

CAMDEN ZONING BOARD of APPEALS
Thursday March 10, 2022
12:30PM SITE WALK and 5PM PUBLIC HEARING

The 5PM Meeting will be streamed at www.youtube.com/TownofCamdenMaine, and held by teleconference through Zoom. During the Public Comment portion of the hearing, Zoom participants may comment by joining the meeting using this link: <https://us02web.zoom.us/j/5938375694> Phone calls or texts sent to Jeremy Martin at (207) 930-5431 and written comments sent to the email below will be accepted during the Public Hearing as allowed by the Ordinance and the Board. Request copies of supporting documents by mail to Town of Camden, Post Office Box 1207, Camden, Maine 04843, Attention: Codes, by email to jmartin@camdenmaine.gov; or by phone to (207) 236-3353 X7112.

12:30 PM: 237 Beaucaire Avenue: Site Visit

A Site Walk is a public meeting and open to the public to attend. The purpose is for Board members to gather information on the aspects of the site specific to the Application. Members are there to listen, but not to engage in discussion with the Applicant, other members of the Board or the Public. The Public will have no opportunity to ask questions or to speak to the application until the Public Hearing.

5PM: Convene Zoom Meeting (see link above)

1. PROCESS for ZOOM MEETING: Jeremy Martin

2. PUBLIC HEARING: ARTICLE VI SECTION 6. CHANGES TO NON-CONFORMING STRUCTURES IN THE SHORELAND:

Property Owner/Applicant:	Allison Maguire, Trustee, ALM Family Living Trust
Agent:	OPAL: Alexandra Pagán, Project Manager
Location:	237 Beaucaire Avenue: Map 106 Lot 35: Lake Megunticook: Rural 1 District (RU-1)

The Applicant is seeking permission to demolish, rebuild and expand the existing cottage on the same general footprint entirely within the 100' setback from Lake Megunticook.

BOARD QUORUM:

Appoint Alternates as Voting Members then list members who are present and will be voting.

DECLARATION of CONFLICT or BIAS

PLANNER'S SUMMARY: Jeremy Martin

APPLICANT'S STANDING to APPLY:

APPLICANT'S SUBMISSIONS ENTERED INTO THE RECORD:

APPLICANT'S PRESENTATION: OPAL

Applicant's Presentation and Testimony
Questions from the Board

PUBLIC TESTIMONY

Comments from the Public: 1st Round:

Comments/Questions from the Board:

Comments from the Public 2nd Round:

CLOSE PUBLIC HEARING

BOARD DELIBERATION

FINDINGS OF FACTS and DECISION

**ZBA MEETING PROCEDURE – THIS DOES NOT NEED TO BE READ ALOUD –
It is for procedural purposes only**

Chair:

- Call the Meeting to Order
- List the names of members who are present and will be voting. Alternate Members will be voting and should be designated as Voting Members at this time.
- Read the following: “The Board is convened this evening to hear the Application of the ALM Family Living Trust, for property at 237 Beaucaire Avenue., and the request to demolish the existing cottage and rebuild.”

DECLARATION OF CONFLICT

Ask Members to declare any possible conflict of interest they might have regarding the case before them.

PUBLIC HEARING

DEB: Read the rules for conducting Public Hearings (Copy attached.)

CEO SUMMARY:

Jeremy will explain why the Application is before the Board and enter his testimony into the record.

STANDING TO APPLY:

Enter any documents in support of standing (Deed) into the record as evidence.

DEB: The Deed on record for this property does not list Allison Maguire as Trustee of the ALM Family Living Trust, but our electronic property record is in her name. Because of this discrepancy, could you ask Allison to explain for the record, her ownership/Trustee status.

As of today, the Applicant has submitted anything to support standing. By meeting time she may have, and this clarification may not be necessary.

POSSIBLE MOTION: We find the testimony of the Applicant clarifying her role as Trustee of the ALM Family Trust, and ownership of the property at 237 Beaucaire Avenue, sufficient to show standing to apply.

VOTE:

APPLICANT’S SUBMISSIONS:

POSSIBLE MOTION to accept the Applicant’s submissions packet prepared by OPAL and dated 02.01.2022, with components of the packet listed on the cover, and a Boundary Survey prepared by Timothy Gallant, PLS, dated 11.11.2021.

APPLICANT’S PRESENTATION:

DEB: Ask the Applicant/Agent to introduce those who will be offering testimony and presenting the Application. Once the presentation has ended go to:

QUESTIONS of the APPLICANT from the BOARD:

COMMENTS FROM THE PUBLIC: 1ST ROUND

COMMENTS/QUESTIONS from the BOARD:

COMMENTS FROM THE PUBLIC: 2ND ROUND: IF NEW INFO

FINAL QUESTIONS of the APPLICANT – (This is also a chance for the Applicant to respond to comments made during the public hearing.)

REMINDER: Once the Public Hearing has been closed, no new information can be entered into evidence by the Applicant or the Public. The Applicant can respond to clarifying questions from the Board, but otherwise no one is permitted to speak.

SITE WALK OPTION: IF THIS IS YOUR CHOICE DO NOT CLOSE THE PUBLIC HEARING!!

If after hearing all the evidence, the Board decides they would like to visit the Site to put all the information into perspective on the ground, you should entertain a MOTION to Continue the Public Hearing to March 10, 2022, at 5 pm, for the purpose of conducting a Site Visit. Then when you reconvene on the 10th, you will enter the information you gathered on site into the record.

Then set a date and time for the Site Visit.

POSSIBLE MOTION to close the Public Hearing/VOTE:

BOARD DELIBERATION and FINDINGS of FACT:

POSSIBLE MOTION: To Find as a Fact that this property is located at 237 Beaucaire Avenue; Tax Map 106 Lot 35 in the Rural 1 District where there is an existing cottage that the Applicant wishes to demolish and reconstruct.

VOTE:

POSSIBLE MOTION: To Find as a Fact that the structure in question is located entirely within the 100' setback from Megunticook Lake; and, to Find that the Zoning Board of Appeals is charged with the review of Applications for a Change to a Nonconforming Structure in the Shoreland, including demolition and reconstruction, as described at Article VI Section 6.

VOTE:

FOR NONCONFORMING STRUCTURES IN THE SHORELAND

Article VI Section 6 (See Attached excerpt from the Zoning Ordinance):
Find that:

- Article VI Section 6 (1) Expansion will apply;
- 6(2) Foundations will apply;
- 6(3) Relocation will apply; and
- 6(4) Reconstruction or Replacement will apply

EXPANSION: VI 6(1): Check the Applicants expansion calculations against what is permitted:
1) Within 75' of the Lake; and (2) between 75' & 100'.

See Jeremy's Memo, Sheets D110 and D111 and rely on testimony from the Applicant if applicable.

POSSIBLE MOTION: Based on the documentation and testimony provided by the Planner and the Applicant, the Board Finds that the proposed expansion of **??SF** meets the criteria of Article VI(6) 1(c)(i) and (ii).

VOTE:

FOUNDATION: VI 6(2): Confirm that the existing foundation is being expanded or replaced bringing 3. Relocation into play.

Rely on testimony and any Sheets offering information by #.

POSSIBLE MOTION: Based on documentation and testimony provided by the Applicant, the Board Finds that the Applicant's request includes removing the existing foundation and installing a new frost wall foundation for the new cottage and the connector and must be reviewed under Section 6(3)(a) and (b) Relocation.

VOTE:

RELOCATION: VI (6) 3: Determine if there is anywhere else the new structure can go on the lot.

(3)(b):

In determining whether the proposed location of the building meets the setback to the greatest practical extent, the Zoning Board of Appeals shall consider the items listed below to determine whether the cottage can be relocated to a site on the lot that would be more conforming than the site proposed with regard to setbacks than the site proposed by the Applicant.

NOTE to the BOARD: The Applicant will have submitted information to address these conditions in their packet. The goal here is to go one-by-one through these items, discuss and then describe how they impact the ability of the Applicant to move the building back "to the greatest practical extent."

You will have evidence, as well as testimony, to rely on to make specific Findings of Fact on each of the following items.

- the size of the lot: i.e. how does the size of the lot affect the ability to relocate the structure outside the 100' setback? The shape of the lot could also be a factor if it becomes too narrow to be able to meet setbacks.
- the slope of the land: i.e. is the slope such that it would be an impediment to moving back? If there is a slope would the required excavation cause more environmental damage than leaving the structure in the location where the existing cottage stands?
- the potential for soil erosion: Would moving back mean excavation or other activity that could result in an increased potential for erosion.
- the location of other structures on the property and on adjacent properties. Are there any structures that limit relocation?
- the location of the septic system and other on-site soils suitable for septic systems (See (a) ii)) Does the proposed location of the new septic field limit the ability to move the cottage to a conforming location? Is there any other location that could serve as a suitable site?

- the type and amount of vegetation to be removed to accomplish the relocation. Would there be greater environmental impact if the new cottage were to be located in a more conforming location. It is anticipated that trees will be lost to the construction project as a whole. Would a more conforming location result in a greater reduction in the canopy than will result after the site work for the expanded cottage (with a new foundation) in the location where it is located now is completed.

POSSIBLE MOTION: Based on our Findings of Facts above we Find; 1) that there is no other suitable location on this property to relocate a new cottage **OR** 2) that there is another location that is suitable for relocating the structure further from the Lake.

THEN GO TO: 3(a)

(a) A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Zoning Board of Appeals, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules, or that a new system can be installed in compliance with the law and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more nonconforming.

POSSIBLE MOTION: We Find that the Applicant's copy of a permit application for a new Subsurface Wastewater Disposal System Application, which has been sized for the expanded use of the property, satisfies the sewage disposal requirements of 3(a) above.

1) IF you Find that the proposed reconstruction of the new cottage in the same location as the existing structure satisfies 3(b):

POSSIBLE MOTION: Based on our findings above that there is no other suitable site to relocate the structure on this lot, we Find that the current location meets all setback requirements to the greatest practical extent and approve the proposed location as shown on Sheet D111.

2) IF you Find that the proposed reconstruction can be located in a more conforming location:

POSSIBLE MOTION: Based on our findings above that there are options available to the Applicant to relocate the new cottage further from the Lake in a more conforming location, we Find that the Application does not meet the requirements of (3)(a) above.

Go to part 6 (4) Reconstruction/Replacement

(4) Reconstruction or Replacement

Any nonconforming structure which is located less than the required setback from a water body, tributary stream or wetland and which is removed ... by more than 50% of the market value of the structure before such ... removal, may be reconstructed or replaced ... provided that such reconstruction or replacement is in compliance ... with the requirements of subsection 2(b) herein.

1) If the total amount of floor area and volume of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed structure shall be replaced or constructed at less than the setback requirement for a new structure.

POSSIBLE MOTION: Based on our Findings in 3(a) and (b) above, we FIND that there are suitable locations for the new cottage other than the one proposed by the Applicant that moves the greatest portion of the structure possible as far back from the Lake is practicable.

(4) Continued: When it is necessary to remove vegetation in order to replace or reconstruct a structure, vegetation shall be replanted in accordance with Section 6 (3)(b) above.

POSIBLE FINDING: The Board relies on the testimony of the Planner/CEO stating that he is responsible for ensuring that any replanting required by this Ordinance will be completed according to the standards outlined in Article X.

POSSIBLE MOTION: Using the findings from above, make a Motion regarding whether or not the relocation conforms to all requirements of Section (4) to the greatest practical extent.

FINAL MOTION:

Based on your findings either approve, disapprove or approve the Application (with or without conditions) for the ALM Family Living Trust/Allison Maguire Trustee, for the reconstruction of a non-conforming structure in the Shoreland at 237 Beaucaire Avenue.

MEMORANDUM

To: Deb Chapman, ZBA chair
ZBA members
From: Jeremy Martin, Planning and Development Director
Date: February 19, 2022
Re: 237 Beaucaire Ave – Proposed Changes in Nonconforming Structure in Shoreland Area

The applicant is proposing to demolish an existing structure in the shoreland zone and replace it with a new structure, utilizing the 30% expansion allowance for structures within the required setbacks along with a new “conforming” addition.

The project is required to be reviewed by the ZBA per Article VII, Section 3, Powers and Duties, subsection (4) Changes in Nonconforming Structures, as the the applicant proposes to demolish and replace a nonconforming structure by reconstructing and expanding- utilizing the 30% expansion provision- and building a conforming addition to the structure.

The Planning and Development Director and the Code Enforcement Officer have reviewed the applicant’s proposed project’s application for completeness, and find the application to be complete. It was also reviewed for compliance and consistency with the shoreland zone development standards and found to be compliant with those standards.

In your review you will utilize Article VI Section 6, subsection 4, ***Reconstruction or Replacement***, Article VI Section 6 , subsection 1 ***Expansions***, Article VI, Section 6, subsection (2) ***Foundations*** and, Article 6, subsection (3) ***Relocation***. The primary review that needs to be reviewed and acted upon is whether or not the reconstruction or replacement is in compliance with the setback requirements to the “greatest practical extent possible.” In the application, the applicant has provided reasons supporting their contention that the project can’t meet the current setbacks and is meeting the standard to the “greatest practical extent,” due to the slope of the land and less disturbance to the site. In determining whether the building meets the setback to the “greatest extent practical” the Board shall consider the size to the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed.

