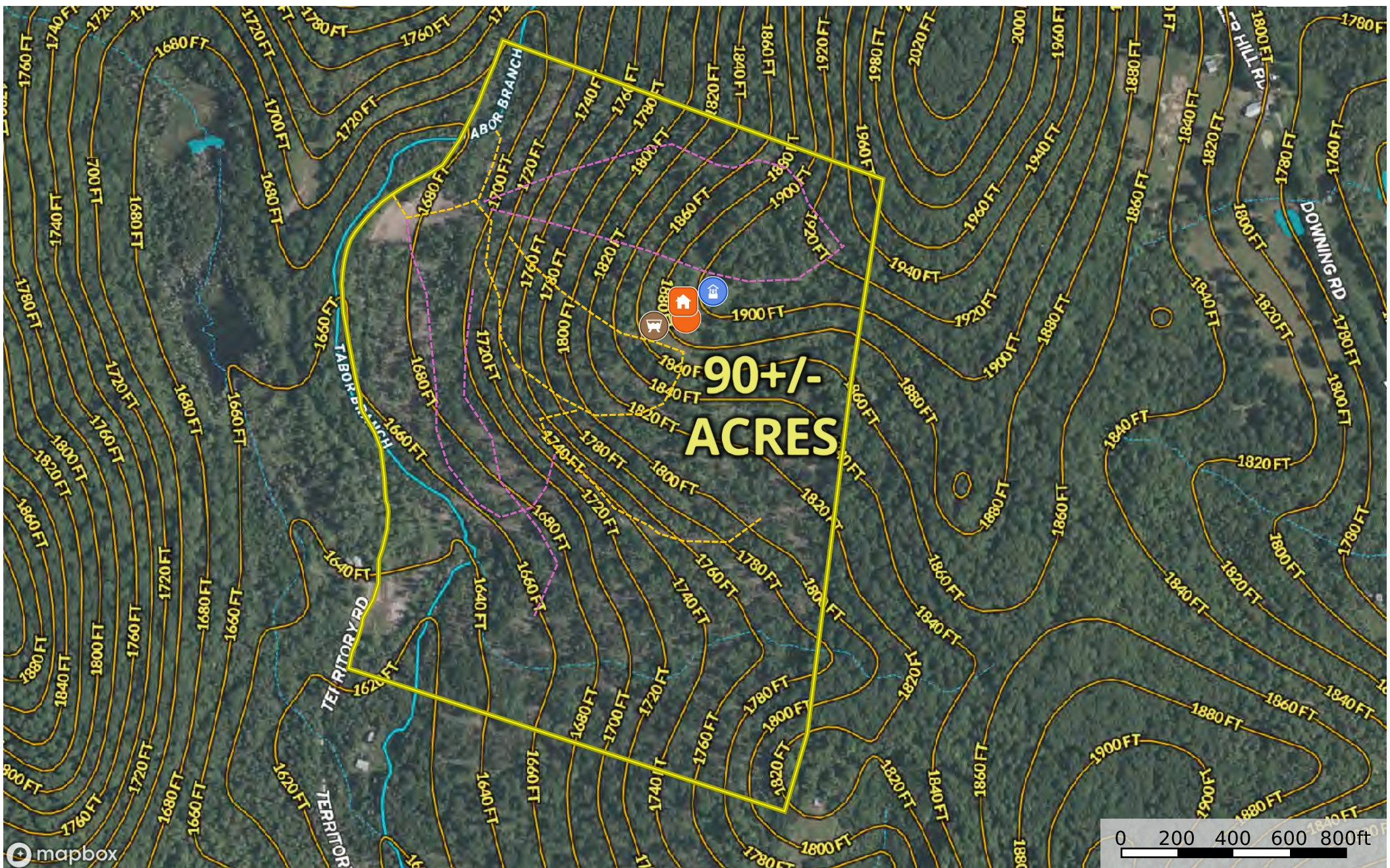


# Topsham 90 ac - Territory Road

Vermont, AC +/-



mapbox

0 200 400 600 800ft

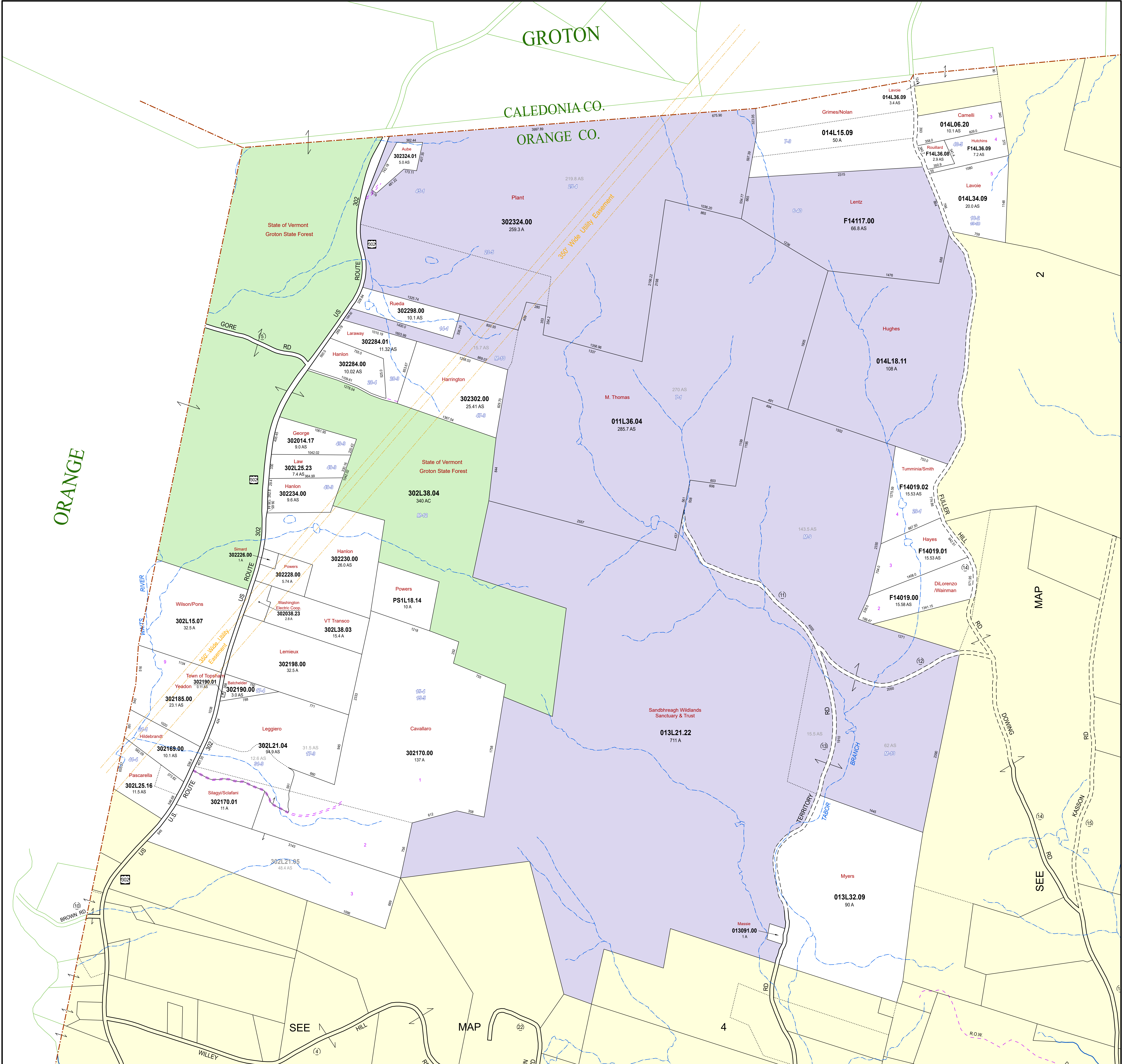
Huge Pine Tree with	Septic	Well	House	Not Ridden by Agent	Trails Ridden by ATV	Property Boundary	Stream, Intermittent	River/Creek	Water Body

The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

GROTON

CALEDONIA CO.  
ORANGE CO.

ORANGE



THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.  
THE HORIZONTAL DATUM IS THE VERMONT STATE PLANE COORDINATE SYSTEM, NAD 83.

REVISED & REPRINTED BY  
 CAI Technologies  
 Precision Mapping, Geospatial Solutions  
 11 PLEASANT STREET, LITTLETON, NH 03561  
 800.322.4540 - WWW.CAI-TECH.COM

Parcel ID Number	03-01-32	Surveyed Acres	100.25 AS
Scaled Dimensions	500x1	VT Route 25	
Deed/Survey Dim.	450.15	Town Rd Number	
Subdivision Lot No.	Lot 23	Filed Survey Number	148
Deed Acres	100 A	Property Line	
Computed Acres	100.5 AC		

**LEGEND**

Match Line	- - - - -	River as a Property Line	
Deed Line	.....	River thru Parcel	
Railroad Endry	—+—+—+—	Private R.O.W.	
Veeco Easement	—+—+—+—		
		Town Parcels	
		Current Use	
		State of VT	
		Exempt	

