

**Isle au Haut Planning Board
Minutes of Meeting of Sept. 29, 2016**

Regular Members Present: Bob Gerber (Chair), Dan MacDonald, Bill Calvert, Bill Clark, Steve Shaffer (by phone)

Alternate Members Present: Jeff Burke

Public Members Present: Robin Tannenbaum (by phone)

The Meeting was called to order by the Chair, Bob Gerber, at 7:00 PM at the Town Offices.

Agenda:

Old Business:

1. Approval of the Minutes of the August 25, 2016, Meeting

It was moved by Dan MacDonald and seconded by Bill Clark to approve the minutes of the August 25, 2016, meeting. There was no discussion. Motion carried 5-0.

2. Report of the Chair on matters he has dealt with since previous meeting

There were two matters dealt with since the previous meeting:

- a) Correction of Accessory Structure permit (after-the-fact) previously issued by CEO to Dane Stevens because the structure was not built as shown on the plan
- b) Review of draft Davidson Trust application and issuing comments; site inspection of driveway condition at Davidson; issuance of acceptance of application as complete

New Business:

1. Permit Application of Davidson Trust at Moore's Harbor for additions to non-conforming structures, after-the-fact leachfield move, addition of accessory structure, excavation/filling of >10 CY, new driveway construction

Robin Tannenbaum of Kaplan Thompson Architects has been designated as agent for the Applicants, John Campbell and Ann Hampton, Trustees of the Davidson Moores Harbor Trust.

This application involves a number of aspects to improve a 20.5 acre property on Tax Map 9. Lot 13 at Moore's Harbor, as shown on the attached application. Eight acres of the property is covered by a Resource Protection Zone imposed by the Shoreland Zoning Ordinance; about one acre is in the Limited Residential Zone. Within the Town Zoning Ordinance, 5.4 acres is in the Moore's Swale Resource Protection Zone; 6.2 acres is in Accessible Interior, and 5.9 acres is in Accessible Shoreline. The State Resource Protection Zone is related to a State Inland Fisheries and Wildlife Moderate to High Value Wildlife buffer zone of 250 feet around the Moore's Swale wetland. Although the two existing residential dwellings on the site are set back greater than the required setback for residential dwellings, no new residential construction is permitted in this State Resource Protection zone except by Special Exception Permit, which would not likely be granted given other opportunities for development on the property outside the Resource Protection Zone. Therefore, the existing dwellings are non-conforming structures with grandfathered status, but,

under the Shoreland Ordinance can only be expanded according to the 30% rule. The applicant has provided drawings and calculations showing that the proposed expansion meets the 30% rule.

A previous permit granted by the Planning Board for the newer of the two dwellings was issued in 1993. The plan for that dwelling construction showed an associated septic system was to be built to the west on the area sloping toward Moore's Harbor. However, as part of the planning to expand that field for this application, it was discovered that the septic system was built in a different area without the prior approval of the Planning Board. With this application, the record is being corrected to show the as-built location of the septic system.

Construction of a new driveway spur to serve a new proposed garage (both outside of the Shoreland zone) and excavation for a 24-inch deep trench to bury a new power cable running from the proposed garage to the dwellings will total more than 10 Cubic Yards of excavation and filling.

The Planning Board considered the Town Zoning Ordinance criteria for approval:

- 1) The plan calls for BMP erosion and sediment control measures in conformance with DEP standards, and thus will meet the criterion;
- 2) There will be negligible air pollution from the project, so this criterion is N/A;
- 3) Fire hazards will be controlled by a condition to be added to the permit to manage waste wood responsibly to minimize fire risk;
- 4) Access to a public right-of-way is an issue that was discussed and decided at the previous Planning Board meeting (see minutes of the August 25th meeting) and the property is considered to have sufficient road frontage to provide access. Additionally, the National Park Service has issued a letter acknowledging a trespass of part of the Applicant's driveway on Park property but has indicated it does not intend to prevent the use of the driveway;
- 5) The Planning Board concludes that there will be no aesthetic impact that will be seriously destructive of the present character of the island.

The Planning Board considered the Shoreland Zoning Ordinance criteria for approval:

- 1) Will maintain safe and healthful conditions with the use of the sediment and erosion control BMPs, control of fire risk, and expansion of the existing septic system to accommodate the dwelling expansions
- 2) Will not result in water pollution, erosion or sedimentation with the use of the sediment and erosion control BMPs;
- 3) Will adequately provide for the disposal of wastewater through the expansion of the existing septic system;
- 4) Will not have an adverse impact on spawning grounds, fish, bird or aquatic life or other coastal waters because of the use of the BMP sediment and erosion controls
- 5) Will conserve shore cover and visual points of access (see Town criterion #5)
- 6) Will protect archaeological and historic resources—Comprehensive plan does not show any resources in the proposed expansion area
- 7) Will not adversely affect existing Commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district—N/A
- 8) Will avoid problems associated with flood plan development—All development activities will be above the recently mapped floodplains
- 9) Is in conformance with provisions of Section 15 of the ordinance (no new cutting; full BMPs for sediment and erosion control will be used)

After going through the discussion of the criteria, it was moved by Bill Clark and seconded by Dan MacDonald to approve the application with the conditions discussed. The vote to approve was 5-0.

The Chair will send the Agent a letter of Conditional Approval. The CEO will issue a separate letter approving the aspects of the plans that the Ordinances designate for CEO approval. The CEO will also provide a draft Consent Agreement to the Applicant to resolve past Shoreland Zone cutting violations.

2. Discussion of proposed changes to 1995 Shoreland Zoning Ordinance that will be negotiated with the Maine DEP.

The last item of new business was discussion of the Chair's draft changes to the current Shoreland Zoning Ordinance. The Chair had previously circulated the draft for review by the Board members. The Chair went through the proposed changes. The Board requested one change to the draft, which the Chair will make. The Chair will make an appointment to meet in person with the DEP Shoreland Zone Coordinator to initiate negotiations later this fall and will keep the Board apprised of progress.

There being no other business to come before this special meeting of the Board, it was moved by Dan MacDonald and seconded by Bill Clark to adjourn the meeting. Motion carried 5-0 and meeting was adjourned at 8:00 PM.

Respectfully submitted,

Robert G. Gerber, Chair

Attachments: Davidson Trust Application

Note: The proposed amendments to the Shoreland Zoning Ordinance will be posted separately to the Planning Board section of the Town website.

Town of Isle au Haut Application Processing Documentation & Checklist

Applicant Name: John Campbell & Ann Hampton Agent Name: Robin Tannenbaum

Applicant or Agent Address: Kaplan Thompson Architects
102 Exchange St Portland, ME 04101

Applicant or Agent Phone & Email: (207) 842-2888 x203 / robin@kaplanthompson.com

Tax Map No. 4 Tax Map Lot 13

Town Ord. Zone 5.4 acres - R-P Int. 6.2 acres - Access State Ord. Zone 8.0 R-P +1- 10- LR

Proposed Land Use: 5.9 acres - Access shore expansion of new bank structures, new garage & driveway, etc. & filling expansion of beach/sid

Subdivision: Yes No X If yes, see other checklist

Date of First Written Application Submission: 8/7/16 ; Rev1 9/8/16 Rev2 9/21/16

Date of First Response on Completeness: 8/13/16 ; Rev1 9/12/16 Rev2 9/25/16 Notice of Completeness

Submission Checklist for Town and State Ordinances

Item	Description	Check, if yes
1	Deed, lease, option (e.g., evidence of right, title & interest)	✓
2	Agent Authorization, if applicable	✓
3	Scaled Plan of lot lines, proposed clearing limits, existing & prop. structures, roads, docks, erosion & sediment control measures	✓
4	Written Narrative of nature of proposed land use and construction	✓
5	Completed HHE-200 forms if onsite sewage disposal required	✓
6	Description of Water Supply and Estimated Daily Water Demand	✓
7	Description of Proposed Safety Measures for any Haz or Dangerous Mtl	NA
8	Plan and written description of access from public ROW, incl any easement description, if applicable	✓
9	Dated, signed application cover sheet with certification statement that "information in the application is complete and correct."	✓

Application Approval Checklist for Town Ordinance

1	Water quality of the ocean, lake, brooks, or the water supply of an abutter or other landowner will NOT be adversely and materially affected, NOR that high probability of such adverse and material effect exists.	✓ E&S BMA
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2	That significant air pollution would NOT occur in violation of either primary or secondary standards established by the Federal Government or the State Government NOR that a high probability of such air pollution would exist	N/A
3	A public nuisance or a fire hazard would NOT be created	written added
4	Access from public rights- of- way or from the shore would be NOT inadequate for the traffic likely to be created	decided 8/25/16
5	A proposed land use would NOT, based on the Planning Board's review of the evidence presented, be seriously destructive of the present character of the island.	✓

Application Approval Checklist for State Ordinance

1	Will maintain safe and healthful conditions;	✓ BMR's Septic exp.
2	Will not result in water pollution, erosion, or sedimentation to surface waters	✓ BMR's
3	Will adequately provide for the disposal of all wastewater;	✓ (Leach Field) exp.
4	Will not have an adverse impact on spawning grounds, fish, aquatic life, bird or other wildlife habitat;	✓ (ETS) BMR's
5	Will conserve shore cover and visual, as well as actual, points of access to inland and coastal waters;	✓
6	Will protect archaeological and historic resources as designated in the comprehensive plan	N/A
7	Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries/Maritime Activities district;	N/A
8	Will avoid problems associated with flood plain development and use;	N/A
9	Is in conformance with the provisions of Section 15, Land Use Standards.	ETS BMR's

Date of Public Hearing: NA

Notice to Abutters? Yes No

Advertisement in Newspaper? Yes No

Date of Board Decision on Approval/Denial: 9/29/16

Application Approved w/o Conditions? Yes No

Application Denied? Yes No

Reasons for Denial, if any: (attach denial reasons, if necessary) N/A

Application Conditions, if any: (attach approval conditions, if necessary) Control of combustibles, follow through on BMR's -

Note: For all development subject to State Ordinance, Sections 15 P & Q will be standard conditions; for Town Ord., Sections VI(L)1-6 unless waived

Date of Signing of Final Subdivision Plan: N/A

Record of Appeals Board Decision, if Applicable: Attach relevant Appeals Board Record

NO new cutting in Shoreland zone. except for the expansion easements

From: Campbell, John Y. john_campbell@harvard.edu
Subject: Authorization to represent Davidson Moore's Harbor Trust
Date: August 5, 2016 at 10:05 AM
To: robin@kaplanthompson.com
Cc: Ann Hampson ann@hampson.us



Dear Robin:

This email authorizes you to act as the agent for Ann Hampson and myself, the trustees of the Davidson Moore's Harbor Trust, in discussions related to the Davidson property.

