



J.C. ELLIS DESIGN COMPANY, INC.

SEPTIC SYSTEM DESIGN & ENGINEERING – SEPTIC INSPECTION –
SITE PLANNING – WETLAND CONSULTATION & PERMITTING
P.O. BOX 81, NORTH EASTHAM, MA 02651 PHONE 508-240-2220 FAX 508-240-2221
EMAIL jason@jcellisdesign.com

March 2, 2023

Wellfleet Board of Health
220 West Main Street
Wellfleet, MA 02667

Re: Variance Requests

Steven Orcutt & Dorothy Footit
100 Hamblen Farm Road, Wellfleet MA, Assessor's Map 12, Parcel 39

Dear Board,

Steven Orcutt & Dorothy Tootit are proposing to upgrade the existing cesspools located at 100 Hamblen Farm Road in anticipation of a sale of the property. Due to the configuration and size of the lot and the proximity of existing wells, the following variances are requested:

310 CMR 15.211

1. 5' from proposed S.A.S. to lot line (road) - (10' required, 5' provided, 5' variance requested)
2. 5' from proposed S.A.S. to lot line (pcl. 40) - (10' required, 5' provided, 5' variance requested)

310 CMR 15.248

3. No reserve area provided.

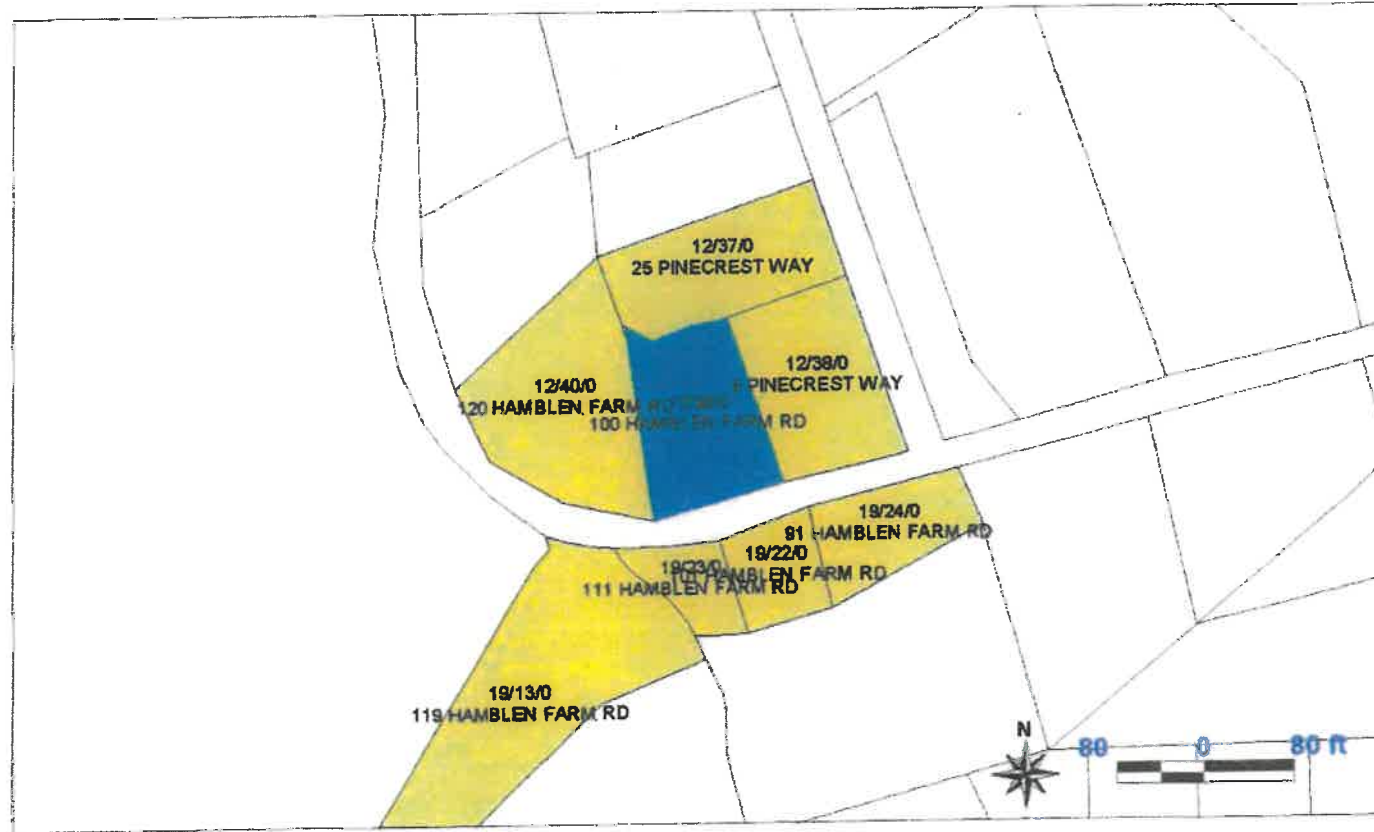
Thank you for your attention to this matter.