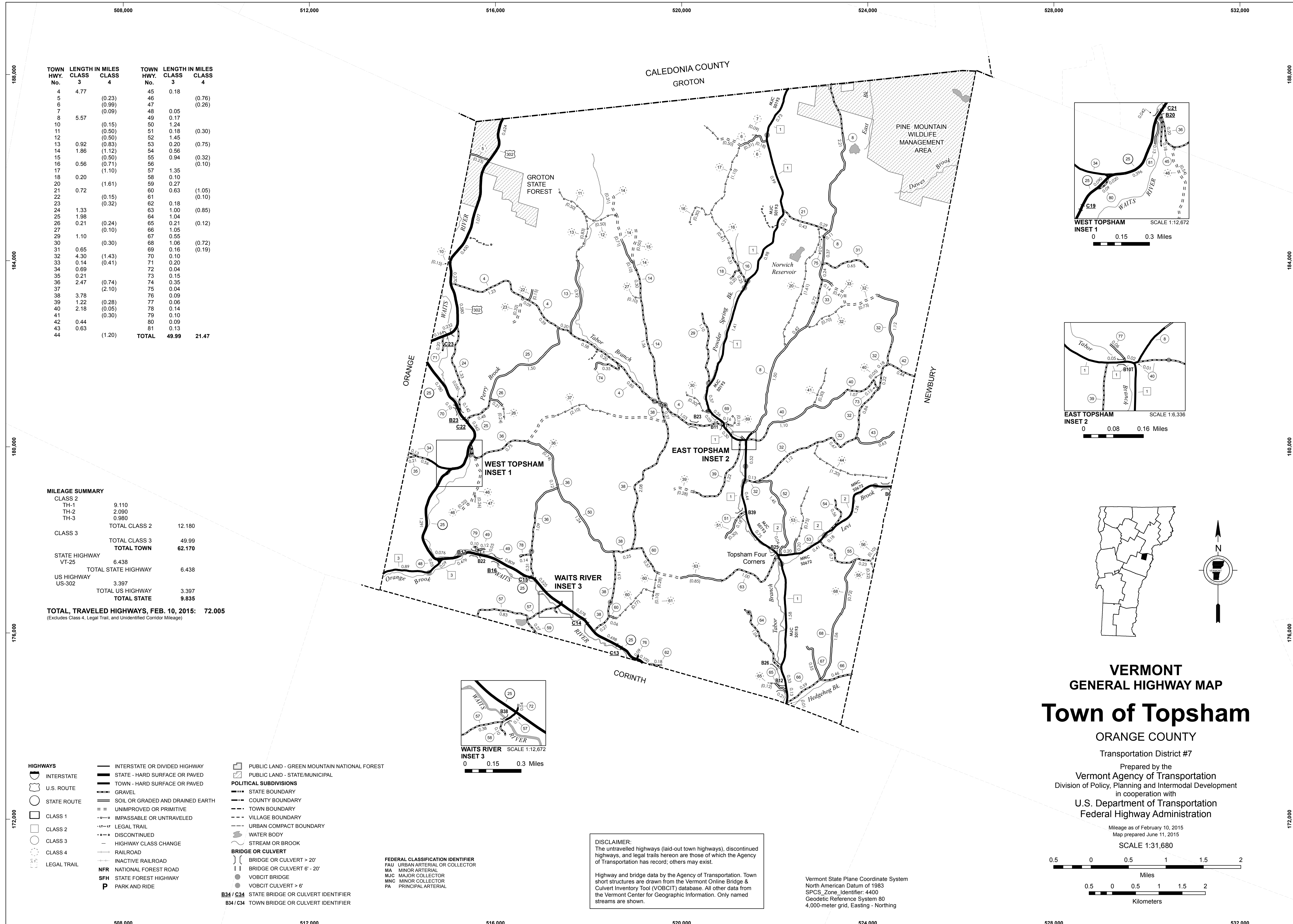
REVIS TO: APRIL 1, 2025

FEET  
 420 210 0 420 840 1,260

PROPERTY MAPS  
**TOPSHAM**  
 VERMONT

INDEX DIAGRAM

MAP NO.  
**1**

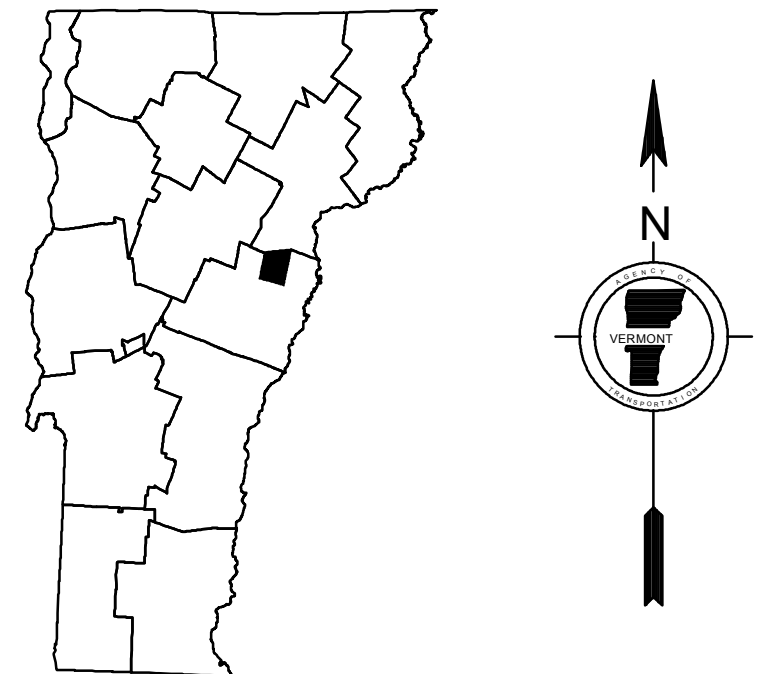
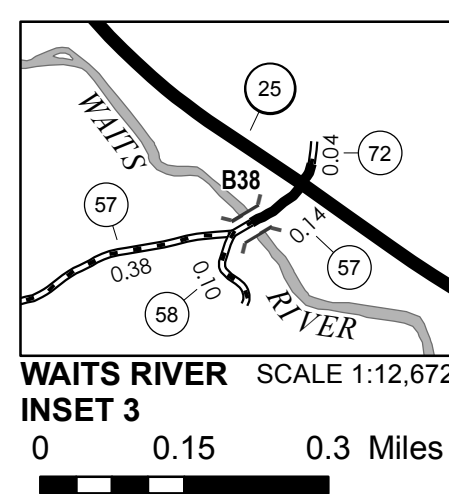
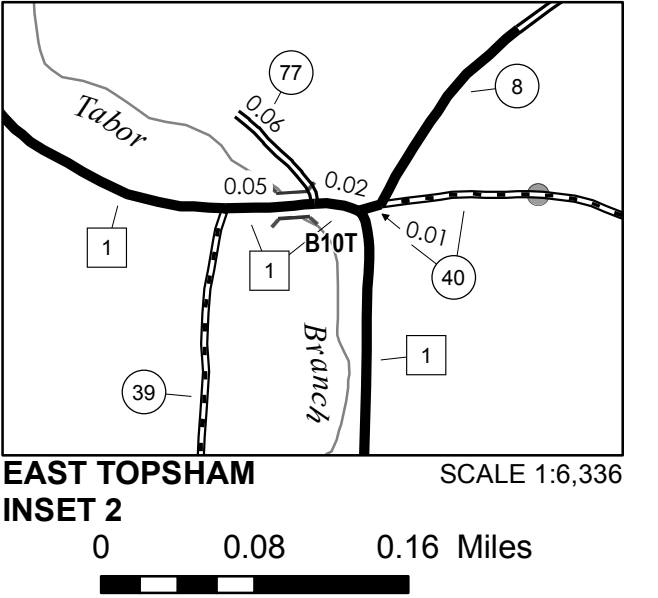
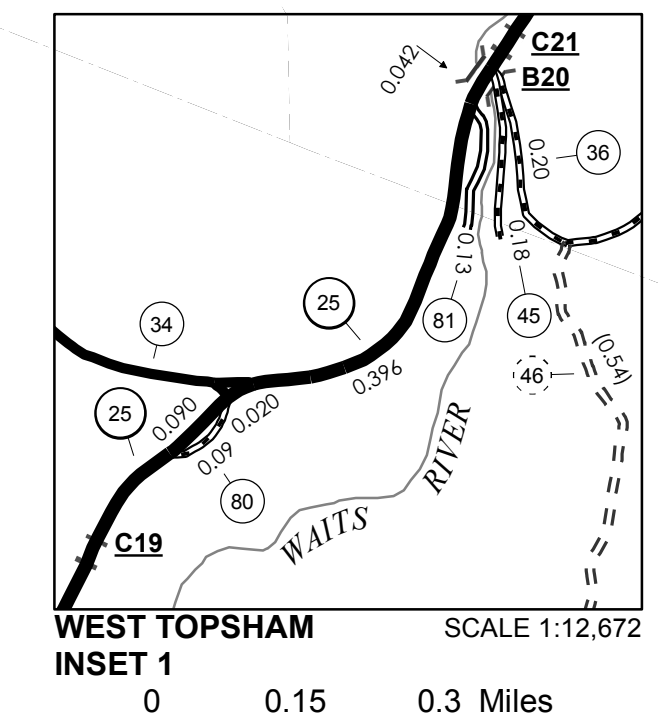


TOWN HWY. No.	LENGTH IN MILES CLASS 3	LENGTH IN MILES CLASS 4	TOWN HWY. No.	LENGTH IN MILES CLASS 3	LENGTH IN MILES CLASS 4
4	4.77		45	0.18	
5		(0.23)	46		(0.76)
6		(0.99)	47		(0.26)
7		(0.09)	48	0.05	
8	5.57		49	0.17	
10		(0.15)	50	1.24	
11		(0.50)	51	0.18	(0.30)
12		(0.50)	52	1.45	
13	0.92	(0.83)	53	0.20	(0.75)
14	1.86	(1.12)	54	0.56	
15		(0.50)	55	0.94	(0.32)
16	0.56	(0.71)	56		(0.10)
17		(1.10)	57	1.35	
18	0.20		58	0.10	
20		(1.61)	59	0.27	
21	0.72		60	0.63	(1.05)
22		(0.15)	61		(0.10)
23		(0.32)	62	0.18	
24	1.33		63	1.00	
25	1.98		64	1.04	
26	0.21	(0.24)	65	0.21	(0.12)
27		(0.10)	66	1.05	
29	1.10		67	0.55	
30		(0.30)	68	1.06	(0.72)
31	0.65		69	0.16	(0.19)
32	4.30	(1.43)	70	0.10	
33	0.14	(0.41)	71	0.20	
34	0.69		72	0.04	
35	0.21		73	0.15	
36	2.47	(0.74)	74	0.35	
37		(2.10)	75	0.04	
38	3.78		76	0.09	
39	1.22	(0.28)	77	0.06	
40	2.18	(0.05)	78	0.14	
41		(0.30)	79	0.10	
42	0.44		80	0.09	
43	0.63		81	0.13	
44		(1.20)	<b>TOTAL</b>	<b>49.99</b>	<b>21.47</b>

**MILEAGE SUMMARY**

CLASS 2		
TH-1	9.110	
TH-2	2.090	
TH-3	0.980	
<b>TOTAL CLASS 2</b>	<b>12.180</b>	
CLASS 3		
<b>TOTAL CLASS 3</b>	<b>49.99</b>	
<b>TOTAL TOWN</b>	<b>62.170</b>	
STATE HIGHWAY		
VT-25	6.438	
<b>TOTAL STATE HIGHWAY</b>	<b>6.438</b>	
US HIGHWAY		
US-302	3.397	
<b>TOTAL US HIGHWAY</b>	<b>3.397</b>	
<b>TOTAL STATE</b>	<b>9.835</b>	

**TOTAL, TRAVELED HIGHWAYS, FEB. 10, 2015: 72.005**  
 (Excludes Class 4, Legal Trail, and Unidentified Corridor Mileage)



**VERMONT**  
**GENERAL HIGHWAY MAP**  
**Town of Topsham**

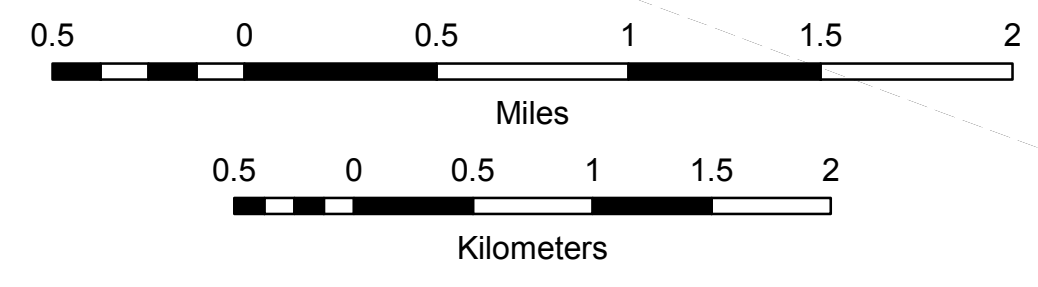
ORANGE COUNTY

Transportation District #7

Prepared by the  
 Vermont Agency of Transportation  
 Division of Policy, Planning and Intermodal Development  
 in cooperation with  
 U.S. Department of Transportation  
 Federal Highway Administration

Mileage as of February 10, 2015  
 Map prepared June 11, 2015

SCALE 1:31,680



**DISCLAIMER:**  
 The untraveled highways (laid-out town highways), discontinued highways, and legal trails hereon are those of which the Agency of Transportation has record; others may exist.

Highway and bridge data by the Agency of Transportation. Town short structures are drawn from the Vermont Online Bridge & Culvert Inventory Tool (VOBCIT) database. All other data from the Vermont Center for Geographic Information. Only named streams are shown.

Vermont State Plane Coordinate System  
 North American Datum of 1983  
 SPCS\_Zone\_Identifier: 4400  
 Geodetic Reference System 80  
 4,000-meter grid, Easting - Northing

**-ACKNOWLEDGMENT-**  
RETURNS RECEIVED

Return No. 2023-34  
Signed [Signature] Asst., Clerk  
Date 26 May AD 2023

26 May A.D. 2023  
at 9 o'clock 15 minutes AM  
and Recorded in Book 88 Page 82-83  
Attest: [Signature]  
Asst. TOWN CLERK

**WARRANTY DEED**

**KNOW ALL PERSONS BY THESE PRESENTS** that **RANDY CASSIDY**, a married man, of Pike, in the County of Grafton and State of New Hampshire, (hereinafter "Grantor"), in the consideration of One Dollar and other good and valuable consideration paid to my full satisfaction by **MARTHA MYERS and KHALED ELEIWA**, mother and son, of Bennington, in the County of Bennington, and State of Vermont, (hereinafter "Grantees") by these presents, does freely **GIVE, GRANT, SELL, CONVEY AND CONFIRM** unto the said Grantees, **MARTHA MYERS and KHALED ELEIWA**, mother and son, as joint tenants with rights of survivorship, and their heirs and assigns forever, certain land in the Town of Topsham, in the County of Orange, and State of Vermont, described as follows, viz:

Being all and the same land and premises as conveyed to Randy Cassidy by Warranty Deed of Mary F. Smith dated June 16, 2021, and recorded in Book 85 at Page 445 of the Topsham Land Records, wherein said land and premises are more particularly described as follows:

"Being all and the same land and premises as conveyed to Mary F. Smith, as an enhanced life estate with the right to convey, by Warranty Deed of Sidney M. Smith dated December 23, 2014, and recorded in Book 78 at Page 136 of the Topsham Land Records, wherein said land and premises are more particularly described as follows:

'Being a wood lot containing 90 acres, more or less, located on Territory Road in Topsham Vermont. For Grantor's title reference is made to the following:

1. Warranty Deed of Harry C. McLam to Edward A. Smith, Alvah J. Smith, Sidney M. Smith and Fred E. Smith, dated March 6, 1953 and recorded at Book 33, Page 100 of the Topsham Land Records.

