

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that JOHN TRUSTEE ZERNER

Located At 25 CITY VIEW AVE

Job ID: 2011-09-2173-SUBSRF

CBL: 105- N-003-001

has permission to Sub-surface replacement

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

11/30/2011

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

1. Septic field and extension inspection for bottom preparation/ scarification to verify removal of vegetation, established transitional horizon and erosion and sedimentation control measures.
2. Backfill inspection of septic field for approved materials, stabilization, slopes and extensions.
3. Exposed septic field installation and tank location inspection to check elevations, dimensions, piping, plumbing station and system design prior to covering

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-09-2173-SUBSRF

Located At: 25 CITY VIEW AVE

CBL: 105- N-003-001

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

2011 09 2173

117 189

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 StS
(207) 287-5872 FAX (207) 287-3165

PROPERTY LOCATION		>>CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW <<
City, Town, or Plantation	PORTLAND, LITTLE DIAMOND ISLAND	
Street or Road	25 CITY VIEW ROAD	
Subdivision, Lot #		
OWNER/APPLICANT INFORMATION		
Name (last, first, MI)	ZERNER JOHN	The Subsurface Wastewater Disposal System <i>shall not</i> be installed until a Permit is attached HERE 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.
Mailing Address of Owner	P.O. BOX 7911 PORTLAND, ME 04112	
Daytime Tel. #	766-2447	
Municipal Tax Map # 105 Lot # A-18 & N-3		
<p>OWNER OR APPLICANT STATEMENT</p> <p>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.</p> <p><i>[Signature]</i> Date <u>7/21/11</u></p>		

<p>CAUTION: INSPECTION REQUIRED</p> <p>I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.</p> <p>Local Plumbing Inspector Signature _____ (1st) Date Approved _____</p> <p>_____ (2nd) Date Approved _____</p>

SEE LETTER ATTACHED TO TAMMY MUNSON DATED JULY 7, 2011

PERMIT INFORMATION

LEGAL DEED EASEMENT REQUIRED FROM CITY OF PORTLAND
THIS APPLICATION REQUIRES TO PLACE EFFLUENT LINE IN CITY VIEW ROAD

<p>TYPE OF APPLICATION</p> <p><input type="checkbox"/> 1. First Time System</p> <p><input checked="" type="checkbox"/> 2. Replacement System</p> <p>Type Replaced: <u>V-NOTCH PLANK</u></p> <p>Year Installed: <u>UNKNOWN</u></p> <p><input type="checkbox"/> 3. Expanded System</p> <p><input type="checkbox"/> a. <25% Expansion</p> <p><input type="checkbox"/> b. >25% Expansion</p> <p><input type="checkbox"/> 4. Experimental System</p> <p><input type="checkbox"/> 5. Seasonal Conversion</p>	<p>DISPOSAL SYSTEM TO SERVE</p> <p><input checked="" type="checkbox"/> 1. No Rule Variance</p> <p><input type="checkbox"/> 2. First Time System Variance</p> <p><input type="checkbox"/> a. Local Plumbing Inspector Approval</p> <p><input type="checkbox"/> b. State & Local Plumbing Inspector Approval</p> <p><input type="checkbox"/> 3. Replacement System Variance</p> <p><input type="checkbox"/> a. Local Plumbing Inspector Approval</p> <p><input type="checkbox"/> b. State & Local Plumbing Inspector Approval</p> <p><input type="checkbox"/> 4. Minimum Lot Size Variance</p> <p><input type="checkbox"/> 5. Seasonal Conversion Permit</p>	<p>DISPOSAL SYSTEM COMPONENTS</p> <p><input checked="" type="checkbox"/> 1. Complete Non-Engineered System</p> <p><input type="checkbox"/> 2. Primitive System (graywater & alt toilet)</p> <p><input type="checkbox"/> 3. Alternative Toilet, specify: _____</p> <p><input type="checkbox"/> 4. Non-Engineered Treatment Tank (only)</p> <p><input type="checkbox"/> 5. Holding Tank, _____ gallons</p> <p><input type="checkbox"/> 6. Non-Engineered Disposal Field (only)</p> <p><input type="checkbox"/> 7. Separated Laundry System</p> <p><input type="checkbox"/> 8. Complete Engineered System (2000gpd+)</p> <p><input type="checkbox"/> 9. Engineered Treatment Tank (only)</p> <p><input type="checkbox"/> 10. Engineered Disposal Field (only)</p> <p><input type="checkbox"/> 11. Pre-treatment, specify: _____</p> <p><input type="checkbox"/> 12. Miscellaneous components</p>
<p>SIZE OF PROPERTY</p> <p><u>18,447</u> <input checked="" type="checkbox"/> SQ. FT. <input type="checkbox"/> ACRES</p>	<p>DISPOSAL SYSTEM TO SERVE</p> <p><input checked="" type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: <u>4</u></p> <p><input type="checkbox"/> 2. Multiple Family Dwelling, No of Units: _____</p> <p><input type="checkbox"/> 3. Other: _____ (specify)</p> <p>Current Use <input checked="" type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped</p>	<p>TYPE OF WATER SUPPLY</p> <p><input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private</p> <p><input checked="" type="checkbox"/> 4. Public <input type="checkbox"/> 5. Other:</p>
<p>SHORELAND ZONING</p> <p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

