

Date June 10, 2021
To Town of Cumberland Planning Board
From Carla Nixon, Town Planner
Subject **Final Plan Review: 13 Lot Major Subdivision –Blanchard Oaks**

I. REQUEST/OVERVIEW:

The Applicant is Schooner Ventures III, LLC owned by Chris and Mandy Axelson. The Application is for final subdivision review of a proposed 13 lot conservation style (major) subdivision. The lots will be served by private water and septic. The parcel is located at 365 Blanchard Road Extension in the Rural Residential 2 (RR 2) zoning district as shown on Tax Assessor Map R08, Lot 68A. The application packet contains a traffic study, hydrogeologic evaluation report, soils survey, and wetlands survey. Travis Letellier, P.E., Northeast Civil Solutions is the Applicant's representative. Al Palmer, P.E., reviewed the plans for the Town of Cumberland.

II. PROJECT HISTORY:

Planning Board Workshop: March 16, 2021

Sketch Plan Review: April 20, 2021

Planning Board Preliminary Plan Approval: May 18, 2021

III. DESCRIPTION:

Parcel size:	44.14 acres (excluding Parcel A)
Net Residential Density:	Allows for 18 lots.
Proposed number of lots:	Net Developable Acreage: 36.06 acres
Zoning:	Rural Residential 2
Development Type:	Conservation Subdivision
Min. Lot Size:	Calculated by dividing 50% of the gross area (total area) of the parcel by the number of lots allowed after determining net residential acreage. Actual lot sizes as shown on the plan range from 1.26 acres to 1.84 acres.
Lot frontage:	200'
Setbacks:	Front: 50', Rear: 50', Side: 30' (combined = 75')
Buffer:	75' perimeter buffer
Water:	Private wells
Sewer:	Private septic
Open Space:	23.2 acres
Wetlands:	5.35 acres

Trails: No existing trails; none proposed.

Utilities: Natural gas, underground electric, telephone, and cable from Blanchard Rd.

Fire Protection: Sprinklers

Street Lighting: None proposed.

Road ROW: 50'

Road Pavement Width: 22' paved road with 2' gravel shoulder on both sides. Road will be constructed to municipal standards for a Residential Access Road and proposed for public acceptance.

By-ways: None proposed.

Traffic: Traffic study is on file. 13 peak hour trips calculated.

Homeowners Association: Draft Declaration of Protective Covenants and Common Easements have been submitted and are being reviewed.

Right, Title and Interest: Deed of Trustee

Outside Agency Approvals Required:

Agency	Type of Permit	Status
MDEP	Stormwater Permit/General Construction Permit	Pending
MDEP	Wetlands Permit	Pending
MDEP	NRPA Permit by Rule for stream crossing.	Pending
Army Corp of Engineers		
Maine Historic Preservation Commission		Pending
Maine Natural Areas Program	Rare & Exemplary Botanical Features. None documented.	Pending
Maine Inland Fisheries & Wildlife		Pending

IV. WAIVER REQUESTS:

1. Depiction of trees 10' or greater on the plans. WAIVER GRANTED.
2. Submission of a high intensity soils survey. WAIVER GRANTED
3. Depiction of building locations on the plans. WAIVER GRANTED
4. Requirement for a sidewalk. WAIVER GRANTED
5. Requirement for curbing along the curve in the road. WAIVER GRANTED
6. Dead-end road length beyond 2,000 linear feet. (Road is 2400') Fire Chief Input Needed. Result: Fire Chief is OK w/ road length. Fire Chief's decision: *Carla, I spoke with Travis and he advised me that they are requesting a 400' extension of the subdivision road. He confirmed that the cul-de-sac will accommodate our fire department vehicles. I am ok with the additional 400' of road.*

V. REVIEW COMMENTS:

DEPARTMENT HEAD REVIEWS:

William Longley, CEO: No comments.

Police Chief Charles Rumsey: No concerns.

Fire Chief Dan Small:

- 1) As denoted in the project drawings, all dwellings in this subdivision shall include an automatic fire protection sprinkler system conforming to applicable National Fire Protection Association (NFPA) standards, State of Maine Fire Marshal's Office mandates and approval by the Cumberland Fire Chief.
- 2) It is recommended, **but not required**, to have monitored fire alarm systems in each residence.
- 3) It is recommended, **but not required**, to have fire department approved key boxes on each residence.
Carla, I spoke with Travis and he advised me that they are requesting a 400' extension of the subdivision road. He confirmed that the cul-de-sac will accommodate our fire department vehicles. I am ok with the additional 400' of road.

TOWN PLANNER'S REVIEW:

1. Draft Easements and covenants need to be approved by Town Attorney.

TOWN ENGINEER'S REVIEW:

MEMORANDUM

To: Town of Cumberland

From: Alton Palmer, Principal

Date: June 7, 2021

Project: Blanchard Oaks Subdivision

Subject: Peer Review

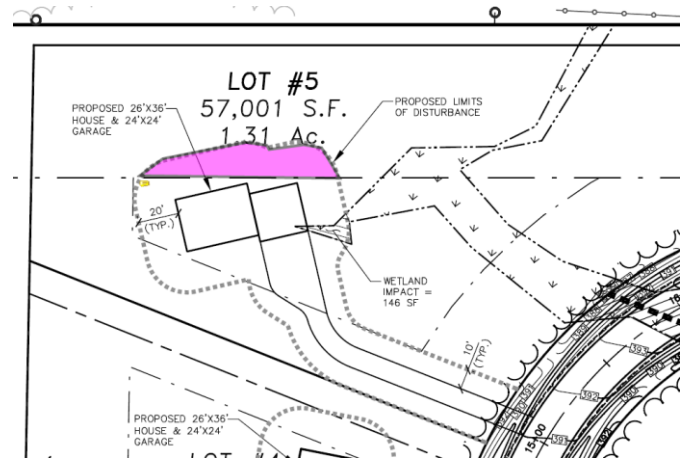
As requested by the Town, Gorrill Palmer has conducted an Engineering Peer Review for the above referenced project. Information received for this assignment included:

- Final Plan Cover Letter, prepared by Northeast Civil Solutions, dated May 24, 2021
- Declaration Blanchard Oaks Subdivision, prepared by Northeast Civil Solutions, dated May 10, 2021
- Comment and response letter, prepared by Northeast Civil Solutions, dated May 13, 2021
- Individual Lot Grading, prepared by Northeast Civil Solutions, dated April 15, 2021
- Plan Set, prepared by Northeast Civil Solutions, dated May 24, 2021

- Stormwater Report, prepared by Northeast Civil Solutions, dated April 2021

Based on our review of this information, general engineering principles and the Town of Cumberland Zoning and Subdivision Ordinances, we offer the following comments related to the engineering and design aspects of this project:

1. The following are outstanding items to be included in the final submission:
 - a. MDEP Stormwater Permit and NRPA Permit
 - b. Analysis of intersection of Blanchard Road Extension, Blanchard Road and Orchard Road by the Applicant's Traffic Engineer.
 - c. Adding the road name to the subdivision plat.
2. Please clarify intent of 75' perimeter buffer. Based on Note S-17, it appears that the perimeter buffer is to remain undeveloped with no vegetation removed other than dead, dying or dangerous trees. The Lot Grading Plan submitted for Lot 5 shows approximately 0.30 acres of clearing and disturbance in the 75' perimeter buffer to facilitate the lot development (shown in purple in snippet to the right).
3. Add a note to the Subdivision Plat similar to, *Lot construction disturbance within 75 feet of the stream will require a permit from MDEP. Lot Owner responsible to obtain permit.*
4. The individual lot grading plans show wetland impacts that the Applicant states are included in the NRPA permit application. Add the impacts to the Subdivision Plat.
5. Has the impact to the wetlands from SD-8 construction adjacent to the cul-de-sac been included in the NRPA permit application?
6. Revise the rip rap detail on the typical road cross section to call out a rip-rap thickness of two times the D50 size in accordance with the Maine Erosion and Sediment Control Best Practices Manual for Designers and Engineers.
7. The 1' width of the rip rap section shown on the typical road section results in an approximately 4" depth of flow to the top of the rip rap at the 3:1 slope. What is the required flow depth in the ditches for the 10-year, and preferably the 25-year storm?



VI. FINAL MAJOR SUBDIVISION REVIEW:

PROPOSED FINDINGS OF FACT - Chapter 250 - Subdivision of Land

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Cumberland, Maine, the Board shall consider the following criteria and before granting approval shall determine that the proposed subdivision:

1. Pollution. The proposed subdivision will not result in undue water or air pollution. In making this determination, it shall at least consider:
 - A. The elevation of the land above sea level and its relation to the flood plains;

- B. The nature of soils and subsoil and their ability to adequately support waste disposal;
- C. The slope of the land and its effect on effluents;
- D. The availability of streams for disposal of effluents; and
- E. The applicable state and local health and water resource rules and regulations;

The 13 lot residential subdivision is not located in a mapped floodplain. Each lot will have a private septic system and passing soils tests for each of the proposed lots have been provided. The residential development will not result in undue air pollution. Streams will not be used for the disposal of effluents. A nitrate plume analysis has been completed and shows no offsite impacts to groundwater.

Based on the information provided, the standards of this section have been met.

2. Sufficient Water. The proposed subdivision has sufficient water available for the reasonable foreseeable needs of the subdivision;

The lots will be served by private wells. A hydrogeologic evaluation report outlines the water usage on the property and calculates the amount of recharge the property will contribute to the underlying aquifer. The report concludes that there will be little, if any, drawdown to the aquifer due to the 13 new wells, one for each lot. The Town Engineer has reviewed and approved the findings of the hydrogeologic report.

Based on the information provided, the standards of this section have been met.

3. Municipal Water Supply. The proposed subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used;

The subdivision will not utilize public water.

Based on the information provided, the standards of this section have been met.

4. Erosion. The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results;

The applicant has submitted an erosion and sedimentation control plan that has been reviewed and approved by the Town Engineer. An MDEP Stormwater permit is required which will include details on erosion and sedimentation control.

Based on the information provided, the standards of this section have been met.

5. Traffic. The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed;

A traffic assessment dated April 26, 2021 was prepared by Traffic Solutions. The assessment shows that the proposed 13 single family homes can be expected to generate a total of 123 trips during a typical weekday. The Maine DOT Accident Records Section crash data for the period 2018 – 2020 shows that the defined study area is not a high crash location.

Based on the information provided, the standards of this section have been met for preliminary approval.

6. Sewage disposal. The proposed subdivision will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services, if they are utilized;

Each home will have a private septic system. A preliminary soil test report was conducted on April 22, 2021. The report dated March 26, 2021 shows that the soil is suitable for subsurface wastewater disposal. Soil test pit locations are shown on the plan. A complete wastewater disposal system design (HHE-200) is needed for a permit to install the system once building locations, building sizes and site development are conceptualized.

Based on the information provided, the standards of this section have been met.

7. Municipal solid waste disposal. The proposed subdivision will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be utilized;

Cumberland provides curbside trash collection and recycling through a contracted waste hauler. The addition of 13 new homes will not cause a burden on the municipality's ability to dispose of solid waste.

Based on the information provided, the standards of this section have been met.

8. Aesthetic, cultural and natural values. The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of inland Fisheries and Wildlife or the municipality, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;

The area of proposed developments has been designed to impact as little of the protected natural resources as possible and over 20 acres of the property will be preserved as part of the approval. Letters are required from state agencies stating that no areas of the site contain significant wildlife or habitat areas or that significant impacts to historic or protected natural resources will occur.

Based on the information provided, the standards of this section have been met..

9. Conformity with local ordinances and plans. The proposed subdivision conforms to a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans;

The plans have been reviewed by the town planner, the town engineer and town department heads. Review comments are being addressed by the Applicant's engineer.

Based on the information provided, the standards of this section have been met.

10. Financial and technical capacity. The subdivider has adequate financial and technical capacity to meet the standards of this section;

Technical capacity is evidenced by the use of the following experts: a professional engineer, a licensed land surveyor, a traffic engineer, land use attorneys and a wetland scientist.

Financial capacity: The project is estimated to cost \$540,000 as shown in an estimate sheet dated 1/13/21 prepared by Mid-Coast Excavating.. There is a letter dated April 21, 2021 from Ballentine Partners stating that Chris Bowden holds in excess of \$800,000 in liquid securities that will fund the completion of the project. Additional information on the current balances in the applicant's investment accounts was submitted which shows the necessary funds to construct the project are available.

Based on the information provided, the standards of this section have been met .

11. Surface waters; outstanding river segments. Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river as defined in Title 38 chapter 3, subchapter I, article 2-B, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of the body of water;

The project will involve the filling of a small portion of the overall wetlands on site and there will be a stream crossing. All work within these areas needs to be permitted by the Maine DEP.

Based on the information provided, the standards of this section have been met.

12. Ground water. The proposed subdivision will not alone, or in conjunction with, existing activities, adversely affect the quality or quantity of ground water;

A hydrogeologic evaluation was conducted that concludes there will be little if any drawdown to the aquifer due to the 13 new wells. The report concludes there will be little effect on the groundwater quality due to the private septic systems that will be used within the development.

Based on the information provided, the standards of this section have been met.

13. Flood areas. Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation;

The development is not located within a 100 year flood plain.

Based on the information provided, the standards of this section have been met..

14. Storm water. The proposed subdivision will provide for adequate storm water management; ***A Stormwater Permit application has been submitted to MEDEP. A copy of the stormwater management report supporting the application was provided in the packet. Receipt of the MEDEP Stormwater Permit will be required for final approval. The Town Engineer has reviewed the stormwater management plan and has made several comments which will need to be addressed.***

Based on the information provided, the standards of this section have been met.

15. Freshwater wetlands. All potential freshwater wetlands, as defined in 30-A M.R.S.A. §4401 (2-A), within the proposed subdivision have been identified on any maps submitted as part of the application,

regardless of the size of these wetlands. Any mapping of freshwater wetlands may be done with the help of the local soil and water conservation district.

All wetlands have been mapped and shown on the plan. Impact to the wetlands has been minimized to the greatest extent possible. A wetlands permit is required from the Maine DEP.

Based on the information provided, the standards of this section have been met.

16. River, stream or brook... Any river, stream, or brook within or abutting the proposed subdivision has been identified on any map submitted as a part of the application. For purposes of this section, "river, stream or brook" has the same meaning as in Title 38, Section 480-B, Subsection 9. [Amended; Effective. 11/27/89]

There are two streams on the parcel. A Maine DEP Permit by Rule has been applied for. Based on the information provided, the standards of this section have been met.

VII. STANDARD CONDITIONS OF APPROVAL

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted by the applicant, and all statements made by the applicant to the Planning Board. There shall be no variation from the approved plans except for minor field changes which do not affect approval standards..

VIII. CONDITIONS OF FINAL PLAN APPROVAL:

1. A preconstruction conference shall be held prior to the start of construction.
2. If there are any public improvements, a performance guarantee in an amount and form acceptable to the Town Manager will be required prior to the preconstruction conference.
3. All clearing limits shall be flagged and approved by the Peer Review Engineer prior to the preconstruction conference.
4. A blasting permit, if required, shall be obtained from the Code Enforcement Officer.
5. All legal and technical review fees shall be paid to the Town prior to the preconstruction conference.
6. Any required local, State or Federal permits shall be submitted to the Town Planner prior to releasing the plat for recording.
7. An electronic copy of the as-built plans shall be submitted to the Town Planner prior to the release of any remaining inspection fees.
8. All review comments made by the Town Planner and Town Engineer shall be addressed prior to releasing the plat for recording.
9. The required HOA documents shall be submitted in a form acceptable to the Town Manager and Town Attorney.
10. A copy of the recorded HOA documents shall be provided to the Town Planner prior to the preconstruction conference.
11. A list of all required trails and lighting shall be provided along with a timeline for construction. These items shall be added to the list of required improvements and include the cost estimates for each.



Traffic Solutions
William J. Bray, P.E.
17 Mountview Drive
Gorham, ME 04038
(207) 400-6890
trafficsolutions@maine.rr.com

June 10, 2021

Travis Letellier, P.E.,
Director of Civil Engineering
Northeast Civil Solutions, Inc.
381 Payne Road
Scarborough, Maine 04074

RE: Blanchard Oaks Subdivision – Response to Peer Review Comment

Dear Travis:

The Town of Cumberland's Peer Review Consultant for the proposed Blanchard Oaks Subdivision offered the following comment, identified as comment number 11 in their May 11, 2021 letter to the Town Planner:

"While the intersection of Blanchard Road, Blanchard Road Extension and Orchard Road does not meet the MaineDOT definition of a high crash location, the Critical Rate Factor is 1.93, which is higher than would be expected for similar intersections throughout the State. To satisfy Ordinance Section 250-43. B (3) we recommend that the Applicant obtain the police report for the crash that occurred at this intersection, conduct a site visit to observe the intersection, and render an opinion as to whether any additional safety improvements are warranted for the location."

Cumberland's Police Department was contacted and they kindly provided copies of two reported vehicle crashes occurring within the noted intersection. Copies of both reports are attached for reference.

The first crash occurred on October 16, 2018 and the second accident was reported on September 3, 2020. The first crash involved two motorcycles traveling in tandem approaching the intersection from the Blanchard Road Extension approach. The first cycle operator attempted a left-turn into Orchard Road crossing in front of the second motorcycle who was continuing straight at the intersection. The reporting Police Officer states in the crash report that the second motorcycle operator was distracted by an unknown cause, which was listed as the primary cause of the crash.

The second vehicle accident was a single vehicle crash occurring on the Orchard Road approach. The motorist failed to stop at the intersection and, as a result, crashed into the ditch on the opposite side of Blanchard Road with significant damage. The reporting police officer concluded the

operator entered the ditch with significant speed. Three STOP signs and a STOP AHEAD sign face the Orchard Road approach and are all clearly visible to approaching drivers.

The contributing circumstances of each crash incident are dissimilar and do not form a crash pattern within the intersection.

Traffic Solutions conducted an on-site review of the subject intersection that included; observations of traffic flow through the intersection, an overview of vehicle sightlines and the location, condition, and visibility of traffic signs within the intersection. Generally, traffic circulates through the intersection in a safe manner with an occasional driver entering the right-turn lane onto Orchard Road at a slightly higher speed than desirable. Vehicle sightlines are acceptable through the intersection; there is minor impingement of sight distance caused by overhanging tree limbs and smaller trees, etc. Orchard Road presently has a total of three STOP signs with each sign clearly visible to approaching drivers. Further, a STOP AHEAD sign is also located on the approach and Keep Right signs are appropriately located on both ends of the center traffic island. Lastly, there is a Left Turn Yield sign facing the Blanchard Road Extension approach that is partially obscured with overhanging tree limbs. Additionally, the sign face appears to be worn, needing replacement.

Our review of the two vehicle crash reports occurring between 2018 and 2020 is non-conclusive. Both accidents and their likely causes are different and do not suggest a repeatable crash pattern exists within the intersection. However, we are providing three suggested safety improvements that could potentially add safety benefits to the intersection. They include the following:

- Replace the Left Turn Yield sign with high intensity sheeting for improved visibility. Clear all tree limbs and smaller trees that impinge visibility of the noted sign to approaching drivers.
- Existing tree limbs and small trees fronting the existing right-turn lane onto Orchard Road should be removed, as necessary, to improve the sightline through the intersection turn.
- The curb face of the traffic island located in the Orchard Road approach should be striped with yellow paint and reflectorized glass beads around the full perimeter of the island.

If further clarification or additional information is requested, please advise.

Very truly yours,

William J. Bray P.E.



STATE OF MAINE CRASH REPORT

FIRST PAGE

☐ Secondary Crash

Reporting Agency ME0031000		Report Number 18-C07295		Crash Date 10/16/2018		Crash Time 16:29		At Scene Date 10/16/2018		At Scene Time 16:34	
City or Town Cumberland			Street or Highway BLANCHARD ROAD EXT			Intersection INT of BLANCHARD RD; BLANCHARD ROAD EXT, ORCHARD R			<input type="checkbox"/> Off Road		
Direction FROM Nearest Intersection to Crash Site <input checked="" type="checkbox"/> At Intersection <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West				Distance From Nearest Inter. <input type="checkbox"/> Feet <input type="checkbox"/> Miles		Latitude 43.824230		Longitude -70.301060			
Node 1 11814		Node 2		Measurement Node		Distance to Scene 0 Feet		Posted Speed Limit 35 Miles		<input type="checkbox"/> Unknown <input type="checkbox"/> Not Posted 25 <input type="checkbox"/> Not Posted 45	
(F1) Type of Crash 4 - Intersection Movement						(F2) Type of Location 3 - Three Leg Intersection					
(F3) Weather Condition 1 - Clear						(F4) Light Condition 1 - Daylight					
(F5) Road Grade 1 - Level						(F6) Road Surface Condition 1 - Dry					
(F7) Traffic Control Device 5 - Stop Signs - Other						Traffic Control Device Operational (pre-crash)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk					
(F8) Location of First Harmful Event 1 - On Roadway						Total Damage over Threshold? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
(F9) Contributing Circumstances - Environment 1 1 - None						(F9) Contributing Circumstances - Environment 2					
(F10) Contributing Circumstances - Road 1 1 - None						(F10) Contributing Circumstances - Road 2					
In or Near a Construction, Maintenance, or Utility Work Zone? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk						Work Zone Workers Present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk					
(F11) Location of the Crash related to Work Zone						(F12) Type of Work Zone					
Law Enforcement Present at Work Zone? <input type="checkbox"/> Officer Present <input type="checkbox"/> Law Enforcement Vehicle Only <input type="checkbox"/> No						School Bus Related? <input type="checkbox"/> Yes, Directly Involved <input type="checkbox"/> Yes, Indirectly Involved <input checked="" type="checkbox"/> No					
<p>NARRATIVE On Tuesday, 10/16/18 at 1629 hours, I, Officer Ryan Pynchon responded to the intersection of Blanchard Road and Orchard Road in Cumberland Maine for a two motorcycle crash. At this time the weather was clear and the road surface was dry. I arrived on scene and noted two motorcycles in the intersection with their operators walking around. The motorcycles were upright with their kickstands down. I made contact with the operators and determined the following:</p> <p>Vehicle 1 was being operated by MICHAEL PHILLIPS (11/27/1971) Southbound on Blanchard Road Extension. Vehicle 2 was being operated by WILLIAM HOLMES (01/07/1976) Southbound on Blanchard Road Extension. Both motorcycles were riding in tandem side by side in a single lane. V2 was slightly behind V1.</p> <p>Upon approaching the intersection V1 made a left turn onto Orchard Rd. V2 continued straight and struck V1 in the left side. Both motorcycles were laid down.</p> <p>PHILLIPS denied injury. HOLMES was evaluated by EMS and refused...</p>						<p>CRASH DIAGRAM</p>					
Witness Last Name		First		MI		Address		City		State Zip	
Witness Last Name		First		MI		Address		City		State Zip	
Non Vehicle Property Damage Description						<input type="checkbox"/> State <input type="checkbox"/> City or Town <input type="checkbox"/> Utilities <input type="checkbox"/> Private					
Property Owner Name						Address City State Zip					
Non Vehicle Property Damage Description						<input type="checkbox"/> State <input type="checkbox"/> City or Town <input type="checkbox"/> Utilities <input type="checkbox"/> Private					
Property Owner Name						Address City State Zip					
Reporting Officer Officer Ryan M Pynchon				Badge# C10		Report Date 10/16/2018		Approved By Sgt. Antonio Ridge		Approved Date 10/17/2018	

Maine Department of Public Safety

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Form 13:20A Revised August 2018

Last Modified: 10/17/2018 11:32

Form 13:20A Revised August 2018

STATE OF MAINE CRASH REPORT

UNIT PAGE

Form 13:20A Revised August 2018

STATE OF MAINE CRASH REPORT

Report Number

18-C07295

Narrative / Diagram Supplemental

On Tuesday, 10/16/18 at 1629 hours, I, Officer Ryan Pynchon responded to the intersection of Blanchard Road and Orchard Road in Cumberland Maine for a two motorcycle crash. At this time the weather was clear and the road surface was dry. I arrived on scene and noted two motorcycles in the intersection with their operators walking around. The motorcycles were upright with their kickstands down. I made contact with the operators and determined the following:

Vehicle 1 was being operated by MICHAEL PHILLIPS (11/27/1971) Southbound on Blanchard Road Extension. Vehicle 2 was being operated by WILLIAM HOLMES (01/07/1976) Southbound on Blanchard Road Extension. Both motorcycles were riding in tandem side by side in a single lane. V2 was slightly behind V1.

Upon approaching the intersection V1 made a left turn onto Orchard Rd. V2 continued straight and struck V1 in the left side. Both motorcycles were laid down.

PHILLIPS denied injury. HOLMES was evaluated by EMS and refused transport.

V1 could not be driven and was towed due to damage. V2 was able to be driven away.

STATE OF MAINE CRASH REPORT

FIRST PAGE

☐ Secondary Crash

Reporting Agency ME0031000		Report Number 20-C06232		Crash Date 9/3/2020		Crash Time 22:15		At Scene Date 9/3/2020		At Scene Time 23:15		
City or Town Cumberland				Street or Highway BLANCHARD RD				Nearest Intersecting Street Int of BLANCHARD RD SKILLIN RD				<input type="checkbox"/> Off Road
Direction FROM Nearest Intersection to Crash Site <input checked="" type="checkbox"/> At Intersection <input type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West				Distance From Nearest Inter. <input type="checkbox"/> Feet <input type="checkbox"/> Miles		Latitude 43.822150		Longitude -70.299090				
Node 1 11813		Node 2		Measurement Node		Distance to Scene 0		Posted Speed Limit 35		<input type="checkbox"/> Unknown <input type="checkbox"/> Not Posted 25 <input type="checkbox"/> Not Posted 45		
(F1) Type of Crash 7 - Went Off Road						(F2) Type of Location 3 - Three Leg Intersection						
(F3) Weather Condition 3 - Fog, Smog, Smoke						(F4) Light Condition 4 - Dark - Lighted						
(F5) Road Grade 1 - Level						(F6) Road Surface Condition 2 - Wet						
(F7) Traffic Control Device 5 - Stop Signs - Other						Traffic Control Device Operational (pre-crash)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk						
(F8) Location of First Harmful Event 1 - On Roadway						Total Damage over Threshold? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No						
(F9) Contributing Circumstances - Environment 1 2 - Weather Conditions						(F9) Contributing Circumstances - Environment 2						
(F10) Contributing Circumstances - Road 1 2 - Road Surface Condition (Wet, Icy, Snow, Slush, etc.)						(F10) Contributing Circumstances - Road 2						
In or Near a Construction, Maintenance, or Utility Work Zone? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Unk						Work Zone Workers Present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unk						
(F11) Location of the Crash related to Work Zone						(F12) Type of Work Zone						
Law Enforcement Present at Work Zone? <input type="checkbox"/> Officer Present <input type="checkbox"/> Law Enforcement Vehicle Only <input type="checkbox"/> No						School Bus Related? <input type="checkbox"/> Yes, Directly Involved <input type="checkbox"/> Yes, Indirectly Involved <input checked="" type="checkbox"/> No						
<p>NARRATIVE</p> <p>On 9/3/2020, I, Officer Ryan Pynchon of the Cumberland Police Department was patrolling Skillin Rd in the area of Blanchard when I observed a vehicle off the road at the intersection. I observed 3 subjects standing near the vehicle. At the time of the crash the weather was light fog and the road surface was wet.</p> <p>I made contact with the subjects who stated they were all the occupants of the vehicle. The operator was identified as JOSEPH GIANDREA. The passengers were identified as EMMANUEL MENDOZA and MATIANG KOUTH. All subjects denied injury.</p> <p>I inspected the vehicle which appeared to have significant damage to the front and was leaning into the ditch significantly, raising the rear tires off the ground. Due to the position of the vehicle and the amount of damage to the front it appeared to have entered the ditch with significant speed. I asked GIANDREA if he stopped at the stop sign and he stated that he thought he did. Based on my training, education, and experience, I believe that the vehicle did not come to a stop at the stop sign on Skillin Rd and was unable to navigate the turn from Skillin Rd onto Blanchard Rd, causing it to enter the ditch....</p>						<p>CRASH DIAGRAM</p>						
Witness Last Name		First		MI		Address		City		State Zip		
Witness Last Name		First		MI		Address		City		State Zip		
Non Vehicle Property Damage Description						<input type="checkbox"/> State <input type="checkbox"/> City or Town <input type="checkbox"/> Utilities <input type="checkbox"/> Private						
Property Owner Name						Address City State Zip						
Non Vehicle Property Damage Description						<input type="checkbox"/> State <input type="checkbox"/> City or Town <input type="checkbox"/> Utilities <input type="checkbox"/> Private						
Property Owner Name						Address City State Zip						
Reporting Officer Officer Ryan M Pynchon						Badge# C10		Report Date 9/3/2020		Approved By Sgt. Antonio Ridge		
Maine Department of Public Safety								Approved Date 9/4/2020				