The process memo that Jeanne provided you, previously, does a good job at guiding you the through the review process. I would add, that if the Board feels that a decision can’t be made based on the application materials and testimony of the applicant and their licensed design professionals, it may be prudent to request a site walk to review the existing and proposed conditions at the site. A site walk would need to be part of the public hearing, and the applicant can detail the proposed plans in person on the site.

237 BEAUCAIRE: APPLICABLE ORDINANCE SECTIONS

Article VI Section 6. Changes in Nonconforming Structures in Shoreland Areas

Within shoreland setbacks, a nonconforming structure may be modified under the following circumstances.

(1) Expansions

(c) All other legally existing nonconforming principal and accessory structures that do not meet the water body, tributary stream, or wetland setback requirements may be expanded or altered as follows ...

(i) For structures located less than 75 feet from the normal high-water line of a water body... the maximum combined total footprint for all structures may not be expanded to a size greater than 1,000 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structure may not be greater than 20 feet or the height of the existing structure, whichever is greater.

(ii) For structures less than 100 feet from the normal high-water line of a great pond classified as a GPA or a river flowing to a great pond classified as GPA, the maximum combined total footprint for all structures may not be expanded to a size greater than 1,500 square feet or 30% larger than the footprint that existed on January 1, 1989, whichever is greater. The maximum height of any structures may not be made greater than 25 feet or the height of the existing structure, whichever is greater. Any portion of those structures located less than 75 feet from the normal high-water line of a water body, tributary stream, or upland edge of a wetland must meet the footprint and height limits in Article VI, Section 6, (1), (b), (i) and Article VI, Section 6, (1), (c), (i), above.

(d) An approved plan for expansion of a nonconforming structure must be recorded by the application with the Registry of Deeds, within 90 days of approval. The recorded plan must show the existing and proposed footprint of the non-conforming structure, the existing and proposed structure height, the footprint of any other structures on the parcel, the shoreland zone boundary and evidence of approval by the municipal review authority.

(e) Upon satisfaction of all criteria and applicable Zoning Ordinance requirements, the CEO shall issue the permit two weeks after mailing notices by first class prepaid U.S. postage to the last known mailing address of all abutters.

(2) Foundations

Whenever a new, enlarged, or replacement foundation is constructed under a nonconforming structure, the structure and new foundation must be placed such that the setback requirement is met to the greatest practical extent as determined by the Zoning Board of Appeals, or its designee, basing its decision on the criteria specified in Section 6(3)(a) and (b) Relocation below.

(3) Relocation

(a) A nonconforming structure may be relocated within the boundaries of the parcel on which the structure is located provided that the site of relocation conforms to all setback requirements to the greatest practical extent as determined by the Zoning Board of Appeals, and provided that the applicant demonstrates that the present subsurface sewage disposal system meets the requirements of State law and the State of Maine Subsurface Wastewater Disposal Rules, or that a new system can be installed in compliance with the law and said Rules. In no case shall a structure be relocated in a manner that causes the structure to be more nonconforming.

(b) In determining whether the building relocation meets the setback to the greatest practical extent, the Zoning Board of Appeals shall consider the size of the lot, the slope of the land, the potential for soil erosion, the location of other structures on the property and on adjacent properties, the location of the septic system and other on-site soils suitable for septic systems, and the type and amount of vegetation to be removed to accomplish the relocation.

The revegetation piece is Jeremy's to judge and approve:

When it is necessary to remove vegetation within the water or wetland setback area in order to relocate a structure ..., the area from which the relocated structure was removed must be replanted with vegetation.

(4) Reconstruction or Replacement

Any nonconforming structure which is located less than the required setback from a water body, tributary stream or wetland and which is removed, or damaged or destroyed, regardless of the cause, by more than 50% of the market value of the structure before such damage, destruction or removal, may be reconstructed or replaced provided that a permit is obtained within eighteen (18) months of the date of said damage, destruction, or removal and provided that such reconstruction or replacement is in compliance with the water body, tributary stream or wetland setback requirement to the greatest practical extent as determined by the Zoning Board of Appeals in accordance with the requirements of subsection 2(b) herein. In no case shall a structure be reconstructed or replaced so as to increase its nonconformity. If the reconstructed or replacement structure is less than the required setback it shall not be any larger than the original structure, except as allowed pursuant to Section 6, (1) above, as determined by the non-conforming footprint of the reconstructed or replaced structure at its new location. If the total amount of floor area and volume of the original structure can be relocated or reconstructed beyond the required setback area, no portion of the relocated or reconstructed structure shall be replaced or constructed at less than the setback requirement for a new structure. When it is necessary to remove vegetation in order to replace or reconstruct a structure, vegetation shall be replanted in accordance with Section 6 (3)(b) above.

...In determining whether the building reconstruction or replacement meets the setback to the greatest practical extent, the Zoning Board of Appeals shall consider, in addition to the criteria in paragraph 2 above, the physical condition and type of foundation present, if any.

To Whom It May Concern,

In regards to my property at 237 Beaucaire Ave., OPAL has my permission to represent me during the Zoning Board Hearing, which will be held in Camden on January 27th, 2022.

Sincerely,

A handwritten signature in black ink, consisting of a large, stylized 'A' followed by a long, sweeping horizontal line that tapers off to the right.

Allison Maguire

PROJECT NAME:
Beaucaire Residence

PROJECT LOCATION:
237 Beaucaire Ave.
Camden, Maine 04843

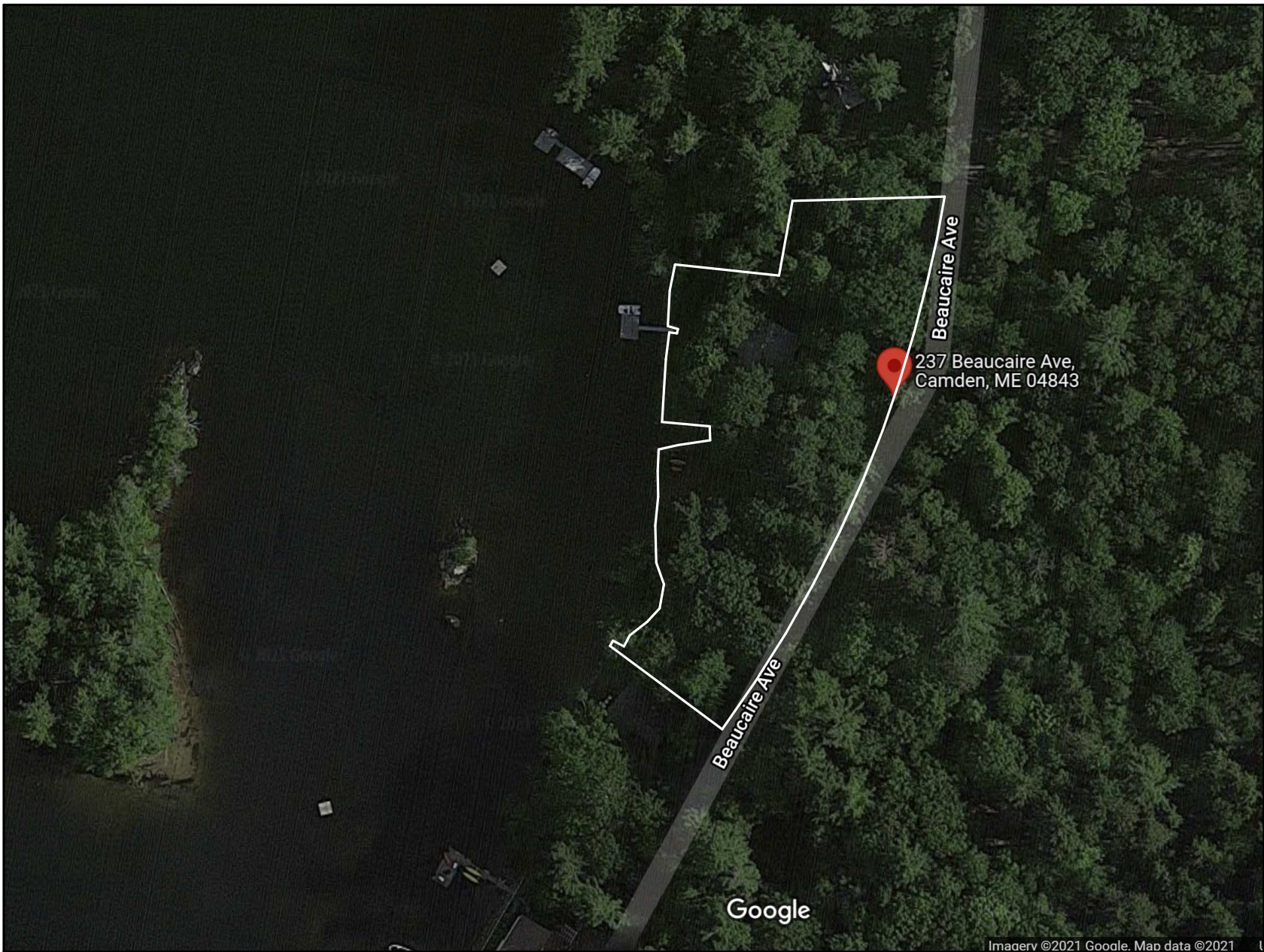
ARCHITECT:
OPAL
137 HIGH STREET
BELFAST, ME 04915
T: 207 640 6300
www.opalarch.us



SHEET LIST - ZBA	
SHEET NUMBER	SHEET NAME
D0002	CODE & ZONING SUMMARY - PROJECT NARRATIVE
D100	PHOTOS - EXISTING RESIDENCE
D101	PHOTOS - EXISTING RESIDENCE
D110	EXISTING - BUILDING & GROUND COVERAGE - COMBINED LOTS
D111	PROPOSED - BUILDING & GROUND COVERAGE - COMBINED LOTS
D112	SITE PLAN - AVERAGE GRADE CALCULATION
D113	GOOGLE MAP - AERIAL VIEW
D114	STREET VIEW OF TREE CANOPY
D115	STREET VIEW OF TREE CANOPY
D117	TREE CANOPY DIAGRAM - EXISTING - COMBINED LOTS
D118	TREE CANOPY DIAGRAM - PROPOSED - COMBINED LOTS
D201	LAKE LEVEL FLOOR PLAN
D202	LIVING LEVEL FLOOR PLAN
D203	ENTRY / GARAGE LEVEL FLOOR PLAN
D204	GARAGE UPPER LEVEL FLOOR PLAN
D301	ELEVATION - GARAGE NORTH
D302	ELEVATION - HOUSE AND CONNECTOR NORTH
D303	ELEVATION - HOUSE EAST
D304	ELEVATION - GARAGE EAST
D305	ELEVATION - HOUSE SOUTH
D306	ELEVATION - GARAGE AND CONNECTOR SOUTH
D307	ELEVATION - WEST

1 PROJECT DIRECTORY

2 SHEET LIST



3 SITE LOCATION
NOT TO SCALE

PROJECT INFORMATION

Lot Information

Address: 237 Beaucaire Avenue, Camden, ME Parcel #: 106-035-000-000
Lot #: 035-000
Lot Area: 1.1 acres (45,114 SF)

Summary of Zoning Regulations

Zoning Restrictions: Based on Zoning Ordinance of the Town of Camden, Maine

Zoning District: Rural District 1 (RU-1)

Min Lot Area: 40,000 sf per Shoreland Overlay (60,00 per RU-1) Min Lot Area Per Dwelling: 40,000 sf

Min Street Frontage: 150'
Existing: 402.5'

Lot area: 45,114 SF

Max Building Coverage: 10% (4,511 SF)
Existing: 1,914 SF (Principal + Accessory Structures)

Max Ground Coverage, Shoreland Area: 20% (9,023 SF)
Existing: 7,640 SF (All non-vegetated surfaces)

Setbacks:
Front: 25'
Side: 15'
Back: 15'
Normal High-Water Mark: 100' per Shoreland Overlay (75' per RU-1)

Maximum Building Height: 30 ft.(where conforming to all setback requirements)
Maximum Building Height: 20' or existing whichever is greater for non-conforming structures within 75' setback
Maximum Allowed Cleared Openings: 25% of the lot area or 10,000 SF whichever is greater
Max Allowed Cleared Opening: 11,279 SF (25% of Lot Area)

Overlay Zones:
Shoreland Zone – refer to Article X

Other Development Parameters:
Existing non-conforming structures – Refer to Article VI Nonconformance

PROJECT NARRATIVE

- The Lot in question (Lot 35) on 237 Beaucaire Ave, Camden ME is an **Existing Non-conforming** lot with the existing house sitting within the **Shoreland Zone** setback.
- This project consists of the demolition and **reconstructions/replacement** of the existing house.
 - The proposed new structure is utilizing the area of the existing footprint in order to limit disturbance to the site. The building is being set back further from the water as much as possible without digging further into the slope of the site.
 - The lot has a steep slope ranging from +/- elevation 142 (on the water side) to +/- elevation 175 (on the Beaucaire Ave side).
 - The existing deck on the water side is being reconstructed in the same location with a reduction in size.
 - A minimal connector/breezeway is proposed on the building corner farthest away from the water in order to connect the structure to a new proposed garage/barn building. This connector would utilize the allowed 30% footprint expansion outlined by the zoning ordinance.
 - The proposed garage/barn building would be a conforming structure sitting on the higher portion of the lot and outside of the 100' Shoreland Setback.
 - It is also proposed on top of the existing compacted driveway area which is already disturbed in an effort to limit adding to the site ground coverage.
 - Additional reasons the replacement building cannot be pushed further away from the building are:
 - The area identified by the septic designer for a new septic system (along with the leach field setback) limits the buildable area left over for the building structure, which in turn makes it impossible for the existing house volume and footprint to be pushed entirely out of the shoreland zone.