2. Warranty Deed of the Town of Topsham to Fred E. Smith, Edward A. Smith, Alvah J. Smith and Sidney M. Smith, dated December 28, 1954 and recorded at Book 33, Page 241 of the Topsham Land Records.

3. Administrator's Deed of Darlene Chicoine, Administrator of the Estate of Alvah J. Smith to Sidney M. Smith, dated December 04, 1987 and recorded at Book 46, Page 536 [sic 526] of the Topsham Land Records.

4. Warranty Deed of Alice M. Smith to Sidney M. Smith and Fred E. Smith by dated December 5, 1985 and recorded at Book 44, Page 447 of the Topsham Land Records.

5. Warranty Deed of Douglas E. Smith, Sr., Donna L. Schauer, Daryl W. Smith, Diana M. Vallie and Doreen E. Redman to Sidney M. Smith, dated May 28, May 29, and June 02, 2014 and recorded at Book 77, Page 656 of the Topsham Land Records.'

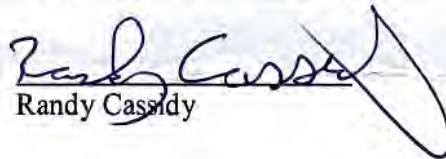
Sidney M. Smith died July 9, 2016 as noted in his death certificate recorded [at Book 85, Page 444 of the Topsham Land Records.]

Said premises are conveyed subject to all easements and rights of way of record, provided this shall not reinstate any such encumbrance previously extinguished by Marketable Record Title Act, Subchapter 7, Title 27, Vermont Statutes Annotated."

Reference is hereby made to the above-mentioned deeds and to the deeds and records referred to therein for a further and more particular description of the lands and premises herein conveyed.

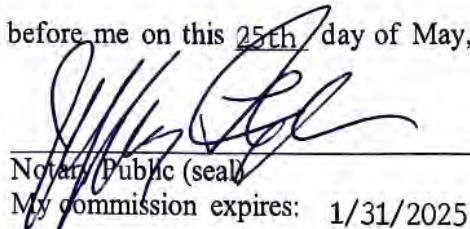
TO HAVE AND TO HOLD said granted premises with all the privileges and appurtenances thereof, to the said **MARTHA MYERS and KHALED ELEIWA**, mother and son, as joint tenants with rights of survivorship, and their heirs and assigns, to their own use and behoof forever; and the said **GRANTOR, RANDY CASSIDY** for myself and my heirs, executors and administrators, do covenant with the said **GRANTEES, MARTHA MYERS and KHALED ELEIWA**, mother and son, as joint tenants with rights of survivorship, and their heirs and assigns forever, that until the ensembling of these presents, I am the sole owner of the premises, and have good right and title to convey the same in the manner aforesaid, that they are **FREE FROM EVERY ENCUMBRANCE** except as noted aforesaid; and I hereby engage to **WARRANT AND DEFEND** the same against all lawful claims whatever, except as aforesaid.

**IN WITNESS WHEREOF**, I hereunto set my hand this 25th day of May, 2023.

  
Randy Cassidy

STATE OF VERMONT  
COUNTY OF ORANGE

This instrument was acknowledged before me on this 25th day of May, 2023 by Randy Cassidy.

  
Notary Public (seal)  
My commission expires: 1/31/2025

Notary Public State of Vermont  
Jeffrey Lewis Taylor  
My Comm. Expires 01/31/2025  
Commission  
★ No. 1570004743 ★

**WASTEWATER SYSTEM AND POTABLE WATER SUPPLY PERMIT****LAWS/REGULATIONS INVOLVED**10 V.S.A. Chapter 64, Potable Water Supply and Wastewater System Permit  
Wastewater System and Potable Water Supply Rules, Effective November 6, 2023**Permittee: Khaled Eleiwa****Permit Number: WW-3-11708****21 County Road  
Bennington, VT 05201**

This permit affects the following property in Topsham, Vermont:

<b>Lot</b>	<b>Parcel</b>	<b>SPAN</b>	<b>Acres</b>	<b>Book/Page#</b>
<b>1</b>	013L32.09	648-204-10751	90.00	Book:88 Page:82

This application, consisting of the construction of a residence on an undeveloped parcel, located at Territory Road in Topsham, Vermont, is hereby approved under the requirements of the regulations named above subject to the following conditions. Any person aggrieved by this permit may appeal to the Environmental Court within 30 days of the date of issuance of this permit in accordance with 10 V.S.A. Chapter 220 and the Vermont Rules of Environmental Court Proceedings.

**1. GENERAL**

- 1.1. The permittee is responsible for recording this permit in the Topsham Land Records within 30 days of issuance of this permit and prior to the conveyance of any lot subject to the jurisdiction of this permit.
- 1.2. The permittee is responsible for recording the design and installation certifications and other documents that are required to be filed under these Rules or under a permit condition in the Topsham Land Records.
- 1.3. Each assign or successor in interest shall be shown a copy of the Wastewater System and Potable Water Supply Permit and the stamped plans prior to the conveyance of a lot.
- 1.4. The wastewater system includes the use of an Innovative/Alternative component. Each prospective owner of a lot that utilizes an Innovative/Alternative component shall be shown a copy of **Innovative/Alternative System Approval # 2004-02-R10 for General Use of Presby Environmental Advanced Enviro-Septic® and Enviro-Septic®** prior to conveyance of the lot.
- 1.5. By acceptance of this permit, the permittee agrees to allow representatives of the State of Vermont access to the property covered by the permit, at reasonable times, for the purpose of ascertaining compliance with the Vermont environmental and health statutes and regulations, and permit conditions.
- 1.6. The Drinking Water and Groundwater Protection Division relied upon the Vermont Licensed Designer's certification that the design-related information submitted is true and correct and complies with the Wastewater System and Potable Water Supply Rules. This permit may be revoked if it is determined the design of the wastewater system or potable water supply does not comply with these rules.
- 1.7. This permit does not relieve the landowner from obtaining all other approvals and permits from other State Agencies or Departments, or local officials prior to construction.

**2. CONSTRUCTION**

- 2.1. Construction shall be completed as shown on the plans and/or documents prepared by Mark Bannon P.E., with the stamped plans listed as follows:



Title	Sheet #	Plan Date	Revision
Cover Sheet	S1	05/08/2024	06/21/2024
Sewage Disposal System	S1	05/08/2024	06/21/2024
Sewage Disposal System Details	S3	05/08/2024	06/21/2024

- 2.2. Construction of wastewater systems or potable water supplies, or buildings or structures (as defined by the Wastewater System and Potable Water Supply Rules), or campgrounds, not depicted on the stamped plans, or identified in this permit, is not allowed without prior approval by the Drinking Water and Groundwater Protection Division.
- 2.3. No buildings, roads, earthwork, re-grading, excavation, or other construction that might interfere with the operation of the wastewater system or potable water supply are allowed on or near the site-specific wastewater system, wastewater replacement area, or potable water supply depicted on the stamped plans. Adherence to all isolation distances that are set forth in the Wastewater System and Potable Water Supply Rules is required.

### 3. INSPECTIONS

- 3.1. No permit issued by the Secretary shall be valid for a substantially completed residence, potable water supply and wastewater system until the Secretary receives a signed and dated certification from a qualified Vermont Licensed Designer (or where allowed, the installer) on a Secretary-approved form that states:

*"I hereby certify that, in the exercise of my reasonable professional judgment, the installation-related information submitted is true and correct and the potable water supply and wastewater system were installed in accordance with the permitted design and all permit conditions, were inspected, were properly tested, and have successfully met those performance tests."*

or which satisfies the requirements of §1-311 of the referenced rules.

- 3.2. Prior to the use of the potable water supply, the permittee shall test the water for Arsenic, Escherichia coli (E. coli), Fluoride, Lead, Manganese, Nitrate as N, Nitrite as N, Total Coliform Bacteria, Uranium, Adjusted Gross Alpha Particle Activity, Chloride, Sodium, Iron, and pH. The Lead sample shall be a first-draw. All water quality tests shall be conducted at a laboratory certified by the Vermont Department of Health (a list of which can be found on the VDH website). Results of the water tests shall be submitted to the Vermont Department of Health prior to use or within 60 days of the submission of the Installation Certification required in Condition 3.1, whichever comes first.

### 4. DESIGN FLOW

- 4.1. The following table provides the flows that the wastewater system and potable water supply are designed to accept based on existing and proposed lot and building uses. The design flows in gallons per day (gpd) in the following table are derived from section 1-803 of the Rules:

Lot	Building	Building Use / Design Flow Basis	Wastewater (gpd)	Water (gpd)
1	Proposed	Residential Living Unit with 3-bedrooms (based on 6-person occupancy)	420	420

- 4.2. The table above reflects the designed capacity for wastewater systems and potable water supplies derived from the uses documented in the permit application. If additional capacities are needed, a permit amendment will be required for the total design flows.

### 5. WASTEWATER SYSTEM

- 5.1. Prior to the construction or site work, a designer shall flag the proposed leachfield, and the owner shall maintain the flags until commencement of construction of the system.
- 5.2. Should a wastewater system fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified Licensed Designer to evaluate the cause of the failure and submit an


application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

- 5.3. Should the wastewater system experience future performance issues, including but not limited to failure, the landowner shall engage a qualified Licensed Designer who will contact one the technology's listed Service Providers regarding the performance issue and permit the Service Provider to inspect the site to ensure reporting requirements of the Innovative/Alternative Approval may be met.
- 5.4. This permit does not relieve the permittee of the obligations of Title 10, Chapter 48, Subchapter 4, for the protection of groundwater.

## 6. POTABLE WATER SUPPLY

- 6.1. Prior to construction or site work on the lot, a designer shall flag the center of the proposed potable water source and the owner shall maintain the flag until commencement of construction of the source.
- 6.2. Should a potable water supply fail and not qualify as a minor repair or for an exemption, the landowner shall engage a qualified licensed Designer to evaluate the cause of the failure and submit an application to the Drinking Water and Groundwater Protection Division, and obtain approval thereof, prior to correcting the failure.

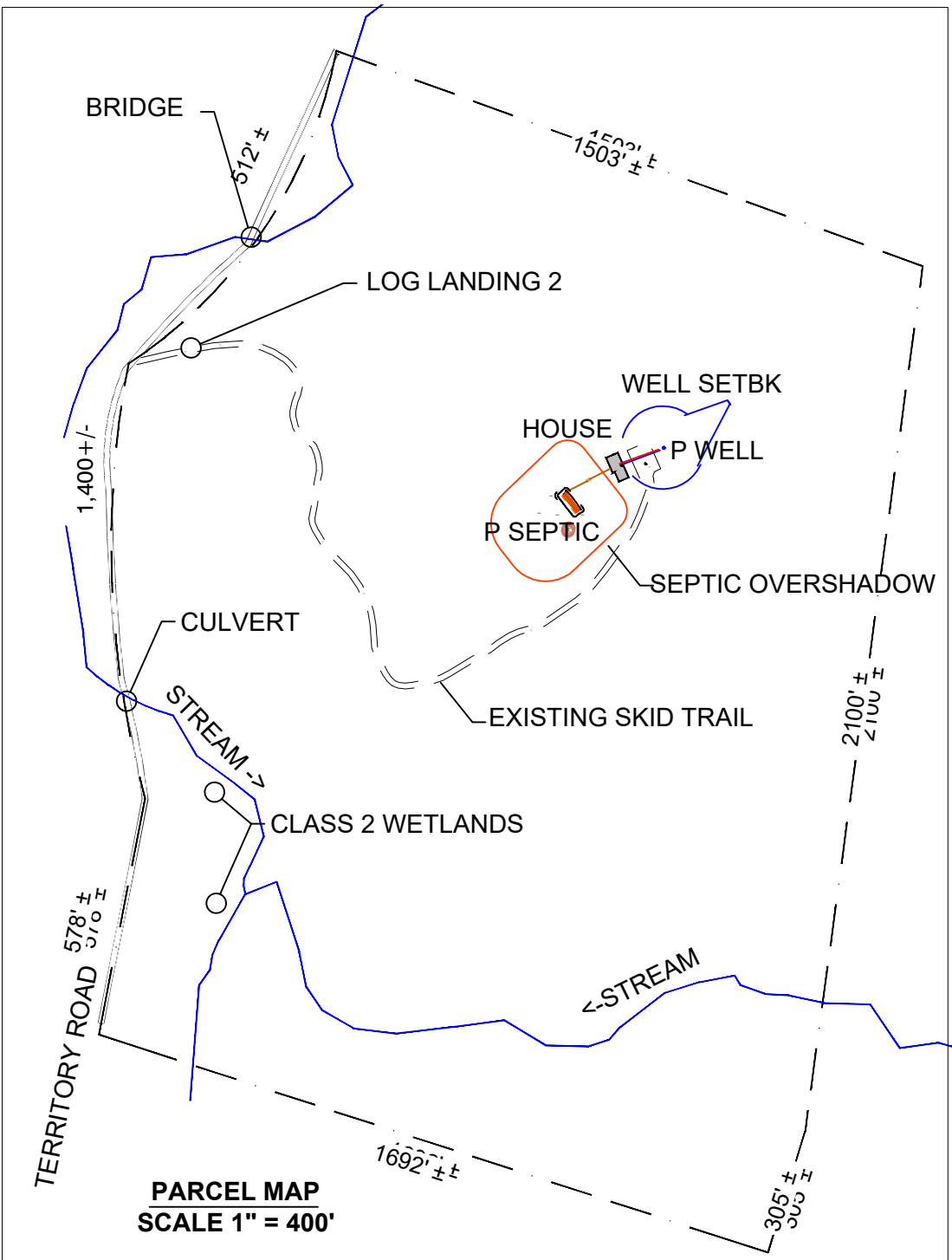
Julia S. Moore, Secretary  
Agency of Natural Resources

By   
Angela McGuire, Environmental Analyst VI  
Montpelier Regional Office  
Drinking Water and Groundwater Protection Division

Dated June 24, 2024

Enclosure: I/A Approval Letter

cc: Mark Bannon P.E.