<p>TREATMENT TANK</p> <p><input checked="" type="checkbox"/> 1. Concrete</p> <p><input checked="" type="checkbox"/> a. Regular</p> <p><input type="checkbox"/> b. Low Profile</p> <p><input type="checkbox"/> 2. Plastic</p> <p><input type="checkbox"/> 3. Other: _____</p> <p>CAPACITY: <u>1000</u> GAL</p>	<p>DISPOSAL FIELD TYPE & SIZE</p> <p><input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench</p> <p><input checked="" type="checkbox"/> 3. Proprietary Device</p> <p><input type="checkbox"/> a. Cluster array <input checked="" type="checkbox"/> c. Linear</p> <p><input checked="" type="checkbox"/> b. Regular <input type="checkbox"/> d. H-20 loaded</p> <p><input type="checkbox"/> 4. Other: _____</p> <p>SIZE: <u>1296</u> sq. ft. <input type="checkbox"/> lin. ft.</p> <p><u>27</u> ELJEN IN-DRAIN UNITS</p>	<p>GARBAGE DISPOSAL UNIT</p> <p><input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe</p> <p>If Yes or Maybe, specify one below:</p> <p><input type="checkbox"/> a. Multi-compartment tank</p> <p><input type="checkbox"/> b. _____ tanks in series</p> <p><input type="checkbox"/> c. Increase in tank capacity</p> <p><input type="checkbox"/> d. Filter on tank outlet</p>	<p>DESIGN FLOW</p> <p><u>360</u> gallons per day</p> <p>BASED ON:</p> <p><input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s))</p> <p><input type="checkbox"/> 2. Table 4C (other facilities)</p> <p>SHOW CALCULATIONS for other facilities</p> <p>4 BEDROOMS AT 90 GALLONS PER DAY EACH</p>
<p>SOIL DATA & DESIGN CLASS</p> <p>PROFILE <u>3</u> CONDITION <u>C</u></p> <p>at Observation Hole # <u>TP 1</u></p> <p>Depth <u>26</u> "</p> <p>of Most Limiting Soil Factor</p>	<p>DISPOSAL FIELD SIZING</p> <p><input type="checkbox"/> 1. Medium - 2.6 sq.ft./gpd</p> <p><input checked="" type="checkbox"/> 2. Medium-Large - 3.3 sq.ft./gpd</p> <p><input type="checkbox"/> 3. Large - 4.1 sq.ft./gpd</p> <p><input type="checkbox"/> 4. Extra-Large - 5.0 sq.ft./gpd</p>	<p>EFFLUENT/EJECTOR PUMP</p> <p><input checked="" type="checkbox"/> 1. Not required</p> <p><input type="checkbox"/> 2. May be required</p> <p><input type="checkbox"/> 3. Required</p> <p>Specify only for engineered systems:</p> <p>DOSE: _____ gallons</p>	<p>LATITUDE AND LONGITUDE</p> <p>at center of disposal area</p> <p>Lat. <u>N43</u> d <u>39</u> m <u>52.69</u> s</p> <p>Lon. <u>W70</u> d <u>12</u> m <u>37.23</u> s</p> <p>if g.p.s., state margin of error</p>

SITE EVALUATOR STATEMENT

I Certify that on 6/30/2011 (date) I completed a site evaluation on this property and state that the data reported is accurate and that the proposed system is in compliance with the Subsurface Wastewater Disposal Rules (10-144A CMR 241).

