TOWN OF CASCO

PLANNING BOARD MEETING AGENDA

Casco Community Center

November 24, 2025

6:30 PM

First Order of Business:

- Call Meeting to Order
- Determine a Quorum
- Review and Approval of the Meeting Agenda
- Approve Meeting Minutes of October 27, 2025
- Public Participation for Non-Agenda Items

Old Business:

- Preliminary Proposal – Review new submitted materials, 960 Meadow Road, Country Village Assisted Living for Expansion, Map 42, Lot 19 Village District, Represented by Craig Alaimo
- Discussion – Zoning Village District
- Discussion – Roads/Street Ordinance Revision

New Business:

No New Business

Next Meeting Date:

December 15, 2025

Adjournment

Reminders to the Attending Public: Planning Board Meetings are open to the public, but the public may not speak unless recognized by the Board Chair or Vice Chair in their absence. Except during public hearing, comment time is limited to 2 minutes per speaker during public participation. Matters related to personnel shall not be heard.

November 20, 2025

TO: Casco Planning Board

FROM: Doug Webster, Planning Consultant

CC: Mr. John Wiesemann, CEO/LPI

Mr. Craig Alaimo, Country Living Assisted Living

RE: Background information for upcoming 11-24 PB Meeting

Introduction

The agenda for the upcoming PB meeting contains three old business items: Review of materials for Country Living, and discussion of Village Zoning District, and discussion of roads/streets.

Attached to this memo, please find the following:

-Two page memo requesting a legal opinion RE Country Living

-One page reply from Town Attorney RE Country Living

-Two page excerpt from Gray's SD Ordinance RE road standards

-Fourteen pages of Gray's Street Ordinance (Chapter 400)

Country Village Assisted Living

Upon further review of the readily available information, it is apparent that the wetland deduction currently required for NRA/NRD is the major component for not being able to meet this standard. It appears that most/all of the wetland area is forested. While it is clear that the Town has limited/no ability to adjust Shoreland Zoning requirements without MeDEP consent, Casco can adjust the degree to which forested wetlands are required to be calculated for NRA/NRD purposes. Some municipalities have adjusted (reduced) this deduction if forested wetlands are protected from development as an integral part of the proposed project.

Following the discussion at the last PB meeting, it was apparent that it was prudent to explore options that Mr. Alaimo may wish to explore and to enable an as informed as possible follow-up discussion at the upcoming PB meeting. As detailed in the Town attorney's opinion, there are two matters that need to be determined for discussion at the upcoming meeting.

The first is if the footprint of the proposed expansion will exceed 25% of the existing footprint. This has a bearing on possible procedural paths. It may be prudent for Mr. Alaimo to review the existing/proposed plans to make this rather straightforward determination. The second is a CEO determination regarding if the use of the property is legally nonconforming per the fourth paragraph of the Attorney's opinion.

Pending further information regarding if the proposed expansion is greater that a 25% footprint increase and the CEO determination regarding the legal non-conformity, it appears that there are 5 possible paths. Three are possible zoning ordinance changes:

-Change the minimum NRA area required to 2,000 per bed for Nursing Homes in the Village

-Within NRA/NRD, change how forested wetlands protected from development apply

-Eliminate the requirement for NRA/NRD for Nursing Homes in the Village

There are two possible non-Zoning Ordinance changes pending CEO input and the 25% question:

-Footprint increase <25%, apply to PB for SPR

-Footprint increase >25%, seek 4-part undue hardship variance per Attorney opinion

Recommended Actions

To enable a fruitful discussion at the upcoming meeting, it would be ideal if the CEO were willing to weigh in on if the property/ use is legally non-conforming and also if Mr. Alaimo were able to run the 25% calculations. In the event that the applicant needs/chooses the variance path, it may be prudent to continue discussions with the PB regarding possible zoning changes in the event that the variance (if needed) is not obtained.

Discussion of Village Zoning Changes

It is my understanding that the Town's Comprehensive Plan Implementation Committee (CPIC) is in the process of working on changes to Casco's village areas starting with the one on Rt. 121 in the vicinity of the Community Center. I believe the intention of including this as an agenda item is to proactively solicit input from the PB that should be considered as the discussions regarding changes to the village per the Comp Plan move forward.

I suggest that if PB members have input on what changes may be appropriate to the village, that these be voiced at the upcoming meeting to be incorporated as part of the on-going discussion. I would also point out that both the Village District on Rt. 121 as well as Webb's Mills have extensive areas that are in the SZ. It would seem prudent to map these areas before discussions get too far into the details given that MeDEP approval will be required for any changes to these SZ areas.

Some land use professionals are not aware that the Town can request MeDEP to approve SZ changes that are less than the minimums established in MeDEP's "rulemaking" which, for SZ, is Chapter 1000 Guidelines. The SZ Statutory requirements are absolute; not deviation whatsoever. Given sufficient documentation and existing land use (such as lot size), however, MeDEP can allow deviations from Chapter 1000. Depending upon how many Casco properties are in village areas and are in the SZ, together with how important it may be for Casco to pursue this, it might be appropriate to consider such a request. I wanted stakeholders involved with the village discussions to be apprised of this.

Roads/Street Background and Discussion

This agenda item was on from the prior Planner. Following the last PB meeting, I met with CEO John and PB Chair Marc to formulate the agenda for the upcoming meeting. John and Marc provided some historical context including some prior stances for winter maintenance standards. I am working on obtaining copies of this prior information together with complete streets information that is in the Comp Plan.

The objective of including this on the agenda is to begin discussions on what changes may be appropriate to consider for roads, streets, and driveways in Casco. It is apparent that one of the more consistent drivers sparking this discussion is incremental residential development that does not trigger subdivision (SD) review. For example, in many instances there is an existing ROW/accessway and the CEO receives a building permit application to further extend the accessway for a new house. As the number of dwellings on an accessway increases over time, the condition of the access is sometimes practically deficient. While there are already some standards in Casco's Zoning Ordinance (see Zoning 215-5.3 & 5.6 as well as SD 210-9.10), this is becoming more complex to apply given the recent State Statutes regarding housing that pre-empt home rule.

Casco is hardly alone in wanting to address the complex issue of roads, streets, driveways, and access. Most municipalities wrestle with the most prudent and fair method to address this matter. Attached to this memo I have included some excerpts from Gray. Gray decided in 2011 to not require road/street standards unless SD review is triggered. Gray also formalized the "public easement" policy for winter maintenance (see Section 2.4 of Gray's Street Ordinance) to address the legal situation of not expending public funds for use on private property. Many of Gray's roads (including gravel) that are winter maintained are privately owned, but are able to be legitimately winter maintained by the Town via the public easement standards memorialized in their Street Ordinance.

The typical initial response from municipalities to address this is to add an access standard to the Zoning Ordinance that the CEO is to enforce. Having been a CEO/LPI for 35+ years, I can say that most CEO's are generally not PE's. Most CEO's do not have the training or experience to determine if the road base is sufficient, if there is adequate drainage, etc.; these are engineering matters. Dovetail this practical reality with the property owner incurring the cost of hiring a PE, unless subsidized by the Town, and the net result is that requiring PE review for non-SD access is often understandably viewed as being cost prohibitive and politically unviable. Hence the present situation for many municipalities.

As if the access/road situation was not already complex enough, there are other stakeholders that need to be considered such as taxpayers shouldering the costs of town winter maintenance, ensuring that private roads are adequately maintained, input from the Town manager & Public Works, and access for emergency vehicles. It is clear that there are many elements needing to be considered.

One path that may warrant discussion is a triage approach. In this model, there are basic access standards such as minimum travel width, road crown, minimum shoulders (snow storage & drainage), minimum height difference travel way to shoulder, etc. The CEO reviews the current site conditions and request when the building permit application is received. Based on a on-site

visit, the CEO makes the determination if it is a straightforward situation, it may need limited PE input, or if it needs "full" PE involvement.

With this model, there is a list of elements that are considered in making this call such as slope, site conditions, length of accessway to be built, conditions when entering the main road, number of existing dwellings using the accessway, connection with the main road, etc. Depending on the site conditions and nature of the change per the building permit, there might be improvements such as adding to the road base, correcting an ongoing drainage situation at one or more points along the existing accessway, etc. As the work needing to be done increases in scope and complexity, the CEO would require the PE as appropriate.

Recommended Actions

The majority of the above background information focuses on accessways for new non-SD lots which I understand to be the primary driver of placing this on the PB agenda per my discussion with John and Marc. If there are to be changes in the Zoning Ordinance, I believe the desired Town Meeting target is this coming June.

For the purposes of the upcoming meeting, I advocate that PB members review current Casco standards (Zoning 215-5.3 & 5.6 and SD 210-9.10) as well as the attached Gray materials which should help provide context and a sample template of how another municipality handled various road, driveway, and access matters. CEO John can provide some historical background as well, if he is willing at the meeting.

I also suggest that it would be efficient to identify what elements the Town/PB would like to focus on. For example, I have compiled a list of questions below for the purposes of trying to narrow the scope of what aspect(s) of access are the most important to address.

Questions for discussion purposes:

-Does the PB wish to discuss changes to town-funded winter maintenance such as eligibility and requiring a public easement? If so, input from others is warranted.

-Does the PB wish to discuss options to road/access standards for building permits that are not associated with a SD?

-Does the PB endorse discussing standards where a driveway meets the main road (as in Gray's Street Ordinance Section 5)?

-Does the PB wish to consider changing/reducing SD road standards such as allowing gravel roads for less than X lots/dwellings per Gray SD "Minor Rural Street"?

-Should any existing accessways (non-SD) not be subject to as strict standards as new accessways or should new lots/dwellings meet the same standards?

November 17, 2025

TO: John Wiesemann, Casco CEO

FROM: Doug Webster, Planning Consultant

CC: Mr. Craig Alaimo, Country Village Assisted Living

RE: Background memo/information regarding ability to pursue variance
Country Village Assisted Living Facility
960 Meadow Road, Casco, Maine, Tax Map 42, lot 19

Introduction

I write to provide background information regarding the ability of the property owner for the above reference parcel to seek a variance. The property owner representative, Craig Alaimo, is intending to increase the number of beds in his Nursing Home operation from the present 30 to 45.

Based on information provided by Mr. Alaimo, the current property is only sufficient to support 20 beds per the NRA/NRD calculation required per the definition of Nursing Home in 215-2.1 of Casco's Zoning and Land Use Ordinance. Per Section 215-4.5, subsection B.2.d, Nursing Homes are an allowed use in the Village Zoning District in which the subject property is predominantly located (some SZ-SP per below).

It is apparent that the *use* is conforming, but the existing *density* is non-conforming. Section 215-3.2 addresses non-conformity; it is assumed that although the existing density is non-conforming, it is legitimately currently having "density of record".

I would like to begin by referencing apparent relevant Ordinance provisions, then outline my interpretation, followed by a request for a written legal opinion to enable both Town representatives and the applicant to make an informed decision as to how to most prudently proceed with realizing the desired expansion.

Relevant Ordinance Provisions

There are several relevant definitions per Section 215-2.1 including the following; nursing home, net residential area, net residential density, and dimensional requirements.

Section 215-6.3 addresses "Administration, Appeals & Variances". Subsection A.2.a states applicability for increases in non-conforming uses which is not applicable. This section contains the traditional 4-part hardship criteria. Subsection A.2.b outlines practical difficulty but this is not allowed for the subject property given that a portion of the parcel is in Shoreland Zone (Stream Protection). Subsection A.2.c does not mention lot area, but this is stated in the definition of dimensional requirements.

It seems relevant that this Section 215-6.3 does not state on-point how to address numerical standards (per A.2.b.1) for properties located partially in the SZ.

Resulting Question

The outstanding question for the purposes of enabling the applicant and Town representatives to make an informed decision is if Mr. Alaimo has the ability to apply for a traditional 4-part hardship variance that is addressed on-point in the SZ Statute. It would seem that Mr. Alaimo could pursue this path given the Statutory language despite the apparent not on-point language in Section 215-6.3.

Request for written legal opinion

On behalf of the Town, and out of respect for the property owners' rights to explore all possible options, it seems prudent to request a written legal opinion from the Town Attorney regarding if the Zoning Board of Appeals has the authority to consider a variance. If so, what would be the applicable criteria the ZBA would apply.

Given that a portion of the property is in the SZ, and as required by State Statute, the MeDEP would need to be notified of the variance request. In general, MeDEP perhaps understandably sends letters/ correspondence opposing the ZBA granting the variance.

I raise this point at this juncture to plant the seed that if a variance can be considered, it should be made clear to the MeDEP when they are (presumably) notified that the need for the variance is due to a local zoning ordinance provision and that (assumed) none of the proposed development that is sparking the variance request is within the SZ.

Gmail [redacted]

Legal Opinion memo & Road background status

Benjamin T. McCall <bmccall@dwmlaw.com> Wed, Nov 19, 2025 at 9:59 AM
To: John Wiesemann <jwiesemann@cascomaine.org>
Cc: "dbwgto@gmail.com" <dbwgto@gmail.com>

John –

As I understand it, the property located at 960 Meadow Road (Map 42, Lot 19) currently houses a nursing home, as that term is defined in § 215-2.1 of the Town Code. The definition of nursing home requires a subject property to meet the underlying zoning district's minimum lot size, and in addition, provide 5,000 square feet of net residential area per bed.

Currently, the nursing home at 960 Meadow Road currently contains 30 beds, but my understanding is that that the property does not contain sufficient net residential area to support this number of beds under § 215-2.1. The owner wishes to increase the number of beds from 30 to 45.

This state of affairs renders the use of the property nonconforming, as the property does not contain sufficient net residential area to legally support the existing number of beds. However, this does not automatically render the use legally nonconforming. Instead, the property owner would have the burden of proving to the Town that the nursing home existed in its current configuration (and room count) at the time that the Code was amended in the manner that rendered this use nonconforming, *i.e.*, when the 5,000 square foot per bed requirement was added.

If the Town is satisfied that the use of the property is legally nonconforming then further expansion of that nonconforming use is permitted by up to 25% of total floor area, provided that the use "meets the criteria of site plan review." *See* Code § 215-3.2(B)(6). This means that if the total floor area expansion of the nursing home proposed only represents up to 125% of its existing floor area (regardless of the number of new beds) it can expand upon receiving site plan approval from the Planning Board.

Alternatively, if the property owner wishes to expand the floor area of the nursing home by more than 25% then the Code provides the opportunity to apply to the ZBA for an undue hardship variance, the standards and procedure for which are outlined in § 215-6.3(2)(a). Please note, however, that even if the applicant successfully receives a variance to allow expansion of the nonconforming use in excess of 25% of total floor area, site plan approval from the Planning Board is still required.

Finally, if a variance is pursued, it will be critical to determine where on the lot the building will be expanded. If any portion of the expanded building will be located within the Shoreland Zone or Stream Protection District, then DEP must be provided advance notice of the ZBA hearing in order to provide comment. This is the case even if the expanded structure would be properly set back from the resource. If, however, no portion of the building will be located within either the SZ, or the SP, then technically speaking, no DEP consultation is required. I do agree, however, that the fact that a portion of the property falls within the Shoreland Zone precludes the issuance of any practical difficulty variance, per the terms of § 215-6.3(A)(2)(b)(1)(f).

Please let me know if you have any further questions, or would like to discuss further.

