

DURHAM PLANNING BOARD
VIRTUAL REGULAR MEETING via Zoom
MAY 5, 2021

Zoom meeting link: <https://us02web.zoom.us/j/88030588559>.

Zoom meeting telephone access: (929) 205-6099; meeting ID: 880 305 88559.

Durham Planning Board members: Anne Torregrossa, Chair; Juliet Caplinger, Vice Chair; Wesley Grover; Allan Purinton; and Ron Williams.

1. Call to Order
2. Roll Call
3. Amendments to the Agenda
4. Review of Minutes
5. Continuing Business:
 - a) Royalsborough Road Subdivision – re-set dates for site walk and public hearing
6. New Business:
 - a) Copp Road Name Change Amendment
 - b) Subdivision Application – Bowie Hill Subdivision
7. Other – Celebration Farm Campground
8. Comments from the Planning Board Chair
9. Adjourn

Durham Codes

From: Todd Beaulieu <toddpbeaulieu@aim.com>
Sent: Thursday, April 22, 2021 4:07 PM
To: Durham Codes
Subject: Ruby Subdivision by Copp

Greetings to Planning Board-

This is Todd Beaulieu, representing Mike Copp. I'm seeking to amend Ruby Farm Estates subdivision plan, because of an oversight in road name. I'm seeking to change the name to Ruby Lane, from Cranberry Lane, which would have created 2 Cranberry Lanes, which we obviously don't need or want. Nothing else has changed on plan. Thank you, see you next week. Todd

LEGEND

PROPERTY LINE
SETBACK LINE
CONCRETE DRIVE
BOUNDARY TO BE SET



PLAN REFERENCES

- STANDARD BOUNDARY SURVEY FOR PHIL BEAULIEU BY WAYNE WOOD & CO MARCH 1997
- STANDARD BOUNDARY SURVEY FOR BENJAMIN BEAULIEU BY WAYNE WOOD & CO MARCH 1998
- BEARINGS REFERENCED TO MAGNETIC FROM PLAN REFERENCE 1
- ISLAND FLOOD HAZARD ZONE MAPS FOR FEDERAL MANAGEMENT AGENCY FLOOD INSURANCE MAPS FOR DURHAM.

GENERAL NOTES

- THE SUBJECT PARCELS ARE IN THE RURAL RES ZONING DISTRICT.
- MEASUREMENT AND DELINEATION AND VERNAL POOL SURVEY PERFORMED BY DANIEL COLBY, NEMO.
- MEASUREMENTS ON LOT 1 HAVE BEEN REVISED PER FIELD ASSESSMENT BY JAMES LODAN, VERIFIED BY STATE SOIL SCIENTIST.
- MEASUREMENTS WITHIN LAND RETAINED BY MICHAEL S. COPP SHALL BE STRIP CHANNELS PER FIELD ASSESSMENT BY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION AND AGRICULTURE VERIFICATION PERFORMED BY JEFFREY KALVICH ON AUGUST 22ND, 2018.
- ROCKY LAKE TO BE RETAINED BY MICHAEL S. COPP IN FEE SIMPLE.

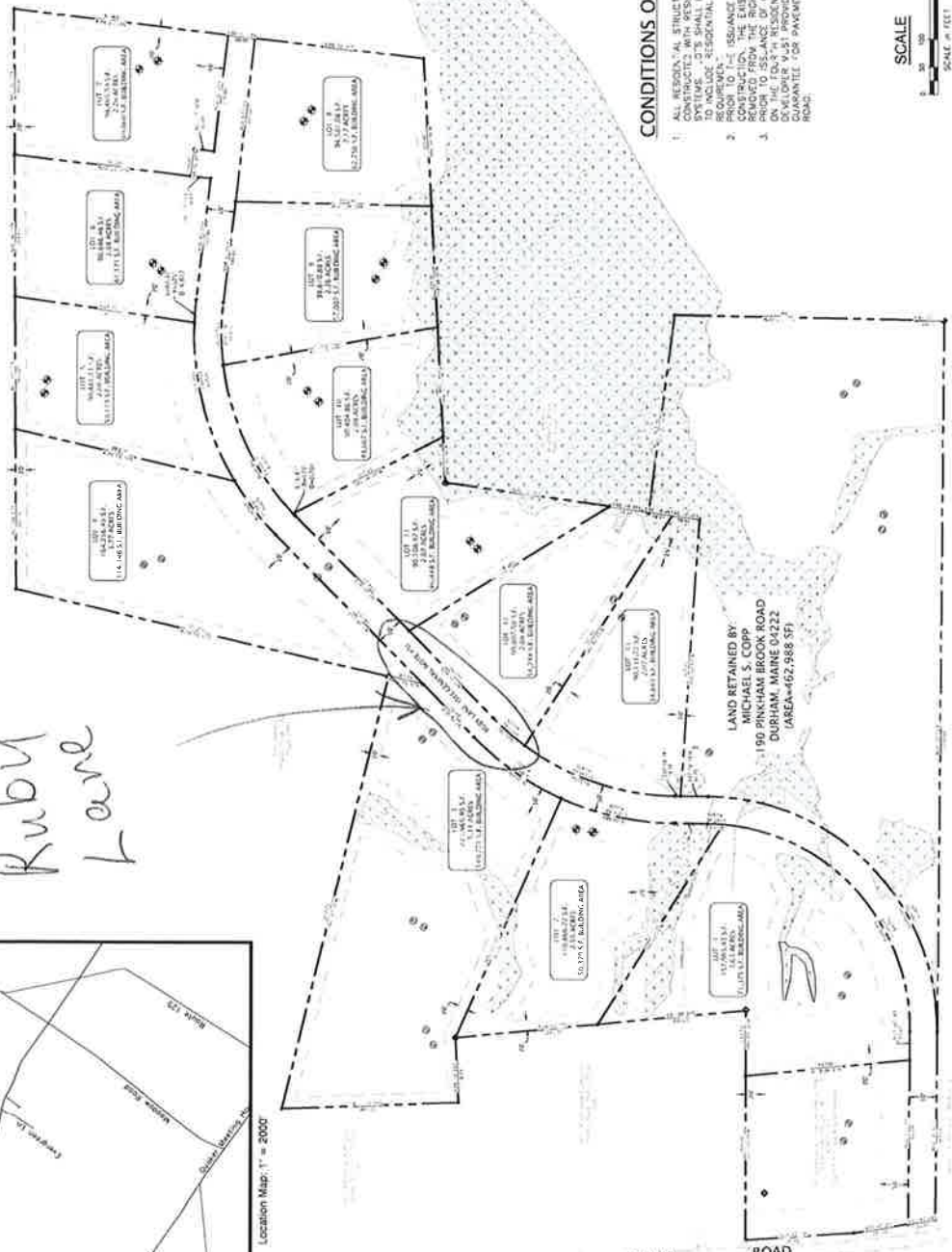
APPROVED BY THE PLANNING BOARD
TOWN OF DURHAM, MAINE