Best, John

--

John Y. Campbell
Morton L. and Carole S. Olshan Professor of Economics
Harvard University
Littauer Center 213
Cambridge, MA 02138
617-496-6448 phone
john_campbell@harvard.edu email
<http://scholar.harvard.edu/campbell> personal website
www.household-finance.net international household finance website
<https://www.aeaweb.org/webcasts/2016/Ely.php> 2016 Ely Lecture



Application to Town of Isle au Haut, p.1
Davidson Property, Moore's Harbor
Applicants: John Campbell, Ann Hampson
Agent: Robin Tannenbaum

Item #4: Written Narrative

I am writing on behalf of Ann Hampson and John Campbell about a proposed scope of work at the Davidson Moore's Harbor property. The property currently has two houses

The project scope has three main components:

1. The existing "old house", built by Anne Davidson's father in the 1920's is a small, simple structure that has been added onto over time but remains fundamentally rustic. The owners wish to maintain this rustic feeling while enhancing the use of the building by adding a half bath and a screen porch. The half bath will be inside of the existing footprint. The screen porch will run along the west side of the house. An existing 10'x10' bedroom on the rear of the west side (a previous addition) will be re-purposed as part screen porch, part enclosed sitting area. A handful of other minor changes such as selective window replacement and structural upgrades, will be part of the project.
2. The existing "new house" was built in 1993. Half of it contains sleeping quarters and a full bathroom; the other half is a garage. This building will be renovated to provide additional sleeping rooms, bathrooms, an office and a common gathering area. The footprint of the building itself will not change but the roof will be raised to allow for second floor living space. A new entry deck will be added on the courtyard side of the house. On the west side, a large deck is proposed, with stairs to grade.
3. A new garage will be built to the north of the existing two buildings, in an area which is already cleared and is partially visible from the driveway. The garage will accommodate two cars or a car and a small boat, workshop space, a trash/recycling center, wood storage, and a small utility room for solar battery packs.

Additionally, changes and upgrades to the site utilities will be undertaken. The existing septic system (installed 1993) will be expanded to accommodate new bedrooms as well as the new half bath in the old house. Please see the attached HHE-200 form from soils engineer Doug Meservey.

The garage will serve as an "outboard motor" for the new house by having solar panels on its roof which charge a battery pack stored in the insulated utility room. Power will be sent to the new house through an underground cable in a trench. There are no plans to add power to the old house, with the exception of what is needed to run a pump for the septic system.

Because both the old and new houses fall within a state mandated Resource Protection (RP) Zone related to Moore's Swale, changes or additions to the two existing structures cannot exceed 30% of the area or volume of each structure and must be contiguous with the existing building. Detailed calculations showing how the proposed scope respects these calculations were shared with the Planning Board chair in the fall for initial approval. An updated copy of the calculations is included in this permit application. The new garage is being built outside of the RP zone.

Application to Town of Isle au Haut, p.2
Davidson Property, Moore's Harbor
Applicants: John Campbell, Ann Hampson
Agent: Robin Tannenbaum

Item #6: Water Supply:

The two existing houses are served by a 125' deep well which was dug between 1975-1979. An electric pump was installed in 1994. The existing well has provided a steady flow of water and served all the needs of the property for the past 40 years.

The well head is located just inside some bushes where the driveway empties into the open area between the two existing structures. It is marked by a large rock and a pile of buoys and identified in the picture below.

All new fixtures, including toilets, will be low flow as defined by USGBC LEED standards.





Application to Town of Isle au Haut
Processing Documentation and Checklist, page 3/3
Davidson Property, Moore's Harbor
Applicants: John Campbell, Ann Hampson
Agent: Robin Tannenbaum

Item #7: Safety Measures:

There are no known hazardous or dangerous materials on this site.

Item #8: Description of Access from Public ROW

The property has a lot of road frontage on a public way (Main Rd.) and, as decided by the Planning Board at its meeting on August 25, 2016, the fact that a portion of the driveway appears to go through property for which the applicant has no legal right is not an obstacle to permitting in this instance since a driveway connection can be made to a public way, if necessary.

Item #9: Certification Statement

Please find my dated signature below as confirmation that all information within this application package is complete and correct to the best of my knowledge.

Sincerely,

A handwritten signature in black ink that reads "Robin Tannenbaum". The signature is written in a cursive style with a long, sweeping horizontal line extending to the right.

Robin Tannenbaum, LEED AP
Kaplan Thompson Architects

QUITCLAIM DEED WITH COVENANT

Anne S. Davidson of Cambridge, Massachusetts, for consideration paid, hereby grants to **John Y. Campbell** of Lexington, Massachusetts and **Ann Hampson** of North Kingstown, Rhode Island, as they are **Trustees of the Davidson Moores Harbor Trust** under Agreement dated February 18, 2014, whose mailing address is 33 Muzzey Street, Lexington, MA, which Trust is in full force and effect and authorizes the Trustees to sell, transfer, convey, receive and encumber any real estate transferred to said Trust, *WITH QUITCLAIM COVENANTS*, the following real estate in the Town of Isle-au-Haut, County of Knox and State of Maine:

BEGINNING at a brass disc in ledge at land of Acadia National Park and land of Ann Davidson; thence N. 38 deg. 56 min. W. 1216.56 feet but always following land of said Davidson and land of Lloyd Bergeson crossing the bog to a corner at or near the southeasterly sideline of the public road leading from Moores Harbor to The Thoroughfare, said corner being located S. 38 deg. 56 min. E. 27.0 feet from a point on a large boulder on the northwesterly sideline of said road; thence generally northeasterly along the southeasterly sideline of said road 302 feet more or less to an iron rod in the ground at land of Mattie R. Greenlaw and this Grantor to be conveyed to the Inhabitants of the Municipality of Isle-au-Haut; thence S. 59 deg. 57 min. E. 73.71 feet along said land to be conveyed, to a corner; thence N. 45 deg. 50 min. E. 541.68 feet along said land to be conveyed to a corner; thence S 36 deg. 32 min. E 1305 feet more or less along said land to be conveyed to a corner at land of Acadia National Park; thence S. 53 deg. 08 min. W 454.62 feet to a brass disc in a ledge; thence S. 53 deg. 25 min. W. 349.61 feet along land of said Park to the place of beginning. Containing 24 acres more or less and the courses refer to magnetic North. The above description is based on a survey prepared by the Grantee and Grantor makes no representation as to its accuracy.

ALSO conveying a right of passage by foot from the road around the north end of the swamp over the land being conveyed by this Grantor and the estate of Mattie R. Greenlaw to the Town of Isle-au-Haut, which said land adjoins the above described property.

Being a part of the land described in deed of Mattie R. Greenlaw to Aubrey E. Greenlaw, Sr. and Mattie R. Greenlaw dated December 10, 1975 as recorded in the Knox County Registry of Deeds at Book 627, Page 80. The above described parcel lies easterly of the Town Road.

For reference see deed Frederick A. Eustis, II dated April 28, 1999, recorded with said Registry in Book 2368, Page 337.

Witness my hand and seal this 18th day of February, 2014.

In presence of:

Mary Greene

Anne S. Davidson
Anne S. Davidson

Commonwealth of Massachusetts

MIDDLESEX, ss

On this 18th day of February, 2014, before me, the undersigned notary public, personally appeared Anne S. Davidson, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

Calogera Thain

Notary Public

Commonwealth of Massachusetts

My Commission Expires: Dec 5, 2019

Personally Known NO
Produced Identification YES
Type of Identification MA DUNS LE



CALOGERA THAIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 5, 2019

Know All Men By These Presents.

That I, ANNE S. DAVIDSON of Cambridge, Massachusetts

BOOK

PAGE

for consideration *paid by* John Y. Campbell of Lexington, Massachusetts and Ann Hampson of North Kingstown, Rhode Island, as they are Trustees of the Davidson Moores Harbor Trust under Agreement dated February 18, 2014, whose mailing address is 33 Muzzey Street, Lexington, MA 02421, *the receipt* whereof I *do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said John Y. Campbell of Lexington, Massachusetts and Ann Hampson of North Kingstown, Rhode Island, as they are Trustees of the Davidson Moores Harbor Trust under Agreement dated February 18, 2014, which Trust is in full force and effect and authorizes the Trustees to sell, transfer, convey, receive and encumber any real estate transferred to said Trust, WITH WARRANTY COVENANTS, the following described real estate, namely*

(2) certain lots or parcels of land situated on the island of Isle au Haut, in the Town of Isle au Haut, in the County of Knox and State of Maine, bounded and described as follows:

BEGINNING at a point on the northeasterly side of the highway which runs southerly from the village to Duck Harbor, so-called, at land conveyed by Isle au Haut Land Company to the United States of America by deed dated December 7, 1943, recorded in the Knox County Registry of Deeds, Book 279, Page 9; thence running northeasterly by said land of the United States of America shown as Lot No. 17 North on a plan of the "Great Isle of Holt" made by Lathrop Lewis, Esq. dated #1802, on file in the Land Office of the State of Maine, Plan Book 7, Page 5; to the southeasterly corner of Lot No. 10 on said plan; thence turning and running northwesterly by said Lot No. 10 to the small brook leading from the Lily Pond to Moore's Harbor; thence southwesterly by the brook to the highway; thence in a general southeasterly direction by said highway in the point of beginning.

