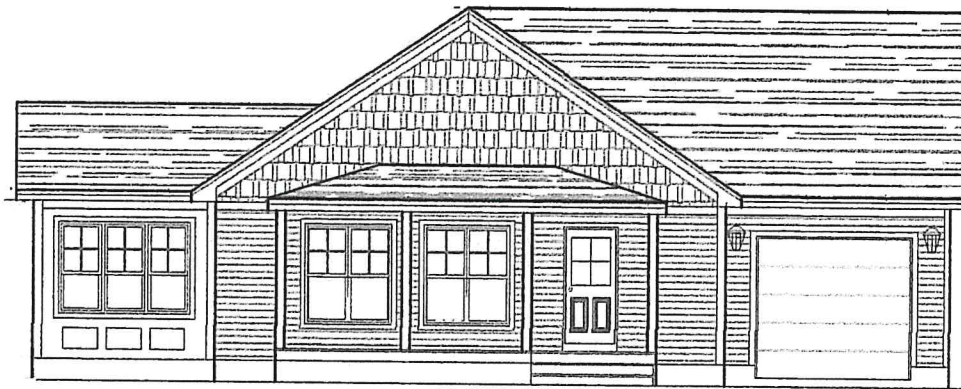


Village Green Apartments Application Materials

Walnut Hill Road
North Yarmouth, Maine 04097



Prepared by:
Steve Roberge
SJR Engineering Inc.
16 Thurston Drive
Monmouth, Maine 04259

Tel/Fax: 1-207-242-6248
September 27, 2022

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TOWN OF NORTH YARMOUTH
PLANNING BOARD

SITE PLAN REVIEW AND CONDITIONAL USE APPLICATION

(See Section 4 pages 23 through 36 of the North Yarmouth Land Use Ordinance)

NAME OF APPLICANT: Construction Aggregates Inc PHONE #: 2072336463
EMAIL: Ben@ahgrover.com ALT. PHONE#: _____
FULL ADDRESS: PO Box 307, Cumberland, Me 04021
PROPERTY ADDRESS: Walnut Hill Road
MAP: 7 LOT: 34 - 15

AGENT/REPRESENTATIVE (if other): Steve Roberge PHONE #: 1-207-242-6248
EMAIL: steve@sjreng.com
FULL ADDRESS: 16 Thurston Drive, Monmouth, Maine 04259

1. Names and Addresses of ALL property owners within 500' of any and all property boundaries (use a separate sheet). Please contact the code office for an updated list)

2. Plan preparer information if other than property owner:

Name: Stephen J Roberge
Address: 16 Thurston Drive
Phone Number: 12072426248 Professional Lic. # Maine PE 4835
Email: steve@sjreng.com

3. Zoning Classification of the Property

Village Center Village Residential Farm and Forest
 Shoreland Residential Resource Protection Royal River Overlay
 Groundwater Protection Overlay

4. Provide a General Description of the proposed use or activity, including but not limited to the type of use, square footage involved, hours of operation, types and amount of traffic to be generated (use separate sheet).

5. Historic Structures: Are there any historic structures or areas of historical importance on the property? YES NO

6. Complete List of all chemicals, pesticides, fuels, nutrients and other potentially toxic or hazardous materials to be used or stored on the premises, and the quantities of these materials (use a separate sheet).

7. List of Equipment to be used, parked or stored (use a separate sheet).

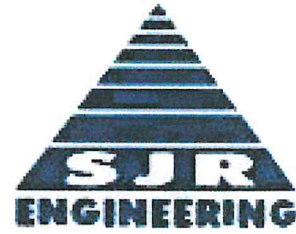
8. To the best of my knowledge, all the above-stated information, and all prepared submissions in this application are correct.

Benjamin C. Grover
Signature of Applicant/Owner

09/27/2022
Date

September 26, 2022

Ben Scipione, CEO
North Yarmouth Planning Board
10 Village Square Road
North Yarmouth, Maine



Re: Site Plan for Lot 23, Village Center Estates
"Village Green Apartments"

Dear Ben and Board Members,

On behalf of the Construction Aggregate Inc, we are pleased to submit this amended subdivision and site plan application package to you for Planning Board review and approval. Phase 2 of Village Center Estates was recently approved by the Planning Board. This application pertains to Lot 23 of that subdivision approval. Lot 23 has 145' of road frontage along Village View Lane and also has 240' of frontage along Walnut Hill Road (aka Route 115). The parcel has 2.33 acres (101,874 sf) of land. A no name intermittent stream and associated wetland complex is located along the middle of the lot. The parcel is zoned as a commercial lot in the Village Center District zone. In addition, the parcel lies within the Groundwater Protection Overlay Zone.

The company that will develop the lot is Construction Aggregate Inc., PO Box 307, Cumberland, Maine. Ben Grover is the President and Sole Owner of that corporation.

The proposed plan is to construct 4 commercial residential units that are for "Over 55 Senior Housing". One of the units has frontage along Village View Lane with the remaining three units having frontage along Walnut Hill Road. A new driveway entrance with breakoff driveways/parking for residents and guest parking has been designed behind the proposed buildings to make them less visible from the road. Proposed grading for the site is optimum for parking, drainage, and landscaping features.

A Spring 2023 construction startup date is planned once approvals for the project have been obtained.

We have located the proposed buildings within the 0-20' front setback criteria. The Village District Zone also has building side setbacks requirements of up to 25', and a minimum of 5' along the rear property line. A new interpretation of this setback requirement will require smaller individual lots with a common area for the 4 building lots (similar to Deacon Hayes Commons). Adjacent areas and land uses are similar (residential housing) to that being proposed. The site is zoned to allow this type of use in the immediate area. The property does not lie within a floodplain.

The buildings will be single story, wood framed structures on frost walls. A common entrance driveway leads to individual driveways that can accommodate residential and guest parking. The units will have two bedrooms. Access into each unit will be provided by paved 4' wide sidewalks leading to entrance stairs and a stoop. Each unit will have entrance lighting attached to the building.

Each of the units will utilize underground electricity, cable communications, telephone, and a 1.0" diameter public water supply. The sewer connection from each unit will flow by gravity to a Fugi-Clean CEN5 unit which discharges to a 25' by 15' septic disposal area located adjacent to the driveway. A fenced dumpster area is proposed along the rear of the developed area.

The private road/driveway entrance allows for easy access to the building units and provides for safe off-road access for emergency services/fire equipment including adequate turnaround at the end of the private street. A curb with raised 6' wide sidewalk is proposed along Walnut Hill Road that will allow for safer walking access along the street. The new driveway and a portion of each roof will drain into a proposed soil filter pond to provide stormwater quality and quantity enhancements to proposed runoff. A new catch basin is to be located over the existing 18" diameter culvert to capture the Walnut Hill Road runoff.

Erosion control will be necessary during the earthwork excavation and filling at the site for construction of the proposed buildings, driveways, and pond area. A stabilized construction entrance will be required to help minimize potential soil material from tracking onto Route 115. Silt fences, erosion control berms, hay mulch, and silt sacks in catch basins are also shown on the plan and depicted in

**Lot 23 of Village Center Estates
North Yarmouth, Maine**

the construction details. All disturbed areas not covered with driveway pavement, sidewalks, landscaping, or building are to be loamed and seeded with a vegetative grass, and mulched. As construction progresses, different forms of erosion control will be necessary, and should be employed by the Contractor according to DEP's latest edition of "Best Management Practices".

Stormwater flows from this parcel flow to a no-name stream located along the rear of the parcel, and eventually discharge to Toddy Brook. We have designed this project to capture development water within diversion ditches and catch basins and discharge those flows into a combined soil filter/detention pond that will slow stormwater flows to pre-construction conditions. This will improve the water quality prior to discharge to the no name stream. The pond has been located on the rear of the developed area. Unit 4 driveway and a portion of the roof discharges to the existing pond.

Additional driveway lighting will be utilized to supplement security in the area and provide a safe access to/from Walnut Hill Road to the residential unit. The lights are full cutoff design to prevent offsite glare to abutting properties.

The trees that are existing between the front of the proposed buildings and Walnut Hill Road will be saved if possible. However, root structure and cut/fills during the construction of the building foundations and sidewalks may not allow the trees to survive. New landscaping areas along the front of the buildings can supplement any loss of trees during construction. This will enhance the aesthetics of the project and soften the view of the buildings from Walnut Hill Road. Landscaping plants will be chosen by the Owner at the time of construction.

We look forward to presenting this project to the Planning Board and answering any questions you may have concerning the design of the project.

Please call me if you have any questions.

Sincerely yours,

Stephen Roberge

Stephen Roberge, PE
for SJR Engineering Inc.

Attachments: Lot 23 - Village Center Estates site plan set
Complete application package

MAINE REAL ESTATE TAX-Paid

QUITCLAIM DEED
(with Covenant)

DLN#1002140156788

NORMAN L. SMITH, an individual whose mailing address is 43 The Lane, North Yarmouth, Maine 04097, NELSON L. SMITH, an individual whose mailing address is 364 Ledge Road, North Yarmouth, Maine 04097, GAIL S. BRUNS, an individual whose mailing address is 39 Hanson Road, Scarborough, Maine 04074, CINDY A. CHERNER an individual whose mailing address is 4 Pinewood Drive, Cumberland, Maine 04021, and J. WHITMAN SMITH, an individual whose mailing address is 339 Main Street, Cumberland, Maine 04021 ("Grantor") for consideration paid grant to CONSTRUCTION AGGREGATE, INC., a Maine corporation with a mailing address of 82 Doughty Road, North Yarmouth, Maine 04097 ("Grantee) with Quitclaim Covenant, a parcel of land, with any and all improvements thereon and all appurtenances thereto, situated in the Town of North Yarmouth, County of Cumberland and State of Maine, all as more particularly described in Exhibit A attached hereto and incorporated herein by this reference.

5th IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed this day of August, 2021.

Witness John M. Kink, Jr.
as do all

Witness _____

Witness _____

Witness _____

Witness John M. Kink, Jr.