1. "PLAN SHOWING A STANDARD BOUNDARY SURVEY LAND OF ALM FAMILY LIVING TRUST", DATED SEPTEMBER 27, 2021, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., TO BE RECORDED.

3. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, EAST ZONE AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
2. TOWN OF CAMDEN: TAX MAP 106, LOTS 34 & 35.
3. OWNER OF RECORD AT TIME OF SURVEY: ALM FAMILY LIVING TRUST: BOOK 3252, PAGE 63.
4. LOT AREA SUMMARY:

LOT 34	0.15 ACRES, MORE OR LESS (6,366 S.F.)
LOT 35	1.03 ACRES, MORE OR LESS (45,114 S.F.)
TOTAL	1.18 ACRES, MORE OR LESS (51,480 S.F.)
5. ALL BOOK AND PAGES REFER TO THE KNOX COUNTY REGISTRY OF DEEDS.
6. CONTOURS SHOWN ARE BASED ON A TOPOGRAPHIC SURVEY COMPLETED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC IN SEPTEMBER 2021 AND SUPPLEMENTED WITH STATE OF MAINE LIDAR BASED CONTOURS. THE CONTOUR INTERVAL IS 1-FOOT. THE VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
7. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY EXCAVATION/CONSTRUCTION.
8. THE LOCATION OF THE EXISTING LEACH FIELD SERVING THE SURVEYED PARCEL APPEARS TO BE LOCATED EAST OF BEAUCAIRE AVENUE ON LOT 37, WHICH IS OTHER LAND NOW OR FORMERLY OF THE OWNER OF RECORD .
9. MEGUNTICOOK LAKE IS A GREAT POND. IT IS THE OPINION OF THIS SURVEYOR THAT THE RIPARIAN BOUNDARY LINES EXTEND TO THE NORMAL LOW WATER LINE PERPENDICULAR TO THE "BANK" OR ON THIS CASE THE HIGH WATER LINE. THE DISTANCE ALONG THE POND AND TOTAL LOT AREA SHOWN ON THIS PLAN IS THE SURVEY LOCATION OF THE APPARENT HIGH WATER LINE BASED ON VISUAL EVIDENCE OF VEGETATION & SCOURING.
10. THE SURVEYED PARCEL IS LOCATED WITHIN THE RURAL 1 DISTRICT (RU-1) AND THE 250' SHORELAND ZONE. SEE CAMDEN ORDINANCES FOR ADDITIONAL INFORMATION PERTAINING TO LOT USES AND DIMENSIONS.

FRONT SETBACK	25'
SIDE/REAR SETBACK	15'
WATER	100'
BUILD. COVERAGE	10%
GROUND COVERAGE (SHORE)	20%
BUILDING HEIGHT	30'
11. PORTIONS OF THE PROPERTY ARE IN THE FEMA FLOOD HAZARD ZONE (ZONE AE) AS SHOWN ON FIRM 23013C0176D. THE BASE FLOOD ELEVATION FOR MEGUNTICOOK LAKE IS 144.0 (NAVD88).

- ## 12. SUMMARY OF VEGETATIVE AND NON-VEGETATIVE AREAS:

TOTAL	3,607 S.F. (56.6% OF TOTAL LOT AREA)
NON-VEGETATED:	
PAVED	460 S.F. (7.2%± OF TOTAL LOT AREA)
CAMP	1,084 S.F. (17.0% OF TOTAL LOT AREA)
SCREEN PORCH	250 S.F. (3.9%± OF TOTAL LOT AREA)
GARAGE/SHED	238 S.F. (3.7%± OF TOTAL LOT AREA)
STEPS (WOOD)	22 S.F. (0.3% OF TOTAL LOT AREA)
STEPS (STONE)	121 S.F. (1.9% OF TOTAL LOT AREA)
RET. WALL (ROCK)	600 S.F. (9.4%± OF TOTAL LOT AREA)
TOTAL	2,759 S.F. (43.4%± OF TOTAL LOT AREA)

LOT 35
VEGETATED:

TOTAL	37,474 S.F. (83.1% OF TOTAL LOT AREA)
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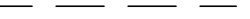







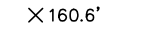













DRIVEWAY/GRAVEL	4,121 S.F. (9.1%± OF TOTAL LOT AREA)
HOUSE	1,256 S.F. (2.9% OF TOTAL LOT AREA)
DECK	368 S.F. (0.8% OF TOTAL LOT AREA)
GARAGE	216 S.F. (0.5%± OF TOTAL LOT AREA)
OUT BUILDINGS	74 S.F. (0.1%± OF TOTAL LOT AREA)
STEPS (WOOD)	105 S.F. (0.2% OF TOTAL LOT AREA)
STEPS (STONE)	104 S.F. (0.2% OF TOTAL LOT AREA)
RET. WALL (ROCK)	1,396 S.F. (3.1%± OF TOTAL LOT AREA)
TOTAL	7,640 S.F. (16.9%± OF TOTAL LOT AREA)

13. TOTAL VOLUME OF EXISTING HOUSE IS 22,088 CUBIC FEET BASED ON SURVEY MEASUREMENTS AND MEASUREMENTS/CALCULATIONS BY ARCHITECT. VOLUME INCLUDES BASEMENT, MAIN LIVING FLOORS, AND ROOF SYSTEM.

14. NOT ALL TREES LOCATED ON THE PROPERTY WERE LOCATED AT THE TIME OF SURVEY. TREES SHOWN REPRESENT THE LARGER TREES NEAR THE AREA TO BE DEVELOPED. THE ASSOCIATED NUMBER-LETTER COMBO IS THE DIAMETER AT BREAST HEIGHT AND SPECIES, AS FOLLOWS:

A	ASH
B	BIRCH
O	OAK
M	MAPLE
H	HEMLOCK
P	PINE

LEGEND

	EXISTING IRON PIPE, ROD, OR REBAR AS NOTED		EDGE OF GRAVEL
	5/8 REBAR CAPPED, "PLS 2434"		SETBACK LINE
	WELL		MAJOR CONTOUR LINE
	LIGHT POLE		MINOR CONTOUR LINE
	UTILITY POLE		SPOT GRADE
	OVERHEAD UTILITY		TREELINE (APPROX.)
	BOUNDARY LINE (SURVEYED)		PAVEMENT
	ABUTTING BOUNDARY LINES (APPROX.)		DECIDUOUS TREE (SEE NOTE 14)
	TIE LINE		CONIFEROUS TREE (SEE NOTE 14)
	TAX MAP LINE (APPROX.)		FLAGSTONES
	DRAINAGE CULVERT		LANDSCAPE
	CATCH BASIN		CONCRETE
			METAL RAILING
			CHAIN LINK FENCE
			WOODEN FENCE



DEVELOPMENT
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PLAN SHOWING
A BOUNDARY & SITE SURVEY

**LAND OF ALM FAMILY
LIVING TRUST**

BEACAIRE AVENUE, TOWN OF
CAMDEN, COUNTY OF KNOX,
STATE OF MAINE

OWNER OF RECORD

**ALM FAMILY
LIVING TRUST**

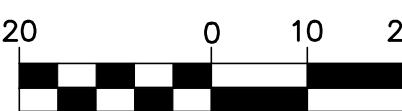
C/O ALLISON MAGUIRE
237 BEUCAIRE AVENUE
CAMDEN, MAINE 04843

MADE FOR

**ALM FAMILY
LIVING TRUST**

C/O ALLISON MAGUIRE
237 BEAUCAIRE AVENUE
CAMDEN, MAINE 04843

DRAWING SCALE:



(IN FEET)

1 INCH = 20 FT

REVISION NOTES

REVISION 1: 2022-01-05 TJG
REVISED LOT COVER., ADDED LOT
LINE.

PROJ. MGR:	TJG
DRAWN BY:	TJG
CHECKED BY:	CLB
REVISION NO.	N/A
SURVEY DATE:	2021-09-15
SUBMISSION DATE:	2021-11-11
SUBMITTED FOR:	FINAL

BOUNDARY & SITE SURVEY

SEAL



TIMOTHY J. GALLANT ME PLS #2434

DRAWING NO.

S1.2



WEST



EAST



NORTH



SOUTH

LEGEND

PRINCIPAL & ACCESSORY STRUCTURES

STONE & GRAVEL PATH AND STEPS

RETAINING WALL

DRIVEWAY

PROPERTY LINE AT LAKE EDGE

PROPERTY LINE

BUILDABLE AREA - CONFORMING

EXISTING BUILDING FOOTPRINT

BUILDING COVERAGE (EXISTING)

FOOTPRINT OF EXISTING STRUCTURE: 1,256 SF
30% EXPANSION WITHIN SETBACK: 376 SF
TOTAL EXISTING + EXPANSION: 1,632 SF

LOT 35 AREA: 1.04 ACRES (45,114 SF)
LOT 34 AREA: 0.15 ACRES (6,366 SF)

TOTAL COMBINED LOT AREA: **51,480 SF**

ALLOWABLE GROUND COVERAGE 20%: **10,296 SF**

GROUND COVERAGE CALC (EXISTING)

LOT 35

HOUSE:1,256 SF
GARAGE: 216 SF
DECK: 368 SF
OUT BUILDINGS: 74 SF

SITE ELEMENTS:
DRIVEWAYS/ GRAVEL: 4,121 SF
STEPS (WOOD AND STONE): 209 SF
RETAINING WALLS: 1,396 SF

LOT 35 EXISTING GROUND COVER: **7,640 SF**

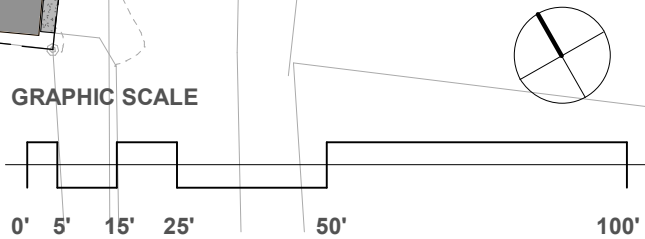
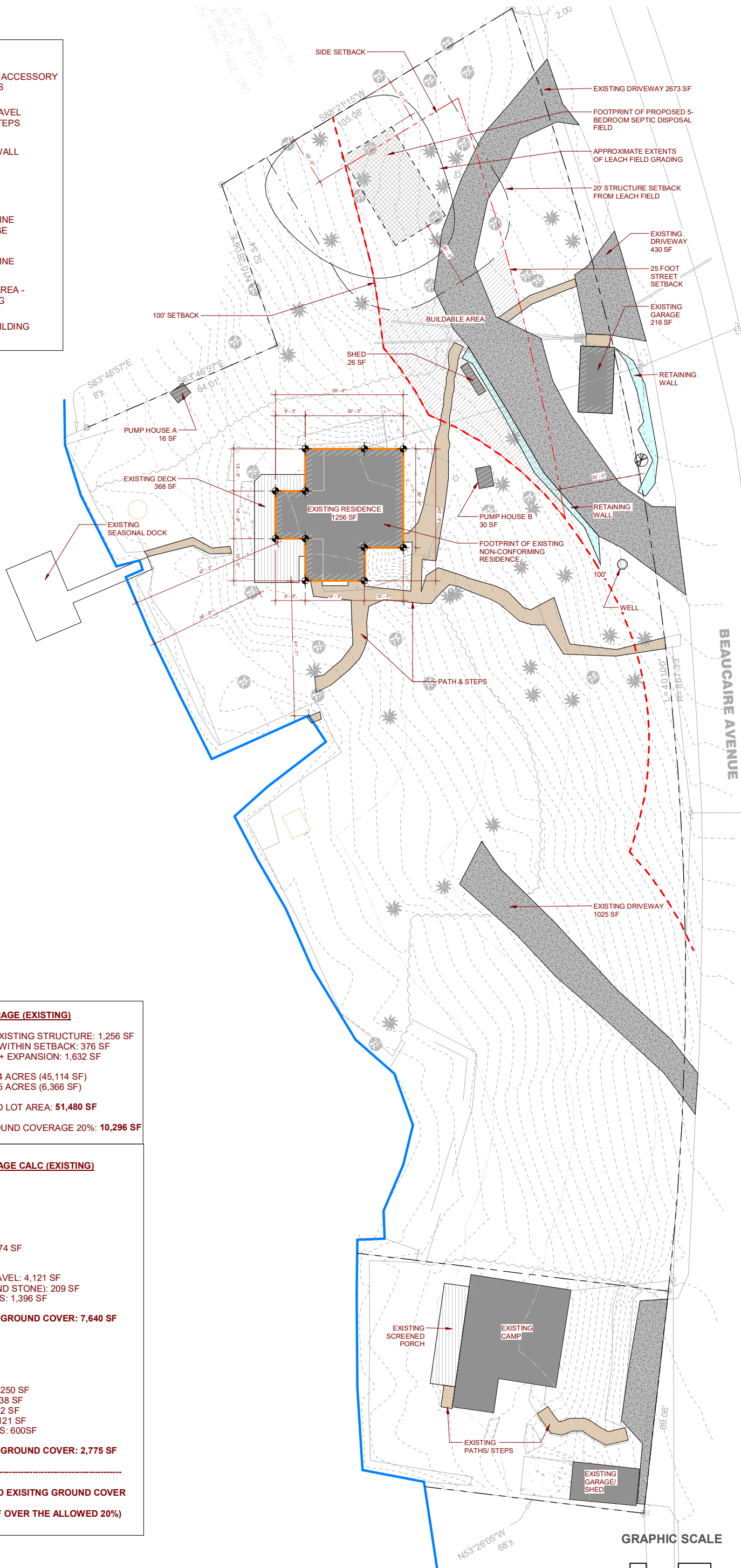
LOT 34