Parcel #2

BEGINNING at a point on the southwesterly side of the highway which runs southerly from the village to Duck Harbor, so-called, at land conveyed by Isle au Haut Land Company to the United States of America by deed dated December 7, 1943, recorded in the Knox County Registry of Deeds, Book 279, Page 9; thence running southwesterly by said land of the United States of America to the Town Brook, so-called; thence turning and running generally northeasterly by said Town Brook to Moore's Harbor and continuing northeasterly by said Moore's Harbor to the intersection with the shore at Moore's Harbor of a line running North 36 deg. East (true) and South 36 deg. West (true) and containing a point lying South 54 deg. East of, and thirty (30) feet distant from, an iron rod set in the top of a large boulder in Moore's Harbor near the shore; thence turning and running North 36 deg. East (true) to said highway at a point two hundred ninety (290) feet, more or less, southeasterly of the intersection of said highway with a small brook which empties into Moore's Harbor; thence turning and running in a general southeasterly direction by said highway to the point of beginning.

Being the same premises conveyed to Anne S. Davidson by instrument recorded in the Knox County Registry of Deeds, Book 629, Page 244.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Trustees of the Davidson Moores Harbor Trust, their heirs and assigns, to their use and behoof forever.

And I do COVENANT with the said Grantee, their heirs and assigns that I am lawfully seized in fee of the premises that they are free of all encumbrances,

I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT and DEFEND the same to the said Grantee, their heirs and assigns forever, against the lawful claims and demands of all persons.

In ~~Witness Whereof~~ I, the said Anne S. Davidson

Have hereunto set my hand and seal this 18th day of February in the year of our Lord Two Thousand Fourteen.

Signed, Sealed, Delivered in Presence of

Mary Greene

Anne S. Davidson
Anne S. Davidson

Commonwealth of Massachusetts

MIDDLESEX, ss

On this 18th day of February, 2014, before me, the undersigned notary public, personally appeared Anne S. Davidson, proved to me through satisfactory evidence of identification to be the person whose name is signed on the preceding or attached document and acknowledged to me that she signed it voluntarily for its stated purpose.

Calogera Thain
Notary Public

Commonwealth of Massachusetts
My Commission Expires: Dec 5, 2019

Personally Known NO
Produced Identification YES
Type of Identification MA DAV'S LIC.



CALOGERA THAIN
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 5, 2019

On large boulder by side of road



Public Road

To Pond
"Lilly Pond"

SWAMP

"Deed runs by the brook"

Field
Approx. edge field

EUSTIS
OLD LOT 10

LLOYD & CAROL
BERGESON

ANNE S. DAVIDSON
B629P244 (Knox) LOT 1
20.5 ± ACRES TOTAL

U.S. Dept. of Interior
N.P.S. brass disc
in ledge

over culvert at
Brook

old Cistern

Drill hole in ledge
or large Bldr.
Tie - $564^{\circ}13' E$
26.16'

old Foundation

OLD LOT 11

U.S. Dept. of Interior
N.P.S. brass disc
in ledge

LLOYD & CAROL
BERGESON

$N34^{\circ}38'31" W$
281.98'
Tie

Line follows sideline
of road 290'

OLD LOT 33

at sw side
of old stump

Iron bolt top
large boulder

$N54^{\circ}09'44" E$
50.0'

U.S. Dept. of Interior
N.P.S. brass disc
in ledge

OLD LOT 17

MOORE'S
HARBOR

Iron eye
bolt in ledge

ANNE S. DAVIDSON
B629P244 (Knox)
LOT 2

Deed runs "by
Town Brook" 303-340

PRISCILLA DAVIS

U.S.A.
ACADIA NAT. PARK

This survey conforms to the
current Maine Board of Registration
for Land Surveyor standards for
Category I Condition II

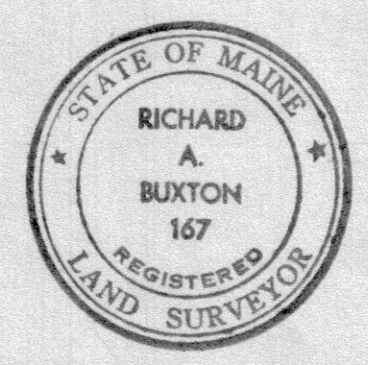
Iron bolt in
large boulder

Brass discs
in Stone
Posts

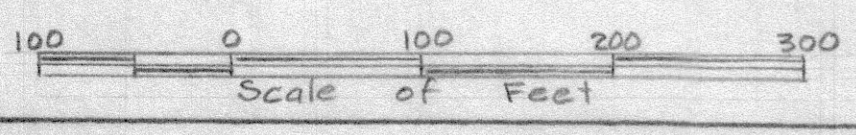
$551^{\circ}13'00" W$
32.15'

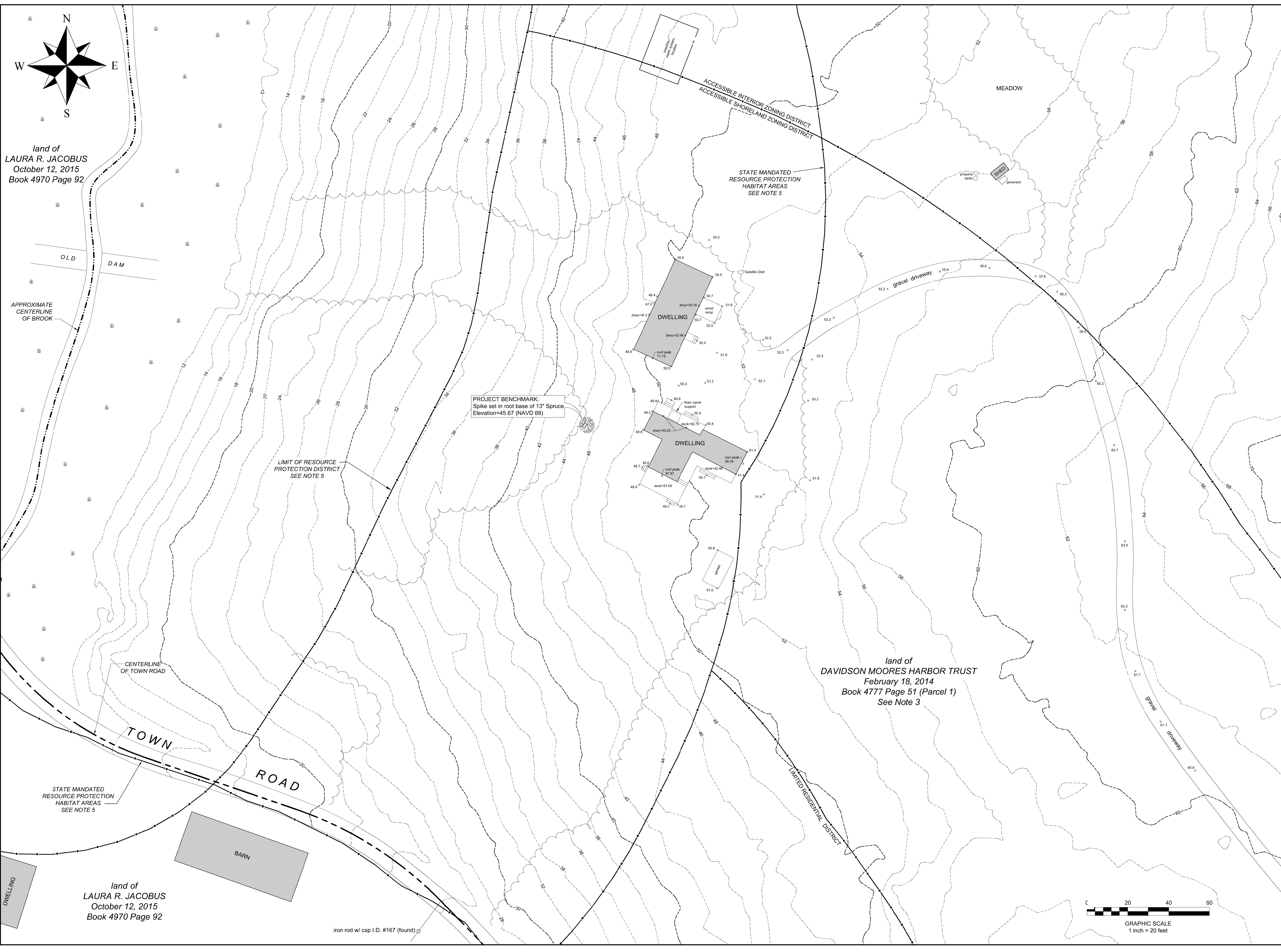
$550^{\circ}18' W$
31.15'

PROPERTY
surveyed For
ANNE S. DAVIDSON
ISLE AU HAUT, MAINE
Scale 1"=100' Nov. 1989



RICHARD A. BUXTON
CONSULTING ENGINEER
SLONINGTON, MAINE 04681





- NOTES:**
1. BEARINGS REFER TO THE MAINE COORDINATE SYSTEM OF 2000, CENTRAL ZONE.
 2. THE LIMIT OF THE COASTAL WETLAND (HIGHEST ANNUAL TIDE) IS PUBLISHED BY THE MAINE DEP AT ELEVATION 6.0 (NAVD 88) AND WAS DETERMINED BY LIDAR DATA AVAILABLE THROUGH THE MAINE OFFICE OF GIS.
 3. PROPERTY LINES AS SHOWN HEREON ARE BASED SOLELY UPON A SURVEY ENTITLED "PROPERTY SURVEYED FOR ANNE S. DAVIDSON, ISLE AU HAUT, MAINE" DATED NOVEMBER 1989 BY RICHARD A. BUXTON PLS 167. THIS LOCATION SURVEY DOES NOT INCLUDE THE RESEARCH AND ANALYSIS OF ANY DEED INFORMATION AND THEREFORE DOES NOT CONSTITUTE THIS SURVEYORS OPINION OF ANY PROPERTY OR TITLE LINES SHOWN ON THIS SURVEY OR ON THE GROUND.
 4. THE CONTOUR ELEVATIONS AS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND WERE EXTRACTED FROM LIDAR DATA REFERENCED ABOVE.
 5. THE LIMITS OF THE SHORELAND ZONING DISTRICTS AS SHOWN HEREON ARE BASED SOLELY UPON "GIS SHAPE FILES" PROVIDED BY ROBERT G. GERBER, TOWN OF ISLE AU HAUT PLANNING BOARD CHAIRMAN. SAID ZONING DISTRICTS ARE SHOWN ON TWO MAPS ENTITLED "ISLE AU HAUT ZONING MAP AS OF 2015, SHOWING LAND OF DAVIDSON" AND "STATE MANDATED SHORELAND ZONES ON ISLE AU HAUT, LAND OF DAVIDSON" BY ROBERT G. GERBER DATED OCTOBER 2, 2015.
 6. THE LOCATIONS OF THE OLD DAM AND CENTERLINE OF BROOK ON THE NORTHERLY SIDE OF THE TOWN ROAD WERE NOT LOCATED AS A PART OF THIS SURVEY. THEIR LOCATIONS SHOULD BE CONSIDERED APPROXIMATE AND WERE DETERMINED BY DIGITIZING SAID LOCATIONS FROM THE PLAN REFERENCED IN NOTE 3 ABOVE.

