

PROPERTY LOCATED AT: 59 Moyer Way, Gouldsboro, Me

PROPERTY DISCLOSURE - LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ☐ Yes ☒ No ☐ Unknown

If Yes: Are tanks in current use?..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP?..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP?..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage: ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: Seller

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ☐ Yes ☒ No ☐ Unknown

LAND FILL:..... ☐ Yes ☒ No ☐ Unknown

RADIOACTIVE MATERIAL:..... ☐ Yes ☒ No ☐ Unknown

METHAMPHETAMINE:..... ☐ Yes ☒ No ☐ Unknown

Comments: _____

Source of information: Seller

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

Buyer Initials _____

Page 1 of 4

Seller Initials AC

PROPERTY LOCATED AT:

59 Mayer Way, Gouldsboro, ME

SECTION II - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: See Deed

Source of information: Seller

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ☐ Yes ☒ No ☐ Unknown

If No, who is responsible for maintenance? Road Assoc

Road Association Name (if known): Mayer Point Owners Association

Source of information: Seller

SECTION III - FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

- (1) A general and temporary condition of partial or complete inundation of normally dry areas from: (a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or
- (2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Buyer Initials _____

Page 2 of 4

Seller Initials CS ac

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Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? _____

Relevant Panel Number: _____ Year: _____ (Attach a copy)

Comments: _____

Source of Section III information: Seller

SECTION IV - GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property? ☒ Yes ☐ No ☐ Unknown

If Yes, explain: Shoreland

Source of information: Seller

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Source of information: Seller

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Blind, Working Waterfront? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Is a Forest Management and Harvest Plan available? ☐ Yes ☒ No ☐ Unknown

Has all or a portion of the property been surveyed? ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested? ☒ Yes ☐ No ☐ Unknown

If Yes, are the results available? ☒ Yes ☐ No ☐ Unknown

Are mobile/manufactured homes allowed? ☐ Yes ☒ No ☐ Unknown

Are modular homes allowed? ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: Seller

Additional Information: _____

Buyer Initials _____

Seller Initials af ac

PROPERTY LOCATED AT: 59 Moyer Way, Gouldsboro, Me

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

✓ [Signature] 8/6/2026 ✓ Annie Caldwell 8/6/2026
SELLER DATE SELLER DATE

[Signature] _____
SELLER DATE SELLER DATE

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

SC Jones Electric 200 amp electricity Installed.
PL Jones & Son Well installed.

20ft casing
200ft Well Depth

Active Building Permit #22-66
Approved HHE-200 Septic Wastewater Design
Permit 7020

Page 4 of 4

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family.

Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and flouride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: 866-292-3474 • TTY: Call Maine Relay 711



BOOK: OR 7109 PAGE:379, # OF PGS: 3
04/05/2021 08:37:35 AM INSTR#: 2021004886
JULIE A. CURTIS, REGISTER OF DEEDS
HANCOCK COUNTY MAINE
MAINE REAL ESTATE TRANSFER TAX PAID
eRecorded Document

WARRANTY DEED

DLN: 1002140138409

MAINE WOODLAND PROPERTIES, a Maine Corporation, with a mailing address of P.O. Box 1039, Portland, Maine, 04104, for consideration paid, Grants to Craig John Coldstream and Annie Alexandra Coldstream, whose address is 6 George Road, Quincy, MA 02170, as Joint Tenants, with Warranty Covenants, the following described premises in Gouldsboro, Hancock County, Maine:

Lot #5 on a Final Plan of Moyer Point (Amendment #1) approved July 15, 2004, and recorded July 22, 2004, in Hancock County Registry of Deeds File 32#173. Further reference is made to a Profile of Moyer Way, recorded in Hancock County Registry of Deeds File 32#174. (the "Plan").

Also conveying a 6/7th interest in Lot #8 (the "Common Lot").

This conveyance is made together with, and subject to, a common sixty (60) foot right-of-way, for the ingress and egress of motor vehicles and for the installation of utility services over and across Moyer Way as shown on the aforementioned Plan.

The following deed restrictions and covenants shall apply to the transfer of Lots No. 1, 2, 3, 4, 5, 6 and 7 on the Subdivision Plan of Moyer Point and shall be included in all deeds of transfer recorded in the Hancock County Registry of Deeds.

1. None of the lots shall be further divided without the approval of the Town of Gouldsboro.
2. There shall be no single wide or double wide mobile homes. Modular housing is permitted.
3. Each lot shall be limited to one single family detached residential dwelling, with accompanying garage and/or guesthouse.
4. No lot shall be used for any commercial purpose, but solely for private residential use. Rental of any dwelling on any lot for private residential purpose is permitted. This restriction shall not be construed so as to prohibit certain non-objectionable activities conducted wholly from within a private residence.
5. No more than one unregistered motor vehicle may be kept upon any lot.
6. Only domesticated pets shall be kept, maintained or allowed upon any lot. No boarding or breeding kennels may be kept or maintained on any lot.
7. All structures erected or placed on the premises shall be promptly and expeditiously completed and thereafter maintained in a neat and orderly manner.
8. Each lot owner agrees to become a member of the road association to be established for maintenance of Moyer Way as depicted on the aforementioned Plan. Each lot owner shall share equally in the maintenance and repair of Moyer Way, which shall be limited to routine repairs,

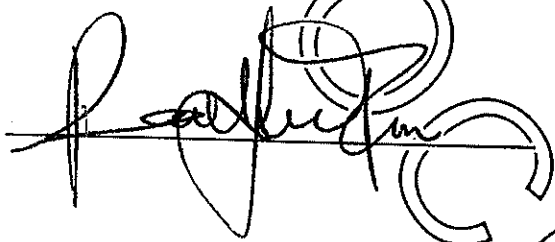
maintenance, plowing and/or sanding in the winter. Any lot owner causing damage to Moyer Way shall be solely responsible for immediately returning the road to its prior condition.

9. Title to Lot Number 8 as shown on said Plan shall be held in common by the owners of Lots 1 through 7, as shown on said Plan, with each lot owner acquiring a 1/7111 interest in said lot, which said common lot shall not be further divided.

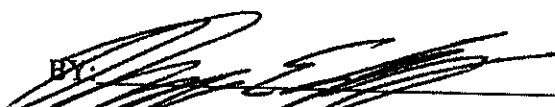
Being Lot #5 as described in the deed from Mary B. Gregor, Trustee of Meadows and Maintains Trust to Maine Woodland Properties, dated September 15, 2020 and recorded in Book 7055 Page 590.