C. TABLE 401.13.16-2

ITEM	Sub-collector Streets	Village Public Street	Rural Public Street	Rural Public Easement Street	Minor Rural Street
A. Minimum width right of way[1]	60 ft	60 ft	50 ft	50 ft[5]	50 ft
B. Minimum grade	.5 percent[2]	.5 percent[2]	1 percent	1 percent	1 percent
C. Maximum grade	8 percent	8 percent	10 percent	10 percent[3]	10 percent[3]
D. Maximum grade within 75 ft of intersection	3 percent	3 percent	3 percent	3 percent	3 percent
E. Width of shoulders on each side	4 ft (paved)	4 ft (paved)	4 ft (paved)	2 ft (gravel)	2 ft (gravel)
F. Minimum travel way width	22 ft	20 ft	20 ft	18 ft	16 ft
G. Aggregate sub-base course gravel	15 inches	15 inches	15 inches	15 inches	15 inches
H. Aggregate upper base crushed gravel	3 inches	3 inches	3 inches	3 inches	3 inches
I. Bituminous paving	3-1/4 inches	3-1/4 inches	3-1/4 inches	3-1/4 inches	
J. Sidewalks (one side min.):					
Minimum width	5 ft	5 ft			
Aggregate sub-base course gravel	8 inches	8 inches			
Aggregate upper base crushed gravel	2 inches	2 inches			
Bituminous paving	2 inches	2 inches			
K. Minimum curb radii:					
90 degree intersections	40 ft	25 ft	25 ft	15 ft	15 ft
Less than 90 degrees	40 ft	30 ft	30 ft	20 ft	20 ft
L. Minimum dwelling units	51	4	26	11	2
M. Maximum dwelling units	100[4]	50	50	25	10

[1] Where road grading extends beyond the specified right of way width, the right of way shall be widened at that location to include the areas of extended grading

[2] Increase to 1 percent grade with open drainage system

[3] Road sections of less than 500 feet length can add 2 percent to the maximum grade provided that such sections are separated by a minimum distance of 500 feet and do exceed the limitations of Section 401.13.16.A.5 for horizontal curvature of the road.

[4] Streets serving more than 100 homes shall meet the sub-collector standards with four (4 in) inch pavement per Section 401.13.16 C.2.

[5] Upgrades of existing roads under Section 401.13.16.7 may be done on a "three-rod road" with a right of way measuring 49.5 feet. [Adopted 5-17-2011]

f. Dead End Streets

(i) In addition to the design standards in Table 401.13.16-2, dead-end streets shall be constructed to provide a cul-de-sac (circular) turnaround with a travel lane and width equal to the minimum width required for the internal subdivision street.

(ii) The maximum length of a dead end street shall be three thousand (3000 ft) feet.

(iii) A turn around shall be provided for every fifteen hundred (1500 ft) feet of dead end road.

(iv) A minimum of one (1) paper street following the interconnection criteria of Section 401.13.15. C. 1. shall be provided for every fifteen hundred (1500 ft) feet of dead end road.

(v) The length of a dead end street shall be measured from the centerline of the street it accesses to the center of the turnaround.

(vi) The maximum number of homes on a dead end street shall be twenty-five (25).

(vii) The minimum outside travel way radius for cul-de-sac turnarounds shall be forty-two (42 ft) feet and the minimum right of way radius shall be sixty (60 ft) feet.

(viii) Where the cul-de-sac is in a wooded area prior to development, a stand of trees shall be maintained within the center of the cul-de-sac, or be replanted in the event that safe and healthy retention of the trees is not feasible.

(ix) The Planning Board shall require the reservation of a twenty (20 ft) foot easement in line with the street to provide continuation of pedestrian traffic or utilities to the next street. The Board may also require the reservation of a right-of-way easement equal to the right of way width of the internal subdivision street in line with the street to provide continuation of the road where future subdivision is possible.

(x) A T-turn around is permissible for residential subdivisions carrying an ADT of one hundred (100 ft) or less. The turnaround area easement shall be located fifty (50 ft) feet from the street terminus and shall have a width equal to the street right of way width, a five (5 ft) foot lot line radius, and a total depth of fifty (50 ft) feet. The travel way of the turnaround shall be the same width as the street it serves and be forty (40') feet in depth, and shall have a curb radius of fifteen (15 ft) feet. The plan shall contain a note indicating that the turnaround easement area will be vacated and returned to the lot that contains it in the event the street is extended in the future.

(xi) All driveways located on T-turnarounds shall be located so as to facilitate plowing and storage of snow in accordance with the requirements of Section 401.13.17 E.

g. Street classifications and public street acceptance policies.

(i) Sub-collectors, Village Public Streets, and Rural Public Streets generally are designed for full public ownership and maintenance. Sub-collectors and Rural Public Streets carry high volumes of traffic and/or provide through connections between existing streets that improve traffic flows through the community.

(ii) Rural Public Easement Streets are designed for public winter maintenance under the Town's private road public easement policy. Minor Rural Streets are designed for full private ownership and maintenance under a maintenance agreement or homeowners' association framework.

(iii) All new public streets/easements shall not be isolated from existing public streets/easements by intervening private streets. New public streets/public easements must either intersect existing public streets/easements or there shall be a continuous path

CHAPTER 400
STREET ORDINANCE
TOWN OF GRAY MAINE

Street Construction Ordinance Adopted June 3, 2003 / Effective Date July 3, 2003
Amended March 16, 2004 / Effective Date April 15, 2004
Street Ordinance Adopted May 17, 2011 / Effective June 16, 2011
Amended December 6, 2011 / Effective January 5, 2012
Amended October 15, 2013 / Effective November 14, 2013
Amended October 20, 2015 / Effective November 19, 2015
Amended January 8, 2019, 2nd Reading January 22, 2019
Approved January 22, 2019, Effective March 1, 2019

SECTION 1 – GENERAL ADMINISTRATION

SECTION 1.1 – PURPOSE

The Purposes of this ordinance are to promote public health, safety, and welfare for the residents of the Town of Gray by regulating activities that affect the Town's ability to maintain the roadway system, enhancing the easy and rapid location of and access to properties for the delivery of public safety and emergency services, and avoiding potentially life threatening situations that may be caused by unsafe road conditions and confusing or disorganized addressing.

SECTION 1.2 – EFFECTIVE DATE

The effective date of this revision of this Ordinance shall be June 16, 2011.

SECTION 1.3 – APPLICABILITY

The provisions of this Ordinance shall apply to all streets, roads and vehicular easements in the Town of Gray that are under public ownership, by the Town or the State of Maine, or that are under private ownership specifically including public easements for winter maintenance. The Ordinance shall also apply to any street, road, or vehicular easements shown on a subdivision plan approved by the Gray Planning Board and recorded in the Cumberland County Registry of Deeds.

SECTION 1.4 – APPEALS

A. Decisions of the Code Enforcement Officer under this Ordinance shall be appealed to the Zoning Board of Appeals and from the Zoning Board of Appeals to the Superior Court in accordance with Rule 80 B of the Maine Civil Rules of Procedure.

B. Decisions of the Public Works Director, Town Engineer, and Street Addressing Committee under this ordinance shall be appealed to the Town Council.

SECTION 1.5 – SEVERABILITY

Should any section or provision of this Ordinance be declared by the courts to be invalid, such decision shall not invalidate any other article, section, or provision of this Ordinance.

SECTION 1.6 – CONFLICTS WITH OTHER ORDINANCES

This Ordinance shall not repeal, annul, or in any way impair or remove the necessity of compliance with any other rule, regulation, permit, or provision of law. Whenever the requirements of this Ordinance are in conflict with the requirements of any other lawfully adopted rules, regulations, Ordinances, deed restrictions, or covenants, the most restrictive shall govern.

SECTION 2 – ACCEPTANCE OF A PUBLIC STREET OR PUBLIC EASEMENT FOR WINTER MAINTENANCE

SECTION 2.1 – PURPOSES & INTENT

A. Sub-collectors, Village Public Streets, and Rural Public Streets generally are designed for full public ownership and maintenance. Sub-collectors and Rural Public Streets carry high volumes of traffic and/or provide through connections between existing streets that improve traffic flows through the community.

B. Rural Public Easement Streets are designed for public winter maintenance under the Town's private road public easement policy. Minor Rural Streets are designed for full private ownership and maintenance under a maintenance agreement or homeowners' association framework.

C. All new public streets/easements shall not be isolated from existing public streets/easements by intervening private streets. New public streets/public easements must either intersect existing public streets/easements or there shall be a continuous path from new public street/easements through other new public streets to one or more existing public streets.

D. All decisions to accept public ownership or public easements, however, are subject to the discretionary authority of the Town Council, and all proposed streets shall be covered by a private maintenance agreement or homeowners' association framework until they are accepted by the Town. Upon receiving preliminary subdivision approval, applicants are required to seek indication of whether the Town Council is willing to accept public ownership of fee interests or public easements.

SECTION 2.2 – PUBLIC EASEMENT FOR WINTER MAINTENANCE

Roads proposed for winter maintenance under a public easement shall meet the following criteria:

A. Requests for public easement road acceptance shall be made in writing to the Town Manager by the road association president.

B. Each respective road or homeowners association shall be incorporated, unless all property owners sign an individual public road easement and a hold harmless release.

C. Each respective road association and each individual property owner if required shall grant a recorded public easement.

D. Each respective road association and each individual property owner if required shall sign a general release to the Town granting permission to enter upon the road and to perform maintenance.

E. Each respective road association and each individual property owner if required shall agree and sign to hold the Town harmless for any damages that may be caused in the process of providing maintenance services.

F. The traveled portion of the road shall be adequately maintained in good repair by the respective road association as determined by the Town's Public Work's Director.

G. There shall be adequate vehicle and plow turnaround(s).

H. All costs associated with each public easement road acceptance shall be borne by the respective road association and property owners. Said costs may include public easement recording fee, published notices and others costs deemed by the Town Council.

I. Upon written application to the Town Council and determination of extraordinary circumstances the Town Council has sole authority to waive or modify requirement(s) of the road adoption criteria.

J. In accordance with the Town annual budget cycle and to forecast Town winter maintenance expenditures, a letter of intent must be submitted by January 15th for any new road(s) to be considered for Public Easement for Winter Maintenance purposes for the subsequent winter. This letter of intent shall be submitted to the Town Manager by the developer, road owner, road association president or other agent of the road. The request must include the location and sufficient information for the Town to determine winter maintenance needs such as road length, width, grades, curve radii, drainage, and orientation. In the event that a letter of intent is duly submitted but the proposed new road(s) is/are not accepted for winter maintenance purposes, i.e. not sufficiently complete, the road owner/applicant shall be responsible for submitting a new letter of intent to the Town for consideration by January 15th during the winter *preceding* the proposed winter maintenance.

K. Accompanying each road association request for acceptance shall be separate, written recommendations by the Public Works Director and Town Engineer either supporting or not supporting public easement acceptance and their reasoning for the recommendation. A copy of the request and recommendations shall be forwarded to the Town Manager or designee for notification purpose prior to public easement acceptance.

L. In order to provide an efficient and workable relationship between the Town and the road associations, each respective road association president or designee shall be the liaison between the Town and road association. Each road association is responsible to inform the Town Manager, in writing, identifying their respective association president or designee, address and telephone number by September1st of each respective year.

M. Maintenance services covered under this policy shall consist only of snowplowing and road sanding. The provision of required materials: road sand and road salt is implied by this policy. All other maintenance aspects, materials and requirements of public easement roads accepted are the responsibility of the road association and its members, including road grading. The Town does not assume or accept liability for any defects in or lack of repair to public easements.

N. If a public easement's traveled portion is paved, the public easement road association and abutting property owners agree the Town assumes no responsibility for damages or injury to the paved surface.

O. For public easement road acceptance and road maintenance, each road association recognizes the Town of Gray responsibilities shall be limited to the scope of this policy and to hold the Town harmless regarding any liability for any negligent damage to property: including but not limited to: driveways, mail boxes, lawns, trees, curbing, shrubs or property markers. Each road association or individual benefiting agrees to hold the Town of Gray, its officers, agents and employees harmless. This clause does not mean or intend to hold harmless private contractors for their negligent acts.

P. If the Public Works Director determines that an emergency exists on any public easement way due to heavy snowfall and/or narrowing of the travel ways due to snow banks, the Public Works Director and the Town Manager may take such additional snow plowing and/or removal action as he reasonably deems fit to abate the emergency. The Public Works Director shall keep accurate financial records of any such emergency work and report the same to the Town Manager at least monthly.

SECTION 2.3 – PUBLIC EASEMENT FOR WINTER MAINTENANCE STANDARDS FOR PRE-1998 ROADS

In addition to the requirements of Section 2.2 above, roads proposed for winter maintenance under a public easement that were constructed before October 1, 1998 shall meet the following standards:

A. There shall be at least four (4) year around dwellings served on the road under consideration.

B. An easement of at least twenty (20 ft) feet in width shall be provided.

C. The traveled portion of the road must be at least ten (10 ft) feet in width with an overall clearance width of eighteen (18ft) feet.

D. The traveled portion of the road shall have an adequate gravel base with a minimum depth of six (6 in) inches.

E. The traveled portion of the road's overhead clearance shall be a minimum of thirteen and half (13½ ft) feet.

SECTION 2.4 – PUBLIC EASEMENT FOR WINTER MAINTENANCE STANDARDS FOR POST-1998 ROADS

In addition to the requirements of Section 2.2 above, roads proposed for winter maintenance under a public easement that were constructed after October 1, 1998 shall meet the following standards:

A. The road must meet all standards of the Subdivision Ordinance for Rural Public Easement Streets or Rural Public Streets, including paving, except that roads built to the prior public street standard of three (3) inches of paving prior to enactment of this ordinance on May 17, 2011 may be accepted for public easements *(Amendment effective Jan 5, 2012)*. Rural Public Streets will not be fully accepted under Section 2.5 below unless they provide public benefits indicated in Section 2.1 A above, but they will be eligible for winter maintenance public easements.

B. No public easement may be submitted for acceptance unless at least seventy-five (75%) percent of the housing units on that street or within that subdivision phase have received their certificates of occupancy.

C. Roads shown on final subdivisions plans which were duly approved, inspected, and "substantially started", as defined in the Gray Zoning Ordinance, by May 17, 2011 may be eligible for winter maintenance of each phase provided that such roads are constructed to the prior "Public Street Construction Standards", excluding paved shoulders, and that the minimum pavement thickness meets the requirements for a Rural Public Easement Street. *(Amendment effective Nov 14, 2013).*

SECTION 2.5 – REQUIREMENTS FOR FULL PUBLIC ACCEPTANCE OF STREETS

A. The owner(s) shall give the Town a deed to the property within the boundaries of the street at the time of its acceptance by the Town and a separate deed to areas reserved for future development of streets.

B. A plan of said street or way shall be recorded in the Cumberland County Registry of Deeds at the time of its acceptance.

C. A petition for the acceptance of said street or way shall be submitted to the Town Council upon a form to be prescribed by the Town Attorney. Said petition shall be accompanied by an as-built plan, profile and cross section of said street or way as follows:

1. A plan drawn to a scale of 50 feet to 1 inch, and to be on one or more sheets of paper not exceeding 24 inches by 36 inches in size or in digital format as prescribed by the Planning Board.
2. A profile of said street or way drawn to a horizontal scale of 50 feet to 1 inch and a vertical scale of 5 feet to 1 inch.
3. A typical cross section of said street or way, drawn to a horizontal scale of 5 ft. to 1 inch and a vertical scale of 5 ft. to 1 inch.

D. Streets to be offered to the town for acceptance must have a written report of inspection prepared by the Town Engineer that affirms compliance with the standards of the Subdivision Ordinance for its road classification at the completion of construction. Final Certification by the Town Engineer shall be done only after the road has gone through one winter and spring season.

E. No street or way shall be accepted by the Town Council until the Planning Board and the Town Engineer shall have made a careful investigation thereof, and shall have reported to the Town Council their recommendations in writing. Such results shall include at a minimum one core sample for the road proposed. Additional core samples may be required upon recommendation of the Town Engineer.

F. No street or way may be accepted unless at least seventy-five (75%) percent of the housing units on that street or within that subdivision phase must have received their certificates of occupancy before any acceptance by the Town Council.

PART 3 STREETS ASSOCIATED WITH SUBDIVISIONS [Repealed 12-7-2010 & moved to Subdivision Ordinance]

SECTION 3 – STREET NAMING AND NUMBERING

SECTION 3.1 – ADMINISTRATION

All streets and roads shall be named by a Street Addressing Committee consisting of a representative of Public Safety, Code Enforcement, Public Works, Assessing, and Planning. Road names and numbers shall be assigned to all properties, on both existing roads and new roads that are built after the effective date of this ordinance. The Street Addressing Committee shall be responsible for maintaining the following official records of this ordinance:

A. Town of Gray street map for official use showing all road names and numbers. The map shall be updated annually as of each April 1st.