**PARCEL MAP**  
**SCALE 1" = 400'**

INVERT ELEVATION TABLE			
LOCATION	IN	OUT	
SILL ELEVATION		1905.0	
BUILDING SEWER		1903.5	
SEPTIC TANK	1890.4	1890.1	
D-BOX	1889.0	1888.8	
	SHGW	X GRND	PIPE BOTTOM SHGW
LATERAL #1	1884.5	1887.0	1888.0 3.5
LATERAL #2	1884.4	1886.9	1887.9 3.5
LATERAL #3	1884.2	1886.7	1887.7 3.5
LATERAL #4	1884.1	1886.6	1887.6 3.5
LATERAL #5	1883.9	1886.4	1887.4 3.5

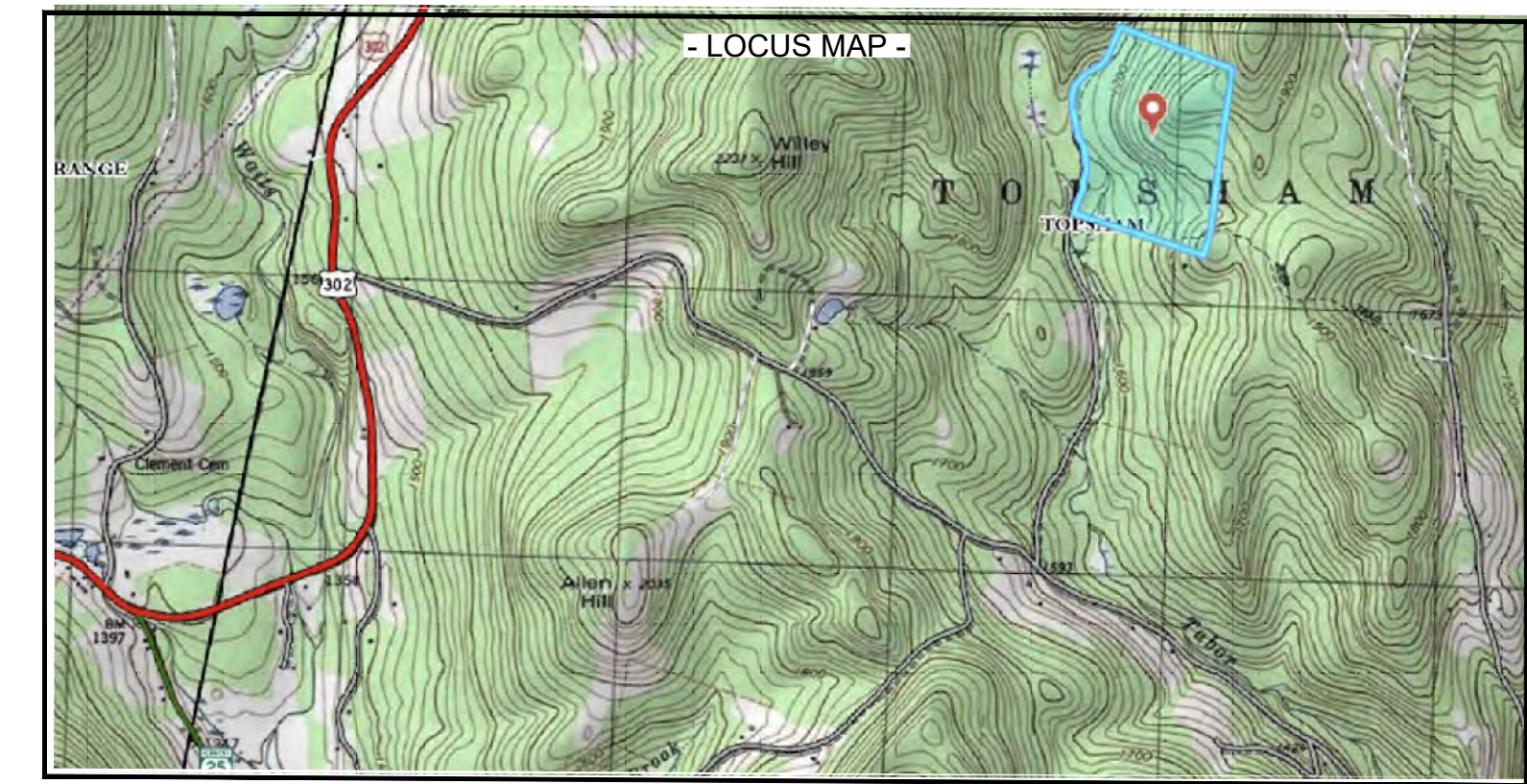
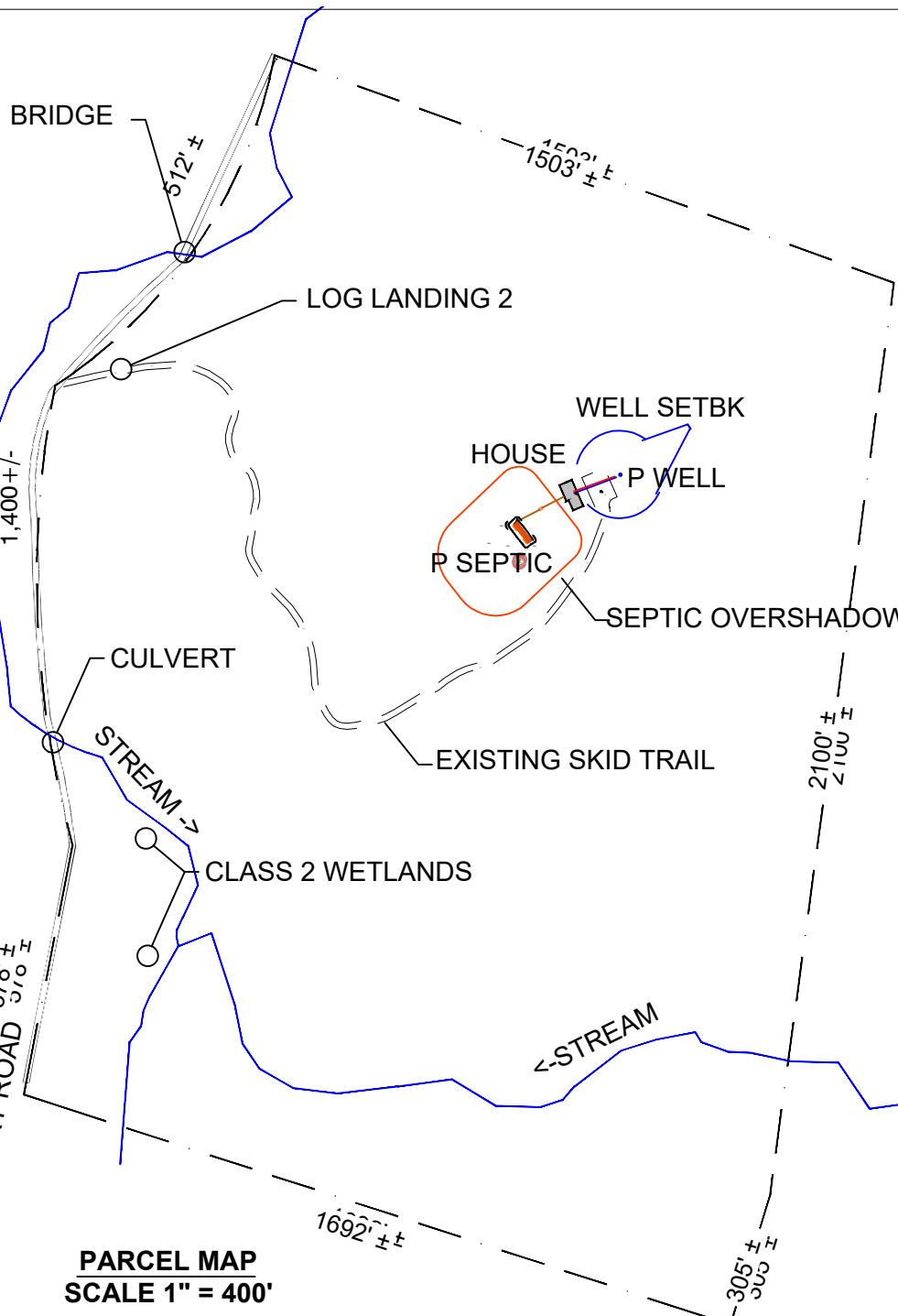
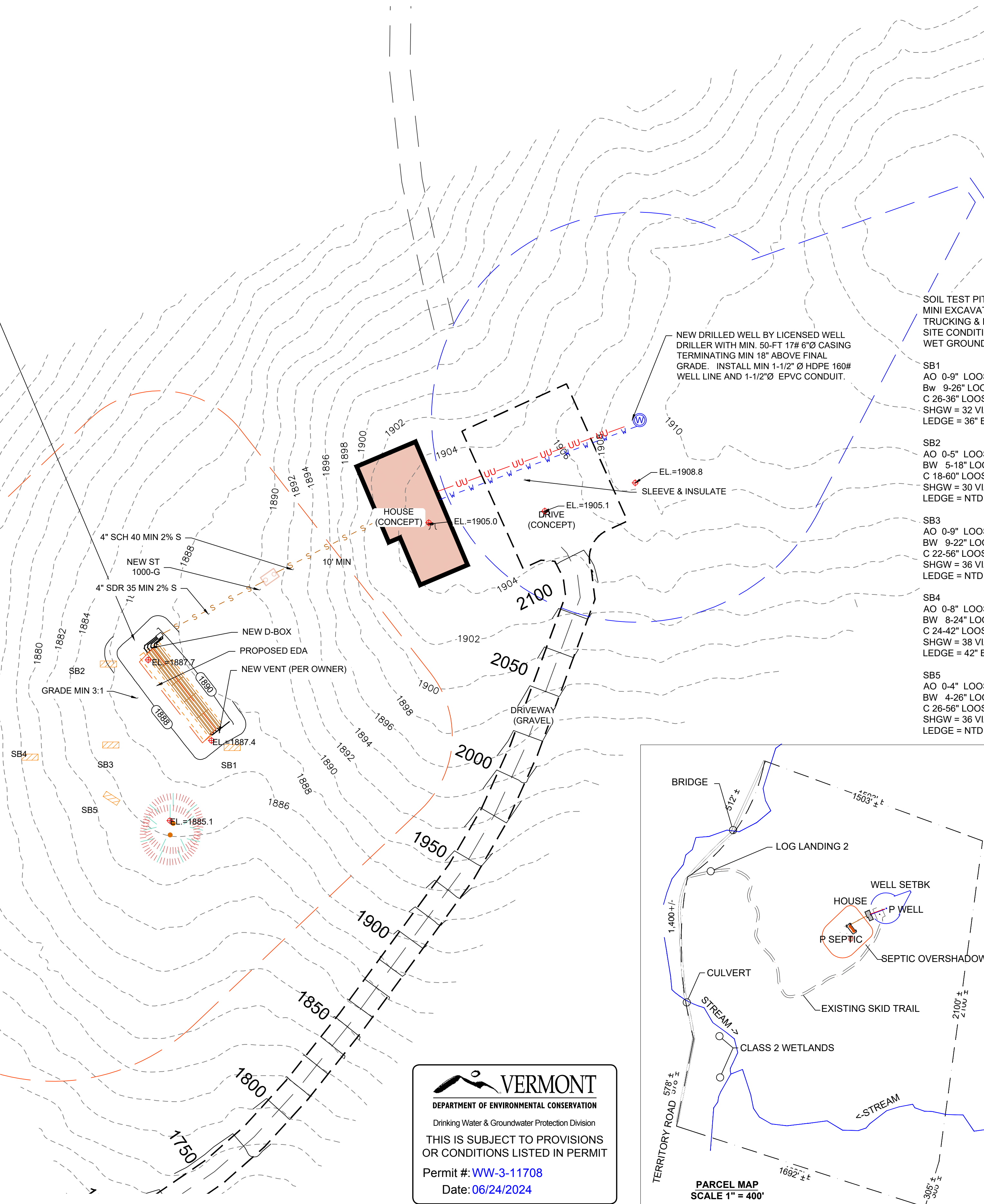
**DESIGN INTENT**  
The bottom of the Enviroseptic Pipe shall be constructed at 1888.0 elevation. The elevation of the high contour of the designed bed is approximately 1 ft. above existing ground level.