[Signature] SE # 163 Date 7/8/2011

ALBERT FRICK
Site Evaluator Name Printed
(207) 839-5563 Telephone Number
ALBERT@ALBERTFRICK.COM E-mail Address

ALBERT FRICK ASSOCIATES - 95A COUNTY ROAD ROAD GORHAM, MAINE 04038 - (207) 839-5563

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

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 30 SHS
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation
PORTLAND, LITTLE DIAMOND ISLAND

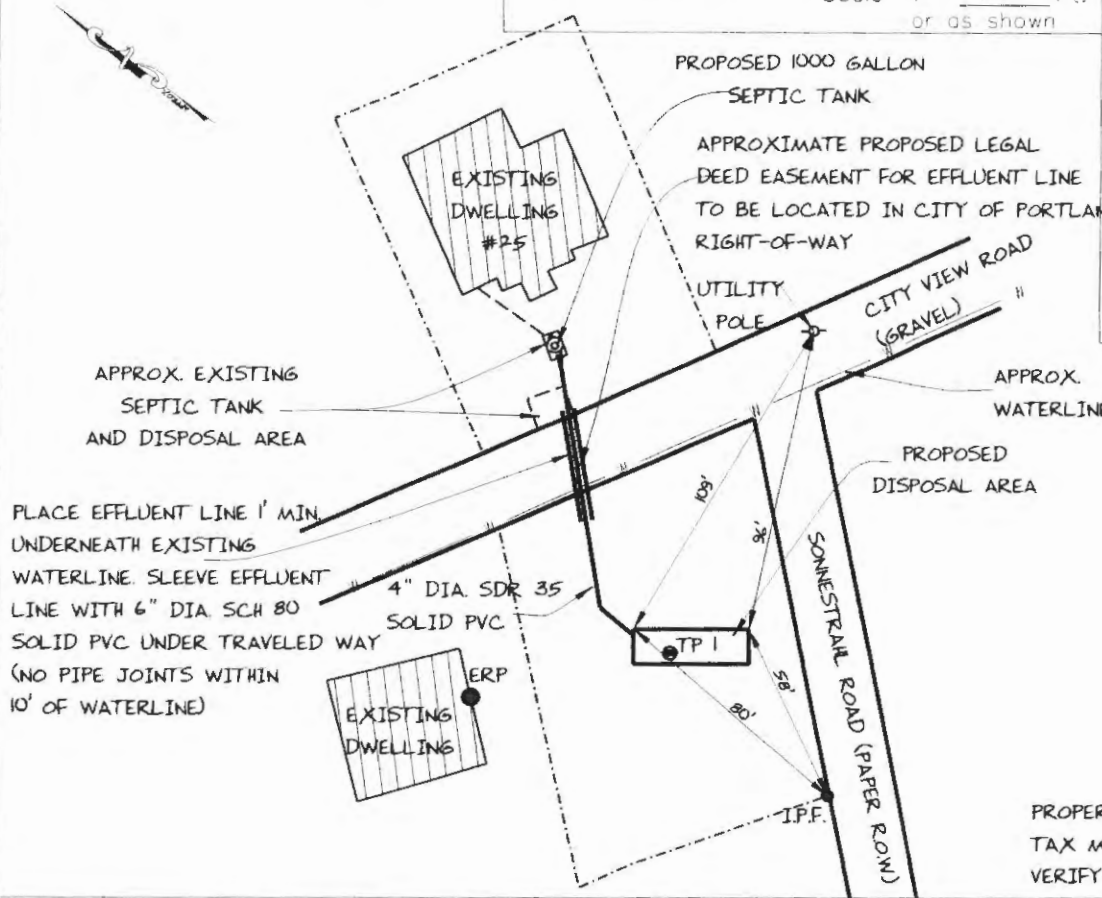
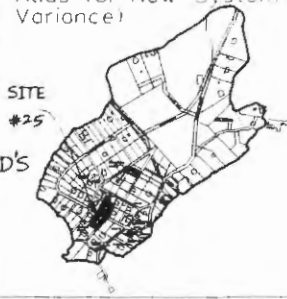
Street, Road Subdivision
25 CITY VIEW ROAD