B. An alphabetical list of all property owners as identified by current assessment records, by last name, showing the assigned numbers. The list shall be updated as street names are authorized.

C. An alphabetical list of all roads with property owners listed in order of their assigned numbers. The list shall be updated annually as of each April 1st.

Any situation pertaining to addressing not covered in this ordinance shall be settled by the Town Council.

SECTION 3.2 – NAMING SYSTEM

All roads/accessways in Gray that serve two or more addresses or principal structures shall be named regardless of whether the ownership is public or private. A road name assigned by the Town of Gray

shall not constitute or imply acceptance of the road as a public way. The following criteria shall govern the naming system:

A. Similar names – no two roads shall be given the same or similar-sounding (e.g. Beech and Peach, Pine Road and Pine Lane) names.

B. Each road shall have the name throughout its entire length.

SECTION 3.3 – NUMBERING SYSTEM

Numbers shall be assigned every one hundred (100 ft) feet along both sides of the road, with even numbers appearing on the right side of the road and odd numbers appearing on the left side of the road, determined by the number origin. The following criteria shall govern the numbering system:

A. All number origins shall begin from the designated center of the Town of Gray or that end of the road closest to the designated center. For dead end roads, numbering shall originate at the intersection of the adjacent road and terminate at the dead end.

B. The number assigned to each structure shall be that of the number interval falling closet to the front door or driveway of said structure.

C. Every structure with more than one principal use or occupancy shall have a separate number for each use or occupancy (i.e. multi-dwelling units and apartments) will have one road number with an apartment letter, such as 235 Maple Street, Apt B. lettered from left to right from the street and beginning with the lowest separately occupied unit.

D. Corner lots will be numbered on the street which the front door faces.

E. Cul-de-sacs with buildable lots within the center of the cul-de-sac will be numbered continuously around the cul-de-sac on both sides in the direction of the traffic flow. Cul-de-sacs with no buildable lots in the center will be numbered as a straight street with odd numbers and even numbers meeting on the far side of the cul-de-sac.

F. Number on the structure. Where the structure is within fifty (50) feet of the street, the assigned number shall be located on the front of the structure near the front door or entry.

G. Number at street: Where the structure is over fifty (50) feet from the street, the displayed number shall be displayed on a post or mailbox at the street line next to the walk or drive accessing the structure, or where appropriate as determined by public safety officials. The displayed number shall be between four (4) and (6) six feet above the ground and visible from both directions.

H. Size and color of number. Displayed numbers shall be between four (4) and six (6) inches in height and shall be horizontally oriented and of a contrasting color to any background. Either the number or the background shall be of a reflective nature for visibility at night.

SECTION 3.4 – NEW DEVELOPMENTS AND SUBDIVISIONS

All new developments and subdivisions shall be named and numbered in accordance with the provisions of this ordinance and as follows:

A. New Developments. Whenever any residence or other structure is constructed or developed, it shall be the duty of the new owner to procure an assigned number from the Street Addressing Committee. This shall be done at the time of the issuance of the building permit.

B. New Subdivisions.

1. Any prospective subdivider shall show a proposed road name on the final plan submissions to the Planning Board. Approval by the Planning Board shall constitute the assignment of road names for the subdivision.
2. On the final plan showing proposed roads, the applicant shall mark on the plan, lines or dots, in the center of the streets every one hundred (100 ft) feet so as to aid in assignment of numbers to structures subsequently constructed.
3. Developers of subdivisions shall be required to erect signs naming streets within each approved subdivision at the onset of the construction phase. Street signs shall be approved by the Public Works Director and installed by the developer prior to the issuance of building permits for any of the subdivision lots.

SECTION 3.5 – ADDRESS REVISIONS

In the event a resident or residents wish to change an existing physical address, the following procedure will be adhered to:

A. The resident(s) will request the change via a letter to the Addressing Committee, in care of the Fire Chief.

B. At least two-thirds of the residents affected by the change must be in support of the change, and must have signed the letter. The Addressing Committee will review the requested change, and may request the residents to meet with them.

C. In the event a resident who is affected by the proposed change does not support the change, they may address their concerns to the Addressing Committee at any time. In the case of an approval for change by the Addressing Committee, the Committee will have the authority to make the change.

D. Should a resident wish to appeal the Committee's decision, said appeal will be made to the Town Council.

PART 4 PRIVATE STREETS Repealed May 17, 2010 & moved to Subdivision Ordinance]

SECTION 4 – EXCAVATIONS

SECTION 4.1 – PERMIT REQUIRED

No person including a utility shall dig up, excavate, tunnel, undermine or in any manner break up any street or make or cause to be made any excavation in or under the surface of any street for any purpose or place, deposit or leave upon any street any earth or other material obstructing or tending to interfere with the free use of the street, unless such person including a utility shall first have obtained a street opening permit from the Public Works Director as provided in Section 4.4.

SECTION 4.2 – COMMENCEMENT OF WORK

Excavation work must be started no later than thirty (30) days from the date of issue of the street opening permit. After the expiration of this thirty-day period, such permit shall become null and void.

SECTION 4.3 – RESTRICTED MONTHS

No person shall be granted a street opening permit from December first of each year to March thirty-first of the following year unless an emergency or special condition exists and written permission is obtained from the Public Works Director. A written explanation shall be submitted to the Public Works Director explaining the special situation or emergency prior to the issuing of the permit.

SECTION 4.4 – APPLICATION FOR PERMIT

A. No street opening permit shall be issued unless a written application is submitted to the Public Works Director for review.

B. The application shall state the name and address of the applicant and an emergency phone number that will be answered twenty-four (24) hours per day, the type of work to be done, signatures of approval from utilities, name of the place and street number and purpose of the excavation, the date of commencement and date of completion of excavation.

C. The application shall be accompanied by a diagram of the planned excavation submitted on an eight-and-one-half-inch by eleven-inch sketch showing trench locations, widths, depths, location of all barricades, warning signs, detour signs and detour routes and such other information as may be reasonably required by the Public Works Director.

D. If the applicant is other than a public utility and intends to excavate in the vicinity of a facility owned or operated by a public utility or oil pipeline owned by a person, the applicant shall provide the information required by the town under this section to the utility or person owning such facility in addition to providing such information to the town.

E. The application for permit shall be accompanied by payment of a permit fee established by the Town Council which is on file in the town clerk's office.

F. A preconstruction meeting may be held, if felt to be warranted by the Public Works Director.

G. The application shall be accompanied by proof of notice to the utilities as provided in 23 M.R.S.A. § 3360.

SECTION 4.5 – REASON FOR DENIAL OF A PERMIT

The Public Works Director may deny any street opening permit if the Director determines that such excavation would endanger the life or property of the citizens of the town or if such excavation would endanger the general public or interfere with snow removal. The denial may be appealed within thirty (30) days to the Town Council. All denials by the Public Works Director shall be made in writing to the applicant.

SECTION 4.6 – NOTICE OF COMMENCEMENT OF WORK

The excavator shall give notice to the Public Works Director not more than seventy-two (72) hours nor less than twenty-four (24) hours before excavation work begins.

SECTION 5 – DRIVEWAYS

SECTION 5.1 – DEFINITIONS & APPLICABILITY

A. For the purposes of this Ordinance, all references to the term "Private Driveway" shall be deemed to apply to a new or expanded driveway utilized to access a single-family residence, and/or a duplex/two-family and/or multi-family dwelling, and/or a commercial or institutional entrance that is not subject to Site Plan Review.

B. This Section 5 shall also apply to the addition of a new dwelling unit or additional principal structure(s) that utilizes an existing Private Driveway for access.

C. The entirety of this Section 5 shall apply to any and/or all new or expanded Private Driveways within the Town of Gray accessing a street, road or vehicular easement irrespective of the owner of the street, road, or vehicular easement including all of the following types:

1. Owned by the Town of Gray, and/or
2. Owned/operated by the State of Maine within an MeDOT Urban Compact area, and/or
3. Owned/operated by the State of Maine not within an MeDOT Urban ompact area, and/or
4. Privately owned, irrespective of whether or not subject to a public easement for winter maintenance.

D. The provisions contained in this Section 5 shall only apply to the intersection of the Private Driveway entrance with the street that it provides access to for a distance of thirty (30') feet from the travel way except for commercial driveways as provided in Table 5.1.

E. A separate Private Driveway permit shall not be required for private driveways shown in a specific location on an approved subdivision plan and built in conformance with the design specifications approved by the Planning Board. Changes to design are allowed subject to the submittal of a driveway permit application with engineered drawings and approved by the Town Planner and Town Engineer.

SECTION 5.2 – PRIVATE DRIVEWAYS PERMIT APPLICATION PROCEDURES

The procedure for application for proposed construction of new or expanded Private Driveways shall be as follows:

A. All new or expanded Private Driveway(s) accessing State or State Aid highways requiring a MeDOT entrance permit must obtain all necessary MeDOT entrance permit(s) before applying for a Private Driveway permit from the Town. Applicants are advised to ensure compliance with Town standards before applying for an MeDOT entrance permit.

B. Prior to the construction or expansion of any private driveway, an application shall be submitted to the Code Enforcement Officer on forms prepared by the Town. The application shall include the following information:

1. Names of applicants.
2. Owners of land for the location of a proposed Private Driveway and evidence of right, title, or interest.
3. A statement of any legal encumbrances on the land for the location of a proposed Private Driveway.
4. The anticipated starting date of construction.

C. Drawings of the proposed or expanded private driveway entrance shall be submitted to the Code Enforcement Officer with the application. The drawings shall include the following information:

1. Date, scale, and magnetic or true North.
2. Intersection of the proposed Private Driveway with an existing public or private street and their location and relationship with respect to any existing natural waterways in the vicinity of the proposed driveway.
3. Turning radii at the intersection of the proposed private driveway with the existing street.

4. Approximate centerline gradients of the proposed Private Driveway within thirty (30') feet of the travel way of the existing street.
5. Locations of existing overhead and underground utilities including, but not limited to, water, sewer, electricity, telephone, lighting, and cable television.

D. The fee schedule for review of plans for a new or expanded Private Driveway or an alteration to an existing private driveway shall be established by the Town Council and may be amended.

E. Building permits that are associated with any new construction or expansion of Private Driveways shall not be issued until the Code Enforcement Officer has determined that the applicant's Private Driveway construction application is complete in accordance with the following provisions:

1. All applications for Private Driveway permits for access to any street, road, or vehicular easement within the Town of Gray hall be subject to review and approval by the Public Works Director. The Public Works Director shall also review Private Driveways to be located on street turnarounds to ensure that snow plowing operations are not hindered.
2. In the event that the ode Officer and/or Public Works Director determine that the input of a professional engineer is needed to verify compliance with this ordinance, a review by the Town Engineer may be requested by the Town Officials, and the costs of that review shall be paid by the applicant under the Town's peer review escrow system.

SECTION 5.3 – APPLICATION PROCEDURE STANDARDS FOR ALL NEW OR EXPANDED PRIVATE DRIVEWAYS:

The procedure for application for proposed new private driveways shall be as follows:

A. The minimum diameter of culverts under a Private Driveway at the intersection of he street or ditch-line shall be fifteen (15") inches. Based on site conditions, the Public Works Director shall have the authority to not require a culvert or require the owner/applicant to install a larger culvert.

B. When a corner lot is bounded by streets of two different classifications, private driveways to the corner lot shall gain access from the street of lower classification unless, in the opinion of the Town Engineer, there is good reason to do otherwise (e.g., on the higher classification road the Private Driveway can be located more distant from the intersection or sight distances are improved).

C. Unless specifically approved by the Gray Planning Board as an integral component of a duly approved application such as Site Plan Review, Conditional Use and or a Subdivision, only one (1) curb cut for non-residential purposes shall be permitted on any parcel.

D. Private Driveways shall be located so that the edge of the shoulder closest to a property line is at least ten (10) feet from that property line unless one of the following conditions are met:

1. For a Private Driveway shared between abutting properties meeting the following standards:
    a. The Private Driveway shall have a minimum travel way width of fourteen (14') feet for the first twenty-five (25') feet before dividing into separate driveways; and
    b. Deeded rights to the Private Driveway shall be issued for both lots serviced by the common driveway and a maintenance agreement specifying rights and

responsibilities for its maintenance signed by the parties shall be filed with the driveway permit application.

2. For a common curb cut shared between abutting properties meeting one of the following standards:

    a. Approved by the Planning Board as an integral component of a duly approved application such as Site Plan Review, Conditional Use, and/or Subdivision review; or

    b. Reviewed and approved by the Code Enforcement Officer and Public Works Director with appropriate input and design parameters from the Town Engineer. Engineering fees shall be at the owners/applicant's expense.

E. Sidewalk Crossing Standards: The following standards shall apply where proposed or expanded Private Driveways will cross existing sidewalks:

1. When sidewalk or curb exists at the proposed entrance the applicant shall remove and replace such materials at the applicant's expense.
2. Where curb exists, curb tip-downs shall be provided at each side of a new entrance.
3. Where sidewalk is removed to accommodate a new entrance a new walk surface of equal type construction is to be provided. The sidewalk area at all entrances is to meet handicap accessibility requirements and conform to the American with Disabilities Act guidelines. In general sidewalks shall meet the following:

    a. The maximum sidewalk longitudinal transition slope is not to exceed I vertical to 12 horizontal (I: 12).

    b. The maximum sidewalk cross-slope is not to exceed 2%.

    c. No abrupt changes in grade are permitted and the maximum curb reveal crossing a walkway is ½ inch or less.

SECTION 5.4 – PRIVATE DRIVEWAY LAYOUT AND CONSTRUCTION STANDARDS

A. All new or expanded private driveways constructed after the date of adoption of this ordinance shall meet the driveway construction standards of Table 5.1.

Table 5.1 Private Driveway Required Construction Standards	
Maximum grade w/in 30 feet of street travel way surface residential	6 percent
Maximum grade w/in 60 feet of street travel way surface commercial	3 percent
Minimum angle of intersection with street	75 degrees
Maximum angle of intersection with street	105 degrees

B. All entrances shall be so located such that vehicles approaching or using the entrance will be able to obtain adequate sight distance in both directions along the street or to maneuver safely and without interference with traffic in accordance with the following provisions:

1. Measurements to determine sight distance shall be made in the proposed entrance at a point ten (10') feet from the edge of shoulder line with the height of eye three and one-half (3.5') feet above the pavement. The sight distance shall be computed from this point measuring along the roadway to a point where an approaching height of object four and one quarter (4.25') feet is first seen.
2. Driveway placement shall be such that an existing vehicle has an unobstructed sight distance in both directions meeting the requirements of Table 5.2 unless a waiver is granted by the Town Engineer upon documentation provided by the applicant that safety conditions will be met with shorter sight distances (this review will be covered by the Town requirements for peer review escrows). Commercial driveway entrances and exits not requiring site plan review and serving traffic of over fifteen percent (15%) truck traffic shall meet the Mobility Sight Distance requirements of Table 5.2 (third column).

Table 5.2 Private Driveway Entrance Sight Distance Standards

Posted Speed (MPH)	Sight Distance (Feet)	Mobility Sight Distance[1]
20	155	225
25	200	300
30	250	380
35	305	480
40	360	580
45	425	710
50	495	840

C. All private driveways shall have suitable drainage facilities to provide for adequate removal of storm water to prevent flooding and erosion:
   1. When the Public Works Director determines that a culvert is necessary, culverts shall be of adequate size and depth to convey ditch water flows and shall be shielded with stone rip rap at inlet and outlet to prevent washouts when the ditch flow capacity is exceeded in major storms.
   2. Irrespective of the travel surface material, the intersection of the Private Driveway with the roadway shall be designed. constructed, and maintained to prevent surface drainage from flowing onto or across the roadway. The entrance surface shall slope away from the road at a rate of not less than one quarter inch (.25"/ft.) per foot, nor more than one inch (1"/ft.) per foot for a distance of not less than the prevailing width of the existing shoulder, but in no case less than four (4') feet from the edge of the travel way surface.