RECORDING DATA

STATE OF MAINE
ANDROSCOGG COUNTY REGISTRY OF DEEDS
REC: V-D
FILE NUMBER: _____ m _____ M
DATE: _____
REGISTRAR



Ruby Farm



CONDITIONS OF APPROVAL

- ALL RESIDENTIAL STRUCTURES TO BE CONSTRUCTED WITH RESIDENTIAL SPRINKLER SYSTEMS PER THE REQUIREMENTS SET FORTH TO INCLUDE RESIDENTIAL SPRINKLER REQUIREMENTS.
- CONCRETE DRIVE ROADWAY MUST BE REMOVED FROM THE RIGHT OF WAY PRIOR TO ISSUANCE OF OCCUPANCY PERMIT.
- EX-1000 MUST PROVIDE PERFORMANCE GUARANTEE FOR PAYMENT OF SUBDIVISION FEE.



LAND RETAINED BY:
MICHAEL S. COPP
190 PINKHAM BROOK ROAD
DURHAM, MAINE 04222
(AREA=492,988 SF)

Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207 869 8050

TAX MAP: 5 LOT: 78
0 SWAMP RD, DURHAM, MAINE
RUBY FARM SUBDIVISION
AMENDED PLAT PLAN

RETURNED TO: MICHAEL S. COPP
190 PINKHAM BROOK ROAD
DURHAM, MAINE 04222

DATE: 08/22/18

THIS PLAN AMENDS THE
ADJACENT MAP TO RUBY FARM

NO.	DATE	DESCRIPTION
1	08/22/18	AMENDED PLAT PLAN
2	08/22/18	AMENDED PLAT PLAN
3	08/22/18	AMENDED PLAT PLAN
4	08/22/18	AMENDED PLAT PLAN
5	08/22/18	AMENDED PLAT PLAN
6	08/22/18	AMENDED PLAT PLAN
7	08/22/18	AMENDED PLAT PLAN
8	08/22/18	AMENDED PLAT PLAN
9	08/22/18	AMENDED PLAT PLAN
10	08/22/18	AMENDED PLAT PLAN
11	08/22/18	AMENDED PLAT PLAN
12	08/22/18	AMENDED PLAT PLAN
13	08/22/18	AMENDED PLAT PLAN
14	08/22/18	AMENDED PLAT PLAN
15	08/22/18	AMENDED PLAT PLAN

BOWIE HILL SUBDIVISION

SKETCH PLAN APPLICATION

FOR THE TOWN OF

DURHAM, MAINE

Prepared For:

**Jonathan Lobo
616 High Street
Bath, Maine 04530**

Prepared By:

**Atlantic Resource Consultants
541 US Route One, Suite 21
Freeport, Maine 04032
207.869.9050**

March 2021



TABLE OF CONTENTS

Application Forms

Project Description

Figures:

- 1- Site Location
- 2- Tax Map
- 3- Soils Map

Attachment A – Plan Set



TOWN OF DURHAM
630 Hallowell Road
Durham, Maine 04222

*Office of Code Enforcement
and Planning*

Tel. (207) 376-6558
Fax: (207) 353-5367

SUBDIVISION SKETCH PLAN REVIEW APPLICATION AND CHECKLIST

A. Owner & Developer

Is applicant owner of the property? _____ YES NO (If no, letter of owner authorization is required)