Owner's Name
JOHN ZERNER

SITE PLAN

Scale 1" = 60 Ft.
or as shown

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



PROPERTY INFORMATION PER TOWN TAX MAP AND AERIAL PHOTOGRAPH. VERIFY TO ASSURE SETBACKS SHOWN

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

Observation Hole TP 1 Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM		DARK BROWN	
10	GRAVELLY LOAMY SAND	FRIABLE	YELLOW BROWN	
20			LIGHT YELLOW BROWN	
30			OLIVE BROWN	FEW, DISTINCT
40		FIRM		
50				

Soil Classification: **3 C**
Profile: **3** Condition: **C**
Slope: **0-3**
Limiting Factor: **26"**

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

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

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification: _____
Profile: _____ Condition: _____
Slope: _____
Limiting Factor: _____

Ground Water
 Restrictive Layer
 Bedrock
 Pit Depth

Albert Frick
Site Evaluator Signature

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SE *

7/8/2011
Date

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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10, SHS
(207) 287-5672 FAX: (207) 287-4172

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

PORTLAND, LITTLE DIAMOND ISLAND

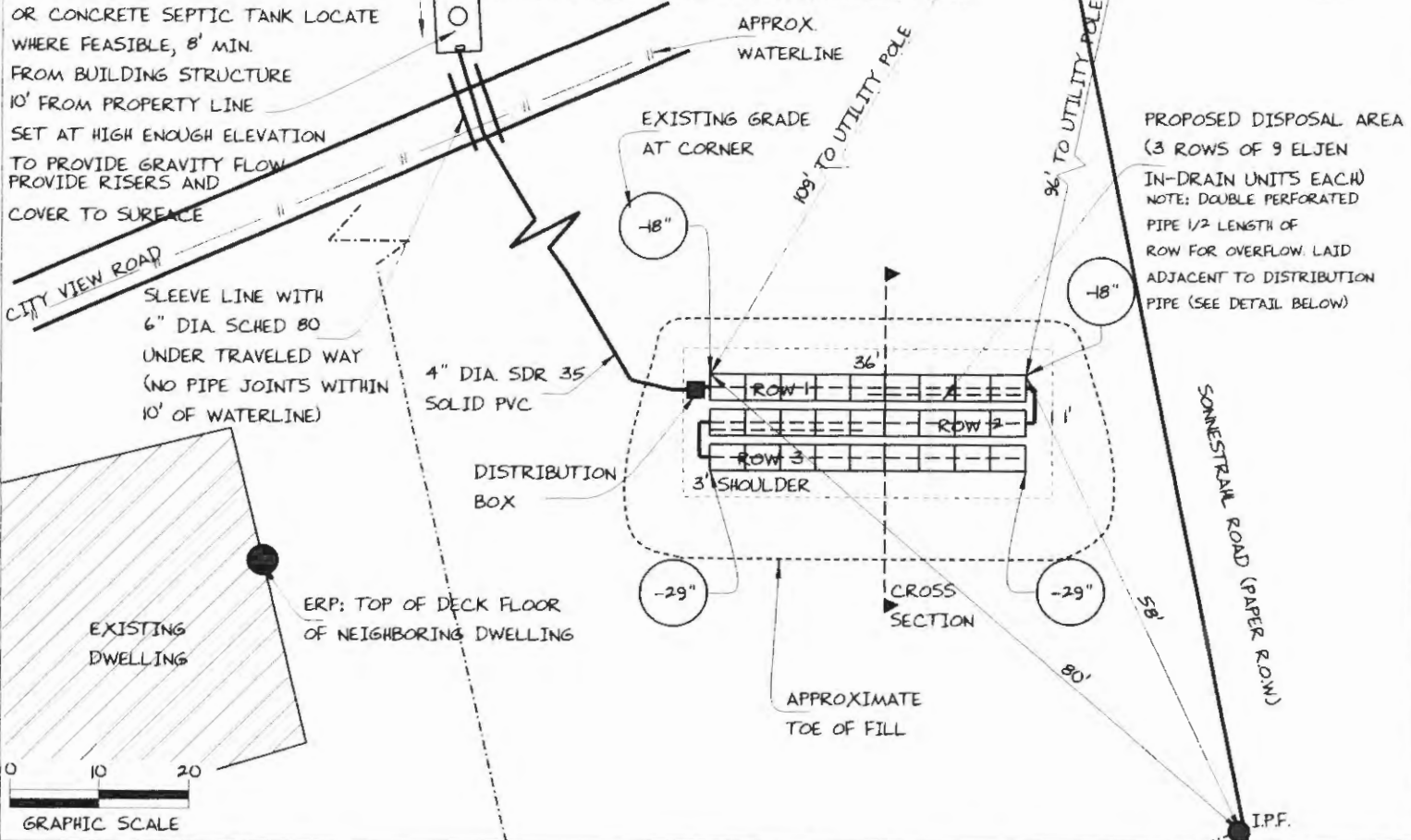
25 CITY VIEW ROAD

JOHN ZERNER