Norman L. Smith
Norman L. Smith

Nelson L. Smith
Nelson L. Smith

Gail S. Bruns
Gail S. Bruns

Cindy A. Cherner
Cindy A. Cherner

J. Whitman Smith
J. Whitman Smith

EXHIBIT A

Village View Estates Phase 2 Walnut Hill Road, North Yarmouth

A certain lot or parcel of land situated on the Southwesterly side of the Walnut Hill Road in the Town of North Yarmouth, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at the Southeasterly corner of land now or formerly of Joseph A. & Maureen P. Lucey (15,558/220) on the assumed Southwesterly side line of the Walnut Hill Road;

Thence S 57°24'40" W along land of the said Lucey 295.69 feet to a stone post found set in the ground at the Southwesterly corner of land of the said Lucey on the Easterly side line of land conveyed to Construction Aggregate, Inc.(35,321/233);

Thence S 19°57'55" E along land of the said Construction Aggregate, Inc. 344.16 feet to a point on the Northeasterly side line of Village View Lane;

Thence N 85°33'18" E continuing along land of the said Construction Aggregate, Inc. and the said side line of Village View Lane 58.77 feet to a point;

Thence S 04°40'57" E continuing along land of the said Construction Aggregate, Inc. and crossing Village View Lane 50.00 feet to a point on the Southwesterly side line of the said Village View Lane;

Thence S 53°51'58" W continuing along land of the said Construction Aggregate, Inc., in part by a stone wall, 1160.96 feet to a stone wall intersection;

Thence S 53°05'22" W continuing along land of the said Construction Aggregate, Inc. and the said stone wall 711.65 feet to stone wall intersection on the Northeasterly side line of land now or formerly of Richard M. Baston (2238/117);

Thence S 39°31'21" E along land of the said Baston and the said stone wall 580.31 feet to a stone wall intersection and the Northerly corner of land now or formerly of Joel C. & Marcia S. Fuller (3553/342);

Thence S 42°00'38" E along land of the said Fuller and the said stone wall 381.89 feet to the Westerly corner of land now or formerly of Christopher C. Cabot & Katherine W. Bicknell (31,083/189);

Thence N 52°41'57" E along land of the said Cabot & Bicknell 1811.73 feet to the Southerly corner of land now or formerly of Julie E. Pennington (32,869/147);

Thence N 24°46'34" W along land of the said Pennington and land now or formerly of Matthew J. Wasielewski (33,645/120) a total distance of 381.80 feet to an iron pin found set in the ground;

Thence N 34°41'58" W along land of the said Wasielewski 173.75 feet to an iron pin found set in the ground on the Southeasterly side line of land now or formerly of N.L. Smith, LLC (32,805/339 & 13,669/202);

Thence S 60°01'44" W along land of the said N.L. Smith, LLC 34.70 feet to an iron pin found set in the ground at the Southwesterly corner of land of the said N.L. Smith, LLC;

Thence N 24°40'42" W continuing along land of the said N.L. Smith, LLC and across land of the Grantor 162.00 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 57°25'02" E across land of the Grantor 271.83 feet to a 5/8" capped rebar (#1328) set in the ground on the said side line of the Walnut Hill Road;

Thence N 35°28'07" W along the said side line of the Walnut Hill Road and crossing Village View Lane 169.70 feet to a iron pin found set in the ground at the Southeasterly corner of land now or formerly of Bruns & Cherner (19,721/167);

Thence S 55°00'59" W along land of the said Bruns & Cherner and along the said side line of Village View Lane 39.36 feet to a point;

Thence Westerly continuing along land of the said Bruns & Cherner and the said side line of Village View Lane following a curve to the right having a radius 375.00 feet a distance of 215.99 feet to a point;

Thence N 20°10'16" W continuing along land of the said Bruns & Cherner 159.75 feet to the Westerly corner of land of the said Bruns, Cherner & Smith;

Thence N 55°06'14" E continuing along land of the said Bruns & Cherner 203.00 feet to the said side line of the Walnut Hill Road;

Thence N 36°13'04" W along the said side line of the Walnut Hill Road 239.24 feet to the point of beginning. Containing 45.17 acres.

Also conveying a second lot or parcel of land situated Southwesterly of the Walnut Hill Road being more particularly described as follows:

Beginning at a 5/8" capped rebar (#2445) found set in the ground on the Southwesterly side line of land now or formerly of Central Maine Power Company (2267/256, 3175/788) at the Easterly corner of land now or formerly of the Town of North Yarmouth (32,680/207);

Thence S 31°07'22" E along land of the said Central Maine Power Company 587.90 feet to the Northerly corner of land now or formerly of Richard M. Baston (2238/117);

Thence S 34°00'45" W along land of the said Baston 515.22 feet to a point near the shore of Knight's Pond and at land of the said Town of North Yarmouth;

Thence N 24°37'32" W along land of the Town of North Yarmouth 21.20 feet to a 5/8" capped rebar (#2445) found set in the ground;

Thence N 18°09'44" W continuing along land of the Town of North Yarmouth 270.66 feet to a 5/8" capped rebar found set in the ground;

Thence N 35°56'26" W continuing along land of the Town of North Yarmouth 169.43 feet to a 5/8" capped rebar (#2445) found set in the ground;

Thence N 48°38'46" W continuing along land of the Town of North Yarmouth 161.23 feet to a point;

Thence N 35°59'54" E continuing along land of the Town of North Yarmouth 507.02 feet to the point of beginning. Containing 5.91 acres.

All bearings are referenced to Grid North, West Zone.

This conveyance is made subject to the rights of others in and to the said Village View Lane as it crosses the above described lot from the Walnut Hill Road to land of the said Construction Aggregate, Inc. The said Village View Lane is intended to be used for any and all purposes for which a Town Road would be used including utilities.

Meaning and intending to convey a portion of the premises conveyed to these Grantors by deed by recorded in the Cumberland County Registry of Deeds in book 12,863 page 144.

Together with and easement and right of way for the installation, maintenance and repair of a waterline under a strip of land to be conveyed to N.L. Smith, LLC, bounded and described as follows:

A certain lot or parcel of land situated on the Southwesterly side of the Walnut Hill Road in the Town of North Yarmouth, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at the Northeasterly corner of land now or formerly of N.L. Smith, LLC (13,669/202) on the assumed Southwesterly side line of the Walnut Hill Road;

Thence S 55°18'20" W along land of the said N. L. Smith, LLC 141.00 feet to a 5/8" capped rebar (#1183) found set in the ground at other land of the N.L. Smith, LLC (32,805/339);

Thence S 61°02'54" W along the said other land of N.L. Smith, LLC 137.02 feet to a 5/8" capped rebar (#1183) found set in the ground at the Northwesterly corner of land of the said N.L. Smith, LLC;

Thence N 24°40'42" W across land of the Grantor 30.12 feet to a 5/8" capped rebar (#1328) set in the ground;

Thence N 57°25'02" E continuing across land of the Grantor 271.83 feet to a 5/8" capped rebar (#1328) set in the ground on the said side line of the Walnut Hill Road;

Thence S 35°28'07" E along the said side line of the Walnut Hill Road 33.36 feet to the point of beginning. Containing 9644 square feet.

All bearings are referenced to Grid North, West Zone.

DOC :56572 BK:38517 PG:222

RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS

08/06/2021, 12:01:22P

Register of Deeds Jessica M. Spaulding E-RECORDED

Thence S 35°28'07" E along the said side line of the Walnut Hill Road 33.36 feet to the point of beginning. Containing 9644 square feet.

All bearings are referenced to Grid North, West Zone.

**CONSTRUCTION AGGREGATE, INC.
P.O. BOX 307
CUMBERLAND, ME 04021**

September 15, 2022

NOTICE OF PUBLIC HEARING

Construction Aggregate Inc., of North Yarmouth, Maine, (the “Applicant”) with a mailing address of P.O. Box 307, Cumberland, Maine, 04021, has proposed 4 individual Unit Apartments in the Town of North Yarmouth. As an abutter of the proposed Village Green Apartments, we are required to give you 14 days notice of a request for final site plan approval and as required by the Town of North Yarmouth’s Planning Board is to hear Public Comment regarding this project. The public hearing will take place on Tuesday October 11th, 2022, at 7:00pm at the North Yarmouth Community Center located at 120 Memorial Highway.

The said property is located on Lot 23 of Village Center Estates also known as Tax Map 7, Lot 34 in the Village Center District.

The application will be filed for public inspection at the municipal offices in North Yarmouth, ME.

Parcel Number	Property Address	Owner Name	Owner Address	Owner Address 2	Owner City	Owner State	Owner Zip
007-032	440 WALNUT HILL RD	DAY, HOLLY J. & THADDEUS	55 HALLOWELL RD		NORTH YARMOUTH	ME	04097
007-033	448 WALNUT HILL RD	N L SMITH, LLC	43 THE LANE		NORTH YARMOUTH	ME	04097
007-034	0 WILDLIFE LN	CONSTRUCTION AGGREGATE, INC	PO BOX 307		CUMBERLAND	ME	04021
007-34A-001	0 WILDLIFE LN	MGM BUILDERS, INC	8 TURNING LEAF DR		WINDHAM	ME	04062
007-34A-002	17 WILDLIFE LN	GRAVER HOMES INC	40 FARM GATE ROAD		FALMOUTH	ME	04105
007-34A-003	0 WILDLIFE LN	JILL HOLBROOK-PETERS	PO BOX 127		GEORGETOWN	ME	04548
007-34A-019	14 SPILLWAY DR	CUSTOM BUILT HOME SOF MAINE LLC	125 WESTERN PROMENADE		PORTLAND	ME	04102
007-34A-020	0 SPILLWAY DR	HASBRO PROPERTIES, LLC	56 STRAWBERRY RIDGE LN		CUMBERLAND	ME	04021
007-34A-021	14 WILDLIFE LN	SAME AS 007-034					
007-34A-022	4 WILDLIFE LN	SAME AS 007-034					
007-34A-024	22 WILDLIFE LN	LEBLANC, MARGARET M.	98 BROWN COVE RD		WINDHAM	ME	04062
007-034-001	43 VILLAGE VIEW LN	GERVANS, EDWARD & JOYCE	43 VILLAGE VIEW LN		NORTH YARMOUTH	ME	04097
007-034-014	42 VILLAGE VIEW LN	SAME AS 007-34A-001					
007-035	464 WALNUT HILL RD	HORN, ADRIAN BOJORQUEZ	96 RUNAROUND POND RD	STE B	DURHAM	ME	04222
007-036	482 WALNUT HILL RD	LUCEY, JOSEPH A. & MAUREEN P. (TARDIFF)	482 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
007-037	488 WALNUT HILL RD	SULLIVAN, BRUCE A	490 WALNUT HILL RD		NORTH YARMOUTH	ME	04097
007-038	494 WALNUT HILL RD	BOYNTON, SANDRA J.	PO BOX 184		CUMBERLAND CENTER	ME	04021
007-045	0 DEXTER LANE @ THE END	YARMOUTH WATER DISTRICT	P. O. BOX 419		YARMOUTH	ME	04096-0419
007-064	10 VILLAGE SQUARE RD	NORTH YARMOUTH, TOWN OF	10 VILLAGE SQUARE ROAD		NORTH YARMOUTH	ME	04097
007-065	475 WALNUT HILL RD	SAME AS 007-064					
007-066	463 WALNUT HILL RD	SAME AS 007-064					
007-067	2-5 WALNUT HILL COMMONS	PIPER, LLC	32 PLEASANT ST		PORTLAND	ME	04101
007-067-001	1 WALNUT HILL COMMONS	GUIDI REAL ESTATE	319 MAIN ST		CUMBERLAND	ME	04021
007-070-001	0 MEMORIAL HIGHWAY	SAME AS 007-034					
007-070-002	4 RANGEWAY LN	BENDIXON, JR, RICHARD & TANJA	4 RANGEWAY LN		NORTH YARMOUTH	ME	04097
007-070-022	19 MEMORIAL HIGHWAY	SAME AS 007-034					
007-071	40 MEMORIAL HIGHWAY	SAME AS 007-064					
007-072	51 MEMORIAL HIGHWAY	HOWE, JAMES G.	51 MEMORIAL HIGHWAY		NORTH YARMOUTH	ME	04097

7022 0410 0000 4835 2608

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 Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Postmark Here

SEP 16 2022
09/16/2022
USPS

Edward & Joyce Gervais
 43 Village View Lane
 North Yarmouth, ME 04097

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 2592

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Durham, ME 04222

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Postmark Here

SEP 16 2022
09/16/2022
USPS

Adrian Bojorquez Horn
 96 Runaround Pond Rd, STE B
 Durham, ME 04222

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 2639

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Portland, ME 04102

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Postmark Here

SEP 16 2022
09/16/2022
USPS

Custom Built Homes of Maine, LLC
 125 Western Promenade
 Portland, ME 04102

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 2578

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North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Postmark Here

SEP 16 2022
09/16/2022
USPS

Richard & Tanja Bendixon, Jr.
 4 Rangeway Lane
 North Yarmouth, ME 04097

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 2585

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North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

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SEP 16 2022
09/16/2022
USPS

James G Howe
 51 Memorial Highway
 North Yarmouth, ME 04097

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 4862

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Windham, ME 04062

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Postmark Here

SEP 16 2022
09/16/2022
USPS

MGM Builders
 8 Turning Leaf Dr.
 Windham, ME 04062

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 4855

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Falmouth, ME 04105

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.57

\$4.57

Graiver Homes, Inc
 40 Farm Gate Road
 Falmouth, ME 04105

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 2622

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For delivery information, visit our website at www.usps.com®.