Property owner: Ruth Dudley Trust Property developer: Jonathan Lobozzo

Address: _____ Address: 616 High Street

_____ Bath, ME 04530

Telephone number: _____ Telephone number: 207-333-2551

Email address: _____ Email address: jglobozzo@gmail.com

B. General Property Information

Property location: 0 Bowie Hill Road

Tax Map/Lot numbers: 10-38

Current zoning: RRA

Is all of the property being considered for development? YES _____ NO

C. Development Information

Name of proposed development: Bowie Hill Subdivision

Number of proposed lots: 26 Acreage of parcel to be developed: 93

When is construction being considered (year & season)? 2021

SUBMISSIONS CHECKLIST ON REVERSE SIDE

Sketch Plan Review Application & Checklist

D. Submissions Checklist

This sketch plan application form;

A copy of a portion of the USGS topographic map of the area showing the outline of the proposed subdivision;

A copy of that portion of the Androscoggin County Soil Survey covering the proposed subdivision, showing the outline of the proposed subdivision;

A copy of the relevant Assessor's Map(s) showing the outline of the proposed subdivision;

A map drawn to scale showing site conditions such as steep slopes, wet areas and vegetative cover in a general manner.

A map drawn to scale showing the proposed layout of streets, lots, buildings, other improvements, and any proposed common areas in relation to existing conditions; and,

A written project narrative report with general information to describe or outline the existing conditions of the site, development constraints and opportunities, and a full description of the proposed development.

Will this be a cluster subdivision under Section 6.33? _____ YES _____ NO

E. Cluster subdivision additional requirements:

The sketch plan submission includes a conceptual site plan meeting the requirements of Section 6.33.B.1.

Each specific home site is shown on the site plan to be an element of an overall plan for site development.

The conceptual site plan illustrates the placement of buildings and their relationship to open spaces, pedestrian paths, and roads.

The conceptual site plan illustrates where open space will serve the multiple purposes of:

Preserving natural features of the land;

Providing recreational opportunities; and,

Maximizing the value and enjoyment of homes in the subdivision.

PROJECT DESCRIPTION

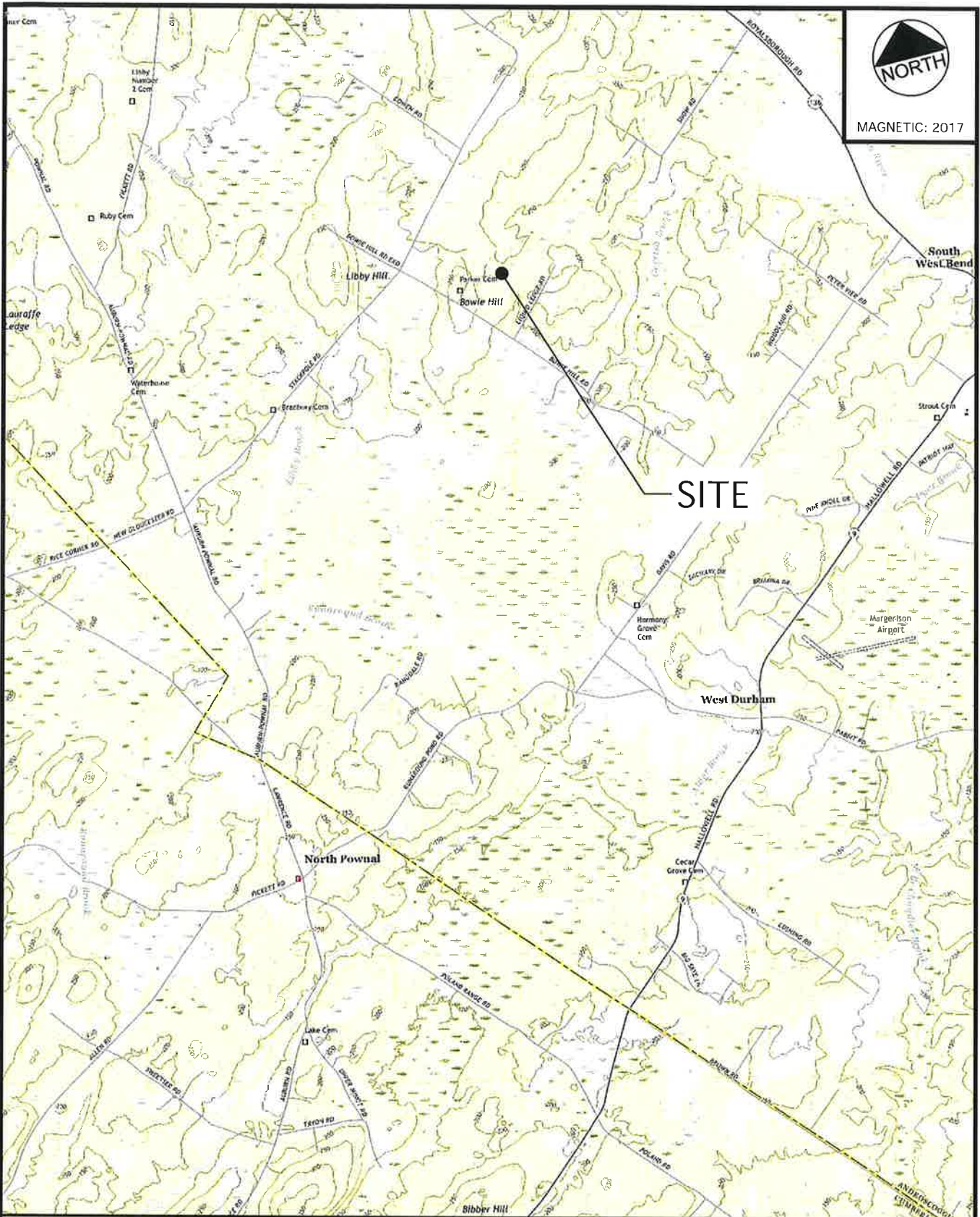
The following package is an application for a Sketch Plan meeting with the Town of Durham Planning Board. The application is for a 26-lot subdivision on a 95-acre parcel off Bowie Hill Road. The proposed lots will serve single-family dwellings. The site is gradually sloping from west to east with a stream running along the eastern side. There are areas of wetlands associated with the stream that will be avoided to the maximum extent possible. The road will bisect the parcel to allow for building lots on either side of the road, while also maintaining a substantial open space buffer around the perimeter. The intent is to keep the road and lots out of the wetlands and away from the stream.