IN WITNESS WHEREOF, Maine Woodland Properties has caused this instrument to be executed this 29th day of March, 2021.

MAINE WOODLAND PROPERTIES



BY:


Byron Foshay, Authorized Agent

STATE OF Florida

COUNTY OF Dual

March 29, 2021

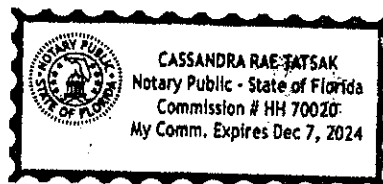
Personally appeared the above named Byron Foshay, Authorized Agent of Maine Woodland Properties and acknowledged the foregoing instrument to be his free act and deed individually and in said capacity and the free act and deed of Maine Woodland Properties.

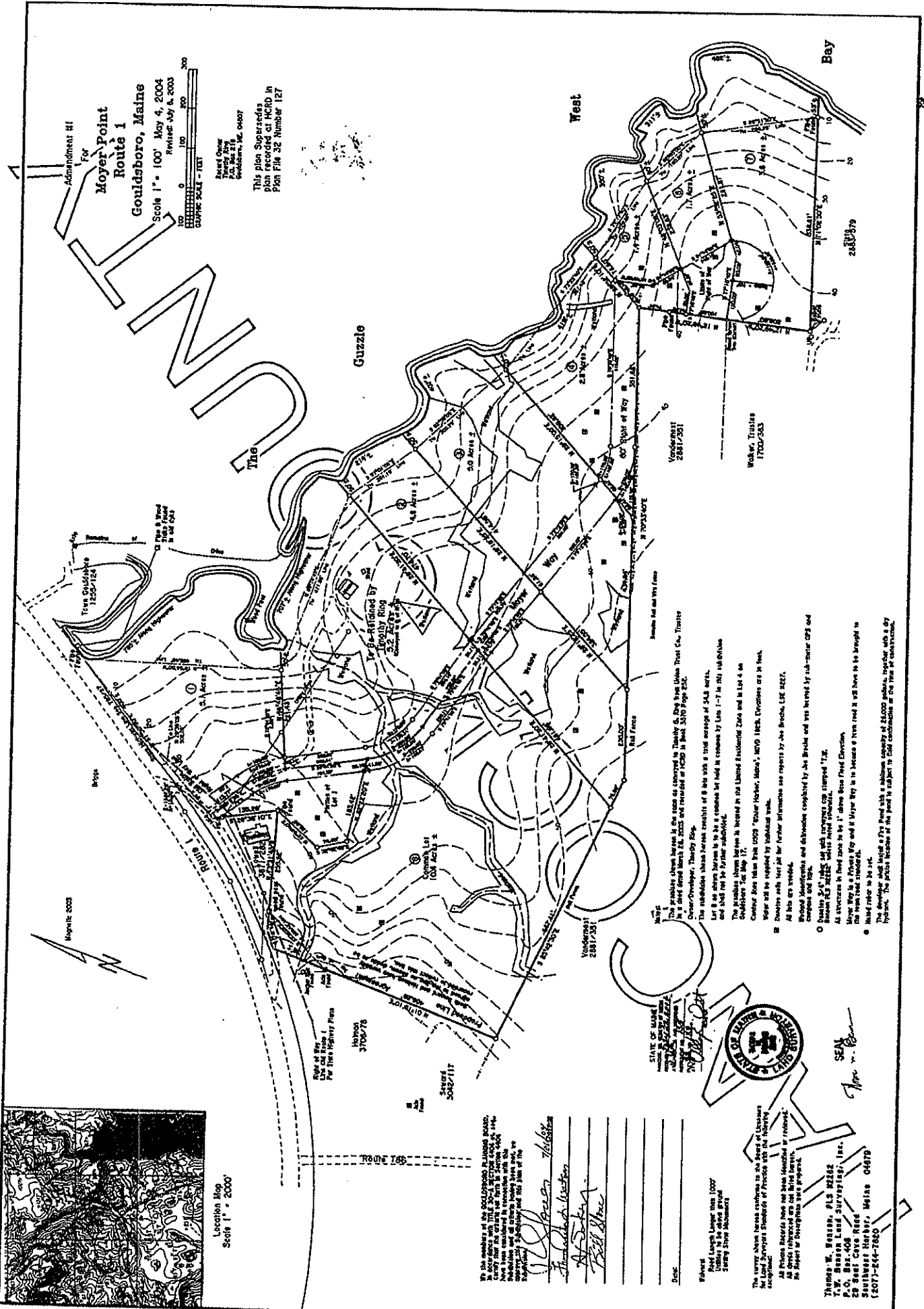
Before me,


Notary Public

Cassandra Tatsak

(Print Name and Affix Seal)





For
Amendment #1
Moyer Point
Route 1
Gouldsboro, Maine
Scale 1" = 100' May 4, 2004
Revised July 6, 2003
Survey 2004 - 1111

Location Map
Scale 1" = 2000'

The survey shown herein conforms to the State of Maine
Surveying Laws and Regulations and the Surveyor's
Oath. The survey is subject to the provisions of the
Maine Surveying Laws and Regulations and the Surveyor's
Oath. The survey is subject to the provisions of the
Maine Surveying Laws and Regulations and the Surveyor's
Oath.

[Signatures]
Surveyor
Date

Survey Length Longer than 1000'
Survey is to be done ground
Survey is to be done ground

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Oath.