Cumberland Center, ME 04021

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.57

\$4.57

Hasbro Properties, LLC
 56 Strawberry Ridge Lane
 Cumberland, ME 04021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 4886

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North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.57

\$4.57

Holly J & Thaddeus Day
 55 Hallowell Rd.
 North Yarmouth, ME 04097

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 2615

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Windham, ME 04062

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.57

\$4.57

Margaret M Leblanc
 98 Brown Cove Rd
 Windham, ME 04062

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 2646

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For delivery information, visit our website at www.usps.com®.

Georgetown, ME 04548

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.57

\$4.57

Jill Holbrook-Peters
 P O Box 127
 Georgetown, ME 04548

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 4879

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North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.57

\$4.57

N L Smith, LLC
 43 The Lane
 North Yarmouth, ME 04097

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 2554

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For delivery information, visit our website at www.usps.com®.

Portland, ME 04101

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Piper, LLC
 32 Pleasant St.
 Portland, ME 04101

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 8032 5416

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For delivery information, visit our website at www.usps.com®.

North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Bruce A Sullivan
 490 Walnut Hill Rd.
 North Yarmouth, ME 04097

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 8032 5409

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North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.60
	\$4.60

Joseph & Maureen (Tardiff) Lucey
 482 Walnut Hill Rd.
 North Yarmouth, ME 04097

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7022 0410 0000 4835 2561

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For delivery information, visit our website at www.usps.com®.

Cumberland Center, ME 04021

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Guidi Real Estate
 319 Main St.
 Cumberland, ME 04021

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 2720 0000 8032 5423

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For delivery information, visit our website at www.usps.com®.

Cumberland Center, ME 04021

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Sandra J Boynton
P O Box 184
Cumberland, ME 04021

Postmark Here
SEP 16 2022
09/16/2022
USPS

SEE REVERSE FOR INSTRUCTIONS

7021 2720 0000 8032 5430

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For delivery information, visit our website at www.usps.com®.

Yarmouth, ME 04096

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Yarmouth Water District
P O Box 419
Yarmouth, ME 04096

Postmark Here
SEP 16 2022
09/16/2022
USPS

SEE REVERSE FOR INSTRUCTIONS

7021 2720 0000 8032 5447

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North Yarmouth, ME 04097

Certified Mail Fee	\$4.00
Extra Services & Fees (check box, add fee as appropriate)	\$0.00
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00
Postage	\$0.57
	\$4.57

Town of North Yarmouth
10 Village Square Rd.
North Yarmouth, ME 04097

Postmark Here
SEP 16 2022
09/16/2022
USPS

SEE REVERSE FOR INSTRUCTIONS



MARK HAMPTON ASSOCIATES, INC.

SOIL EVALUATION • WETLAND DELINEATIONS • SOIL SURVEYS • WETLAND PERMITTING

5700

March 7, 2022

Mr. Lee Grover
468 Long Hill Road
North Yarmouth, ME 04097

Re: Preliminary Soil Evaluation, 4 units on parcel on Walnut Hill Road and Village View Lane North Yarmouth, ME

Dear Lee,

I have completed a preliminary soil evaluation on 4 proposed units on parcel located on the corner of Walnut Hill Road and Village View Lane North Yarmouth, ME. The soil evaluation was conducted in accordance with the Maine Subsurface Wastewater Disposal Rules dated August 2015, as amended. I evaluated one hand excavated soil test pit on each proposed unit. The soils found on the parcel are glacial outwash soils with a watertable at approximately 24 inches. I was able to find suitable soils and area for a septic system on each proposed unit.

The soils as evaluated meet the minimum requirements of the state rules. In my opinion, there are suitable soils and area on each proposed unit for a septic system. A subsurface wastewater disposal design can be prepared at a future date.

If you have any questions or require additional information, please contact me.

Sincerely,

Mark J. Hampton C.S.S., L.S.E.
Certified Soil Scientist #216
Licensed Site Evaluator #263

5700

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 115HS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	North Yarmouth	Town/City _____	Permit # _____
Street or Road	Walnut Hill Road Lot 23/1	Date Permit Issued: ___/___/___	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #		_____	L.P.I. # _____
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____	
Name (last, first, MI)	Construction Aggregat	Fee: \$ _____ state min fee \$ _____	Locally adopted fee _____
	Owner <input checked="" type="checkbox"/>	Copy: [] Owner [] Town [] State	
Mailing Address of Owner/Applicant	82 Doughty Road North Yarmouth 04097	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.	
Daytime Tel. #	233-6463	Municipal Tax Map # _____ Lot # _____	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
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.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant _____ Date _____		Local Plumbing Inspector Signature _____ (1st) date approved _____	
		_____ (2nd) date approved _____	

PERMIT INFORMATION			
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS	
<input checked="" type="radio"/> 1. First Time System <input type="radio"/> 2. Replacement System Type replaced: _____ Year installed: _____ <input type="radio"/> 3. Expanded System a. <25% Expansion b. ≥25% Expansion <input type="radio"/> 4. Experimental System <input type="radio"/> 5. Seasonal Conversion	<input checked="" type="radio"/> 1. No Rule Variance <input type="radio"/> 2. First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="radio"/> 3. Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="radio"/> 4. Minimum Lot Size Variance <input type="radio"/> 5. Seasonal Conversion Permit	1. Complete Non-engineered System 2. Primitive System (graywater & alt. toilet) 3. Alternative Toilet, specify: _____ 4. Non-engineered Treatment Tank (only) 5. Holding Tank, _____ gallons 6. Non-engineered Disposal Field (only) 7. Separated Laundry System 8. Complete Engineered System (2000 gpd or more) 9. Engineered Treatment Tank (only) 10. Engineered Disposal Field (only) <input checked="" type="radio"/> 11. Pre-treatment, specify: <u>Fuji Clean</u> <u>CENS</u> 12. Miscellaneous Components	
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY	
2.33 <small>SQ. FT. ACRES</small>	<input checked="" type="radio"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>2</u> <input type="radio"/> 2. Multiple Family Dwelling, No. of Units: _____ <input type="radio"/> 3. Other: _____ (specify) _____ Current Use Seasonal Year Round <input checked="" type="radio"/> Undeveloped	<input type="radio"/> 1. Drilled Well <input type="radio"/> 2. Dug Well <input type="radio"/> 3. Private <input checked="" type="radio"/> 4. Public <input type="radio"/> 5. Other	
SHORELAND ZONING	DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)		
Yes <input type="radio"/> No <input checked="" type="radio"/>	TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT
	<input type="radio"/> 1. Concrete a. Regular <u>N/A</u> b. Low Profile <input type="radio"/> 2. Plastic <input type="radio"/> 3. Other: _____ CAPACITY: _____ GAL.	<input checked="" type="radio"/> 1. Stone Bed <input type="radio"/> 2. Stone Trench <input type="radio"/> 3. Proprietary Device a. cluster array c. Linear b. regular load d. H-20 load <input type="radio"/> 4. Other: _____ SIZE: <u>375</u> <small>sq. ft.</small> <u>_____</u> <small>lin. ft.</small>	<input checked="" type="radio"/> 1. No <input type="radio"/> 2. Yes <input type="radio"/> 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
	SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	DESIGN FLOW
	PROFILE CONDITION <u>5 / C</u> at Observation Hole # <u>TP1</u> Depth <u>36</u> " of Most Limiting Soil Factor	<input checked="" type="radio"/> 1. Medium---2.6 sq. ft. / gpd <input type="radio"/> 2. Medium---Large 3.3 sq. ft. / gpd <input type="radio"/> 3. Large---4.1 sq. ft. / gpd <input type="radio"/> 4. Extra Large---5.0 sq. ft. / gpd	180 _____ gallons per day BASED ON: 1. Table 4A (dwelling unit(s)) 2. Table 4C (other facilities) SHOW CALCULATIONS for other facilities 3. Section 4G (meter readings) ATTACH WATER METER DATA
		EFFLUENT/EJECTOR PUMP	LATITUDE AND LONGITUDE
		<input checked="" type="radio"/> 1. Not Required <input type="radio"/> 2. May Be Required <input type="radio"/> 3. Required Specify only for engineered systems: DOSE: _____ gallons	at center of disposal area Lat. <u>43</u> <small>d</small> <u>49</u> <small>m</small> <u>45</u> <small>s</small> Lon. <u>70</u> <small>d</small> <u>15</u> <small>m</small> <u>00</u> <small>s</small> if g.p.s, state margin of error: <u>15</u>

SITE EVALUATOR STATEMENT			
I certify that on <u>9/17/2022</u> (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
<u>Mark Hampton</u> Site Evaluator Signature	<u>263</u> SE #	<u>9/17/2022</u> Date	
<u>Mark Hampton</u> Site Evaluator Name Printed	<u>207-756-2900</u> Telephone Number	<u>_____</u> E-mail Address	

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

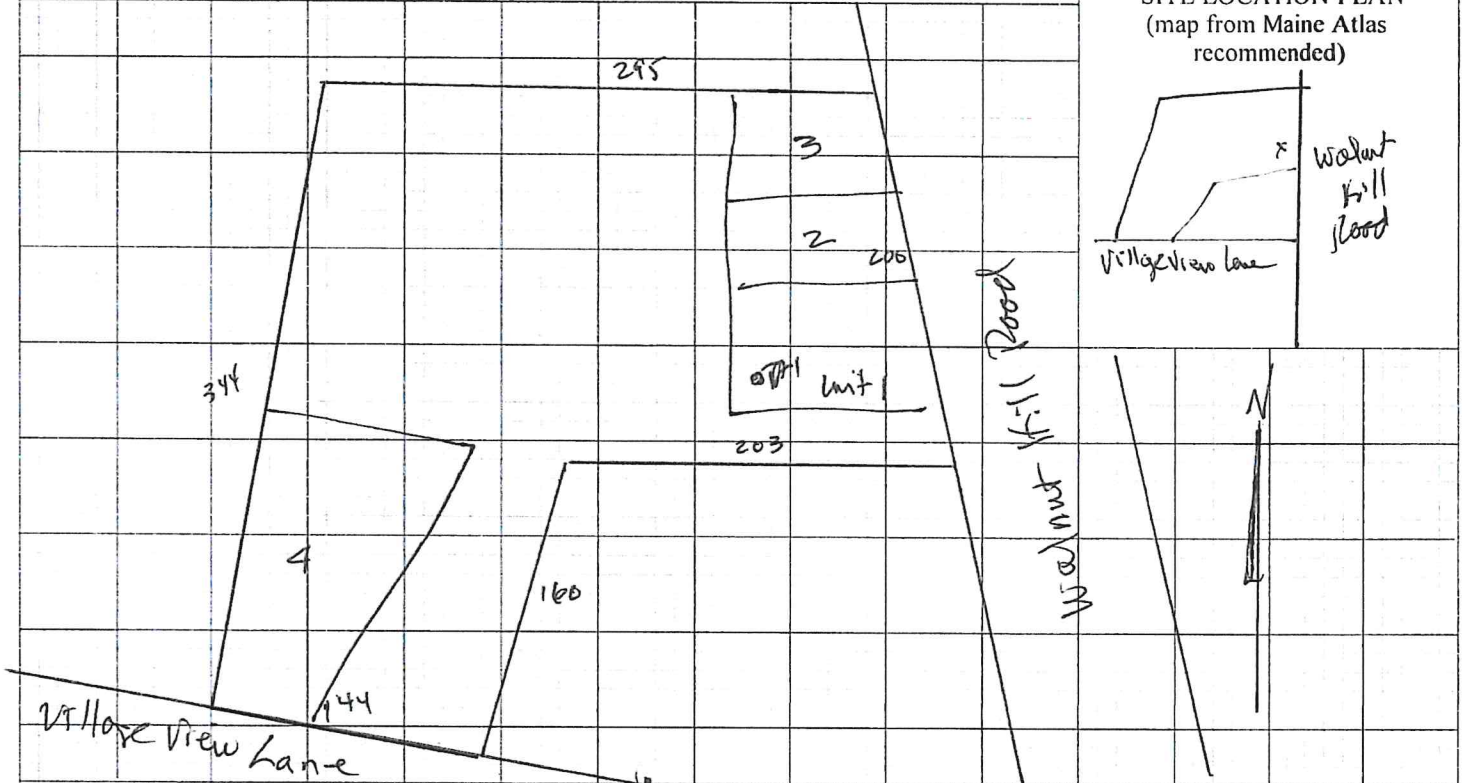
Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation: North Yarmouth
 Street, Road, Subdivision: Walnut Hill Road Lot 23/1

Owner's Name: Construction Aggregates, Inc.

