



Albert Frick Associates, Inc

Environmental Consultants

95A County Road Gorham, Maine 04038
(207) 839-5563 FAX (207) 839-5564
www.albertfrick.com info@albertfrick.com

Albert Frick, CSS, SE
Chris Coppi, CWS, SE
Brady Frick, SE
Bryan Jordan, SE
Matthew Logan, SE
Jamie Latorre, Office Manager

August 16, 2017

Covey Johnson
P.O. Box 48
Peaks Island, ME 04108

Re: Covey Johnson Property, 37 Ballfield Road and Vermont Avenue, Peaks Island, Portland

Dear Covey:

You requested a field review of the general development potential of your parcel of land located at Vermont and Park Avenue. We did a preliminary resonance on July 26, 2017.

The attached Site plan is a Composite of the following information:

1. City of Portland Tax Map
2. Aerial Photography of parcel
3. Maine GIS Lidar topography 2' contours
4. Field GPS (Trimble) of found survey documentation
5. GPS of Wetland Boundary Points
6. Test Pit Locations (Hand Shovel and Auger)

Findings and Observations:

You showed me the existing survey corners of your parcel which we located by GPS and show on the attached Site Plan. The survey markers overlaid well with the existing City of Portland's tax map.

The parcel investigated is approximately 17.7 Total Acres fronting on Ballfield Road and Vermont Avenue. There are approximately 7.3 acres of uplands and approximately 10.4 acres of jurisdictional wetlands.

There are suitable soils in the uplands for on-site subsurface wastewater disposal in accordance with the State of Maine Subsurface Wastewater Disposal Rules to serve single family dwellings. The uplands are found along the perimeter of the parcel on the easterly, southerly, westerly, and a portion of the northerly side as shown on the attached Site Plan.

The wetlands on the parcel can be found in the center of the property and drains to the north.

You requested that we do preliminary on-site septic evaluations in the three undeveloped corner areas of your property (i.e. northeasterly, southwesterly, and northwesterly). Your existing dwelling/barn exists in the southeasterly section of the parcel and has a suitable existing septic system. All three of these general areas as well as your existing developed section have suitable

soils for on-site subsurface wastewater disposal in accordance with the State of Maine Subsurface Wastewater Disposal Rules.

Please contact me if you have any questions or matters for additional discussion.

Respectfully,



Albert Frick
Certified Soil Scientist
Licensed Site Evaluator

Enc. Site Plan
Soil Profiles



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