The site has been walked several times with a soil scientist to identify potential obstacles and areas that should be avoided. As we enter the spring season a more intensive and definitive wetland survey will be performed, and adjustments made accordingly.

Overall, the site is well shaped and sized to accommodate the proposed development and maintain the rural aesthetic of the area.



MAGNETIC: 2017



**BOWLE HILL SUBDIVISION
DURHAM, MAINE 04222**

**SITE LOCATION MAP
TAX MAP: 10 LOT: 38**



Atlantic Resource Consultants
ENGINEERING STRATEGIES AND SOLUTIONS

DRAWN: CB

DATE: MARCH 2021

DESIGNED: CB

SCALE: N/A

CHECKED:

JOB NO. 21-018

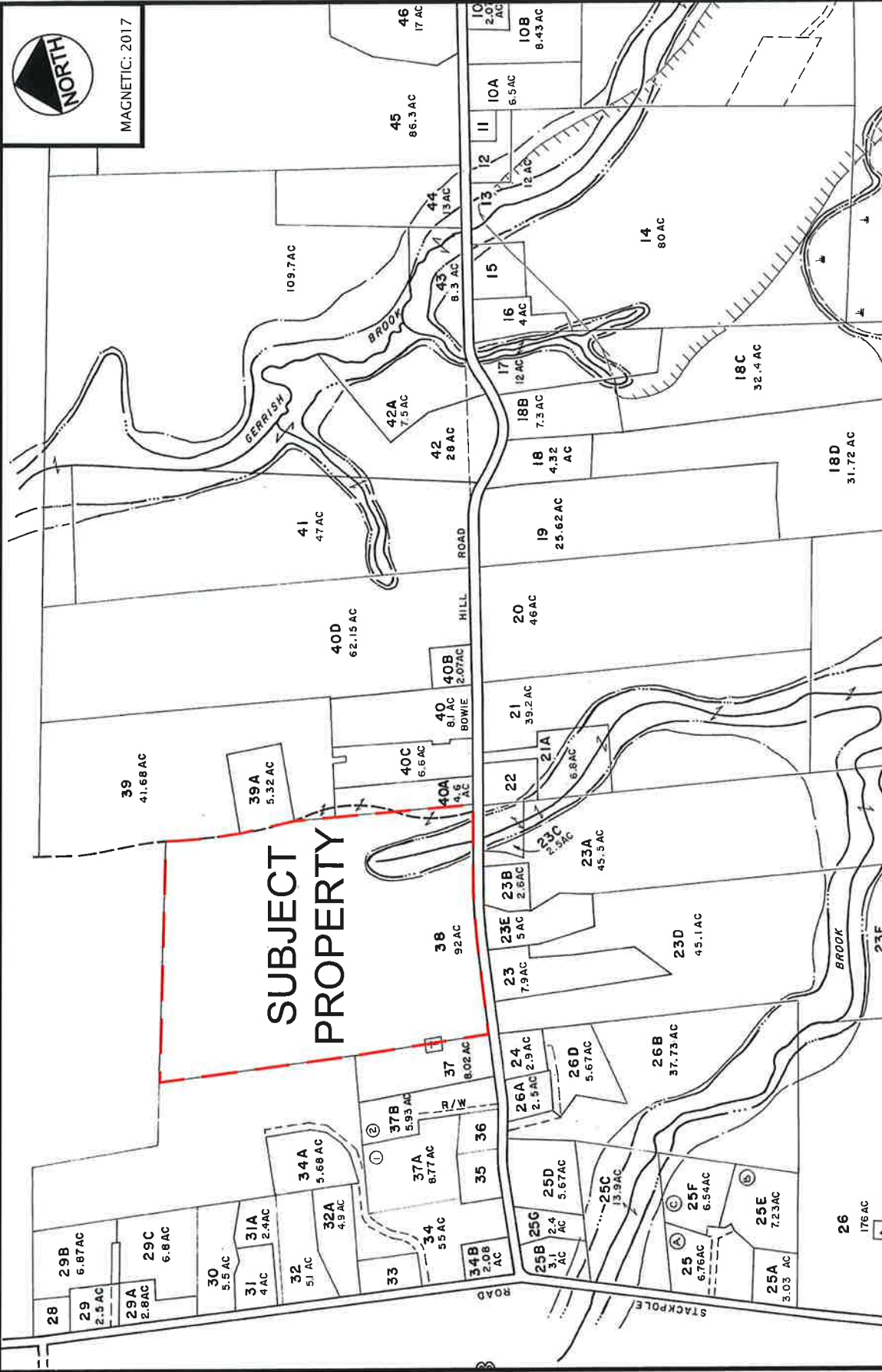
FILE NAME: 21-018 USGS

FIGURE

1



MAGNETIC: 2017



BOWIE HILL SUBDIVISION
DURHAM, MAINE 04222

SITE LOCATION MAP
TAX MAP: 10 LOT: 38

DRAWN: CB	DATE: MARCH 2021	FIGURE
DESIGNED: CB	SCALE: N/A	2
CHECKED:	JOB NO. 21-018	
FILE NAME: 21-018 TAX MAP		

Atlantic Resource Consultants
ENGINEERING STRATEGIES AND SOLUTIONS





MAGNETIC: 2017

4871000
4870800
4870600
4870400
4870200
4870000
4869800



**BOWIE HILL SUBDIVISION
DURHAM, MAINE 04222**

SOILS MAP



Atlantic Resource Consultants
ENGINEERING STRATEGIES AND SOLUTIONS