PAVED: 460 SF
CAMP: 1,084 SF
SCREEN PORCH: 250 SF
GARAGE/SHED: 238 SF
STEPS (WOOD): 22 SF
STEPS (STONE): 121 SF
RETAINING WALLS: 600SF

LOT 34 EXISTING GROUND COVER: **2,775 SF**

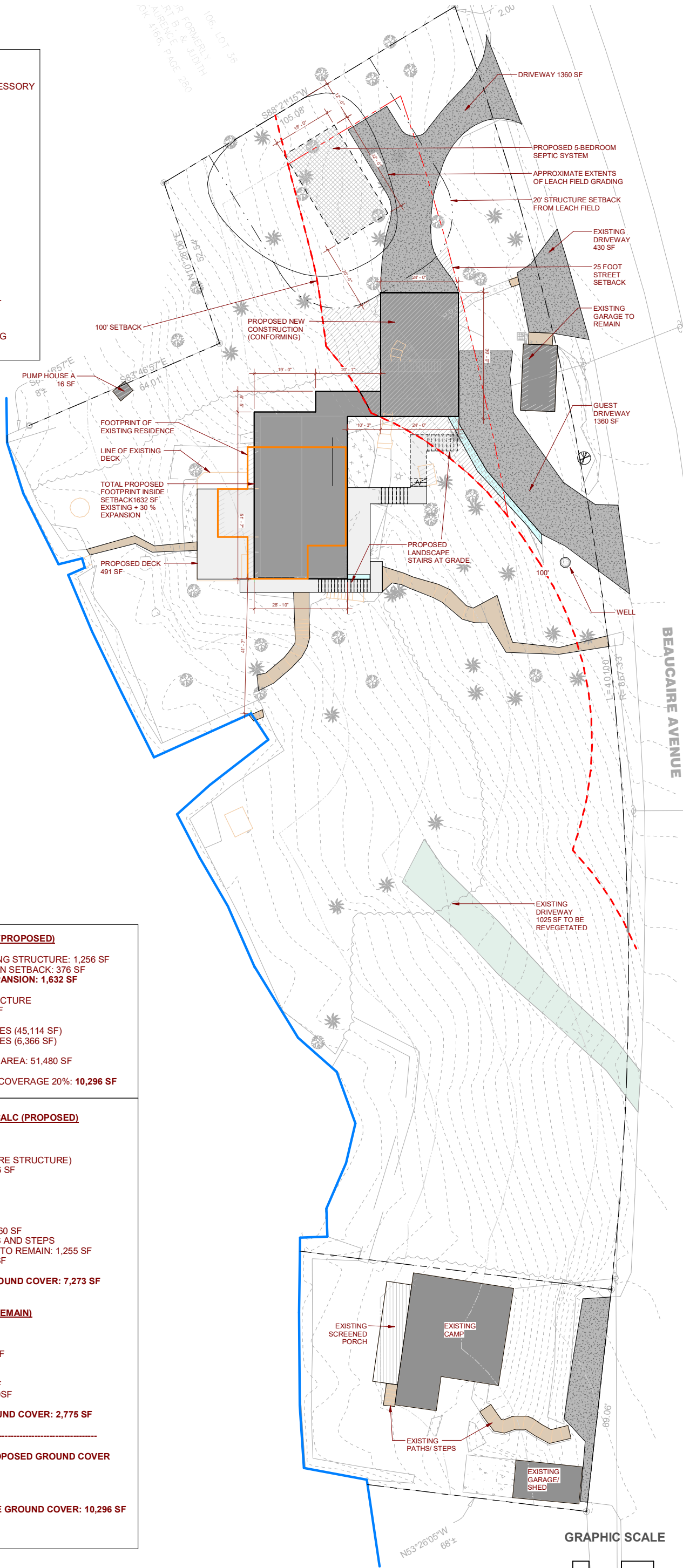
TOTAL COMBINED EXISTING GROUND COVER

10,415 SF (119 SF OVER THE ALLOWED 20%)



LEGEND

- PRINCIPAL & ACCESSORY STRUCTURES
- STONE & GRAVEL PATH AND STEPS
- RETAINING WALL
- DRIVEWAY
- PROPERTY LINE AT LAKE EDGE
- PROPERTY LINE
- BUILDABLE AREA - CONFORMING
- EXISTING BUILDING FOOTPRINT



BUILDING COVERAGE (PROPOSED)

FOOTPRINT OF EXISTING STRUCTURE: 1,256 SF
30% EXPANSION WITHIN SETBACK: 376 SF
TOTAL EXISTING + EXPANSION: 1,632 SF

PROPOSED NEW STRUCTURE
(CONFORMING) : 915 SF

LOT 35 AREA: 1.04 ACRES (45,114 SF)
LOT 34 AREA: 0.15 ACRES (6,366 SF)

TOTAL COMBINED LOT AREA: 51,480 SF

ALLOWABLE GROUND COVERAGE 20%: **10,296 SF**

GROUND COVERAGE CALC (PROPOSED)

LOT 35

HOUSE: 2,547 SF (ENTIRE STRUCTURE)
EXISTING GARAGE: 216 SF
DECK: 491 SF
OUTBUILDINGS: 16 SF

SITE ELEMENTS:

DRIVEWAY: 1,360 SF
GUEST DRIVEWAY: 1,360 SF
GRAVEL/STONE PATHS AND STEPS
NEW + EXISTING TO REMAIN: 1,255 SF
RETAINING WALL: 28 SF

TOTAL PROPOSED GROUND COVER: 7,273 SF

LOT 34 (EXISTING TO REMAIN)

PAVED: 460 SF
CAMP: 1,084 SF
SCREEN PORCH: 250 SF
GARAGE/SHED: 238 SF
STEPS (WOOD): 22 SF
STEPS (STONE): 121 SF
RETAINING WALLS: 600SF

LOT 34 EXISTING GROUND COVER: 2,775 SF

TOTAL COMBINED PROPOSED GROUND COVER

10,048 SF

MAXIMUM ALLOWABLE GROUND COVER: 10,296 SF





AERIAL VIEW OF PROPERTY SHOWING EXITING TREE CANOPY/ COVERAGE

STREET VIEWS (1) - (4) SHOWN ON SHEETS D106 & D107



STREET VIEW (2): SHOWING EXITING TREE CANOPY/ COVERAGE



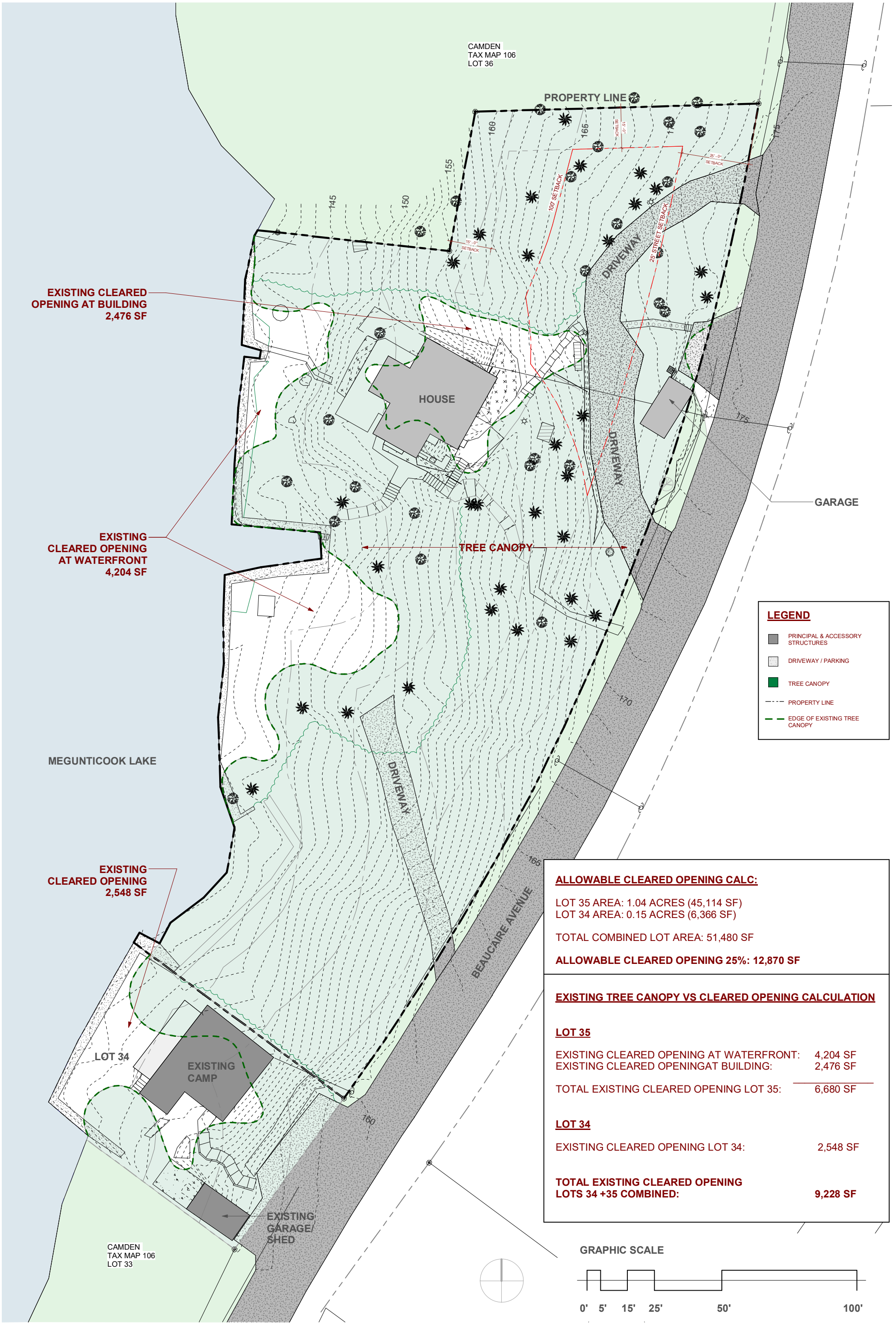
STREET VIEW (1): SHOWING EXITING TREE CANOPY/ COVERAGE



STREET VIEW (4): SHOWING EXITING TREE CANOPY/ COVERAGE



STREET VIEW (3): SHOWING EXITING TREE CANOPY/ COVERAGE



ALLOWABLE CLEARED OPENING CALC:

LOT 35 AREA: 1.04 ACRES (45,114 SF)
LOT 34 AREA: 0.15 ACRES (6,366 SF)

TOTAL COMBINED LOT AREA: 51,480 SF

ALLOWABLE CLEARED OPENING 25%: 12,870 SF

EXISTING TREE CANOPY VS CLEARED OPENING CALCULATION

LOT 35

EXISTING CLEARED OPENING AT WATERFRONT: 4,204 SF
EXISTING CLEARED OPENING AT BUILDING: 2,476 SF

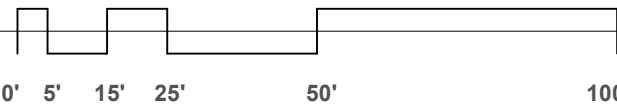
TOTAL EXISTING CLEARED OPENING LOT 35: 6,680 SF