Thomas W. Winters, PLS #2362
T.W. Winters Land Surveying, Inc.
P.O. Box 408
Gouldsboro, Maine 04879
(207) 544-7880

NOTES:
1. The survey shown herein is the result of a survey conducted by Thomas W. Winters, PLS, on May 4, 2004, and is subject to the provisions of the Maine Surveying Laws and Regulations and the Surveyor's Oath.
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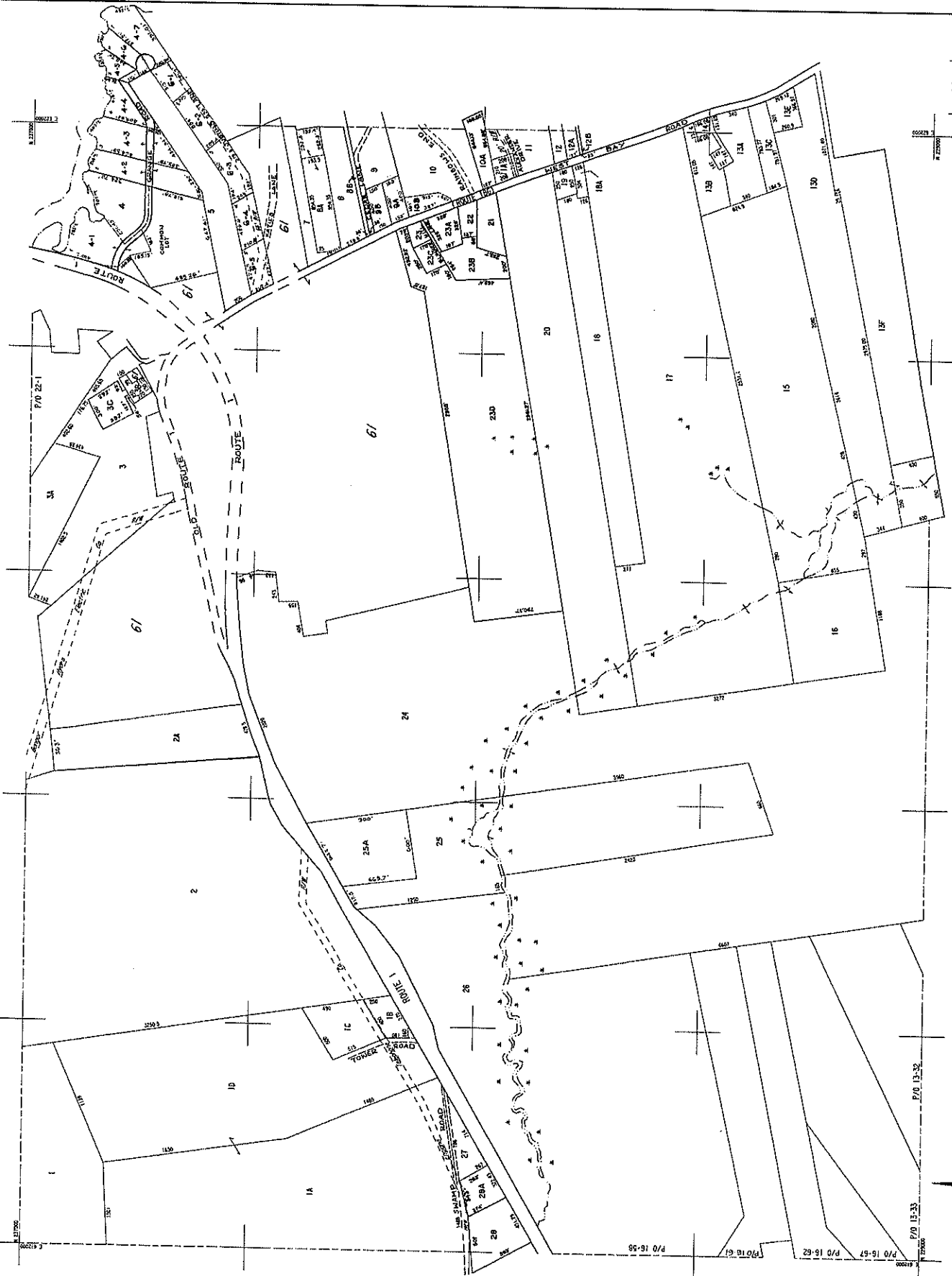
22	16	17	18
MAP NUMBER			

TAX MAP
TOWN OF GOULDSBORO
HANDS COUNTY, MAINE
JAMES W. SEWALL COMPANY, OLD TOWN, MAINE
SCALE: 1 INCH = 400 FEET

For Assessment Purposes
Not to be used for Conveyance

LEGEND
PARCELS - BOUNDARIES
RURAL & URBAN MAP NUMBERS: 60
MATCH LINE

North



Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

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1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
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- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



March 2020

TOWN OF GOULDSBORO

APPLICATION FOR BUILDING/LAND USE PERMIT

PERMIT # 22-66

CHECK ONE

Residential ☒

Commercial ☐

Both ☐

Applicant Name Craig & Annie Coldstream Telephone 617-7749513

Mailing Address 6 George Road

Town Quincy State MA Zip 02170

Property Owner (if different from above) _____

Physical Address of property 59 Grange Road (Lot 5, Moyer Way)

Town Gouldsboro State ME Zip 04607

TYPE OF PERMIT

BUILDING

- | | |
|--|---------------------------------------|
| ☒ New Construction | ☐ Demolition** |
| ☐ Addition | ☐ Relocation** |
| ☐ Alteration** | ☐ Repair** |
| ☐ Conversion | ☐ Other |

LAND USE

- | |
|--|
| ☐ Clearing |
| ☐ Timber Harvest |
| ☒ Excavation |
| ☒ Back Fill |
| ☐ Other |

**Denotes DEP notification and/or inspection required for asbestos or asbestos containing equipment.

DESCRIPTION OF PROPERTY

Shoreland ☒ Yes ☐ No Floodplain ☐ Yes ☒ No Map 17 04-05 Lot

*Zone Designation ☐ N/A ☐ CFMA ☐ LR ☐ RP125 ☐ RP250 ☐ SP

PROJECT DESCRIPTION (to include: dimensions, square footage, and number of floors)

16ft x 31ft, 500 sq ft, A-Frame, Single floor with small loft.

Refer: submitted construction & engineering drawings

1 x 20ft side entry shipping container placed on grade blocks & grade platform

FEE SCHEDULE: Please make checks payable to Town of Gouldsboro

- ☒ **NON-REFUNDABLE** Application fee of \$25.00 (PLUS FEES AS DESCRIBED BELOW)
☐ Renewal/Replacement of permit \$15.00 only (application fee does not apply).