D. Private driveways shall be located not less than fifty (50) feet from the tangent point of the travel way edge radius of any intersection of streets.

E. When a corner lot is bounded by streets of two different classifications, private driveways to the corner lot shall gain access from the street of lower classification unless, in the opinion of the Town

Engineer, there is good reason to do otherwise (e.g., on the higher classification road the driveway can be located more distant from the intersection or sight distances are improved).

F. There shall be a minimum turning radius of ten (10 ft) feet at the intersection of a private driveway with the street. If necessary, the width of the travel way of the Private Driveway shall be increased in the vicinity of the intersection to provide for this turning radius. Commercial driveway entrances and exits not requiring site plan review and serving traffic of over fifteen percent (15%) truck traffic shall be designed with adequate width to avoid a turning vehicle from tracking into the opposing travel lane.

G. Private driveways shall be located so that the edge of the shoulder closest to a property line is at least ten (10) feet from that property line unless the following conditions are met for a driveway shared between abutting properties:

   1. The driveway shall have a minimum travel way width of fourteen (14') feet for the first twenty five (25') feet before dividing into separate driveways.
   2. Deeded rights to the driveway shall be issued for both lots serviced by the common driveway and a maintenance agreement specifying rights and responsibilities for its maintenance signed by the parties shall be filed with the driveway permit application.

H. Unless specifically approved by the Gray Planning Board as an integral component of a duly approved application such as Site Plan Review, Conditional Use and or a Subdivision, only one (1) curb cut for non-residential purposes shall be permitted on any parcel.

PART 6 PARKING [Repealed 1-19-2010 & moved to Zoning Ordinance]

SECTION 6 – MISCELLANEOUS ACTIVITIES WITHIN THE ROAD RIGHT OF WAY

SECTION 6.1 – ACTIVITIES WITHIN THE ROAD RIGHT OF WAY

Notwithstanding that the public way is intended for public travel and convenience; other uses are permissible when not in conflict with public interest. The following criteria shall apply to uses:

SECTION 6.2 – MAILBOXES

Mailboxes may be located in the public way when located so as not to obstruct visibility for safe vehicle operation and not to interfere with the maintenance of the public way. Mailboxes shall be placed as follows:

A. The box will be a minimum of forty-two (42 in) inches above the edge of pavement;

B. The reflectors will be located on the side facing oncoming traffic; and

C. The standard or upright will be at least four (4 ft) feet from the edge of pavement.

SECTION 6.3 – PLANTINGS & FENCES

Lawns and other ground cover as well as fences may be located within the right-of-way so long as the landscape will not adversely affect visibility for safe vehicle operation nor impede storm drainage and snow and ice removal activities. No fences or ground cover (shrubs or trees) may be placed within four (4 ft) feet of the edge of pavement without written permission of the Public Works Director. The Public Works Director shall review the location and design to determine if curbing or drainage modifications are necessary.

SECTION 6.4 – DRIVEWAY & FOUNDATION DRAINAGE

No water other than the natural flow from a site may be discharged into the right-of way of a street without written permission from the Public Works Director. The director shall review the proposed location and design and consider the following before granting any permit:

A. Adequacy of downstream drainage system;

B. Impact upon the public way;

C. Snow and ice removal and control.

Maine Department of Health and Human Services
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011

PAUL R. LEPAGE
GOVERNOR

BETHANY L. HAMM
ACTING COMMISSIONER

March 4, 2020

Country Village Assisted Living
Attn.: Craig Alaimo
960 Meadow Road
Casco, M E 04105

Subject: Approval, Engineered System, Country Village, 960 Meadow Road, Casco

Dear Mr. Alaimo:

The Division of Environmental Health has completed a review of a design for an engineered subsurface sewage disposal system design, to serve Country Village. The HHE-200 Form dated 10/24/2019 was prepared by Brady A. Frick, S.E. The system was designed by Country Village Assisted Living, with plans prepared but not stamped by Albert Frick Associates, Inc.

Hereafter, the term "design engineer" shall refer collectively to Country Village Assisted Living, its staff, and its representatives unless otherwise specified; and the term "owner" shall refer collectively to D. M. Roma Consulting Engineers, its staff, and its representatives unless otherwise specified.

Design Flow

The design flow is 3,150 gallons per day (gpd), based upon Table 4C of the Maine State Plumbing Code, Subsurface Wastewater Disposal Rules (Rules). The design flow of 3,150 gpd is approved with the notation that the suitability of the design flow is the responsibility of the design engineer.

Treatment Tank(s)

The design includes two proposed Singulair Model 960-1500 advanced treatment units, three existing 1,500 gallon septic tanks, one proposed 1,500 gallon septic tank, and one proposed 1,500 gallon external grease interceptor.

Disposal Areas

The existing disposal area consists of four disposal fields Each field consists of a 20 foot by 100 foot stone and pipe bed.

Soils

The soils are shown as 3-D per the Rules on the HHE-200 Form prepared by Brady A. Frick, S.E.

Well Setback

PHONE: (207) 287-2070 TTY USERS: Dial 711 (Maine Relay) FAX: (207) 287-4172

Janet T. Mills
Governor

Jeanne M. Lambrew, Ph.D.
Commissioner

Maine Department of Health and Human S
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011
Tel; (207) 287-8016; Fax (207) 287-9058
TTY: Dial 711 (Maine Relay)

There is a regulated public water supply well set back 229 feet from the existing disposal area. A variance for the reduced setback is incorporated herein by reference.

Mounding Analysis

A mounding analysis is waived for the existing disposal area.

Site Transmission Analysis

A transmissivity analysis is waived for the existing disposal area.

Interagency Review

The Maine Department of Environmental Protection (MDEP) has reviewed the application and stated that no reason was found to believe the proposal would cause unreasonable adverse impact on resources and uses in the area likely to be affected; is not located on a significant sand and gravel aquifer, as mapped by the Maine Geological Survey; is located in the watershed of a waterbody most at risk from development; is located approximately 215 feet from a watercourse; is not within the 100-year flood plain (Zone A), as mapped by the Federal Emergency Management Agency and is not located within the shoreland zone as defined in 38 MRSA §435 et seq. The nearest known wetlands as mapped by the National Wetlands Inventory (NWI) appear to be located more than 750 feet to the east from the existing engineered disposal system. No mounding/transmission analyses were included in the submittal.

Miscellaneous

The proposal entails expanding the design flow for the existing system through addition of secondary level wastewater treatment to reduce the five day Biochemical Oxygen Demand and Total Suspended Solids to the disposal area.

The design flow is based upon 45 residents and 30 staff, which exceeds the requirement for licensing the well as a regulated public water supply.

The existing disposal area is set back 215 feet from a watercourse. A variance for the reduced setback is incorporated herein by reference.

Findings

The system meets the Rules, unless otherwise noted. Therefore, the design is approved with the following conditions and comments:

1. The owner must retain the design engineer to oversee construction. The constructed system may not be used unless all pertinent requirements of the Rules have been met.

2. The design engineer must provide a copy of the system plan(s) signed and stamped by a Professional Engineer licensed to practice in Maine to the Local Plumbing Inspector (LPI) and the Department prior to issuance of a permit to install the proposed components. Reference: Section

Janet T. Mills
Governor

Jeanne M. Lambrew, Ph.D.
Commissioner

Maine Department of Health and Human S
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011
Tel; (207) 287-8016; Fax (207) 287-9058
TTY: Dial 711 (Maine Relay)

10.A.2.m of the Rules.

3. Construction must not commence until the owner has obtained the necessary plumbing permit from the Local Plumbing Inspector (LPI).

4. The design engineer must provide sufficient supervision to assure that the system is constructed as designed and in accordance with the code and other regulations. Attention must be given to site preparation, fill selection and placement, installation of pipes, mechanical and electrical systems.

5. The design engineer must provide the owner and this office with a brief report on the construction including any unexpected conditions encountered and any changes made from the approved drawings. The LPI must not issue the Certificate of Approval until the LPI has received the aforementioned report from the design engineer.

6. The design engineer must test all systems prior to acceptance by the owner. The testing must determine whether the components were correctly installed and whether they function as designed. This includes confirmation that flow dividing devices or configurations function as intended.

7. The design engineer, with the concurrence of the LPI must determine when the site conditions are suitable for construction.

8. Construction must cease whenever the design engineer determines that the site conditions, or workmanship, or materials are unacceptable.

9. The owner and design engineer must inform the LPI of the proposed construction schedule and must also inform the LPI of the progress of construction. They must cooperate fully with the LPI in scheduling any inspections and providing any equipment necessary for the inspection.

10. The design engineer must provide the owner with an Operations and Maintenance Manual containing written recommendations for the operation and maintenance of the system including inspection and pumping schedules and record keeping procedures.

11. The owner must operate the system within the requirements of Rules and the limitations of this design.

12. The owner must inform the LPI and the design engineer of any operational problem and/or malfunction.

13. The Local Plumbing Inspector must inspect the engineered disposal system in accordance with Section 10.D.2 of the Rules. In addition, the property owner must retain the design engineer to inspect the construction of the system. The inspection must be sufficient for the design engineer to determine that the system was installed as designed.

14. This approval is only for the rules administered by this office and it does not consider other federal, state or local regulations. The owner is responsible for compliance with any other pertinent regulations.

15. By accepting this approval and the associated plumbing permit, the owner agrees to comply fully with the conditions of approval and the Subsurface Wastewater Disposal Rules.

Janet T. Mills
Governor

Jeanne M. Lambrew, Ph.D.
Commissioner

Maine Department of Health and Human S
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011
Tel; (207) 287-8016; Fax (207) 287-9058
TTY: Dial 711 (Maine Relay)

Based upon this approval of the design, the LPI may issue the permit required for an engineered system.

Because installation and owner maintenance has a significant effect on the working order of onsite sewage disposal systems, including their components, the Division makes no representation or guarantee as to the efficiency and/or operation of the system.

Janet T. Mills
Governor

Jeanne M. Lambrew, Ph.D.
Commissioner

Maine Department of Health and Human S
Maine Center for Disease Control and Prevention
11 State House Station
286 Water Street
Augusta, Maine 04333-0011
Tel; (207) 287-8016; Fax (207) 287-9058
TTY: Dial 711 (Maine Relay)

Should you have any questions, please feel free to contact me at (207) 287-5695, or by fax at (207) 287-4172.

Sincerely,

James A. Jacobsen
Water Operator Licensing Coordinator
Division of Environmental and Community Health
Drinking Water Program, Engineering Review Team
e-mail: james.jacobsen@maine.gov

/jaj

xc: File
Bruce Mullins, L.P.I. via e-mail
Jayson Haskell, P.E. via e-mail
William Noble, C.G., MDEP via e-mail
Jeremiah Haws, Compliance Officer via e-mail

PROPERTY DESCRIPTION

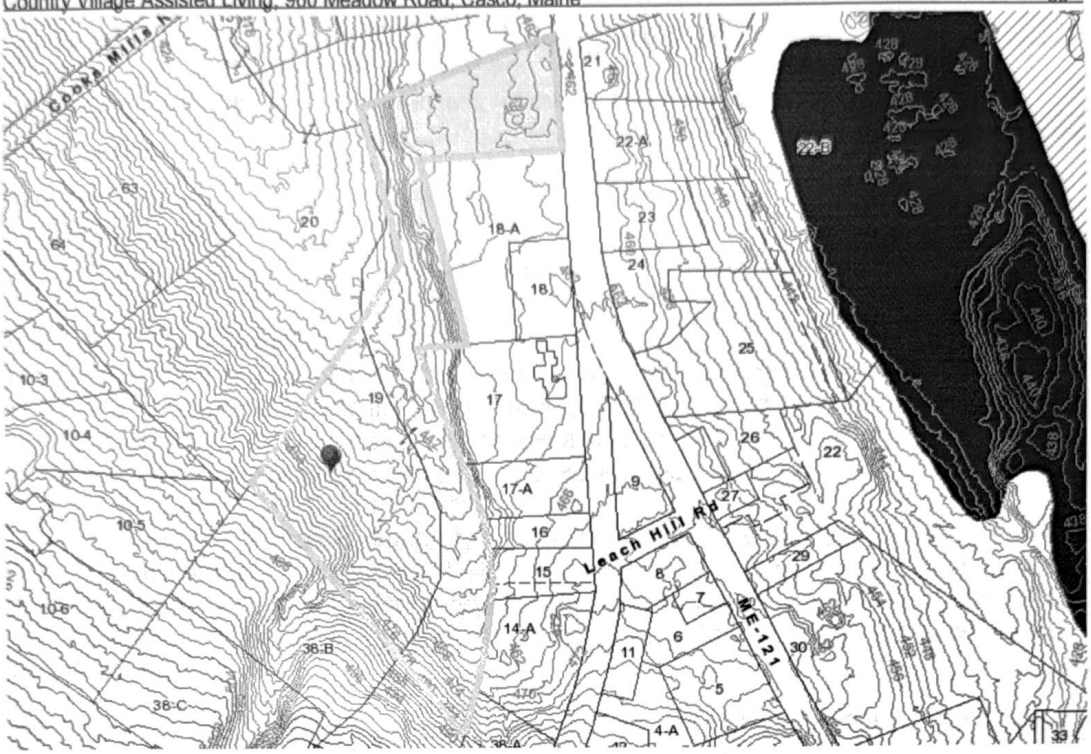
The subject property consists of a 30-bed assisted living facility located in the center of Casco village on Meadow Road (Route 121). The wood-frame 13,436 sf. former inn property was originally built in 1890 and is sited on an 11.51-acre site (the majority of which is considered unusable due to topography and wetlands). The subject improvements were converted to their current use as an assisted living facility in 1986, with a new 1,184 sf. addition completed at the rear of the building in 2012.

The property is currently under contract for $1,200,000 to be sold to Alaimo Healthcare, LLC. The purchase price is inclusive of the real estate, FF&E, business intangibles, etc.

The subject is well suited to an investor with experience in the intensive management responsibilities inherent to assisted living properties.

SITE

The subject site is situated on the west side of Meadow Road (Route 121), across the street from the intersection of Mayberry Hill Road in the center of Casco village. Directly to the south is a town park, town hall, library and elementary school. The site offers partially obstructed views of Pleasant Lake. It contains ±11.51 acres with 260' of frontage on Meadow Road. It is highly irregular in shape. To the southwest of the improvements it narrows to ±100' wide at a depth of ±315', but then opens up and extends southerly to the rear of six properties that front on Meadow Road, expanding to a maximum depth of ±1,100'. The building is set within ±25' of the street and extends along most of the frontage. The paved driveway to the ±14-car parking lot at the rear of the building is on the south side of the building.



The site is generally level where the improvements are sited. At a distance of approximately 500' west of Meadow Road, a stream traverses the site that runs in a north-south direction. Unlike the improved portion of the site, the rear section that includes the stream consists of topographic features ranging from gently sloped to quite steep grades with a considerable amount of ledge present. The rear land is completely forested with wetland areas on either side of the stream. There is a screened gazebo in the rear yard for residents to enjoy on warm days. The site is serviced with a drilled well that reportedly can provide 550 gallons per minute, a capacity considered adequate for the existing use. There is a septic system west of the building that includes two separate septic systems that were installed within the past 5 years. The tanks are pumped annually, and the owner's representative reported that the septic system has never failed.

The site is improved with average landscaping (open lawn and mature shrubs and trees). The paved parking lot in the rear is considered adequate with space for approximately 30 vehicles. The demographic profile of the resident population and service staff requirements is consistent with this level of parking..

The site is located in Zone C; an area of minimal flooding per FEMA Map #230044-0010B, dated 5/5/1981. No adverse easements or encroachments were observed on the deed or the physical property. Based on the configuration, wetlands, and topography of rear portion of the site, it is our conclusion that there is no excess land present.