EFFLUENT DISPOSAL AREA: FIVE (5) 50-FT L PRESBY ENVIRO-SEPTIC LINES PLACED 1.5-FT C-C ON 12" SYSTEM SAND. SAND EXTENDS 3-FT UPSLOPE FIRST LINE AND 5-FT DOWN SLOPE OF LAST LINE. SAND SURFACE RAKED LEVEL. LINES ARE FED INDIVIDUALLY FROM D-BOX. INSTALL SPEED LEVELERS. INSTALL PRESBY UNITS DEAD LEVEL USING LASER TRANSIT.

INSTALL VENT MANIFOLD ON PIPE ENDS AND RUN VENT OUT INTO WOODS IF POSSIBLE BEFORE VERTICAL STANDPIPE. RISER PIPES CAN BE PAINTED OR INSTALL CREATAK OR EQUAL COVER TO CONCEAL. CHECK W/ OWNER.

INSTALLATION TO BE DONE ACCORDING TO PRESBY MANUAL BY CERTIFIED INSTALLER.

SWALE RUN-OFF AWAY FROM SYSTEM



**- PROJECT DESCRIPTION -**

THE INTE	BASIS OF DESIGN: (VANR REGULATIONS 4/12/19)	TER SYSTEMS.
NUMBER OF BEDROOMS @ 140 GPD:	3	
NUMBER OF BEDROOMS @ 70 GPD:	0	
COMMERCIAL FLOWS	0	
DESIGN FLOW:	420 GPD	
REQUIRED TANK SIZE:	1,000 GAL	
SLOPE:	10%	
CRITICAL DEPTH:	30 INCHES	

**PRESBY ENVIROSEPTIC SYSTEM (MANUAL REV 9/19)**

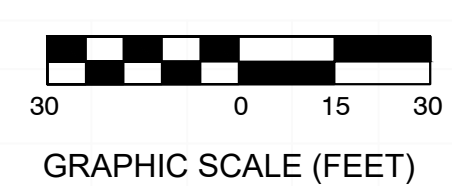
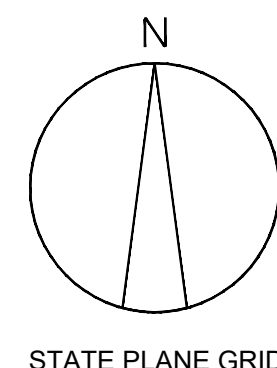
APPLICATION RATE:	1.6 GAL/SQ FT
LINEAR FOOTAGE REQUIRED:	210 FT
NUMBER OF LINES PROVIDED:	5
LENGTH OF EACH LINE PROVIDED:	50 FT
DEPTH OF SAND BELOW PIPE:	12 INCHES
TOTAL SYSTEM LENGTH:	250 FT
PIPE SPACING	0.5 FT
SYSTEM WIDTH	9.5 FT
SAND WIDTH	12 FT
SYSTEM LENGTH	52 FT
SAND AREA PROVIDED:	624 SF
TABLE B MIN. SAND AREA	263 SF

- NOTES:**
- LOW FLOW FIXTURES REQUIRED.
  - IF THERE ARE ANY CONFLICTS, QUESTIONS, OR INCONSISTENCIES WITH THE PLANS OR SPECIFICATIONS, THE INSTALLER SHALL CONTACT THE ENGINEER TO SCHEDULE VERIFICATION BEFORE WORK CONTINUES ON THE ITEM IN QUESTION. ALL CHANGE ORDERS ALTERNATIVE MATERIALS, INTERPRETATIONS, OR PLAN DEVIATIONS TO BE PRE-APPROVED BY ENGINEER PRIOR TO INSTALLATION, AS APPROPRIATE.
  - EXISTING UTILITIES SHOWN ARE APPROXIMATE. THESE PLANS ARE BASED ON LIMITED SUBSURFACE EXCAVATION PER CONTRACTED SCOPE OF WORK. UNDERGROUND UTILITIES, LEDGE, OR OTHER UNDESIRABLE CONDITIONS MAY EXIST THAT ARE NOT SHOWN ON THESE PLANS. INSTALLER MUST CONTACT DIG-SAFE PRIOR TO ANY DIGGING AND MAY NEED TO HIRE A PRIVATE UTILITIES LOCATING SERVICE TO LOCATE OWNER OWNED UTILITIES PRIOR TO START OF WORK.
  - IF EQUIPPED, EFFLUENT FILTER TO BE INSPECTED & CLEANED EVERY THREE TO SIX MONTHS OR MORE OFTEN IF NEEDED. SEPTIC TANK SHOULD BE PUMPED OUT AND CLEANED MINIMUM EVERY THREE YEARS.
  - IF EQUIPPED WITH A SEPTIC TANK, OWNER IS WARNED THAT GARBAGE DISPOSALS, LAUNDRY BLEACH, ANTIBACTERIAL SOAP, HAZARDOUS MATERIALS, PHARMACEUTICALS, HOUSEHOLD CLEANERS, HIGH STRENGTH WASTE STREAM HOBBIES, E.G. BEER, WINE, CHEESE MAKING, ETC., DISCHARGED INTO THE SYSTEM WILL REDUCE THE LIFE OF THE SYSTEM. THIS SYSTEM IS DESIGNED FOR DOMESTIC STRENGTH EFFLUENT AND OCCUPANCY PER THE REGULATIONS.
  - INSTALLER IS RESPONSIBLE FOR METHODS AND MEANS OF CONSTRUCTION INCLUDING SITE SAFETY, REGULATORY COMPLIANCE, EROSION CONTROL, AND OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS. BY COMMENCING WORK, INSTALLER ACKNOWLEDGES THAT THEY HAVE THOROUGHLY REVIEWED THE PLANS, SPECIFICATIONS AND OTHER CONSTRUCTION DOCUMENTS AND FOUND THEM COMPLETE AND SUFFICIENT FOR THEIR PURPOSES AND THE INSTALLER IS SUFFICIENTLY SKILLED AND EXPERIENCED IN THIS TYPE OF CONSTRUCTION.
  - THIS PLAN WAS CREATED FOR THE PURPOSE OF COMPLETING THE CONTRACTED SCOPE OF WORK AND IS NOT TO BE USED FOR OTHER PURPOSES. THESE PLANS ARE LIMITED BY CONTRACTED SCOPE OF WORK AND IDENTIFIED REQUIREMENTS IN PLACE AT TIME. PROJECT GOAL WAS TO MEET REGULATORY REQUIREMENTS. OWNER IS RESPONSIBLE FOR ENSURING THAT ALL PERMITS ARE IN PLACE PRIOR TO CONSTRUCTION AND CONSTRUCTING THE PROJECT ACCORDING TO PLAN AND PERMITS. REGULATORY JURISDICTIONS AND ISSUES OUTSIDE THE CONTRACTED SCOPE OF SERVICES MAY APPLY.
  - THE PROPERTY LINES, EASEMENTS, AND OTHER REAL PROPERTY SHOWN ON THESE PLANS ARE FOR THE USE OF THE REGULATORS ONLY. THEY DO NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR BOUNDARY SURVEY AS DESCRIBED IN STATUTE AND ARE NOT INTENDED TO BE USED IN LIEU OF A BOUNDARY SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHT. THIS PLAN IS NOT A BOUNDARY SURVEY.



**LEGEND**

X	EXISTING BUILDINGS	P	PROPOSED ROCK OUTCROP
5%	SLOPE	W	WELL
DECIDUOUS TREE		U	UTIL. POLE
CONIFER TREE		G	GUY WIRE
STUMP		W	WOOD STAKE
PERCOLATION TEST		W	TREELINE
SIGN		W	WETLANDS
SOIL BORING OR TEST PIT		B	BENCHMARK
WATER VALVE		FM	FORCEMAIN
TRAVERSE POINT		S	SEWER
ROD OR PIN		W	WATER
FLOW		W	STONEWALL
		U	UGND UTILITIES
		OHE	OVERHD UTILITIES

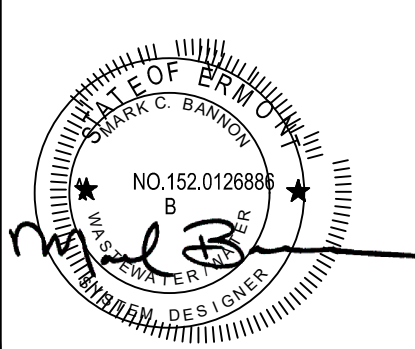


**VERMONT**  
DEPARTMENT OF ENVIRONMENTAL CONSERVATION  
Drinking Water & Groundwater Protection Division  
THIS IS SUBJECT TO PROVISIONS OR CONDITIONS LISTED IN PERMIT  
Permit #: **WW-3-11708**  
Date: **06/24/2024**