LEGEND
STANDARD SYMBOLS WHICH MAY APPEAR ON THIS DRAWING

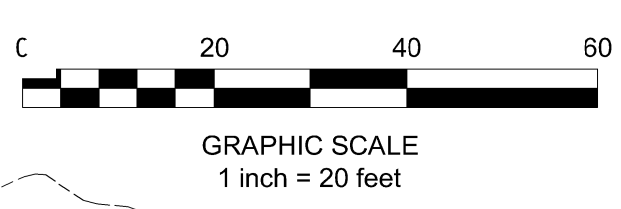
	SHORELAND ZONING DISTRICTS
	INDEX CONTOUR
	INTERMEDIATE CONTOUR
	GROUND ELEVATION
	DOORWAY THRESHOLD ELEVATION
	SWAMP / WETLAND SYMBOL
	PROPERTY LINE
	TREE LINE

due north LLC
LAND SURVEYING AND MAPPING SERVICES
158 MAIN ST., PO BOX 211 DEER ISLE, ME 04627
207-348-2902 WWW.DUENORTHLLC.COM

PLAN SHOWING
A LOCATION SURVEY
for
**DAVIDSON MOORES
HARBOR TRUST**
Located on the Main Road
from Isle Au Haut Village to Duck Harbor
ISLE AU HAUT MAINE
Date: Dec 30, 2015 Scale: 1"=20'

PREPARED FOR
**JOHN CAMPBELL &
ANN HAMPSON**

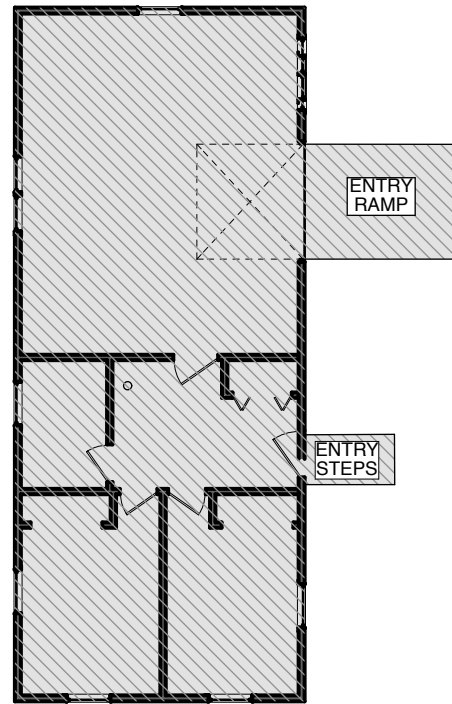
Date:	December 30, 2015
Drawn by:	ipc
Checked by:	swd
Scale:	1"=20'
Job No.	15-058
Dwg. No.	Davidson_LOC01.dwg



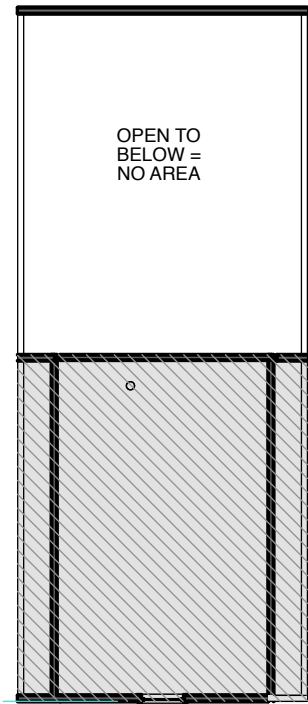
15-058

"NEW" HOUSE

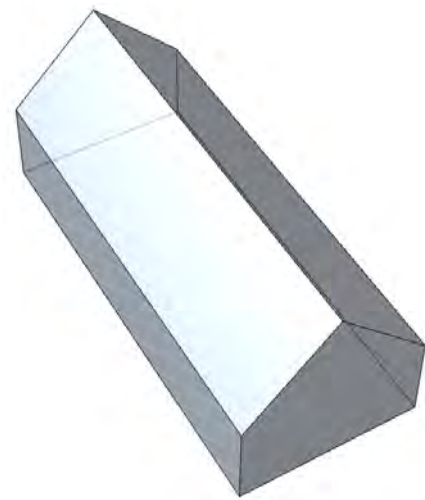
EXISTING :



① Plan - First Floor

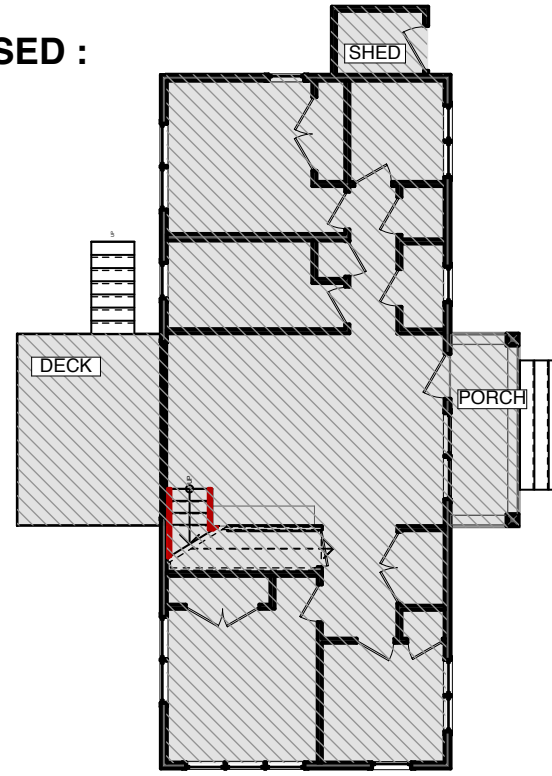


② Plan - Second Floor

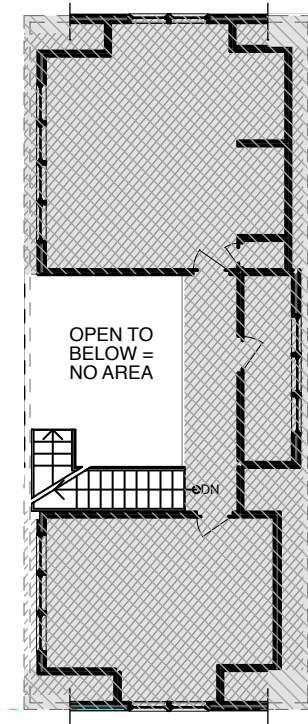


③ Existing Volume

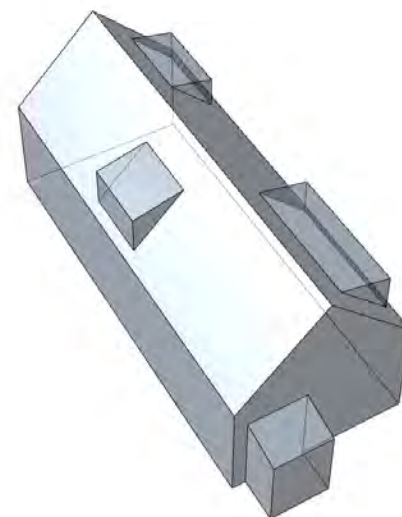
PROPOSED :



④ Plan - First Floor

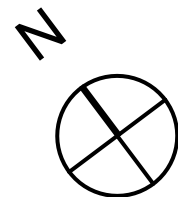


⑤ Plan - Second Floor



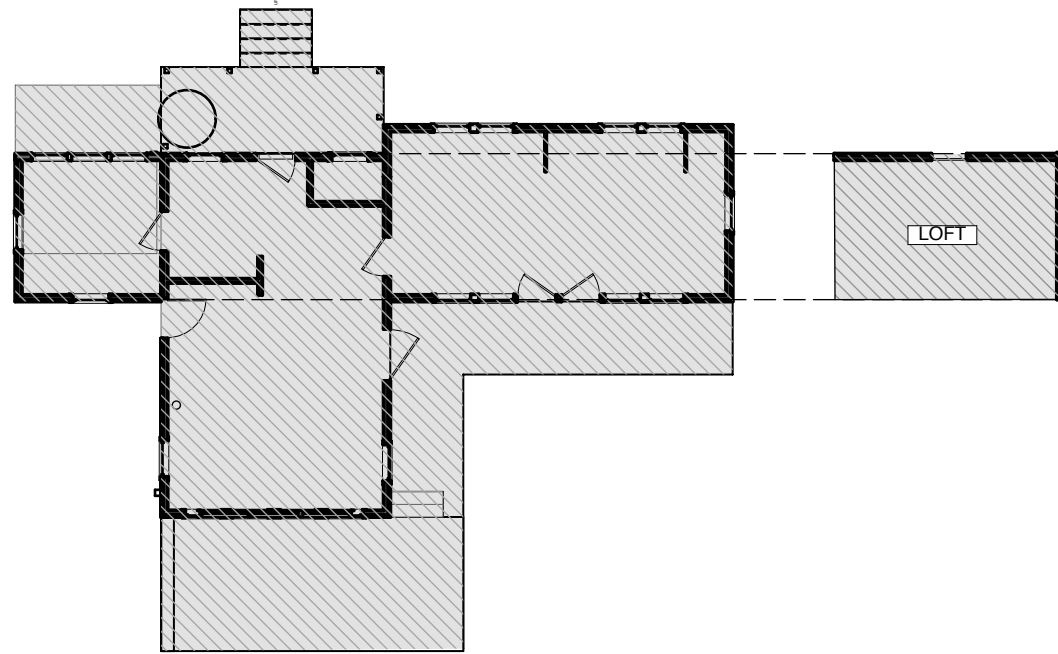
⑥ Proposed Volume

Existing "New" House Area		Proposed "New" House Area	
1st Floor	974	1st Floor	974
2nd Floor	466	2nd Floor	789
Entry stoop, stairs	24	Entry Porch	84
Entry Ramp	65	West Deck	140
Total Area	1529	Total Area	1987
x 30%	458.7		
Total Allowable Area	1987.7	Total Proposed Area	1987
Existing "New" House Volume		Proposed "New" House Volume	
Total Volume	14,619	Total Volume	17,230
x 30%	4385.7		
Total Allowable Volume	19,005	Total Proposed Volume	17,230