Sincerely,


Jason C. Ellis, P.E., L.S.I.T.
J.C. Ellis Design Co., Inc.

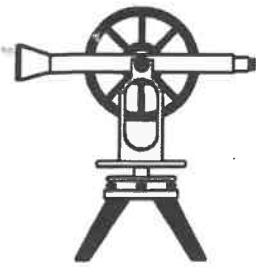
TOWN OF WELLFLEET, MA
 BOARD OF ASSESSORS
 300 Main Street, MA 02667

Custom Abutters List



Key	Parcel ID	Owner	Location	Mailing Street	Mailing City	ST	ZipCd/Country
565	12-37-0-R	BALL JUDITH TRUSTEE	25 PINECREST WAY	3081 BATEMAN STREET	BERKELEY	CA	94705
566	12-38-0-R	PICKARD ALFRED JR & JEFFREY & PICKARD STEPHEN D	5 PINECREST WAY	25 HOLBROOK AVE	WELLFLEET	MA	02667
567	12-39-0-R	ORCUTT STEVEN C C/O JENNIFER GASKELL	100 HAMBLEN FARM RD	732 WEEDEN ST	PAWTUCKET	RI	02860
568	12-40-0-R	SMITH DAVID	120 HAMBLEN FARM RD	BOX 3152	WELLFLEET	MA	02667
1655	19-13-0-R	EMMONS RANDALL L & KATHERINE C	119 HAMBLEN FARM RD	4220 WELLESLEY RD	BETHLEHEM	PA	18017
1664	19-22-0-R	RICKMAN DAWN E TRUSTEE GADWA NEIL E TRUSTEE	101 HAMBLEN FARM RD	BOX 1080	WELLFLEET	MA	02667
1665	19-23-0-R	ORCUTT STEVEN C C/O STEVENS KATRINE B	111 HAMBLEN FARM RD	1415 2ND ST UNIT 923	SARASOTA	FL	34236
1666	19-24-0-R	BAILEY ELIZABETH A	91 HAMBLEN FARM RD	3028 OXFORD DR	SUTHERLAND	VA	23865

*Certified BOH abutters list.
 Wellfleet Assessors office
 Jennifer Kane 3-2-2023.*



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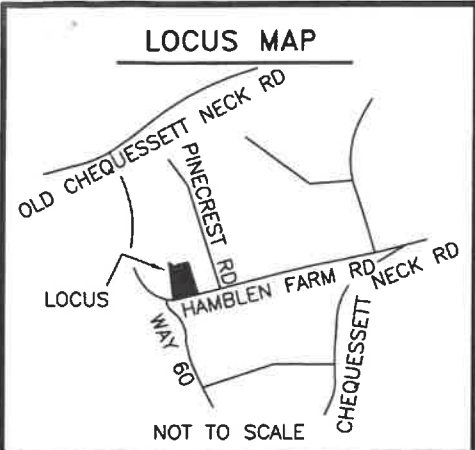
3. No reserve area provided.

The Wellfleet Board of Health will hold a public hearing to consider the approval of these variance requests on Wednesday, April 12, 2023 at 5:30 P.M. at the Wellfleet Adult Community Center located at 715 Old King's Highway. If you wish to attend, please verify the meeting date, time, and location with the Wellfleet Health Department at 508-349-0308.

Thank you for your attention to this matter.

Sincerely,


Jason C. Ellis, R.S., L.S.I.T.
J.C. Ellis Design Co., Inc.



DESIGN CALCULATIONS

FLOW RATE:
 3 BEDROOM DWELLING = 330 G/P/D REQUIRED
 (110 G/P/D PER BEDROOM x 3 BEDROOMS)
 NO GARBAGE GRINDER ALLOWED

SEPTIC TANK:
 330 G/P/D x 2 = 660 G/P/D REQUIRED
 USE 1500 GALLON SEPTIC TANK

NOTE:
 THIS PLAN REQUIRES CONSERVATION COMMISSION APPROVAL. CONTRACTOR TO INSTALL EROSION CONTROL FABRIC OF SLOPE UPON COMPLETION OF CONSTRUCTION. ALL DISTURBED AREAS TO BE REVEGETATED WITH CONSERVATION GRASS SEED MIX. WORK LIMIT TO BE STAKED SILT FENCE AND STRAW WADDLE.