SITE PLAN Scale 1" = 100 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



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

Observation Hole TP1 Test Pit Boring
 " Depth of Organic Horizon Above Mineral Soil

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Loamy Sand	Friable	Dark Brown	
10	Sand	Friable	Brown	
20				
30				
40	Sand	Friable	Olive	Common and Distinct
50				

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification 5 C Profile Condition	Slope 3 %	Limiting Factor 36 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	---------------------	--------------------------------	--

Soil Classification _____ Profile Condition	Slope _____%	Limiting Factor _____"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-----------------	---------------------------	---

[Handwritten Signature]
 Site Evaluator Signature

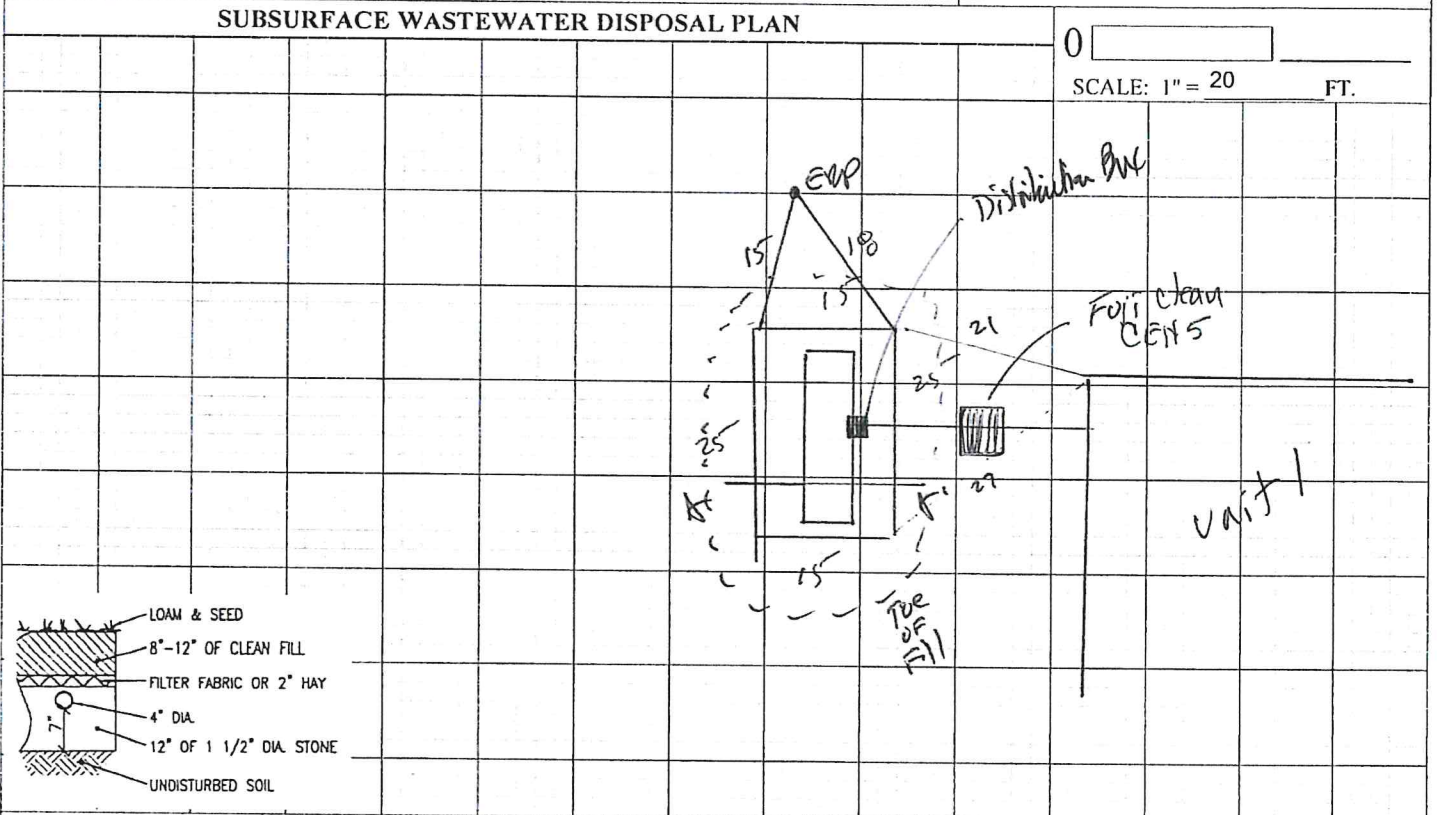
263

SE #

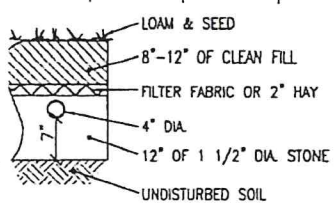
9/17/2022

Date

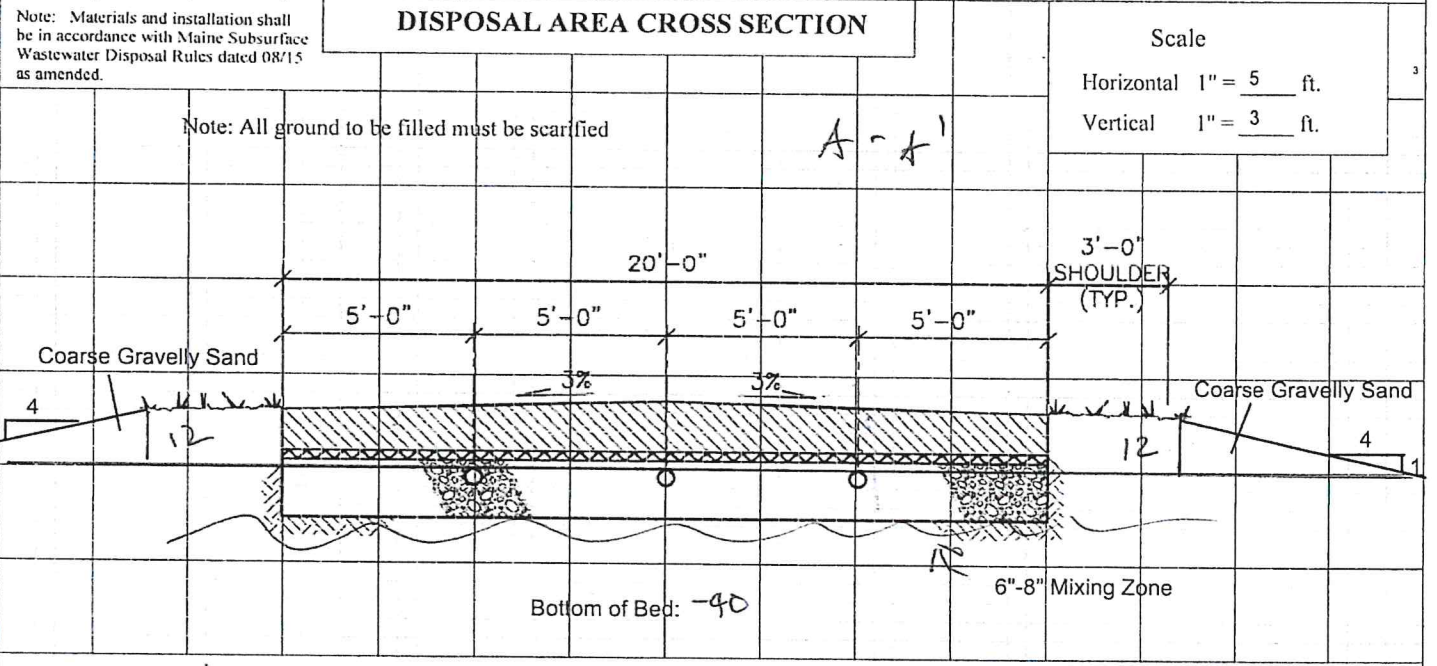
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Department of Health & Human Services Division of Environmental Health (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation North Yarmouth	Street, Road, Subdivision Walnut Hill Road Lot 23/1	Owner's Name Construction Aggregates, Inc.



0
SCALE: 1" = 20 FT.



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) 12	Finished Grade Elevation -19	Location & Description: Top of grade stake 40 inches above grade
Depth of Fill (Downslope) 12	Top of Distribution Pipe or Proprietary Device -29	Reference Elevation: 0
	Bottom of Disposal Area -40	



Scale
Horizontal 1" = 5 ft.
Vertical 1" = 3 ft.

5700

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div. Environmental Health, 118H5
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION: North Yarmouth, Walnut Hill Road Lt 23/2&3. OWNER/APPLICANT INFORMATION: Construction Aggregat. CAUTION: LPI APPROVAL REQUIRED. CAUTION: INSPECTION REQUIRED.

PERMIT INFORMATION: TYPE OF APPLICATION: 1. First Time System. THIS APPLICATION REQUIRES: 1. No Rule Variance. DISPOSAL SYSTEM COMPONENTS: 1. Complete Non-engineered System. SIZE OF PROPERTY: 2.33 ACRES. SHORELAND ZONING: No. DISPOSAL SYSTEM TO SERVE: 2. Multiple Family Dwelling. TYPE OF WATER SUPPLY: 4. Public.

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3): TREATMENT TANK: N/A. DISPOSAL FIELD TYPE & SIZE: 1. Stone Bed. GARBAGE DISPOSAL UNIT: 1. No. DESIGN FLOW: 360 gallons per day. SOIL DATA & DESIGN CLASS: 5 / C. DISPOSAL FIELD SIZING: 1. Medium--2.6 sq. ft. / gpd. EFFLUENT/EJECTOR PUMP: 1. Not Required. LATITUDE AND LONGITUDE: Lat. 43 d 49 m 46 s.

SITE EVALUATOR STATEMENT: I certify that on 9/17/2022 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241). Site Evaluator Signature: Mark Hampton. SE #: 263. Date: 9/17/2022. Telephone Number: 207-756-2900.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation
 North Yarmouth

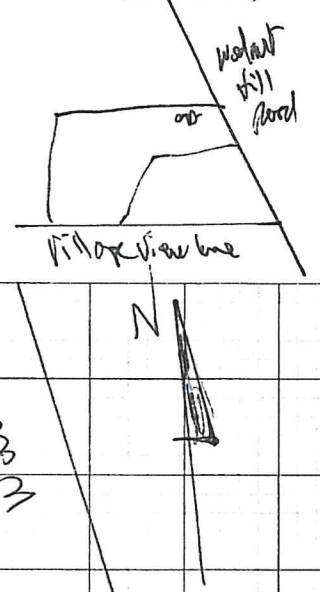
Street, Road, Subdivision
 Walnut Hill Road Lt 23/2&3

Owner's Name
 Construction Aggregates, Inc.