Subtotal \$ 25.00

STRUCTURES (NEW CONSTRUCTION + ADDITIONS)

- ☒ Structures in shore land zone: \$25.00 surcharge (in addition to the \$25) *DEP notice may be required*
☒ \$.10 per square foot finished space, \$.05 per square foot unfinished space

Subtotal \$ 75.00

NON-STRUCTURAL:

- ☐ Demolition: \$10.00
☐ Seawalls, docks, camp roads and miscellaneous non-structure improvements excluding fences.
☐ Driveway permit fee: \$10.00

Subtotal \$ _____

PROJECTS STARTED BEFORE PERMIT IS ISSUED WILL INCUR DOUBLED FEES

INCLUDE THE FOLLOWING: (as applicable, originals not required)

Proof of ownership
Plot Plan (to scale) showing dimensions and structural locations
Names of abutting property owners
Names and location of abutting rights of way
List abutting waterways
Show distances of proposed structures to nearest lot line
Show location and type of sewage disposal system
Show location and type of water supply system
Areas of land to be cleared
Areas of all earth moving activities

ATTACH THE FOLLOWING: Copy of..

Plumbing Permit (if required)
Copy of excavator's state certification if digging in shoreland
Copy of subsurface waste water permit
Copy of federal, state or local permits and variances regarding the use of this property
Complete description of proposed work
Copy of building plans and specifications
Any other information which will assist in the approval of this application

Proposed start date: 09/01/2022

Proposed completion date: 09/01/2023

Estimated cost of project: \$120,000

Said permit to be issued on the basis of the information contained within this application. The application hereby certifies that all the information and attachments to this application are accurate. All proposed uses shall be in conformance with this application and the ordinances of Town of Gouldsboro. The applicant and contractor are knowledgeable of all applicable ordinances. Incomplete applications will be rejected.

To the best of my knowledge, all information on this application and its attachments is true and correct. All proposed uses and structures will be in conformance with all applicable ordinances of the Town of Gouldsboro, the laws and codes of the State of Maine and all applicable federal laws. I further grant permission to the Town CEO or designee to enter said property, at any agreed upon date and time for the purpose of permit associated inspection as called for in applicable ordinances.

CRAIG COLDSTREAM

Signature of Applicant

08/27/2022

Date

Total fee: \$ 100.00

Date paid: 10/26/22

APPLICATION MUST BE COMPLETED AND FORWARDED WITH ALL REQUIRED ATTACHMENTS BEFORE IT WILL BE PROCESSED.

IF NOT 100% COMPLETE WITHIN ONE (1) YEAR RENEWAL REQUIRED.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, SHS 11
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION

City, Town, or Plantation **Gouldsboro**
Street or Road **59 Grange Road**
Subdivision, Lot # **Moyer Way, Lot 5**

CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW

Town/City **Gouldsboro** Permit # **7020**
Date Permit Issued **9/1/22** Fee: \$ **250.15** Double Fee Charged ☐
Michael Bellairs
Local Plumbing Inspector Signature
L.P.I. # **820**
Owner - Town - State

OWNER/APPLICANT INFORMATION

Name (last, first, MI) **Coldstream, Craig** ☒ Owner ☒ Applicant
Mailing Address of Applicant **6 George Road**
Quincy, MA 02170
Daytime Tel # **617-774-9513**

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 # **17** Lot # **04-05**

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.

Craig Coldstream
Signature of Owner or Applicant Date **08/16/2022**

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

THIS APPLICATION REQUIRES

- ☒ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

* Contractor To Provide:
As-Built Info To Both
LPI and Homeowner
See Form Attached
As Last Page

DISPOSAL SYSTEM COMPONENTS

- ☒ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & all 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

SIZE OF PROPERTY

1.4 +/- ☐ SQ. FT. ☒ ACRES

SHORELAND ZONING

☒ Yes ☐ No

DISPOSAL SYSTEM TO SERVE

- ☒ 1. Single-Family Dwellings, Total No. of Bedrooms **3BR**
☐ 2. Multiple Family Dwelling, No. of Units: _____
☐ 3. Other: _____

(specify)

Current Use ☐ Seasonal ☐ Year Round ☒ Undeveloped

Proposed 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: **w/ A1800 Filters**
CAPACITY **1,000** Gal.

DISPOSAL FIELD TYPE & SIZE

- ☐ 1. Stone Bed ☐ 2. Stone Trench
☒ 3. Proprietary Device Eljens In-Drains
☐ a. cluster array ☒ c. Linear
☒ b. regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE: **1,107** ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

- ☒ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes of Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. _____ tanks in series
☐ c. increase in tank capacity
☒ d. Filter on Tank Outlet

DESIGN FLOW

270 gallons per day
BASED ON:

- ☒ 1. Table 4A (dwelling unit(s))
☐ 2. Table 4C (other facilities)
SHOW CALCULATIONS
for other facilities: _____

SOIL DATA

PROFILE CONDITION **8 / C**

at Observation Hole # **HTP01**
Depth **17** "

of Most Limiting Soil Factor
Mottling

DISPOSAL FIELD SIZING

- ☐ 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

Proposed A-frame / Future 3BR Home

- ☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

LATITUDE AND LONGITUDE

at center of disposal area
Lat **044** d **28** m **50.35** s
Lon **068** d **01** m **50.16** s
if g.p.s. state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on **06-02-2022** (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