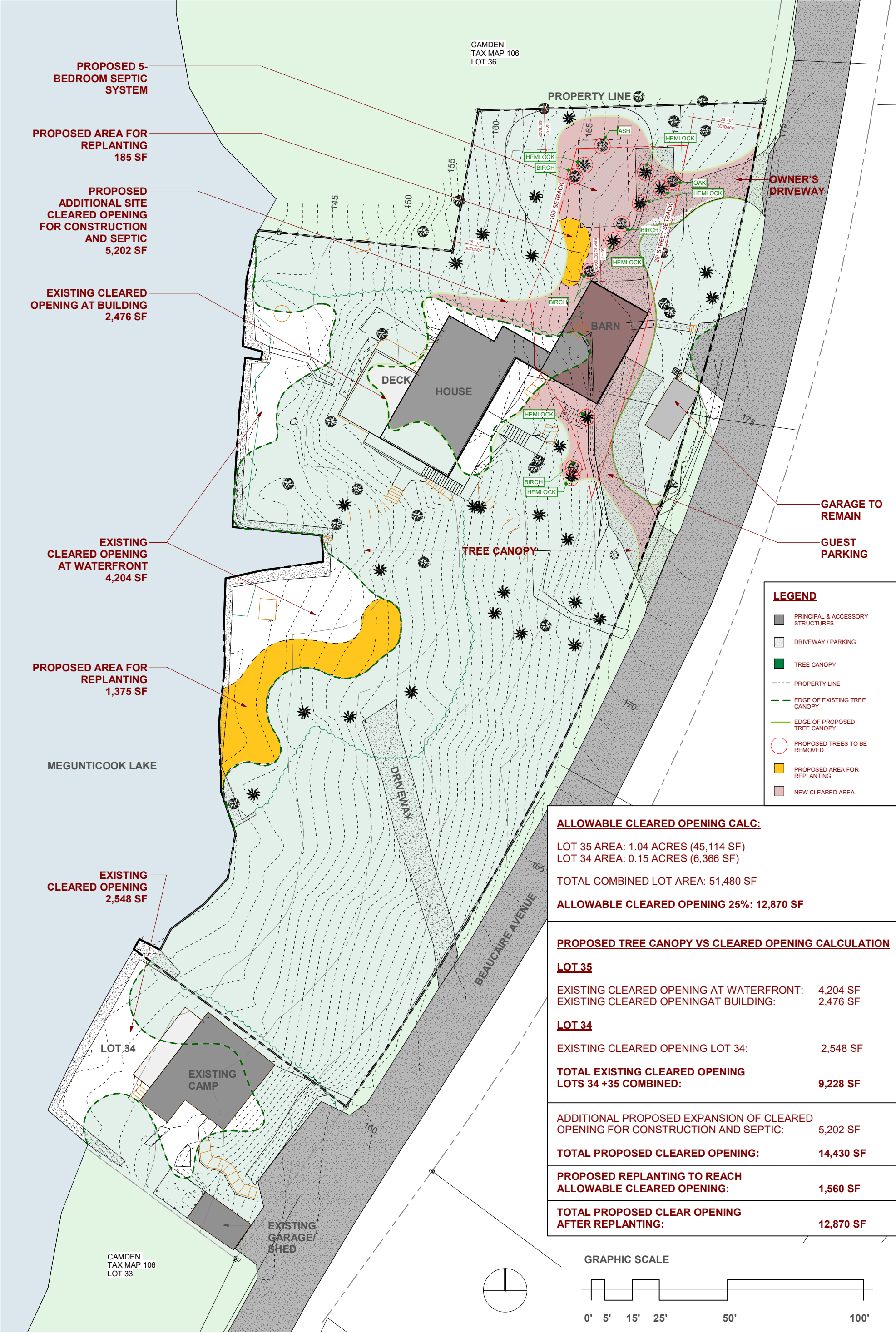
LOT 34

EXISTING CLEARED OPENING LOT 34: 2,548 SF

**TOTAL EXISTING CLEARED OPENING
LOTS 34 +35 COMBINED: 9,228 SF**

GRAPHIC SCALE

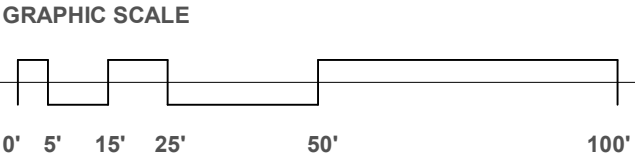


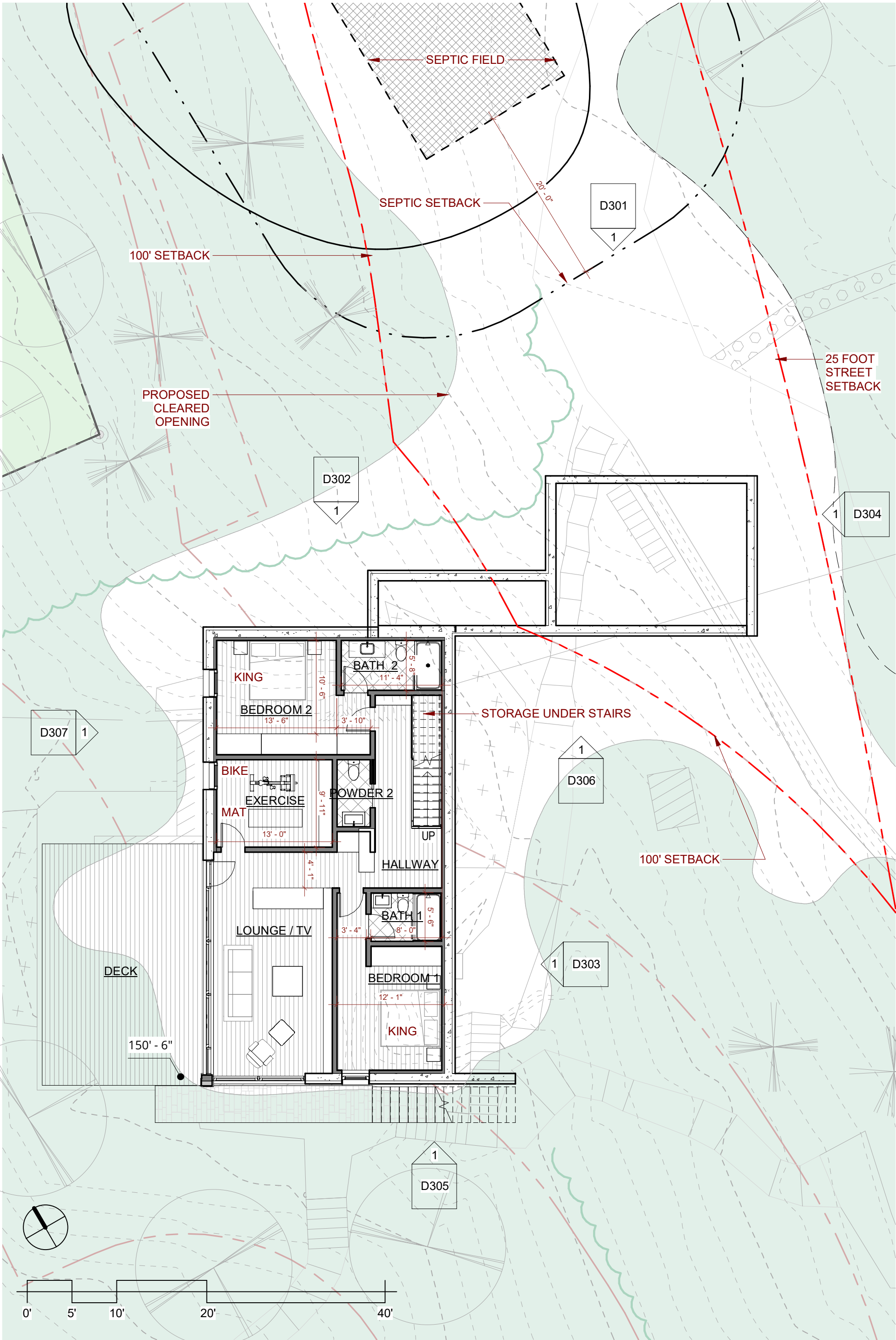


LEGEND

- PRINCIPAL & ACCESSORY STRUCTURES
- DRIVEWAY / PARKING
- TREE CANOPY
- PROPERTY LINE
- EDGE OF EXISTING TREE CANOPY
- EDGE OF PROPOSED TREE CANOPY
- PROPOSED TREES TO BE REMOVED
- PROPOSED AREA FOR REPLANTING
- NEW CLEARED AREA

ALLOWABLE CLEARED OPENING CALC:	
LOT 35 AREA: 1.04 ACRES (45,114 SF)	
LOT 34 AREA: 0.15 ACRES (6,366 SF)	
TOTAL COMBINED LOT AREA: 51,480 SF	
ALLOWABLE CLEARED OPENING 25%: 12,870 SF	
PROPOSED TREE CANOPY VS CLEARED OPENING CALCULATION	
LOT 35	
EXISTING CLEARED OPENING AT WATERFRONT:	4,204 SF
EXISTING CLEARED OPENING AT BUILDING:	2,476 SF
LOT 34	
EXISTING CLEARED OPENING LOT 34:	2,548 SF
TOTAL EXISTING CLEARED OPENING LOTS 34 +35 COMBINED:	9,228 SF
ADDITIONAL PROPOSED EXPANSION OF CLEARED OPENING FOR CONSTRUCTION AND SEPTIC:	
	5,202 SF
TOTAL PROPOSED CLEARED OPENING:	14,430 SF
PROPOSED REPLANTING TO REACH ALLOWABLE CLEARED OPENING:	1,560 SF
TOTAL PROPOSED CLEAR OPENING AFTER REPLANTING:	12,870 SF