20-C06232

STATE OF MAINE CRASH REPORT

UNIT PAGE

Unit ID 1		<input type="checkbox"/> Hit Run?		VIN 2HGFA165X8H520117		License Plate 1545XF		State ME		(U1) Unit Type 1 - Passenger Car																					
<input type="checkbox"/> No Insurance		NAIC		Insurance Company Name Allstate				Insurance Policy Number 919986772																							
(U2) Vehicle Make 26 - HONDA						Vehicle Year 2008		(U3) Vehicle Color 4 - Blue																							
(U4) Vehicle Configuration						GVWR or GCWR <input type="checkbox"/> < 10,000 lbs. <input type="checkbox"/> 10,001 - 26,000 lbs. <input type="checkbox"/> > than 26,000 lbs.																									
Vehicle Has 9 or More Seats ? <input type="checkbox"/> Yes <input type="checkbox"/> No				HAZMAT Placarded ? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				Vehicle Travel Direction <input checked="" type="checkbox"/> Northbound <input type="checkbox"/> Southbound <input type="checkbox"/> Eastbound <input type="checkbox"/> Westbound <input type="checkbox"/> Not on Roadway <input type="checkbox"/> Unknown																							
(U5) Special Function Vehicle 1 - No Special Function						Exempt Vehicle <input type="checkbox"/> Emergency Vehicle Responding to Scene ? <input type="checkbox"/> Yes <input type="checkbox"/> No																									
Extent of Damage <input type="checkbox"/> No Damage Observed <input type="checkbox"/> Minor Damage <input type="checkbox"/> Functional Damage <input checked="" type="checkbox"/> Towed Due to Disabling Damage						(U6) Most Damaged Area 12 - Front		(U7) Most Harmful Event 25 - Ditch																							
Trailer 1 VIN			Trailer 1 Plate		State		Trailer 2 VIN			Trailer 2 Plate		State																			
(U8) Pre Crash Actions 1 - Following roadway						(U9) Contributing Circumstances - Vehicle 1 - None																									
(U10) Sequence of Events 1 33 - Ditch				(U10) Sequence of Events 2				(U10) Sequence of Events 3				(U10) Sequence of Events 4																			
Automation System In Vehicle 2 - No				(U11) Automation Levels In Vehicle 0 - No Automation				(U11) Automation Levels Engaged 0 - No Automation																							
<input checked="" type="checkbox"/> Driver <input type="checkbox"/> Bicycle <input type="checkbox"/> Pedestrian <input type="checkbox"/> Last Known Operator		License Number 7371369		<input checked="" type="checkbox"/> Active <input type="checkbox"/> No License <input type="checkbox"/> Permit <input type="checkbox"/> Suspended		State ME		License Class C		Endorsements 0		Restrictions 0																			
DRIVER Last Name GIANDREA, JOSEPH D						First Name		MI		DRIVER Address 143 Cumberland Rd, North Yarmouth ME 04097																					
Citation Number						Pending <input type="checkbox"/>		Violation 1		Violation 2																					
OWNER Last Name (skip if same as Driver) First Name						MI		OWNER Address 143 Cumberland Rd, North Yarmouth ME 04097		City		State Zip																			
(D1a) Distracted By - Action 99 - Unknown				(D1b) Distracted By - Source 99 - Unknown				(D2) Condition at Time of Crash 1 - Apparently Normal																							
(D3) Driver Actions at Time of Crash 1 5 - Ran Stop Sign						(D3) Driver Actions at Time of Crash 2 2 - Ran Off Roadway																									
<input type="checkbox"/> Law Enforcement Suspects <input type="checkbox"/> Alcohol Use		Alcohol Test <input type="checkbox"/> Breath <input checked="" type="checkbox"/> Urine <input checked="" type="checkbox"/> Test Not Given <input type="checkbox"/> Test Refused <input type="checkbox"/> Blood		<input type="checkbox"/> Other Chemical Test (Not Field Sobriety or PBT)		<input type="checkbox"/> Alcohol Test Result Pending		Alcohol BAC Result																							
<input type="checkbox"/> Law Enforcement Suspects <input type="checkbox"/> Drug Use		Drug Test <input checked="" type="checkbox"/> Test Not Given <input type="checkbox"/> Test Refused <input type="checkbox"/> Blood <input type="checkbox"/> Urine <input type="checkbox"/> Other		Drug Test Result <input type="checkbox"/> Positive <input type="checkbox"/> Negative <input type="checkbox"/> Pending																											
(D4) Non Motorist Location at Time of Crash						(D5) Non Motorist Action Prior to Crash																									
(D6) Non Motorist Action at Time of Crash 1						(D6) Non Motorist Action at Time of Crash 2																									
(D7) Pedestrian Maneuvers						(D8) Bicyclist Maneuvers																									
PERSON TYPE 1-Driver, 2-Passenger, 3-Pedestrian, 6-Driver/Owner, 7-Bicycle, 8-Passenger/Owner, 24-Last Known Operator 25-Last Known Operator/Owner																															
SEAT ROW 1-Front Row 2-Second Row 3-Third Row 4-Fourth Row 5-Other Row 6-Unknown		SEAT POSITION 1-Left (driver) 2-Middle 3-Right 4-Other 5-Unknown		SEAT POSITION OTHER 1-Sleeper Section of Cab (truck) 2-Other Enclosed Cargo Area 3-Unenclosed Cargo Area 4-Trailing Unit 5-Riding on Motor Vehicle Ext (non-trailing unit) 6-Unknown		AIRBAG DEPLOYED 1-Not Applicable 2-Not Deployed 3-Deployed - Front 4-Deployed - Side 5-Deployed - Other (knee, air belt,...) 6-Deployed - Combination 7-Deployment - Curtain		RESTRAINT SYSTEM 1-Not Applicable 2-None Used - Motor Vehicle Occupant 3-Shoulder and Lap Belt Used 4-Shoulder Belt Only Used 5-Lap Belt Only Used 6-Restraint Used - Other 7-Child Restraint - Forward Facing 8-Child Restraint - Rear Facing 9-Child Restraint - Used Incorrectly 10-Booster Seat 11-Child Restraint - Other		INJURY TYPE 1-Amputation 2-Bleeding 3-Broken Bones 4-Burns 5-Concussion 6-Shock 7-Dizziness 8-Abrasion/Bruises 9-Complaint of Pain 10-Other		INJURY AREA 1-Face 2-Head 3-Neck 4-Back 5-Arm(s) 6-Leg(s) 7-Chest Stomach 8-Internal 9-Entire Body 10-Other		INJURY DEGREE 1-(K) Fatal Injury 2-(A) Suspected Serious Injury 3-(B) Suspected Minor Injury 4-(C) Possible Injury 5-(O) No Apparent Injury																	
EJECTED 1-Not Ejected 2-Ejected Partially 3-Ejected Totally		HELMET USE 1-DOT-Compliant Motorcycle Helmet 2-Other Helmet 3-No Helmet		EXTRICATION 0-Not Extricated or Not Applicable 1-Extricated		INJURY INFO SOURCE 1-Officer Observation 2-Individual Statement 3-Medical, Paramedical Observation																									
Include Driver, Passengers, Bicyclist, and Pedestrians																															
Person Type		Last Name, First Name, MI		Sex (M,F,U)		DOB		Seat Pos Row		Seat Pos		Seat Pos Other		Air Bag Deployed		Ejected		Restraint System		Helmets Use		Injury Degree		Injury Type		Injury Area		Inj Info Source		Amb Code	
1		GIANDREA, JOSEPH D		0		M		09/26/03		1		1		2		1		3		5		2		1							
2		MENDOZA, EMMANUEL E		0		M		05/03/04		1		3		2		1		2		5		2		1							
2		KOUTH, MATIANG M		0		M		08/17/04		2		1		2		1		3		5		2		1							

STATE OF MAINE CRASH REPORT

Report Number

20-C06232

Narrative / Diagram Supplemental

On 9/3/2020, I, Officer Ryan Pynchon of the Cumberland Police Department was patrolling Skillin Rd in the area of Blanchard when I observed a vehicle off the road at the intersection. I observed 3 subjects standing near the vehicle. At the time of the crash the weather was light fog and the road surface was wet.

I made contact with the subjects who stated they were all the occupants of the vehicle. The operator was identified as JOSEPH GIANDREA. The passengers were identified as EMMANUEL MENDOZA and MATIANG KOUTH. All subjects denied injury.

I inspected the vehicle which appeared to have significant damage to the front and was leaning into the ditch significantly, raising the rear tires off the ground. Due to the position of the vehicle and the amount of damage to the front it appeared to have entered the ditch with significant speed. I asked GIANDREA if he stopped at the stop sign and he stated that he thought he did. Based on my training, education, and experience, I believe that the vehicle did not come to a stop at the stop sign on Skillin Rd and was unable to navigate the turn from Skillin Rd onto Blanchard Rd, causing it to enter the ditch.

The vehicle was towed due to disabling damage. Once the vehicle was removed from the ditch I further inspected the damage to the vehicle and observed significant underbody damage as well, further leading me to believe that the vehicle had speed when it came into contact with the ditch.

Nothing further.



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

May 24, 2021

Ms. Carla Nixon, Director of Planning
Town of Cumberland
290 Tuttle Road
Cumberland, Maine 04021

**RE: Blanchard Oaks Subdivision,
365 Blanchard Road – Schooner Ventures III, LLC
Final Plan Submission**

Dear Ms. Nixon:

Northeast Civil Solutions, Inc. (NCS) is pleased to submit the attached Final Plan submission for the 13-lot Blanchard Oaks Major Subdivision on behalf of Schooner Ventures III, LLC. The plan received preliminary approval at the May 18th Planning Board meeting and was also granted several waivers, listed on the final plan. In order for the road length waiver to be accepted, the Planning Board required the Fire Chief to weigh in. Included in this submission is a statement from the Fire Chief attesting to his acceptance of the road length extension.

Staff/Peer Review Comments

NCS has received staff review comments along with peer review comments and have responded to them in a separate letter attached to this submission.

Road Name

Prior to the preliminary plan meeting the road name of “Peaceful Way” was accepted by the Town. An email from the assessor’s office approving the name is attached.

DEP & ACOE Permits

At the time of this letter both permits are outstanding. We have responded to initial technical review comments and those edits have been incorporated into the updated plans included in this submission. We anticipate having the permits in hand by the June Planning Board meeting, however, if there is a delay in receiving the approved permits, we will be seeking a conditional Final approval. All approvals received before the June meeting will be forwarded to the Town upon receipt.

Financial Capacity

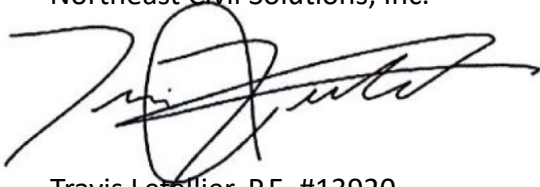
The applicant will be self-financing the construction of this project. Included in this submission is a \$540,000 construction estimate from their general contractor along with a letter and statements from their investment accounts which total more than \$1.5 million.

Draft Declarations

Included in this final submission is a draft of the Homeowners Association Documentation for the Board's review. The document includes language on the proposed open space on the property.

We look forward to discussing this project with the Board at the June 15th meeting.

Sincerely,
Northeast Civil Solutions, Inc.

A handwritten signature in black ink, appearing to read 'Travis Letellier', with a large, stylized loop at the end.

Travis Letellier, P.E. #13920
Director of Engineering

CC: Chris & Mandy Axelson, Schooner Ventures III, LLC, Applicant
Jim Fisher, NCS President



SURVEYING ENGINEERING LAND PLANNING

Northeast Civil Solutions

INCORPORATED

www.northeastcivilsolutions.com

June 8, 2021

Ms. Carla Nixon, Director of Planning
Town of Cumberland
290 Tuttle Road
Cumberland, Maine 04021

**RE: Blanchard Oaks Subdivision,
365 Blanchard Road – Schooner Ventures III, LLC
Response to Final Plan Submission Peer Review Comments**

Dear Ms. Nixon,

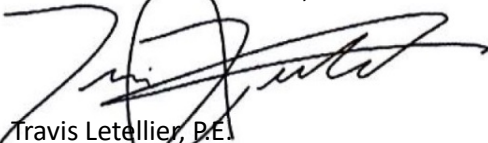
NCS is in receipt of a peer review memorandum from Gorrill-Palmer dated June 7, 2021.
Following each comment, we have provided a response in Bold.

1. The following are outstanding items to be included in the final submission:
 - a. MDEP Stormwater Permit and NRPA Permit.
Both permits are still pending with the DEP at the time I am writing this response. We have addressed all DEP comments so far and it is anticipated we will have the permits in hand by the end of the month and will be asking the Board for a conditional approval.
 - b. Analysis of intersection of Blanchard Road Extension, Blanchard Road and Orchard Road by the Applicant's Traffic Engineer.
Analysis of the intersection will be provided prior to the next Planning Board meeting on June 15, 2021, and a summary will be presented at the meeting to the board.
 - c. Adding the road name to the subdivision plat.
The road name has been added to the subdivision plat.
2. Please clarify intent of 75' perimeter buffer. Based on Note S-17, it appears that the perimeter buffer is to remain undeveloped with no vegetation removed other than dead, dying or dangerous trees. The Lot Grading Plan submitted for Lot 5 shows approximately 0.30 acres of clearing and disturbance in the 75' perimeter buffer to facilitate the lot development (shown in purple in snippet to the right).
The intent is to keep the 75-foot buffer area free from clearing. I have updated the lot 5 potential development plan to no longer propose disturbance within the 75-foot buffer.
3. Add a note to the Subdivision Plat similar to, *Lot construction disturbance within 75 feet of the stream will require a permit from MDEP. Lot Owner responsible to obtain permit.*
A note similar to the above language has been added to the subdivision plan.

4. The individual lot grading plans show wetland impacts that the Applicant states are included in the NRPA permit application. Add the impacts to the Subdivision Plat.
The wetland impacts have been added to the subdivision plan.
5. Has the impact to the wetlands from SD-8 construction adjacent to the cul-de-sac been included in the NRPA permit application?
The DEP NRPA application has been updated to include 371 SF of temporary impact to the wetland.
6. Revise the rip rap detail on the typical road cross section to call out a rip-rap thickness of two times the D50 size in accordance with the Maine Erosion and Sediment Control Best Practices Manual for Designers and Engineers.
The D50 size has been revised to 3"
7. The 1' width of the rip rap section shown on the typical road section results in an approximately 4" depth of flow to the top of the rip rap at the 3:1 slope. What is the required flow depth in the ditches for the 10-year, and preferably the 25-year storm?
Utilizing a manning's number of 0.040 and a swale slope of 4.0% and using the largest contributing watershed, S20, the flow depth in a 10-year storm event will be 0.70 feet deep. The revised details show a total width of the riprap channel of 3.5 feet with a depth of 0.67'. Taking into consideration the void space in the riprap this will provide adequate scour protection for the swales within this project.

If you have any additional questions or comments on the plans or application material, please don't hesitate to contact me at any time to discuss.

Sincerely,
Northeast Civil Solutions, Inc.



Travis Letellier, P.E.
Director of Engineering

CC: Jim Fisher, President, NCS
Chris and Mandy Axelson, Schooner Ventures III, LLC, Applicant/Owner

BLANCHARD OAKS SUBDIVISION
BLANCHARD ROAD, CUMBERLAND, MAINE

INDEX

- COVER/INDEX/VICINITY MAP
- BOUNDARY SURVEY OF McCORMACK PROPERTY (BY SEBAGO TECHNICS)
- BLANCHARD OAKS SUBDIVISION PLAT
- SITE, LAYOUT & UTILITY PLAN - SHEET 1
- SITE, LAYOUT & UTILITY PLAN - SHEET 2
- PROFILE - SHEET 1
- PROFILE - SHEET 2
- GRADING & DRAINAGE PLAN - SHEET 1
- GRADING & DRAINAGE PLAN - SHEET 2
- EROSION & SEDIMENTATION CONTROL PLAN
- EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
- CONSTRUCTION DETAILS

ABUTTERS

ASSESSOR'S MAP	PARCEL NUMBER	OWNER'S NAME
ROB	56	CARL TERISON, JR. 62 ORCHARD ROAD, CUMBERLAND, ME 04021 BOOK 3594, PAGE 252
ROB	59	W P CLARK & SONS, HOME BUILDERS, INC. 11 HEIDI LANE, RAYMOND, ME 04071 BOOK 35955, PAGE 144
ROB	67	PETER J. McCABE & CINDERELLA J. McCABE 345 BLANCHARD ST, CUMBERLAND, ME 04021 BOOK 6137, PAGE 180
ROB	67E	JENNIFER C. McCABE PO BOX 705, CUMBERLAND, ME 04021 BOOK 34839, PAGE 206
ROB	67A	PETER J. McCABE & CINDY J. McCABE 345 BLANCHARD ST, CUMBERLAND, ME 04021 BOOK 6137, PAGE 286
ROB	68D	BEATRICE KALINICH & JEFFREY KALINICH 371 BLANCHARD ST, CUMBERLAND, ME 04021 BOOK 16172, PAGE 143
ROB	68E	BRUCE S. WILDES & NANCY J.S. WILDES PO BOX 54, CUMBERLAND, ME 04021 BOOK XX, PAGE XX
ROB	68H	MARK A. FAIRBANKS & CHRISTA L. FAIRBANKS 385 BLANCHARD ST, CUMBERLAND, ME 04021 BOOK 23621, PAGE 335

THIS PLAN IS FOR REVIEW
PURPOSES ONLY AND IS NOT
INTENDED FOR CONSTRUCTION
OR RECORDING

Revision	By	Date	Change
5	TAL	6/8/21	FINAL PLAN SUBMISSION - REVISED PER TOWN COMMENTS
4	SMA	5/24/21	FINAL PLAN SUBMISSION
3	SMA	5/13/21	REVISE PER MDEP & TOWN REVIEW COMMENTS
2	SMA	4/26/21	SUBMITTED FOR PRELIMINARY SUBDIVISION REVIEW
1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

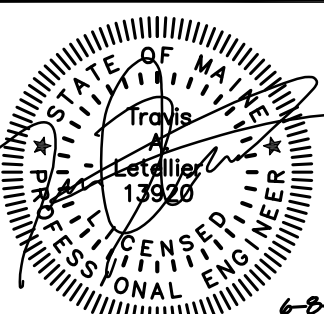
PROJECT NUMBER: 42361 ACAD FILE: 42361-COVER.DWG SCALE: 1" = 100' DATE: APRIL 6, 2021

DRAWING STATUS
☐ SUBDIVISION PLAN
☐ MDEP REVIEW
☒ TOWN REVIEW
☐ CLIENT REVIEW
☐ CONSTRUCTION
6-8-21

Drawing Name:
COVER/INDEX/VICINITY MAP

Project Name:
BLANCHARD OAKS SUBDIVISION
BLANCHARD ROAD, CUMBERLAND, MAINE

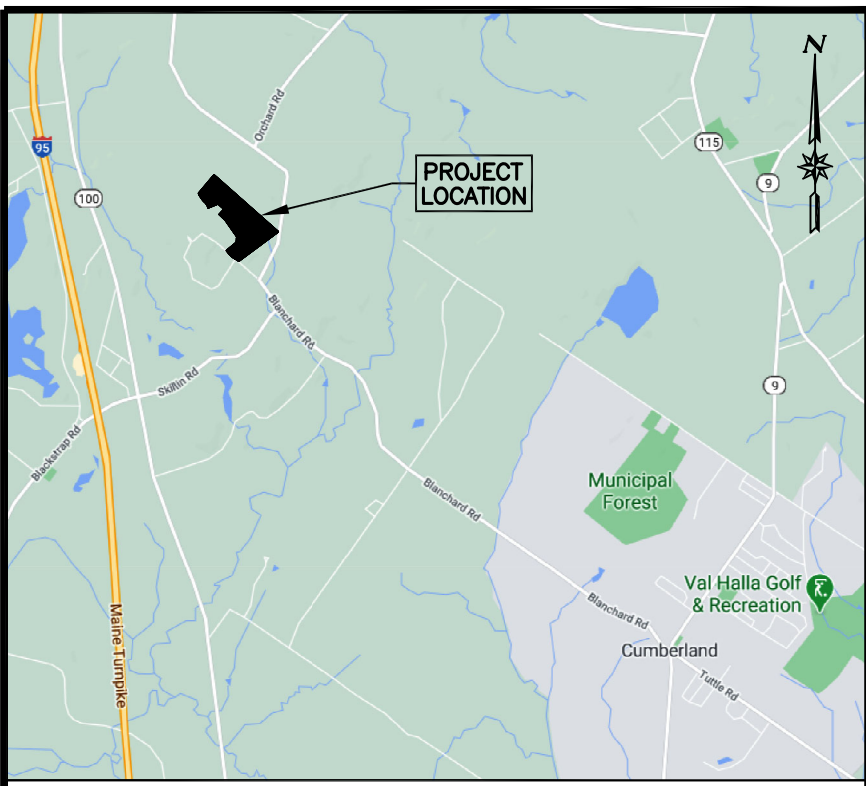
Owner/Applicant:
SCHOONER VENTURES III, LLC



SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

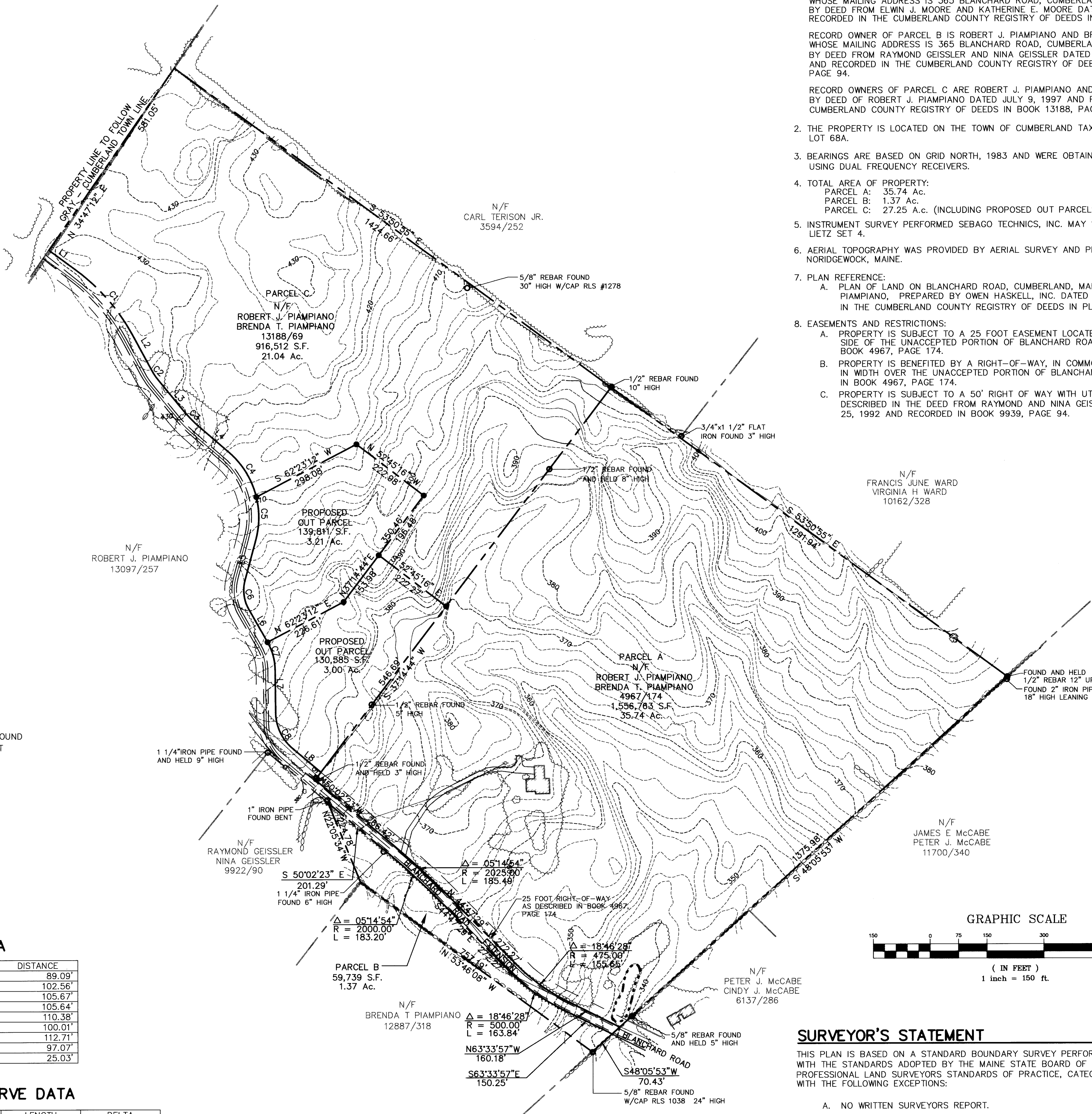
0 100' 200' 400'

SHEET 1 OF 12



VICINITY MAP
SCALE: 1" = 1 MILE

E:\LAND PROJECT\42000\42361 ARELSON - CUMBERLAND\ANSET\42361-COVER.DWG



LEGEND

---	PROPERTY/ROW
---	EASEMENT
---	MONUMENT
---	IRON PIPE/ROD FOUND
---	REBAR TO BE SET
---	BUILDING
---	STREAM
---	EDGE PAVEMENT
---	GRAVEL ROAD
---	TREELINE
---	CONTOURS
---	UTILITY POLE
---	SPOT GRADE
---	STONE WALL

PROPERTY LINE DATA

LINE	DIRECTION	DISTANCE
L1	S 53°30'08" E	89.09'
L2	S 28°30'37" E	102.56'
L3	N 39°31'07" W	105.67'
L4	S 49°11'56" E	105.64'
L5	S 15°10'37" W	110.38'
L6	N 29°41'39" W	100.01'
L7	S 00°38'14" E	112.71'
L8	N 50°02'23" W	97.07'
L9	N 37°14'44" E	25.03'

PROPERTY LINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C1	525.00'	229.00'	24°59'31"
C2	175.00'	33.62'	11°00'30"
C3	325.00'	54.91'	09°40'50"
C4	225.00'	139.94'	35°38'03"
C5	225.00'	112.87'	28°44'30"
C6	100.00'	78.31'	44°52'16"
C7	150.00'	76.07'	29°03'25"
C8	125.00'	107.78'	49°24'09"

STATE OF MAINE

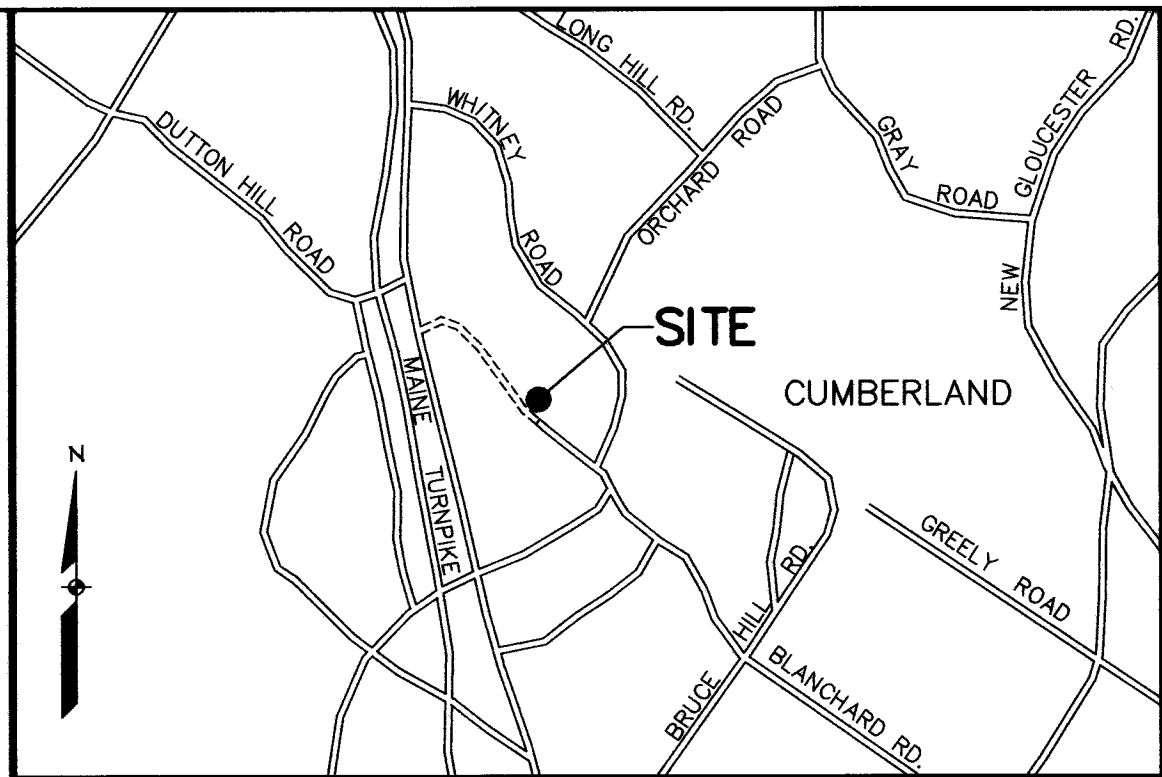
Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED March 30 1999
AT 3 h 14 m P.M. AND RECORDED IN
PLAN BOOK 199 PAGE 177
ATTEST John B. O'Brien REGISTER

GENERAL NOTES

- RECORD OWNER OF PARCEL A IS ROBERT J. PIAMPIANO AND BRENDA T. PIAMPIANO WHOSE MAILING ADDRESS IS 365 BLANCHARD ROAD, CUMBERLAND, MAINE 04021, BY DEED FROM ELWIN J. MOORE AND KATHERINE E. MOORE DATED JUNE 3, 1982 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4967, PAGE 174.