David W. Moyses
Site Evaluator Signature

264

SE #

264

Date

DAVID W. MOYSE

Site Evaluator Name Printed

(207) 945-6179

Telephone Number

dave@moyseenvironmental.com

Email Address

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

HHE-200 Rev. 08-2013

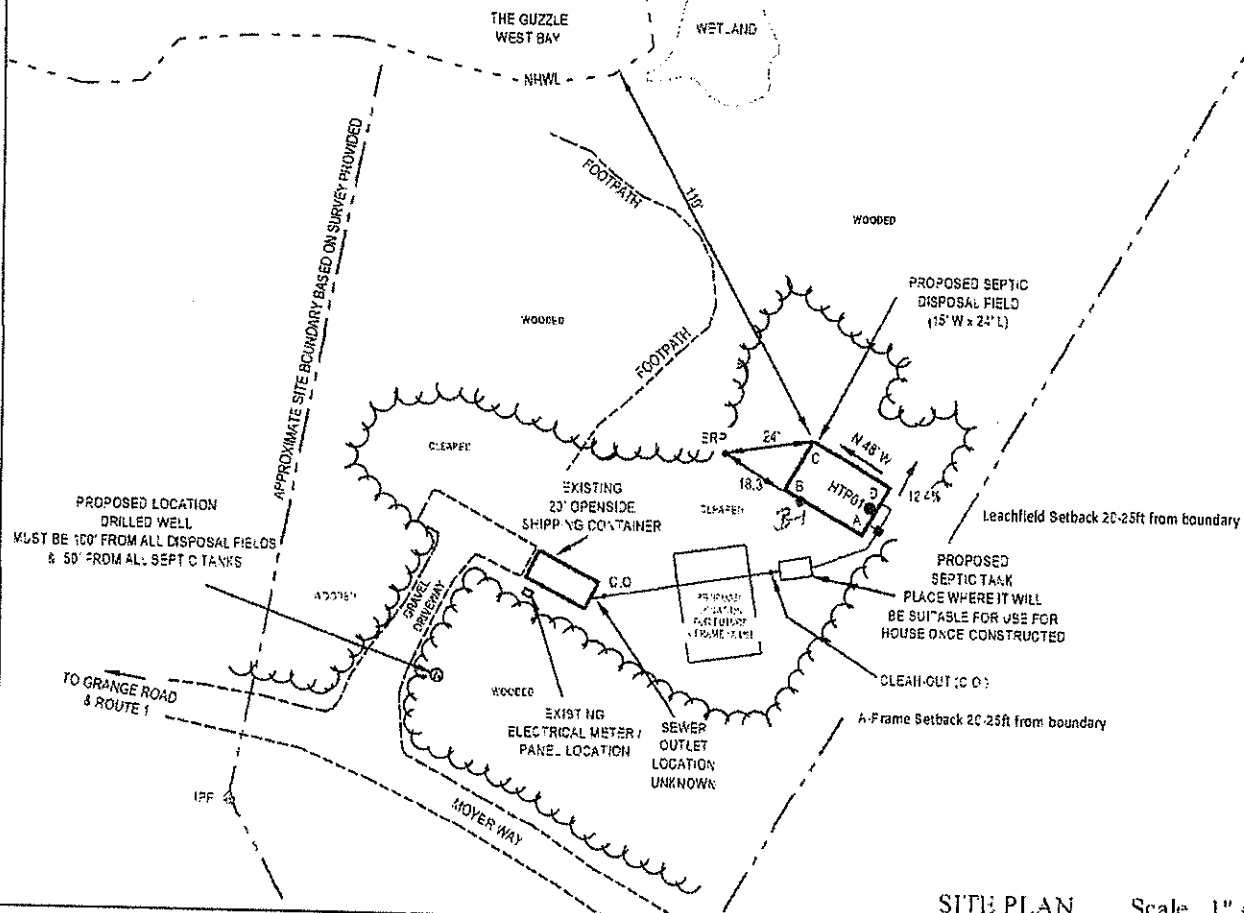
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation
Gouldsboro

Street, Road, Subdivision
59 Grange Road, Moyer Way, Lot 5

Owner or Applicant Name
Craig Coldstream



SITE PLAN Scale 1" = 50 ft.

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

Observation Hole # HTP01 ☒ Test Pit ☐ Boring
2 " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
LOAM	FRIABLE	DARK BROWN STRONG BROWN	NAVE
		YELLOWISH BROWN	
SILT CLAY	FIRM	LT. OLIVE BROWN	COMMON FAINT
SILTY CLAY	VERY FIRM	OLIVE BROWN	COMMON DISTINCT
LOAM			
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
8	C ₂	12	17
		☒ Groundwater	☐ Restrictive Layer
		☐ Bedrock	

Observation Hole # B-1 ☐ Test Pit ☒ Boring
2 " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
SAME			
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
8	C	10	20
		☒ Groundwater	☐ Restrictive Layer
		☐ Bedrock	

Site Evaluator Signature

SF # 264

Date 9-16-12

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3165

Town, City, Plantation
Gouldsboro

Street, Road, Subdivision
59 Grange Road, Moyer Way, Lot 5

Owner or Applicant Name
Craig Coldstream

Scale: 1" = 20' ft

INSTALL 1,000 GAL. SEPTIC TANK
W/ A1800 FILTER ON OUTLET. BE SURE WATERTIGHT AND LEVEL
MUST BE BEDDED PROPERLY IN STONE, EXTENDING OUT
AT LEAST 4" BEYOND EDGE OF TANK. INSULATE TOP AND
SIDES OF TANKS WITH MIN. 2" RIGID POLYSTYRENE
INSULATION BOARD.
(PLACE WHERE WILL BE SUITABLE FOR USE FOR HOUSE
ONCE IT'S CONSTRUCTED)

CLEAN-OUT
(C.O.)

POSSIBLE FUTURE HOUSE
LOCATION

PROPOSED
A-FRAME

INSTALL SEWER LINE
4" SOLID SCH. 40 PVC
1/4" PER FT. MINIMUM GRADIENT.
(LOCATION UNKNOWN - APPROX.)

INSTALL 4" SOLID SCH. 40
OR SDR 35 PVC EFFLUENT
LINE. 1/8" PER FT. MIN. GRADIENT

INSTALL 5-OUTLET
DISTRIBUTION BOX.
CONNECT TO ROWS 1 & 3 WITH EQUAL FLOW.
BE SURE LEVEL, BEDDED
IN STONE AND INSULATED.
PROTECT FROM FREEZING.

INSTALL 20 TYPE "B-43" ELJEN IN-DRAIN UNITS,
4 ROWS OF 5 EACH (15' W x 24' L)
1' BETWEEN ROWS

24 FULL SIZE UNITS (EACH 3' W x 4' L)

APPROX. TOE OF FILL

EXISTING GRADE ELEVATIONS

* ADD WHATEVER EXTRA FILL IS NEEDED
AND CAP WITH FERTILE TOPSOIL TO BLEND
WITH EXISTING GRADES FOR LAWN.

BACKFILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT (ERP)

Depth of Backfill (A-B) **14" to 20"**
Depth of Backfill (C-D) **19"**

ERP
Finished Grade Elevation (at Row 1) **0**
Top of Eljens (at Row 1) **-29"**
Bottom of Eljens (at Row 1) **-41"**

Location & Description: **Nail in Blue**
Flagging 49" Up On 7" DBH Red Maple
Double Flagged.