SUMMARY OF SITE CHARACTERISTICS	
Land Area	11.51 acres (rear portion of site is unusable and does not represent excess land)
Location	West side of Meadow Road (Route 121), opposite the intersection of Mayberry Hill Road; adjacent to the town hall/post office and park in Casco, ME
Shape/Frontage	Irregular; ±260' frontage
Access/Visibility	Average local accessibility / Good visibility from both sides of Meadow Road
Topography/Soil Conditions	Level where improvements are sited: Soils support septic system and development based on 30 year operation as an assisted living facility

SUMMARY OF SITE CHARACTERISTICS	
Utilities	Onsite well and septic system
Easements/Encroachments	Normal utility easements; not adverse: No encroachments observed
Site Improvements	Paved driveway & parking lot with capacity for approximately 20 vehicles; average landscaping with open lawn area and mature trees and shrubs; well and high capacity septic system
Flood Zone/Drainage	Zone C on Panel #230044-0010 B: Adequate drainage
Environmental Concerns	None noted
Zoning/Conformity	V – Village District: Legal, non-conforming based on space and bulk requirements

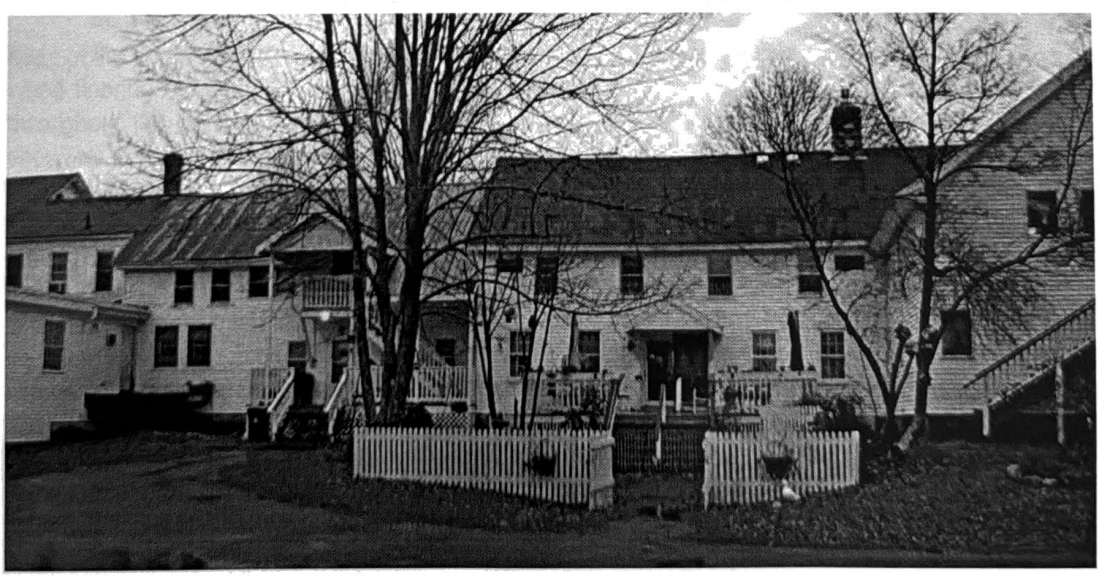
BUILDING IMPROVEMENTS

The subject building consists of a 13,436 sf. 2-story wood frame New England farmhouse (with ells and a barn) that was constructed circa the 1890s. A new 1,184 sf. addition was completed at the rear of the building in 2012 that includes 5 resident rooms and a full basement with a concrete foundation. In its current configuration the property is defined as a 30-bed assisted living facility.

The building extends 172' across the frontage. The original building is supported by a foundation of granite and fieldstone and has a basement under the northernmost section (the original main section of the house) and the barn. The basement under the original main section of the house has a concrete floor. The basement under the barn is accessed from the inside, as well as the exterior (front and rear) with drive-in ramps.

The owner reported that when the property was acquired in 1986 and rehabilitated and converted to a residential care facility, the building structure was carefully inspected and supported structurally as necessary. This is evidenced in the attic of the barn, where steel cables, plates, ties, etc. were installed when it was converted from an open barn with a 34' peak height to a 2.5-story finished residential building.

The exterior of the building is sided with vinyl clapboards (all of the front, one of the sides and part of the rear). Overall, the fenestration is average to good, (wood sash, double hung) with a combination of thermopane windows and single pane windows with storm units. The exterior walls were reported to be insulated, and insulation in the attic floor was visible in the barn. The roof consists primarily of asphalt shingles, with many sections having been replaced in the past several years. There are multiple covered porches and a deck providing access to the rear, as well as 2 sets of exterior stairs providing secondary access and fire escape routes. There is also a covered front porch overlooking the street and down to Pleasant Lake, as well as a ramp to the covered front entry. There is a stair chair in the staircase located in the former barn section of the building, providing handicap access to the second floor. The new single-story addition is sited at the left rear corner of the building.



The interior includes a commercial kitchen and a large lodge-style dining and function room with a fieldstone fireplace. Atrium doors provide access to a deck extending off the rear of the building. There is also a TV room and 5 to 6 parlors for residents to gather in. A separate smaller dining room is present that is available for residents and their families for special gathering. There are two laundry rooms, a room reserved for uses as a hair salon, administrative office space (on the second level), and 30 bedrooms/beds. There are in excess of 10 full bathrooms and several rest rooms on the first floor. Many of the rooms have sinks. The building contains a total of 13,436 sf. of living area per municipal records.

Most of the floors are carpeted with some laminate flooring present, with a combination of hard and soft wood flooring beneath. There is also typical vinyl composition flooring in the baths and kitchen and throughout the new addition. The baths have fiberglass tub/shower units or good quality fiberglass showers with seats and handrails. Walls and ceilings are typical painted sheetrock, and the doors consist of a variety of unit types materials. The entire building is sprinklered and handicapped accessible. All of the applicable fire safety standards are satisfied, as the property is inspected regularly by DHHS. The electrical service is 1200-amp, with several sub-meters. There are three heat sources. There are two new oil-fired hot water boilers and an oil-fired forced air furnace. Part of the barn can be heated by electric baseboard as necessary. There is no central air conditioning present.

Five 2-bedroom apartments were built out in the barn in 1986. These have each since been converted to 2 additional bedrooms with a shared bathroom and living room. The kitchen appliances and sinks were removed. The overall condition of the building is considered to range from average to good, with physical components updated as necessary over the past 30 years. No significant deferred maintenance was noted. The furniture, fixtures and equipment (F, F & E) that is used in conjunction with the going concern is described later in the report, in addition to its estimated contributory value. Pertinent property exhibits and photographs are included in the addenda.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207

Item 6.#

PROPERTY LOCATION	
City, Town or Plantation	Casco
Street or Road	Meadow Rd.
Subdivision, Lot #	

>> Caution: Permit Required - Attach in Space Below <<

The Subsurface Waste...

CASCO PERMIT # 2628 TOWN COPY

Date Permit Issued: 5 / 11 / 06 $ 75 FEE ☐ Double Fee Charged

L.P.I. # 70609

Local Plumbing Inspector Signature

OWNER/APPLICANT INFORMATION	
Name (last, first, MI)	Country Village Assisted Living ☒ Owner ☐ Applicant
Mailing Address of Owner / Applicant	c/o Gary Symonds P O Box 600 Casco, ME. 04015
Daytime Tel. #	f: 207 627 7505

Municipal Tax Map # 42 Lot # 19

Owner Statement

I state 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 5/11/06

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 July 06 — (2nd) Date Approved

PERMIT INFORMATION

TYPE OF APPLICATION

- ☐ 1. First Time System
- ☒ 2. Replacement System
  - Type Replaced: Stone
  - Year Installed: 1986
- ☐ 3. Expanded System
  - ☐ a. Minor Expansion
  - ☐ b. Major 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 Variance

DISPOSAL SYSTEM COMPONENT(S)

- ☐ 1. Complete Non-Engineered System
- ☐ 2. Primitive System (graywater & Alt. toilet)
- ☐ 3. Alternitive 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)
- ☐ 9. Engineered Treatment Tank (only)
- ☐ 10. Engineered Disposal Field (only)
- ☐ 11. Pre-treatment, specify:__________
- ☐ 12. Miscellaneous Components

SIZE OF PROPERTY

5+/- ☐ sq. ft. ☒ acres

SHORELAND ZONING

☐ Yes ☒ No

DISPOSAL SYSTEM TO SERVE:

- ☐ 1. Single Family Dwelling Unit, No. of Bedrooms____
- ☐ 2. Multiple Family Dwelling, No. of Units ______
- ☒ 3. Other: Assisted Living Facility (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 existing 7000 galllons

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 8000 (6535) ☒ 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

1980 gallons per day

BASED ON:

- ☐ 1. Table 501.1 (dwelling unit(s))
- ☒ 2. Table 501.2 (other facilities)

SHOW CALCULATIONS - for other facilities -

30 persons @ 55 gpdp: 1650 gpd
22 staff @ 15 gpdp: 330 gpd

- ☐ 3. Section 503.0 (meter readings)

ATTACH WATER-METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION DESIGN

3 / D / 3

at Observation Hole # ______
Depth 12 "
of Most Limiting Factor

DISPOSAL AREA SIZING

- ☐ 1. Small - 2.0 sq. ft./gpd
- ☐ 2. Medium - 2.6 sq. ft./gpd
- ☒ 3. Medium-Large - 3.3 sq. ft./gpd
- ☐ 4. Large - 4.1 sq. ft./gpd
- ☐ 5. 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 ________ Gallons

LATITUDE AND LONGITUDE

at center of disposal area

Lat. 44 d 00.327 m N
Lon. 70 d 31.414 m W
of gps, state margin of error: 27 ft.

SITE EVALUATOR'S STATEMENT

I Certify that on 5 / 1 / 06 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature	67 SE #	5 / 3 / 06 Date
W. HORTON Site Evaluator Name Printed	647- 8798 Telephone #	meldrum@megalink.net E-mail Address

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Service
Division of Health Engineering, Station 10
(207) 287-5672 FAX (207) 287-3165

Item 6.#

Town, City or Plantation	Street, Road, Subdivision	Owner or Applicant Name
Casco	Meadow Rd.	Country Village Assist[illegible]g

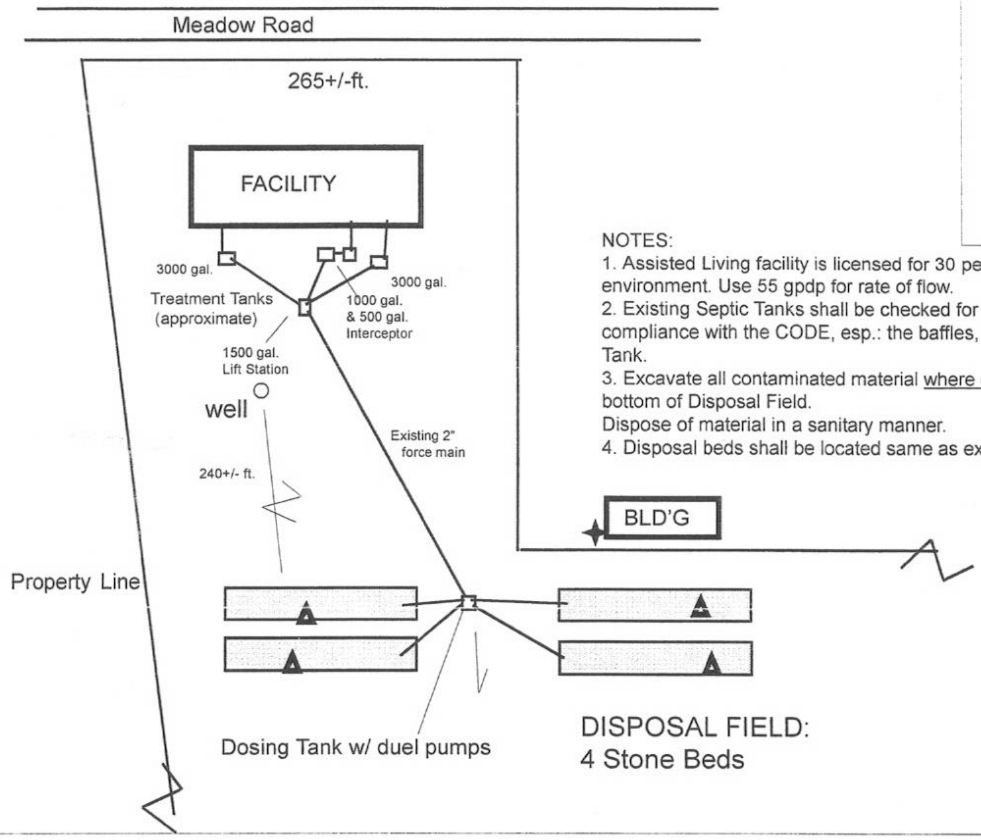
SITE PLAN

Scale: 1" = 100 Ft.

= SLOPE

= E.R.P.

= OBSERVATION PIT



SITE LOCATION PLAN

(Attach map from Maine Atlas for First Time System Variance)

960 Meadow Rd.

NOTES:
1. Assisted Living facility is licensed for 30 people. The staff provides a normal living environment. Use 55 gpdp for rate of flow.
2. Existing Septic Tanks shall be checked for soundness and, if necessary, brought into compliance with the CODE, esp.: the baffles, or they shall be replaced w/ a watertight Tank.
3. Excavate all contaminated material where encountered and backfill with coarse sand to bottom of Disposal Field.
Dispose of material in a sanitary manner.
4. Disposal beds shall be located same as existing beds.

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

Observation Hole _____ ☒ Test Pit ☐ Boring

2 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Loam		Dk. Br.	
10		Friable	Brown	
	Fine Sandy Loam Till		Ol. Br.	Redox Depl.: 15%/M/Distinct
20		Firm	Gray	
30				
40				
50				

This Profile is substantially common to all 4 bed areas.
See HHE 200 of original design of 1985.

Soil Classification		Slope	Limiting Factor	
3	D	10-16%	12 "	☒ Ground Water ☐ Restrictive Layer ☐ Bedrock
Profile	Condition	Percent	Depth	

MUST BE READ BY OWNER and INSTALLER -
The signature for *Owner Statement* (page 1) shall include the fact of reading and understanding:

1. This Application requires a Permit from the Town before a Building Permit for the lot is obThis Application satisfies only the State Code for external plumbing.
The CODE (or "Rules") is incorporated herein by reference and made part of this Application. Compliance of same is the sole responsibility of the Installer.
2. Owner & Installer shall review this Application and verify that it accurately describes the intended uses (present and future) for the system, and that all setbacks and other information hereon is complete and factually correct, prior to its submission to the Town's LPI for a permit. This review especially applies *to neighbors' wells* (within 100 ft. of proposed disposal field), if not identified on this plan, and to any more restricted local ordinance. Report all differences to the Site Evaluator.
3. The four corners of the disposal fields are indicated on site. However, Installer shall use the layout measurements on page 3 to locate the field precisely. If a measurement involves a property line, the Owner is responsible for locating the same prior to installation.
4. Site Evaluator's phone number is on page #1 for questions.
5. Proper functioning of a disposal system requires Septic Tank being pumped out periodically, and the tank inspected. Non-pumping and broken baffles reduce the life expectancy of a disposal field, causing clogging and requiring a replacement.
Provide easy access to the Septic Tank and use a riser over the cleanout, if needed.
6. Because the method of installation and its usage have a significant effect on the proper functioning of a septic system, it is not possible to adequately predict the efficiency and/or longevity of any particular septic system design.
*Certain products (fatty foods, some liquid soaps, septic tank additives, etc.) and appliances (garbage disposals, water softeners, & dishwashers, especially) are to be used with caution as they can be harmful to the biochemical process of a Septic System.
7. Suggestion: Photo open installation showing pipes or chambers for future reference.