RECORD OWNER OF PARCEL B IS ROBERT J. PIAMPIANO AND BRENDA T. PIAMPIANO WHOSE MAILING ADDRESS IS 365 BLANCHARD ROAD, CUMBERLAND, MAINE 04021, BY DEED FROM RAYMOND GEISSLER AND NINA GEISSLER DATED FEBRUARY 25, 1992 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9939, PAGE 94.

RECORD OWNERS OF PARCEL C ARE ROBERT J. PIAMPIANO AND BRENDA T. PIAMPIANO BY DEED OF ROBERT J. PIAMPIANO DATED JULY 9, 1997 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13188, PAGE 69.
- THE PROPERTY IS LOCATED ON THE TOWN OF CUMBERLAND TAX MAP R-8 SHOWN AS LOT 68A.
- BEARINGS ARE BASED ON GRID NORTH, 1983 AND WERE OBTAINED BY G.P.S. OBSERVATIONS USING DUAL FREQUENCY RECEIVERS.
- TOTAL AREA OF PROPERTY:
PARCEL A: 35.74 Ac.
PARCEL B: 1.37 Ac.
PARCEL C: 27.25 A.c. (INCLUDING PROPOSED OUT PARCELS)
- INSTRUMENT SURVEY PERFORMED SEBAGO TECHNICS, INC. MAY 1997. INSTRUMENT USED: LIETZ SET 4.
- AERIAL TOPOGRAPHY WAS PROVIDED BY AERIAL SURVEY AND PHOTO, INC. NORIDGEWOCK, MAINE.
- PLAN REFERENCE:
A. PLAN OF LAND ON BLANCHARD ROAD, CUMBERLAND, MAINE FOR ROBERT PIAMPIANO, PREPARED BY OWEN HASKELL, INC. DATED MAY 1982, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLANBOOK 192, PAGE 44.
- EASEMENTS AND RESTRICTIONS:
A. PROPERTY IS SUBJECT TO A 25 FOOT EASEMENT LOCATED ON THE EASTERLY SIDE OF THE UNACCEPTED PORTION OF BLANCHARD ROAD, AS DESCRIBED IN BOOK 4967, PAGE 174.
B. PROPERTY IS BENEFITED BY A RIGHT-OF-WAY, IN COMMON WITH OTHERS 18 FEET IN WIDTH OVER THE UNACCEPTED PORTION OF BLANCHARD ROAD AS DESCRIBED IN BOOK 4967, PAGE 174.
C. PROPERTY IS SUBJECT TO A 50' RIGHT OF WAY WITH UTILITY RIGHTS AS DESCRIBED IN THE DEED FROM RAYMOND AND NINA GEISSLER DATED FEBRUARY 25, 1992 AND RECORDED IN BOOK 9939, PAGE 94.



LOCATION MAP

N.T.S.

ADDITIONAL GENERAL NOTES

MARCH 10, 1999

SUMMARY OF LEGAL OPINIONS RENDERED ON THE QUESTION OF SUBDIVISION:

IN A DEED FROM THEODORE W. MOORE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHERINE E. MOORE TO ROBERT J. PIAMPIANO, DATED MAY 23, 1997 AND RECORDED IN BOOK 13097, PAGE 257, PROPERTY CONTAINING 64.53 ACRES WAS CONVEYED SITUATED ON BOTH SIDES OF THE PRIVATE RIGHT OF WAY SHOWN HEREON. SUBSEQUENTLY, ROBERT J. PIAMPIANO CONVEYED TO HIMSELF AND BRENDA T. PIAMPIANO AS ABUTTERS, A PARCEL OF LAND (INCLUDING PARCEL C AND PROPOSED OUT/PARCELS) CONTAINING 27.25 ACRES BY DEED DATED JULY 9, 1997 AND RECORDED IN BOOK 13188, PAGE 69. WHILE THE DEED DESCRIBES THE WESTERLY SIDELINE OF THE RIGHT OF WAY LINE AS THE DIVIDING LINE, THE INTENT WAS TO CREATE A DIVIDING LINE ALONG THE EASTERLY SIDELINE OF THE PRIVATE RIGHT OF WAY AS WAS SHOWN IN SUBSEQUENT CORRECTIVE DEEDS RECORDED IN BOOK 13208, PAGES 125 & 129 AND IN BOOK 13972, PAGES 47 & 50.

REFERENCE IS MADE TO A LETTER FROM BRENDA T. PIAMPIANO TO DONNA LARSON, PLANNER, TOWN OF CUMBERLAND, DATED JUNE 5, 1997. IN SECTION 2 OF THIS LETTER MRS. PIAMPIANO STATES:

"PROPERTY SITUATED TO THE RIGHT OF THE NEW ROAD WILL BE TRANSFERRED TO MY HUSBAND ROBERT AND I AS ABUTTERS."

PARCEL A SHOWN HEREON HAS BEEN OWNED BY MR. AND MRS. PIAMPIANO SINCE JUNE 3, 1982. HER LETTER FURTHER STATES:

"YOU AND MR. COLE HAVE AGREED THAT WE ARE ENTITLED TO SELL THESE TWO LOTS PURSUANT TO 30-A M.R.S.A. 4401 (4) (A) (1) IN THAT MY HUSBAND AND I HAVE RETAINED THE REMAINING LAND FOR OUR OWN USE AS A SINGLE FAMILY RESIDENCE FOR A PERIOD OF AT LEAST 5 YEARS PRIOR TO THE SECOND DIVIDING. PLANNING BOARD APPROVAL OF THESE DIVISIONS IS NOT REQUIRED."

THE TWO LOTS REFERRED TO IN HER LETTER ARE THE PROPOSED OUTPARCELS SHOWN HEREON.

KENNETH M. COLE III AS TOWN COUNSEL FOR THE TOWN OF CUMBERLAND IN A LETTER TO MR. AND MRS. PIAMPIANO DATED JULY 22, 1997, STATES THE FOLLOWING: "...DOES THE FIVE YEAR HOMESTEAD EXEMPTION UNDER THE SUBDIVISION LAW ATTACH TO ADJOINING PROPERTY WHICH WAS ACQUIRED BY AN ABUTTER AND THEN RESOLD. THE TOWN'S REVIEW OF THIS IS THAT THE STATUTE IS BASICALLY SILENT EXCEPT TO THE EXTENT THAT A SALE TO AN ABUTTER ITSELF IS EXEMPT BASED ON THE PREMISE THAT IT SIMPLY ENLARGES THE ABUTTER'S PARCEL. IF THAT IS THE CASE, THEN THE RESALE OF ALL OR A PART OF THE LAND ACQUIRED BY THE ABUTTER BASED ON THE ABUTTER'S FIVE YEAR HOMESTEAD EXEMPTION WOULD SEEM TO BE APPROPRIATE. GIVEN THIS PRACTICAL ANALYSIS, THE TOWN'S POSITION REMAINS THAT THIS TRANSACTION IS WITHIN THE LAW AND WILL TAKE NO ACTION AS AN ILLEGAL OR OTHERWISE IMPROPER SUBDIVISION OF THE LAND."

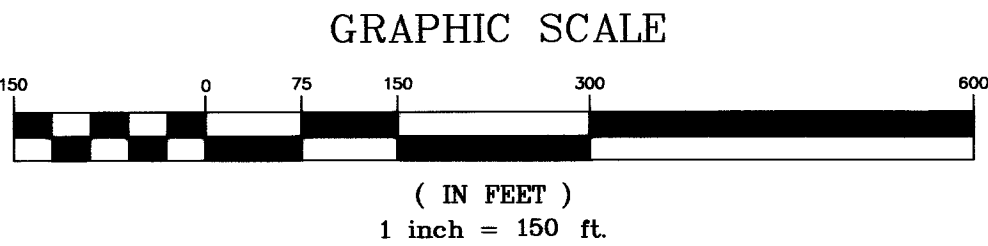
PAUL S. BULGER, ESQ. REPRESENTING MR. AND MRS. PIAMPIANO STATES IN A LETTER TO DONNA LARSON, TOWN PLANNER, DATED OCTOBER 28, 1998, THE FOLLOWING: "MR. COLE'S LETTER SUMMARIZING THE TOWN'S LEGAL POSITION CAN BE REDUCED TO THE FOLLOWING ESSENTIAL LEGAL CONCLUSIONS:

- THE REAL ESTATE LYING ON THE EASTERLY SIDE OF THE BLANCHARD ROAD EXTENSION WAS CONVEYED INTO ROBERT AND BRENDA PIAMPIANO AS ABUTTERS AND DID NOT CREATE A LOT FOR PURPOSES OF THE SUBDIVISION LAW; AND
- THE CREATION OF TWO LOTS OUT OF THE EXPANDED PIAMPIANO HOMESTEAD CREATED TWO LOTS FOR THE PURPOSES OF THE SUBDIVISION LAW AND THE REMAINING ACREAGE IS NOT A 'THIRD LOT'... THE REMAINING ACREAGE CONSTITUTES THE PIAMPIANO HOMESTEAD WHERE THE PIAMPIANOS HAVE RESIDED FOR OVER FIFTEEN YEARS. HENCE, THE DIVISION OF LAND DOES NOT REQUIRE SUBDIVISION REVIEW ACCORDING TO MAINE LAW."

REFERENCE IS MADE TO A "NOTICE OF DECISION" SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD FOR THE TOWN OF CUMBERLAND DATED NOVEMBER 18, 1998 WHICH STATES: "THIS IS TO ADVISE YOU THAT THE PLANNING BOARD HAS ACTED ON YOUR APPLICATION FOR A PRE-APPLICATION CONFERENCE TO REVIEW THE LEGAL ANALYSIS OF A SERIES OF CONVEYANCES REGARDING THE PIAMPIANO PROPERTY ON BLANCHARD ROAD EXTENSION, AS FOLLOWS:

THE BOARD VOTED TO TAKE NO ACTION DUE TO THE LACK OF JURISDICTION."

THE PURPOSE OF THIS NOTE IS TO DOCUMENT THE LEGAL OPINIONS REACHED CONCERNING THE DIVISION OF PROPERTY SHOWN HEREON. THE QUESTION OF SUBDIVISION IS A TITLE QUESTION AND NOT A QUESTION OF BOUNDARY LOCATION. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED OUTSALES WHICH WERE CREATED BASED ON THESE LEGAL OPINIONS. ALL DOCUMENTS REFERRED TO ON THIS PLAN ARE TO BE CONSIDERED AN INTEGRAL PART OF THIS PLAN AND BY THE RECORDING OF THIS PLAN, MATTERS OF RECORD. THE DOCUMENTS ARE ON FILE AT THE MUNICIPAL OFFICES OF THE TOWN OF CUMBERLAND.



SURVEYOR'S STATEMENT

THIS PLAN IS BASED ON A STANDARD BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY 1, CONDITION 2 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN SURVEYORS REPORT.
- ALL FIELD WORK, RESEARCH, BOUNDARY DETERMINATIONS AND PLAN PREPARATION COMPLETED PRIOR TO JUNE 25, 1997 AND SUBSEQUENT FIELD WORK COMPLETED TO SET IRONS AS SHOWN HEREON WERE DONE UNDER THE DIRECT SUPERVISION OF TROY F. McDONALD P.L.S. #2080 AS AN EMPLOYEE OF SEBAGO TECHNICS, INC. REVISIONS MADE IN MARCH OF 1999 WERE COMPLETED BY THE SIGNING PROFESSIONAL.

NO UPDATED RECORD INFORMATION IS SHOWN AFTER JUNE OF 1997. THIS SEAL AND SIGNATURE IS FOR THE PURPOSE OF RECORDING AN ARCHIVAL DOCUMENT COMPLETED JUNE 25, 1997 WITH REVISIONS AS NOTED.

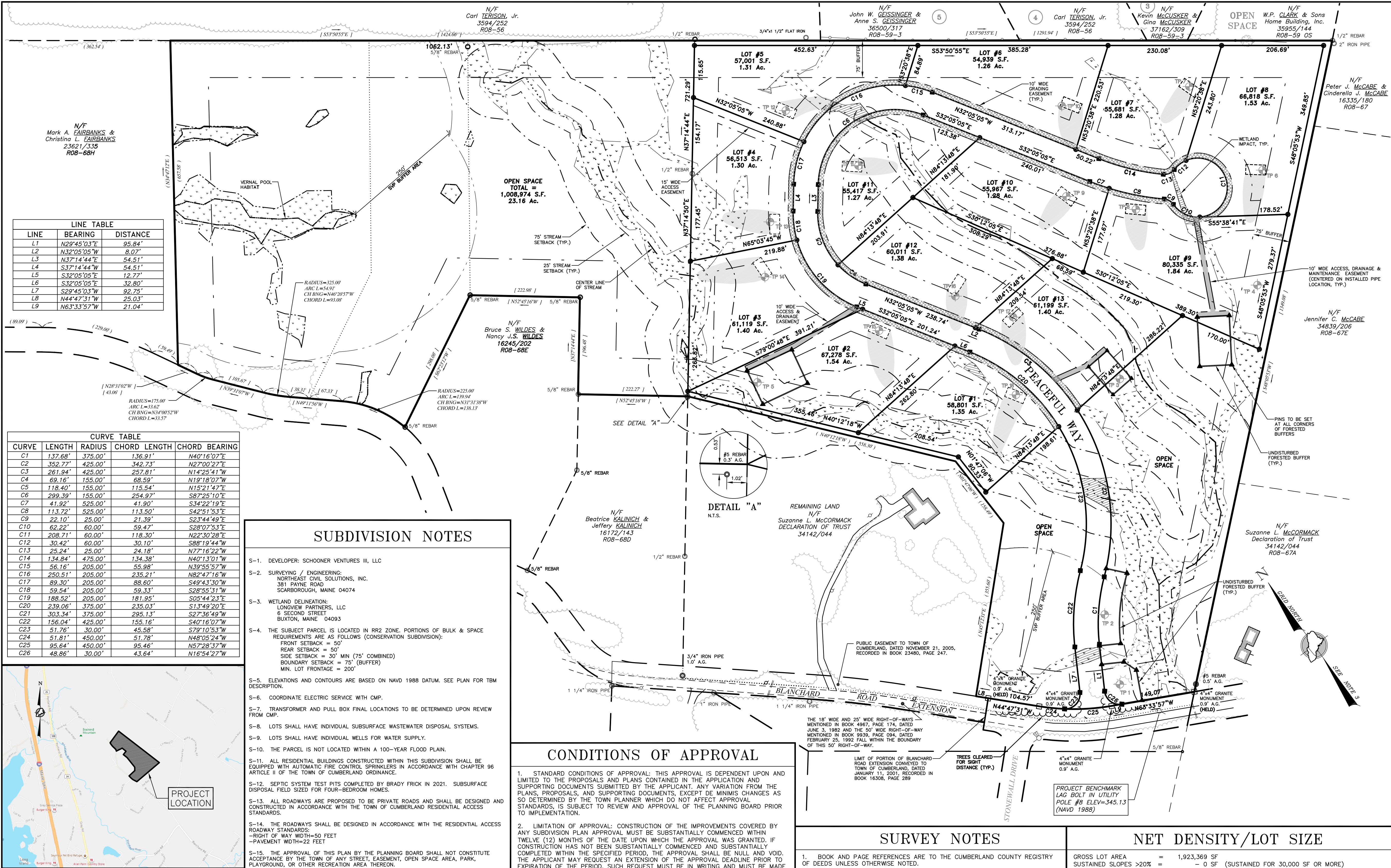
D	DED	3-26-99	ADD NOTE 8C FOR RECORDING
C	DED	3-16-99	REVISIONS PER CLIENT REQUEST, NOTES 1,4,9
B	DED	3-10-99	ADD NOTE 9, EXCEPTION B TO SURVEYOR'S STATEMENT
A	TFM	6-25-97	ISSUED TO CLIENT
REV:	BY:	DATE:	STATUS:

STANDARD BOUNDARY SURVEY
OF:
LAND OF ROBERT J. PIAMPIANO AND BRENDA T. PIAMPIANO
BLANCHARD ROAD
CUMBERLAND, MAINE
FOR:
BRENDA T. PIAMPIANO
365 BLANCHARD ROAD
CUMBERLAND, MAINE 04021

SEAL
3-29-99

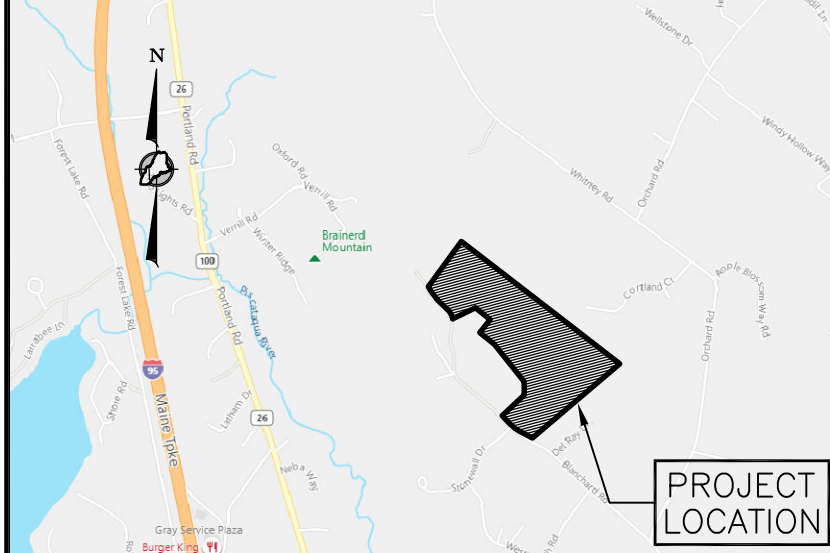
Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

DESIGN BY: TFM
DRAWN BY: JLB
CHECKED BY: DCS
DATE: 6-11-97
SCALE: 1"=150'
FIELD BK: 534
PROJ. NO: 97119
DWG. NAME: 97119S81
SHEET 1 OF 2



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N29°45'03"E	95.84'
L2	N32°05'05"W	8.07'
L3	N37°14'44"E	54.51'
L4	S37°14'44"W	54.51'
L5	S32°05'05"E	12.77'
L6	S32°05'05"E	32.80'
L7	S29°45'03"W	92.75'
L8	N44°47'31"W	25.03'
L9	N63°33'57"W	21.04'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD LENGTH
C1	137.68'	375.00'	136.91'
C2	352.77'	425.00'	342.73'
C3	261.94'	425.00'	257.81'
C4	69.16'	155.00'	68.59'
C5	118.40'	155.00'	115.54'
C6	289.39'	155.00'	254.97'
C7	41.92'	525.00'	41.90'
C8	113.72'	525.00'	113.30'
C9	22.10'	25.00'	21.39'
C10	62.22'	60.00'	59.47'
C11	208.71'	60.00'	118.30'
C12	30.42'	60.00'	30.10'
C13	25.24'	25.00'	24.18'
C14	134.84'	475.00'	134.38'
C15	56.16'	205.00'	55.98'
C16	250.51'	205.00'	235.21'
C17	89.30'	205.00'	88.60'
C18	59.54'	205.00'	59.33'
C19	188.52'	205.00'	181.95'
C20	239.06'	375.00'	235.03'
C21	303.34'	375.00'	295.13'
C22	156.04'	205.00'	155.16'
C23	51.76'	30.00'	45.58'
C24	51.81'	450.00'	51.78'
C25	95.64'	450.00'	95.46'
C26	48.86'	30.00'	43.64'



VICINITY MAP
N.T.S.

APPROVED BY THE TOWN OF
CUMBERLAND PLANNING BOARD

CHAIRPERSON	DATE

- ### SUBDIVISION NOTES
- S-1. DEVELOPER: SCHOONER VENTURES III, LLC
 - S-2. SURVEYING / ENGINEERING: NORTHEAST CIVIL SOLUTIONS, INC. 381 PAYNE ROAD SCARBOROUGH, MAINE 04074
 - S-3. WETLAND DELINEATION: LONGVIEW PARTNERS, LLC SECOND STREET BUXTON, MAINE 04093
 - S-4. THE SUBJECT PARCEL IS LOCATED IN RR2 ZONE. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS (CONSERVATION SUBDIVISION): FRONT SETBACK = 50' REAR SETBACK = 50' SIDE SETBACK = 30' MIN (75' COMBINED) BOUNDARY SETBACK = 75' (BUFFER) MIN. LOT FRONTAGE = 200'
 - S-5. ELEVATIONS AND CONTOURS ARE BASED ON NAVD 1988 DATUM. SEE PLAN FOR TBM DESCRIPTION.
 - S-6. COORDINATE ELECTRIC SERVICE WITH CMP.
 - S-7. TRANSFORMER AND PULL BOX FINAL LOCATIONS TO BE DETERMINED UPON REVIEW FROM CMP.
 - S-8. LOTS SHALL HAVE INDIVIDUAL SUBSURFACE WASTEWATER DISPOSAL SYSTEMS.
 - S-9. LOTS SHALL HAVE INDIVIDUAL WELLS FOR WATER SUPPLY.
 - S-10. THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.
 - S-11. ALL RESIDENTIAL BUILDINGS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE EQUIPPED WITH AUTOMATIC FIRE CONTROL SPRINKLERS IN ACCORDANCE WITH CHAPTER 96 ARTICLE II OF THE TOWN OF CUMBERLAND ORDINANCE.
 - S-12. SEPTIC SYSTEM TEST PITS COMPLETED BY BRADY FRICK IN 2021. SUBSURFACE DISPOSAL FIELD SIZED FOR FOUR-BEDROOM HOMES.
 - S-13. ALL ROADWAYS ARE PROPOSED TO BE PRIVATE ROADS AND SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF CUMBERLAND RESIDENTIAL ACCESS STANDARDS.
 - S-14. THE ROADWAYS SHALL BE DESIGNED IN ACCORDANCE WITH THE RESIDENTIAL ACCESS ROADWAY STANDARDS: -RIGHT OF WAY WIDTH=50 FEET -PAVEMENT WIDTH=22 FEET
 - S-15. THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD SHALL NOT CONSTITUTE ACCEPTANCE BY THE TOWN OF ANY STREET, EASEMENT, OPEN SPACE AREA, PARK, PLAYGROUND, OR OTHER RECREATION AREA THEREON.
 - S-16. DUG WELLS OR OVERBURDEN WELLS ARE PROHIBITED ON SITE FOR DRINKING WATER SUPPLY.
 - S-17. RESTRICTIONS ON BUFFER AREA. THE BUFFER AREA, 75' PERIMETER BUFFER AND UNDISTURBED FORESTED BUFFERS, MUST REMAIN UNDEVELOPED IN PERPETUITY. TO MAINTAIN THE ABILITY OF THE BUFFER AREA TO FILTER AND ABSORB STORMWATER, THE USE OF THE BUFFER AREA IS HEREAFTER LIMITED AS FOLLOWS.
 - a. NO SOIL, LOAM, PEAT, SAND, GRAVEL, CONCRETE, ROCK, OR OTHER MINERAL SUBSTANCE, REFUSE, TRASH, VEHICLE BODIES OR PARTS, RUBBISH, DEBRIS, JUNK WASTE, POLLUTANTS OR OTHER FILL MATERIAL MAY BE PLACED, STORED OR DUMPED ON THE BUFFER AREA, NOR MAY THE TOPOGRAPHY OF THE AREA BE ALTERED OR MANIPULATED IN ANY WAY;
 - b. NO VEGETATION MAY BE CUT OR REMOVED FROM THE BUFFER AREA WITH THE EXCEPTION OF DEAD, DYING AND DANGEROUS TREES.
 - S-18. THE CRITICAL TERRESTRIAL HABITAT LIMITS SHOWN ON THE PLAN ARE USED BY THE ARMY CORPS OF ENGINEERS (ACOE) TO DELINEATE THE HABITAT ZONE FOR THE VERNAL POOLS. IT IS ASSUMED BY ACOE THAT ORGANISMS WITHIN THE LIMITS WILL UTILIZE THE VERNAL POOLS. THESE LIMITS ARE USED TO DETERMINE DEVELOPED AREA AROUND EACH VERNAL POOL.
 - S-19. THE WETLANDS AND VERNAL POOLS SHOWN ON THE PLAN MAY NOT BE DISTURBED, UNLESS PERMITS ARE RECEIVED FROM MAINE DEP AND US ARMY CORPS OF ENGINEERS.
 - S-20. THE OPEN SPACE LOT (22+/- ACRES) SHALL BE SUBJECT TO THE SAME RESTRICTIONS AS THE PERIMETER BUFFER (SEE SUBDIVISION NOTE S-17 ABOVE).
 - S-21. THE SUBDIVISION IS SUBJECT TO THE REQUIREMENTS CONTAINED WITHIN THE DECLARATION OF PROTECTIVE COVENANTS AND COMMON EASEMENTS, BLANCHARD OAKS SUBDIVISION, WHICH SHALL BE RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - S-22. ALL TREE CUTTING SHALL OCCUR BETWEEN OCTOBER 16 AND APRIL 19 OF ANY YEAR TO THE MAXIMUM EXTENT PRACTICABLE AND NO TREE CUTTING SHALL OCCUR BETWEEN JUNE 1 AND JULY 31 OF ANY YEAR IN ORDER TO MINIMIZE POTENTIAL IMPACTS TO FEDERALLY LISTED NORTHERN LONG EARED BATS.
 - S-23. LOT CONSTRUCTION DISTURBANCE WITHIN 75 FEET OF THE STREAM WILL REQUIRE A PERMIT FROM THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. LOT OWNER IS RESPONSIBLE TO OBTAIN PERMIT PRIOR TO CONSTRUCTION.

CONDITIONS OF APPROVAL

- STANDARD CONDITIONS OF APPROVAL: THIS APPROVAL IS DEPENDENT UPON AND LIMITED TO THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION AND SUPPORTING DOCUMENTS SUBMITTED BY THE APPLICANT. ANY VARIATION FROM THE PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS, EXCEPT DE MINIMIS CHANGES AS SO DETERMINED BY THE TOWN PLANNER WHICH DO NOT AFFECT APPROVAL STANDARDS, IS SUBJECT TO REVIEW AND APPROVAL OF THE PLANNING BOARD PRIOR TO IMPLEMENTATION.
- LIMITATION OF APPROVAL: CONSTRUCTION OF THE IMPROVEMENTS COVERED BY ANY SUBDIVISION PLAN APPROVAL MUST BE SUBSTANTIALLY COMMENCED WITHIN TWELVE (12) MONTHS OF THE DATE UPON WHICH THE APPROVAL WAS GRANTED. IF CONSTRUCTION HAS NOT BEEN SUBSTANTIALLY COMMENCED AND SUBSTANTIALLY COMPLETED WITHIN THE SPECIFIED PERIOD, THE APPROVAL SHALL BE NULL AND VOID. THE APPLICANT MAY REQUEST AN EXTENSION OF THE APPROVAL DEADLINE PRIOR TO EXPIRATION OF THE PERIOD. SUCH REQUEST MUST BE IN WRITING AND MUST BE MADE TO THE PLANNING BOARD. THE PLANNING BOARD MAY GRANT UP TO TWO (2) 1 YEAR EXTENSIONS TO THE PERIODS IF THE APPROVED PLAN CONFORMS TO THE ORDINANCES IN EFFECT AT THE TIME THE EXTENSION IS GRANTED AND ANY AND ALL FEDERAL AND STATE APPROVALS AND PERMITS ARE CURRENT.
- NO PLAN OF A SUBDIVISION OF LAND WITHIN THE MUNICIPAL BOUNDARIES, WHICH WOULD CONSTITUTE A SUBDIVISION AS DEFINED HEREIN SHALL HEREAFTER BE FILED OR RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNTIL A FINAL PLAN THEREOF SHALL HAVE BEEN APPROVED BY THE PLANNING BOARD IN ACCORDANCE WITH ALL OF THE REQUIREMENTS, DESIGN STANDARDS, AND CONSTRUCTION SPECIFICATIONS SET FORTH IN SECTION 250 - SUBDIVISION OF LAND.
- THIS PLAT SHALL BE RECORDED WITHIN 90 DAYS OF FINAL SUBDIVISION APPROVAL AND SIGNING OF THE PLAT BY THE TOWN OF CUMBERLAND PLANNING BOARD. APPROVAL OF ANY SUBDIVISION PLAN NOT RECORDED WITHIN 90 DAYS AFTER FINAL PLAN APPROVAL SHALL BECOME NULL AND VOID. THE APPLICANT SHALL PROVIDE THE TOWN PLANNER WITH THE PLAN BOOK NUMBER AND PAGE NUMBER UPON RECORDING OF THE SUBDIVISION PLAN AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- IF SIGNIFICANT MODIFICATIONS ARE NECESSARY TO ACCOMMODATE FUTURE BUILDING PLANS ON A LOT, THEN A REVISED GROUNDWATER IMPACT STUDY SHOULD BE PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER OR CERTIFIED GEOLOGIST LICENSED IN THE STATE OF MAINE AND SUBMITTED TO THE TOWN.
- CLEARING LIMITS SHALL BE FLAGGED AND APPROVED BY THE PEER REVIEW ENGINEER PRIOR TO THE PRECONSTRUCTION CONFERENCE.
- A BLASTING PERMIT, IF REQUIRED, SHALL BE OBTAINED FROM THE CODE ENFORCEMENT OFFICER.
- THE TREES THAT HAVE BEEN IDENTIFIED FOR REMOVAL TO ENHANCE SIGHT DISTANCE TO THE WEST OF THE ENTRANCE/EXIT SHALL BE FLAGGED AND REMOVED PRIOR TO THE START OF WORK.
- A PRE-CONSTRUCTION CONFERENCE IS REQUIRED PRIOR TO THE START OF WORK.