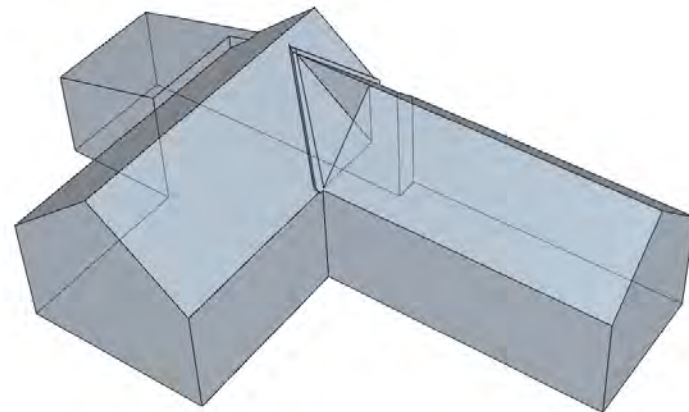
"OLD" HOUSE

EXISTING :



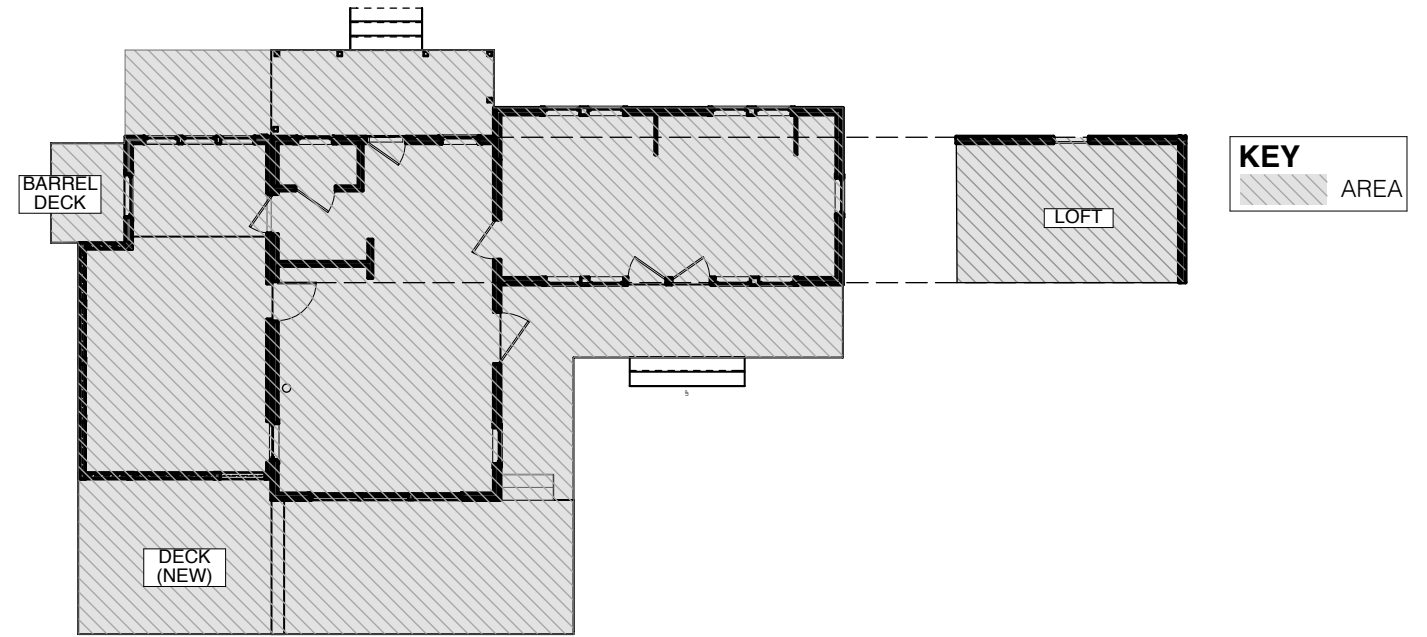
① Plan - First Floor

② Plan - Loft



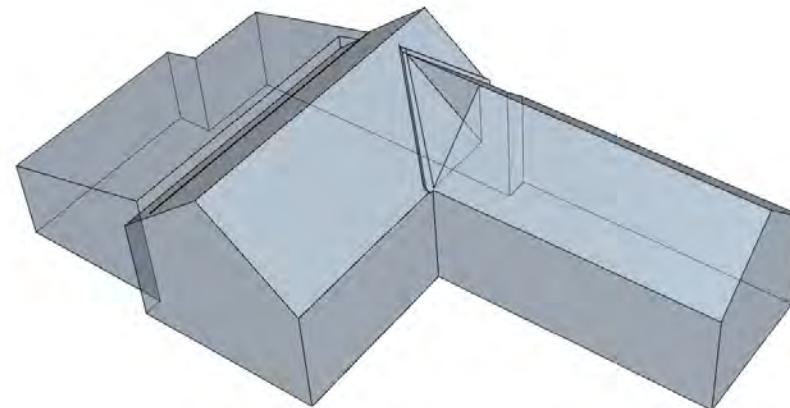
③ Existing Volume

PROPOSED :