NEW 1000 GALLON PLASTIC OR CONCRETE SEPTIC TANK LOCATE WHERE FEASIBLE, 8' MIN. FROM BUILDING STRUCTURE 10' FROM PROPERTY LINE SET AT HIGH ENOUGH ELEVATION TO PROVIDE GRAVITY FLOW PROVIDE RISERS AND COVER TO SURFACE

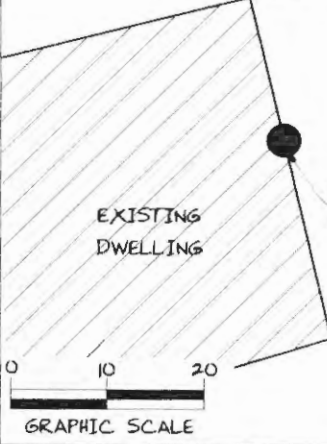
SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE 1" = 20 FT



SLEEVE LINE WITH 6" DIA SCHED 80 UNDER TRAVELED WAY (NO PIPE JOINTS WITHIN 10' OF WATERLINE)

PROPOSED DISPOSAL AREA (3 ROWS OF 9 ELJEN IN-DRAIN UNITS EACH) NOTE: DOUBLE PERFORATED PIPE 1/2 LENGTH OF ROW FOR OVERFLOW LAID ADJACENT TO DISTRIBUTION PIPE (SEE DETAIL BELOW)



FILL REQUIREMENTS

Depth of Fill (Upslope) : 13"
Depth of Fill (Downslope) : 14"
DEPTHS AT CROSS SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation
Top of Distribution Pipe or Proprietary Device
Bottom of Disposal Area

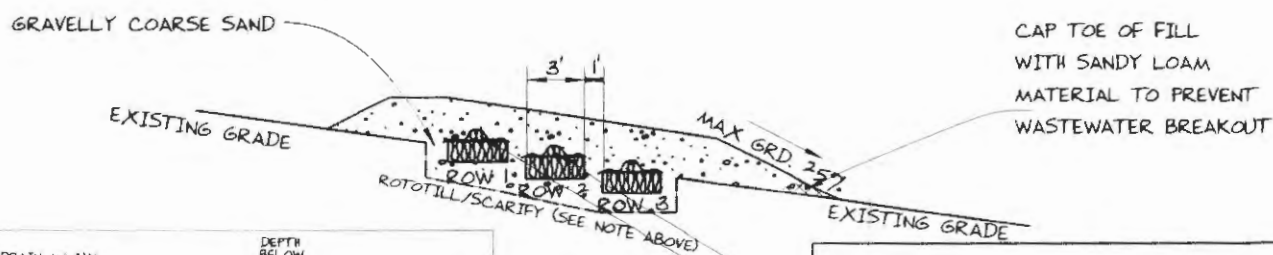
ELEVATION REFERENCE POINT

Location & Description TOP OF DECK FLOOR ON NEIGHBORING DWELLING
Reference Elevation is: 0.0" or -----

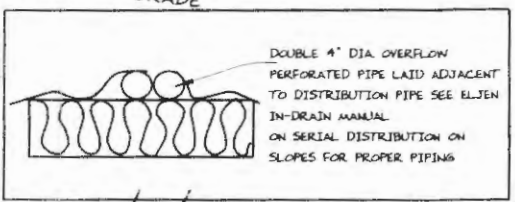
DISPOSAL AREA CROSS SECTION



SCALE:
VERTICAL: 1" = 5 FT
HORIZONTAL: 1" = 10 FT



DEPTH BELOW ERP	ROW 1	ROW 2	ROW 3
FINISHED GRADE	-5"	-40"	-15"
CLEAN FILL	-15"	-20"	-25"
GEOTEXTILE FABRIC	-19"	-24"	-29"
OVER 4" DIA. PERF. PIPE	-26"	-31"	-36"
ELJEN IN-DRAIN UNIT	-32"	-37"	-42"