SITE PLAN

Scale 1" = 100 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



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

Observation Hole TP1 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Loamy Sand	Friable	Dark Brown	
10	Sand	Friable	Brown	
35	Sand	Friable	Olive	Common and Distinct

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification 5 C Profile Condition	Slope 3 %	Limiting Factor 36 "	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
--	---------------------	--------------------------------	---

Soil Classification _____ Profile Condition	Slope _____%	Limiting Factor _____"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-----------------	---------------------------	---

Walter H. Hays
 Site Evaluator Signature

263

SE #

9/17/2022

Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

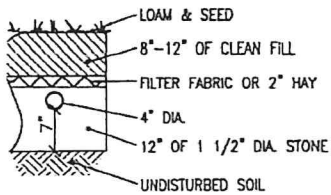
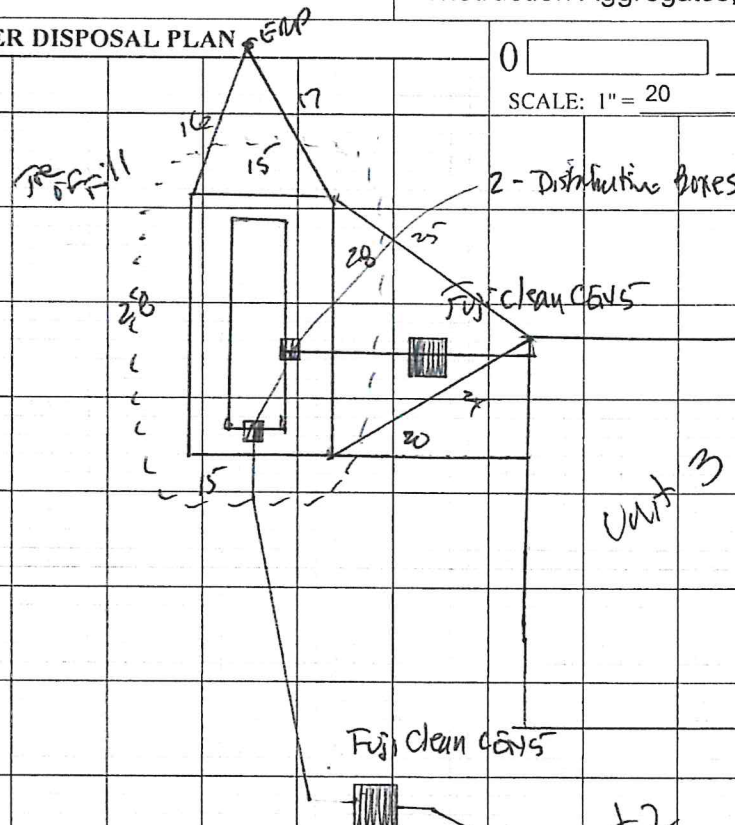
Town, City, Plantation
 North Yarmouth

Street, Road, Subdivision
 Walnut Hill Road Lt 23/2&3

Owner's Name
 Construction Aggregates, Inc.

SUBSURFACE WASTEWATER DISPOSAL PLAN

0
 SCALE: 1" = 20 FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) 12
 Depth of Fill (Downslope) 12

CONSTRUCTION ELEVATIONS

Finished Grade Elevation -19
 Top of Distribution Pipe or Proprietary Device -29
 Bottom of Disposal Area -40

ELEVATION REFERENCE POINT

Location & Description: Top of grade stake 40 inches above grade
 Reference Elevation: 0

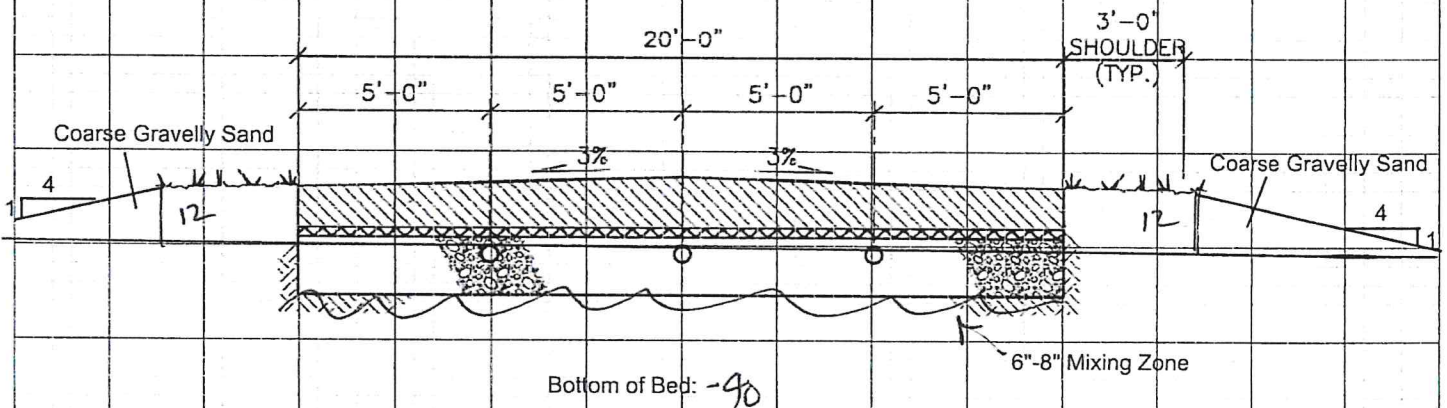
Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 08/15 as amended.

DISPOSAL AREA CROSS SECTION

Scale
 Horizontal 1" = 5 ft.
 Vertical 1" = 3 ft.

Note: All ground to be filled must be scarified

A - A'



Mary Hough
 Site Evaluator Signature

263
 SE #

9/17/2022
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services Div. Environmental Health, 11SHS (207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION: North Yarmouth, Walnut Hill Road Lt 23/4. OWNER/APPLICANT INFORMATION: Construction Aggregat. CAUTION: LPI APPROVAL REQUIRED. CAUTION: INSPECTION REQUIRED.

PERMIT INFORMATION: TYPE OF APPLICATION (1. First Time System), THIS APPLICATION REQUIRES (1. No Rule Variance), DISPOSAL SYSTEM TO SERVE (1. Single Family Dwelling Unit), TYPE OF WATER SUPPLY (4. Public).

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3): TREATMENT TANK (N/A), DISPOSAL FIELD TYPE & SIZE (1. Stone Bed), GARBAGE DISPOSAL UNIT (1. No), DESIGN FLOW (180 gallons per day), SOIL DATA & DESIGN CLASS (5 / C), DISPOSAL FIELD SIZING (1. Medium--2.6 sq. ft. / gpd), EFFLUENT/EJECTOR PUMP (1. Not Required).

SITE EVALUATOR STATEMENT: I certify that on 9/17/2022 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241). Signature: Mark Hampton, SE #: 263, Date: 9/17/2022, Telephone Number: 207-756-2900.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Health & Human Services
 Division of Environmental Health
 (207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation
 North Yarmouth

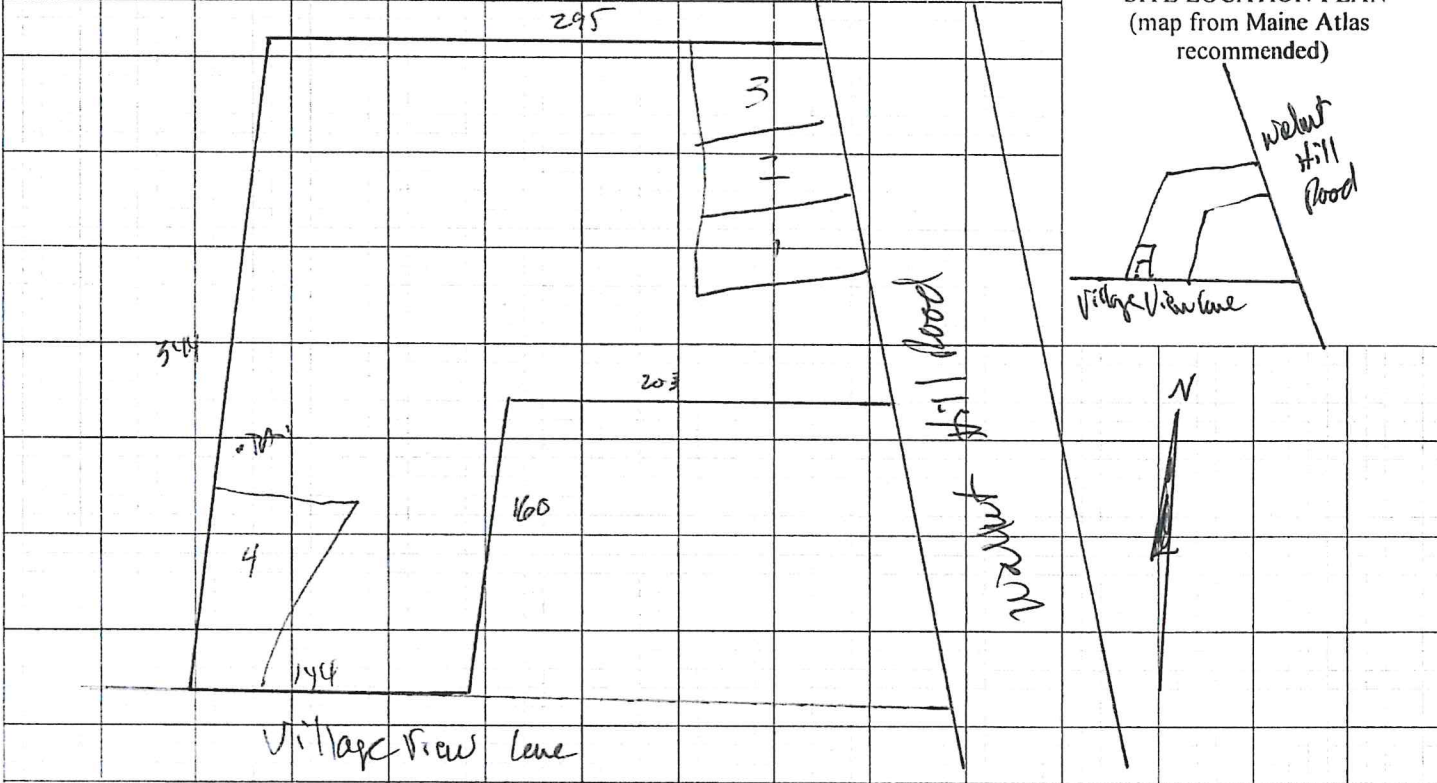
Street, Road, Subdivision
 Walnut Hill Road Lt 23/4

Owner's Name
 Construction Aggregates, Inc.