**REVISION LOG**

0.	5-8-24	ORIGINAL DATE ISSUED
1.	6-21-24	CORRECT DBOX INVERT EL & SHOW HOR/VERT CONTROL LAYER

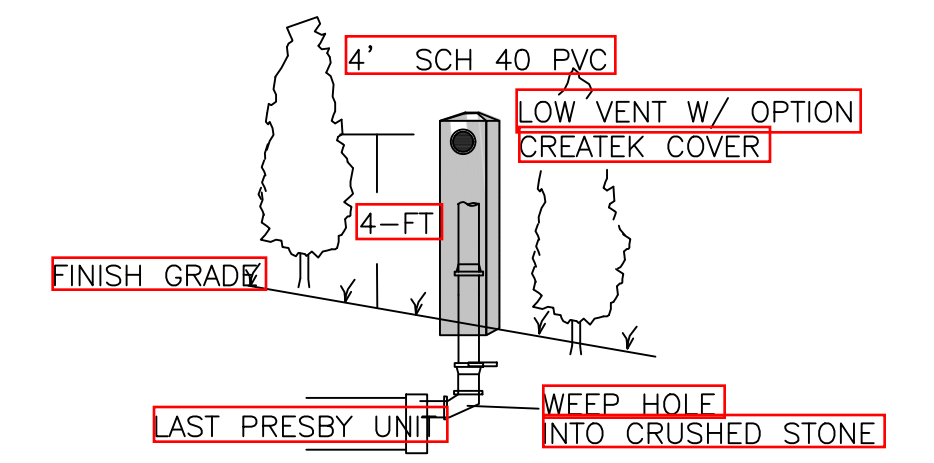
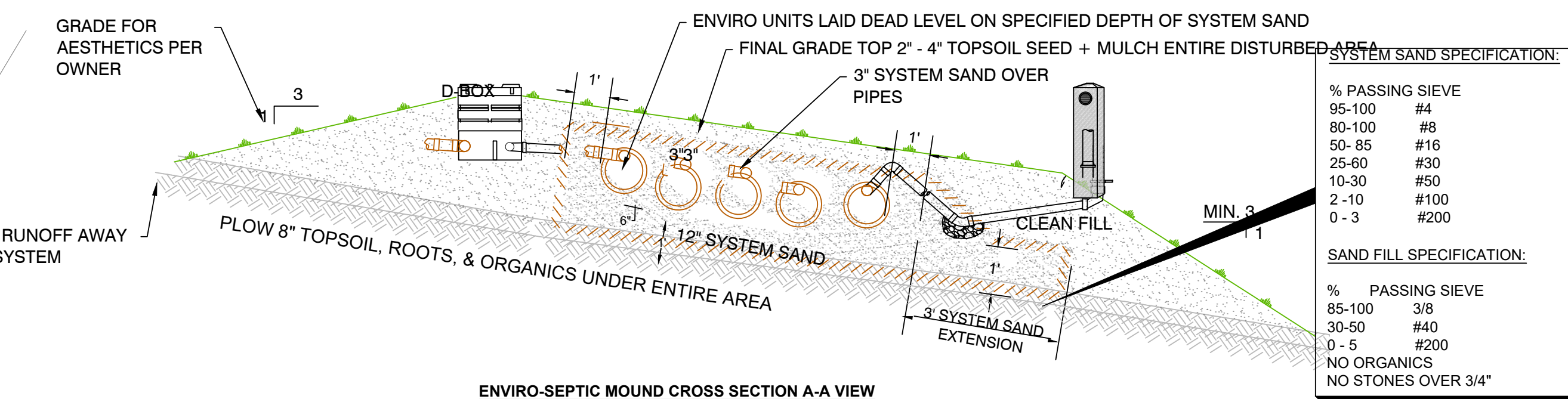
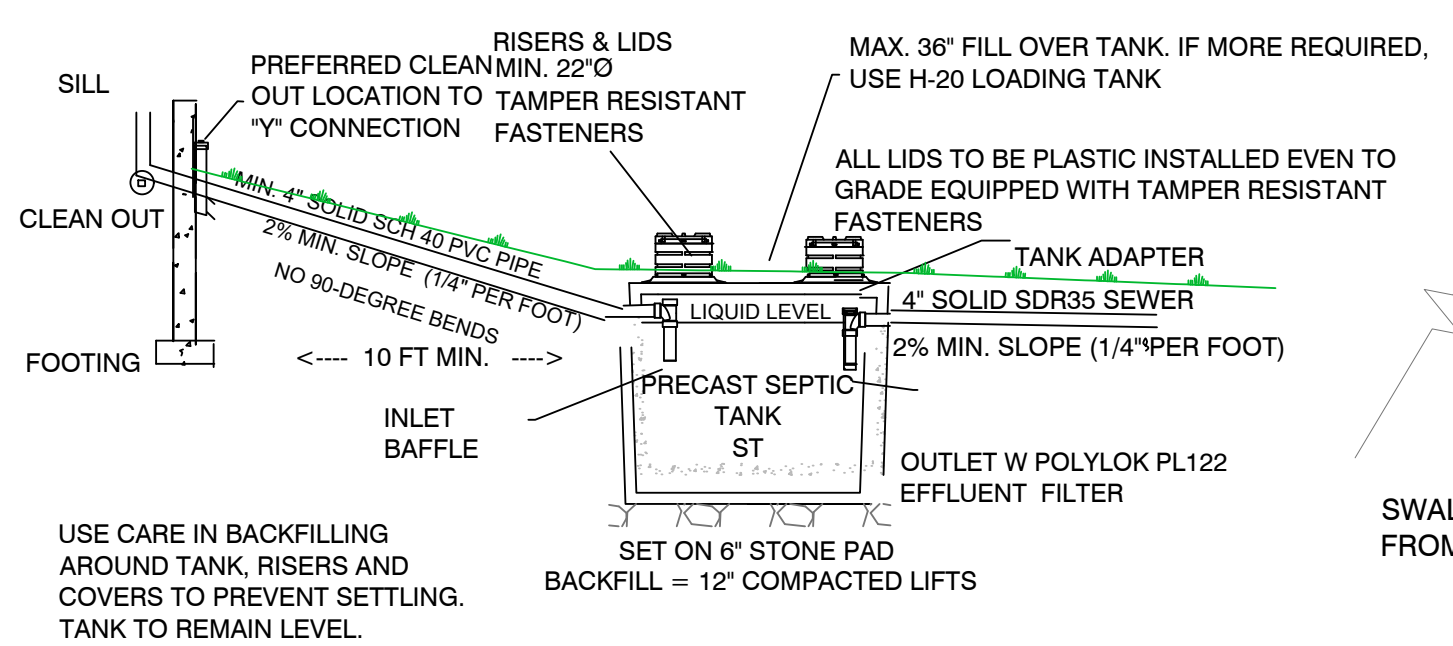
- DISTRIBUTED FOR:**
- CONCEPT
  - 30% PRELIMINARY
  - 70% FINAL PLANS
  - LOCAL REVIEW
  - STATE REVIEW
  - BID PLANS
  - CONSTRUCTION
  - RECORD