Albert Frick
Site Evaluator Signature

163
SE *

7/8/2011
Date

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HME-200 Rev 10 02



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04058

(207) 839-5563

PORTLAND, LITTLE DIAMOND ISLAND

25 CITY VIEW ROAD

JOHN ZERNER

TOWN

LOCATION

APPLICANT'S NAME

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

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

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

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

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

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

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

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

PORTLAND, LITTLE DIAMOND ISLAND

25 CITY VIEW ROAD

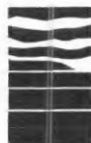
JOHN ZERNER

TOWN

LOCATION

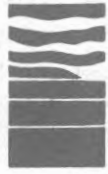
APPLICANT'S NAME

- 7) The actual waste water flow or number of bedrooms shall not exceed the design criteria indicated on this application without a re-evaluation of the system as proposed
- 8) The general minimum setbacks between a well (public or private) and septic system serving a single family residence is 100-300 feet, unless the local municipality has a more stringent requirement. A well installed by an abutter within the minimum setback distances prior to the issuance of a permit for the proposed disposal system may void this design.
- 9) When a gravity system is proposed: BEFORE CONSTRUCTION/INSTALLATION BEGINS, the system installer or building contractor shall review the elevations of all points given in this application and the elevation of the existing and/or proposed building drain and septic tank inverts for compatibility to minimum pitch requirements. In gravity systems, the invert of the septic tank(s) outlet(s) should be at least 4 inches above the invert of the distribution box outlet at the disposal area.
- 10) When an effluent pump is required: Pump stations should be sized per manufacturer's specifications to meet lift requirements and friction loss. Provisions shall be made to make certain that surface and ground water does not enter the septic tank or pump station, by sealing/grouting all seams and connections, and by placement of a riser and lid at or above grade. An alarm device warning of a pump failure shall be installed. Also, when pumping is required of a chamber system, install a 'T' connection in the distribution box and place 3 inches of stone or a splash plate in the first chamber. Insulate gravity pipes, pump lines and the distribution box as necessary to prevent freezing.
- 11) On all systems, remove the vegetation, organic duff and old fill material from under the disposal area and any fill extension. Additional fill beyond indicated on plan may be necessary to replace organic matter. On sites where the proposed system is to be installed in natural soil, scarify the bottom and sides of the excavated disposal area with a rake. Do not use wheeled equipment on the scarified soil surface. For systems installed in fill, scarify the native soil by roto-tilling or scarifying with teeth of backhoe to a depth of at least 8 inches over the entire disposal and fill extension area to prevent glazing and to promote fill bonding. Place fill in loose layers no deeper than 8 inches and compact before placing more fill (this ensures that voids and loose pockets are eliminated to minimize the chance of leakage or differential settling). Do not use wheeled equipment on the scarified soil area until after 12 inches of fill is in place. Keep equipment off proprietary devices. Divert the surface water away from the disposal area by ditching or shallow landscape swales.
- 12) Unless noted otherwise, fill shall be gravelly coarse sand, which contains no more than 5% fines (silt and clay). Crushed stone shall be clean and free of any rock dust from the crushing process.
- 13) Do not install systems on loamy, silty, or clayey soils during wet periods since soil smearing/glazing may seal off the soil interface.
- 14) Seed all filled and disturbed surfaces with perennial grass seed, with 4" min. soil or soil amendment mix suitable for growing, then mulch with hay or equivalent material to prevent erosion. Alternatively, bark or permanent landscape mulch may be used to cover system. Woody trees or shrubs are not permitted on the disposal area or fill extensions.
- 15) If an advanced wastewater treatment unit is part of the design, the system shall be operated and maintained per manufacturer's specifications.



Albert Frick Associates, Inc.
Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04058
(207) 859-5563



Albert Frick Associates, Inc.