SITE PLAN

Scale 1" = 100 ft. or as shown

SITE LOCATION PLAN
 (map from Maine Atlas recommended)



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

Observation Hole TP1 Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Loamy Sand	Friable	Dark Brown	
10	Sand	Friable	Brown	
30	Sand	Friable	Olive	Common and Distinct
40				
50				

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification 5 C	Slope 3 %	Limiting Factor 28 "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile Condition			

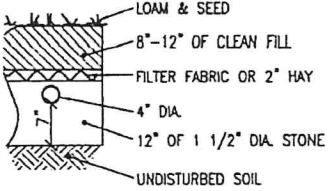
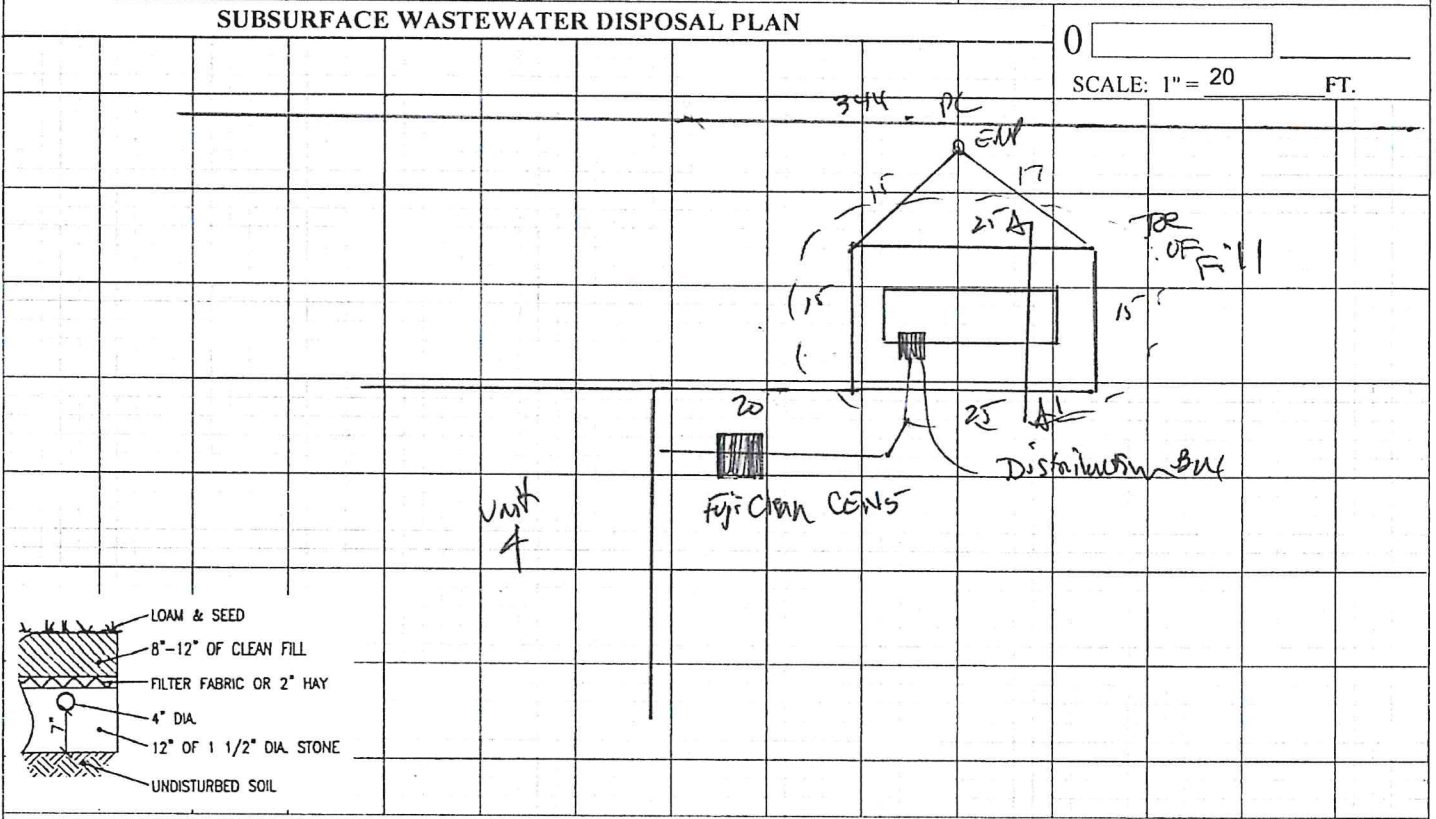
Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile Condition			

Walter H. ...
 Site Evaluator Signature

263
 SE #

9/17/2022
 Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Department of Health & Human Services Division of Environmental Health (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation North Yarmouth	Street, Road, Subdivision Walnut Hill Road Lt 23/4	Owner's Name Construction Aggregates, Inc.



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Fill (Upslope) 20	Finished Grade Elevation -19	Location & Description: Top of grade stake 40 inches above grade
Depth of Fill (Downslope) 20	Top of Distribution Pipe or Proprietary Device -29	Reference Elevation: 0
	Bottom of Disposal Area -40	

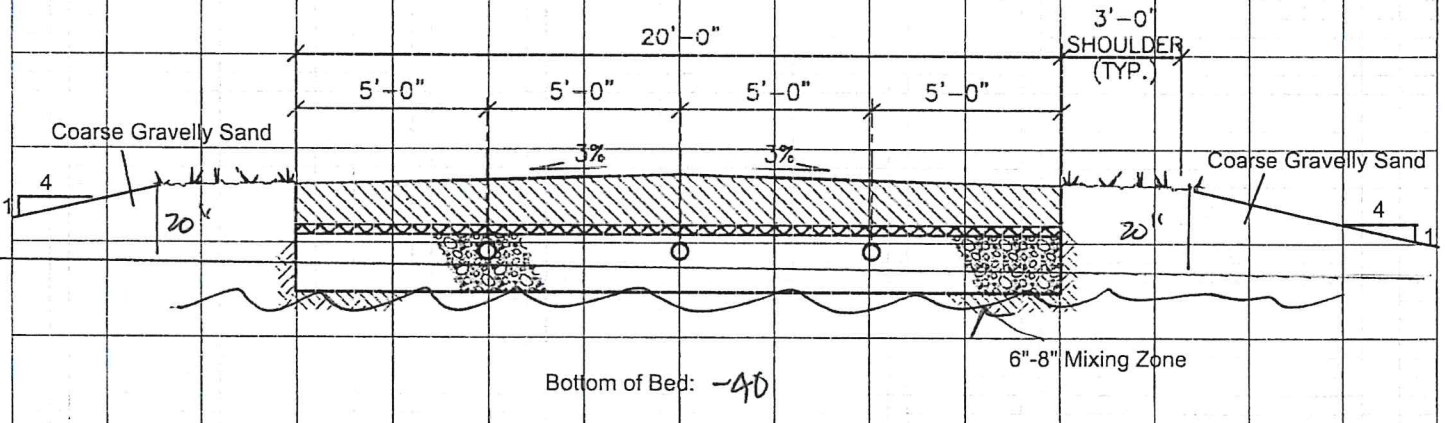
Note: Materials and installation shall be in accordance with Maine Subsurface Wastewater Disposal Rules dated 08/15 as amended.

DISPOSAL AREA CROSS SECTION

Scale	
Horizontal	1" = 5 ft.
Vertical	1" = 3 ft.

Note: All ground to be filled must be scarified

A-A'



 Site Evaluator Signature	263 SE # 9/17/2022 Date	Page 3 of 3 HHE-200 Rev. 02/11
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MARCOTTE ENVIRONMENTAL

Wastewater ♦ Groundwater ♦ Permitting ♦ Environmental Compliance

September 25, 2022

PN: #22033

SJR Engineering, Inc.
16 Thurston Drive
Monmouth, ME 04259
Attn: Steve Roberge

REFERENCE: Nitrate-Nitrogen Assessment
Lot 23, Village Center Estates
Walnut Hill Road (Rt 115), North Yarmouth, Maine

Dear Steve:

Marcotte Environmental (Marcotte) completed a Nitrate-Nitrogen Assessment for the proposed subsurface wastewater disposal field to serve the above referenced 4-unit residential development in North Yarmouth, Maine. The site and vicinity are served by public water and subsurface wastewater disposal fields (leachfields).

Information used to complete the analysis includes septic system designs provided by Mark Hampton Associates, plans prepared by SJR Engineering Inc. (SJR), and published geologic maps and literature.

PROPOSED SUBSURFACE WASTEWATER DISPOSAL SYSTEMS

The proposed development includes four (4) two-bedroom dwelling units. Wastewater will be treated at the point of generation by a FujiClean CEN advanced treatment tank and discharged to a subsurface wastewater disposal field.

Units 1 and 4 are served by individual 15-foot by 25-foot stone bed disposal field each with a design flow of 180 gallons per day (GPD). The loading rate is 0.048 GPD per square foot or 0.064 feet per day. Units 2 and 3 are served by a common 15-foot by 28-foot stone bed disposal field with a design flow of 360 GPD. The loading rate is 0.86 GPD per square foot or 0.115 feet per day.

SITE SETTING

Topographic and geologic maps showing the site and vicinity are provide as Attachment 1. The proposed development is located on gently to moderately sloping ground at the foot of the Bruce Hill / Walnut Hill. The nearest surface water is Toddy Brook to the east of the site boundary.

The Maine Geological Survey has mapped the surficial geology at the site and vicinity as marine regressive deposits over the Presumpscot Formation. Marine regressive sands were deposited in shallow marine waters during regression of the sea from the coastal area of Maine. The sands are commonly interbedded with upper layers of the Presumpscot Formation. The Presumpscot Formation consists of fine-grained silt and clay deposited in deep marine waters.

The Maine Geological Survey has not mapped the surficial deposits at the site as a significant sand and gravel aquifer. The nearest sand and gravel aquifer is located on the east side of Walnut Hill Road approximately 500 feet from the site boundary / roughly coincident with Toddy Brook.

Soils test pits at disposal field locations revealed sands to four feet below the ground surface with an estimated seasonal high-water table at approximately 2 feet below the ground surface.

NITRATE-NITROGEN IMPACT ASSESSMENT

A nitrate-nitrogen assessment was performed to estimate the distance from the disposal field at which the concentration in groundwater would reach the local groundwater protection standard of 5 milligrams nitrogen per liter (mg-N/L). The average concentration of nitrate-nitrogen in FujiClean CEN treated effluent used in this assessment is 10 mg-N/L. The background concentration of nitrate-nitrogen in groundwater and precipitation recharge are assumed to be 1 mg-N/L and 0.5 mg-N/L, respectively.

The model was constructed and solved using United States Geological Survey (USGS) ModelMuse¹ graphical user interface, MODFLOW 6², and MT3D-USGS³. A three-dimensional grid representing the model top and top/bottom of model layers was generated based upon LiDAR data from the Maine Office of GIS, and information presented on the enclosed topographic and geologic maps. Model layers from top to bottom, layer thickness, and hydrology properties are summarized below.

Model Layer/ Material	Layer Thickness (feet)	Horizontal Hydraulic Conductivity (Kh) (feet/day)	Vertical Hydraulic Conductivity (Kz) (based on Kh)	Specific Yield / Effective Porosity unitless	Longitudinal Dispersivity (feet)
Sediment	2	10	Kh	0.3	5
Upper Sand	Varies	10	Kh/3	0.15	5
Silt	Varies	1	Kh/10	0.1	5
Glacial Till	4	0.5	Kh/3	0.05	5
Bedrock, upper	25	0.001	Kh/5	0.01	3
Bedrock, lower	25	0.0001	Kh/10	0.001	2

Toddy Brook and the intermittent stream / wetland area onsite were simulated in the sediment layer with river boundary condition cells. Constant head boundary cells were used to simulate head conditions on the western/upgradient model boundary.

Recharge is estimated to be 0.005 feet per day, or 50% of an estimated average annual precipitation of 48 inches. The model was solved with a 10-to-20-foot grid size and 18-layer discretizations. Figures showing the model construction and results are provided as Attachment 2. Model results are for 10 years of loading at the design flow.

The estimated 5 mg-N/L nitrate-nitrogen plume length ranges from approximately 35 to 50 feet.