Site Evaluator Signature

67
SE #

5 / 2 / 06
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

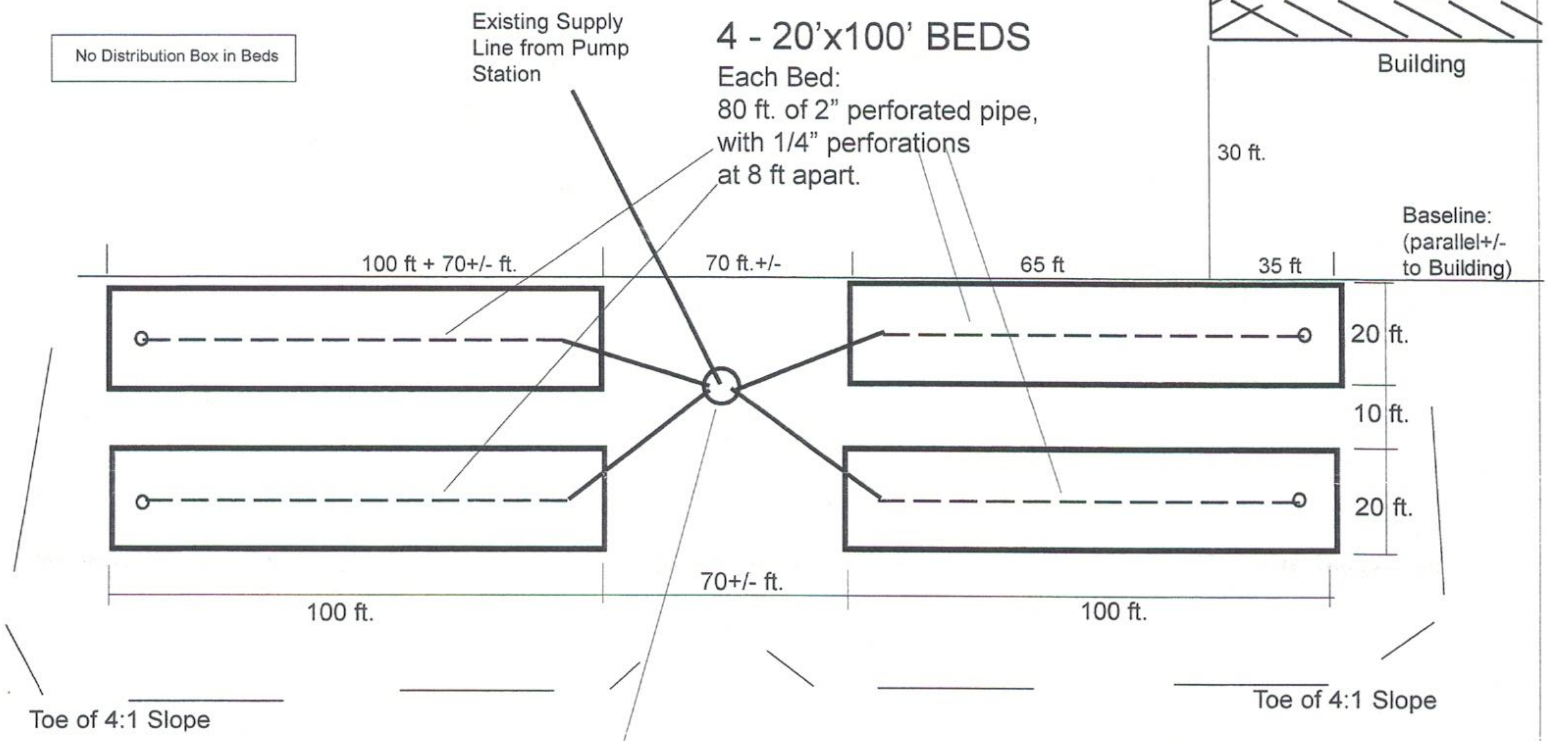
Department of Human Services
Division of Health Engineering
(207) 287-5672 FAX (207) 287-3165

Item 6.#

Town, City or Plantation	Street, Road, Subdivision	Owner or Applicant Name
Casco	Meadow Rd.	Country Village Assiste

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 40 Ft.



OExtend 2" distribution line with solid pipe, up and out of surface of Bed and firmly cap end. The will provide a method of cleaning sludge from line.

FILL REQUIREMENTS

Depth of Backfill (Upslope) 30 "
Depth of Backfill (Downslope) 55+/- "
DEPTH AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

	upper	lower
Finished Grade Elevation	-16"	-58"
Top of Distribution Pipe or Proprietary Devices	-29	-71"
Bottom of Disposal Area	-40	-82"

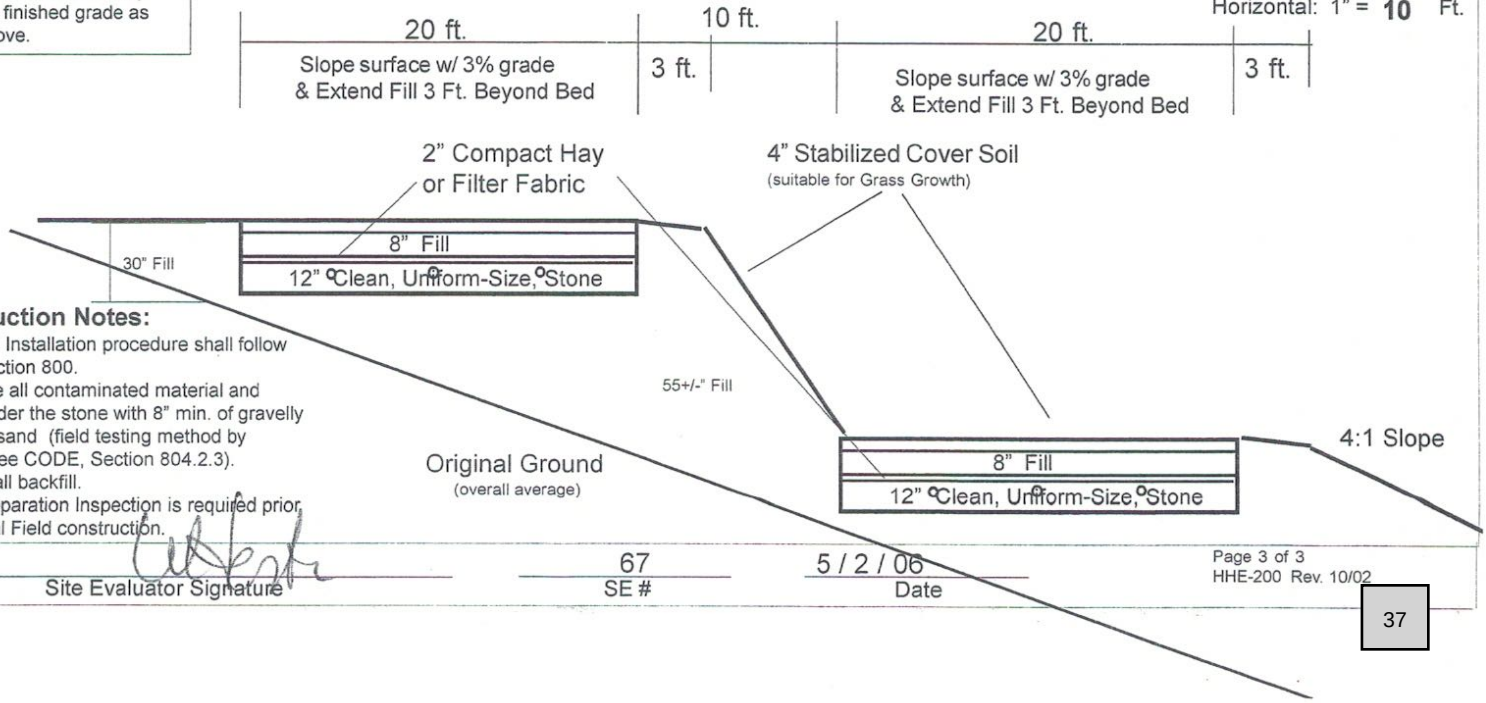
ELEVATION REFERENCE POINT

Location & Description bottom of siding of BLD'G
Reference Elevation is 0.0" or:

This X-section represents the original ground formation. The existing X-section is exactly that of the finished grade as shown above.

DISPOSAL AREA CROSS SECTION

Scales:
Vertical: 1" = 5 Ft.
Horizontal: 1" = 10 Ft.



Construction Notes:

1. General Installation procedure shall follow CODE Section 800.
2. Remove all contaminated material and backfill under the stone with 8" min. of gravelly or coarse sand (field testing method by installer: see CODE, Section 804.2.3). Compact all backfill.
3. Site Preparation Inspection is required prior to Disposal Field construction.

Site Evaluator Signature	SE #	Date
	67	5 / 2 / 06

APPLICATION FOR ENGINEERED SUBSURFACE WASTEWATER DISPOSAL SYSTEM

TO

MAINE DEPARTMENT OF HEALTH AND HUMAN SERVICES

FOR

COUNTRY VILLAGE ASSISTED LIVING CASCO, MAINE

PREPARED FOR

COUNTRY VILLAGE ASSISTED LIVING 960 MEADOW ROAD CASCO, MAINE 04105

PREPARED BY

DM ROMA
CONSULTING ENGINEERS

PO BOX 1116
WINDHAM, ME 04062

DECEMBER 5, 2019

DM ROMA
CONSULTING ENGINEERS

December 5, 2019

Maine Department of Health and Human Services
Maine Center for Disease Control and Prevention
286 Water Street
Augusta, ME 04333-0011

Re: Application for Engineered Subsurface Wastewater Disposal System
Country Village Assisted Living, Casco
Country Village Assisted Living - Applicant

On behalf of Country Village Assisted Living, and in coordination with Albert Frick Associates, Inc., we have prepared the enclosed application for an Engineered Subsurface Wastewater Disposal System for the installation of two (2) advanced treatment units to increase the capacity of the existing septic system serving the facility at 960 Meadow Road in Casco. The existing septic system consists of three (3) 1,500-gallon septic tanks which flow to a pump station to a dosing chamber, distributing the flow between four (4) stone beds.

The applicant is proposing to increase the capacity of the facility, increasing the theoretical design flow to 3,150 gallons per day. The increased design flow will require the addition of two (2) additional septic tanks and, to maintain the existing size of the stone bed field, two (2) Singulair advanced treatment units. The project requires a variance for a replacement disposal area located within 300 feet of a community water supply on the property and a replacement area located within 300 feet of a major water course, which is attached for review.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

Jayson R. Haskell

Jayson R. Haskell, P.E.
Southern Maine Regional Manager

COUNTRY VILLAGE ASSISTED LIVING
CASCO, MAINE

APPLICATION FOR ENGINEERED SUBSURFACE WASTEWATER DISPOSAL SYSTEM

TABLE OF CONTENTS

	PERMIT APPLICATION
EXHIBIT A	LOCATION MAP
EXHIBIT B	MOUNDING ANALYSIS
EXHIBIT C	TRANSMISSIVITY ANALYSIS
EXHIBIT D	HHE-200 FORM & VARIANCE FORM
EXHIBIT E	OPERATIONS AND MAINTENANCE MANUAL
EXHIBIT F	SOIL TEST PIT LOGS
EXHIBIT G	DESIGN PLANS (ATTACHMENT)

PERMIT APPLICATION

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services
Paul R. LePage, Governor Mary C. Mayhew, Commissioner

Department of Health and Human Servi
Maine Center for Disease Control and Prevent
286 Water Street
11 State House Station
Augusta, Maine 04333-0011
Tel. (207) 287-8016
Fax (207) 287-9058; TTY (800) 606-0215

Tel. (207) 287-5672 Subsurface Wastewater Unit Fax (207) 287-4172

APPLICATION FOR ENGINEERED
SUBSURFACE WASTEWATER DISPOSAL SYSTEM

Please complete the following Sections. Please print or type.

Applicant/Owner

Company Name: COUNTRY VILLAGE ASSISTED LIVING
Contact Person: CRAIG ALAIMO
Address: 960 MEADOW ROAD
Town/City: CASCO State/Province: ME Zip/Postal Code: 04105
Country: UNITED STATES
Telephone: 603-918-7807 Fax:
e-mail: owner@countryvillageal.com

Design Engineer

Company Name: DM ROMA CONSULTING ENGINEERS
Contact Person: JAYSON HASKELL, P.E.
Address: P.O. BOX 1116
Town/City: WINDHAM State: ME Zip Code: 04062
Telephone: (207) 229-3295 Fax:
e-mail: JAYSON@DMROMA.COM

1. Property Location

Town/City: CASCO County: CUMBERLAND

Tax Map and Lot Number: Map 42 Lot 19

Attach as **"Exhibit A"** a copy of the relevant section of the USGS 7.5' topographic map, if available, or 15' topographic map showing the location of the proposed engineered disposal system.

2. Project Description

Provide a brief written description of the proposal. Use a separate sheet if necessary.

THE ADDITION OF (2) SINGULAIR ADVANCED TREATMENT UNITS TO INCREASE THE CAPACITY OF AN EXISTING SUBSURFACE DISPOSAL FIELD.

3. Design Flow

The design flow for this project is: 3,150 gallons per day. Provide design flow calculations and assumptions used in the calculations. Use a separate sheet if necessary.

45 PEOPLE IN RESIDENTIAL CARE AT 60 GALLONS PER DAY EACH = 2,700 GPD

+ 30 STAFF (MAX) AT 12 GALLONS PER DAY EACH = 450 GPD

TOTAL DESIGN FLOW = 3,150 GPD

4. Mounding Analysis – N/A EXISTING DISPOSAL FIELD TO REMAIN

Submit as **"Exhibit B"** an analysis of the proposed system design showing that there is adequate vertical separation between the bottom of the disposal field and any mounded water table. Include all calculations and assumptions used.

5. Transmissivity Analysis - N/A EXISTING DISPOSAL FIELD TO REMAIN

Submit as **"Exhibit C"** an analysis of the proposed system design showing that there are sufficient suitable soils down-gradient to prevent the effluent from surfacing within 50 feet of the disposal field. Include all calculations and assumptions used.

6. HHE-200 and Variance Form(s)

Submit as **"Exhibit D"** a complete HHE-200 Form, and variance forms if applicable, signed by a Professional Engineer. The design engineer may reference associated plans and soil test pit logs on pages 2 and 3 of the HHE-200 Form.

This project requires:

[ ] a First Time System Variance to the Maine Subsurface Wastewater Disposal Rules.

[X] a Replacement System Variance to the Maine Subsurface Wastewater Disposal Rules.

[ ] no variance to the Maine Subsurface Wastewater Disposal Rules.

7. Operations and Maintenance Manual

Submit as **"Exhibit E"** an operations and maintenance manual for the owner with written recommendations for the operation and maintenance of the system, including inspection schedules, pumping schedules, and record keeping procedures.

8. Soil and Site Conditions

Submit as **"Exhibit F"** soil test pit logs prepared by a licensed Site Evaluator. The test pits shall be of sufficient number to accurately describe the site conditions under the proposed disposal area and the down gradient fill extension.

9. Plans

Submit as **"Exhibit G"** plans for the proposed engineered disposal system meeting provisions of Section 1102 of the Maine Subsurface Wastewater Disposal Rules. Two sets of plans are required, or one set of plans and one set of copies no larger than 11" x 17". Plans may be submitted for review purposes in digital format.

The plans must specify the latitude and longitude of the center of the disposal area(s), expressed as degrees, minutes, and seconds. If this data is obtained from an electronic GIS device, provide the device's margin of error.

10. Review Fee

Submit a check or money order in the amount of $100.00 U.S. made payable to the Treasurer of the State of Maine.

I, JAYSON R. HASKELL, PE, am the design engineer for the subject design.
(print name)

I state that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department to deny the project.