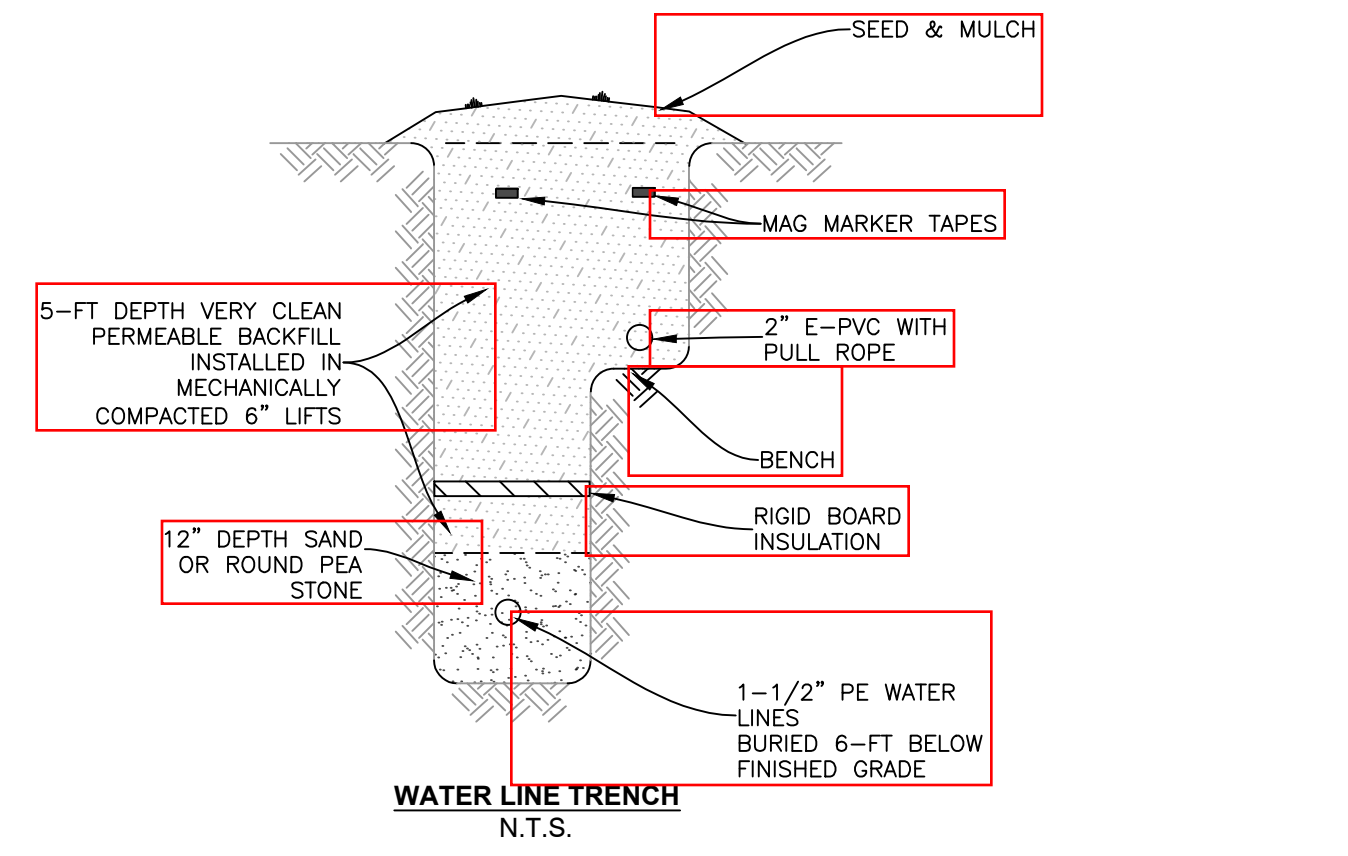
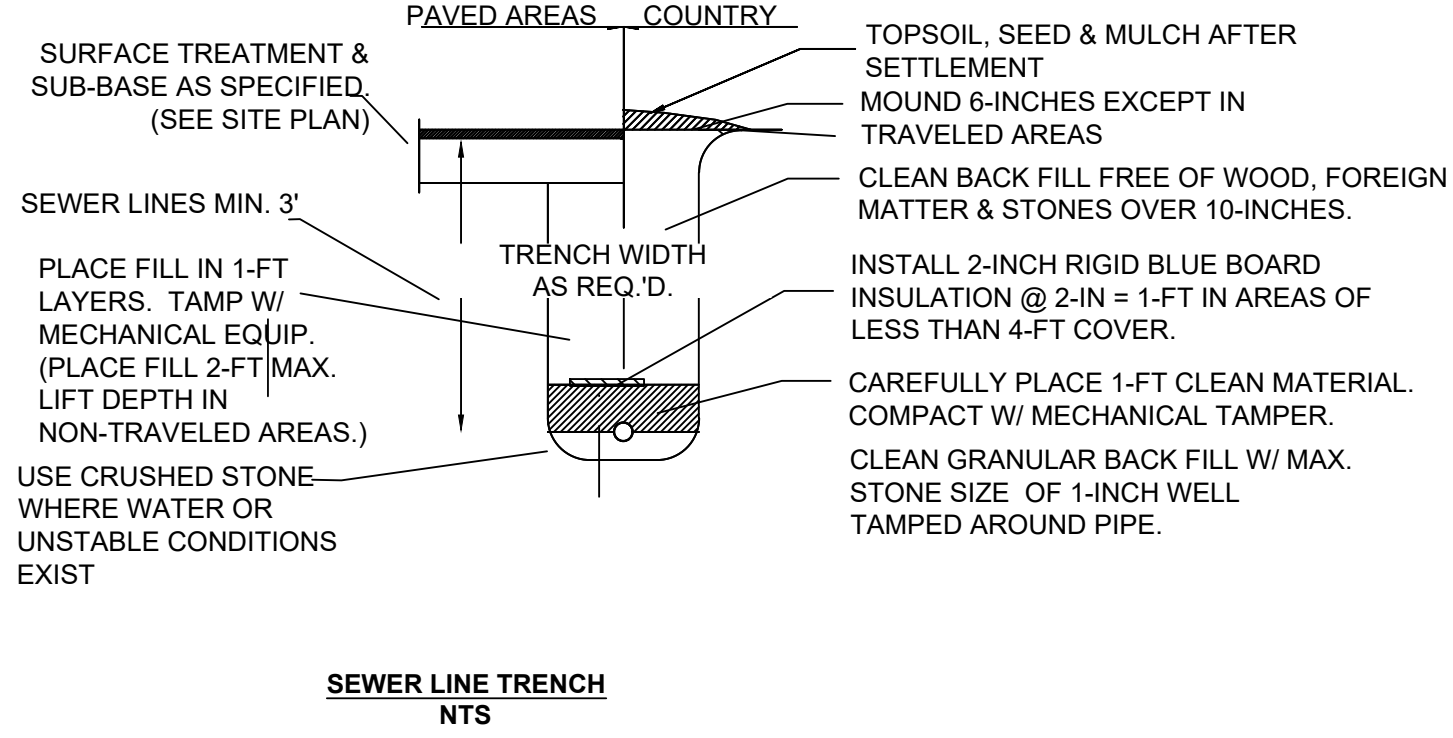
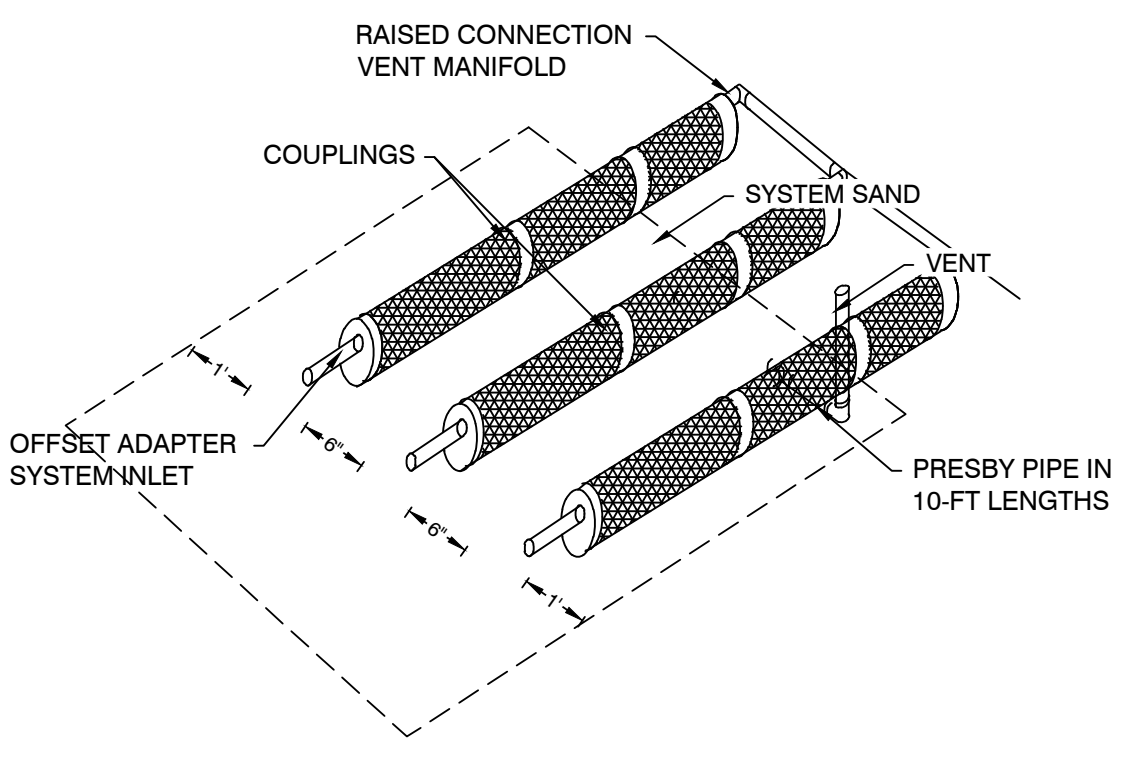
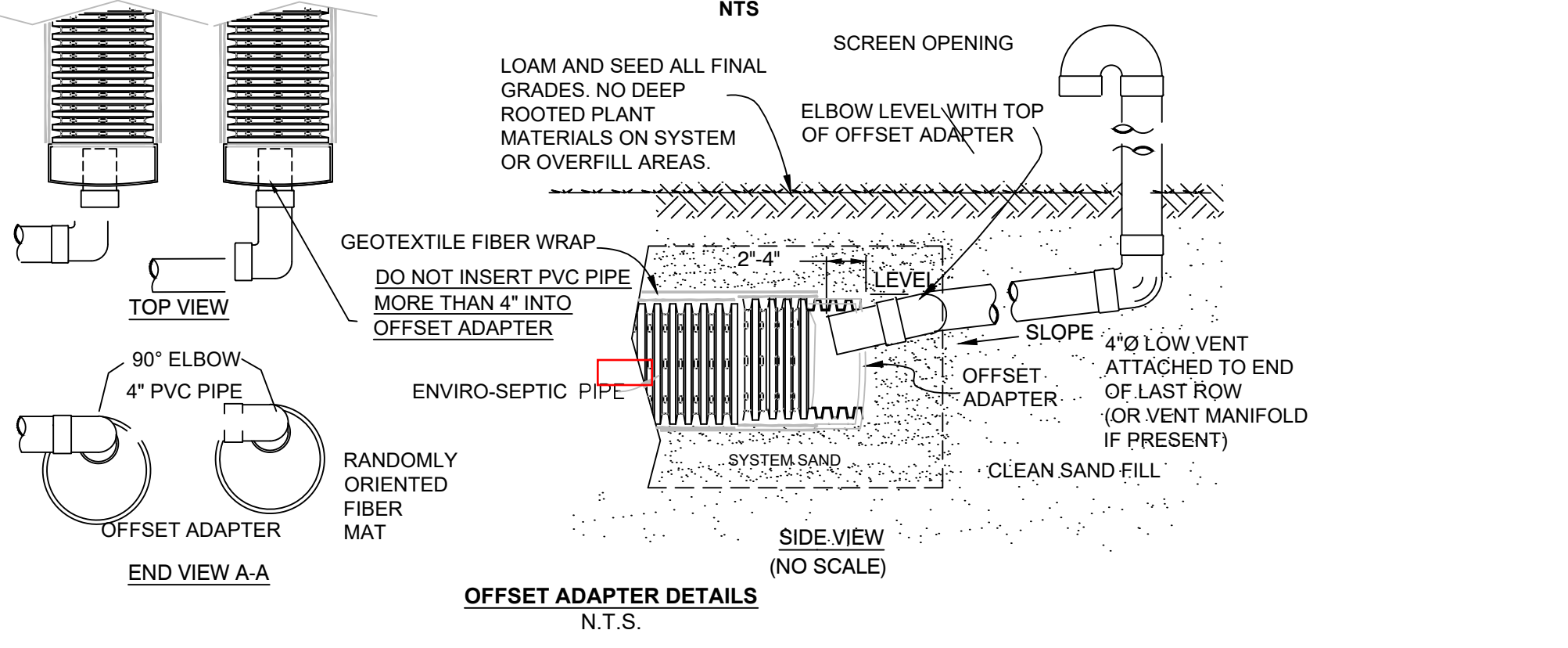
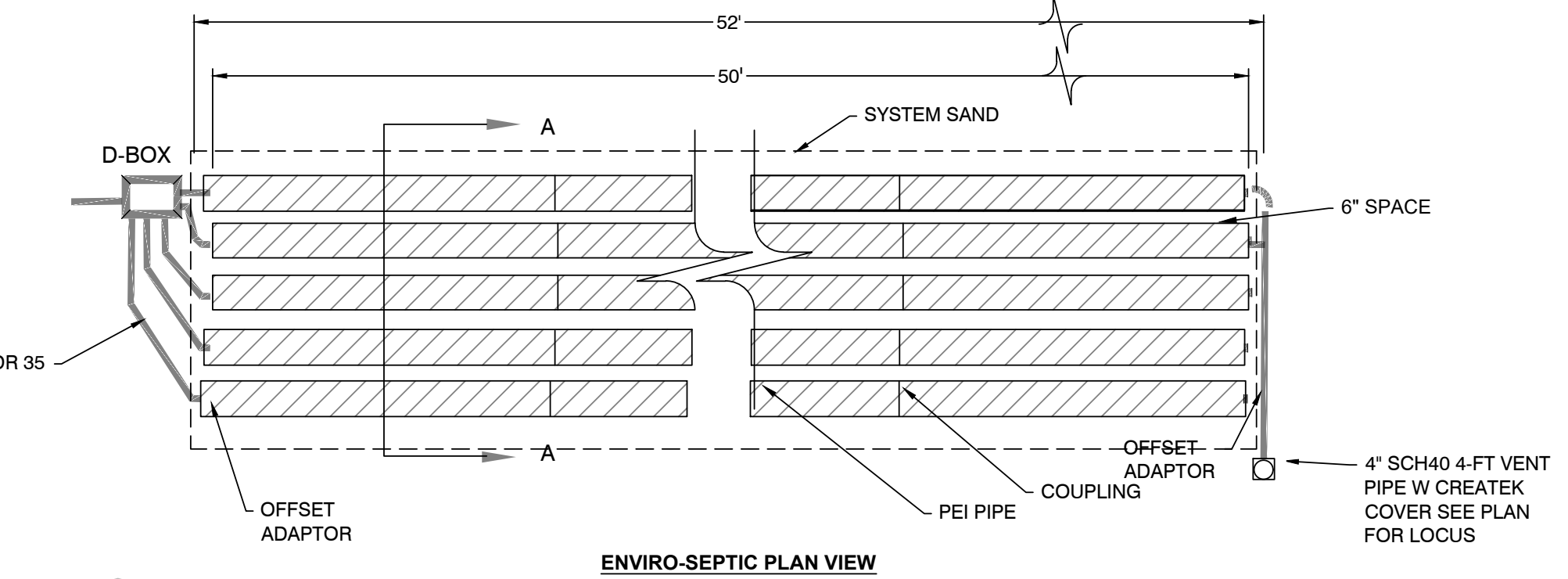
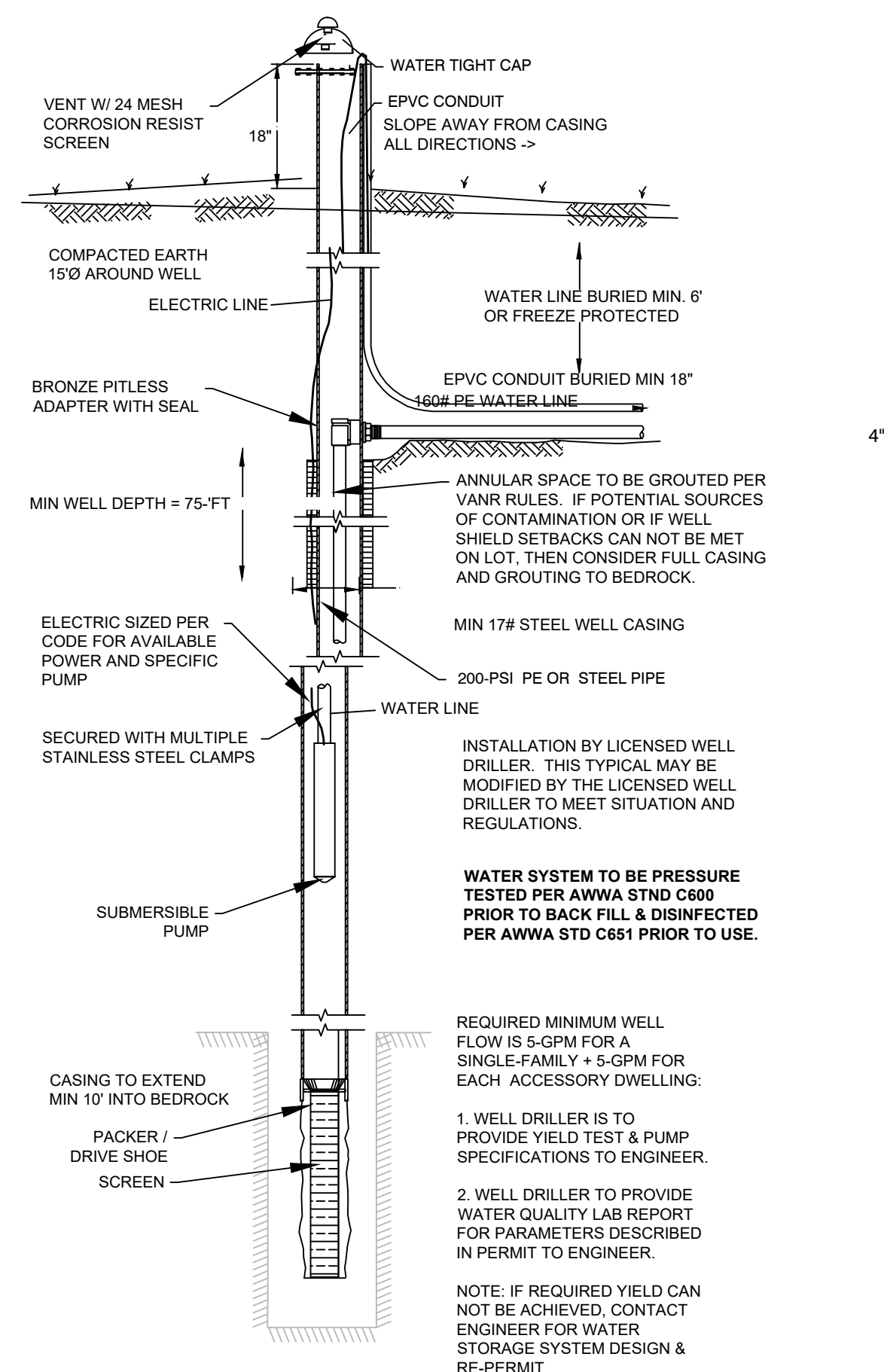
**Bannon ENGINEERING**  
POST OFFICE BOX 171  
RANDOLPH, VT 05060  
802.728.6500  
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**SEWAGE DISPOSAL SYSTEM**