¹ ModelMuse 5.0.0.0 (3/18/2022), <https://www.usgs.gov/software/modelmuse-graphical-user-interface-groundwater-models>

² MODFLOW 6.3.0, (3/4/2022), <https://www.usgs.gov/software/modflow-6-usgs-modular-hydrologic-model>

³ MT3DMS-USGS 1.1, (6/28/2019), <https://www.usgs.gov/software/mt3d-usgs-groundwater-solute-transport-simulator-modflow>

CLOSURE

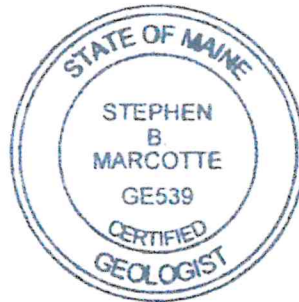
Results of this analysis indicate the proposed engineered subsurface wastewater disposal system will not result in an increase of nitrate-nitrogen above 5 mg/L in groundwater at the property boundary.

The findings discussed herein are based on an interpretation of site conditions and information provided by others. If there are changes to the disposal field design flow, or significant changes in layout, I request the opportunity to review the changes and conduct further analysis as necessary to confirm the changes do not alter the conclusions and recommendations provided herein.

Sincerely yours,
Marcotte Environmental



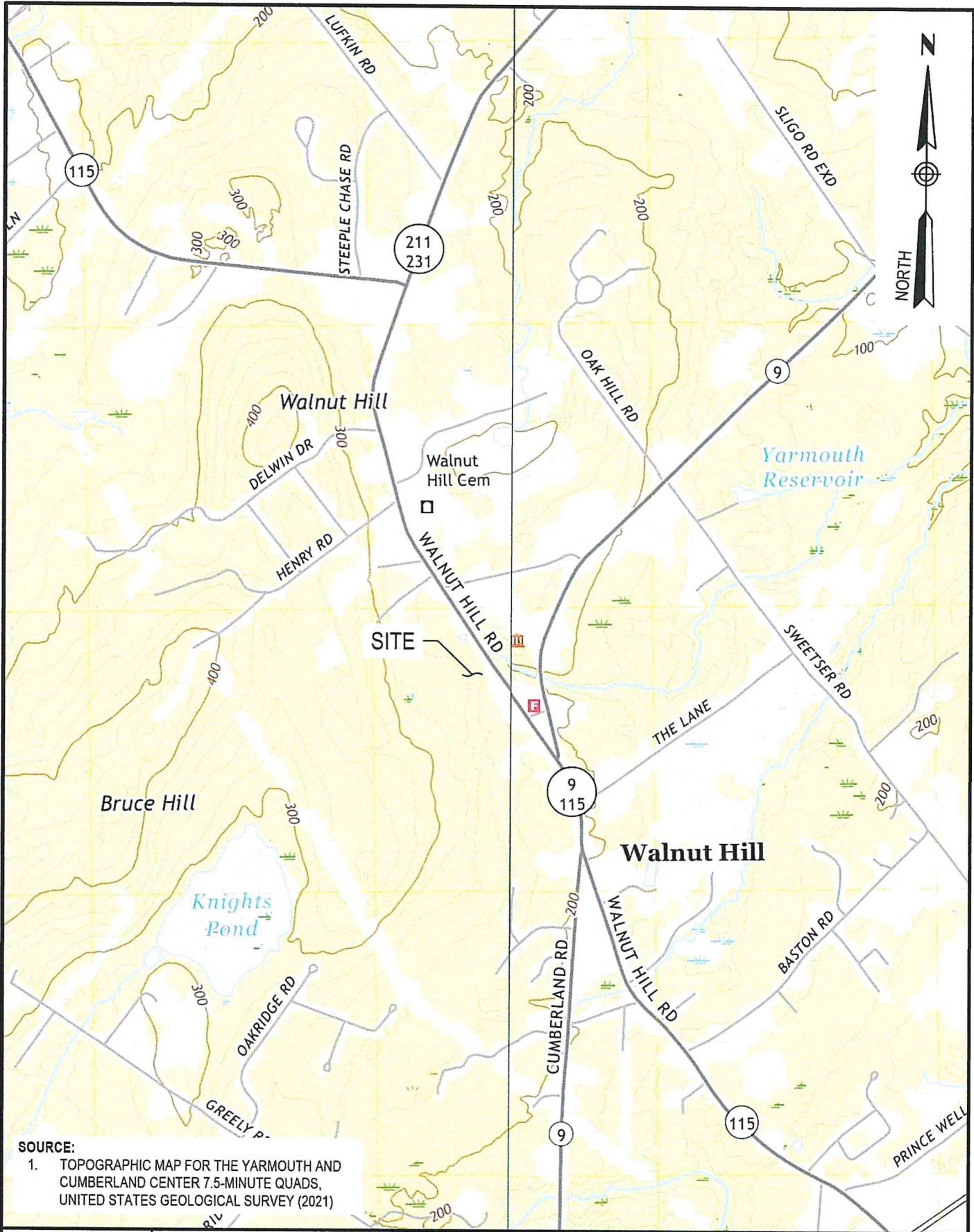
Stephen B. Marcotte, LG, LSE
Principal Geologist



Enclosures

ATTACHMENT 1

TOPOGRAPHIC & GEOLOGICAL MAPS



SOURCE:

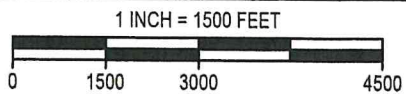
1. TOPOGRAPHIC MAP FOR THE YARMOUTH AND CUMBERLAND CENTER 7.5-MINUTE QUADS, UNITED STATES GEOLOGICAL SURVEY (2021)

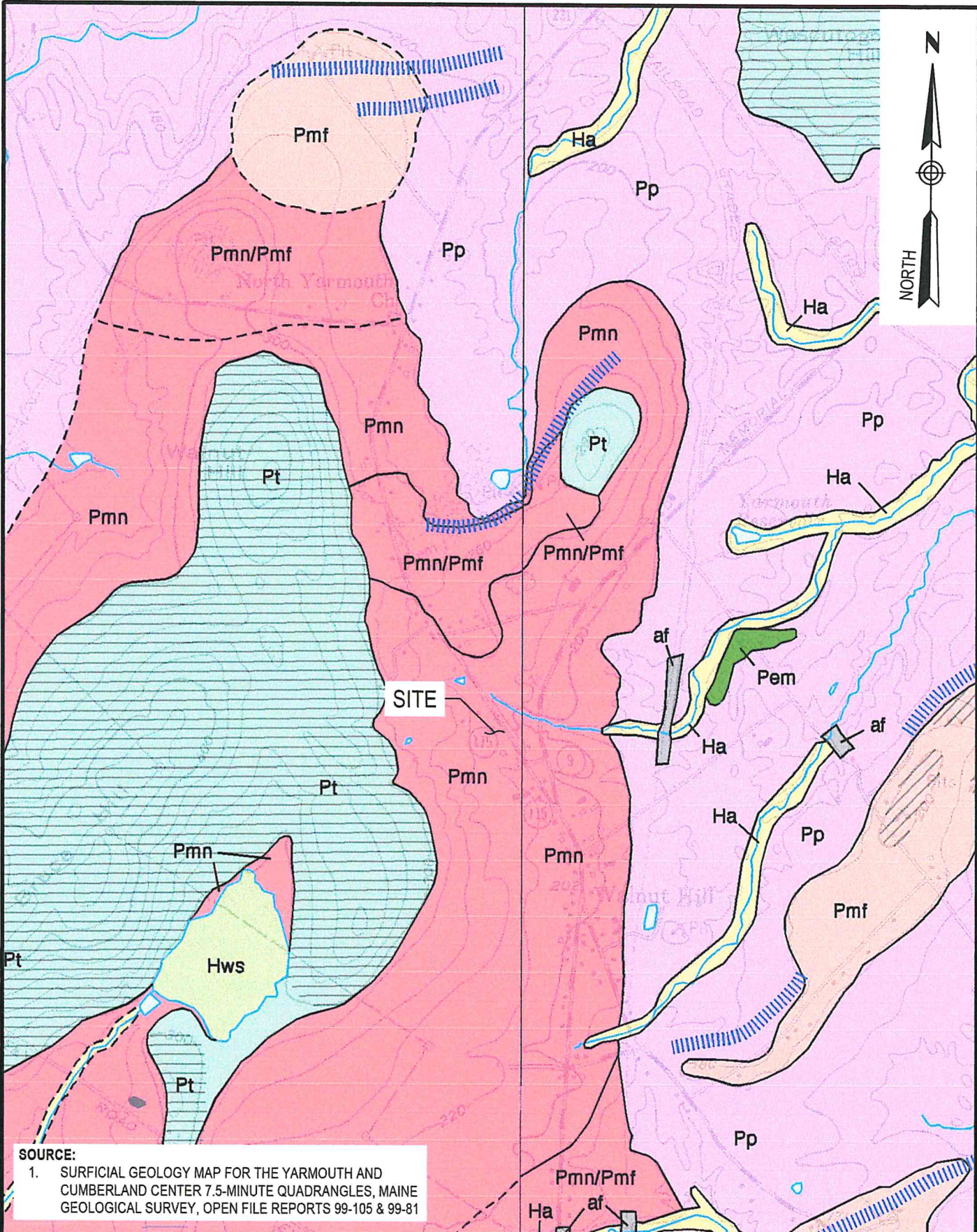
MARCOTTE ENVIRONMENTAL
28 Lindan Lane - Gray, Maine

SITE LOCATION MAP

Lot 23, Village Center Estates, Village Green Apartments
For SJR Engineering, Inc.

BY: SBM
DATE: 9/21/2022
JN: 22033
SCALE: 1" = 1500'





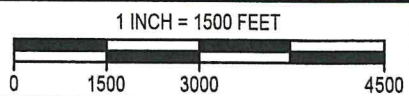
SOURCE:
 1. SURFICIAL GEOLOGY MAP FOR THE YARMOUTH AND CUMBERLAND CENTER 7.5-MINUTE QUADRANGLES, MAINE GEOLOGICAL SURVEY, OPEN FILE REPORTS 99-105 & 99-81