SOIL ABSORPTION SYSTEM:
 PERC RATE = <2 MIN./IN - CLASS I SOIL
 SIDEWALL = (25 + 12.25)(2)(2) = 149 S.F.
 BOTTOM: (25)(12.25) = 306.25 S.F.
 (149 + 306.25)(0.74) = 335.64 G/P/D PROVIDED

USE: (3) INFILTRATOR 3050 LEACH CHAMBERS W/ STONE AS SHOWN IN DETAIL.

DEEP HOLE DATA

PERFORMED BY: JASON C. ELLIS, R.S., S.E.
 WITNESSED BY: MEREDITH BALLINGER, WELLFLEET BOH
 TEST DATE: JANUARY 26, 2023

#1		#2	
DEPTH	ELEV.	DEPTH	ELEV.
0.00'	17.6'	0.00'	16.7'
1.25'	16.35'	1.08'	15.62'
2.33'	15.27'	2.0'	14.7'
10.16'	7.44'	10.33'	6.37'
NO WATER ENCOUNTERED		NO WATER ENCOUNTERED	

BENCHMARK
 TOP OF CONC. BOUND
 EL. 17.45' N.A.V.D.88

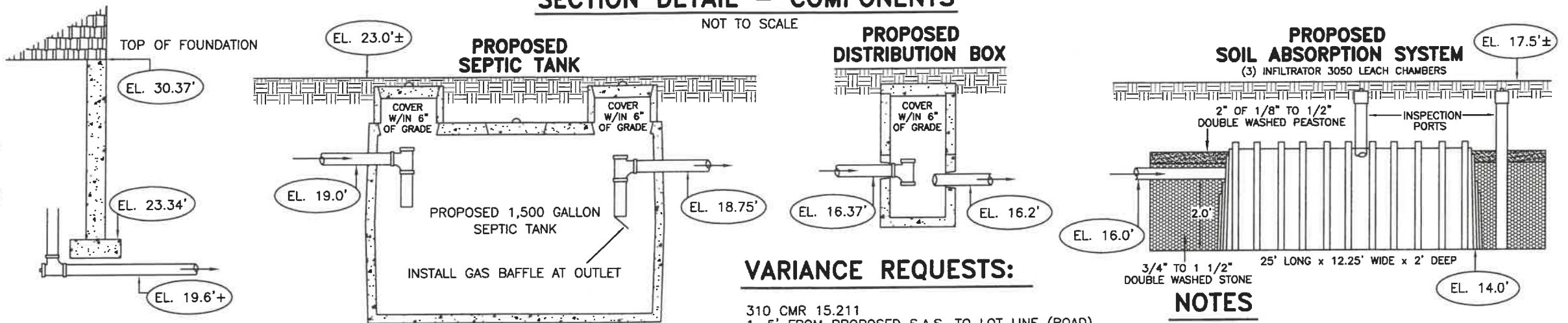
SURVEY PLAN REFERENCE:
 PLAN BOOK 626 PAGE 67
 PLAN BOOK 132 PAGE 59
 THIS PLAN IS FOR SEPTIC SYSTEM DESIGN PURPOSES ONLY. THIS PLAN IS NOT FOR BOUNDARY DETERMINATION. PROPERTY OWNER AND CONTRACTORS TO VERIFY ALL WATER LINES AND GAS UTILITIES ON PROPERTY.

JASON C. ELLIS, R.S.