* SEE ATTACHED NOTES

DISPOSAL FIELD CROSS SECTION

Scales:

Vehicle: 1" = 5'

Horizontal: 1" = 5'

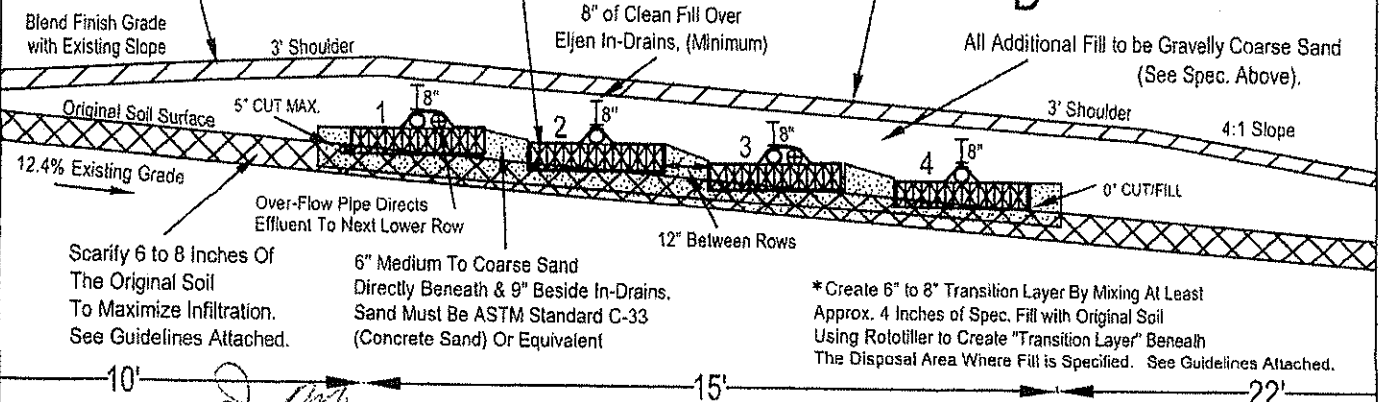
Place Min. 4" of Fertile, Screened Topsoil
(Free of Rock Fragments & Debris), Suitable
for Establishing and Sustaining Healthy Grass Cover.

Type "B-43" Eljen In-Drains
(Each 3' W x 4' L x 7" H)
With Geotextile Filter Fabric and
4" Perforated PVC Pipe

ELJEN TOP
ELJEN BOTTOM

Dense, Healthy Grass Cover Must
Be Established and Maintained as
Soon as Possible.

FILL MATERIAL SPEC. BY VOLUME:
5% GREATER THAN 3" DIA.
15-30% GRAVEL (2"-3" DIA.)
25% PASSING A #200 SIEVE (ASTM)
32% CLAY



Site Evaluator Signature

SE #

Date

Page 3 of 3
HHE-200 Rev. 08-2011

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

MUNICIPALITY OF GOULDSBORO

DEPARTMENT OF BUILDING INSPECTION

PERMIT

No. 22-66

Please Read
Application and
Notes, if any,
Attached

This is to certify that
has permission to *Construct a 16 ft. by 31 ft. 500 sq ft
with loft and attached on 8 ft by 30 ft shed on
at 59 Grange Road*
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions and Statutes of Maine and of the Ordinances of the Municipality of Gouldsboro regulating the construction and use of buildings and structures and of the application on file in this department.

Apply for street line and grade if
work requires such information

9-1-2022

Approved

9-1-2024

Expires

*Craig + Annie Chelstrom
A-Frame House
containing 2 stages.
Map 17 Lot 4-5.*

Notification for inspection must be given and
written permission procured before this
building or part thereof is lathed or otherwise
closed-in, unless waiving of these require-
ments is indicated in space below.

IMPORTANT NOTICE

A certificate of occupancy must be procured
before this building or part thereof
is occupied, unless waiving of such require-
ments is indicated in the space below.

David Pollock

Inspector of Buildings

PENALTY FOR REMOVING THIS CARD

T485-Marks Printing House

TOWN OF GOULDSBORO

APPLICATION FOR BUILDING/LAND USE PERMIT

PERMIT # 22-66

CHECK ONE:

Residential ☒

Commercial ☐

Both ☐

Applicant Name Craig & Annie Coldstream Telephone 617-7749513

Mailing Address 6 George Road

Town Quincy State MA Zip 02170

Property Owner (if different from above) _____

Physical Address of property 59 Grange Road (Lot 5, Moyer Way)

Town Gouldsboro State ME Zip 04607

TYPE OF PERMIT

BUILDING

- | | |
|--|---------------------------------------|
| ☒ New Construction | ☐ Demolition** |
| ☐ Addition | ☐ Relocation** |
| ☐ Alteration** | ☐ Repair** |
| ☐ Conversion | ☐ Other |

LAND USE

- | |
|--|
| ☐ Clearing |
| ☐ Timber Harvest |
| ☒ Excavation |
| ☒ Back Fill |
| ☐ Other |

**Denotes DEP notification and/or inspection required for asbestos or asbestos containing equipment.

DESCRIPTION OF PROPERTY

Shoreland ☒ Yes ☐ No Floodplain ☐ Yes ☒ No Map 17 04-05 Lot

*Zone Designation ☐ N/A ☐ CFMA ☐ LR ☐ RPI25 ☐ RP250 ☐ SP

PROJECT DESCRIPTION (to include: dimensions, square footage, and number of floors)

16ft x 31ft, 500 sq ft, A-Frame, Single floor with small loft.

Refer: submitted construction & engineering drawings

1 x 20ft side entry shipping container placed on grade blocks & grade platform

FEES SCHEDULE: Please make checks payable to Town of Gouldsboro

- ☒ **NON-REFUNDABLE** Application fee of \$25.00 (PLUS FEES AS DESCRIBED BELOW)
☐ Renewal/Replacement of permit \$15.00 only (application fee does not apply).

Subtotal \$ 25.00

STRUCTURES (NEW CONSTRUCTION + ADDITIONS)

- ☒ Structures in shore land zone: \$25.00 surcharge (in addition to the \$25) *DEP notice may be required*
☒ \$.10 per square foot finished space, \$.05 per square foot unfinished space

Subtotal \$ 75.00

NON-STRUCTURAL:

- ☐ Demolition: \$10.00
☐ Seawalls, docks, camp roads and miscellaneous non-structure improvements excluding fences.
☐ Driveway permit fee: \$10.00

Subtotal \$ _____

PROJECTS STARTED BEFORE PERMIT IS ISSUED WILL INCUR DOUBLED FEES

INCLUDE THE FOLLOWING: (as applicable, originals not required)

Proof of ownership
Plot Plan (to scale) showing dimensions and structural locations
Names of abutting property owners
Names and location of abutting rights of way
List abutting waterways
Show distances of proposed structures to nearest lot line
Show location and type of sewage disposal system
Show location and type of water supply system
Areas of land to be cleared
Areas of all earth moving activities

ATTACH THE FOLLOWING: Copy of..