SHEET NUMBER

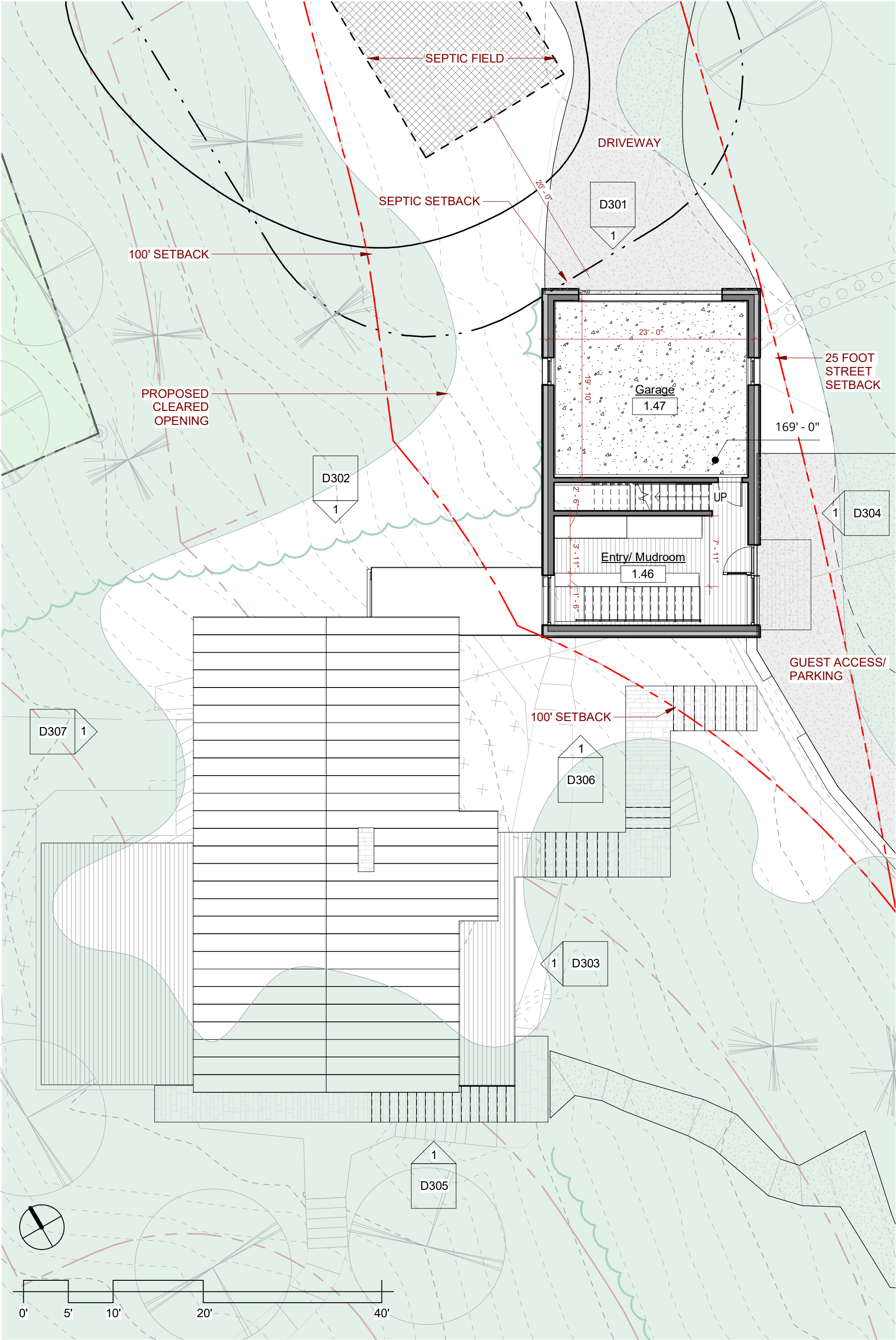
D201

OPAL

BEAUCAIRE RESIDENCE - V1
237 Beaucaire Ave.
Camden, Maine 04843

LAKE LEVEL FLOOR PLAN
01.31.22

SHEET NUMBER



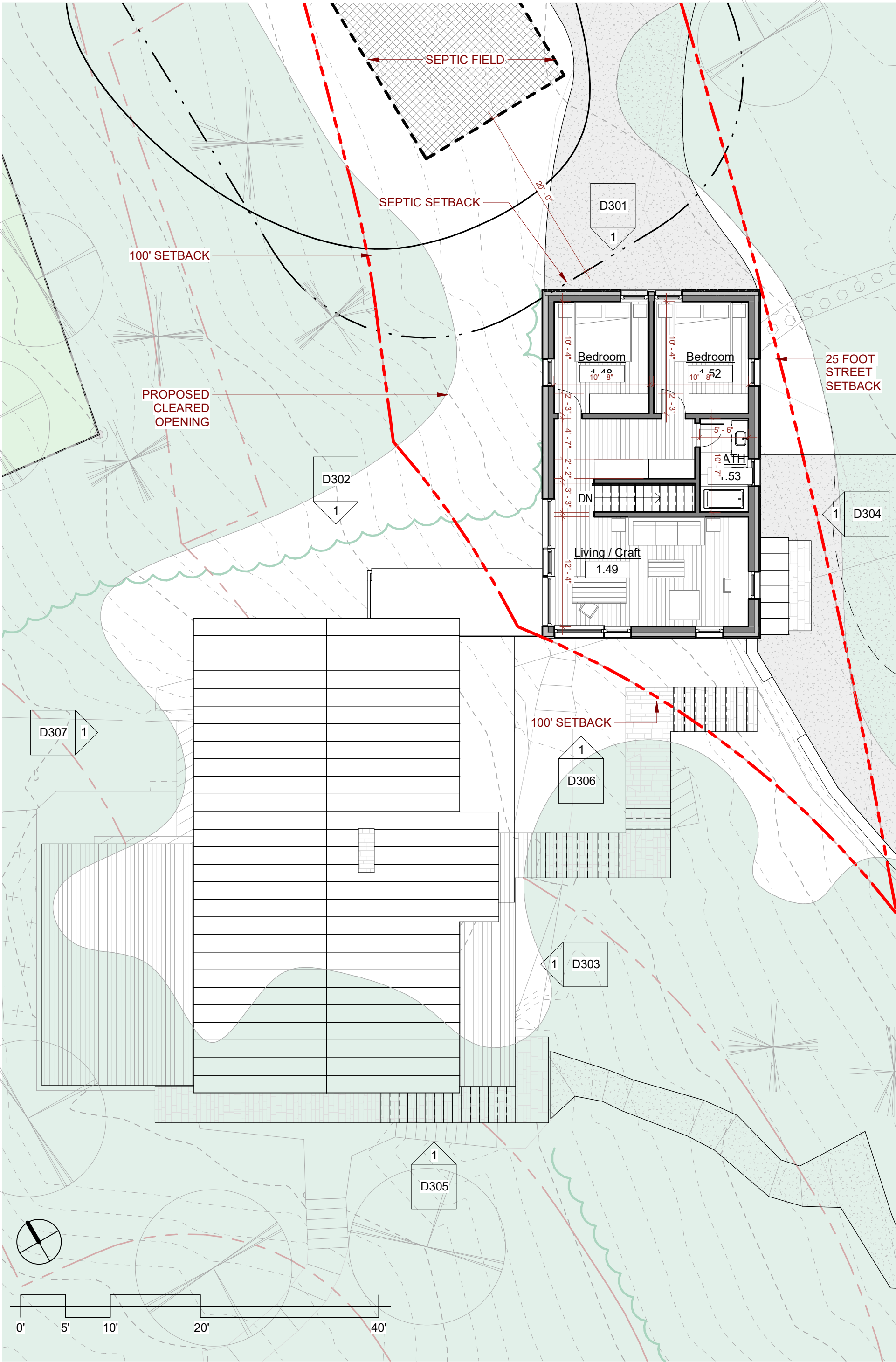
SHEET NUMBER

D203

OPAL

BEAUCAIRE RESIDENCE - V1
237 Beaucaire Ave.
Camden, Maine 04843

ENTRY / GARAGE LEVEL FLOOR PLAN
01.31.22



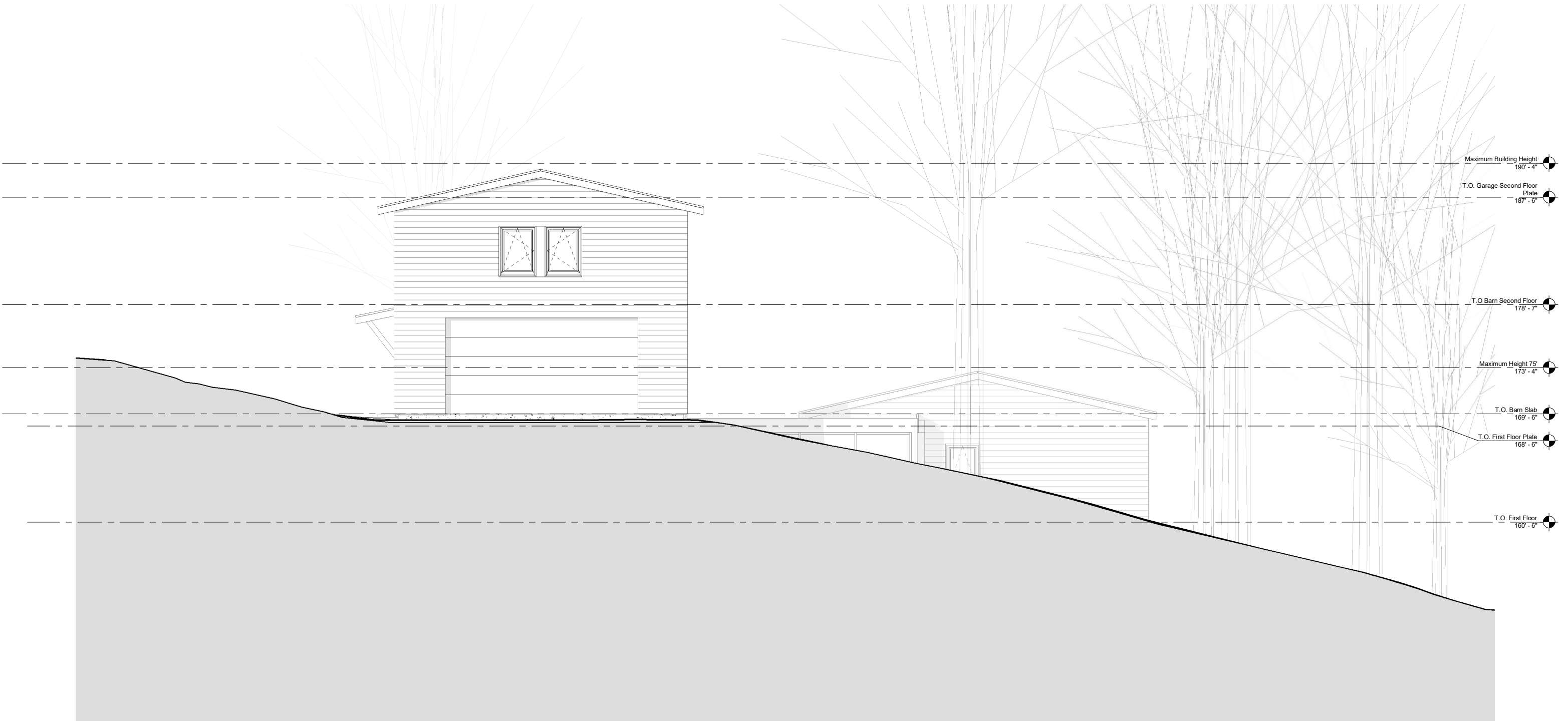
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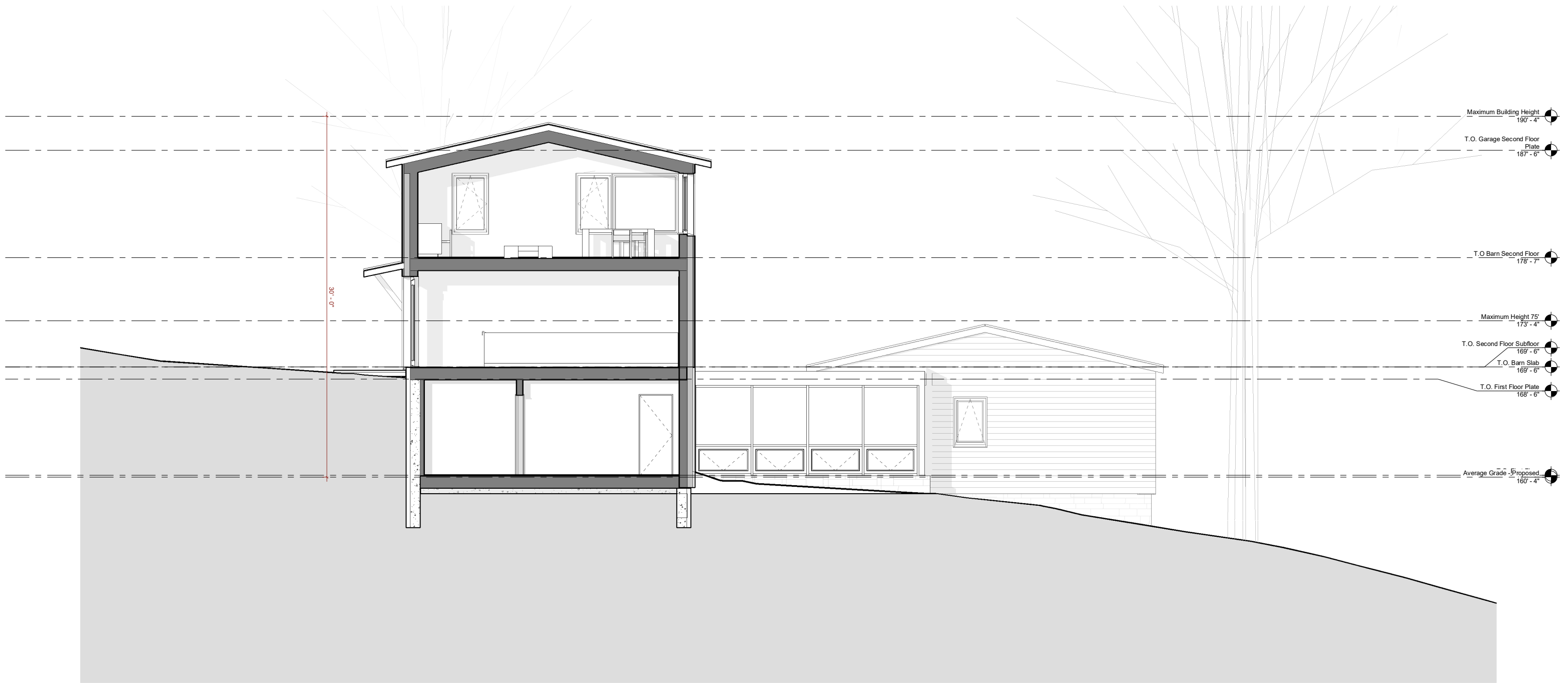
D204