SURVEY NOTES

- BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- BEARINGS ARE REFERENCED TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, NAD83, WEST ZONE.
- UTILITY INFORMATION ON THIS PLAN IS APPROXIMATE, BASED ON LOCATION OF VISIBLE FEATURES. DIGSAFE AND/OR THE APPROPRIATE UTILITIES SHOULD BE CONTACTED PRIOR TO ANY CONSTRUCTION.
- PROPERTY LIES WITHIN ZONE C BASED ON FIRM COMMUNITY #230162 PANELS #0010-B AND 0015-B, DATED MAY 19, 1981. IT DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

WAIVERS

- THE FOLLOWING REQUIREMENTS FROM THE SUBDIVISION SUBMISSION CHECKLIST AND FROM APPENDIX E OF THE SUBDIVISION ORDINANCE HAVE RECEIVED WAIVERS.
- DEPICTION OF TREES 10" DIAMETER AND LARGER ON THE PLANS.
 - SUBMISSION OF A HIGH INTENSITY SOIL SURVEY.
 - DEPICTION OF SOIL BOUNDARIES FROM THE HIGH SOIL SURVEY ON THE PLANS.
 - DEPICTION OF BUILDING LOCATIONS ON THE PLANS.
 - ROAD LENGTH TO ALLOW GREATER THAN 2,000 FEET.
 - ELIMINATE BYWAY REQUIREMENT.
 - REMOVE CURB REQUIREMENT AT ENTRANCE RADI.

NET DENSITY/LOT SIZE

GROSS LOT AREA	=	1,923,369 SF	
SUSTAINED SLOPES >20%	=	0 SF	(SUSTAINED FOR 30,000 SF OR MORE)
WETLANDS	=	233,022 SF	
ROADS AND PARKING	=	119,952 SF	(AS SHOWN ON PROPOSED PLAN)
ROW/EASEMENTS	=	0 SF	
100 FLOOD ZONE	=	0 SF	
RESOURCE PROTECTION	=	0 SF	
NET RESIDENTIAL AREA	=	1,570,395 SF	

1 DWELLING UNIT ALLOWED PER 2 NET ACRES (87,120 SF)
TOTAL LOTS = (NET LOT AREA) / 2 ACRES = 1,570,395 SF / 87,120 SF = 18.02 LOTS

MINIMUM LOT AREA:
MIN. LOT SIZE = (50% GROSS LOT AREA) / (TOTAL LOTS) = 961,884 SF / 18 = 53,427 SF

STATE OF MAINE

CUMBERLAND COUNTY REGISTRY OF DEEDS

RECEIVED _____

AT _____M. AND RECORDED _____

INSTRUMENT NO. _____

FILE _____NO. _____

ATTEST _____

REGISTER

PRELIMINARY

SHEET 1 OF 1 FOR RECORDING

LEGEND

- #5 REBAR WITH CAP (PROPOSED)
- GRANITE MONUMENT WITH CAP (PROPOSED)
- #3 REBAR W/ BUFFER CAP (PROPOSED)
- (PROPOSED MONUMENTATION SHOWN ON THIS SURVEY PLAT MAY OR MAY NOT BE SET BY NCS, INC. AND IF SO WILL BE DONE UPON CLIENT AUTHORIZATION)
- FOUND IRON (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND DRILL HOLE
- SOIL TEST PIT
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- FOUND CONIFEROUS TREE (SIZE & TYPE AS NOTED)
- TREE LINE (APPROXIMATE)
- STONEWALL
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- BUILDING SETBACK
- OVERHEAD UTILITY
- FORMER DEED LINES
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE
- TAX MAP--LOT
- PARENTHESIS DENOTE RECORD DATA
- TEST PIT
- PROPOSED SEPTIC FIELD LOCATION
- NITRATE GROUNDWATER PLUME
- CENTERLINE OF STREAM
- 25' STREAM SETBACK
- 75' STREAM SETBACK
- VERNAL POOL

BOUNDARY NOTES

- RECORD OWNER OF THE PARCEL SURVEYED IS SCHOONER VENTURES III, LLC AS DESCRIBED IN A DEED FROM THE MCCORMACK DECLARATION OF TRUST, DATED APRIL 1, 2021 AND RECORDED IN BOOK 38014, PAGE 043 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
TOTAL LOT AREA IS: 44.14 AC.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF CUMBERLAND TAX ASSESSOR'S MAP R08, PARCEL 68A.
- THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE COORDINATE SYSTEM OF 1983, WEST ZONE, GRID NORTH.
PLAN REFERENCES:
 - a. "STANDARD BOUNDARY SURVEY OF LAND OF ROBERT J. PIAMPANO AND BRENDA T. PIAMPANO, BLANCHARD ROAD, CUMBERLAND, MAINE" BY SEBAGO TECHNICS, DATED JUNE 11, 1997, RECORDED IN PLAN BOOK 199, PAGE 177.
 - b. "FINAL SUBDIVISION PLAN OF STONEGATE ESTATES, CUMBERLAND, MAINE" BY SEBAGO TECHNICS, DATED JULY 17, 1998, RECORDED IN PLAN BOOK 199, PAGE 331.
 - c. "SUBDIVISION PLAN, ORCHARD ROAD SUBDIVISION, CUMBERLAND, MAINE" BY GORRILL PALMER, DATED FEBRUARY 5, 2019, RECORDED IN PLAN BOOK 219, PAGE 81.
- THE WIDTH OF THE ACCEPTED PORTION OF BLANCHARD ROAD EXTENSION IS 65' BASED ON A DEED TO TOWN OF CUMBERLAND DATED JANUARY 11, 2001 AND RECORDED IN BOOK 16308, PAGE 289. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND.
- REFERENCE IS MADE TO THE FOLLOWING UNPLOTTABLE EASEMENTS OF RECORD:
 - a. PRIVATE WAY GRANT OF A PUBLIC EASEMENT TO TOWN OF CUMBERLAND, DATED NOVEMBER 21, 2005, RECORDED IN BOOK 23480, PAGE 252. NOT PLOTTABLE DUE TO ERRORS IN THE DEED CALLS.
- AS OF THE ORIGINAL DATE OF THIS PLAN, THE PARCEL SURVEYED IS LOCATED IN THE RR2 ZONE. OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
- ELEVATIONS AND CONTOURS ARE BASED ON NAVD 1988 DATUM OBTAINED BY GPS--RTK. SEE PLAN FOR TBM DESCRIPTION.
- THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
- WETLANDS WERE DELINEATED AND GPS LOCATED BY LONGVIEW PARTNERS, LLC ON MAY 25, 2017 AND PROVIDED TO NCS. VERIFIED BY ALBERT FRICK AND ASSOCIATES, MARCH 2021.

Revision:	By:	Date:	Change:

PROJECT: 42361 DRAWING NAME: 42361 Subdivision.dwg

DATE: APRIL 26, 2021 SCALE: 1"=100' FB # 450 DRAWN BY: JAP

FILED BY: JAP/CJB/ASF FIELD DATE: 2/11/2021 CHECKED BY: DMW / TFM

Drawing Name and Location:

BLANCHARD OAKS SUBDIVISION PLAT
BLANCHARD ROAD EXTENSION, CUMBERLAND, MAINE

Owner:

SCHOONER VENTURES III, LLC

Prepared For:

SCHOONER VENTURES III, LLC

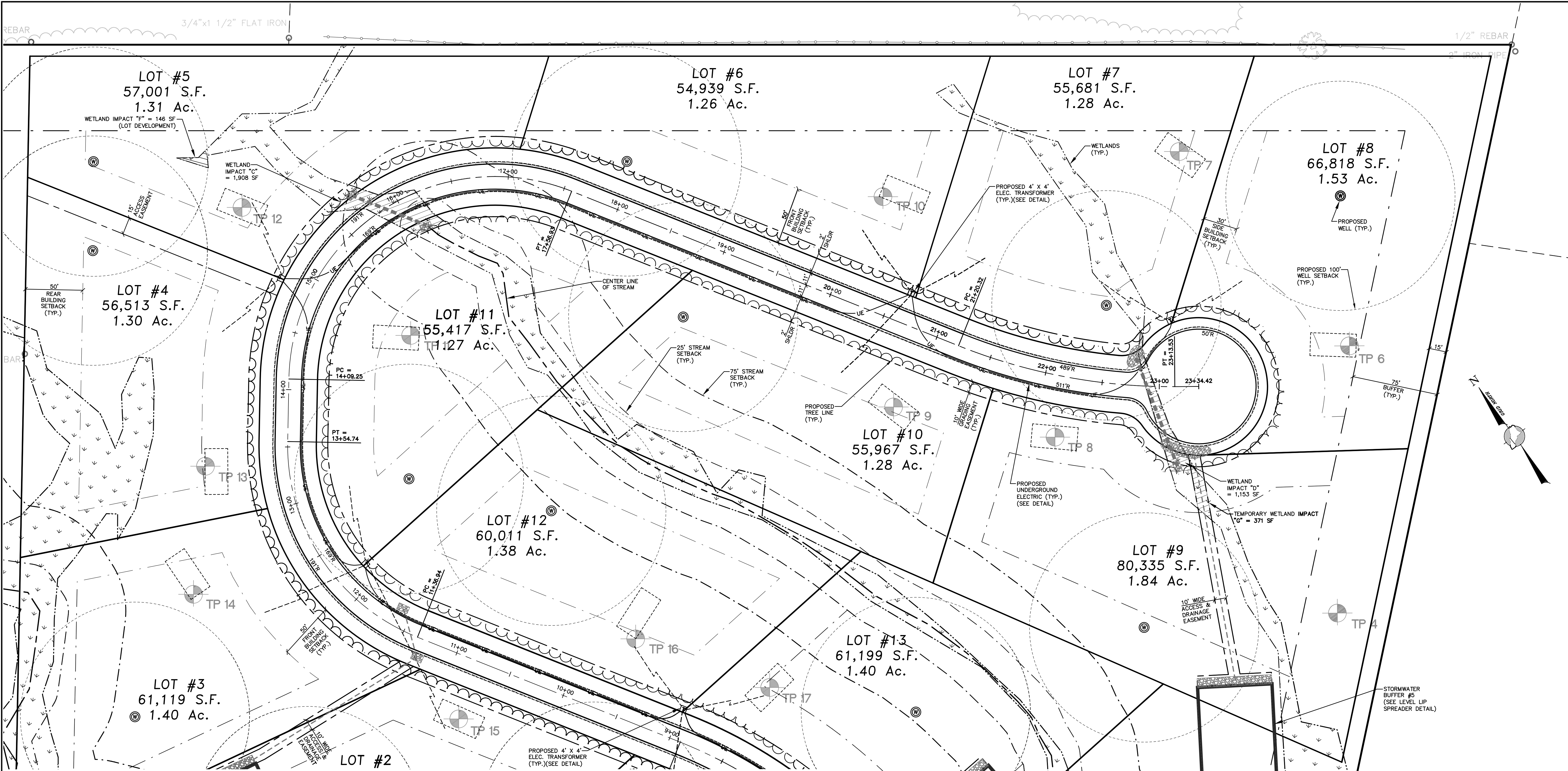
SURVEYING • ENGINEERING • LAND PLANNING

Northeast Civil Solutions
INCORPORATED

381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

0 100' 200' 400'



LEGEND

BOUNDARY LINE
EDGE OF PAVEMENT
EDGE OF GRAVEL
RIGHT-OF-WAY LINE
ABUTTER
EXISTING UTILITY POLE
EXISTING CONTOUR
VERNAL POOL
WETLAND
CENTER LINE OF STREAM
25' STREAM SETBACK
75' STREAM SETBACK
250' VERNAL POOL SETBACK
EXISTING TREE LINE

STRIPING KEY:
SSY = SINGLE SOLID YELLOW
SSW = SINGLE SOLID WHITE
* SEE DETAILS FOR ADDITIONAL PAVEMENT MARKINGS

LEGEND

PROPOSED LOT LINE
PROPOSED BUILDING SETBACK
PROPOSED 75' BUFFER
PROPOSED TREE LINE
PROPOSED WETLAND IMPACT
PROPOSED EASEMENT LINE
PROPOSED UNDERGROUND UTILITIES
PROPOSED ELECTRIC TRANSFORMER
APPROXIMATE LOCATION OF PROPOSED SEPTIC SYSTEM
APPROXIMATE LOCATION OF PROPOSED WELL
PROPOSED 100' WELL SETBACK
TEST PIT

NOTES

1. **WETLAND IMPACT:**
IMPACT AREA A = 1,383 SF
IMPACT AREA B = 2,815 SF (ASSOCIATED W/ STREAM)
IMPACT AREA C = 1,908 SF
IMPACT AREA D = 1,153 SF
IMPACT AREA E = 632 SF
IMPACT AREA F = 146 SF
IMPACT AREA G = 371 SF (TEMPORARY)
TOTAL IMPACT = 8,408 SF
TOTAL IMPACT = 5,593 SF (NOT ASSOCIATED W/ STREAM)
A TIER 1 NRPA PERMIT IS REQUIRED.

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision	By	Date	Change
5	TAL	6/8/21	FINAL PLAN SUBMISSION - REVISED PER TOWN COMMENTS
4	SMA	5/24/21	FINAL PLAN SUBMISSION
3	SMA	5/13/21	REVISE PER MDEP & TOWN REVIEW COMMENTS
2	SMA	4/26/21	SUBMITTED FOR PRELIMINARY SUBDIVISION REVIEW
1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

PROJECT NUMBER: 42361 ACAD FILE: 42361-SITE.DWG SCALE: 1" = 40' DATE: APRIL 6, 2021

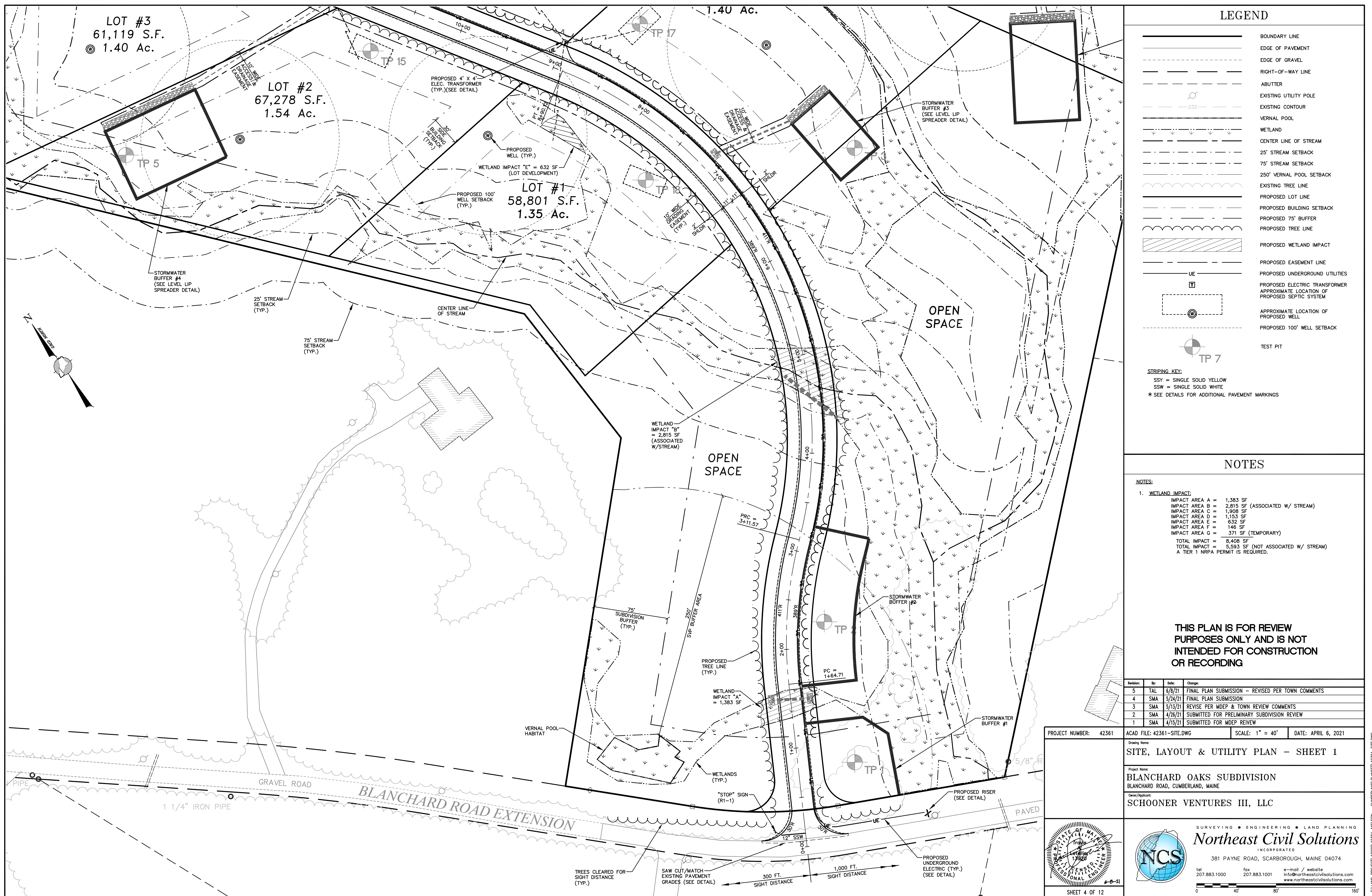
Drawing Name:
SITE, LAYOUT & UTILITY PLAN - SHEET 2

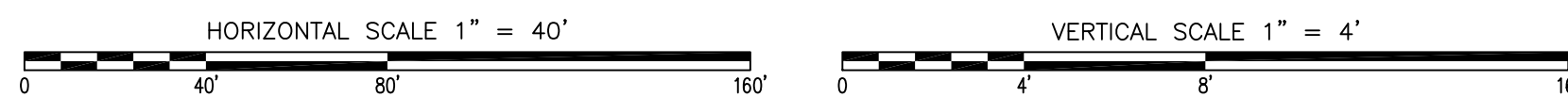
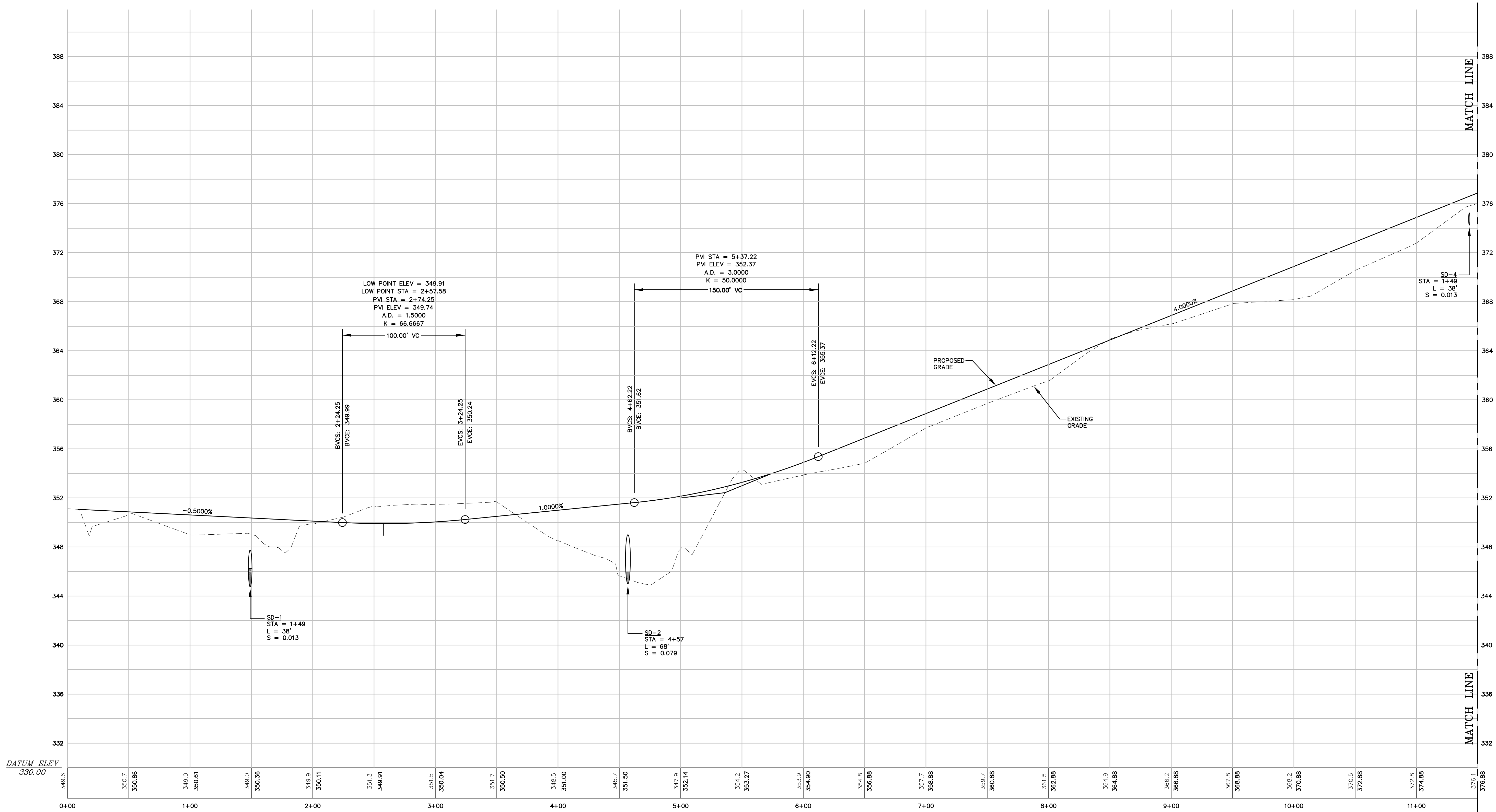
Project Name:
BLANCHARD OAKS SUBDIVISION
BLANCHARD ROAD, CUMBERLAND, MAINE

Owner/Applicant:
SCHOONER VENTURES III, LLC

SHEET 5 OF 12

E:\LAND PROJECT\42361\42361 - CUMBERLAND\PLANSET\42361-SITE.DWG

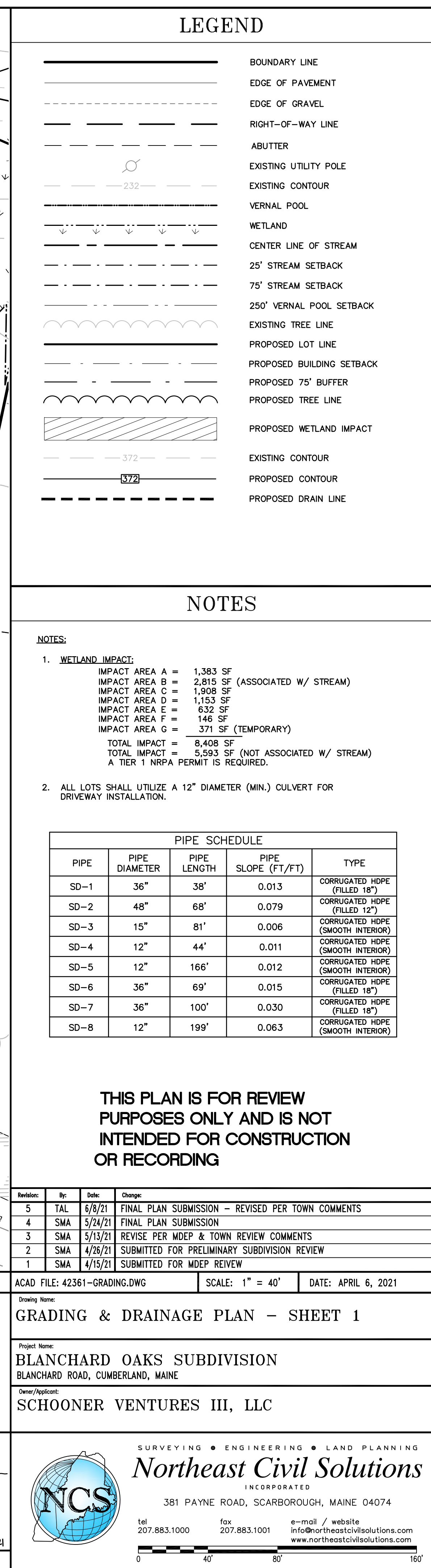


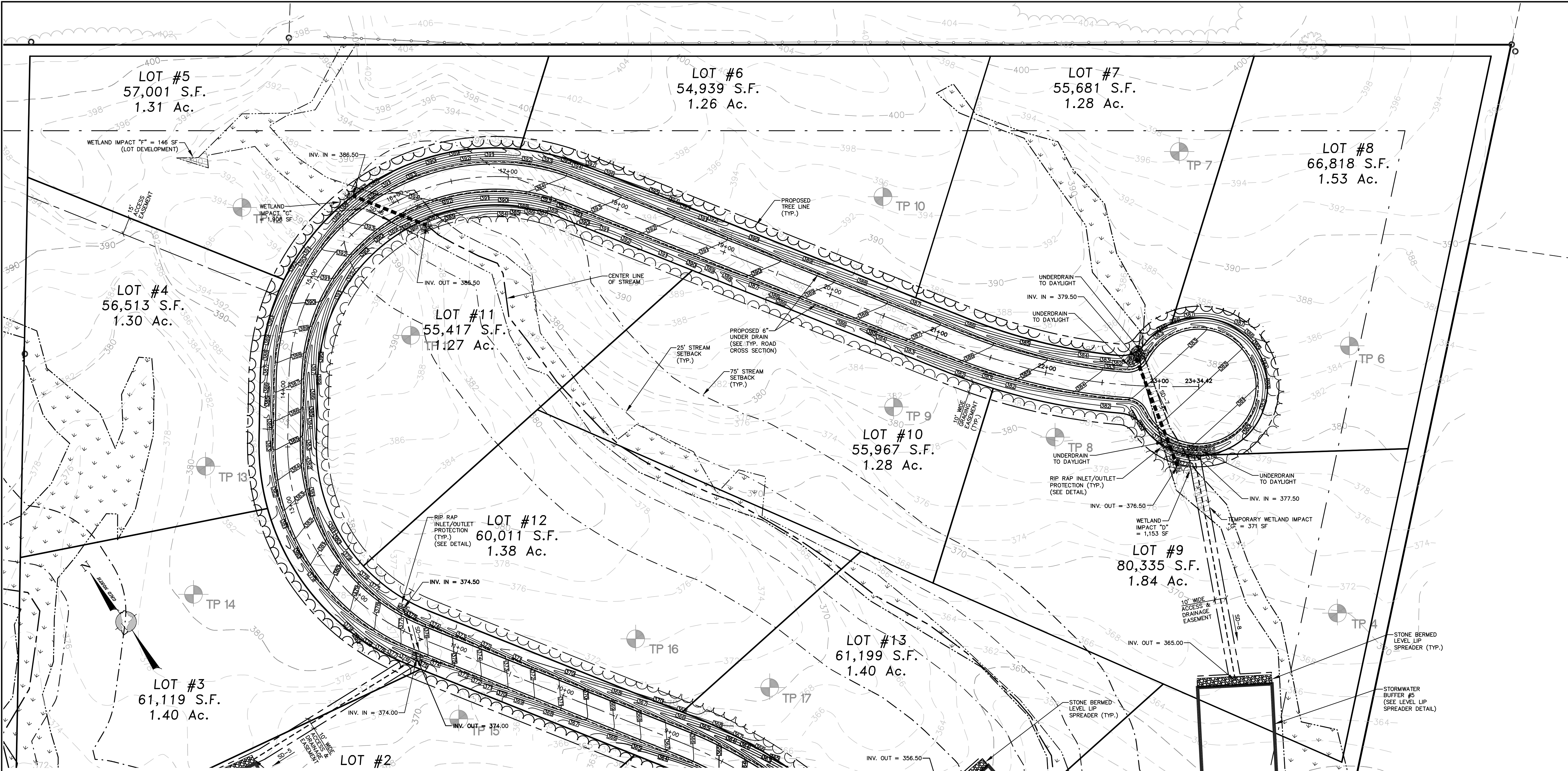


Revision	By	Date	Change
5	TAL	6/8/21	FINAL PLAN SUBMISSION - REVISED PER TOWN COMMENTS
4	SMA	5/24/21	FINAL PLAN SUBMISSION
3	SMA	5/13/21	REVISE PER MDEP & TOWN REVIEW COMMENTS
2	SMA	4/26/21	SUBMITTED FOR PRELIMINARY SUBDIVISION REVIEW
1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

PROJECT NUMBER: 42361	ACAD FILE: 42361-PROFILE.DWG	SCALE: 1" = 40'	DATE: APRIL 6, 2021
Drawing Name: PROFILE - SHEET 1			
Project Name: BLANCHARD OAKS SUBDIVISION BLANCHARD ROAD, CUMBERLAND, MAINE			
Owner/Applicant: SCHOONER VENTURES III, LLC			
	SHEET 6 OF 12		

THIS PLAN IS FOR REVIEW
PURPOSES ONLY AND IS NOT
INTENDED FOR CONSTRUCTION
OR RECORDING





LEGEND	
	BOUNDARY LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	RIGHT-OF-WAY LINE
	ABUTTER
	EXISTING UTILITY POLE
	EXISTING CONTOUR
	VERNAL POOL
	WETLAND
	CENTER LINE OF STREAM
	25' STREAM SETBACK
	75' STREAM SETBACK
	250' VERNAL POOL SETBACK
	EXISTING TREE LINE

LEGEND	
	PROPOSED LOT LINE
	PROPOSED BUILDING SETBACK
	PROPOSED 75' BUFFER
	PROPOSED TREE LINE
	PROPOSED WETLAND IMPACT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRAIN LINE

NOTES	
NOTES:	
1. WETLAND IMPACT:	
IMPACT AREA A =	1,383 SF
IMPACT AREA B =	2,815 SF (ASSOCIATED W/ STREAM)
IMPACT AREA C =	1,908 SF
IMPACT AREA D =	1,153 SF
IMPACT AREA E =	632 SF
IMPACT AREA F =	146 SF
IMPACT AREA G =	371 SF (TEMPORARY)
TOTAL IMPACT =	8,408 SF
TOTAL IMPACT =	5,593 SF (NOT ASSOCIATED W/ STREAM)
A TIER 1 NRPA PERMIT IS REQUIRED.	
2. ALL LOTS SHALL UTILIZE A 12" DIAMETER (MIN.) CULVERT FOR DRIVEWAY INSTALLATION.	