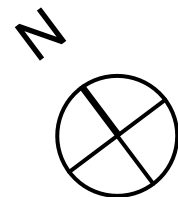
④ Plan - First Floor

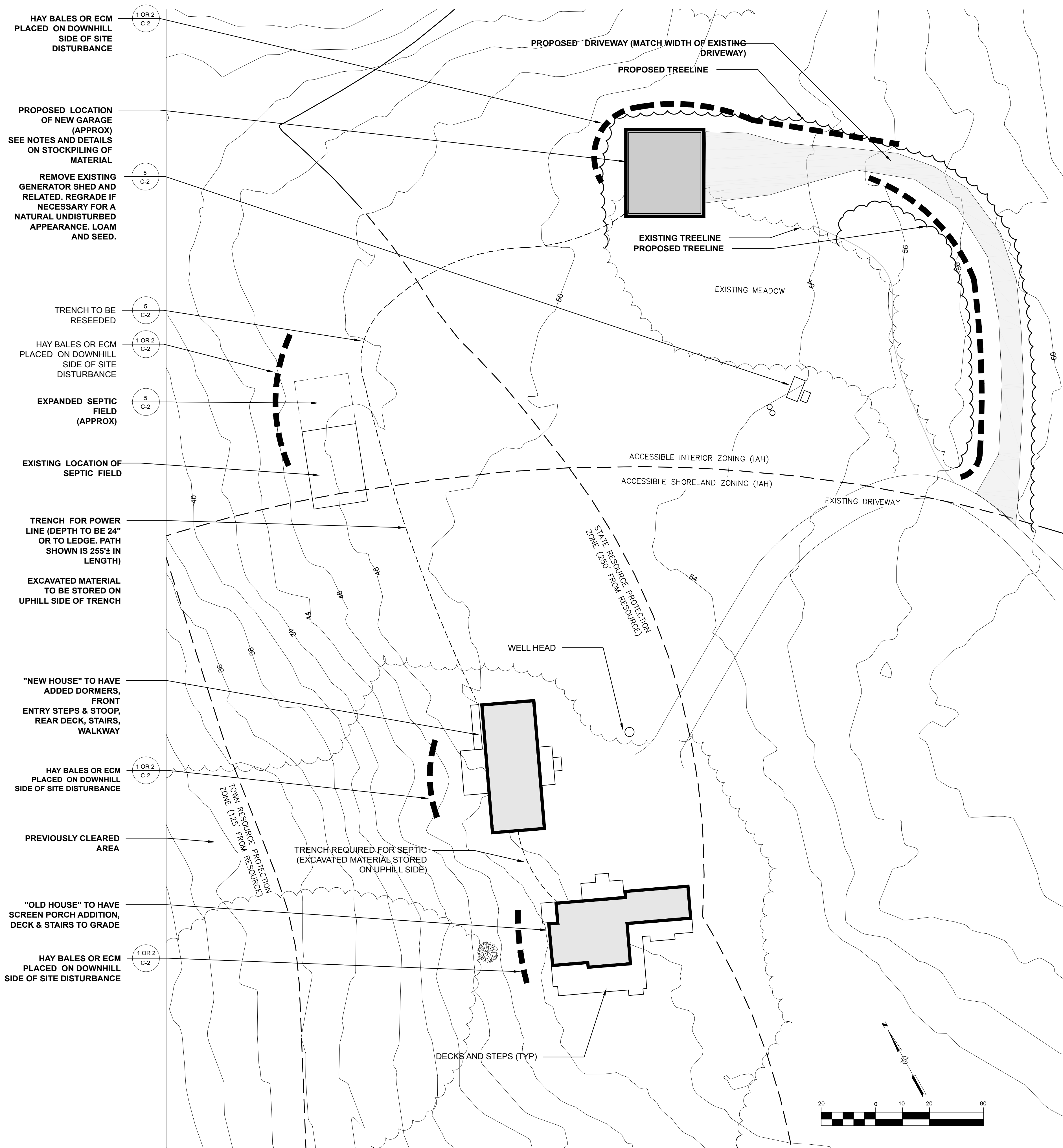
⑤ Plan - Loft



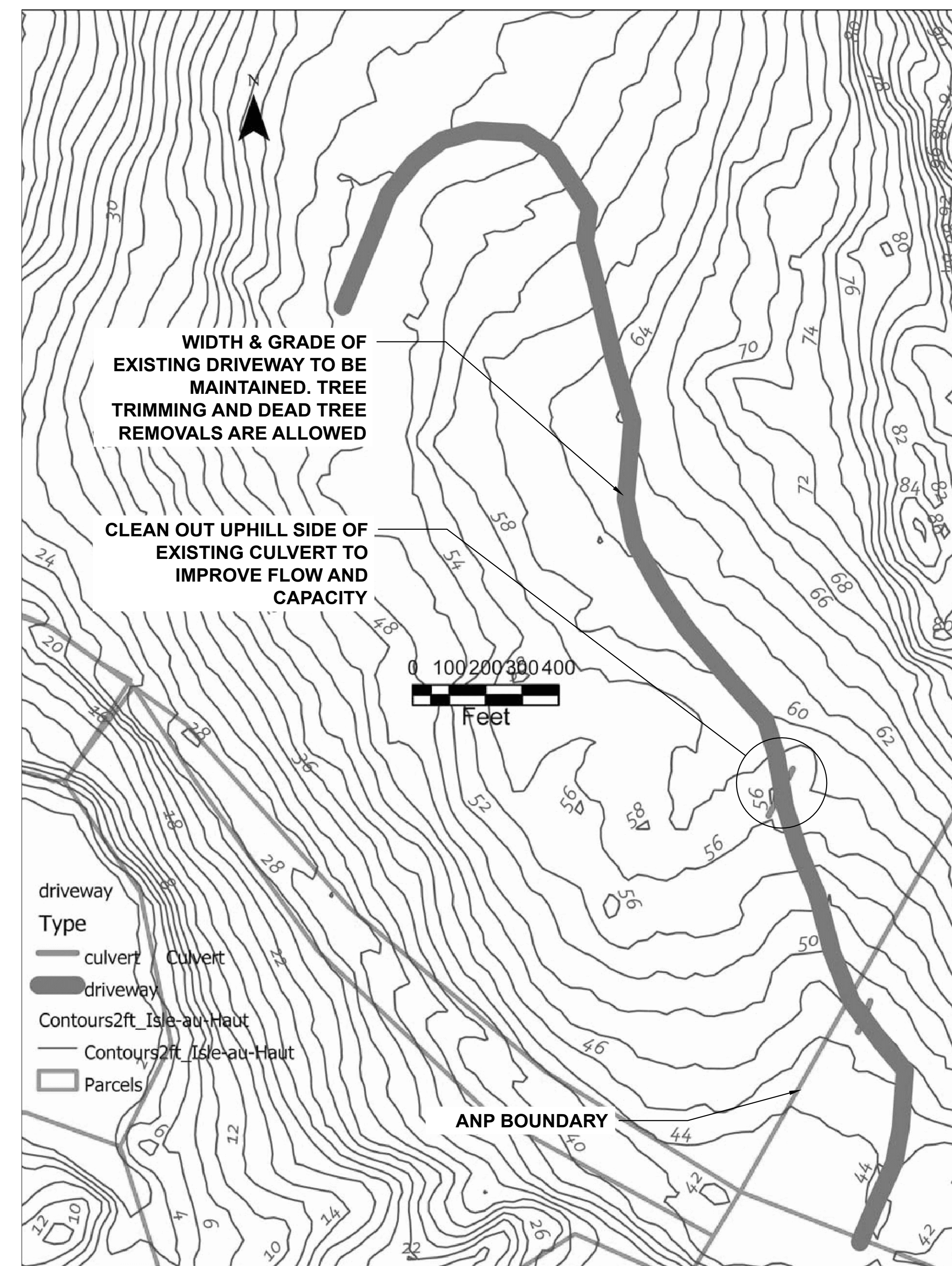
⑥ Proposed Volume

Existing "Old" House Area		Proposed "Old" House Area	
1st Floor House	802	1st Floor House	988
1st Floor Deck	383	1st Floor Deck (exist)	383
1st Floor Entry	122	1st Floor Entry (exist)	122
2nd Floor Loft	142	2nd Floor Loft	142
		1st Floor Deck (new)	148
		Barrel deck (new)	65
Total Area	1449	Total Area	1848
x 30%	434.7		
Total Allowable Area	1883.7	Total Proposed Area	1848
Existing "Old" House Volume		Proposed "Old" House Volume	
Total Volume	9,544	Total Volume	11,165
x 30%	2863.2		
Total Allowable Volume	12,407	Total Proposed Volume	11,165





SITE PLAN
1"=20'



DRIVEWAY
NTS

EROSION CONTROL MIX BERM

Berms of erosion control mix (ECM) are effective on frozen ground, outcrops of bedrock, and heavily rooted forested areas, or when other temporary erosion and sediment control measures are not practicable.

IMPORTANT NOTE:

A great source of erosion control mix is stump grindings. The soil within the root ball should not be removed before grinding as it adds structure to the media. See the Erosion Control Mix Mulch section for material specifications.

CONSTRUCTION SPECIFICATIONS

- It may be necessary to cut, pack down or remove tall grasses, brush or woody vegetation to avoid voids and bridges that allow the washing away of fine soil particles.
- The ECM berm should be a minimum of 12" high and a minimum of two feet wide. On longer or steeper slopes, the will need to be wider and higher.
- Berms composed of ECM can be reshaped when necessary.

Depending upon the type of material, the berm may be placed by hand, machinery, or pneumatic blower.



1 EROSION CONTROL MIX BERM

HAY BALES

Hay (or straw) bales should only be used as a sediment barrier for a small disturbance with a limited watershed. Their use may also be a simple and effective emergency measure for controlling unexpected sedimentation.

CONSTRUCTION SPECIFICATIONS

- Hay bales should be installed so that the bindings are oriented parallel to the ground to delay their deterioration (hay bales will not last through a construction season and will need to be replaced).
- The barrier should be entrenched a minimum depth of 4 inches. The gaps between bales should be chinked (filled by wedging) with hay to prevent the flow of water between the bales. For small areas or near a protected resource, trenching may not be necessary.
- At least two stakes per bale should be driven into the ground for anchoring. The first stake is driven toward the previous bale to force them together.
- After the bales are staked and chinked, the excavated soil should be backfilled and packed against the barrier to the ground level on the downhill side and 4 inches up the uphill side.



Bales should be limited to small sites or short slopes. But, in an emergency, a row of hay bales may provide a rapid line of defense.

2 HAY BALES

STOCKPILES

Stockpiled soils should be covered with an erosion control cover, and a sediment barrier should be installed along their downgradient edge to collect runoff and sediments. In some situations, plastic sheeting or other material such as woven or non-woven geotextile fabric may be used to cover stockpiles. Plastic sheeting should be polyethylene with a minimum thickness of 4 mils.

CONSTRUCTION SPECIFICATIONS

- The soil surface should be smooth and free of protruding rocks and debris to prevent punctures of a fabric cover.
- A fabric cover should be provided with 12 to 24-inch overlaps in the direction of runoff.
- Anchoring should be continuous along each side of the pile. On the windy side, additional anchors should be provided to maintain soil coverage and to prevent ballooning or blowouts.
- Topsoil from an agricultural source may be high in nitrogen and phosphorus. Special care should be taken with a secure cover if stockpiled upslope from a sensitive resource.

Inspect regularly and before, during and after any major rain event. Repair as necessary.



3 STOCKPILES

EROSION CONTROL NOTES

- 1) ALL EROSION AND SEDIMENTATION CONTROL (ESC) MEASURES ARE TO BE PUT IN PLACE PRIOR TO ANY CONSTRUCTION WORK AND TO REMAIN IN PLACE THROUGH THE CONCLUSION OF CONSTRUCTION ON THE AFFECTED AREA.
- 2) ANY CHANGES OR DERIVATIONS FROM THIS ESC PLAN TO BE DISCUSSED WITH AND APPROVED BY ARCHITECT AND/OR THE AUTHORITY HAVING JURISDICTION.
- 3) THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:
 - A: SOIL EROSION IS KEPT TO A MINIMUM.
 - B: NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER
 - C: ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN IN THESE DRAWINGS IF NECESSARY.

BEST MANAGEMENT PRACTICES

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION CONTROL BMPS PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. A PORTION OF THE CONTRACTOR'S GUIDE IS REPRODUCED ON PAGE C-2 OF THESE DRAWINGS, AND THE GUIDE IN ITS ENTIRETY CAN BE FOUND AT WWW.MAINE.GOV/DEP/LAND/EROSION/ESCBMPs/
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLANDS AS A RESULT OF THIS PROJECT.
3. LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NOT LONGER THAN 7 DAYS.
4. INSPECT SOIL EROSION MEASURES WEEKLY AND IMMEDIATELY AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAT 2 DAYS. CLEAN AND RESET EROSION CONTROL MEASURES OF SEDIMENT WHEN NECESSARY.
5. PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.
6. APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, PRIOR TO ANY RAIN EVENT, OR PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.
7. TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE APPROPRIATE TEMPORARY SEED MIX LISTED ON SHEET C-2.
8. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE.
9. ANY UTILITY INSTALLATION SHALL MEET ALL RELEVANT CODE REQUIREMENTS OF THE TOWN OF ISLE AU HAUT, AS WELL AS OTHER LOCAL, STATE, AND FEDERAL REQUIREMENTS.

STOCKPILING AND OVERWINTER CONSTRUCTION:

STOCKPILES OF SOIL, SUBSOIL, AND GRUBBINGS SHOULD BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 SF. OR WITH A FOUR INCH LAYER OF EROSION CONTROL MIX. THIS SHOULD BE DONE WITHIN 24 HOURS OF STOCKING AND SHOULD BE REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. SEE BMP DETAILS 3 AND 4 ON SHEET C-2 FOR ADDITIONAL INFORMATION.

TRENCHES: EXCAVATED MATERIAL SHALL BE STORED ON UPHILL SIDE OF TRENCH, IN WHICH CASE NO ADDITIONAL ESC MEASURE IS REQUIRED.