DRAWN: CB
DESIGNED: CB
CHECKED:

DATE: MARCH 2021
SCALE: N/A
JOB NO. 21-018

FILE NAME: 21-018 USGS

FIGURE

3

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 11 SHS
(207) 287-2070 Fax: (207) 287-4172

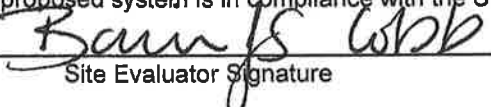
PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	Durham	Town/City _____	Permit # _____
Street or Road	125 Bowle Hill Road	Date Permit Issued ___/___/___	Fee: \$ _____ Double Fee Charged []
Subdivision, Lot #			L.P.I. # _____

OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature _____ [Owner [Town [State	
Name (last, first, MI)	Fertig-Burd, Jonah	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Applicant
Mailing Address of Owner/Applicant	125 Bowie Hill Road Durham, ME 04222	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. #	(207) 615-9970	Municipal Tax Map # _____	Lot # _____

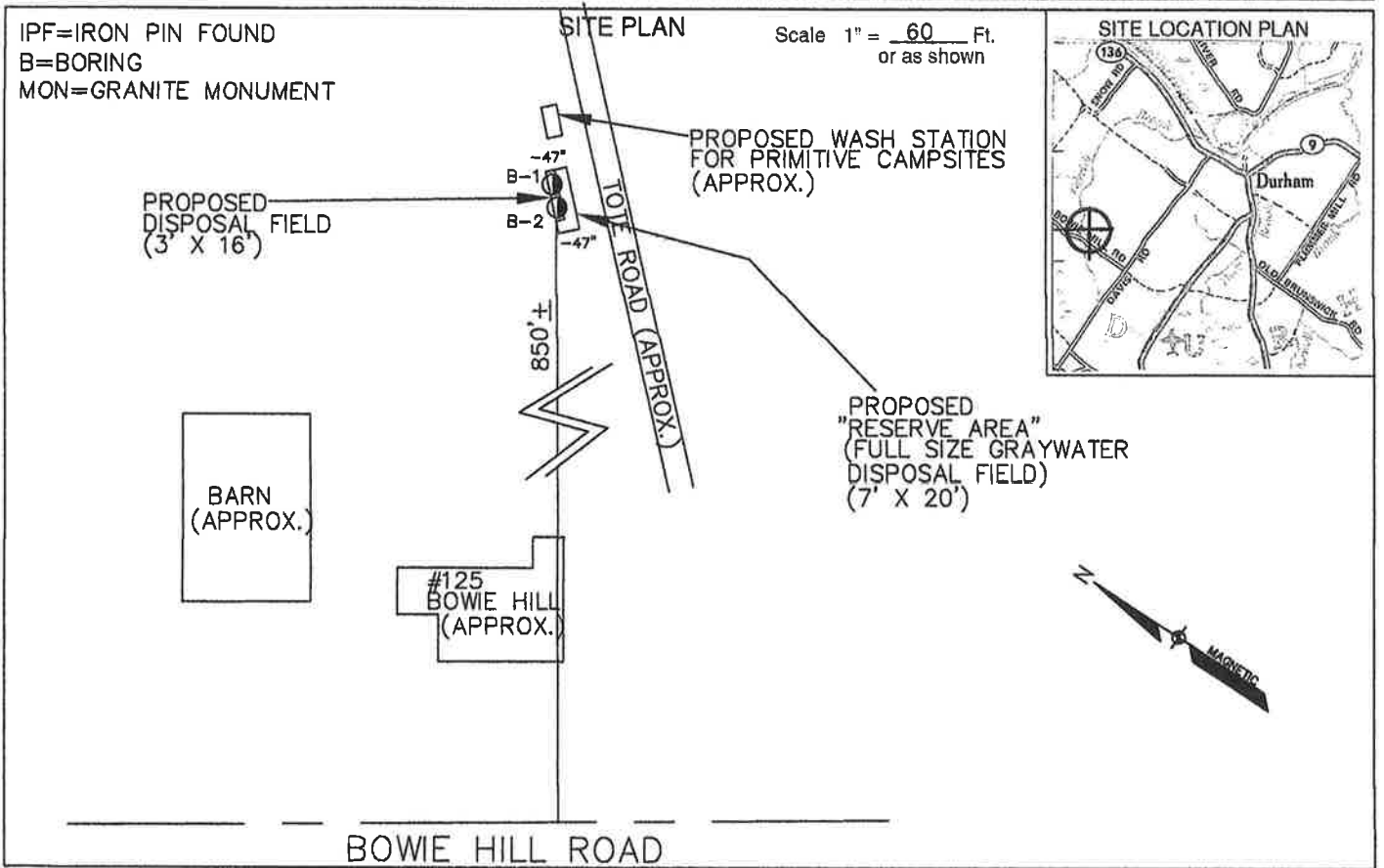
OWNER OR APPLICANT STATEMENT I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.	CAUTION: INSPECTION REQUIRED I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application. _____ (1st) date approved
Signature of Owner or Applicant _____ Date _____	Local Plumbing Inspector Signature _____ (2nd) date approved _____