PIPE SCHEDULE				
PIPE	PIPE DIAMETER	PIPE LENGTH	PIPE SLOPE (FT/FT)	TYPE
SD-1	36"	38'	0.013	CORRUGATED HDPE (FILLED 18")
SD-2	48"	68'	0.079	CORRUGATED HDPE (FILLED 12")
SD-3	15"	81'	0.006	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-4	12"	44'	0.011	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-5	12"	166'	0.012	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-6	36"	69'	0.015	CORRUGATED HDPE (FILLED 18")
SD-7	36"	100'	0.030	CORRUGATED HDPE (FILLED 18")
SD-8	12"	199'	0.063	CORRUGATED HDPE (SMOOTH INTERIOR)

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PROJECT NUMBER: 42361	ACAD FILE: 42361-GRADING.DWG	SCALE: 1" = 40'	DATE: APRIL 6, 2021
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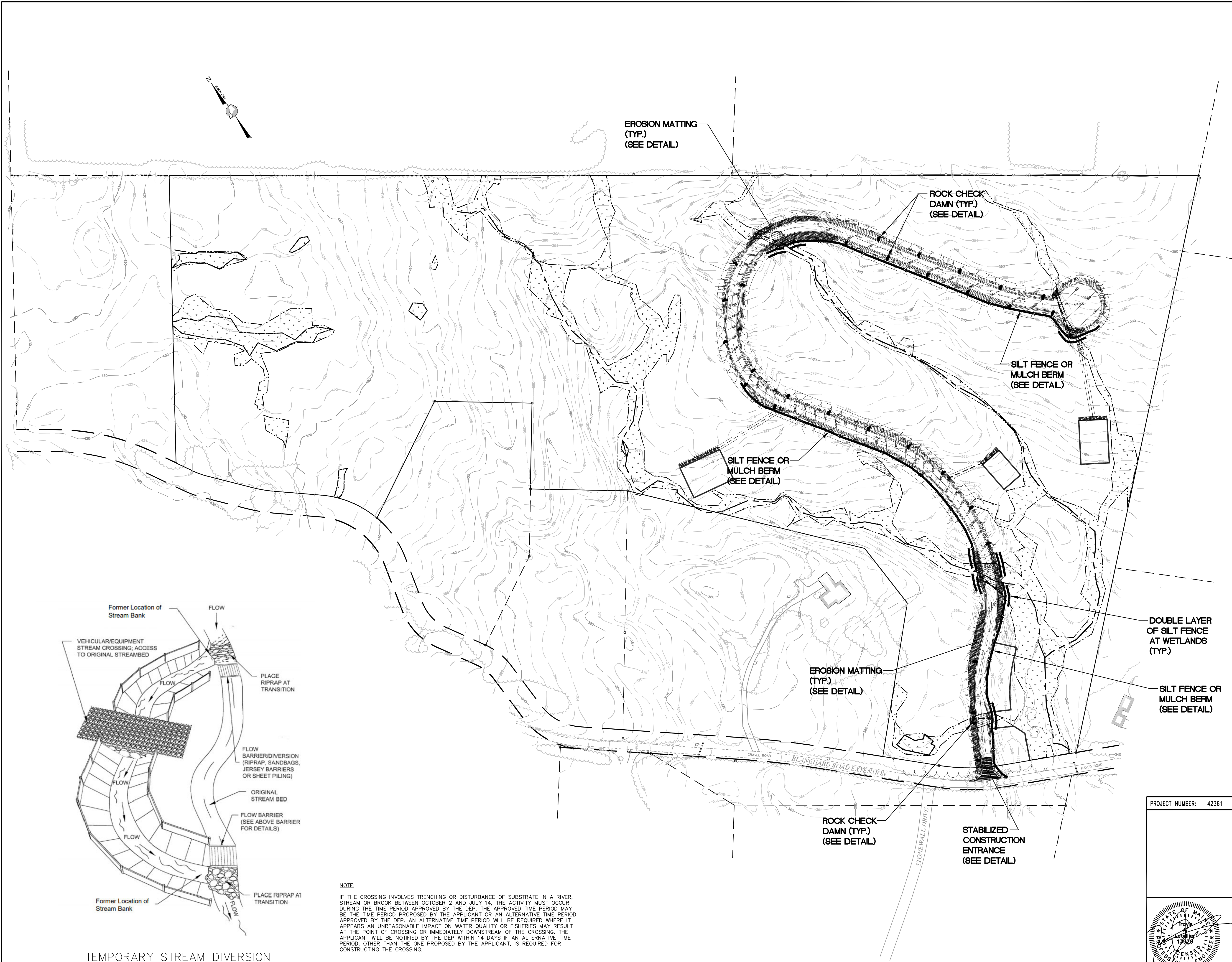
Drawing Name: GRADING & DRAINAGE PLAN - SHEET 2	
Project Name: BLANCHARD OAKS SUBDIVISION BLANCHARD ROAD, CUMBERLAND, MAINE	
Owner/Applicant: SCHOONER VENTURES III, LLC	

SHEET 9 OF 12

Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

0 40' 80' 160'

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LEGEND

MULCH BERM/EROSION CONTROL MIX OR SILT FENCE

STABILIZED CONSTRUCTION ENTRANCE

EROSION CONTROL MATTING

ROCK CHECK DAM

INSTALLATION

1. INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.

2. CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.

3. MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.

4. PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.

5. USE TEMPORARY MULCH AND RYE-SEED TO PROTECT DISTURBED SOILS OUTSIDE THE ACTIVE CONSTRUCTION AREA. SEE THE "MULCHING" MEASURE AND "VEGETATION" MEASURE FOR DETAILS AND SPECIFICATIONS FOR THESE CONTROLS.

6. PERMANENTLY SEED AREAS NOT TO BE PAVED WITHIN SEVEN DAYS OF COMPLETING FINAL GRADING. SEE "VEGETATION" MEASURE FOR INFORMATION ON PROPER SEEDING.

MAINTENANCE

EVERY MONTH THE FIRST YEAR AFTER CONSTRUCTION AND YEARLY THEREAFTER, INSPECT FOR AREAS SHOWING EROSION OR POOR VEGETATION GROWTH. FIX THESE PROBLEMS AS SOON AS POSSIBLE. EACH SPRING REMOVE ANY ACCUMULATION OF DEBRIS OR WINTER SAND THAT WOULD IMPEDE RUNOFF FROM ENTERING A BUFFER OR DITCH.

FILE: HOUSELOT
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HOUSE SITE BMP

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1	SMA	4/15/21	SUBMITTED FOR MDP REVIEW

PROJECT NUMBER: 42361	ACAD FILE: 42361-EROSION.DWG	SCALE: 1" = 100'	DATE: APRIL 6, 2021
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Drawing Name: EROSION & SEDIMENTATION CONTROL PLAN	
Project Name: BLANCHARD OAKS SUBDIVISION BLANCHARD ROAD, CUMBERLAND, MAINE	
Owner/Applicant: SCHOONER VENTURES III, LLC	

Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

0 100' 200' 400'

6-9-21

SHEET 10 OF 12

NOTE:
IF THE CROSSING INVOLVES TRENCHING OR DISTURBANCE OF SUBSTRATE IN A RIVER, STREAM OR BROOK BETWEEN OCTOBER 2 AND JULY 14, THE ACTIVITY MUST OCCUR DURING THE TIME PERIOD APPROVED BY THE DEP. THE APPROVED TIME PERIOD MAY BE THE TIME PERIOD PROPOSED BY THE APPLICANT OR AN ALTERNATIVE TIME PERIOD APPROVED BY THE DEP. AN ALTERNATIVE TIME PERIOD WILL BE REQUIRED WHERE IT APPEARS AN UNREASONABLE IMPACT ON WATER QUALITY OR FISHERIES MAY RESULT AT THE POINT OF CROSSING OR IMMEDIATELY DOWNSTREAM OF THE CROSSING. THE APPLICANT WILL BE NOTIFIED BY THE DEP WITHIN 14 DAYS IF AN ALTERNATIVE TIME PERIOD, OTHER THAN THE ONE PROPOSED BY THE APPLICANT, IS REQUIRED FOR CONSTRUCTING THE CROSSING.

TEMPORARY STREAM DIVERSION

N.T.S.

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EROSION AND SEDIMENTATION CONTROL PLAN NOTES

SEDIMENTATION AND EROSION FOR THIS PROJECT IS BASED UPON SOUND SOUND EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES (BMP) BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED OCTOBER 2016. THE CONTRACTOR SHALL MAKE HIMSELF FAMILIAR WITH THE AFOREMENTIONED PUBLICATION AND COMPLY WITH THE PRACTICES PRESENTED THEREIN.

A PERSON WHO CONDUCTS, OR CAUSES TO BE CONDUCTED, AN ACTIVITY THAT INVOLVES FILLING, DISPLACING OR EXPOSING SOIL OR OTHER EARTHEN MATERIALS SHALL TAKE MEASURES TO PREVENT UNREASONABLE EROSION OF SOIL OR SEDIMENT BEYOND THE PROJECT SITE OR INTO A PROTECTED NATURAL RESOURCE, INCLUDING BUT NOT LIMITED TO: §480-B, EROSION CONTROL MEASURES MUST BE IN PLACE BEFORE THE ACTIVITY BEGINS. MEASURES MUST REMAIN IN PLACE AND FUNCTIONAL UNTIL THE SITE IS PERMANENTLY STABILIZED. ADEQUATE AND TIMELY TEMPORARY AND PERMANENT STABILIZATION MEASURES MUST BE TAKEN.

1 EROSION AND SEDIMENTATION CONTROL

1.1 POLLUTION PREVENTION. MINIMIZE DISTURBED AREAS AND PROTECT NATURAL DOWNGRADIENT BUFFER AREAS TO THE EXTENT PRACTICABLE. CONTROL STORMWATER VOLUME AND VELOCITY WITHIN THE SITE TO MINIMIZE SOIL EROSION. MINIMIZE THE DISTURBANCE OF STEEP SLOPES. CONTROL STORMWATER DISCHARGES, INCLUDING BOTH PEAK FLOW RATES AND VOLUMES, TO MINIMIZE EROSION AT OUTLETS. THE DISCHARGE MAY NOT RESULT IN EROSION OF ANY OPEN DRAINAGE CHANNELS, SWALES, STREAM CHANNELS OR STREAM BANKS, UPLAND, OR COASTAL OR ESTUARINE WETLANDS OFF THE PROJECT SITE. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF A PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERMITTER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERMITTER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

1.2 SEDIMENT BARRIERS. PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWNGRADIENT EDGE OF ANY AREA TO BE DISTURBED AND ADJACENT TO ANY DRAINAGE CHANNELS, STREAM CHANNELS, OR SEDIMENT BARRIERS SHOULD BE INSTALLED DOWNGRADIENT OF SOIL OR SEDIMENT STOCKPILES AND STORMWATER PREVENTED FROM RUNNING ONTO THE STOCKPILE. MAINTAIN THE SEDIMENT BARRIERS BY REMOVING ACCUMULATED SEDIMENT OR REMOVING AND REPLACING THE BARRIER UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED. WHERE A DISCHARGE TO A STORM DRAIN INLET OCCURS, IF THE STORM DRAIN CARRIES WATER DIRECTLY TO A SURFACE WATER AND YOU HAVE AUTHORITY TO ACCESS THE STORM DRAIN INLET, YOU MUST INSTALL AND MAINTAIN PROTECTION MEASURES THAT REMOVE SEDIMENT FROM THE DISCHARGE.

1.3 STABILIZED CONSTRUCTION ENTRANCE. PRIOR TO CONSTRUCTION, PROPERLY INSTALL A STABILIZED CONSTRUCTION ENTRANCE (SCE) AT ALL POINTS OF EGRESS FROM THE SITE. THE SCE IS A STABILIZED PAD OR AGGREGATE, UNDERLAIN BY A GEOTEXTILE FILTER FABRIC USED TO PREVENT TRAFFIC FROM TRACKING MATERIAL AWAY FROM THE SITE ONTO PUBLIC ROWS. MAINTAIN THE SCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

1.4 TEMPORARY STABILIZATION. WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS, STABILIZE ANY EXPOSED SOIL WITH MULCH OR OTHER NON-ERODIBLE COVER. STABILIZE AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT. WHEREVER CONSTRUCTION ACTIVITIES OCCUR, REMOVAL OF TEMPORARY MEASURES. REMOVE ANY TEMPORARY CONTROL MEASURES, SUCH AS SILT FENCE, WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED. REMOVE ANY ACCUMULATED SEDIMENTS AND STABILIZE.

1.6 PERMANENT STABILIZATION. IF THE AREA WILL NOT BE WORKED FOR MORE THAN 7 DAYS, OR HAS BEEN WORKED FOR MORE THAN 7 DAYS, PERMANENTLY STABILIZE THE AREA WITHIN 7 DAYS BY PLANTING VEGETATION, SEEDING, SOIL, OR THROUGH THE USE OF PERMANENT MULCH, OR RIPRAP, OR ROAD SUB-BASE. USING VEGETATION FOR STABILIZATION, PLANT COVER MUST BE SPOTTY, OR LIGHT, MOISTURE, AND SOIL CONDITIONS; AMEND AREAS OF DISTURBED SUBSOILS WITH TOPSOIL, COMPOST, OR FERTILIZERS; PROTECT SEEDING AREAS WITH MULCH OR, IF NECESSARY, EROSION CONTROL BLANKETS; AND SCHEDULE SODDING, PLANTING, AND SEEDING SO TO AVOID DIE-OFF FROM SUMMER DROUGHT AND FALL FROSTS. NEWLY SEEDING OR SODDED AREAS MUST BE PROTECTED FROM VEHICLE TRAFFIC. THE PERMITTEE SHALL RETAIN A COPY OF THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN, THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

1.6.1 SEEDING AREAS. FOR SEEDING AREAS, PERMANENT STABILIZATION MEANS A SOFT COVER OF THE MINIMUM REQUIRED AREA WITH NATURAL HEALTHY PLANTS WITH NO EVIDENCE OF WASHING OR RILING OF THE TOPSOIL.

1.6.2 SODDED AREAS. FOR SODDED AREAS, PERMANENT STABILIZATION MEANS THE COMPLETE BINDING OF THE SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.

1.6.3 PERMANENT MULCH. FOR MULCHED AREAS, PERMANENT MULCHING MEANS TOTAL COVERAGE OF THE EXPOSED AREA WITH AN APPROVED MULCH MATERIAL. EROSION CONTROL MULCH MAY BE USED AS MULCH FOR PERMANENT STABILIZATION ACCORDING TO THE APPROVED APPLICATION RATES AND LIMITATIONS.

1.6.4 RIPRAP. FOR AREAS STABILIZED WITH RIPRAP, PERMANENT STABILIZATION MEANS THAT SLOPES STABILIZED WITH RIPRAP HAVE AN APPROPRIATE BACKING OF A WELL-GRADED GRAVEL OR APPROVED GEOTEXTILE TO PREVENT SOIL MOVEMENT FROM BEHIND THE RIPRAP. STONE MUST BE SIZED APPROPRIATELY. IT IS RECOMMENDED THAT ANGULAR STONE BE USED.

1.6.5 AGRICULTURAL USE. FOR CONSTRUCTION PROJECTS ON LAND USED FOR AGRICULTURAL PURPOSES (E.G., PIPELINES ACROSS CROP LAND), PERMANENT STABILIZATION MAY BE ACCOMPLISHED BY RETURNING THE DISTURBED LAND TO AGRICULTURAL USE.

1.6.6 PAVED AREAS. FOR PAVED AREAS, PERMANENT STABILIZATION MEANS THE PLACEMENT OF THE COMPACTED GRAVEL SURFACE IS COMPLETE. PROVIDED IT IS FREE OF FINE MATERIALS THAT MAY RUNOFF WITH A RAIN EVENT.

1.6.7 DITCHES, CHANNELS, AND SWALES. FOR OPEN CHANNELS, PERMANENT STABILIZATION MEANS THE CHANNEL IS STABILIZED WITH A 90% COVER OF HEALTHY VEGETATION, WITH A WELL-GRADED RIPRAP LINING, OR REINFORCEMENT MAT, OR WITH ANOTHER NON-EROSIVE LINING SUCH AS CONCRETE OR ASPHALT PAVEMENT. THERE MUST BE NO EVIDENCE OF SLUMPING OF THE CHANNEL LINING, UNDERCUTTING OF THE CHANNEL BANKS, OR DOWN-CUTTING OF THE CHANNEL.

1.7 WINTER CONSTRUCTION. "WINTER CONSTRUCTION" IS CONSTRUCTION ACTIVITY PERFORMED DURING THE PERIOD FROM NOVEMBER 1 THROUGH APRIL 15. IF DISTURBED AREAS ARE NOT STABILIZED WITH PERMANENT MEASURES BY NOVEMBER 1 OR NEW SOIL DISTURBANCE OCCURS AFTER NOVEMBER 1, BUT BEFORE APRIL 15, THEN THESE AREAS MUST BE PROTECTED AND RUNOFF FROM THEM MUST BE CONTROLLED BY ADDITIONAL MEASURES AND RESTRICTIONS.

1.7.1 SITE STABILIZATION. FOR WINTER STABILIZATION, HAY MULCH IS APPLIED AT TWICE THE STANDARD TEMPORARY STABILIZATION RATE. AT THE END OF EACH CONSTRUCTION DAY, AREAS THAT HAVE BEEN BROUGHT TO FINAL GRADE MUST BE STABILIZED. MULCH MAY NOT BE SPREAD ON TOP OF SNOW.

1.7.2 SEDIMENT BARRIERS. ALL AREAS WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE (I.E. STREAM CHANNEL, ETC.) MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS.

1.7.3 DITCH. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE DEPARTMENT.

1.7.4 SLOPES. MULCH NETTING MUST BE USED TO ANCHOR MULCH ON ALL SLOPES GREATER THAN 8% UNLESS EROSION CONTROL BLANKETS OR EROSION CONTROL MIX IS BEING USED ON THESE SLOPES.

1.8 STORMWATER CHANNELS, DITCHES, SWALES, AND OTHER OPEN STORMWATER CHANNELS MUST BE DESIGNED, CONSTRUCTED, AND STABILIZED USING MEASURES THAT ACHIEVE LONG-TERM EROSION CONTROL. DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS MUST BE SIZED TO HANDLE, AT A MINIMUM, THE EXPECTED VOLUME RUN-OFF. EACH CHANNEL SHOULD BE CONSTRUCTED IN SECTIONS SO THAT THE SECTION'S GRADING, SHAPING, AND INSTALLATION OF PERMANENT LINING CAN BE COMPLETED THE SAME DAY. IF A CHANNEL'S FINAL GRADING OR LINING INSTALLATION MUST BE DELAYED, THEN DIVERSION BERMS MUST BE USED TO DIVERT STORMWATER AWAY FROM THE CHANNEL. PROPERLY-SPACED CHECK DAMS MUST BE INSTALLED IN THE CHANNEL TO SLOW THE WATER VELOCITY, AND A TEMPORARY LINING INSTALLED ALONG THE CHANNEL TO PREVENT SCOURING. PERMANENT STABILIZATION FOR CHANNELS IS ADDRESSED UNDER SECTION 1.6.7 ABOVE.

1.8.1 THE CHANNEL SHOULD RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNEL'S BOTTOM OR SIDE SLOPES.

1.8.2 WHEN THE WATERSHED DRAINING TO A DITCH OR SWALE IS LESS THAN 1 ACRE OF TOTAL DRAINAGE AND LESS THAN ¼ ACRE OF IMPERVIOUS AREA, DIVERSION OF RUNOFF TO ADJACENT WOODED OR OTHERWISE VEGETATED BUFFER AREAS IS ENCOURAGED WHERE THE OPPORTUNITY EXISTS.

1.9 SEDIMENT BASINS. SEDIMENT BASINS MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR OUTLET FOR 3,600 CUBIC FEET OF CAPACITY PER ACRE OF THE BASIN. OUTLET STRUCTURES MUST DISCHARGE WATER FROM THE SURFACE OF THE BASIN. WHENEVER POSSIBLE, EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE A CHANNEL. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST ¼ OF THE DESIGN CAPACITY OF THE BASIN. THE USE OF CATIONIC TREATMENT CHEMICALS, SUCH AS POLYMER GELS, OR OTHER CHEMICALS THAT CONTAIN AN OVERALL POSITIVE CHARGE DESIGNED TO REDUCE TURBIDITY IN STORMWATER MUST RECEIVE PRIOR APPROVAL FROM THE LOCAL HEALTH DEPARTMENT. WHEN REQUESTING APPROVAL FOR THE USE OF TREATMENT CHEMICALS, YOU MUST DESCRIBE APPROPRIATE CONDITIONS AND IMPLEMENTATION PROCEDURES TO ENSURE THE USE WILL NOT LEAD TO A VIOLATION OF WATER QUALITY STANDARDS. IN ADDITION, YOU MUST SPECIFY THE TYPE(S) OF SOIL LIKELY TO BE TREATED ON THE SITE, CHEMICALS TO BE USED AND HOW THEY ARE TO BE APPLIED AND IN WHAT QUANTITY. ANY MANUFACTURER'S RECOMMENDATIONS, AND ANY TRAINING HAD BY PERSONNEL WHO WILL HANDLE AND APPLY THE CHEMICALS.

1.10 ROADS, GRAVEL AND PAVED ROADS MUST BE DESIGNED AND CONSTRUCTED WITH CROWNS OR OTHER MEASURES, SUCH AS WATER BARS, TO ENSURE THAT STORMWATER IS DELIVERED IMMEDIATELY TO ADJACENT STABLE DITCHES, VEGETATED BARRIER AREAS, CATCH BASINMENTS, OR STREET DRAINAGE. 1.11 CULVERTS. CULVERTS MUST BE SIZED TO AVOID UNINTENDED FLOODING OF UPLAND AREAS OR FRESHWATER WETLANDS OFF THE PROJECT SITE. CULVERTS MUST BE PROTECTED WITH APPROPRIATE MATERIALS OR THE EXPECTED ENTRANCE VELOCITY, AND PROTECTION MUST EXTEND AT LEAST AS HIGH AS THE EXPECTED MAXIMUM ELEVATION OF STORAGE BEHIND THE CULVERT. ANY OUTLET DESIGN MUST INCORPORATE MEASURES, SUCH AS APRONS, TO PREVENT SCOUR OF THE STREAM CHANNEL. OUTLET PROTECTION MEASURES MUST BE DESIGNED TO STAY WITHIN THE CHANNEL LIMITS. THE DESIGN MUST TAKE ACCOUNT OF TAILWATER DEPTH. 1.12 PARKING AREAS. PARKING AREAS MUST BE CONSTRUCTED TO ENSURE RUNOFF IS DELIVERED TO ADJACENT SWALES, CATCH BASINS, CURB CUTTERS, OR BUFFER AREAS WITHOUT ERODING AREAS DOWN-SLOPE. THE PARKING AREAS SUB-BASE COMPACTION AND GRADING MUST BE DONE TO ENSURE RUNOFF IS EVENLY DISTRIBUTED TO ADJACENT BUFFERS OR SIDE SLOPES. CATCH BASINS MUST BE LOCATED TO PROVIDE ADEQUATE STORAGE AND PREVENT OVERFLOW. TO ALLOW INFLOW OF PEAK RUNOFF RATES WITHOUT BY-PASS OF RUNOFF TO OTHER AREAS.

2 INSPECTION AND MAINTENANCE

2.1 DURING CONSTRUCTION. THE FOLLOWING STANDARDS MUST BE MET DURING CONSTRUCTION.

2.1.1 INSPECTION AND CORRECTIVE ACTION. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL). AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

2.1.2 MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPs OR SIGNIFICANT REPAIRS ARE NEEDED, THE REPAIR IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS WERE PERMANENTLY STABILIZED, DISTURBED, OR CONSTRUCTION OF THE PROJECT IS COMPLETED.

2.1.3 DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROL MEASURES. STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT NEED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR THE PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPAIR, AND LOCATION, THE LOG MUST INCLUDE THE DATE, THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN, THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

2.2 POST-CONSTRUCTION. THE FOLLOWING STANDARDS MUST BE MET AFTER CONSTRUCTION.

2.2.1 PLAN. CARRY OUT AN APPROVED INSPECTION AND MAINTENANCE PLAN THAT MEETS THE MINIMUM REQUIREMENTS OF THIS SECTION. THE PLAN MUST ADDRESS INSPECTION AND MAINTENANCE OF THE PROJECT'S PERMANENT EROSION CONTROL MEASURES AND STORMWATER MANAGEMENT SYSTEM.

2.2.2 INSPECTION AND MAINTENANCE. ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS. THE FOLLOWING ARES, FACILITIES, AND MEASURES MUST BE INSPECTED AND IDENTIFIED DEFICIENCIES MUST BE CORRECTED. AREAS, FACILITIES, AND MEASURES OTHER THAN THOSE LISTED BELOW MAY ALSO REQUIRE INSPECTION ON A SPECIFIC SITE. INSPECTION OR MAINTENANCE TASKS OTHER THAN THOSE DISCUSSED BELOW MUST BE INCLUDED IN THE MAINTENANCE PLAN DEVELOPED FOR A SPECIFIC SITE.

2.2.2.1 INSPECT VEGETATED AREAS, PARTICULARLY SLOPES AND EMBANKMENTS, EARLY IN THE GROWING SEASON OR AFTER HEAVY RAINS TO IDENTIFY ACTIVE OR POTENTIAL EROSION PROBLEMS. REPLANT BARE AREAS AND AREAS WITH SPARSE GROWTH. WHERE RILING EROSION IS EVIDENT, ARMOR AREAS WITH AN APPROPRIATE LINING OR THE LINING. REMOVE AND DISPOSE OF ONLY AREAS ABLE TO WITHSTAND THE CONCENTRATED FLOWS. SEE PERMANENT STABILIZATION STANDARDS IN SECTION 1.6.

2.2.2.2 INSPECT DITCHES, SWALES AND OTHER OPEN STORMWATER CHANNELS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW, REMOVE ACCUMULATED SEDIMENTS AND DEBRIS, TO CONTROL VEGETATED GROWTH THAT COULD OBSTRUCT FLOW, AND TO REPAIR ANY EROSION OF THE DITCH LINING. VEGETATED DITCHES MUST BE MOVED AT LEAST ANNUALLY OTHERWISE MAINTAINED TO CONTROL THE GROWTH OF WOODY VEGETATION AND MAINTAIN FLOW CAPACITY. ANY WOODY VEGETATION GROWING THROUGH RIPRAP LININGS MUST ALSO BE REMOVED. REPAIR ANY SLUMPING SIDE SLOPES AS SOON AS PRACTICABLE. IF THE DITCH HAS A RIPRAP LINING, REPLACE RIPRAP ON AREAS WHERE ANY UNDERLYING FILTER FABRIC OR UNDERDRAIN GRAVEL IS SHOWING THROUGH THE LINING, UNDERCUTTING OF THE CHANNEL. THE CHANNEL MUST RECEIVE ADEQUATE ROUTINE MAINTENANCE TO MAINTAIN CAPACITY AND PREVENT OR CORRECT ANY EROSION OF THE CHANNELS BOTTOM OR SIDESLOPES.

2.2.2.3 INSPECT CULVERTS IN THE SPRING, IN LATE FALL, AND AFTER HEAVY RAINS TO REMOVE ANY OBSTRUCTIONS TO FLOW; REMOVE ACCUMULATED SEDIMENTS AND DEBRIS AT THE INLET, AT THE OUTLET, AND WITHIN THE CONDUIT; AND, TO REPAIR ANY EROSION DAMAGE AT THE CULVERT'S INLET AND OUTLET.

2.2.2.4 INSPECT AND CLEAN OUT CATCH BASINS. CLEAN-OUT MUST INCLUDE THE REMOVAL AND LEGAL DISPOSAL OF ANY ACCUMULATED SEDIMENTS AND DEBRIS AT THE BOTTOM OF THE BASIN, AT ANY INLET GRATES, AT ANY INFLOW CHANNELS TO THE BASIN, AND AT ANY PIPES BETWEEN BASINS. IF THE BASIN OUTLET IS DESIGNED TO TRAP FLOATABLE MATERIALS, THEN REMOVE THE FLOATING DEBRIS AND ANY FLOATING OILS (USING OIL-ABSORPTIVE PADS).