STORM EVENTS:

INSPECT SOIL EROSION MEASURES WEEKLY AND IMMEDIATELY AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAT 2 DAYS. CLEAN AND RESET EROSION CONTROL MEASURES OF SEDIMENT WHEN NECESSARY.

OVERWINTER CONSTRUCTION

The winter construction period runs from October 15 through May 1st. Additional stabilization measures should be provided by November 1st for winter and spring snowmelt if a construction site is not permanently stabilized with pavement, a gravel road base, 95% mature vegetation cover, erosion control mulch, or riprap.

Ideally, permanent seeding should occur 45 days before the first killing frost (different dates for different Maine locations); otherwise, overwinter mulching is necessary. See the Vegetation section for more information.

COMPANION BMPs: Mulching, Sediment Trapping, Vegetation and Slopes

Overwinter Construction Difficulties	
Vegetative Ground Cover	Cannot be established outside of growing season.
Runoff Diversion	Snow or icing may clog diversion structures.
Sedimentation Basins	Should be installed before the ground is frozen. Can be overwhelmed by spring flows.
Silt Fence	Difficult to install on frozen ground. Often fails during spring melt.
Erosion Control Blankets	Cannot be anchored on frozen ground.
Hydroseeding	Stabilizers are ineffective in cold temperatures.
Vegetated Swales	Cannot be established outside of growing season.
Impervious Stabilization	Base gravel on driving/parking areas. Pavement cannot be installed in winter.

4 OVERWINTER CONSTRUCTION

Overwinter Hay Mulch should be applied at double the normal rate (150 pounds per 1000 square feet or 3 tons/ acre) and should be anchored with netting (peg and twine) or a tackifier to prevent mulch displacement before freezing conditions. No soil should be visible through the mulch. Hay mulch cannot be applied over snow.

Dormant Seeding and Mulch should be applied at 3 times the specified amount after the first killing frost. All dormant seeding beds should be covered with overwinter hay mulch or an anchored erosion control blanket.

Temporary vegetation should be applied by October 1st with winter rye at 3 pounds per 1000 square feet, and mulched with anchored hay at 75 pounds per 1000 square feet or with erosion control blankets. If the rye fails to grow at least three inches and have 75% coverage by November 1st, the area should be stabilized for overwinter protection.

Erosion control mix is the best overwinter cover, but is not recommended for slopes steeper than 1:1 or in areas with flowing water.

Erosion Control Blankets should be used on slopes where hay would be disturbed by wind or water. The matting should be installed, anchored and stapled in accordance with the manufacturer's recommendations. Full contact between the blanket and the soil is critical for an effective erosion control cover.

Riprap should be properly sized and installed to ensure long-term stability. In the winter, newly constructed ditches and channels should be stabilized with riprap. Widening of the channel may be required to accommodate the placement of stones. Angular riprap is preferred to round stone (tailings).

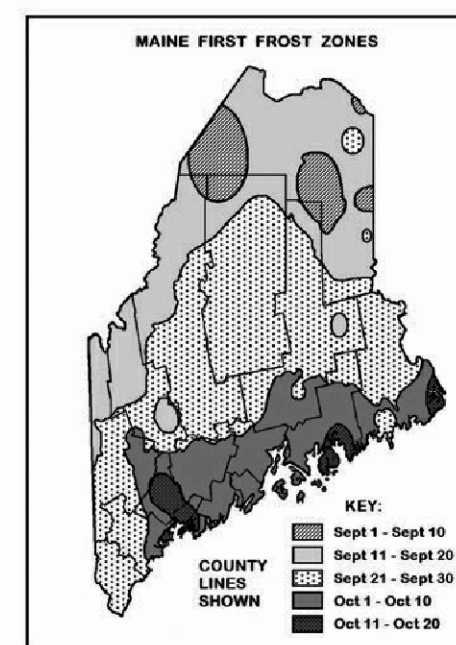
VEGETATION APPLICATION

If possible, seeding should occur no later than 45 days before the first killing frost or the seeds are likely to germinate but not survive. Different Maine areas have different frost dates; refer to the following map for the final seeding date of your area.

PERMANENT VEGETATION should be established with a seed mixture that is appropriate for the site's soil type, moisture content, sun exposure, use (frequency of mowing), etc. The application should follow the supplier's guidelines for the seed type. MaineDOT or Soil and Water Conservation Districts seed mixtures are recommended.

DORMANT SEEDING should be applied at double the rate of normal seeding between the first killing frost and before snowfall because of their poor survival rate. To improve germination, cover the seedbed with mulch that is well anchored and fully covering the ground surface.

TEMPORARY VEGETATION should be established on an area that will not be worked for 30 days and until it can be permanently stabilized. Annual grasses and legumes are most effective as temporary vegetation; but they will not reproduce for a second growing season. Inoculate all legume seeds with the correct type and amount of inoculant.



5 SEEDING

TEMPORARY SEED APPLICATION GUIDELINES

SEED	Lb / Acre	Lb / 1,000 SF	Seeding Dates	Notes
Winter Rye	112	2.6	8/15 - 10/1	Select hardy species such as Aroostook Rye
Oats	80	1.8	4/1 - 7/1 8/15 - 9/15	Best for spring seeding. Fall seeding will die over the winter.
Annual Rye Grass	40	0.9	4/1 - 7/1	Grows quickly but is of short duration. With mulch, seeding may be done throughout growing season.
Sudangrass	40	0.9	5/15 - 8/15	Good growth during periods of hot weather.
Perennial Rye Grass	40	0.9	8/15 - 9/15	Good cover, longer lasting than annual rye grass. Mulching will allow seeding throughout growing season.



Newly seeded beds should be inspected regularly. Any sign of rill or gully erosion should be repaired as soon as possible.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation: **ISLE AU HAUT**
Street or Road: **MOORE'S HARBOR RD**
Subdivision, Lot #:

Town/City: _____ Permit # _____
Date Permit Issued: ___/___/___ Fee: \$ _____ Double Fee Charged []
Local Plumbing Inspector Signature _____ L.P.I. # _____

OWNER/APPLICANT INFORMATION

Name (last, first, MI): **HARBOR TRUST** Owner
DAVIDSON MOORES Applicant
Mailing Address of Owner/Applicant: **C/O ANN HAMPSON 33 MUZZY ST LEXINGTON, MA 03421**
Daytime Tel. #:

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

Municipal Tax Map # _____ Lot # _____

OWNER 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

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 Approval
- 3. Replacement System Variance
 - a. Local Plumbing Inspector Approval
 - b. State & Local Plumbing Inspector Approval
- 4. Minimum Lot Size Variance
- 5. Seasonal Conversion Permit

DISPOSAL SYSTEM 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

20± SQ. FT. ACRES

DISPOSAL SYSTEM TO SERVE

- 1. Single Family Dwelling Unit, No. of Bedrooms: **5**
 - 2. Multiple Family Dwelling, No. of Units: _____
 - 3. Other: _____ (specify)
- Current Use Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY

- 1. Drilled Well 2. Dug Well 3. Private
- 4. Public 5. Other

TREATMENT TANK

- 1. Concrete **IF CONCRETE I RECOMMEND ONE WITH A PLASTIC OUTLET Baffle**
 - a. Regular
 - b. Low Profile
 - 2. Plastic
 - 3. Other: _____
- CAPACITY: **1000 GAL.**
Add to one in place

DISPOSAL FIELD TYPE & SIZE

- 1. Stone Bed 2. Stone Trench
 - 3. Proprietary Device
 - a. cluster array
 - c. Linear
 - b. regular load
 - d. H-20 load
 - 4. Other: **Add 12 HI-CAP INEIL**
- SIZE: **75** sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT

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

DESIGN FLOW

450 gallons per day
BASED ON:
 1. Table 4A (dwelling unit(s))
 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities

SOIL DATA & DESIGN CLASS

PROFILE CONDITION: **3/C**
at Observation Hole # **1**
Depth **18"**
of Most Limiting Soil Factor

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 **(GRINDER)**
- Specify only for engineered systems:
DOSE: _____ gallons

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

LATITUDE AND LONGITUDE

at center of disposal area
Lat. **N 44 d 03 m 28.0 s**
Lon. **W 68 d 38 m 35.8 s**
if g.p.s, state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on **9-1-93 & 7-14-16** (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).

Douglas W. Meservey
Site Evaluator Signature

13
SE #

8-3-16
Date

DOUGLAS W. MESERVEY
Site Evaluator Name Printed

832-4351
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

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name **TRUST**

ISLE AU HAUT

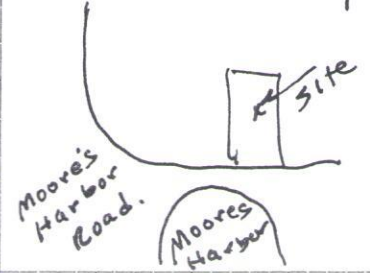
MOORES HARBOR ROAD

DAVIDSON MOORES HARBOUR

SITE PLAN

Scale 1" = 50 ft. or as shown

SITE LOCATION PLAN ^{N+}
 (map from Maine Atlas recommended)



SEE P. 2 SITE PLAN SUPPLEMENT PAGE

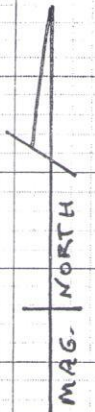
TABLE OF MEASUREMENTS

AC =

AD =

BC =

BD =



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

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

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	FINE	FRIABLE	DARK BROWN	
10	SANDY		ORANGE-BROWN TO	
20	LOAM	FIRM	YELLOW BROWN	COMMON DISTINCT
30				
40				
50				

Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>11</u> %	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	----------------------	--------------------------------	--

Observation Hole 2 Test Pit Boring
2± " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	MIXED LOAM, FSL	COMPACTED	DARK BROWN	
10	FINE SANDY	FRIABLE	BROWN	
20	LOAM	FIRM	ORANGE BROWN	COMMON DISTINCT
30			BROWN	
40				
50				

Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>6 1/2</u> %	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---	-------------------------	--------------------------------	--

