INDIAN RUN ESTATES  
1151 Middle Road  
Dresden, ME 04342  

GENERAL INFORMATION  

Indian Run Estates is a well established mobile home park that is centrally located to Bath, Wiscasset, Richmond and Route 27 to Augusta. This is a family park with a nice balance of first time homeowners, families and retirees.  

The central location to many areas, but in a rural environment, makes this a desirable park for working families and retirees alike. The Dresden school bus stops at the head of the street to pick up and drop off all children making it convenient and safe for families. There is also a covered bus stop for the children for inclement weather.  

The park is comprised of 37.4 acres with about half the acreage developed into 40 nice sized lots with established trees. There is a large 2 bay commercial garage with one high door to accommodate the on site resident's equipment for plowing and any other work that needs to be done. There is also a double car garage sized well house with two completely insulated and heated finished office style rooms that can be used as such or for storage.  

An additional 24 lots can be added to the back of the park with shovel ready permits from DEP and the Town of Dresden. These lots are all surveyed along with all septic systems located. The roads, storm water retention areas and utility lines are sited and surveyed and can be started immediately with only an individual building permit needed for each individual septic field from the Town of Dresden, which would be issued under the master approvals. Full plans, surveys, DEP permits, Town Permits, recorded plat plans, etc. will be transferred at the time of sale. There is also a master site plan of the whole park showing all septic tank and field locations along with utility lines.  

The main water line has been installed down to the beginning of the new development area with a 2" main shut off. Electricity is run down to the beginning of the development and the park water system was sized and
approved by DEP and DHHS to accommodate the expansion when it was installed in 2007 contemplating the park expansion.

WATER SYSTEM

The water supply system was installed in 2007. It was engineered by Redlon & Johnson and installed by Goodwin Well & Water. It consists of two drilled bedrock wells with one well at 260’ producing 20+ gallons per minute and the second well at 620’ producing 30+ gallons per minute.

The water is pumped into an 8,000 gallon concrete holding tank that feeds the park allowing full water pressure and supply at peak times. The well pumps then refill the tank as needed and can do it during and after peak demand times and are not subject to resident water demand. There are two flow meters for the incoming well water and one for the water going out into the park. This allows easy recording and alerts to any water leaks that could occur.

The well water enters into 2 cylindrical aeration tanks and then goes through 3 cylindrical filters that are all self-cleaning before going to the 8,000-gallon fresh water holding tank. The water is distributed from the tank out to the park by 2 multi-speed pumps that control the water pressure at a constant 51 pounds regardless of demand. If the demand of the system exceeds the volume of 1 pump (not likely), the second pump kicks in to add additional flow.

The complete system is computer controlled and rotates each well use to every other cycle; each distribution pump to a daily cycle and provides for redundancy in case of failure of any well, transfer or distribution pump. There are high and lower water alarms built into the holding tank along with a flashing red alarm light outside the well house to alert someone of a failure. Goodwin’s Well is available 24/7 year round for emergencies and does a preventive maintenance inspection and service annually.

The water is all natural, untreated and not requiring chlorine or UV, and exceeds all state standards, thus no weekly service is required. The last 3-year on site exam by DHHS reflected no deficiencies or correctable issues.
The main water lines throughout the park are 2” Rim Tight public utility grade 200 psi plastic pipes. A street “T” at each pad location leads to a brass street curb stop and then reduces down to ¾” 160 psi black poly to the pad with an additional shut off under each home.

**SEPTIC SYSTEMS**

The previous owner of the park had been sited on several occasions for failed septic fields. The tanks were not pumped on a regular basis and many septic tanks had to be “dug out” to pump.

A professional septic company conducted a complete inspection of all septic tanks and fields in 2007. 100% of the tanks were pumped and flushed as needed. 100% of the tanks had filters installed in the outlet side of the tank to catch and prevent any solids from entering the fields. Several fields were jetted to clean out the drainage pipes and several were also terra-lifted.

Other fields were replaced, enlarged or repaired as needed and all were oversized to accept higher volumes of effluent as a safety margin. The septic tanks are now pumped on a 2 year rotational cycle and the filters are cleaned at the same time. Risers have been installed in 100% of the septic tanks to make pumping more efficient and less expensive so no digging down to locate septic access doors is needed. This also makes cleaning of filters easy and quick as needed.

Several fields are larger serving multiple homes and also have septic transfer pumps to move the gray water to the fields. In 2007, all the transfer tanks were pumped and back flushed, new heavy duty properly sized Gould pumps have been installed in most stations and all stations were installed with high water alarms in case of failure.

The septic fields are a mixture of pipe and gravel and chamber style pipes which are dictated by the design engineers after soil perk tests and water volume considerations. All fields are located on a master utility plan along with the water lines and curb stops.

**ROADS**

All roads in the park are gravel and DOT grade A gravel has been overlaid on virtually all roads. The roads are commercially graded each spring after
“mud season” with the on site resident that does the plowing and who owns the grader. The park maintains a small DR grader that is easily pulled behind an ATV or lawn tractor for touch ups during the rest of the year.

SUMMARY

This is a nice family park that draws people do to its central location and rural atmosphere. All residents are subject to a full Maine criminal background check, sex offender check and credit bureau during the application approval process. This has provided a very safe and stable environment for families. The park owners are retiring making this park available.