2.2.2.5 INSPECT RESOURCE AND TREATMENT BUFFERS ONCE A YEAR FOR EVIDENCE OF EROSION, CONCENTRATING FLOW, AND ENCRUSTATION BY DEVELOPMENT. IF FLOWS ARE CONCENTRATING WITHIN A BUFFER, SITE GRADING, LEVEL SPREADERS, OR DITCH TURN-OUTS MUST BE USED TO ENSURE A MORE EVEN DISTRIBUTION OF FLOW. REMOVE AND DISPOSE OF DOWN SLOPE OF ALL SPREADERS AND TURN-OUTS FOR EROSION. IF EROSION IS PRESENT, ADJUST OR MODIFY THE SPREADER'S OR TURN-OUTS UP TO ENSURE A BETTER DISTRIBUTION OF FLOW INTO A BUFFER. CLEAN-OUT ANY ACCUMULATION OF SEDIMENT WITHIN THE SPREADER BAYS OR TURN-OUT POOLS.

2.2.2.6 INSPECT AT LEAST ONCE PER YEAR, EACH STORMWATER MANAGEMENT POND OR BASIN, INCLUDING THE POND'S EMBANKMENTS, OUTLET STRUCTURE, SWALE, EMBANKMENT, SPILLWAY, REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE POND. CONTROL WOODY VEGETATION ON THE POND'S EMBANKMENTS.

2.2.2.7 INSPECT AT LEAST ONCE PER YEAR, EACH UNDERDRAIN FILTER, INCLUDING THE FILTER EMBANKMENTS, VEGETATION, UNDERDRAIN PIPING, AND OVERFLOW SPILLWAY. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS IN THE FILTER. IF NEEDED, REHABILITATE ANY CLOGGED SURFACE LININGS, AND FLUSH UNDERDRAIN PIPING.

2.2.2.8 INSPECT EACH MANUFACTURED SYSTEM INSTALLED ON THE SITE, INCLUDING THE SYSTEM'S INLET, TREATMENT CHAMBER(S), AND OUTLET AT LEAST ONCE PER YEAR, OR IN ACCORDANCE WITH THE MAINTENANCE GUIDELINES RECOMMENDED BY THE MANUFACTURER BASED ON THE ESTIMATED RUNOFF AND POLLUTANT LOAD EXPECTED TO THE SYSTEM FROM THE PROJECT. REMOVE AND DISPOSE OF ACCUMULATED SEDIMENTS, DEBRIS, AND CONTAMINATED WATERS FROM THE SYSTEM AND, IF APPLICABLE, REMOVE AND REPLACE ANY CLOGGED OR SPENT FILTER MEDIA.

2.2.3 REGULAR MAINTENANCE

2.2.3.1 CLEAR ACCUMULATIONS OF WINTER SAND IN PARKING LOTS AND ALONG ROADWAYS AT LEAST ONCE A YEAR, PREFERABLY IN THE SPRING. ACCUMULATIONS ON PAVEMENT MAY BE REMOVED BY PAVEMENT SWEEPING. IF THE DISCHARGING WATERS ARE LIKELY TO CREATE A CHANNEL, ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST ¼ OF THE DESIGN CAPACITY OF THE BASIN. THE USE OF CATIONIC TREATMENT CHEMICALS, SUCH AS POLYMER GELS, OR OTHER CHEMICALS THAT CONTAIN AN OVERALL POSITIVE CHARGE DESIGNED TO REDUCE TURBIDITY IN STORMWATER MUST RECEIVE PRIOR APPROVAL FROM THE LOCAL HEALTH DEPARTMENT. WHEN REQUESTING APPROVAL FOR THE USE OF TREATMENT CHEMICALS, YOU MUST DESCRIBE APPROPRIATE CONDITIONS AND IMPLEMENTATION PROCEDURES TO ENSURE THE USE WILL NOT LEAD TO A VIOLATION OF WATER QUALITY STANDARDS. IN ADDITION, YOU MUST SPECIFY THE TYPE(S) OF SOIL LIKELY TO BE TREATED ON THE SITE, CHEMICALS TO BE USED AND HOW THEY ARE TO BE APPLIED AND IN WHAT QUANTITY. ANY MANUFACTURER'S RECOMMENDATIONS, AND ANY TRAINING HAD BY PERSONNEL WHO WILL HANDLE AND APPLY THE CHEMICALS.

2.2.3.2 MANAGE EACH BUFFER'S VEGETATION CONSISTENTLY WITH THE REQUIREMENTS IN ANY DEED RESTRICTIONS FOR THE BUFFER. WOODED BUFFERS MUST REMAIN FULLY WOODED AND HAVE NO DISTURBANCE TO THE DUFF LAYER. VEGETATION IN NON-WOODED BUFFERS MAY NOT BE CUT MORE THAN THREE TIMES PER YEAR, AND MAY NOT BE CUT SHORTER THAN SIX INCHES.

2.2.4 DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING INSPECTIONS, MAINTENANCE, AND ANY CORRECTIVE ACTIONS TAKEN. THE LOG MUST INCLUDE THE DATE ON WHICH EACH INSPECTION OR MAINTENANCE TASK WAS PERFORMED, A DESCRIPTION OF THE INSPECTION FINDINGS OR MAINTENANCE COMPLETED, AND THE NAME OF THE INSPECTOR OR MAINTENANCE PERSONNEL PERFORMING THE TASK. IF A MAINTENANCE TASK REQUIRES THE CLEAN-OUT OF ANY SEDIMENTS OR DEBRIS, INDICATE WHERE THE SEDIMENT AND DEBRIS WAS DISPOSED AFTER THE LOG MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION. A COPY PROVIDED TO THE DEPARTMENT UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST FIVE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.

2.3 RE-CERTIFICATION. SUBMIT A CERTIFICATION OF THE FOLLOWING TO THE DEPARTMENT THREE MONTHS OF THE EXPIRATION OF EACH FIVE-YEAR INTERVAL FROM THE DATE OF ISSUANCE OF THE PERMIT.

2.3.1 IDENTIFICATION AND REPAIR OF EROSION PROBLEMS. ALL AREAS OF THE PROJECT SITE HAVE BEEN INSPECTED FOR AREAS OF EROSION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO PERMANENTLY STABILIZE THESE AREAS.

2.3.2 INSPECTION AND REPAIR OF STORMWATER CONTROL SYSTEM. ALL ASPECTS OF THE STORMWATER CONTROL SYSTEM HAVE BEEN INSPECTED FOR DAMAGE, WEAR, AND MALFUNCTION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO REPAIR OR REPLACE THE SYSTEM, OR PORTIONS OF THE SYSTEM.

2.3.3 MAINTENANCE. THE EROSION AND STORMWATER MAINTENANCE PLAN FOR THE SITE IS BEING IMPLEMENTED AS WRITTEN, OR MODIFICATIONS TO THE PLAN HAVE BEEN SUBMITTED TO AND APPROVED BY THE DEPARTMENT, AND THE MAINTENANCE LOG IS BEING MAINTAINED.

2.3.4 MUNICIPALITIES WITH SEPARATE STORM SEWER SYSTEMS REGULATED UNDER THE MAINE POLLUTANT DISCHARGE ELIMINATION SYSTEM (MPDES) PROGRAM MAY REPORT ON ALL REGULATED SYSTEMS UNDER THEIR CONTROL AS PART OF THEIR REQUIRED ANNUAL REPORTING IN LIEU OF SEPARATE CERTIFICATION OF EACH CONTROL SYSTEM. MUNICIPALITIES NOT REGULATED BY THE MPDES PROGRAM, BUT THAT ARE RESPONSIBLE FOR MAINTENANCE OF PERMITTED STORMWATER SYSTEMS, MAY REPORT ON MULTIPLE STORMWATER SYSTEMS IN ONE REPORT.

2.4 DURATION OF MAINTENANCE. PERFORM MAINTENANCE AS DESCRIBED AND REQUIRED IN THE PERMIT. THE PERMITTEE SHALL MAINTAIN THE SYSTEM UNTIL ACCEPTED BY MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT, OR IS PLACED UNDER THE JURISDICTION OF A LEGALLY CREATED ASSOCIATION THAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM. A MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT CHOOSES TO ACCEPT A STORMWATER MANAGEMENT SYSTEM, OR A COMPONENT OF A STORMWATER SYSTEM, MUST PROVIDE A LETTER TO THE DEPARTMENT STATING THAT IT ASSUMES RESPONSIBILITY FOR THE SYSTEM. THE LETTER MUST SPECIFY THE COMPONENTS OF THE SYSTEM FOR WHICH THE MUNICIPALITY OR DISTRICT WILL ASSUME RESPONSIBILITY, AND THAT THE MUNICIPALITY OR DISTRICT AGREES TO MAINTAIN THOSE COMPONENTS OF THE SYSTEM IN COMPLIANCE WITH DEPARTMENT STANDARDS. UPON SUCH ASSUMPTION OF RESPONSIBILITY, AND APPROVAL BY THE DEPARTMENT, THE MUNICIPALITY OR DISTRICT SHOULD BE INQUIRED TO MINIMIZE FUGITIVE DUST CO-PERMITTEE FOR THIS PURPOSE ONLY AND MUST COMPLY WITH ALL TERMS AND CONDITIONS OF THE PERMIT.

3 HOUSEKEEPING

3.1 SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE CONTRACTOR SHALL MAINTAIN THE MATERIALS STORED ON SITE AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

3.2 GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MUST BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY, AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER OR PRIOR TO INFILTRATION TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

3.3 FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE RELEASES OF DUST OR FUGITIVE DUST EMISSIONS. DURING OR AFTER CONSTRUCTION, OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE MUST BE USED TO PREVENT TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS MUST BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UPWARD ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

3.4 DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

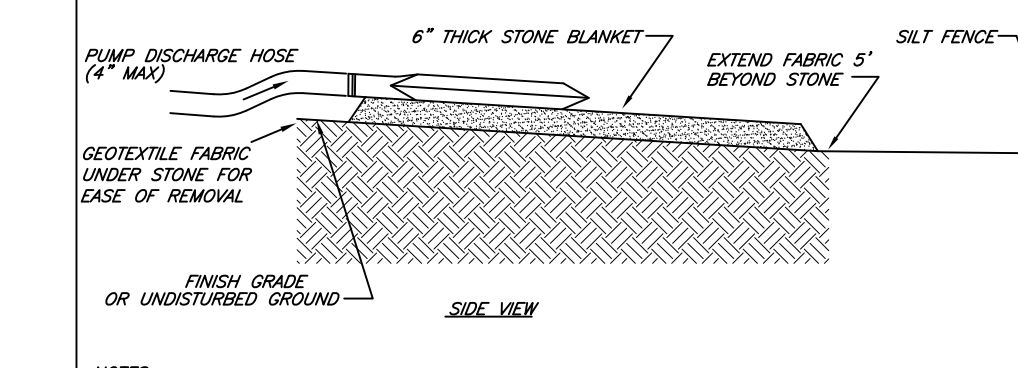
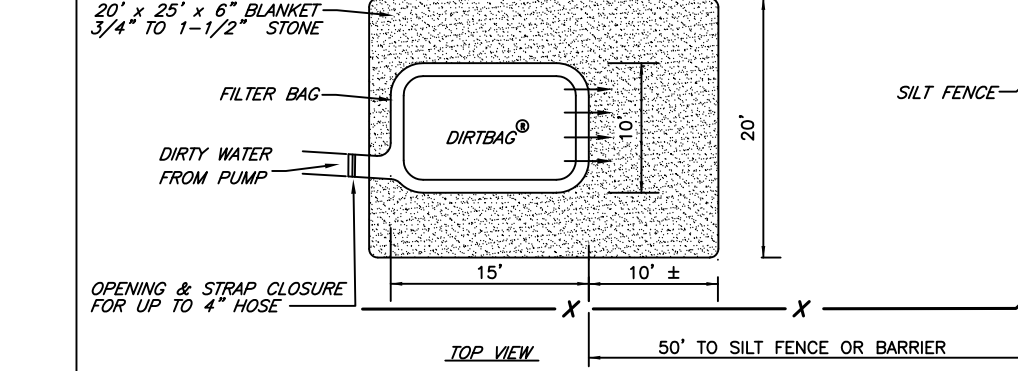
3.5 EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE EXCAVATION DE-WATERING IS BASED ON THE DESIGN OF THE EXCAVATION AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR BE DIVERTED TO A TREATMENT AREA. THE WATER MUST BE COLLECTED THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE.

3.6 AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S). THE DISCHARGE AUTHORIZED NON-STORMWATER DISCHARGES ARE:

3.6.1 DISCHARGES FROM FIREFIGHTING ACTIVITY; 3.6.2 FIRE HYDRANT FLUSHINGS; 3.6.3 VEHICLE WASHOUT. DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED); 3.6.4 DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(5); 3.6.5 ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS; 3.6.6 PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED; 3.6.7 UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE; 3.6.8 UNCONTAMINATED GROUNDWATER OR SPRING WATER; 3.6.9 FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED; 3.6.10 UNCONTAMINATED EXCAVATION DE-WATERING (SEE REQUIREMENTS IN APPENDIX C(5)); 3.6.11 POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND 3.6.12 LANDSCAPE IRRIGATION.

3.6.1 UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

3.7.1 WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS; 3.7.2 FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE; 3.7.3 SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND 3.7.4 TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.



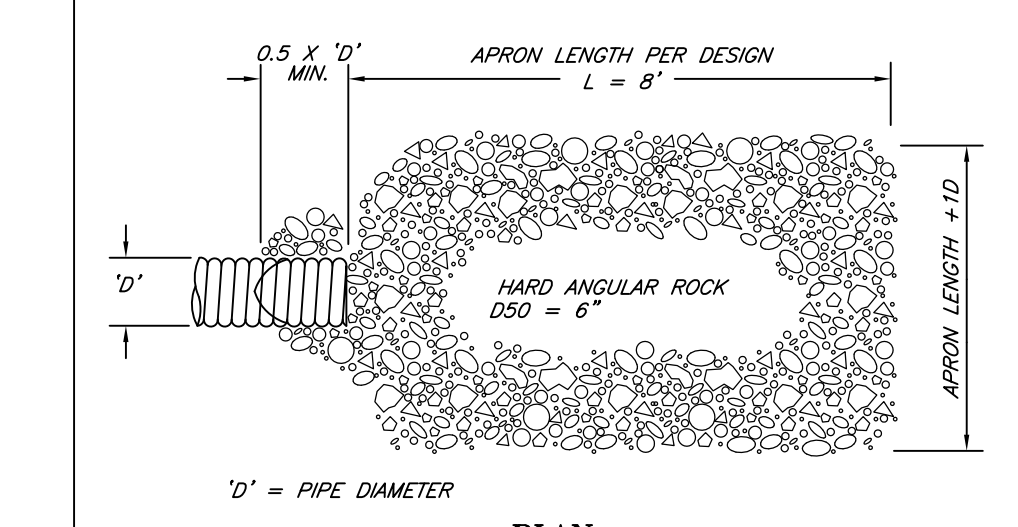
NOTES:
1. DIRT BAG MATERIAL BASED ON PARTICLE SIZE IN DIRTY WATER, I.E., FOR COARSE PARTICLES A WOVEN MATERIAL; FOR SILT/CLAYS A NON-WOVEN MATERIAL.
2. DIRTY BAGS SHOULD BE PLACED ON SLOPE CONTOURS TO MAXIMIZE PONDING EFFICIENCY.
3. LOCATE DISCHARGE SITE ON FLAT UPLAND AREAS AS FAR AWAY AS POSSIBLE FROM STREAMS, WETLANDS, OTHER RESOURCES AND POINTS OF CONCENTRATED FLOW.
4. DOWNSTREAM OF THE DISCHARGE, THE AREA MUST BE WELL VEGETATED OR OTHERWISE STABLE FROM EROSION, E.G., FOREST FLOOR OR COARSE GRAVEL / STONE.
5. DISCHARGE NOT PERMITTED WITHIN 25' OF A STREAM OR WETLAND. CONSULT DEP FOR STRUCTURE MUST BE WITHIN 12\"/>

2.3.1 IDENTIFICATION AND REPAIR OF EROSION PROBLEMS. ALL AREAS OF THE PROJECT SITE HAVE BEEN INSPECTED FOR AREAS OF EROSION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO PERMANENTLY STABILIZE THESE AREAS.

2.3.2 INSPECTION AND REPAIR OF STORMWATER CONTROL SYSTEM. ALL ASPECTS OF THE STORMWATER CONTROL SYSTEM HAVE BEEN INSPECTED FOR DAMAGE, WEAR, AND MALFUNCTION, AND APPROPRIATE STEPS HAVE BEEN TAKEN TO REPAIR OR REPLACE THE SYSTEM, OR PORTIONS OF THE SYSTEM.

2.3.3 MAINTENANCE. THE EROSION AND STORMWATER MAINTENANCE PLAN FOR THE SITE IS BEING IMPLEMENTED AS WRITTEN, OR MODIFICATIONS TO THE PLAN HAVE BEEN SUBMITTED TO AND APPROVED BY THE DEPARTMENT, AND THE MAINTENANCE LOG IS BEING MAINTAINED.

2.4 DURATION OF MAINTENANCE. PERFORM MAINTENANCE AS DESCRIBED AND REQUIRED IN THE PERMIT. THE PERMITTEE SHALL MAINTAIN THE SYSTEM UNTIL ACCEPTED BY MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT, OR IS PLACED UNDER THE JURISDICTION OF A LEGALLY CREATED ASSOCIATION THAT WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE SYSTEM. A MUNICIPALITY OR QUASI-MUNICIPAL DISTRICT CHOOSES TO ACCEPT A STORMWATER MANAGEMENT SYSTEM, OR A COMPONENT OF A STORMWATER SYSTEM, MUST PROVIDE A LETTER TO THE DEPARTMENT STATING THAT IT ASSUMES RESPONSIBILITY FOR THE SYSTEM. THE LETTER MUST SPECIFY THE COMPONENTS OF THE SYSTEM FOR WHICH THE MUNICIPALITY OR DISTRICT WILL ASSUME RESPONSIBILITY, AND THAT THE MUNICIPALITY OR DISTRICT AGREES TO MAINTAIN THOSE COMPONENTS OF THE SYSTEM IN COMPLIANCE WITH DEPARTMENT STANDARDS. UPON SUCH ASSUMPTION OF RESPONSIBILITY, AND APPROVAL BY THE DEPARTMENT, THE MUNICIPALITY OR DISTRICT SHOULD BE INQUIRED TO MINIMIZE FUGITIVE DUST CO-PERMITTEE FOR THIS PURPOSE ONLY AND MUST COMPLY WITH ALL TERMS AND CONDITIONS OF THE PERMIT.



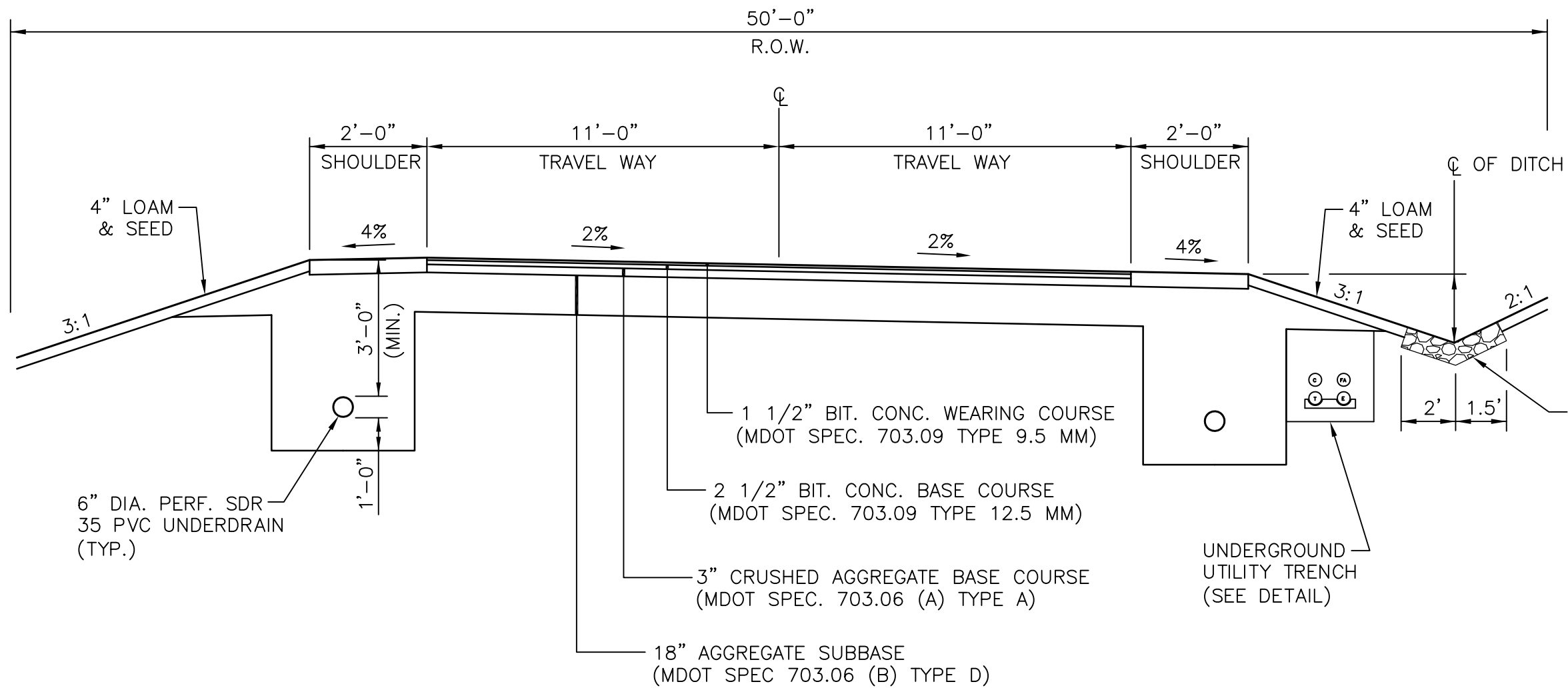
NOTES:
1. CONSULT WITH DEP IF FISH PASSAGE WILL BE INHIBITED DURING LOW FLOWS.
2. REFER TO DESIGN NOTES AND LIMITATIONS IN TEXT ON PIPE OUTLET PROTECTION.
3. IN DEFINED CHANNELS, APRON SHALL EXTEND FULL WIDTH OF BOTTOM AND ONE FOOT ABOVE MAX. TAILWATER OR UP TO BANK FULL, WHICHEVER IS LESS.

PIPE INLET/OUTLET PROTECTION (RIP RAP)

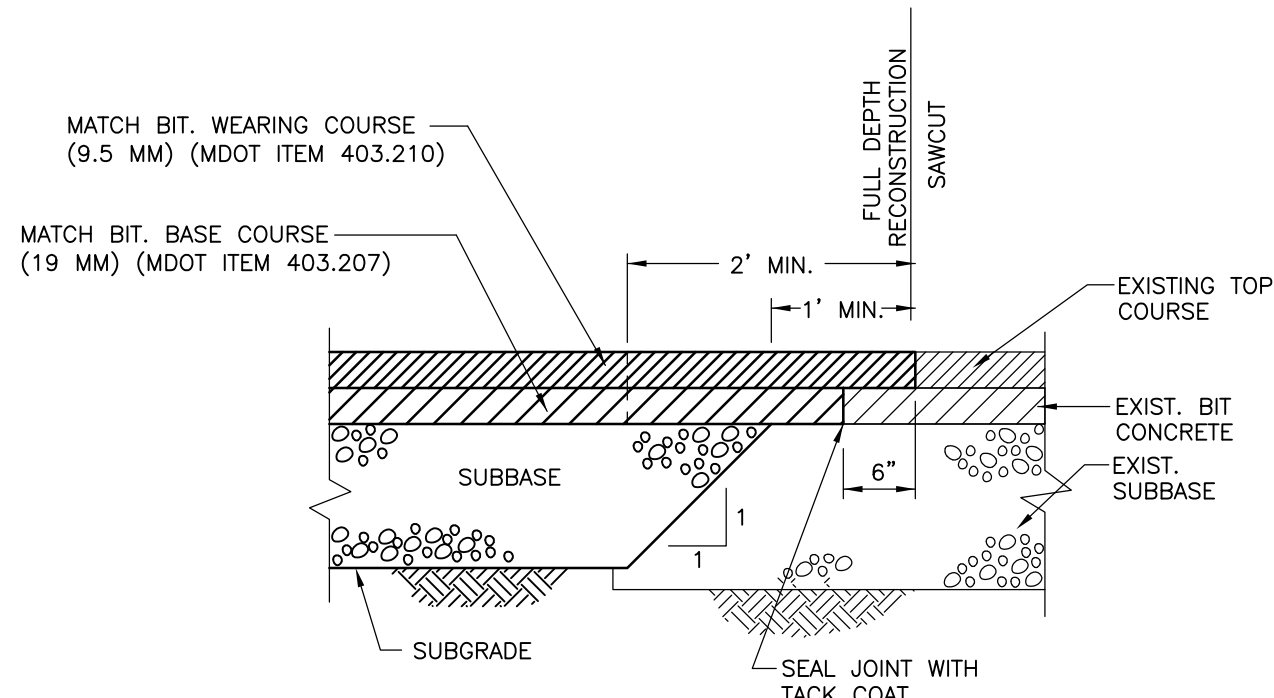
3.6.1 DISCHARGES FROM FIREFIGHTING ACTIVITY; 3.6.2 FIRE HYDRANT FLUSHINGS; 3.6.3 VEHICLE WASHOUT. DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED); 3.6.4 DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(5); 3.6.5 ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS; 3.6.6 PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED; 3.6.7 UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE; 3.6.8 UNCONTAMINATED GROUNDWATER OR SPRING WATER; 3.6.9 FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED; 3.6.10 UNCONTAMINATED EXCAVATION DE-WATERING (SEE REQUIREMENTS IN APPENDIX C(5)); 3.6.11 POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND 3.6.12 LANDSCAPE IRRIGATION.

3.6.1 UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

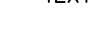
3.7.1 WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CON



TYPICAL ROAD CROSS SECTION
NOT TO SCALE



SAWCUT & PAVEMENT
MATCH DETAIL
N.T.S.

TRAFFIC SIGNS								
IDENTIFICATION NUMBER	SIGN HEIGHT	SIGN WIDTH	POST PER SIGN	TEXT	NUMBER OF SIGNS REQ'D.	SIGN AREA SQ. FT.		REMARKS
						NOM. AREA	TOTAL AREA	
R1-1	30"	30"	1		1	6.25	6.25	PER MUTCD

NOTE: ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS

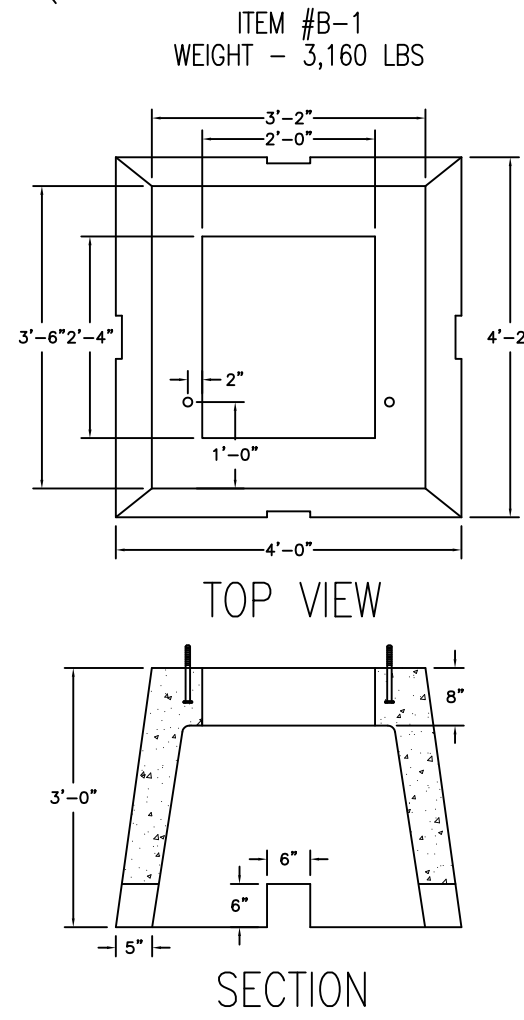
PAVEMENT MARKING NOTES :

- ALL PAVEMENT MARKING WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE **MUTCD** AND MDT ITEM 627.
- WORDS AND SYMBOLS SHALL BE CENTERED Laterally WITHIN THE LANE. THE LONGITUDINAL DIMENSION SHALL BE PARALLEL TO THE LANE.
- MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
- THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A TURN ARROW SHALL PRECEDE THE WORD "ONLY".
- COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE.
- PREFORMED TAPE WORDS AND SYMBOLS SHALL BE PRE-CUT, EITHER BY THE MANUFACTURER OR THE CONTRACTOR.
- WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.
- LONGITUDINAL SPACING BETWEEN SUCCESSIVE WORDS AND/OR SYMBOLS SHOULD BE AT LEAST 4 TIMES THE HEIGHT OF THE LARGEST CHARACTER.