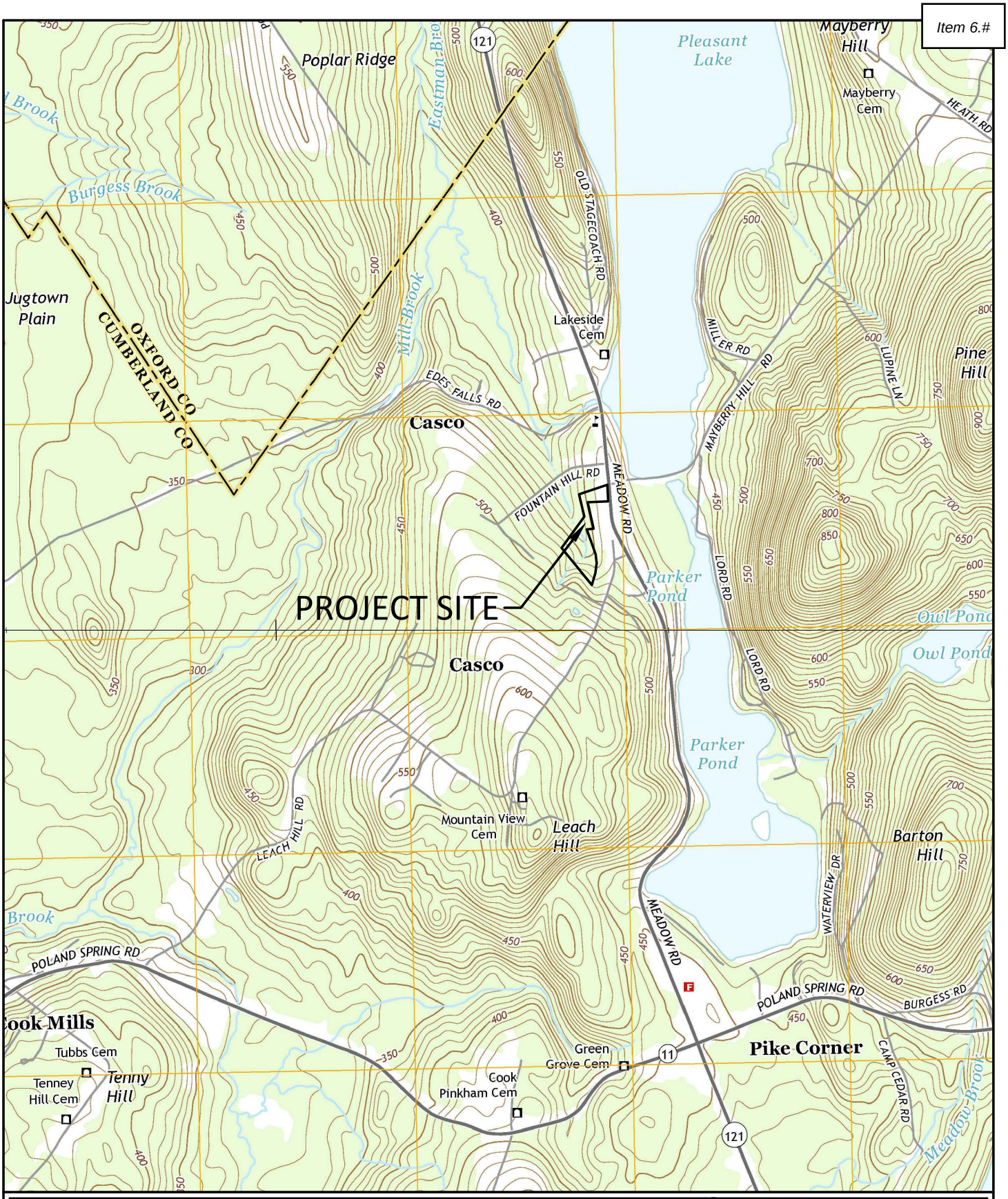
Signature of Design Engineer	13002 P.E. License Number	12/5/19 Date

Please note: To ensure a timely review of the project, make sure that the application is complete when submitted to the Division of Health Engineering.

Incomplete applications can not be processed, and will be returned to the design engineer for completion, unprocessed.

EXHIBIT A

LOCATION MAP



SITE LOCATION MAP

960 MEADOW ROAD
CASCO, MAINE

FOR:
COUNTRY VILLAGE ASSISTED LIVING

SCALE: 1"=2,000'
DATE: 12-05-2019
JOB NUMBER: 19063

DM ROMA
CONSULTING ENGINEERS
P.O. BOX 1116
WINDHAM, ME 04062
(207) 310 - 0506

EXHIBIT B

MOUNDING ANALYSIS

(WAIVER REQUESTED – EXISTING SEPTIC FIELD TO REMAIN)

EXHIBIT C

TRANSMISSIVITY ANALYSIS

(WAIVER REQUESTED – EXISTING SEPTIC FIELD TO REMAIN)

EXHIBIT D

HHE-200 FORM & VARIANCE FORM

Maine Center for Disease Control and Prevention
An Office of the Department of Health and Human Services

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.

GENERAL INFORMATION Town of Casco

Property Owner's Name: Country Village Assisted Living Tel. No.: 603-918-7807

System's Location: 960 Meadow Road

Property Owner's Address: 960 Meadow Road; Casco, ME Zip Code 04105

e-mail address:

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.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.) **SECTION OF RULE**

1. See Sheet Attached — 8
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.

I, Brady Frick, 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.

BFA 21 — SIGNATURE OF SITE EVALUATOR

10/24/19 — 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.

_____ DATE

☐ SIGNATURE OF OWNER
☐ AGENT FOR THE OWNER

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		
	TOTAL POINT ASSESSMENT:	

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

Address: 960 Meadow Road; Casco Property Owner's Name: Country Village Assisted Living

Item 6.#

DISPOSAL SYSTEM VARIANCE REQUEST ATTACHMENT
Table 8A
Setback Distances for Replacement System, Limits of LPI Authority

VARIANCE CATEGORY	LIMIT OF LPI'S APPROVAL AUTHORITY						VARIANCE REQUESTED TO:	
SOILS								
Soil Profile	Ground Water Table							inches
Soil Condition	Restrictive Layer							inches
from HHE-200	Bedrock							inches
Site Features vs. disposal system components of various sizes	**Disposal Fields (total design flow)**			**Septic Tanks and Holding Tanks (total design flow)**			**Disposal Fields**	**Septic Tanks**
	Less than 1000 gpd	**1000 to 2000 gpd**	**Over 2000 gpd**	**Less than 1000 gpd**	**1000 to 2000 gpd**	**Over 2000 gpd**	**To**	**To**
Wells with water usage of 2000 or more gpd or public water supply wells	300 ft	300 ft	300 ft	150 ft	150 ft	150 ft		
Potable Supply Well	100 down to 60 ft	200 down to 100 ft	300 down to 150 ft	50 down to 25 ft [a]	100 down to 50 ft [a]	100 down to 50 ft	229'	
Water supply line	10 ft	20 ft	25 ft	10 ft	10 ft	10 ft		
Water course, major [c]	100 down to 50 ft	200 down to 120 ft	300 down to 180 ft	100 down to 25 ft [a]	100 down to 50 ft	100 down to 50 ft	215'+/-	
Water course, minor [c]	50 down to 25 ft	100 down to 50 ft	150 down to 75 ft	50 down to 25 ft	50 down to 25 ft	50 down to 25 ft		
Drainage ditches	25 down to 12 ft	50 down to 25 ft	75 down to 35 ft	25 down to 12 ft	25 down to 12 ft	25 down to 12 ft		
Slopes greater than 3:1	10 ft	18 ft	25 ft	N/A	N/A	N/A		
No full basement [e.g. slab, columns, posts]	15 down to 7 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Full basement [below grade foundation, frost wall]	20 down to 10 ft	30 down to 15 ft	40 down to 20 ft	8 down to 5 ft	14 down to 7 ft	20 down to 10 ft		
Property lines	10 down to 5 ft [b]	18 down to 9 ft [b]	20 down to 10 ft [b]	10 down to 4 ft [b]	15 down to 7 ft [b]	20 down to 10 ft [b]		
Burial sites or graveyards boundaries, measured from the down toe of the fill extension	25 ft	25 ft	25 ft	25 ft	25 ft	25 ft		
Stormwater infiltration systems	100 down to 60 feet	200 down to 120 feet	300 down to 180 feet	100 down to 50 feet	100 down to 50 feet	100 down to 50 feet		
Wetponds, retention ponds, and detention basins (excavated below grade); Soil filters underdrained swales, underdrained outlets, and similar structures	50 down to 25 feet [d]	100 down to 50 feet [d]	150 down to 75 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]	50 down to 25 feet [d]		
Stormwater detention basins (basin bottom at, or above, predevelopment grade)	25 down to 12 feet	50 down to 25 feet [d]	75 down to 35 feet [d]	25 down to 12 feet	25 down to 12 feet	25 down to 12 feet		

OTHER

1. _____

2. _____

3. _____

Notes:

[a] This distance may be reduced to 25 feet, if the septic or holding tank is tested in the LPI's presence and shown to be watertight pursuant to water tightness standards found in Section 6(H)(8) or of monolithic construction.

[b] Additional setbacks may be needed to prevent fill material extensions from encroaching onto abutting property.

[c] All ground disturbance or clearing of woody vegetation necessary for the installation of a subsurface wastewater disposal system that occurs within 100 feet of the normal high water mark of a major or minor water body/course must comply with these Rules pertaining to work adjacent to or within wetlands and water bodies (for more details, see Section 12).

[d] The reduced setback distance may be further reduced down to 12 feet if the stormwater structure has an impervious liner and the fill extensions do not encroach onto the stormwater structure.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Hum
Div of Environmental Hea
(207) 287-5672 FAX (20

PROPERTY LOCATION

City, Town, or Plantation	CASCO
Street or Road	960 MEADOW ROAD
Subdivision, Lot #	

OWNER/APPLICANT INFORMATION

Name (last, first, MI): COUNTRY VILLAGE ASSISTED LIVING ■ Owner ☐ Applicant

Mailing Address of ■ Applicant	c/o CRAIG ALAIMO 960 MEADOW ROAD CASCO, ME 04015
Daytime Tel. #	603-918-7807

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/Applicant _____ Date _____

>>CAUTION: LPI APPROVAL REQUIRED<<

Town/City _____ Permit # _____

Date Permit Issued __/__/__ Fee $ _____ Double Fee Charged [ ]

Local Plumbing Inspector Signature _____ LPI # _____

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 # 42 Lot # 19

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

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(2000gpd+)
■ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
■ 11. Pre-treatment, specify: (2) SINGULAIR MODEL #960-1500 UNITS
■ 12. Miscellaneous components 1,000 GALLON GREASE TRAP & 1,500 GALLON SEPTIC TANK

SIZE OF PROPERTY

5 +/- ☐ SQ. FT. ■ ACRES

SHORELAND ZONING

☐ Yes ■ No

DISPOSAL SYSTEM TO SERVE

☐ 1. Single Family Dwelling Unit, No. of Bedrooms: ___
☐ 2. Multiple Family Dwelling, No of Units: ___
■ 3. Other: ASSISTED LIVING FACILITY (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 TANKS EXISTING & PROPOSED

■ 1. Concrete
■ a. Regular
☐ b. Low Profile
☐ 2. Plastic
☐ 3. Other: 6,000 EXISTING
CAPACITY: 1,500 PROPOSED GAL.
SEE NOTE ON PAGE 3

DISPOSAL FIELD TYPE & SIZE

■ 1. Stone Bed ☐ 2. Stone Trench
☐ 3. Proprietary Device
☐ a. Cluster array ☐ c. Linear
☐ b. Regular ☐ d. H-20 loaded
☐ 4. Other: _____
SIZE: 8,000 ■ sq. ft. ☐ lin. ft.
EXISTING STONE BEDS

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

3,150 gallons per day
BASED ON:
☐ 1. Table 4A (dwelling unit(s))
■ 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities
45 PEOPLE IN RESIDENTIAL CARE AT 60 GALLONS PER DAY EACH = 2700 GPD
AND
30 STAFF (MAX) AT 12 GALLONS PER DAY EACH = 450 GPD
(50% REDUCTION WITH ADVANCED TREATMENT)
☐ 3. Section 4G (meter readings) ATTACH WATER-METER DATA

SOIL DATA & DESIGN CLASS

PROFILE 3 / CONDITION D
at Observation Hole # TP 1
Depth 12 "
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

EXISTING
☐ 1. Not required
☐ 2. May be required
■ 3. Required
Specify only for engineered systems:
SEE NOTE ON PAGE 3
DOSE: _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area
Lat. N44 d 0 m 18.73 s
Lon. W70 d 31 m 25.76 s
if g.p.s., state margin of error

SITE EVALUATOR STATEMENT

I Certify that on 10/6/19 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed sytem is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241). 10/24/19

Site Evaluator Signature _____ 352 SE # _____ Date _____

BRADY A. FRICK

Site Evaluator Name Printed _____ Telephone Number _____ BRADY@ALBERTFRICK.COM E-mail Address

Professional Engineer Signature _____ PE # _____ Date _____

Professional Engineer Name Printed _____ Telephone Number _____ E-mail Address _____

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

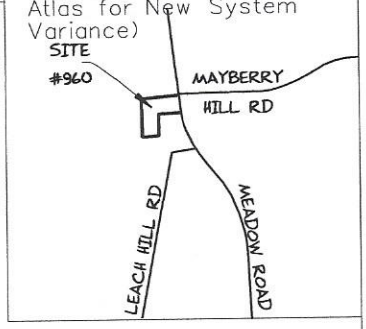
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station
(207) 287-5672 FAX (207) 287

Town, City, Plantation	Street, Road Subdivision	Owner's Name
CASCO	960 MEADOW ROAD	COUNTRY VILLAGE ASSISTED LIVING

SITE PLAN Scale 1" = _____ Ft. or as shown

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



SEE SITE PLAN ATTACHED

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

Observation Hole TP ■ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil
(BY WALTER HORTON ON 5/1/2006)

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0	LOAM		DARK BROWN	
10	FINE SANDY LOAM	FRIABLE	BROWN	
			OLIVE BROWN	REDOX DEPL; 15%/M/DISTINCT
20	TILL	FIRM	GRAY	
30				
40				
50				

Soil Classification		Slope	Limiting Factor	
3 Profile	D Condition	10-16 %	12 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification		Slope	Limiting Factor	
Profile	Condition	%	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