Soil Scientists & Site Evaluators

95A County Road Gorham, Maine 04038
(207) 839-5563 FAX (207) 839-5564

Albert Frick, SS, SE
James Logan, SS, SE
Matthew Logan, SE
Brady Frick, SE
Bryan Jordan, SE
William O'Connor, SE
Noel Dunn, Office Manager

July 7, 2011

Tammy Munson
Division Director of Inspection Services Program
389 Congress Street
Portland, ME 04101

Re: Proposed septic design for John Zerner, 25 City View Road, Little Diamond Island, Portland, ME

Dear Ms. Munson:

Attached is a HHE-200 (septic system design) application and site plan which was done in behalf of Mr. John Zerner. Albert Frick Associates is proposing to replace the existing grandfathered steel septic tank and undersized and stressed wastewater disposal area with a new septic system that meets the current standards of the Maine Subsurface Wastewater Plumbing Code. In order to replace the system, we are proposing to place the disposal area on the opposite side of City View Ave. from Mr. Zerner's dwelling due to space and soil constraints on his lot. The septic design requires a legal deed easement in order to place a 4" diameter solid effluent line across the Town's right-of-way (City View Ave.). No variances from the Town of Portland or The State of Maine Division of Environmental Health would be needed to permit the septic system.

We feel from a permitting standpoint, there are two potential concerns to overcome by crossing the right-of-way with an effluent line. The first potential concern is heavy vehicular traffic from Town Public Works vehicles. The second potential concern would be crossing the Portland Water District public water line which is located in the right-of-way. We believe that our septic design adequately addresses these issues.

To address these potential issues, we are proposing to use a 4" dia. SDR35 solid sewer pipe from septic tank to disposal area, which is commonly used in right-of-ways. In addition we are proposing to sleeve the effluent line with a 6" dia. sch.80 solid PVC line for extra safety measures. Schedule 80 pipe is also rated for heavy vehicle traffic. The septic design calls for placing the effluent line under the waterline, which is code per the State of Maine Subsurface Wastewater Disposal Rules. As mentioned above the effluent line will be sleeved with Sch 80 solid PVC pipe for extra protection. The 6" dia. sleeve will have no joints within 10' of the crossed waterline. The effluent line is proposed to be placed a minimum of 1' underneath the existing water line, per Portland Water District's requirements (per telephone conversation with Norman Twaddell, PWD, on July 8, 2011). We believe incorporating these measures into our septic design adequately address and overcome the potential concerns of crossing the right-of-way and meet or exceed industry standards.

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

Respectfully,

Albert Frick

Enc Master plan
 HHE-200 form

Cc. John Rioux, Local Plumbing Inspector
 John Zerner

**SUBSURFACE WASTEWATER
EFFLUENT PIPE LOCATION AGREEMENT
RE: ZERNER PROPERTY**

THIS SUBSURFACE WASTEWATER AGREEMENT is made as of the ____ day of October, 2011 by and between JOHN ZERNER (“Zerner”), an individual and owner of property located at 25 City View Road, Little Diamond Island (the “Property”) and the CITY OF PORTLAND, a body politic and corporate located in Cumberland County, Maine, whose mailing address is 389 Congress Street, Portland, Maine 04101 (the “City”).

WHEREAS, ZERNER is the owner of the Property which is more particularly portrayed on municipal tax map number 105, Lot number A-18 and N-3 and described in a deed from to , dated , and recorded in the Cumberland County Registry of Deeds in Book , Page ; and

WHEREAS, City View Road is a paper street as described in City Council Order number 84 and the CITY has continued its rights in said road; and

WHEREAS, the CITY has agreed to allow ZERNER to place, construct and locate ZERNER’S effluent line across City View Road as depicted and described in the attached application (attached hereto as Exhibit A).

NOW, THEREFORE, in consideration of the foregoing and subject to the terms and conditions hereof, ZERNER and the CITY hereby agree as follows:

1. That City View Road is a paper street and that there exist public and private rights in said road, which ZERNER cannot and will not block; and
2. If the CITY decides to build City View Road at any time hereafter, ZERNER may, at his own cost, have to remove, move and/or adjust the location of the effluent pipe that he is installing, and re-install the effluent pipe in whatever location and to whatever standard the CITY requires as part of the building of the road; and
3. ZERNER shall install the effluent line as per City standards and as required by the Subsurface Wastewater Disposal System Permit (see permit attached hereto as Exhibit B); and
4. It is not the CITY’S responsibility to maintain, repair, reconstruct, build, locate and/or construct ZERNER’S effluent pipe. Instead, the effluent pipe is ZERNER’S sole responsibility.

Dated at Portland, Maine this _____ day of _____, 20__.

By: _____

STATE OF MAINE
CUMBERLAND, ss.

Date:

Personally appeared the above-named _____, and
acknowledged the foregoing instrument to be his/his free act and deed.

Before me,

Notary Public/Attorney at Law

Print name: _____