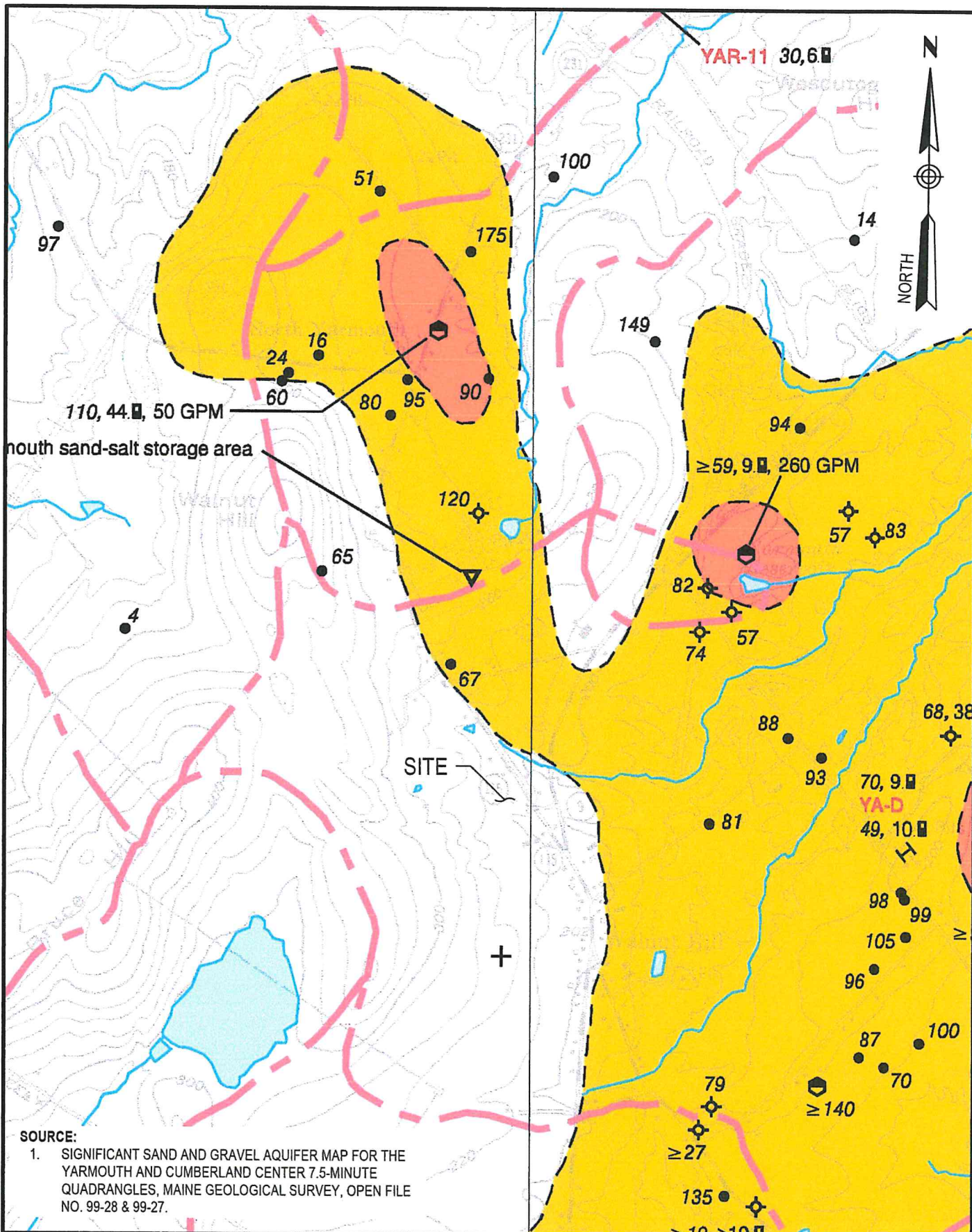
MARCOTTE ENVIRONMENTAL
 28 Lindan Lane - Gray, Maine

SURFICIAL GEOLOGY MAP

Lot 23, Village Center Estates, Village Green Apartments
 For SJR Engineering, Inc.

BY: SBM
 DATE: 9/21/2022
 JN: 22033
 SCALE: 1" = 1500'





SOURCE:

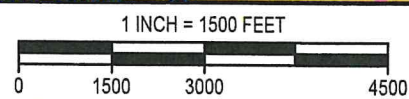
1. SIGNIFICANT SAND AND GRAVEL AQUIFER MAP FOR THE YARMOUTH AND CUMBERLAND CENTER 7.5-MINUTE QUADRANGLES, MAINE GEOLOGICAL SURVEY, OPEN FILE NO. 99-28 & 99-27.

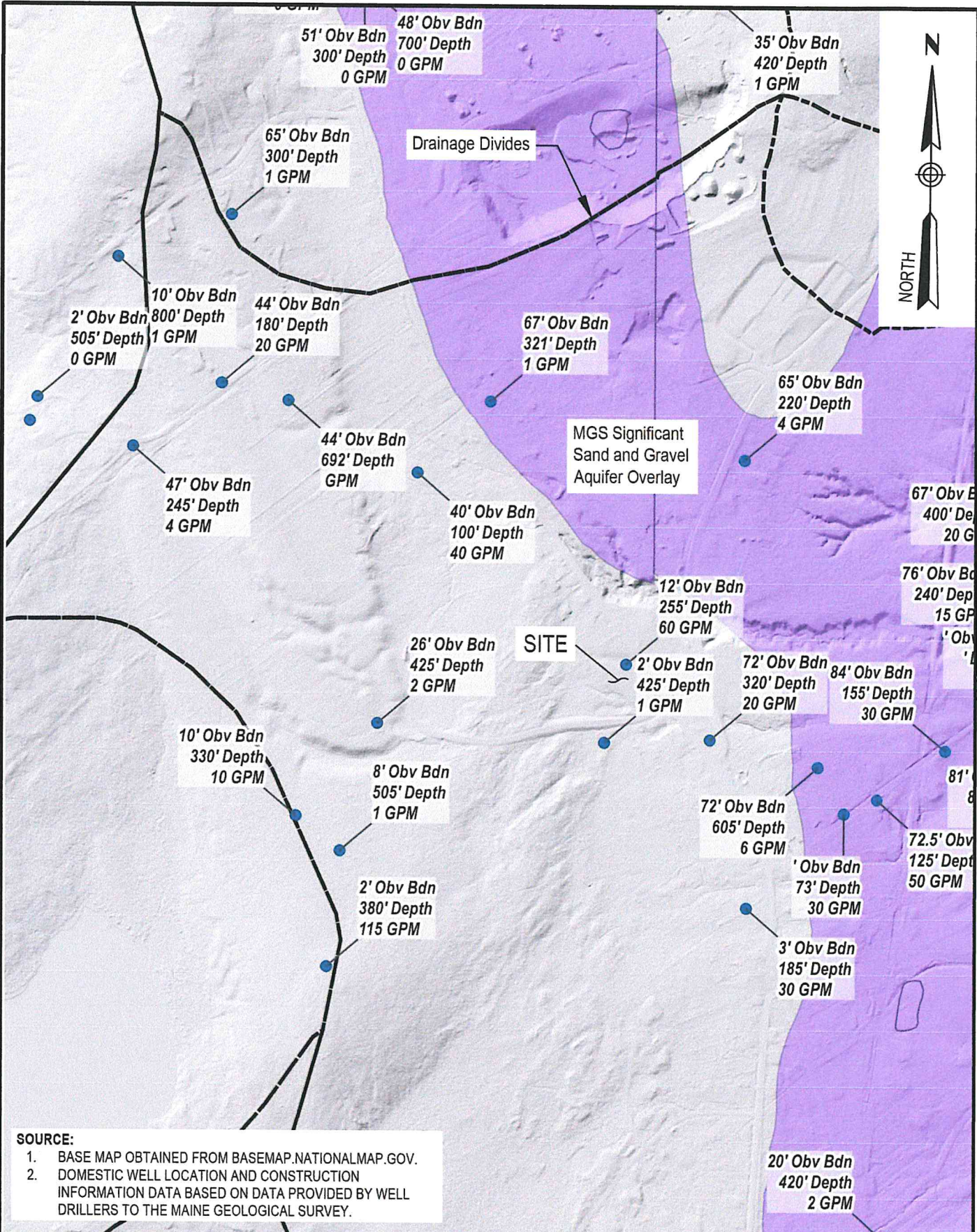
MARCOTTE ENVIRONMENTAL
28 Lindan Lane - Gray, Maine

SIGNIFICANT SAND & GRAVEL AQUIFER MAP

Lot 23, Village Center Estates, Village Green Apartments
For SJR Engineering, Inc.

BY: SBM
DATE: 9/21/2022
JN: 22033
SCALE: 1" = 1500'





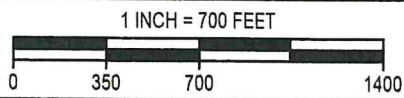
SOURCE:

1. BASE MAP OBTAINED FROM BASEMAP.NATIONALMAP.GOV.
2. DOMESTIC WELL LOCATION AND CONSTRUCTION INFORMATION DATA BASED ON DATA PROVIDED BY WELL DRILLERS TO THE MAINE GEOLOGICAL SURVEY.

MARCOTTE ENVIRONMENTAL
28 Lindan Lane - Gray, Maine

DOMESTIC WATER WELL INVENTORY MAP
Lot 23, Village Center Estates, Village Green Apartments
For SJR Engineering, Inc.

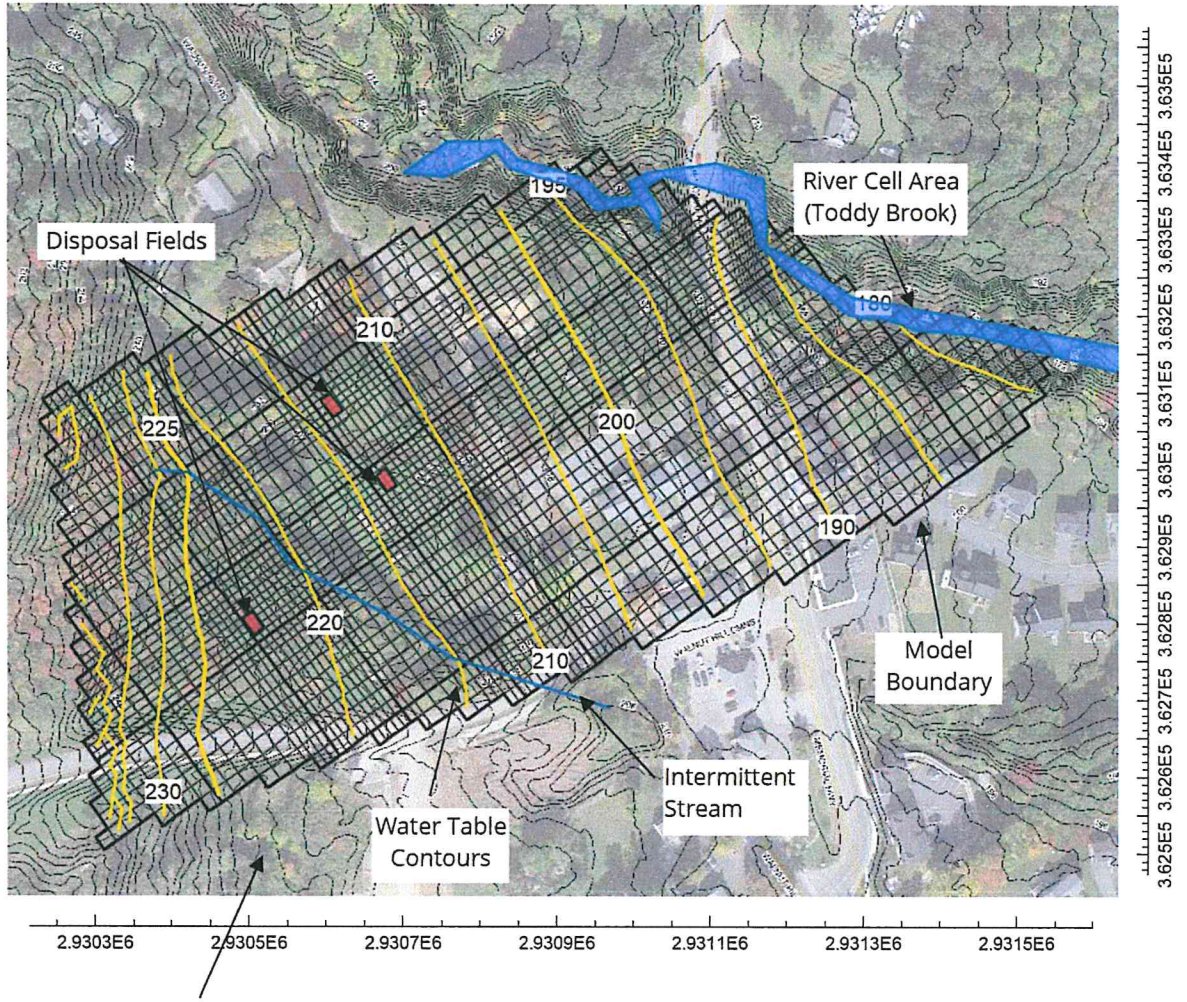
BY: SBM
DATE: 9/21/2022
JN: 22033
SCALE: 1" = 1500'



ATTACHMENT 2

NITRATE-NITROGEN ASSESSMENT MODEL RESULTS

Model Setup / Water Table Elevation Contours



GIS Background with 2 ft topography (black) & google aerial photograph.

Nitrate-Nitrogen Plume Map