PERMIT INFORMATION		DISPOSAL SYSTEM COMPONENTS	
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	<input type="checkbox"/> 1. Complete Non-engineered System	
<input checked="" type="checkbox"/> 1. First Time System	<input checked="" type="checkbox"/> 1. No Rule Variance	<input checked="" type="checkbox"/> 2. Primitive System (graywater & ait. toilet) composting toilet	
<input type="checkbox"/> 2. Replacement System	<input type="checkbox"/> 2. First Time System Variance	<input type="checkbox"/> 3. Alternative Toilet, specify: _____	
Type replaced: _____	<input type="checkbox"/> a. Local Plumbing Inspector Approval	<input type="checkbox"/> 4. Non-engineered Treatment Tank (only)	
Year installed: _____	<input type="checkbox"/> b. State & Local Plumbing Inspector Approval	<input type="checkbox"/> 5. Holding Tank, _____ gallons	
<input type="checkbox"/> 3. Expanded System	<input type="checkbox"/> 3. Replacement System Variance	<input type="checkbox"/> 6. Non-engineered Disposal Field (only)	
<input type="checkbox"/> a. <25% Expansion (minor)	<input type="checkbox"/> a. Local Plumbing Inspector Approval	<input type="checkbox"/> 7. Separated Laundry System	
<input type="checkbox"/> b. ≥ 25% Expansion (major)	<input type="checkbox"/> b. State & Local Plumbing Inspector Approval	<input type="checkbox"/> 8. Complete Engineered System (2000 gpd or more)	
<input type="checkbox"/> 4. Experimental System	<input type="checkbox"/> 4. Minimum Lot Size Variance	<input type="checkbox"/> 9. Engineered Treatment Tank (only)	
<input type="checkbox"/> 5. Seasonal Conversion	<input type="checkbox"/> 5. Seasonal Conversion Permit	<input type="checkbox"/> 10. Engineered Disposal Field (only)	
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	<input type="checkbox"/> 11. Pre-treatment, specify: _____	
118+ <input type="checkbox"/> SQ. FT. <input checked="" type="checkbox"/> ACRES	<input type="checkbox"/> 1. Single Family Dwelling Unit, No. of Bedrooms: _____	<input type="checkbox"/> 12. Miscellaneous Components	
SHORELAND ZONING	<input type="checkbox"/> 2. Multiple Family Dwelling, No. of Units: _____	TYPE OF WATER SUPPLY	
<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/> 3. Other: wash station for primitive camp sites (specify) _____	<input type="checkbox"/> 1. Drilled Well <input type="checkbox"/> 2. Dug Well <input type="checkbox"/> 3. Private	
	Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input checked="" type="checkbox"/> Undeveloped	<input type="checkbox"/> 4. Public <input checked="" type="checkbox"/> 5. Other	
		hand carried water only - max. 25gpd	

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<input type="checkbox"/> 1. Concrete	<input type="checkbox"/> 1. Stone Bed <input type="checkbox"/> 2. Stone Trench	<input checked="" type="checkbox"/> 1. No <input type="checkbox"/> 2. Yes <input type="checkbox"/> 3. Maybe	25 gallons per day
<input type="checkbox"/> a. Regular	<input checked="" type="checkbox"/> 3. Proprietary Device	If Yes or Maybe, specify one below:	BASED ON:
<input type="checkbox"/> b. Low Profile	<input checked="" type="checkbox"/> a. cluster array <input type="checkbox"/> c. Linear	<input type="checkbox"/> a. multi-compartment tank	<input checked="" type="checkbox"/> 1. Table 4A (dwelling unit(s))
<input type="checkbox"/> 2. Plastic	<input checked="" type="checkbox"/> b. regular load <input type="checkbox"/> d. H-20 load	<input type="checkbox"/> b. _____ tanks in series	<input type="checkbox"/> 2. Table 4C (other facilities)
<input type="checkbox"/> 3. Other: _____	<input type="checkbox"/> 4. Other: Eljen In-Drains	<input type="checkbox"/> c. increase in tank capacity	SHOW CALCULATIONS for other facilities
CAPACITY: N/A GAL.	SIZE: 192 <input checked="" type="checkbox"/> sq. ft. <input type="checkbox"/> lin. ft.	<input type="checkbox"/> d. Filter on Tank Outlet	primitive system - hand carried water only for wash station
SOIL DATA & DESIGN CLASS PROFILE CONDITION DESIGN	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	<input type="checkbox"/> 3. Section 4G (meter readings) ATTACH WATER METER DATA
8 / C	<input type="checkbox"/> 2. Medium---2.6 sq. ft. / gpd	<input checked="" type="checkbox"/> 1. Not Required	LATITUDE AND LONGITUDE
at Observation Hole # B-1/B-2	<input type="checkbox"/> 3. Medium---Large 3.3 sq. ft. / gpd	<input type="checkbox"/> 2. May Be Required	at center of disposal area
Depth 15"	<input checked="" type="checkbox"/> 4. Large---4.1 sq. ft. / gpd	<input type="checkbox"/> 3. Required	Lat. 43 d 58 m 22 s
of Most Limiting Soil Factor	<input type="checkbox"/> 5. Extra Large---5.0 sq. ft. / gpd	Specify only for engineered systems:	Lon. 70 d 09 m 29 s
		DOSE: _____ gallons	if g.p.s, state margin of error: _____