Plumbing Permit (if required)
Copy of excavator's state certification if digging in shoreland
Copy of subsurface waste water permit
Copy of federal, state or local permits and variances regarding the use of this property
Complete description of proposed work
Copy of building plans and specifications
Any other information which will assist in the approval of this application

Proposed start date: 09/01/2022

Proposed completion date: 09/01/2023

Estimated cost of project: \$120,000

Said permit to be issued on the basis of the information contained within this application. The application hereby certifies that all the information and attachments to this application are accurate. All proposed uses shall be in conformance with this application and the ordinances of Town of Gouldsboro. The applicant and contractor are knowledgeable of all applicable ordinances. Incomplete applications will be rejected.

To the best of my knowledge, all information on this application and its attachments is true and correct. All proposed uses and structures will be in conformance with all applicable ordinances of the Town of Gouldsboro, the laws and codes of the State of Maine and all applicable federal laws. I further grant permission to the Town CEO or designee to enter said property, at any agreed upon date and time for the purpose of permit associated inspection as called for in applicable ordinances.

CRAIG COLDSTREAM

Signature of Applicant

08/27/2022

Date

Total fee: \$ 100.00

Date paid: 10/26/22

APPLICATION MUST BE COMPLETED AND FORWARDED WITH ALL REQUIRED ATTACHMENTS BEFORE IT WILL BE PROCESSED.

IF NOT 30% COMPLETE WITHIN ONE (1) YEAR RENEWAL REQUIRED.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, SHS 11
(207) 287-5672 Fax (207) 287-3165

PROPERTY LOCATION

City, Town, or Plantation **Gouldsboro**
Street or Road **59 Grange Road**
Subdivision, Lot # **Moyer Way, Lot 5**

CAUTION: PERMIT REQUIRED - ATTACH IN SPACE BELOW

Town/City **Gouldsboro** Permit # **7020**
Date Permit Issued **9/1/22** Fee: \$ **250.15** Double Fee Charged ☐

Michael Bellamy
Local Plumbing Inspector Signature

L.P.I. # **820**

OWNER/APPLICANT INFORMATION

Name (last, first, MI) **Coldstream, Craig** ☒ Owner ☐ Applicant
Mailing Address of Applicant **6 George Road**
Quincy, MA 02170
Daytime Tel # **617-774-9513**

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 # **17** Lot # **04-05**

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.

Craig Coldstream
Signature of Owner or Applicant

08/16/2022
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

THIS APPLICATION REQUIRES

- ☒ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector
☐ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

* Contractor To Provide
As-Built Info To Both
LPI and Homeowner
See Form Attached
As Last Page

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

SIZE OF PROPERTY

1.4 +/- ☐ SQ. FT. ☒ ACRES

DISPOSAL SYSTEM TO SERVE

- ☒ 1. Single-Family Dwellings, Total No. of Bedrooms **3BR**
☐ 2. Multiple Family Dwelling, No. of Units: _____
☐ 3. Other: _____ (specify)

Current Use ☐ Seasonal ☐ Year Round ☒ Undeveloped

Proposed 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: **w/ A1800 Filters**
CAPACITY **1,000** Gal.

DISPOSAL FIELD TYPE & SIZE

- ☐ 1. Stone Bed ☐ 2. Stone Trench
☒ 3. Proprietary Device Eljens In-Drains
☐ a. cluster array ☐ c. Linear
☐ b. regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE: **1,107** ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

- ☒ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes of Maybe, specify one below:
☐ a. multi-compartment tank
☐ b. _____ tanks in series
☐ c. increase in tank capacity
☒ d. Filter on Tank Outlet

DESIGN FLOW

270 gallons per day
BASED ON:

- ☒ 1. Table 4A (dwelling unit(s))
☐ 2. Table 4C (other facilities)
SHOW CALCULATIONS
— for other facilities —

SOIL DATA

PROFILE CONDITION **8 / C**

at Observation Hole # **HTP01**

Depth **17"**

of Most Limiting Soil Factor

Mottling

DISPOSAL FIELD SIZING

- ☐ 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

Proposed A-frame / Future 3BR Home

- ☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

LATITUDE AND LONGITUDE

at center of disposal area

Lat **044° d 28' m 50.36" s**

Lon **068° d 01' m 50.16" s**

if g.p.s. state margin of error:

SITE EVALUATOR STATEMENT

I certify that on **06-02-2022** (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