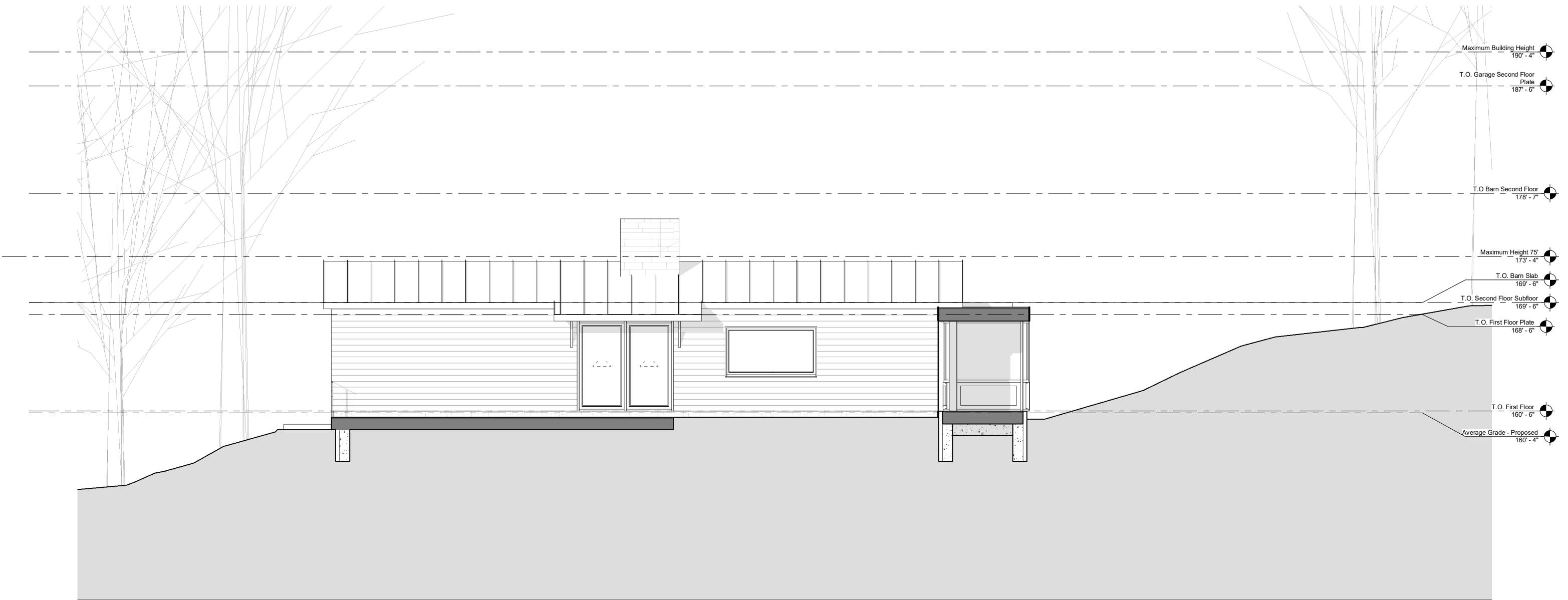
OPAL

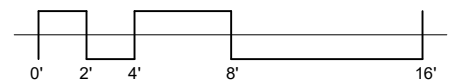
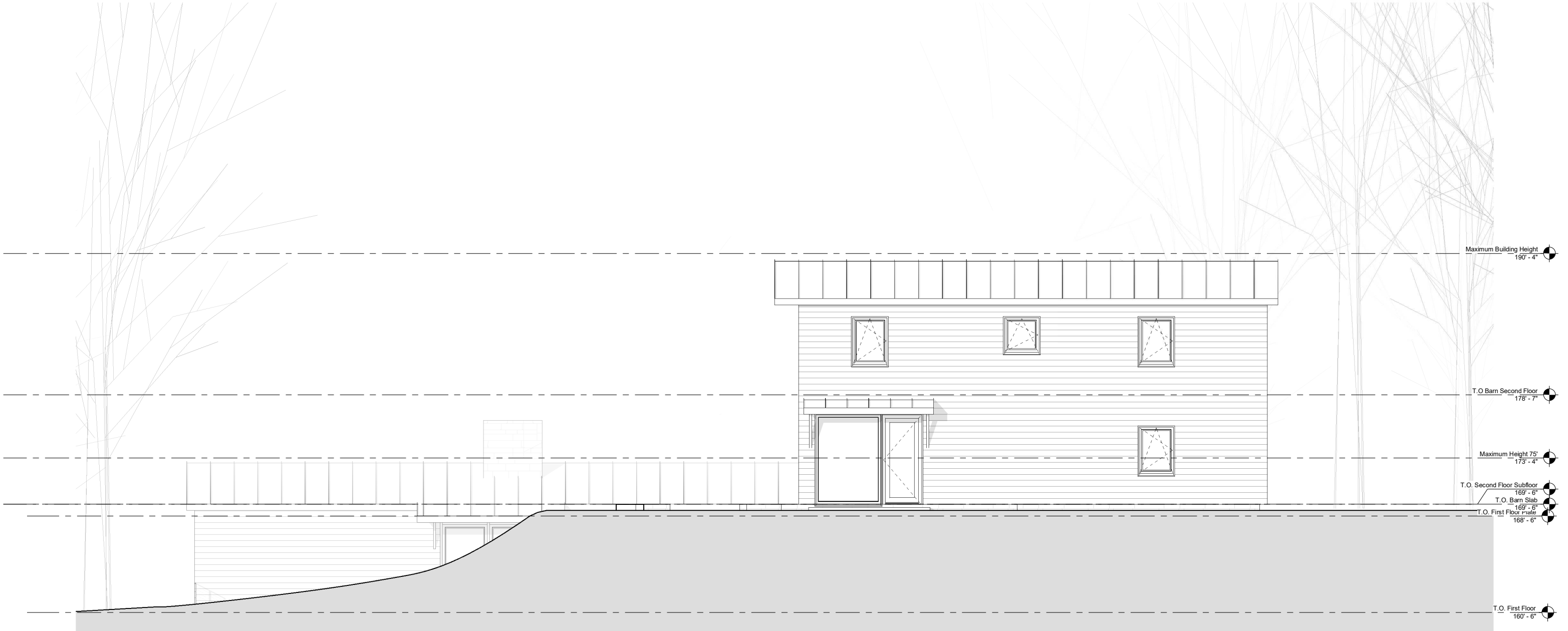
BEUCAIRE RESIDENCE - V1
237 Beaucaire Ave.
Camden, Maine 04843

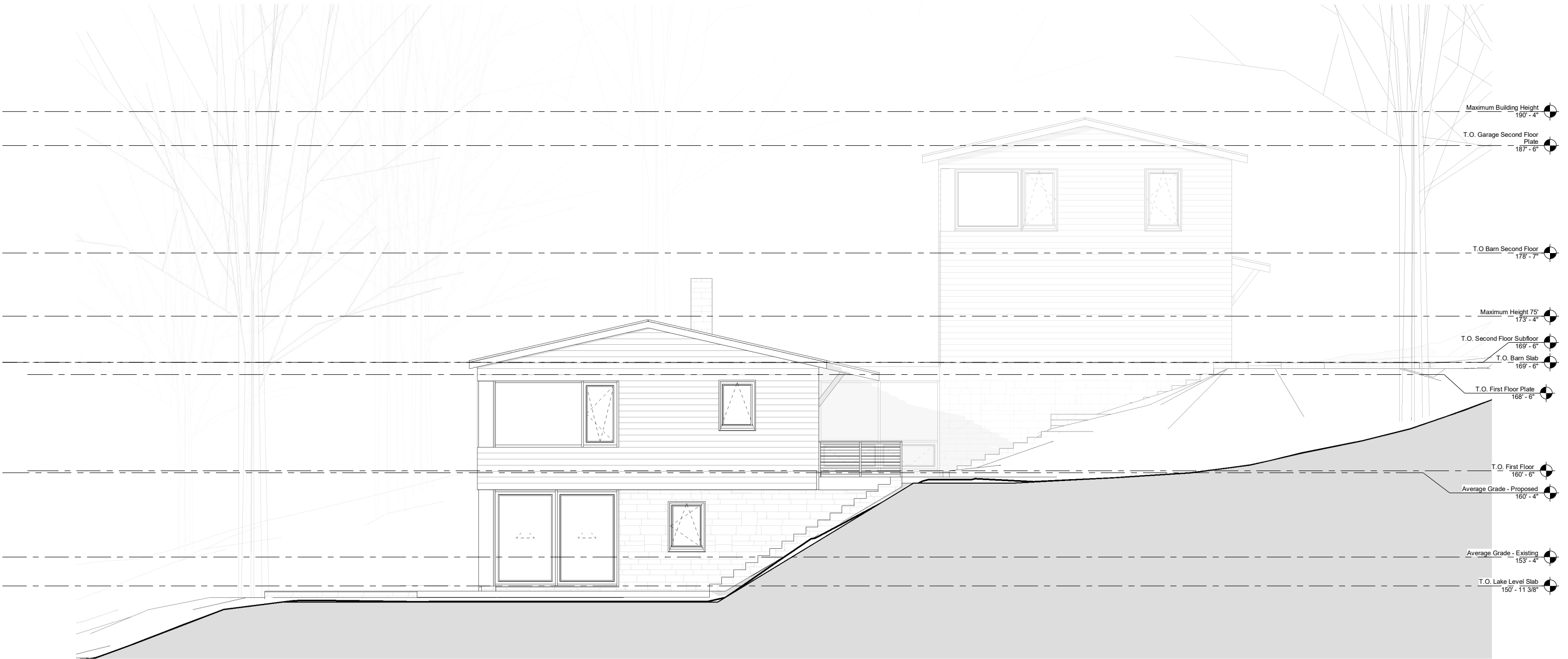
GARAGE UPPER LEVEL FLOOR PLAN
01.31.22



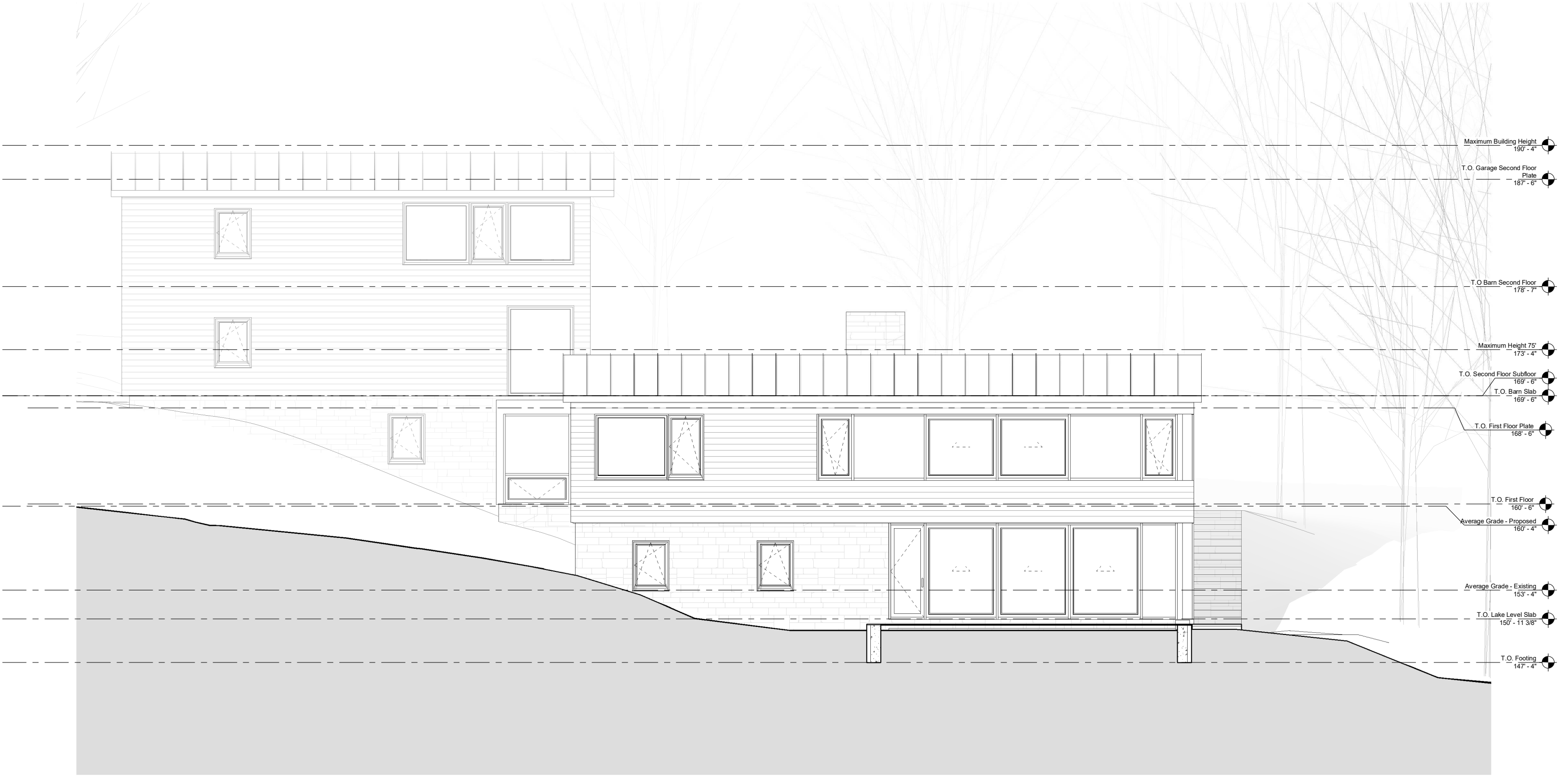




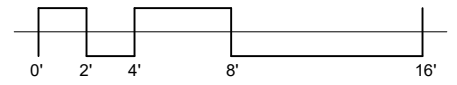








- Maximum Building Height
190' - 4"
- T.O. Garage Second Floor
Plate
187' - 6"
- T.O. Barn Second Floor
178' - 7"
- Maximum Height 75'
173' - 4"
- T.O. Second Floor Subfloor
169' - 6"
- T.O. Barn Slab
169' - 6"
- T.O. First Floor Plate
168' - 6"
- T.O. First Floor
160' - 6"
- Average Grade - Proposed
160' - 4"
- Average Grade - Existing
153' - 4"
- T.O. Lake Level Slab
150' - 11 3/8"
- T.O. Footing
147' - 4"



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

PROPERTY LOCATION

City, Town, or Plantation Camden, Maine

Street or Road Beaucaire Avenue

Subdivision, Lot # - -

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

Date Permit Issued 1/1/22 Fee \$ _____ Double Fee Charged ☐

L.P.I. # _____

Local Plumbing Inspector Signature _____

Fee: \$ _____ state min fee \$ _____ Locally adopted fee _____

Copy: ☐ Owner ☐ Town ☐ State

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

Municipal Tax Map # _____ Lot # _____

OWNER/APPLICANT INFORMATION

Name (last, first, MI) Alm Family Living Trust ☒ Owner ☐ Applicant

Mailing Address c/o OPAL Architecture

Owner/Applicant Belfast, ME

Daytime Tel # 207-640-6300

OWNER OR APPLICANT STATEMENT

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

Signature of Owner or Applicant _____

Date _____

CAUTION: INSPECTION REQUIRED

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

(1st) date approved _____

Local Plumbing Inspector Signature _____

(2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION

- ☒ 1 First Time System
- 2 Replacement System

Type replaced _____

Year installed _____

- 3 Expanded System
- a <25% Expansion
- b >25% Expansion

- 4 Experimental System
- 5 Seasonal Conversion

SIZE OF PROPERTY

1.2± SQ FT

☒ ACRES

SHORELAND ZONING

☒ Yes ☐ No

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 TO SERVE

- ☒ 1 Single Family Dwelling Unit, No. of Bedrooms 5
- 2 Multiple Family Dwelling, No. of Units _____
- 3 Other: _____
- (specify)

Current Use ☒ Seasonal ☐ Year Round ☐ Undeveloped

DISPOSAL SYSTEM COMPONENTS

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

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 1,500 GAL

DISPOSAL FIELD TYPE & SIZE

- 1 Stone Bed 2 Stone Trench
- ☒ 3 Proprietary Device
- a cluster array c Linear
- b regular load d H-20 load
- ☒ 4 Other 4 rows of 8 Ejector/rows = 32
- SIZE 1,536 sq ft lin ft total

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

450 gallons per day

BASED ON

☒ 1 Table 4A (dwelling unit(s))

2 Table 4C (other facilities)

SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS

PROFILE CONDITION

3 / C

at Observation Hole # TB-1

Depth 18"

of Most Limiting Soil Factor

DISPOSAL FIELD SIZING

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

EFFLUENT/EJECTOR PUMP

- 1 Not Required
- 2 May Be Required
- ☒ 3 Required
- Specify only for engineered systems
- DOSE _____ gallons

3. Section 4G (meter readings)

ATTACH WATER METER DATA

LATITUDE AND LONGITUDE

at center of disposal area

Lat 44 d 14 m 24.59 s N

Lon 69 d 06 m 07.53 s W

if g p s, state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on 10/28/21 (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 _____

Scott R. Dixon

Site Evaluator Name Printed

SCOTT R.
DIXON
LSE 406

SE # 406Telephone Number 207-897-6752Date 1/18/22E-mail Address scott@main-landdci.com

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

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

Town, City, Plantation

Street, Road, Subdivision

Camden, ME

237 Beaucaire Ave.

Owner's Name

Alm Family Living Trust

SITE PLAN

Scale 1" = 20 ft. or as shown

▲^N SITE LOCATION PLAN
(map from Maine Atlas)



See attached Site Plan (p. 3 of 5)

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

Observation Hole TB-1 ☐ Test Pit ☒ Boring
2 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	Loamy m-f sand	Very friable	Brown	None
10	Loamy medium to fine		Light brown and light orange-brown	
20	Sand, with gravel		Light gray-brown	Common, distinct
30		Firm		
40				
50				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u>	<u>14-15</u> %		<input type="checkbox"/> Restrictive Layer
Profile	Condition	<u>10</u> "	<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole N/A ☐ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

The graph illustrates how four soil properties change with depth. The Y-axis is 'Depth Below Mineral Soil Surface (inches)' from 0 to 50. The X-axis has four categories: Texture, Consistency, Color, and Mottling. Two lines are plotted. Line 1 (decreasing) starts at approximately 5 on Texture, 15 on Consistency, 25 on Color, and 35 on Mottling at 0 inches depth. Line 2 (increasing) starts at approximately 35 on Texture, 25 on Consistency, 15 on Color, and 5 on Mottling at 0 inches depth. The lines intersect at 25 inches depth, where all four properties have a value of 25.