SITE EVALUATOR STATEMENT		
I certify that on 3/23/21 (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).		
	368	3/29/21
Site Evaluator Signature	SE #	Date
Bonnie J. Cobb	(207) 899-8397	b.cobb@comcast.net
Site Evaluator Name Printed	Telephone Number	E-mail Address
Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.		

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Maine Department of Human Services Division of Health Engineering, 11 SHS (207) 287-2070 FAX (207) 287-4172
Town, City, Plantation Durham	Street, Road, Subdivision 125 Bowle Hill Road	Owner or Applicant Name Jonah Fertig-Burd



SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)																																																																
Observation Hole <u>B-1/B-2</u> <input type="checkbox"/> Test pit <input checked="" type="checkbox"/> Boring 1-2 " Depth of Organic Horizon Above Mineral Soil																																																																
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Bailey Cobb
368
3/29/21

Site Evaluator Signature
SE #
Date

Page 2 of 3
HHE-200 Rev. 02/2011

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
 Division of Health Engineering, 10 SHS
 (207) 287-5672 FAX (207) 287-3165

Town, City, Plantation
 Durham

Street, Road, Subdivision
 125 Bowie Hill Road

Owner or Applicant Name
 Jonah Fertig-Burd

NOTE: ALLOW FOR POSITIVE DRAINAGE
 AROUND THE LEACHFIELD
 IPF = IRON PIN FOUND
 TP = TEST PIT
 B = BORING

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 20 FT.

NOTE: THIS DESIGN COMPLIES WITH AND MUST BE
 INSTALLED IN ACCORDANCE WITH THE ELJEN DESIGN
 INSTALLATION MANUAL.

NOTE: 4" PERFORATED PVC PIPE IS TO BE USED
 OVER IN-DRAIN UNITS, CONNECTING END-PIPES
 ARE TO BE SOLID 4" PVC.

NOTE: DISTRIBUTION BOX IS TO BE
 OVERSIZED IF SYSTEM IS PUMPED.

NOTE: IF A GARBAGE DISPOSAL IS
 USED, THEN CHANGES TO
 THIS DESIGN ARE NECESSARY:

NOTE: THIS SYSTEM IS NOT DESIGNED
 FOR BACKWASH FROM A WATER
 TREATMENT SYSTEM.

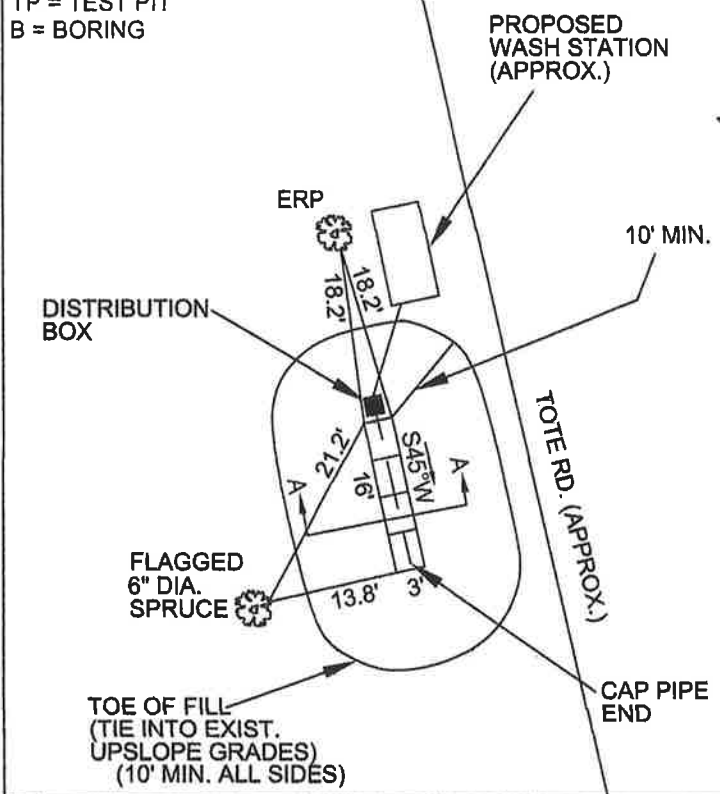
NOTE: CONTRACTOR TO VERIFY PROPERTY
 LINES PRIOR TO CONSTRUCTION.