SECTION DETAIL - COMPONENTS

NOT TO SCALE

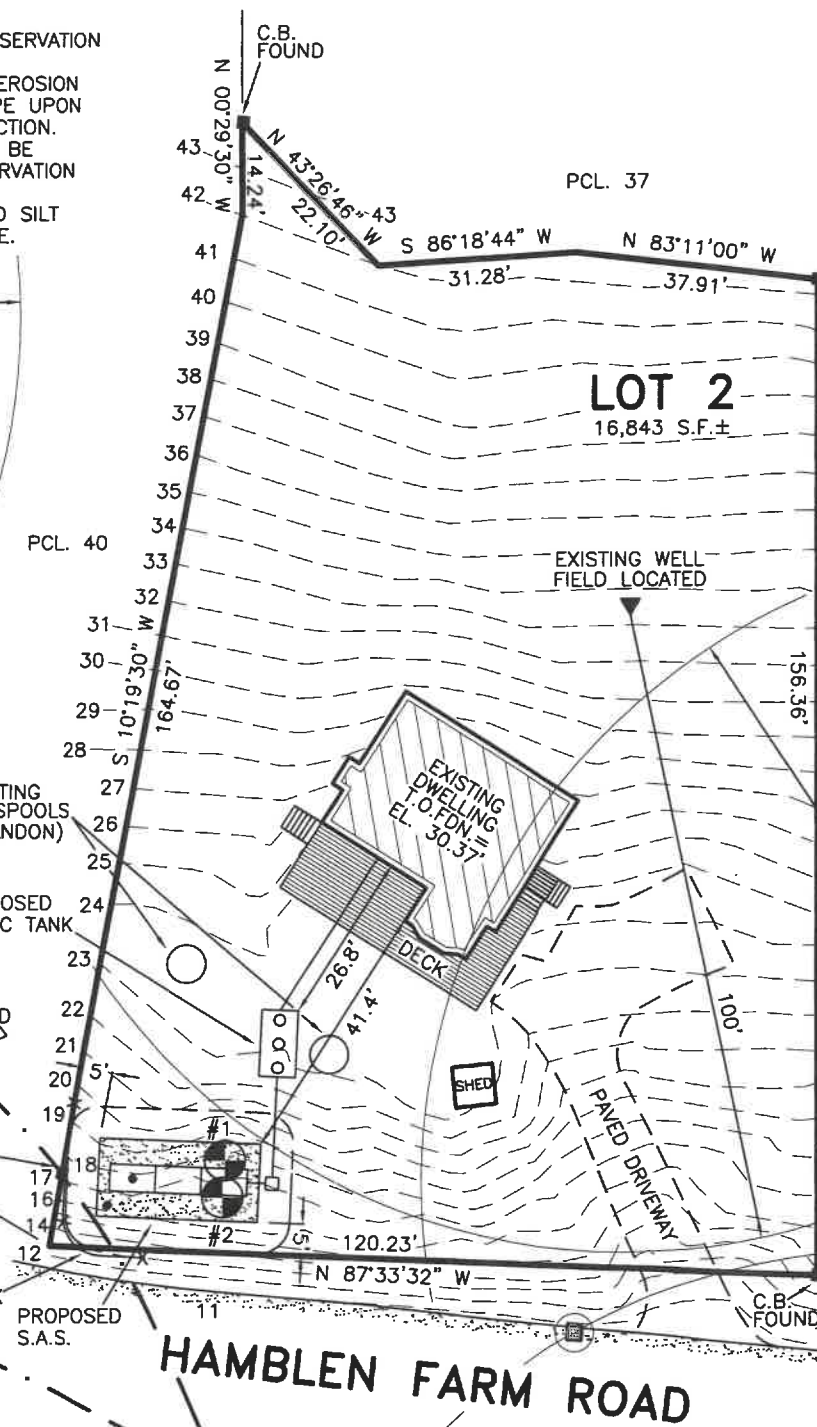
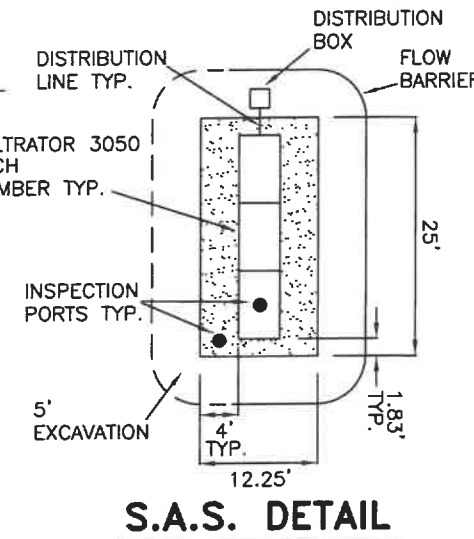


VARIANCE REQUESTS:

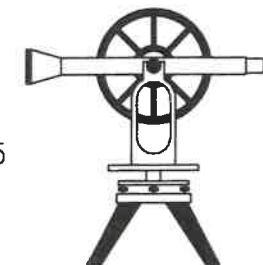
- 310 CMR 15.211
- 1. 5' FROM PROPOSED S.A.S. TO LOT LINE (ROAD). (10' REQUIRED, 5' PROVIDED, 5' VARIANCE REQUESTED)
- 2. 5' FROM PROPOSED S.A.S. TO LOT LINE (PCL. 40). (10' REQUIRED, 5' PROVIDED, 5' VARIANCE REQUESTED)
- 310 CMR 15.248
- 3. NO RESERVE AREA PROVIDED.