B/A 21
Site Evaluator Signature

352
SE #

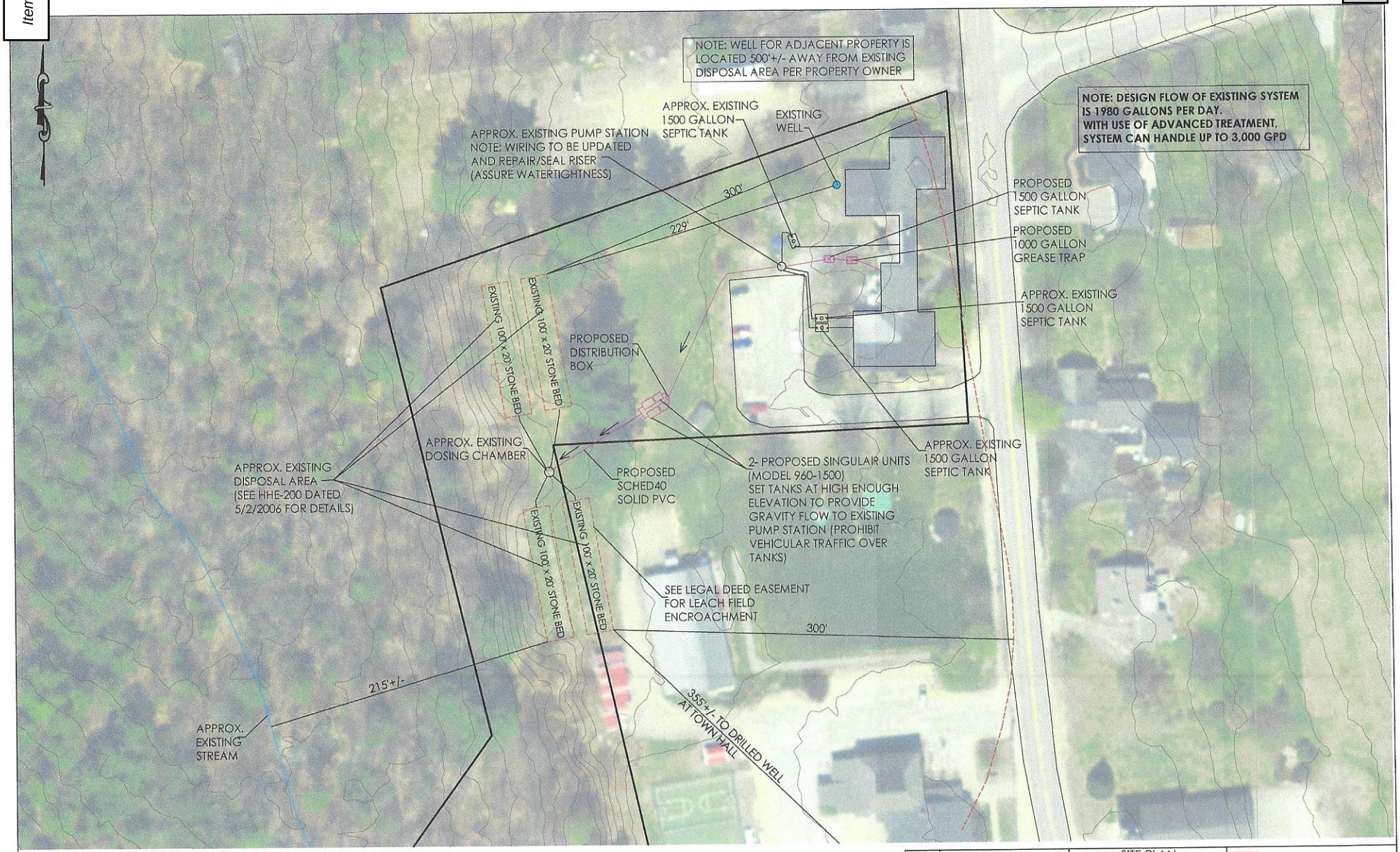
10/24/19
Date

Professional Engineer Signature

PE #

Date

ALBERT FRICK ASSOCIATES – 380-B MAIN STREET, GORHAM, MAINE 04038 – (207) 839-5563



GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

MAP COMPILED FROM:
*TOWN OF CASCO TAX MAP
*AERIAL PHOTOGRAPH FROM THE MAINE OFFICE OF GIS
*2' TOPOGRAPHIC CONTOURS FROM THE MAINE OFFICE OF GIS
*ON SITE LOCATIONS UTILIZING TRIMBLE GEO7X HANDHELD UNIT

DATE:	REVISIONS:

SITE PLAN
PREPARED FOR
COUNTRY VILLAGE ASSISTED LIVING
960 MEADOW ROAD
(MAP 42, LOT 19)
CASCO, MAINE

Albert Frick Associates, Inc.
Environmental Consultants
Gorham, Maine

Drawn By: B.J. | Checked By: B.F.
Date: 10/7/19 | Scale: 1" = 30'

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human S
Division of Health Engineering, Sta
(207) 287-5672 FAX (207)

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
CASCO	960 MEADOW ROAD	COUNTRY VILLAGE ASSISTED LIVING

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = ____ FT.

SEE SITE PLAN ATTACHED

0 10 20

GRAPHIC SCALE

FILL REQUIREMENTS

Depth of Fill (Upslope) ± ____

Depth of Fill (Downslope) ± ____

DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation ____

Top of Distribution Pipe or Proprietary Device ____

Bottom of Disposal Area ____

ELEVATION REFERENCE POINT

Location & Description

Reference Elevation is: 0.0" or _____

DISPOSAL AREA CROSS SECTION

SCALE:
VERTICAL: 1" =
HORIZONTAL: 1" =

NOT APPLICABLE

Site Evaluator Signature — 352 SE # — Date

Professional Engineer Signature — PE # — Date

ALBERT FRICK ASSOCIATES – 380-B MAIN STREET, GORHAM, MAINE 04038 – (207) 839-5563

Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
380-B Main Street Gorham, Maine 04038
(207) 839-5563

CASCO	960 MEADOW ROAD	COUNTRY VILLAGE ASSISTED LIVING
TOWN	LOCATION	APPLICANT'S NAME

1) The Plumbing and Subsurface Wastewater Disposal Rules adopted by the State of Maine, Division of Health and Human Services pursuant to 22 M.R.S.A. § 42 (the "Rules") are incorporated herein by reference and made a part of this application and shall be consulted by the owner/applicant, the system installer and/or building contractor for further construction details and material specifications. The system Installer should contact Albert Frick Associates, Inc. 839-5563, if there are any questions concerning materials, procedures or designs. The system installer and/or building contractor installing the system shall be solely responsible for compliance with the Rules and with all state and municipal laws and ordinances pertaining to the permitting, inspection and construction of subsurface wastewater disposal systems.

2) This application is intended to represent facts pertinent to the Rules only. It shall be the responsibility of the owner/applicant, system Installer and/or building contractor to determine compliance with and to obtain permits under all applicable local, state and/or federal laws and regulations (including, without limitation, Natural Resources Protection Act, wetland regulations, zoning ordinances, subdivision regulations, Site Location of Development Act and Minimum Lot Size law) before installing this system or considering the property on which the system is to be installed a "buildable" lot. It is recommended that a wetland scientist be consulted regarding wetland regulations. Prior to the commencement of construction/installation, the local plumbing inspector or Code Enforcement Officer shall inform the owner/applicant and Albert Frick Associates, Inc of any local ordinances which are more restrictive than the Rules in order that the design may be amended. All designs are subject to review by local, state and/or federal authorities. Albert Frick Associates, Inc.'s liability shall be limited to revisions required by regulatory agencies pursuant to laws or regulations in effect at the time of preparation of this application.

3) All information shown on this application relating to property lines, well locations, subsurface structures and underground facilities (such as utility lines, drains, septic systems, water lines, etc.) are based upon information provided by the owner/applicant and has been relied upon by Albert Frick Associates, Inc. in preparing this application. The owner/applicant shall review this application prior to the start of construction and confirm this information. Well locations on abutting properties but not readily visible above grade should be confirmed by the owner/applicant prior to system installation to assure minimum setbacks.

4) Installation of a garbage (grinder) disposal is not recommended. If one is installed, an additional 1000 gallon septic tank or a septic tank filter shall be connected in series to the proposed septic tank. Risers and covers should be installed over the septic tank outlet per the "Rules" to allow for easy maintenance of filter.

5) The septic tank should be pumped within two years of installation and subsequently as recommended by the pump service, but in no event should the septic tank be pumped less often than every three years.

The system user shall avoid introducing kitchen grease or fats into this system. Chemicals such as septic tank cleaners and/or chlorine (such as from water treatment units) and controlled or hazardous substances shall not be disposed of in this system. Additives such as yeast or enzymes are discouraged, since they have not been proven to extend system life.

6) All septic tanks, pump stations and additional treatment tanks shall be installed to prevent ground water and surface water infiltration. Risers and covers should be properly installed to provide access while preventing surface water intrusion to within 6" of a finished ground surface.

Vehicular traffic over disposal system is prohibited unless specifically designed with H-20 rated components.

CASCO	960 MEADOW ROAD	COUNTRY VILLAGE ASSISTED LIVING
TOWN	LOCATION	APPLICANT'S NAME

7) The actual waste water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed

8) The general minimum setbacks between a well (public or private) and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.

9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum pitch requirements. In gravity systems, the invert of the septic tank(s) outlet(s) should be at least 4 inches above the invert of the distribution box outlet at the disposal area.

10) When an effluent pump is required: Pump stations should be sized per manufacturer's specifications to meet lift requirements and friction loss. Provisions shall be made to make certain that surface and ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and lid at or above grade. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a ' T' connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.

11) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. Additional fill beyond indicated on plan may be necessary to replace organic matter. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling or scarifying with teeth of backhoe to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential settling). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.

12) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more that 5% fines (silt and clay). Crushed stone shall be clean and free of any rock dust from the crushing process.

13) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.

14) Seed all filled and disturbed surfaces with perennial grass seed, with 4" min. soil or soil amendment mix suitable for growing, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system. Woody trees or shrubs are not permitted on the disposal area or fill extensions.

15) If an advanced wastewater treatment unit is part of the design, the system shall be operated and maintained per manufacturer's specifications.

Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators
380B Main Street Gorham, Maine 04038
(207) 839-5563

EXHIBIT E

OPERATIONS AND MAINTENANCE MANUAL

Subsurface Wastewater Disposal System Operations and Maintenance Manual

COUNTRY VILLAGE ASSISTED LIVING
CASCO, MAINE

Operations and Maintenance Requirements:

Septic Tanks

The site includes four (4) 1,500-gallon septic tanks and (1) 1,000-gallon septic tank. Tanks shall be checked annually, and pumped out every 3 years.

- Risers and covers shall extend to ground surface over the inlet, outlet, and middle covers of all septic tanks. All connections should be inspected to assure water-tightness.
- Check scum thickness and sludge thickness in each tank annually.
- The tanks shall be inspected annually, and pumped at least once every three years and otherwise as needed. However, any tank shall be pumped if the sludge depth exceeds 24" or scum thickness exceeds 12".
- Inlet and outlet baffles to be inspected for integrity and obstructions at least once annually.
- Final grading over septic tanks to be properly sloped to direct surface water drainage away from tanks.

Pumps and Pump Stations

Alternating duplex pumps are located in the pump chamber. The pump stations should be inspected every year to check for sludge accumulation. Slide-away couplings are recommended for easy exchange of pumps in the event of pump malfunction.

- If sludge accumulation exceeds 2" in pump chamber, it/they should be pumped out.
- Riser and cover shall be watertight and installed to ground surface.
- Prohibit groundwater intrusion.
- Test high water alarms annually.
- Panel/controls are to be housed within a lockable enclosure.
- Final grading over pump station tanks to be properly sloped to direct surface water drainage away from tank

Singulair Advanced Treatment Units

The Singulair Model 960 Wastewater Treatment System units supplied and manufactured by Norweco shall be maintained in accordance with the Manufacturer's requirements. The owner shall consult with the licensed distributor to inspect the installation of the system to ensure it is functioning properly and to develop a recommended maintenance and inspection schedule. The tanks shall be inspected at least annually to ensure they are functioning appropriately.

Other

Introduction of foreign materials into the system such as food scraps, bones, feminine napkins or cleaners can negatively affect system/pump station performance and should be discouraged. No septic tank additives or amendments are to be introduced.

EXHIBIT F

SOIL TEST PIT LOGS
(SEE EXHIBIT D)

EXHIBIT G

DESIGN PLANS

(SEE ATTACHMENT)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-3165

PROPERTY LOCATION

City, Town, or Plantation	CASCO
Street or Road	960 MEADOW ROAD
Subdivision, Lot #	

>>CAUTION: LPI APPROVAL REQUIRED<<

Town/City _____ Permit # _____

Date Permit Issued __/__/__ Fee $ _____ Double Fee Charged [ ]

LPI # _____

Local Plumbing Inspector Signature

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.

OWNER/APPLICANT INFORMATION

Name (last, first, MI)	COUNTRY VILLAGE ASSISTED LIVING ■ Owner ☐ Applicant
Mailing Address of ■ Applicant	c/o CRAIG ALAIMO 960 MEADOW ROAD CASCO, ME 04015
Daytime Tel. #	603-98-7807

Municipal Tax Map # 42 Lot # 19

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/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 _____ (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 (2000gpd+)
- ■ 9. Engineered Treatment Tank (only)
- ☐ 10. Engineered Disposal Field (only)
- ■ 11. Pre-treatment, specify: (2) SINGULAIR MODEL #500-1500 UNITS
- ■ 12. Miscellaneous components 1000 GALLON GREASE TRAP & 1500 GALLON SEPTIC TANK

SIZE OF PROPERTY

5 +/- ☐ SQ. FT. ■ ACRES

DISPOSAL SYSTEM TO SERVE

- ☐ 1. Single Family Dwelling Unit, No. of Bedrooms: ____
- ☐ 2. Multiple Family Dwelling, No of Units: _____
- ■ 3. Other: ASSISTED LIVING FACILITY (specify)

Current Use ☐ Seasonal ■ Year Round ☐ Undeveloped

SHORELAND ZONING

☐ Yes ■ No

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 TANKS EXISTING & PROPOSED

- ■ 1. Concrete
  - ■ a. Regular
  - ☐ b. Low Profile
- ☐ 2. Plastic
- ☐ 3. Other: 6,000 EXISTING

CAPACITY: 1500 PROPOSED GAL.
SEE NOTE ON PAGE 3

DISPOSAL FIELD TYPE & SIZE

- ■ 1. Stone Bed ☐ 2. Stone Trench
- ☐ 3. Proprietary Device
  - ☐ a. Cluster array ☐ c. Linear
  - ☐ b. Regular ☐ d. H-20 loaded
- ☐ 4. Other: _____

SIZE: 8,000 ■ sq. ft. ☐ lin. ft.
EXISTING STONE BEDS

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

3150 gallons per day

BASED ON:

- ☐ 1. Table 4A (dwelling unit(s))
- ■ 2. Table 4C (other facilities)

SHOW CALCULATIONS for other facilities

45 PEOPLE IN RESIDENTIAL CARE AT 60 GALLONS PER DAY EACH = 2700 GPD

AND

30 STAFF (MAX) AT 12 GALLONS PER DAY EACH = 450 GPD

(50% REDUCTION WITH ADVANCED TREATMENT)

- ☐ 3. Section 4G (meter readings) ATTACH WATER-METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION
3 / D

at Observation Hole # TP 1
Depth 12 "
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

EXISTING

- ☐ 1. Not required
- ☐ 2. May be required
- ■ 3. Required

Specify only for engineered systems:
SEE NOTE ON PAGE 3
DOSE: _____ gallons

LATITUDE AND LONGITUDE

at center of disposal area

Lat. N44 d 0 m 18.73 s
Lon. W70 d 31 m 25.76 s
if g.p.s., state margin of error

SITE EVALUATOR STATEMENT

I Certify that on 10/6/19 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed sytem is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

BRADY A FRICK — Site Evaluator Signature — 10/24/19 Date

BRADY A FRICK — Site Evaluator Name Printed — 352 SE # — BRADY@ALBERTFRICK.COM E-mail Address

Professional Engineer Signature — PE # — Date

Professional Engineer Name Printed — Telephone Number — E-mail Address

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

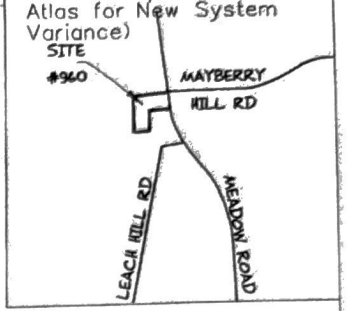
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Service
Division of Health Engineering, Station 1
(207) 287-5672 FAX (207) 287-4

Town, City, Plantation	Street, Road Subdivision	Owner's Name
CASCO	960 MEADOW ROAD	COUNTRY VILLAGE ASSISTED LIVING

SITE PLAN Scale 1" = _____ Ft. or as shown

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



SEE SITE PLAN ATTACHED

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

Observation Hole TP ■ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil
(BY WALTER HORTON ON 5/1/2006)

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0	LOAM		DARK BROWN	
10	FINE SANDY LOAM	FRIABLE	BROWN	
			OLIVE BROWN	REDOX DEPL: 15%/M/DISTINCT
20	TILL	FIRM	GRAY	
30				
40				
50				

Soil Classification		Slope	Limiting Factor	
Profile: B	Condition: D	10-16 %	12 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring
_____" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification		Slope	Limiting Factor	
Profile	Condition	____ %	____ "	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

BCA 24
Site Evaluator Signature

352
SE #

10/24/19
Date

Professional Engineer Signature

PE #

Date

ALBERT FRICK ASSOCIATES – 380-B MAIN STREET, GORHAM, MAINE 04038 – (207) 839-5563