Douglas W. Meservey 13
 Site Evaluator Signature SE #

8-4-16
 Date

SUPPLEMENT TO HHE-200 FORM P.2 SITE PLAN

TOWN: ISLEAUKHAU STREET MOORES HARBOR RD

NAME DAVIDSON MOORES HARBOR TRUST

Scale: 1" = 50'

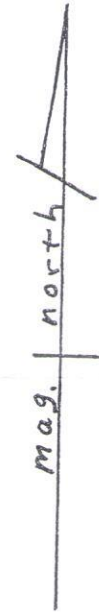
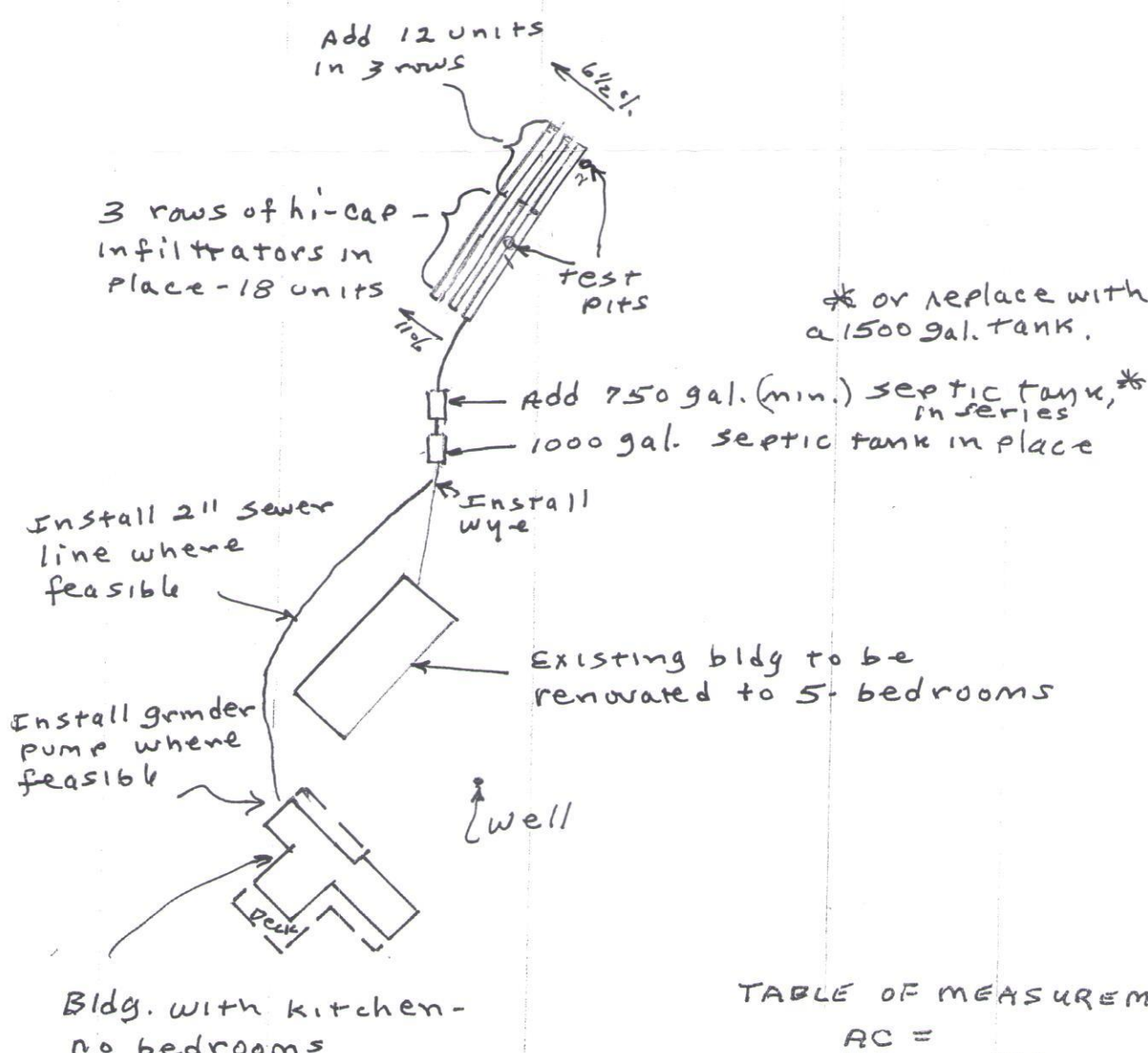


TABLE OF MEASUREMENTS

AC =
AD = N/A
BC =
BD =

Rouglas W. Rosewey
Site Evaluator Signature

13
SE #

8-4-16
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

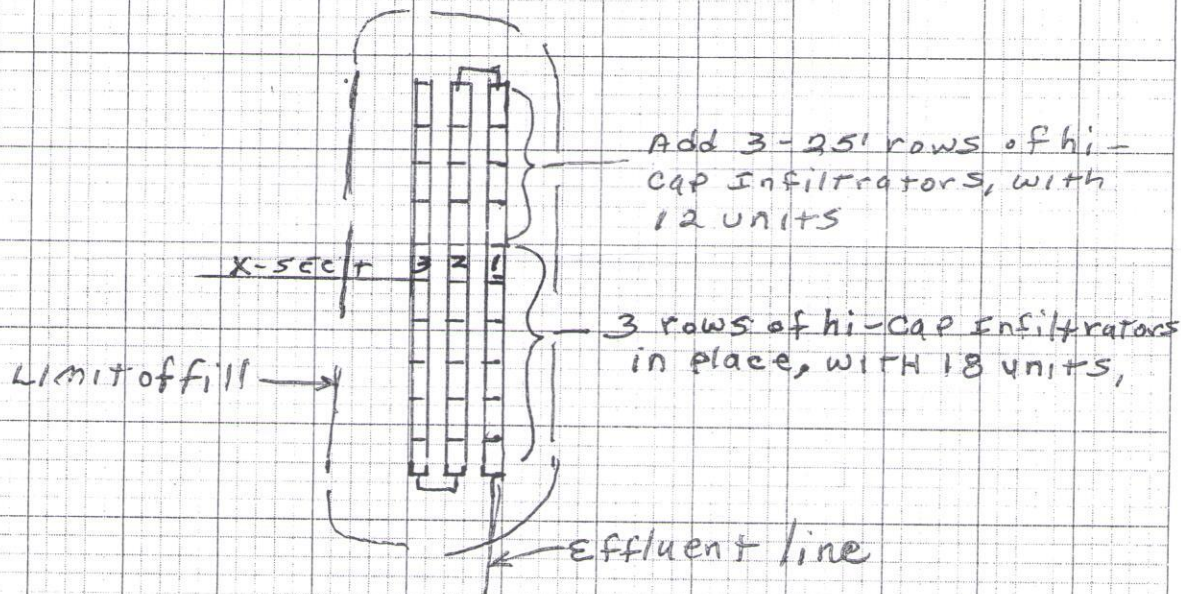
ISLE AU HAUT

MOORE'S HARBOR RD

DAVIDSON MOORES
 HARBOR TRUST

SUBSURFACE WASTEWATER DISPOSAL PLAN

0 []
 SCALE: 1" = 30 FT.



FILL REQUIREMENTS

CONSTRUCTION ELEVATIONS

ELEVATION REFERENCE POINT

Depth of Fill (Upslope) ± 24 " Finished Grade Elevation

Top of Distribution Pipe or Proprietary Device

SAME AS EXISTING UNITS

Location & Description: EXISTING INFILTRATORS

Depth of Fill (Downslope) ± 26 " Bottom of Disposal Area

Reference Elevation: INFILTRATORS

DISPOSAL AREA CROSS SECTION

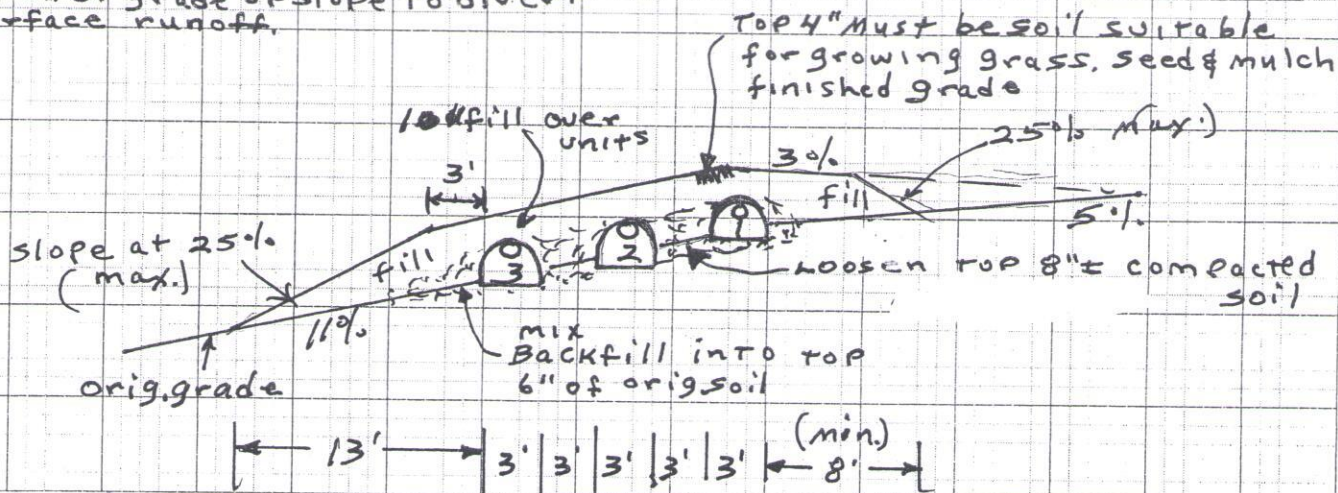
Scale

Horizontal 1" = 5 ft.

Vertical 1" = 10 ft.

1. BACKFILL MUST BE COARSE SAND OR GRAVELLY COARSE SAND.

2. Ditch or grade upslope to divert surface runoff.



Douglas W. Meservey

13

8-4-16

Site Evaluator Signature

SE #

Date