NOTE: SYSTEM IS DESIGNED TO HANDLE
 HAND CARRIED WATER ONLY (25 GPD MAX.)

PROPOSED DISPOSAL FIELD

1 ROWS OF 4 ELJEN IN-DRAINS IN TRENCH
 CONFIGURATION (TOTAL 4 UNITS) 3' X 16'.

NOTE: ALL MATERIALS AND INSTALLATION SHALL
 BE IN ACCORDANCE WITH THE MAINE SUBSURFACE
 WASTEWATER DISPOSAL RULES DATED 8/15, AS
 AMENDED AND SUPPLEMENTED BY THE ATTACHED
 GENERAL NOTES WHICH BECOME A PART OF THIS
 DESIGN.



BACKFILL REQUIREMENTS

Depth of Fill (Upslope)	17"±
Depth of Fill (Downslope)	17"±

CONSTRUCTION ELEVATIONS

Finished Grade Elevation	-30"
Top of Proprietary Device (Eljen In-Drain)	-42"
Bottom of Eljen In-Drain	-49"
Bottom of Specified Sand	-55"

ELEVATION REFERENCE POINT

Location & Description	Nail up
	46" in a 6" dia. Spruce stump.
Reference Elevation	0"

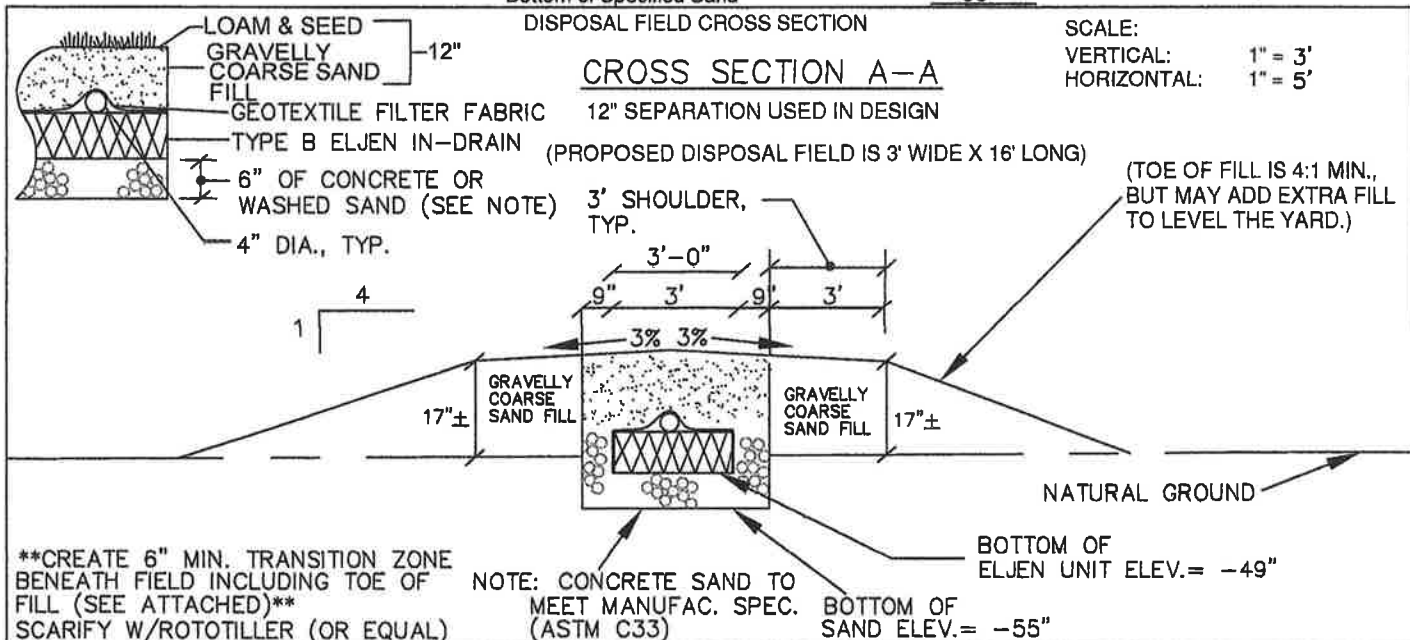
DISPOSAL FIELD CROSS SECTION

SCALE:
 VERTICAL: 1" = 3'
 HORIZONTAL: 1" = 5'

CROSS SECTION A-A

12" SEPARATION USED IN DESIGN

(PROPOSED DISPOSAL FIELD IS 3' WIDE X 16' LONG)



**CREATE 6" MIN. TRANSITION ZONE
 BENEATH FIELD INCLUDING TOE OF
 FILL (SEE ATTACHED)**
 SCARIFY W/ROTOTILLER (OR EQUAL)

NOTE: CONCRETE SAND TO
 MEET MANUFAC. SPEC.
 (ASTM C33)

BOTTOM OF
 ELJEN UNIT ELEV.= -49"
 BOTTOM OF
 SAND ELEV.= -55"

Barbara S Cobb
 Site Evaluator Signature

368
 SE #

3/29/21
 Date