.

\_\_\_\_\_ LPI Signature

\_\_\_\_\_ Date

**FOR USE BY THE DEPARTMENT ONLY**

The Department has reviewed the variance(s) and (  does  does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

\_\_\_\_\_ SIGNATURE OF THE DEPARTMENT

\_\_\_\_\_ DATE

- Notes: 1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)
2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

**SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).**

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile		
Depth to Groundwater/Restrictive Layer		
Terrain		
Size of Property		
Waterbody Setback		
Water Supply		
Type of Development		
Disposal Area Adjustment		
Vertical Separation Distance		
Additional Treatment		
<b>TOTAL POINT ASSESSMENT:</b>		

Minimum Points (Check One):  Outside Shoreland Zone-50  Inside Shoreland Zone-65  Subdivision-65



**Attachment 9**  
**Project Plans**