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Site Evaluator Signature

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SE #

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Date

DAVID W. MOYSE

Site Evaluator Name Printed

(207) 945-6179

Telephone Number

dave@moyseenvironmental.com

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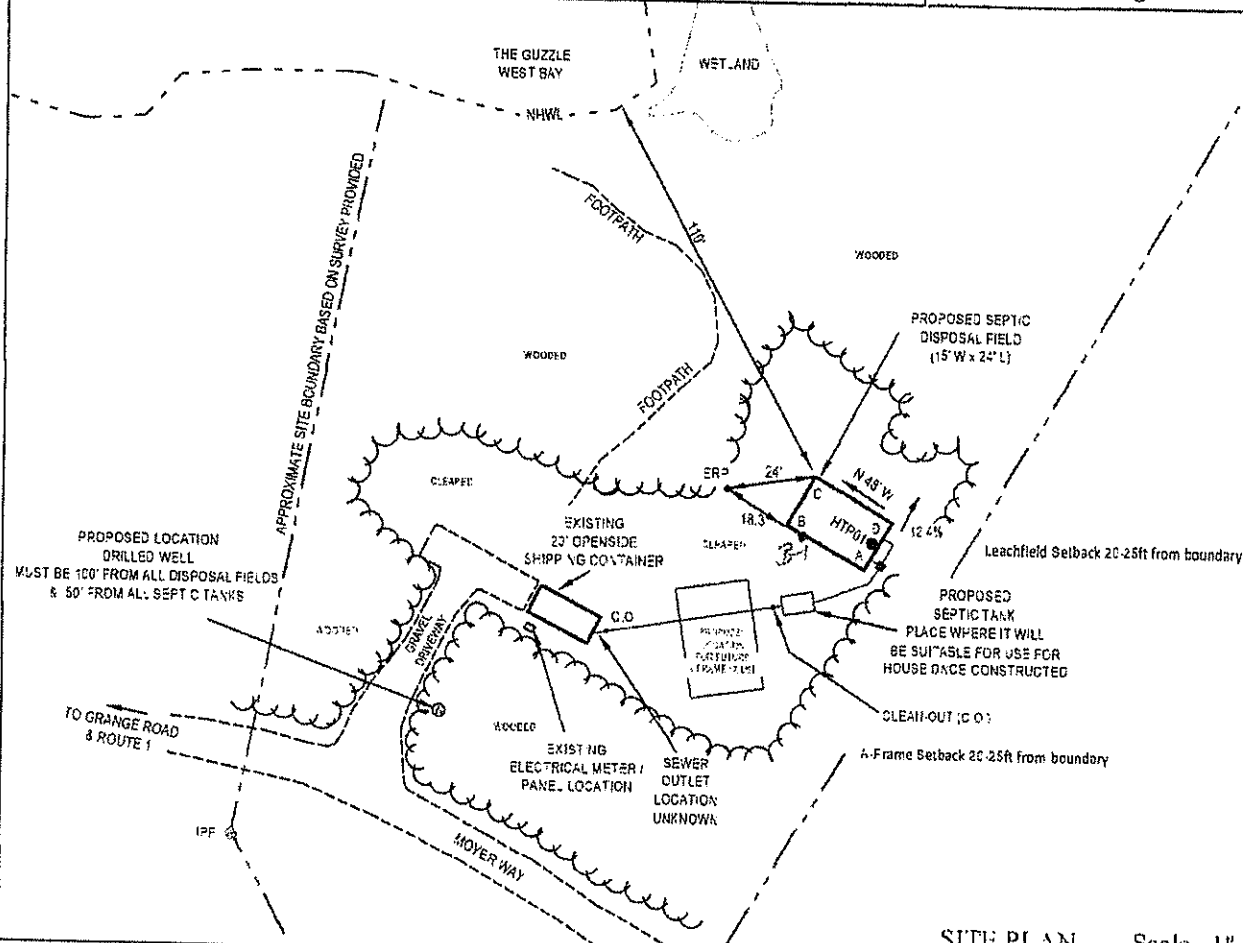
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59 Grange Road, Moyer Way, Lot 5

Owner or Applicant Name
Craig Coldstream



SITE PLAN Scale 1" = 50 ft.

SCH. PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole # HTP01 ☒ Test Pit ☐ Boring

2 " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
LOAM	FRIABLE	DARK BROWN	NONE
		STRONG BROWN	
		YELLOWISH BROWN	
SILT CLAY	FIRM	LT. OLIVE BROWN	COMMON FAINT
SILTY CLAY	VERY FIRM	OLIVE BROWN	COMMON DISTINCT
LOAM			
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
8	C	12	17
☒ Groundwater ☐ Restrictive Layer ☐ Bedrock			

Observation Hole # B-1 ☐ Test Pit ☒ Boring

2 " Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
SAME			
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
8	C	10	20
☒ Groundwater ☐ Restrictive Layer ☐ Bedrock			

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(PLACE WHERE WILL BE SUITABLE FOR USE FOR HOUSE
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LOCATION

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1' BETWEEN ROWS

24 FULL SIZE UNITS (EACH 3' W x 4' L)

APPROX. TOE OF FILL

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BACKFILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT (ERP)

Depth of Backfill (A-B) 14" to 20"
Depth of Backfill (C-D) 19"

ERP
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Top of Eljens (at Row 1) -29"
Bottom of Eljens (at Row 1) -48"

Location & Description: Nail in Blue
Flagging 49' Up On 7" DBH Red Maple
Double Flagged.

* SEE ATTACHED NOTES

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Vehicle: 1" = 3'

Horizontal: 1" = 5'

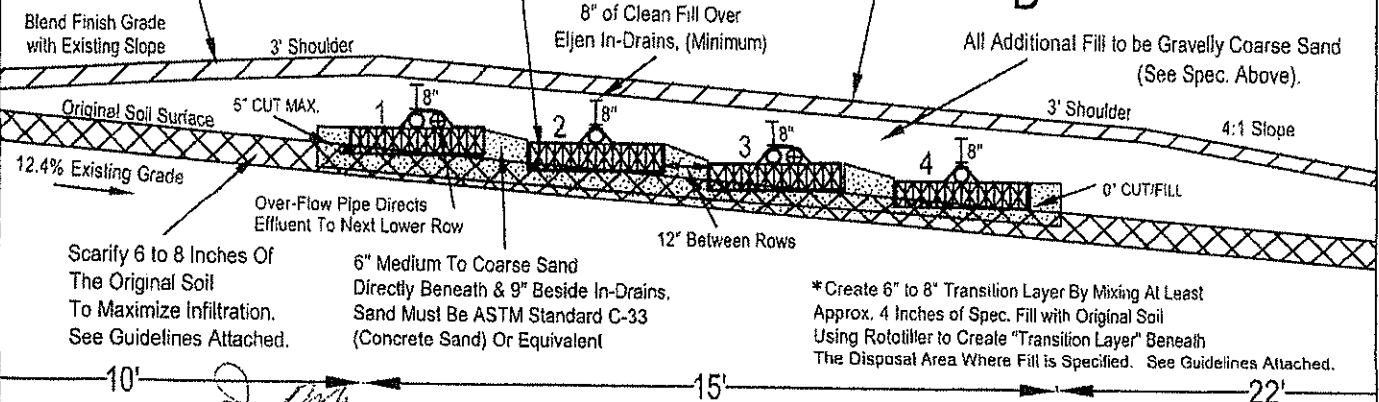
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(Free of Rock Fragments & Debris), Suitable
for Establishing and Sustaining Healthy Grass Cover.

Type "B-43" Eljen In-Drains
(Each 3' W x 4' L x 7" H)
With Geotextile Filter Fabric and
4" Perforated PVC Pipe

ROW #	1	2	3	4
ELJEN TOP	-43"	-49"	-55"	-61"
ELJEN BOTTOM	-50"	-56"	-62"	-68"

Dense, Healthy Grass Cover Must
Be Established and Maintained as
Soon as Possible.

FILL MATERIAL SPEC. BY VOLUME:
5% GREATER THAN 3" DIA
15-30% GRAVEL (2"-3" DIA.)
25% PASSING A #200 SIEVE (ASTM)
32% CLAY



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