Depth (inches)	Texture	Consistency	Color	Mottling
0	5	15	25	35
10	10	10	20	30
20	15	5	15	25
25	20	0	10	20
30	25	5	5	15
40	35	15	5	5
50	45	25	5	5

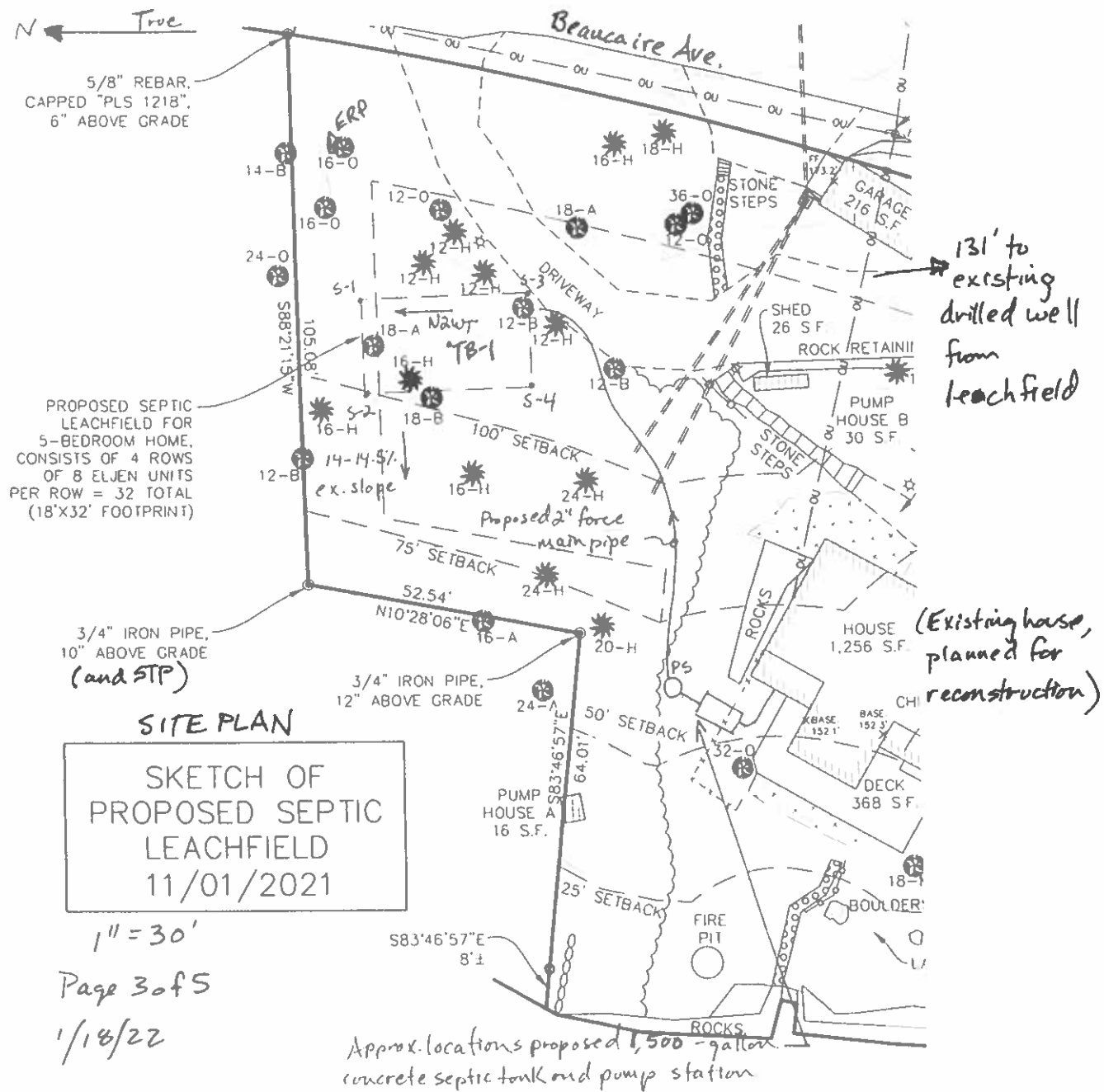
Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
			<input type="checkbox"/> Restrictive Layer
Profile	0°		<input type="checkbox"/> Bedrock
Condition		"	<input type="checkbox"/> Pit Depth

Paul R. P.

406

1/18/22

Page 2 of 5
HHE-200 Rev. 02/11



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

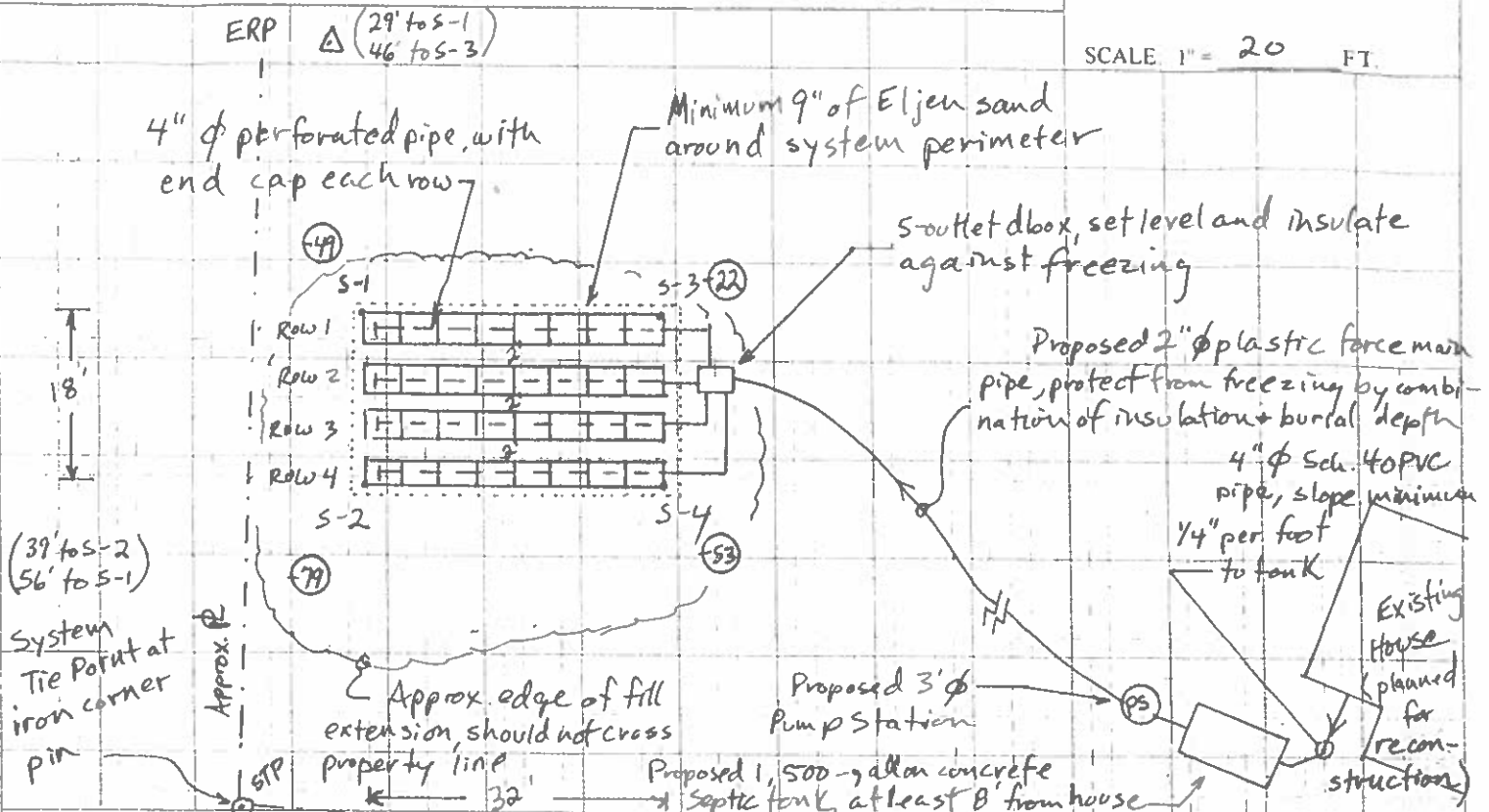
Town, City, Plantation
Camden, ME

Street, Road, Subdivision
237 Beaucaire Ave.

Owner's Name
Alm Family Living Trust

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT.



FILL REQUIREMENTS

Depth of Fill (Upslope) 19" \pm

Depth of Fill (Downslope) 19" \pm

CONSTRUCTION ELEVATIONS (See p. 5)

Finished Grade Elevation (at S-3) -3" \pm

Top of Distribution Pipe (Row 1) -33"

Bottom of Disposal Area Sand, Row 1 -50"

ELEVATION REFERENCE POINT (ERP)

Location & Description: ERP is a flagged nail up on a 12" Oak

Reference Elevation: ERP = 0'

DISPOSAL AREA CROSS SECTION

Scale

Horizontal 1" = 5 ft.

Vertical 1" = 5 ft.

(X) = Approximate existing grade at staked leach field corners, in inches, referencing ERP

See Page 5 of 5 attached for Disposal Area Cross Section

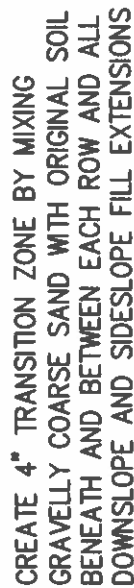
Site Evaluator Signature

406

SE #

1/18/22

Date



NOTE: THE SYSTEM MUST BE INSTALLED USING SPECIFIED SAND; THE SYSTEM MUST BE INSTALLED USING A MEDIUM TO COARSE SAND WITH AN EFFECTIVE SIZE OF 0.25 TO 2.0MM, NO GREATER THAN 10% PASSING A #100 SIEVE AND 5% PASSING A #200 SIEVE, AND NO PARTICLES LARGER THAN 0.375"; OR MATERIALS MEETING THE ASTM C33 SPECIFICATION WITH LESS THAN 10% PASSING A #200 SIEVE. WASHED CONCRETE SAND EASILY MEETS THE ABOVE SPECIFICATION AND IS A RELIABLE CHOICE. SUITABILITY OF BANK RUN SAND MUST BE VERIFIED.

USING
E OF
\$100

DEPTH OF FILL (UPSLOPE): $19'' \pm$
 DEPTH OF FILL (DOWNSLOPE): $19'' \pm$

NOTE: BACKFILL MEANS GRAVELLY COARSE SAND

ANY QUESTIONS IN CONSTRUCTION OF
SEPTIC SYSTEM CONTACT: SCOTT DIXON

1/10/22


SCOTT R. DIXON
LSE #406

SCOTT B DIXON
15406

ATTACHMENT TO FORM HHE-200, PAGE 5 OF 5

DISPOSAL AREA CROSS SECTION

DESIGN COMPLETED FOR:

**ALM FAMILY
LIVING TRUST**

LOCATION:

**237 BEAUCAIRE AVENUE
CAMDEN, MAINE**

DRAWN BY: TLB
CHECKED BY: SRD

SCALE 1"=5'

MAIN-LAND

DEVELOPMENT

CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404

FAX: (207) 897-5404

WWW.MAIN-LANDDCI.COM



ELEVATIONS : ERP=0"				
	ROW 1	ROW 2	ROW 3	ROW 4
FINISH GRADE	-3"±	-11"±	-19"±	-27"±
TOP OF PIPE	-33"	-41"	-49"	-57"
BOTTOM OF UNITS	-44"	-52"	-60"	-68"
BOTTOM OF SAND	-50"	-58"	-66"	-74"