NOTES:

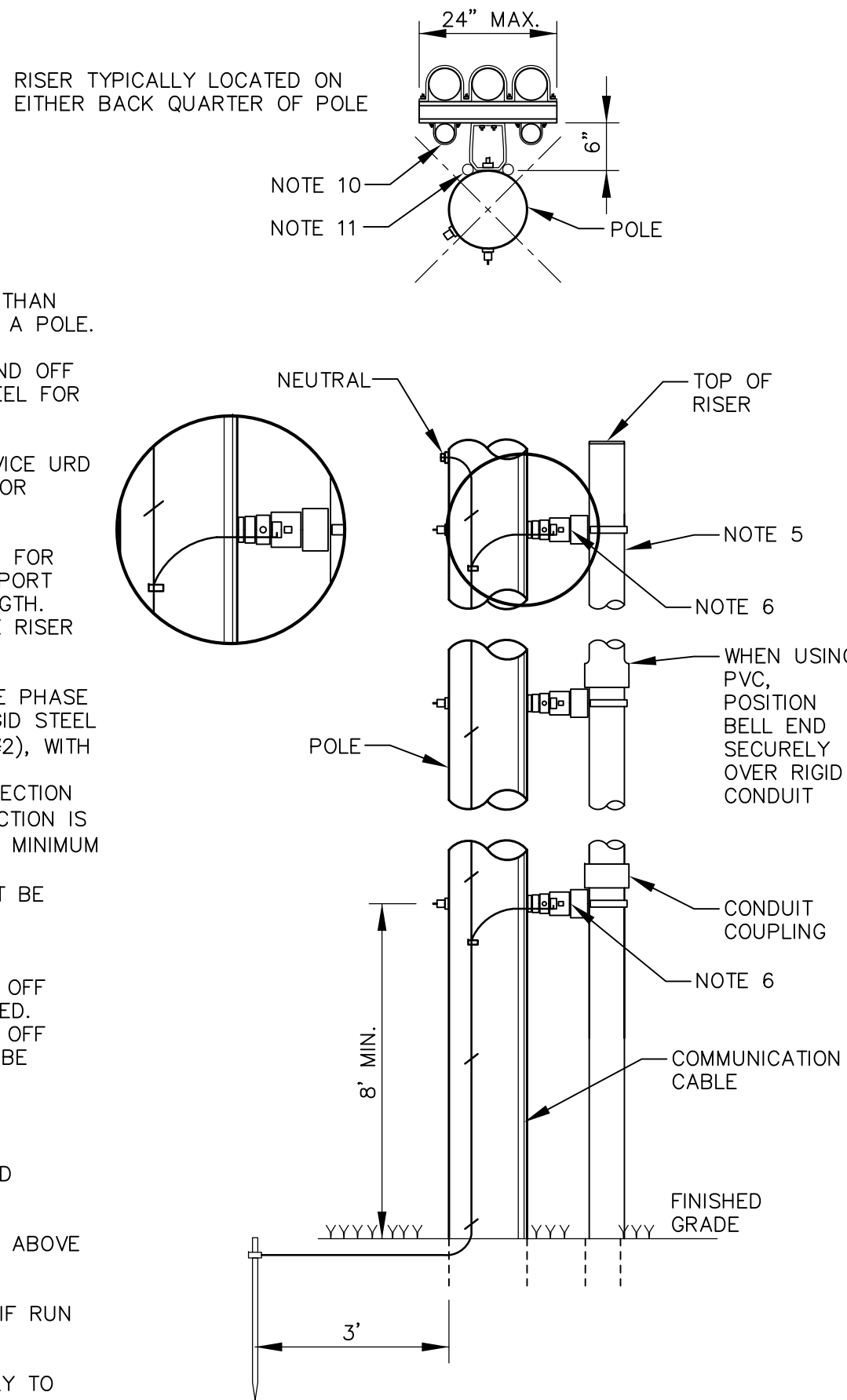
- LOAM AND SEED SHALL BE IN ACCORDANCE WITH MDT SPECIFICATIONS 615 AND 618, METHOD #1.
- AGGREGATE SUBBASE SHALL BE IN ACCORDANCE WITH MDT SPECIFICATIONS, SECTION 403 AND SHALL NOT CONTAIN PARTICLES OF ROCK EXCEEDING 6" IN ANY DIMENSION. MATERIAL FOR ROAD EMBANKMENT SHALL BE SUITABLE EXCAVATED MATERIAL APPROVED BY TOWN INSPECTOR AND MUST MEET MDT SPECIFICATION 703.19 GRANULAR BORROW. SUITABLE GRANULAR FILL MATERIAL SHALL CONSIST OF HARD DURABLE MINERALS LESS VERY FINE SANDS, SILT, CLAY OR ORGANIC MATERIALS. MATERIAL IS TO BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OF A "DYNAPAC", RIDING ROLLER, OR TRACKING WITH HEAVY EQUIPMENT.
- ENTIRE WIDTH OF ROAD AND SHOULDERS IS TO BE STRIPPED AND GRUBBED OF TOP SOIL, ORGANICS AND ALL DELETERIOUS MATERIAL. ALL STUMPS AND UNSUITABLE MATERIAL (IF ANY) SHALL BE REMOVED IF WITHIN 5 FEET OF FINISHED GRADE UNDER PAVED AREAS.
- SEE GRADING PLAN & PROFILE FOR GRADING INTENT.

CMP RESIDENTIAL TRANSFORMER PAD (25 - 167 KVA)

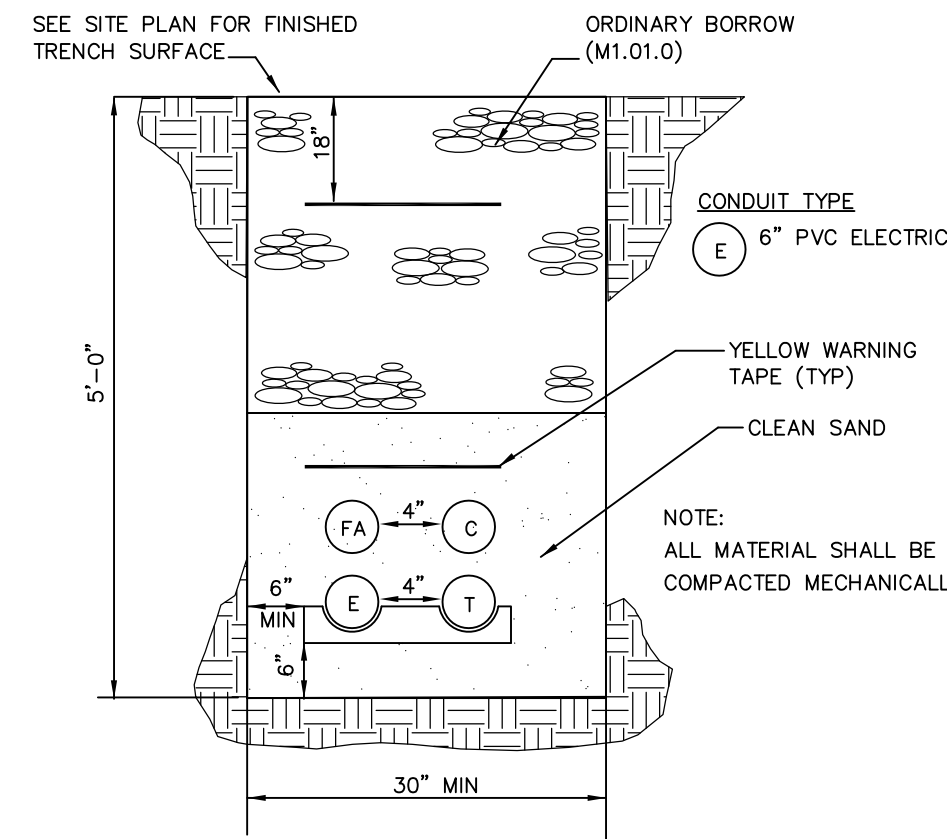


DESIGN NOTES:

- CONCRETE 4000 PSI AT 28 DAYS.
- REINFORCING 4X4 W.W.M.
- (2) - 5/8" DIA X 8" LONG BOLTS



TYPICAL RISER DETAIL
NOT TO SCALE



ALL TRENCH CONDUITS SHALL BE SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED

COMMON TRENCH DETAIL

ELECTRIC/TELEPHONE/FIRE ALARM/CABLE
NOT TO SCALE

THIS PLAN IS FOR REVIEW
PURPOSES ONLY AND IS NOT
INTENDED FOR CONSTRUCTION
OR RECORDING

Revision:	By:	Date:	Changes:
5	TAL	6/8/21	FINAL PLAN SUBMISSION - REVISED PER TOWN COMMENTS
4	SMA	5/24/21	FINAL PLAN SUBMISSION
3	SMA	5/13/21	REVISE PER MDEP & TOWN REVIEW COMMENTS
2	SMA	4/26/21	SUBMITTED FOR PRELIMINARY SUBDIVISION REVIEW
1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

PROJECT NUMBER: 42361

ACAD FILE: 42361-DETAILS.DWG

SCALE: AS NOTED

DATE: APRIL 6, 2021

Drawing Name:

CONSTRUCTION DETAILS

Project Name:

BLANCHARD OAKS SUBDIVISION
BLANCHARD ROAD, CUMBERLAND, MAINE

Owner/Applicant:

SCHOONER VENTURES III, LLC

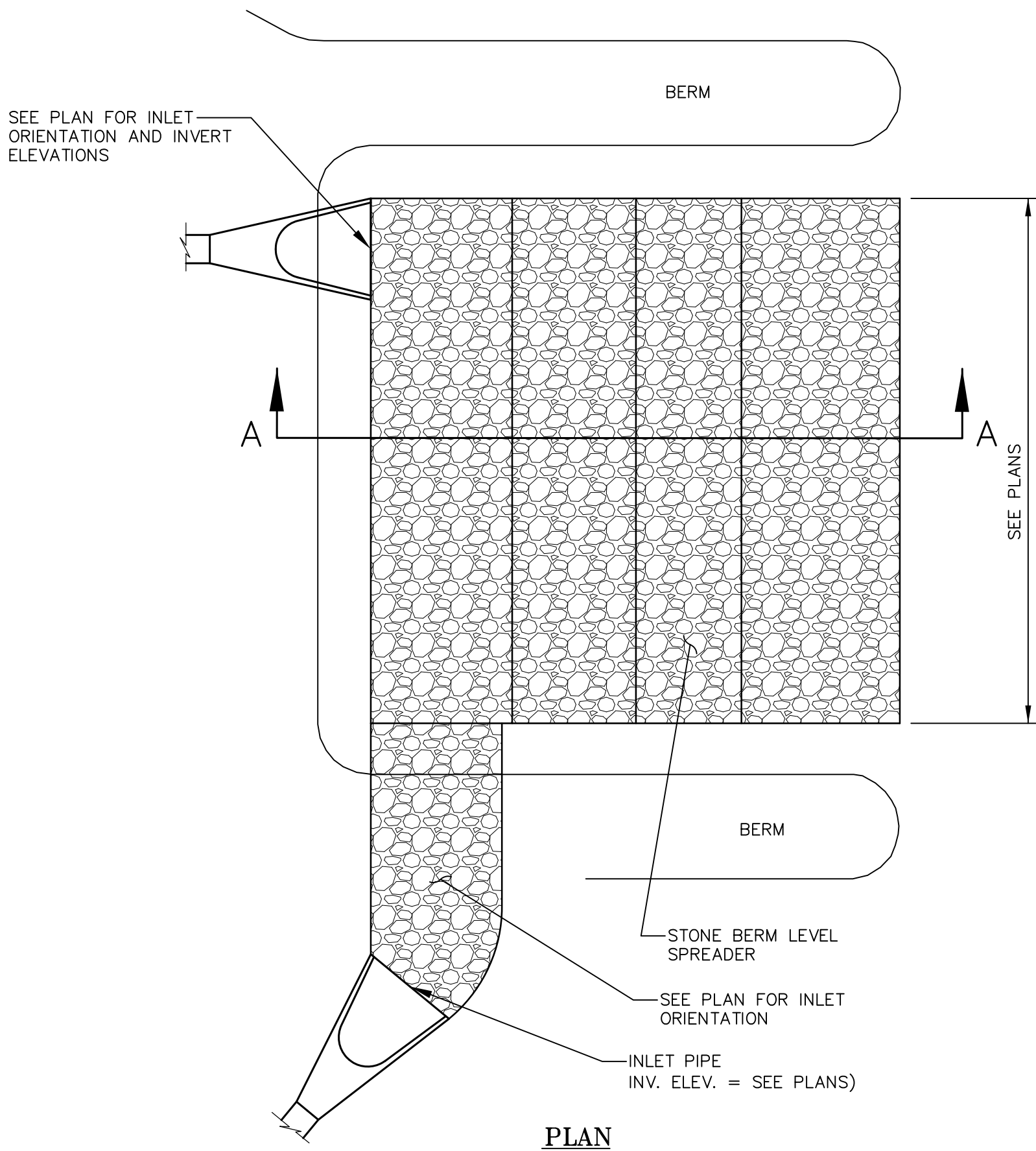
SURVEYING • ENGINEERING • LAND PLANNING

Northeast Civil Solutions

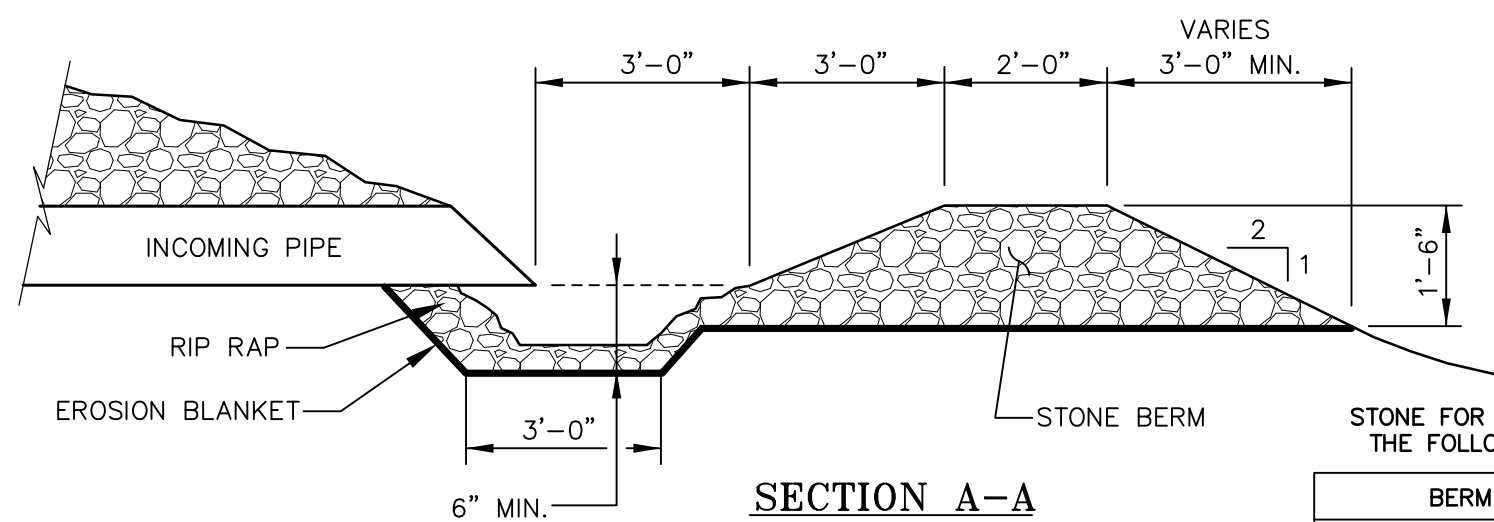
INCORPORATED

381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com



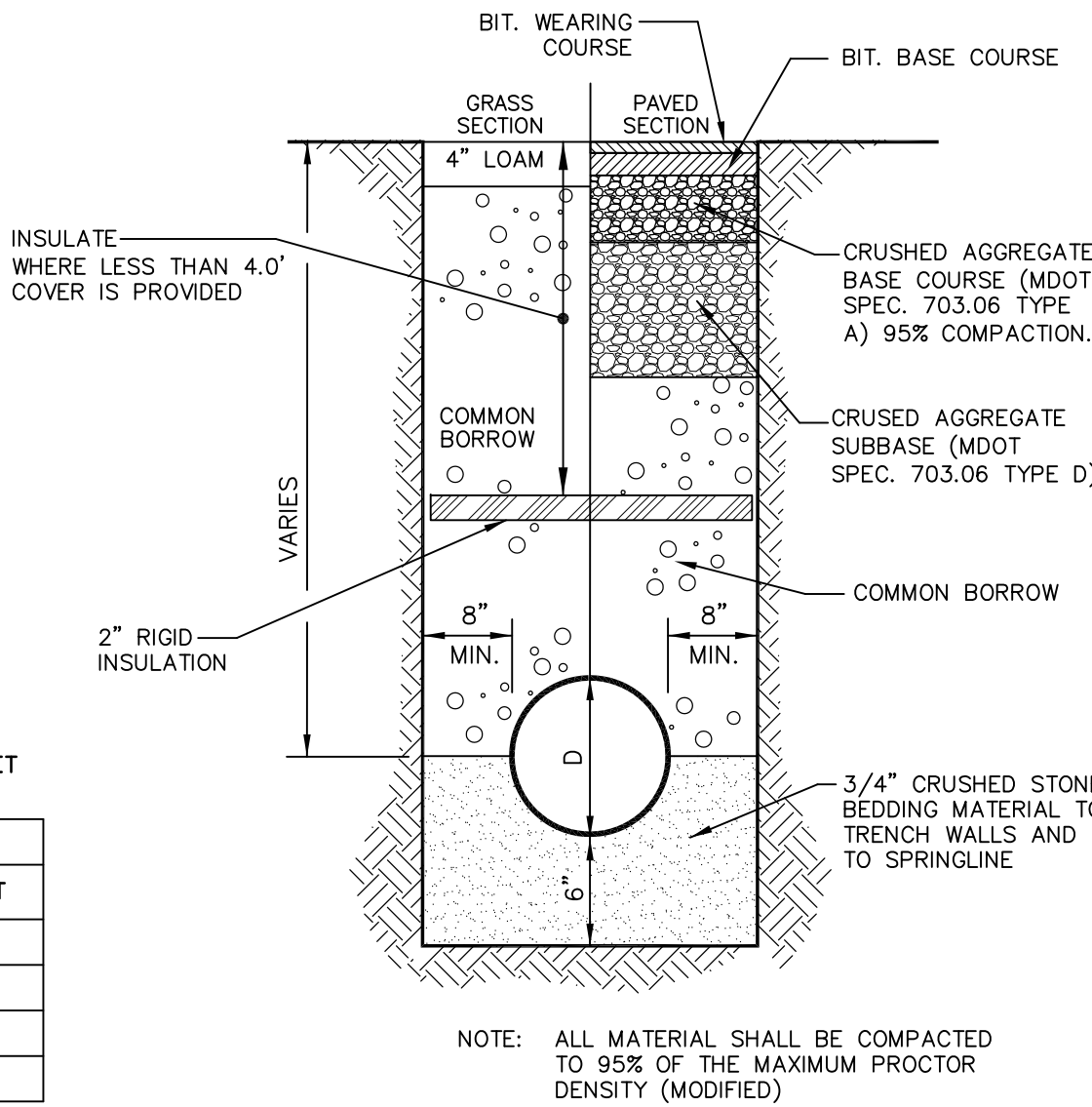
PLAN



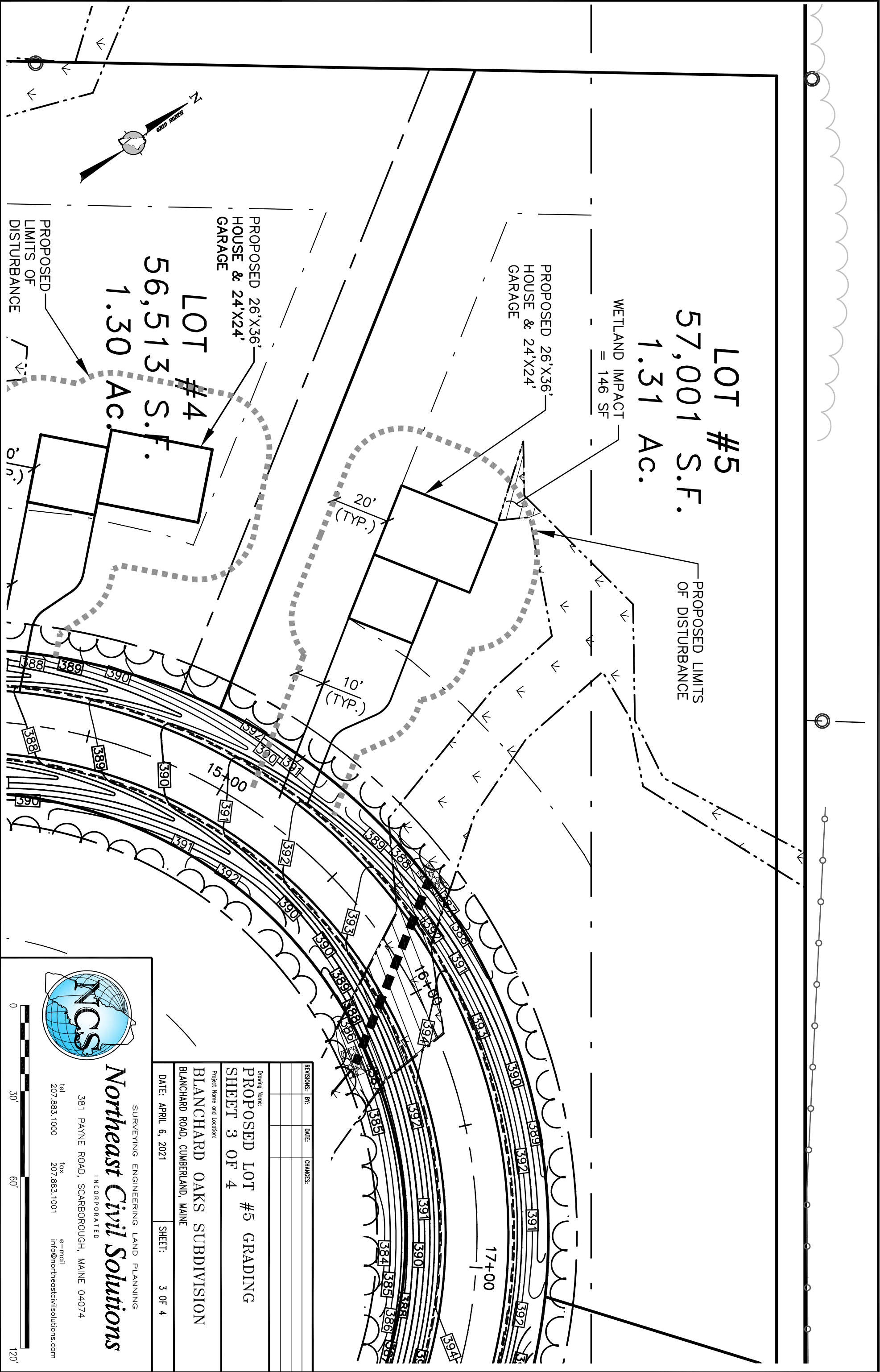
SECTION A-A

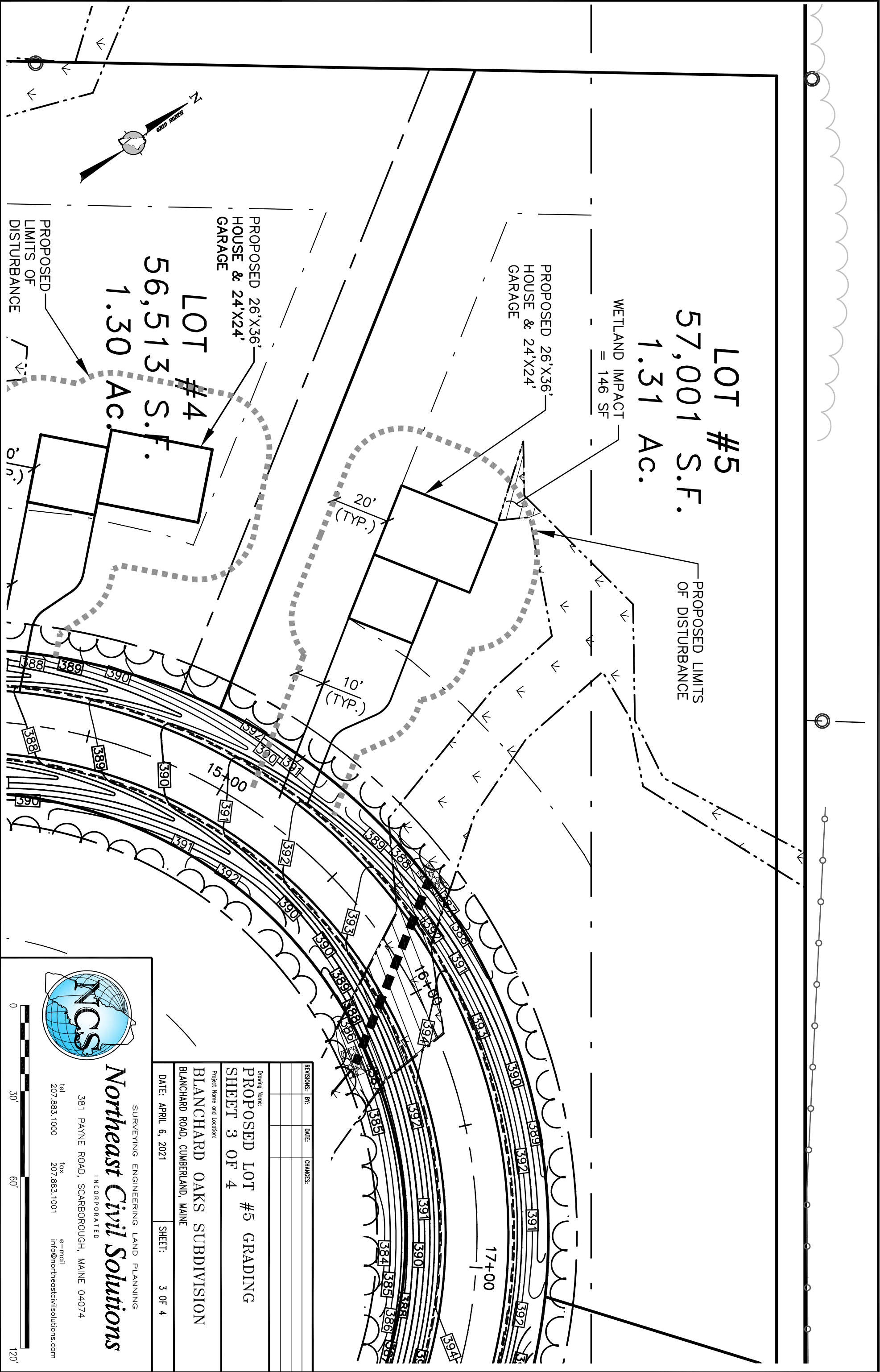
LEVEL SPREADER #	REQUIRED LENGTH	LENGTH PROVIDED
#3	37.4'	50'
#4	48.1'	100'
#5	50.5'	60'

STONE BERM
LEVEL LIP SPREADER
NOT TO SCALE



TYPICAL STORMWATER
TRENCH SECTION
NOT TO SCALE





INVESTMENT REPORT
April 1, 2021 - April 30, 2021

Envelope # BKVPDFBBLJZD

JOHN C AXELSON
AMANDA B AXELSON
PO BOX 3704
BUTTE MT 59702-3704

Brokerage JOHN C AXELSON AND AMANDA B AXELSON - WITH
RIGHTS OF SURVIVORSHIP

► Account Number: 699

Your Account Value: \$1,081,259.82

Change from Last Period: ▲ \$480,217.97

	This Period	Year-to-Date
Beginning Account Value	\$601,041.85	\$188,023.44
Additions	450,000.00	850,753.00
Subtractions	-	-348.00
Change in Investment Value *	30,217.97	42,831.38
Ending Account Value **	\$1,081,259.82	\$1,081,259.82
Accrued Interest (AI)	0.00	
Ending Account Value Incl. AI	\$1,081,259.82	

* Reflects appreciation or depreciation of your holdings due to price changes, transactions from Other Activity In or Out and Multi-currency transactions, plus any distribution and income earned during the statement period.

** Excludes untraded securities.

5

MR_CE_BKVPDFBBLJZD_88658 20210430

Your Advisor/Agent

BALLENTINE PARTNERS LLC
IDA
PO BOX 1860
WOLFEBORO NH 03894

Your Advisor is an independent organization and is not affiliated with Fidelity Investments. Brokerage services provided by Fidelity Brokerage Services LLC (FBS), Member NYSE, SIPC (800) 544-6666. Brokerage accounts carried with National Financial Services LLC (NFS), Member NYSE, SIPC.



H007579171 20210430

Travis Letellier




From: John Brushwein <jbrushwein@cumberlandmaine.com>
Sent: Tuesday, May 18, 2021 9:39 AM
To: Travis Letellier
Subject: RE: Road Naming Procedure for Town

Travis,

Peaceful Way has been approved. When the subdivision is approved and the road is constructed, a street sign will have to be installed. The person to contact is Laura Neleski at the Public Works Department (lneski@cumberlandmaine.com)

The cost is \$98.00 which includes the sign, post, and installation.