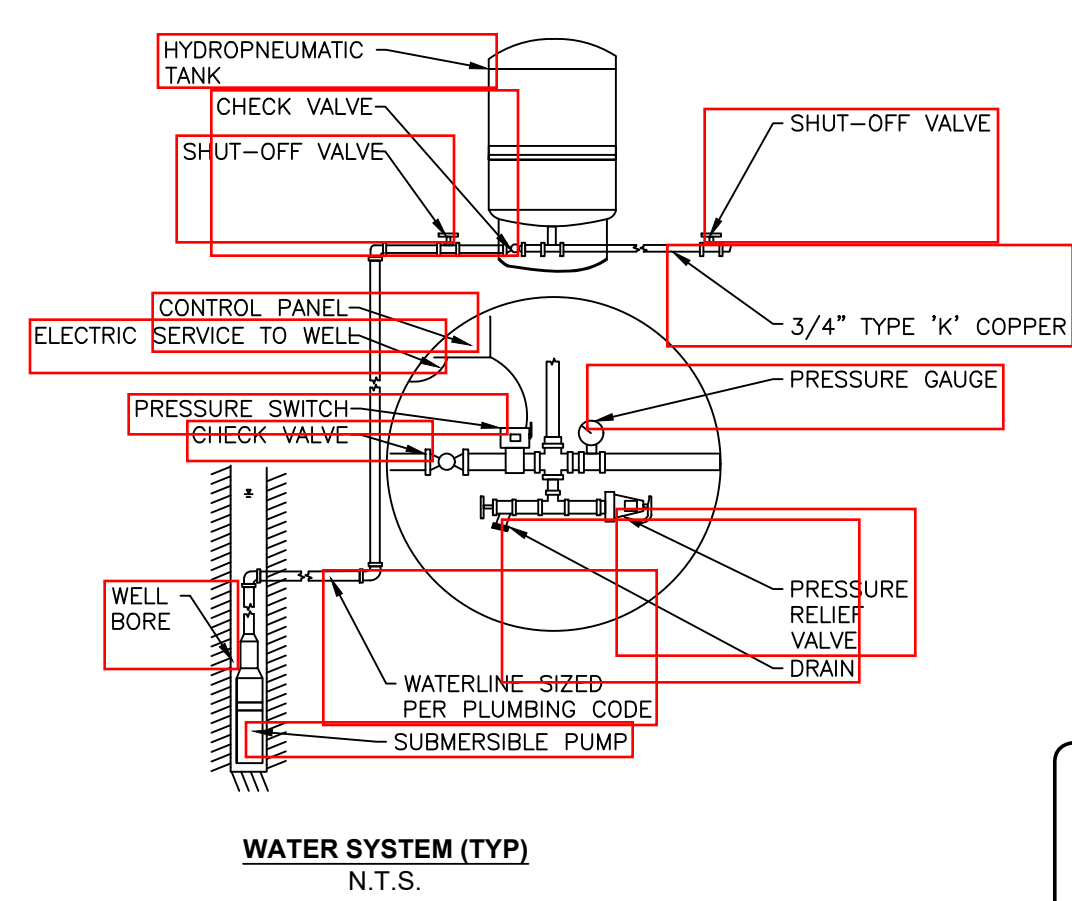
OWNER: KHALED ELEIWA  
PROJECT: SEWAGE DISPOSAL SYSTEM  
LOCATION: TERRITORY ROAD, W. TOPSHAM, VT



- INSTALLATION NOTES:**
1. MANIFOLD ENDS
  2. CONNECT LOW VENT TO END OF LAST UNIT'S OFFSET ADAPTER.
  3. SUPPORT VENTS WITH PRESSURE TREATED LUMBER OR EQUAL.
  4. USE SCH 40 PVC FOR VERTICAL PORTION.
  5. IF ODOR MAY BE A PROBLEM, INSTALL CHARCOAL VENT CAP.
  6. VENT PIPING SHOULD SLOPE DOWNWARD TOWARD THE SYSTEM TO PREVENT MOISTURE FROM COLLECTING IN THE PIPING AND BLOCKING AIR PASSAGE.



- CONSTRUCTION SPECIFICATIONS -**
1. PRIOR TO ANY SITE WORK OR CLEARING, PLEASE CONTACT BANNON ENGINEERING (MARK@BANNONENGINEERING.COM) TO SCHEDULE PRE-CONSTRUCTION MEETING TO REVIEW PROJECT, INSPECTIONS AND TESTING REQUIREMENTS AT LEAST 10-DAYS PRIOR TO START. THE PRE-CONSTRUCTION MEETING STARTS YOUR PROJECT ON A PATH TO SUCCESS. REQUIRED CERTIFICATIONS WILL NOT BE PROVIDED IF REQUIREMENTS ARE NOT MET. STATE REQUIRES THAT THE ENGINEER ENSURE THAT THE LINES ARE LEVEL. CONTRACTOR MUST HAVE LASER LEVEL SET UP AND READY FOR ENGINEER AT TIME OF INSPECTION. SYSTEM TO BE INSTALLED BY A CERTIFIED INSTALLER, AS APPLICABLE.
  2. CONTACT DIG SAFE 72-HOURS PRIOR TO CONSTRUCTION. FLAG OR STAKE AREA OF DISTURBANCE AND INSTALL EROSION CONTROLS, TEMPORARY CONSTRUCTION ENTRANCE, AND SWALES. IT IS THE CONTRACTOR'S RESPONSIBILITY TO FILE NOTICE OF INTENT (NOI) TO BE COVERED UNDER CONSTRUCTION STORMWATER PERMITS AS APPLICABLE. CONTACT BANNON ENGINEERING IF CONSTRUCTION WILL DISTURB >0.95-ACRES.
  3. READ LOCAL & STATE PERMITS. BRUSH HOG AND REMOVE DEBRIS FROM AREA. GRASS, SHRUBS AND TREES MUST BE CUT CLOSE TO GROUND AND REMOVED.
  4. STAKE OUT TANK(S), D-BOX(S), AND EFFLUENT DISPOSAL AREA (EDA). EDA WILL BE PLACED ALONG THE CONTOUR LINES. CONTRACTOR TO CONSTRUCT SYSTEM USING A LASER LEVEL.
  5. CONTRACTOR IS TO TAKE PHOTOS OF WORK AT MILESTONES THROUGH OUT THE PROJECT AND EMAIL TO MARK@BANNONENGINEERING.COM. CHECK THE PERMITS FOR REQUIRED MILESTONES.
  6. MEASURE THE AVERAGE GROUND ELEVATION (PRIOR TO TILLING) ALONG THE UP SLOPE EDGE OF THE EDA WHICH WILL BE USED TO DETERMINE THE ELEVATION OF THE EDA.
  7. CONSTRUCTION TO TAKE PLACE DURING DRY CONDITIONS. IF SOIL 6" UNDER AREA CAN BE ROLLED INTO A SNAKE, THE SOIL IS TOO WET TO PROCEED.
  8. TRENCH SEWER (OR FORCE MAIN) SO THE FEED LINE PIPE LAY BELOW THE FROST LINE. BACK FILL AND COMPACT SOIL AROUND THE PIPE. INSULATION MAY BE REQUIRED.
  9. PLOW 8" OF THE FIRST LAYER OF SOIL UNDER THE EDA. CUT STUMPS OFF AT GRADE. IF CONSTRUCTION MUST BE TEMPORARILY DISCONTINUED, PROTECT THE TILLED AREA FROM RAIN BY PLACING A TEMPORARY COVER OVER AREA.
  10. PLACEMENT OF SAND SHOULD BE SUCH AS NOT TO RUT UP OR COMPACT THE AREA. PLACE SYSTEM SAND TO DEPTH AS SHOWN. SAND BASE IS SLOPED. REFER TO STATE ENVIROSEPTIC MANUAL.
  11. RAKE DEAD LEVEL WITH A TRANSIT OR LASER LEVEL. INSTALL PRESBY UNITS USING GRADE STAKES (OR HOMEMADE SPACER) TO SECURE UNITS IN PLACE. INSTALL END CAP OFFSET ADAPTERS AND CONNECTION PIPES PER PRESBY MANUAL.
  12. MANUALLY BACK FILL AROUND END CAPS AND CONNECTION PIPES. LEVEL THE PIPES AND HAVE INSPECTED BY ENGINEER.
  13. INSTALL VENT MANIFOLD AND VENT PIPE IN D-BOX. USE WHITE SCHEDULE 40 PVC FOR VENT STAND PIPES. STABILIZE VENT PIPE USING A TEE-CONNECTION AND EXTENDING THE BOTTOM INTO NATURAL GRADE AND/OR PT 2X4.
  14. CONTRACTOR TO DISCUSS VENT LOCATIONS WITH OWNER. OPTIONS FOR HIDING VENT INCLUDE LOCATING VENTS IN WOODS OR AWAY FROM SYSTEM SO LONG AS A 2% RISE IS MAINTAINED, OR CONCEALING VENTS IN CAST IRON PIPE OR CREATK STONE VENT COVER.
  15. CONDUCT PUMP (IF EQUIPPED) AND DISTRIBUTION TEST BY RUNNING PUMP UNDER THE ENGINEER'S SUPERVISION PRIOR TO BACK FILLING.
  16. PLACE SYSTEM SAND IN-BETWEEN UNITS AND 3" OVER UNITS. SHAPE THE SLOPES TO A GRADUAL (MIN.3:1) SLOPE. CUT OFF GRADE STAKES, IF USED.
  17. FINAL GRADE THE AREA WITH LIGHT WEIGHT EQUIPMENT SO SURFACE WATER MOVES AWAY FROM THE MOUND AND DOES NOT ACCUMULATE ON THE UP SLOPE SIDE. SEED AND MULCH ENTIRE EXPOSED AREA. SOW GRASS OR LAY SOD OVER THE MOUND USING GRASSES ADAPTED TO REGION. SHRUBS CAN BE PLANTED AROUND THE BASE OF THE MOUND.



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Drinking Water & Groundwater Protection Division

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Permit #: WW-3-11708  
Date: 06/24/2024

REVISION LOG

0.	5-8-24	ORIGINAL DATE ISSUED
1.	6-21-24	REMOVED CURTAIN DRAIN DETAIL

THESE PLANS ARE DISTRIBUTED FOR THE PURPOSE OF:

- CONCEPT PLANS
- PRELIMINARY PLANS
- LOCAL REVIEW
- STATE REVIEW
- BID PLANS
- CONSTRUCTION
- AS-BUILT

NO. 152.015888  
B

BEFORE USING THESE PLANS PLEASE ENSURE THAT YOU HAVE THE LATEST REVISION.

**Bannon ENGINEERING**

www.bannonengineering.com  
802.728.6500

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**SEWAGE DISPOSAL SYSTEM DETAILS**

OWNER: KHALED ELEIWA  
PROJECT: SEWAGE DISPOSAL SYSTEM  
LOCATION: TERRITORY ROAD, W. TOPSHAM, VT



# Vermont Mandatory Flood Disclosure



Date Prepared: 08/08/2025

Seller's Name(s): Martha Myers Khaled Eleiwa

Property Address: 90+/- Acres off Territory Road, Topsham VT 05076  
Street City/Town

27 V.S.A. § 380 requires all Sellers of real property in Vermont to disclose the flood status of their property to the Purchaser. The FEMA search engine can be found at <https://msc.fema.gov/portal/home>.

Descriptions of FEMA's flood hazard areas can be found at <https://www.fema.gov/glossary/flood-zones>.

1	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Special Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2	Is the real property located in a Federal Emergency Management Agency (FEMA) mapped Moderate Flood Hazard Area?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3	Has the real property been subject to flooding or flood damage while the seller possessed the property, including flood damage from inundation or from flood-related erosion or landslide damage?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3a	If yes, please describe:		
4	Does the seller maintain flood insurance on the real property?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

*Seller has completed this form personally, reviewed the FEMA map and associated data themselves, and has not relied upon anyone else to provide this information.*

**THE STATEMENTS IN THIS REPORT ARE MADE BY THE SELLER. THEY ARE NOT STATEMENTS OR REPRESENTATIONS MADE BY ANY REAL ESTATE AGENT(S).**

Seller: *Martha Myers* dotloop verified  
08/06/25 9:19 AM EDT  
AB02-P1EF-PQE5-BPUA  
(Signature) (Date)

Seller: *Khaled Eleiwa* dotloop verified  
08/06/25 9:25 AM EDT  
MEH9-SC4R-BHSO-9V7N  
(Signature) (Date)

Seller:   
(Signature) (Date)

Seller:   
(Signature) (Date)

*Purchaser acknowledges receipt of this Disclosure*

Purchaser:   
(Signature) (Date)

Purchaser:   
(Signature) (Date)

Purchaser:   
(Signature) (Date)

Purchaser:   
(Signature) (Date)