NOTES

- ALL PRECAST COMPONENTS TO BE H-10 RATED. ALL COMPONENTS WITH ANY ANTICIPATED VEHICULAR TRAFFIC TO BE H-20 RATED.
- ELEVATION DATUM IS NAVD 1988.
- MUNICIPAL WATER IS NOT AVAILABLE.
- ALL CONSTRUCTION TO CONFORM WITH 310 CMR 15.000 AND ALL OTHER APPLICABLE LOCAL, STATE AND FEDERAL CODES AND REGULATIONS.
- INSTALLER/CONTRACTOR TO REVIEW & VERIFY ALL ELEVATIONS AND DETAILS AND REPORT ANY DISCREPANCIES TO DESIGNER PRIOR TO CONSTRUCTION OR ASSUME ALL RESPONSIBILITY.
- INSTALLER/CONTRACTOR IS RESPONSIBLE FOR MAINTAINING SAFE WORK AREA, VERIFYING ALL UTILITIES AND NOTIFYING DIG SAFE PRIOR TO CONSTRUCTION.
- ANY CHANGES TO OR DEVIATIONS FROM THIS PLAN MUST BE APPROVED IN WRITING BY J.C. ELLIS DESIGN CO. AND BOARD OF HEALTH.
- FINISH COVER OVER COMPONENTS IS NOT TO EXCEED 3' PER 310 CMR 15.000.
- ALL ABANDONED SEPTIC SYSTEM COMPONENTS TO BE PUMPED DRY AND FILLED WITH CLEAN SAND OR REMOVED AND REPLACED WITH CLEAN SAND.
- ALL COMPONENTS TO BE PROVIDED WITH WATERTIGHT ACCESS PORTS WITHIN 6" OF FINISH GRADE.
- ALL SEPTIC TANKS, DISTRIBUTION BOXES AND PIPING TO BE INSTALLED WATERTIGHT.
- NO KNOWN WELLS EXIST WITHIN 100' OF PROPOSED LEACH AREA.
- THIS IS NOT A CERTIFIED PLOT PLAN AND UNDER NO CIRCUMSTANCES IS THIS PLAN TO BE USED FOR BUILDING OR ZONING PURPOSES.
- LEACH AREA TO BE PROVIDED WITH AT LEAST ONE INSPECTION PORT CONSISTING OF A PERFORATED FOUR INCH PIPE PLACED VERTICALLY DOWN INTO THE STONE TO THE NATURALLY OCCURRING SOIL OR SAND FILL BELOW THE STONE. THE PIPE SHALL BE CAPPED WITH A SCREW TYPE CAP AND ACCESSIBLE WITHIN 3" OF GRADE.
- EXCAVATE ALL UNSUITABLE SOIL, ONLY AS NECESSARY, 5' AROUND AND UNDER S.A.S. DOWN TO C LAYER AND REPLACE WITH CLEAN MEDIUM SAND.
- INSTALL 40 MIL POLY FLOW BARRIER AS SHOWN AROUND S.A.S. FROM EL. 17.0' DOWN TO EL. 10.0'.
- LEACH AREA TO BE STAKED PRIOR TO CONSTRUCTION.
- CONTRACTOR TO LOCATE AND VERIFY ALL EXISTING BUILDING SEWERS PRIOR TO CONSTRUCTION. ALL EXISTING BUILDING SEWERS TO BE CHANGED, ONLY IF NECESSARY, TO LOCATION AND ELEVATION SPECIFIED.



J.C. ELLIS DESIGN



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SEPTIC SYSTEM UPGRADE PLAN

SUBJECT: 100 HAMBLEN FARM ROAD WELLFLEET, MA	
PREPARED FOR: ESTATE OF STEVEN C. ORCUTT JENNIFER M. GASKELL EXEC. 732 WEEDEN STREET PAWTUCKET, RI 02860-1649	
ASSESSOR'S MAP 12 PARCEL 39	SCALE: 1"=30'
DATE: JANUARY 26, 2023 REV: FEBRUARY 22, 2023	SHEET 1 OF 1