John Brushwein, CMA
Tax Assessor, Town of Cumberland
207-829-2204
www.cumberlandmaine.com
290 Tuttle Road, Cumberland, Maine 04021
  

Please be advised that pursuant to Title 1 M.R.S.A. Section 402(3), a public record includes any written, printed or graphic matter or any mechanical or electronic data in the possession or custody of an agency or public official that has been received or prepared for use in connection with the transaction of public or governmental business and contains information relating to the transaction of said business; therefore, the public is advised that any correspondence whether by traditional method or e-mail with Town offices or Town officials, with certain limited exceptions, is a public record and is available for review by any interested party.

From: Travis Letellier <travis.letellier@northeastcivilsolutions.com>
Sent: Monday, May 17, 2021 7:59 AM
To: John Brushwein <jbrushwein@cumberlandmaine.com>
Cc: Carla Nixon <cnixon@cumberlandmaine.com>
Subject: RE: Road Naming Procedure for Town

WARNING: This is an external email that originated outside of our email system. DO NOT CLICK links or open attachments unless you recognize the sender and know that the content is safe!

Hi John,

We would like to name the road "Peaceful Way"

Please let me know if this name is acceptable.

Thank you,

Travis Letellier, P.E.
Director of Civil Engineering

NORTHEAST CIVIL SOLUTIONS, INC.

From: [Dan Small](#)
To: [Carla Nixon](#)
Cc: [Travis Letellier](#)
Subject: Re: Dead-End Road Length
Date: Thursday, May 20, 2021 12:30:28 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

Carla,
I spoke with Travis and he advised me that they are requesting a 400' extension of the subdivision road. He confirmed that the cul-de-sac will accommodate our fire department vehicles. I am ok with the additional 400' of road.

Regards,
Dan

Get [Outlook for iOS](#)

From: Dan Small <dsmall@cumberlandmaine.com>
Sent: Thursday, May 20, 2021 10:39 AM
To: Carla Nixon
Cc: Travis Letellier
Subject: Re: Dead-End Road Length

Travis left me a voicemail message earlier this morning. I'll be returning his call in a little while.

Get [Outlook for iOS](#)

From: Carla Nixon <cnixon@cumberlandmaine.com>
Sent: Thursday, May 20, 2021 10:34:48 AM
To: Dan Small <dsmall@cumberlandmaine.com>
Cc: Travis Letellier <travis.letellier@northeastcivilsolutions.com>
Subject: Dead-End Road Length

Hi Dan,
The Planning Board is holding off granting a waiver to the Blanchard Oaks Subdivision until they get your ok on a road that would be 200' longer than the Ordinance allows, without a waiver. There will be only 13 homes on the street and all will have sprinklers. Please "reply all" to this if you are ok or if you have questions, talk to the engineer, Travis Letellier, at 510-7076.

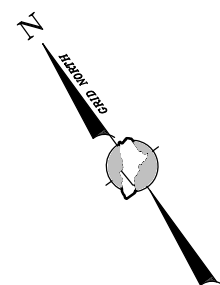
Thanks very much.

Carla

Carla Nixon

Director of Planning, Town of Cumberland

BLANCHARD OAKS SUBDIVISION
BLANCHARD ROAD, CUMBERLAND, MAINE



N/F
CARL TERISON JR.
3594/252
ROB-56

N/F
W P CLARK & SONS, HOME
BUILDERS, INC.
35955/144
ROB-59

N/F
PETER J. McCABE &
CINDERELLA J. McCABE
16335/180
ROB-67

N/F
MARK A. FAIRBANKS &
CHRISTA L. FAIRBANKS
23621/335
ROB-68H

OPEN SPACE
TOTAL =
1,008,495 S.F.
23.15 Ac.

LOT #5
57,001 S.F.
1.31 Ac.

LOT #6
54,939 S.F.
1.26 Ac.

LOT #7
55,681 S.F.
1.28 Ac.

LOT #8
66,818 S.F.
1.53 Ac.

LOT #4
56,513 S.F.
1.30 Ac.

LOT #11
55,417 S.F.
1.27 Ac.

LOT #10
55,967 S.F.
1.28 Ac.

LOT #9
80,335 S.F.
1.84 Ac.

LOT #3
61,119 S.F.
1.40 Ac.

LOT #2
67,278 S.F.
1.54 Ac.

LOT #13
61,199 S.F.
1.40 Ac.

LOT #1
58,801 S.F.
1.35 Ac.

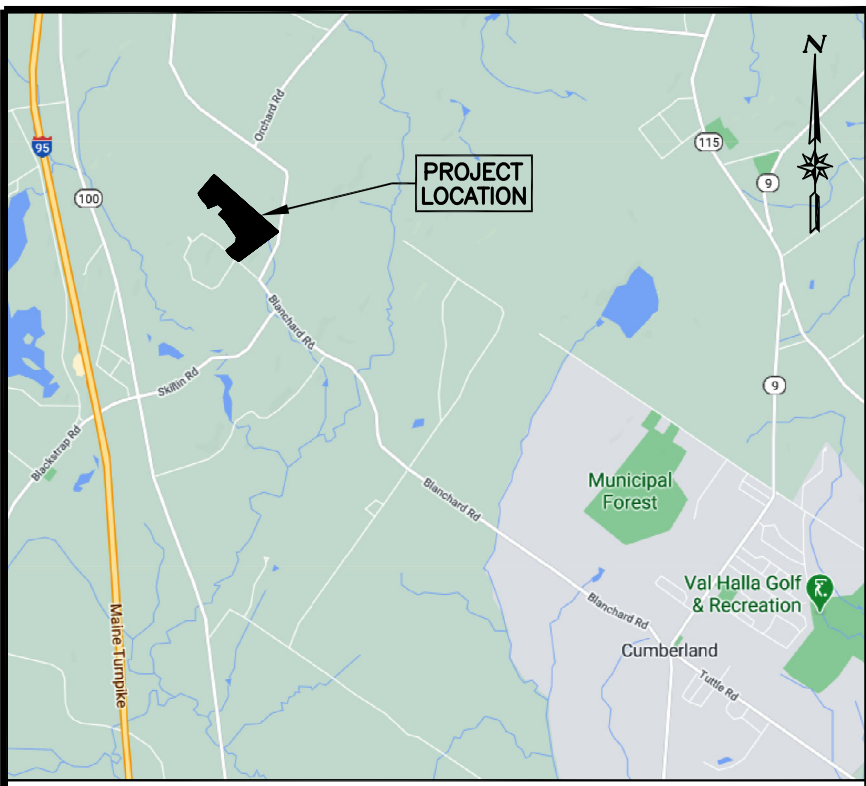
N/F
BRUCE S. WILDES
NANCY J. S. WILDES
16245/202
ROB-68E

N/F
BEATRICE KALINICH
JEFFREY KALINICH
16172/143
ROB-68D

LAND TO BE RETAINED
BY MCCORMACK
7.03± ACRES

N/F
JENNIFER C. McCABE
34839/206
ROB-67E

N/F
PETER J. McCABE &
CINDY J. McCABE
6137/286
ROB-67A



VICINITY MAP
SCALE: 1" = 1 MILE

INDEX

- COVER/INDEX/VICINITY MAP
- BOUNDARY SURVEY OF MCCORMACK PROPERTY (BY SEBAGO TECHNICS)
- BLANCHARD OAKS SUBDIVISION PLAT
- SITE, LAYOUT & UTILITY PLAN - SHEET 1
- SITE, LAYOUT & UTILITY PLAN - SHEET 2
- PROFILE - SHEET 1
- PROFILE - SHEET 2
- GRADING & DRAINAGE PLAN - SHEET 1
- GRADING & DRAINAGE PLAN - SHEET 2
- EROSION & SEDIMENTATION CONTROL PLAN
- EROSION & SEDIMENTATION CONTROL NOTES AND DETAILS
- CONSTRUCTION DETAILS

ABUTTERS

ASSESSOR'S MAP	PARCEL NUMBER	OWNER'S NAME
ROB	56	CARL TERISON, JR. 62 ORCHARD ROAD, CUMBERLAND, ME 04021 BOOK 3594, PAGE 252
ROB	59	W P CLARK & SONS, HOME BUILDERS, INC. 11 HEIDI LANE, RAYMOND, ME 04071 BOOK 35955, PAGE 144
ROB	67	PETER J. McCABE & CINDERELLA J. McCABE 345 BLANCHARD ST, CUMBERLAND, ME 04021 BOOK 16335, PAGE 180
ROB	67E	JENNIFER C. McCABE PO BOX 705, CUMBERLAND, ME 04021 BOOK 34839, PAGE 206
ROB	67A	PETER J. McCABE & CINDY J. McCABE 345 BLANCHARD ST, CUMBERLAND, ME 04021 BOOK 6137, PAGE 286
ROB	68D	BEATRICE KALINICH & JEFFREY KALINICH 371 BLANCHARD ST, CUMBERLAND, ME 04021 BOOK 16172, PAGE 143
ROB	68E	BRUCE S. WILDES & NANCY J.S. WILDES PO BOX 54, CUMBERLAND, ME 04021 BOOK XX, PAGE XX
ROB	68H	MARK A. FAIRBANKS & CHRISTA L. FAIRBANKS 385 BLANCHARD ST, CUMBERLAND, ME 04021 BOOK 23621, PAGE 335

THIS PLAN IS FOR REVIEW
PURPOSES ONLY AND IS NOT
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OR RECORDING

Revision	By	Date	Change
4	SMA	5/24/21	FINAL PLAN SUBMISSION
3	SMA	5/13/21	REVISE PER MDEP & TOWN REVIEW COMMENTS
2	SMA	4/26/21	SUBMITTED FOR PRELIMINARY SUBDIVISION REVIEW
1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

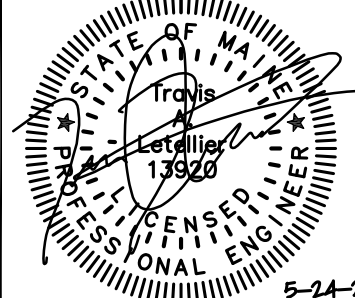
PROJECT NUMBER: 42361 ACAD FILE: 42361-COVER.DWG SCALE: 1" = 100' DATE: APRIL 6, 2021

DRAWING STATUS
☐ SUBDIVISION PLAN
☐ MDEP REVIEW
☒ TOWN REVIEW
☐ CLIENT REVIEW
☐ CONSTRUCTION
5-24-21

Drawing Name:
COVER/INDEX/VICINITY MAP

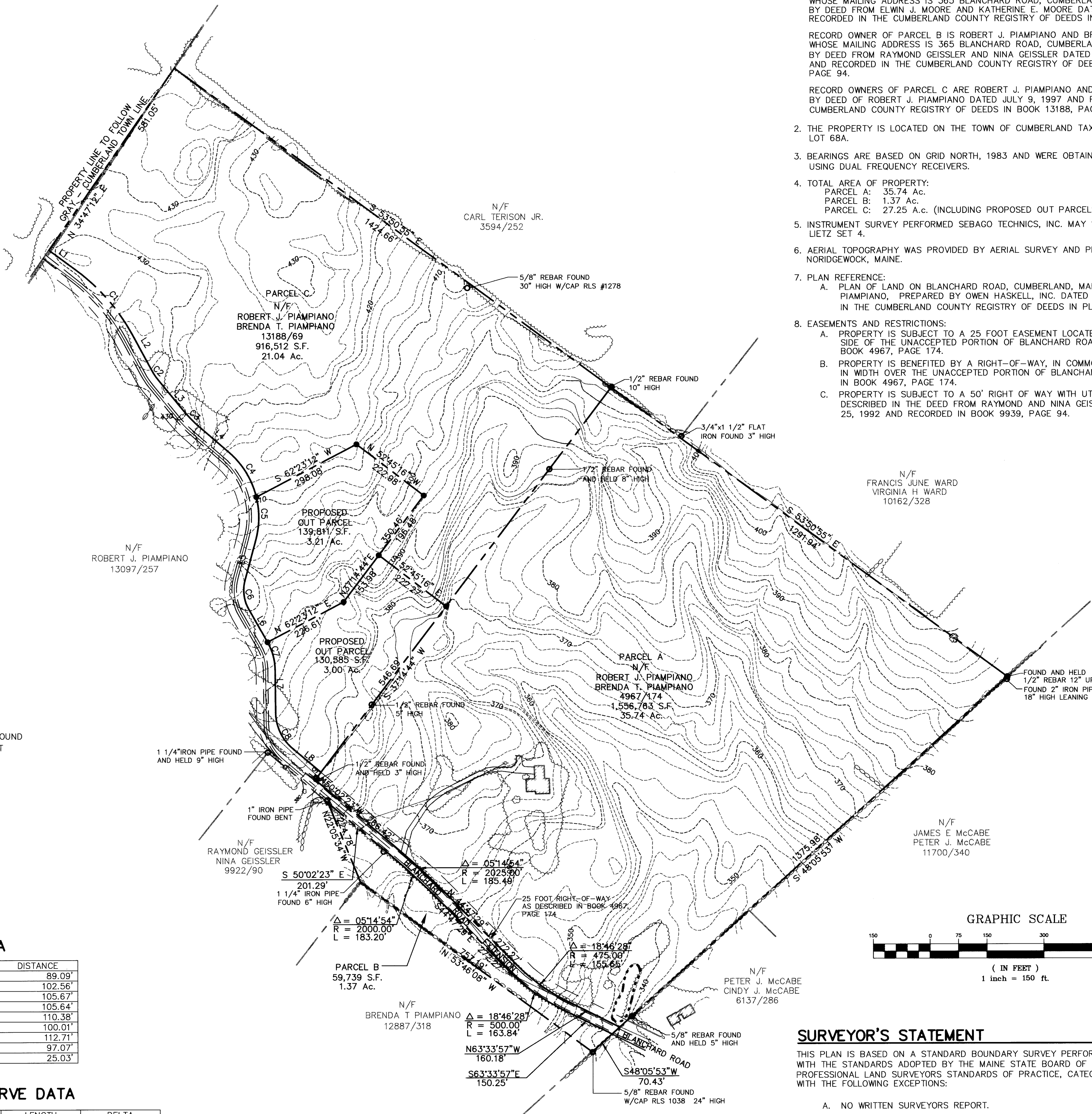
Project Name:
BLANCHARD OAKS SUBDIVISION
BLANCHARD ROAD, CUMBERLAND, MAINE

Owner/Applicant:
SCHOONER VENTURES III, LLC



SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail / website
info@northeastcivilsolutions.com
www.northeastcivilsolutions.com

0 100' 200' 400'



LEGEND

---	PROPERTY/ROW
---	EASEMENT
---	MONUMENT
---	IRON PIPE/ROD FOUND
---	REBAR TO BE SET
---	BUILDING
---	STREAM
---	EDGE PAVEMENT
---	GRAVEL ROAD
---	TREELINE
---	CONTOURS
---	UTILITY POLE
---	SPOT GRADE
---	STONE WALL

PROPERTY LINE DATA

LINE	DIRECTION	DISTANCE
L1	S 53°30'08" E	89.09'
L2	S 28°30'37" E	102.56'
L3	N 39°31'07" W	105.67'
L4	S 49°11'56" E	105.64'
L5	S 15°10'37" W	110.38'
L6	N 29°41'39" W	100.01'
L7	S 00°38'14" E	112.71'
L8	N 50°02'23" W	97.07'
L9	N 37°14'44" E	25.03'

PROPERTY LINE CURVE DATA

CURVE	RADIUS	LENGTH	DELTA
C1	525.00'	229.00'	24°59'31"
C2	175.00'	33.62'	11°00'30"
C3	325.00'	54.91'	09°40'50"
C4	225.00'	139.94'	35°38'03"
C5	225.00'	112.87'	28°44'30"
C6	100.00'	78.31'	44°52'16"
C7	150.00'	76.07'	29°03'25"
C8	125.00'	107.78'	49°24'09"

STATE OF MAINE
Cumberland COUNTY SS REGISTRY OF DEEDS
RECEIVED March 30 1999
AT 3 h 14 m P M. AND RECORDED IN
PLAN BOOK 199 PAGE 177
ATTEST John B. O'Brien REGISTER

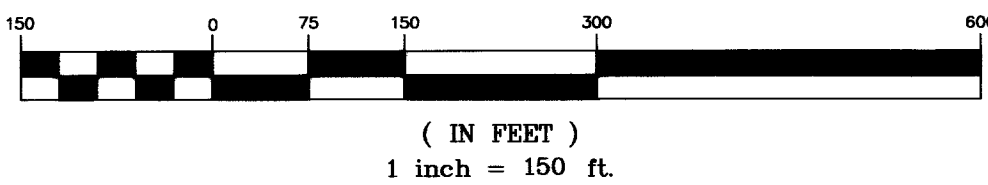
GENERAL NOTES

- RECORD OWNER OF PARCEL A IS ROBERT J. PIAMPIANO AND BRENDA T. PIAMPIANO WHOSE MAILING ADDRESS IS 365 BLANCHARD ROAD, CUMBERLAND, MAINE 04021, BY DEED FROM ELWIN J. MOORE AND KATHERINE E. MOORE DATED JUNE 3, 1982 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 4967, PAGE 174.

RECORD OWNER OF PARCEL B IS ROBERT J. PIAMPIANO AND BRENDA T. PIAMPIANO WHOSE MAILING ADDRESS IS 365 BLANCHARD ROAD, CUMBERLAND, MAINE 04021, BY DEED FROM RAYMOND GEISSLER AND NINA GEISSLER DATED FEBRUARY 25, 1992 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 9939, PAGE 94.

RECORD OWNERS OF PARCEL C ARE ROBERT J. PIAMPIANO AND BRENDA T. PIAMPIANO BY DEED OF ROBERT J. PIAMPIANO DATED JULY 9, 1997 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13188, PAGE 69.
- THE PROPERTY IS LOCATED ON THE TOWN OF CUMBERLAND TAX MAP R-8 SHOWN AS LOT 68A.
- BEARINGS ARE BASED ON GRID NORTH, 1983 AND WERE OBTAINED BY G.P.S. OBSERVATIONS USING DUAL FREQUENCY RECEIVERS.
- TOTAL AREA OF PROPERTY:
PARCEL A: 35.74 Ac.
PARCEL B: 1.37 Ac.
PARCEL C: 27.25 A.c. (INCLUDING PROPOSED OUT PARCELS)
- INSTRUMENT SURVEY PERFORMED SEBAGO TECHNICS, INC. MAY 1997. INSTRUMENT USED: LIETZ SET 4.
- AERIAL TOPOGRAPHY WAS PROVIDED BY AERIAL SURVEY AND PHOTO, INC. NORIDGEWOCK, MAINE.
- PLAN REFERENCE:
A. PLAN OF LAND ON BLANCHARD ROAD, CUMBERLAND, MAINE FOR ROBERT PIAMPIANO, PREPARED BY OWEN HASKELL, INC. DATED MAY 1982, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLANBOOK 192, PAGE 44.
- EASEMENTS AND RESTRICTIONS:
A. PROPERTY IS SUBJECT TO A 25 FOOT EASEMENT LOCATED ON THE EASTERLY SIDE OF THE UNACCEPTED PORTION OF BLANCHARD ROAD, AS DESCRIBED IN BOOK 4967, PAGE 174.
B. PROPERTY IS BENEFITED BY A RIGHT-OF-WAY, IN COMMON WITH OTHERS 18 FEET IN WIDTH OVER THE UNACCEPTED PORTION OF BLANCHARD ROAD AS DESCRIBED IN BOOK 4967, PAGE 174.
C. PROPERTY IS SUBJECT TO A 50' RIGHT OF WAY WITH UTILITY RIGHTS AS DESCRIBED IN THE DEED FROM RAYMOND AND NINA GEISSLER DATED FEBRUARY 25, 1992 AND RECORDED IN BOOK 9939, PAGE 94.

GRAPHIC SCALE

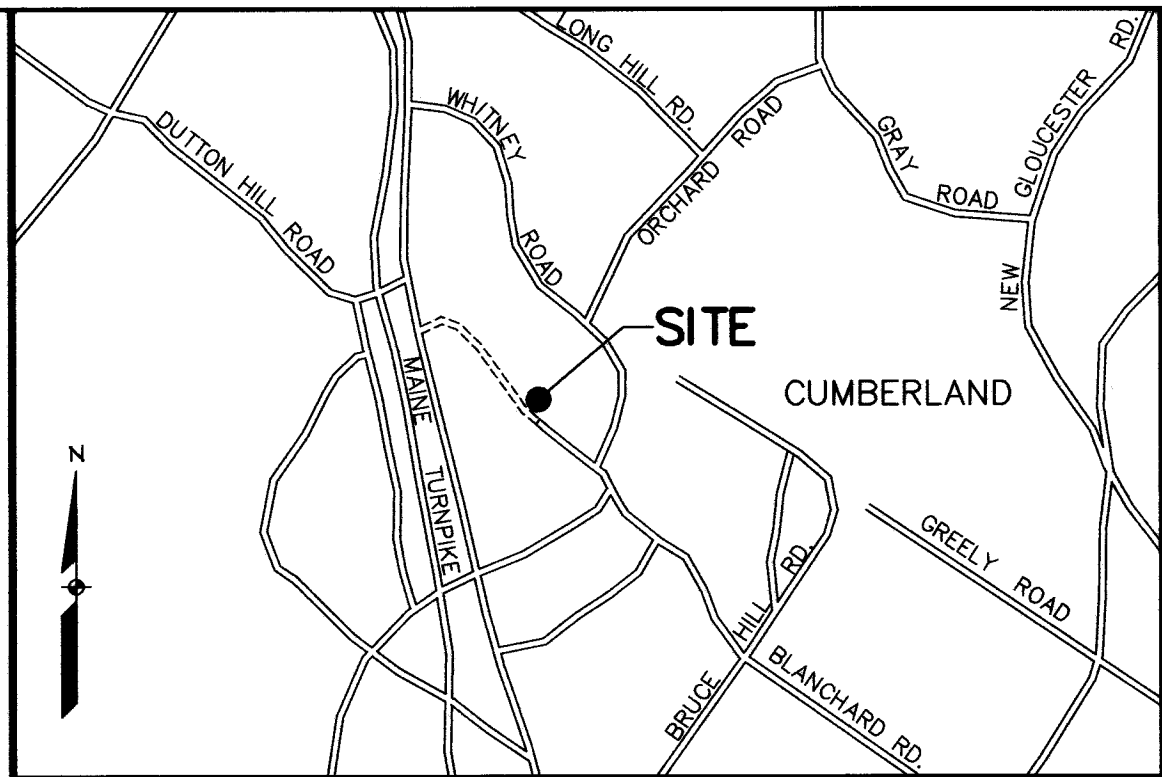


SURVEYOR'S STATEMENT

THIS PLAN IS BASED ON A STANDARD BOUNDARY SURVEY PERFORMED IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY 1, CONDITION 2 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN SURVEYORS REPORT.
- ALL FIELD WORK, RESEARCH, BOUNDARY DETERMINATIONS AND PLAN PREPARATION COMPLETED PRIOR TO JUNE 25, 1997 AND SUBSEQUENT FIELD WORK COMPLETED TO SET IRONS AS SHOWN HEREON WERE DONE UNDER THE DIRECT SUPERVISION OF TROY F. McDONALD P.L.S. #2080 AS AN EMPLOYEE OF SEBAGO TECHNICS, INC. REVISIONS MADE IN MARCH OF 1999 WERE COMPLETED BY THE SIGNING PROFESSIONAL.

NO UPDATED RECORD INFORMATION IS SHOWN AFTER JUNE OF 1997. THIS SEAL AND SIGNATURE IS FOR THE PURPOSE OF RECORDING AN ARCHIVAL DOCUMENT COMPLETED JUNE 25, 1997 WITH REVISIONS AS NOTED.



LOCATION MAP

N.T.S.

ADDITIONAL GENERAL NOTES

MARCH 10, 1999

- SUMMARY OF LEGAL OPINIONS RENDERED ON THE QUESTION OF SUBDIVISION:

IN A DEED FROM THEODORE W. MOORE AS PERSONAL REPRESENTATIVE OF THE ESTATE OF KATHERINE E. MOORE TO ROBERT J. PIAMPIANO, DATED MAY 23, 1997 AND RECORDED IN BOOK 13097, PAGE 257, PROPERTY CONTAINING 64.53 ACRES WAS CONVEYED SITUATED ON BOTH SIDES OF THE PRIVATE RIGHT OF WAY SHOWN HEREON. SUBSEQUENTLY, ROBERT J. PIAMPIANO CONVEYED TO HIMSELF AND BRENDA T. PIAMPIANO AS ABUTTERS, A PARCEL OF LAND (INCLUDING PARCEL C AND PROPOSED OUT/PARCELS) CONTAINING 27.25 ACRES BY DEED DATED JULY 9, 1997 AND RECORDED IN BOOK 13188, PAGE 69. WHILE THE DEED DESCRIBES THE WESTERLY SIDELINE OF THE RIGHT OF WAY LINE AS THE DIVIDING LINE, THE INTENT WAS TO CREATE A DIVIDING LINE ALONG THE EASTERLY SIDELINE OF THE PRIVATE RIGHT OF WAY AS WAS SHOWN IN SUBSEQUENT CORRECTIVE DEEDS RECORDED IN BOOK 13208, PAGES 125 & 129 AND IN BOOK 13972, PAGES 47 & 50.

REFERENCE IS MADE TO A LETTER FROM BRENDA T. PIAMPIANO TO DONNA LARSON, PLANNER, TOWN OF CUMBERLAND, DATED JUNE 5, 1997. IN SECTION 2 OF THIS LETTER MRS. PIAMPIANO STATES:

"PROPERTY SITUATED TO THE RIGHT OF THE NEW ROAD WILL BE TRANSFERRED TO MY HUSBAND ROBERT AND I AS ABUTTERS."

PARCEL A SHOWN HEREON HAS BEEN OWNED BY MR. AND MRS. PIAMPIANO SINCE JUNE 3, 1982. HER LETTER FURTHER STATES:

"YOU AND MR. COLE HAVE AGREED THAT WE ARE ENTITLED TO SELL THESE TWO LOTS PURSUANT TO 30-A M.R.S.A. 4401 (4) (A) (1) IN THAT MY HUSBAND AND I HAVE RETAINED THE REMAINING LAND FOR OUR OWN USE AS A SINGLE FAMILY RESIDENCE FOR A PERIOD OF AT LEAST 5 YEARS PRIOR TO THE SECOND DIVIDING. PLANNING BOARD APPROVAL OF THESE DIVISIONS IS NOT REQUIRED."

THE TWO LOTS REFERRED TO IN HER LETTER ARE THE PROPOSED OUTPARCELS SHOWN HEREON.

KENNETH M. COLE III AS TOWN COUNSEL FOR THE TOWN OF CUMBERLAND IN A LETTER TO MR. AND MRS. PIAMPIANO DATED JULY 22, 1997, STATES THE FOLLOWING: "...DOES THE FIVE YEAR HOMESTEAD EXEMPTION UNDER THE SUBDIVISION LAW ATTACH TO ADJOINING PROPERTY WHICH WAS ACQUIRED BY AN ABUTTER AND THEN RESOLD. THE TOWN'S REVIEW OF THIS IS THAT THE STATUTE IS BASICALLY SILENT EXCEPT TO THE EXTENT THAT A SALE TO AN ABUTTER ITSELF IS EXEMPT BASED ON THE PREMISE THAT IT SIMPLY ENLARGES THE ABUTTER'S PARCEL. IF THAT IS THE CASE, THEN THE RESALE OF ALL OR A PART OF THE LAND ACQUIRED BY THE ABUTTER BASED ON THE ABUTTER'S FIVE YEAR HOMESTEAD EXEMPTION WOULD SEEM TO BE APPROPRIATE. GIVEN THIS PRACTICAL ANALYSIS, THE TOWN'S POSITION REMAINS THAT THIS TRANSACTION IS WITHIN THE LAW AND WILL TAKE NO ACTION AS AN ILLEGAL OR OTHERWISE IMPROPER SUBDIVISION OF THE LAND."

PAUL S. BULGER, ESQ. REPRESENTING MR. AND MRS. PIAMPIANO STATES IN A LETTER TO DONNA LARSON, TOWN PLANNER, DATED OCTOBER 28, 1998, THE FOLLOWING: "MR. COLE'S LETTER SUMMARIZING THE TOWN'S LEGAL POSITION CAN BE REDUCED TO THE FOLLOWING ESSENTIAL LEGAL CONCLUSIONS:

- THE REAL ESTATE LYING ON THE EASTERLY SIDE OF THE BLANCHARD ROAD EXTENSION WAS CONVEYED INTO ROBERT AND BRENDA PIAMPIANO AS ABUTTERS AND DID NOT CREATE A LOT FOR PURPOSES OF THE SUBDIVISION LAW; AND
- THE CREATION OF TWO LOTS OUT OF THE EXPANDED PIAMPIANO HOMESTEAD CREATED TWO LOTS FOR THE PURPOSES OF THE SUBDIVISION LAW AND THE REMAINING ACREAGE IS NOT A 'THIRD LOT'... THE REMAINING ACREAGE CONSTITUTES THE PIAMPIANO HOMESTEAD WHERE THE PIAMPIANOS HAVE RESIDED FOR OVER FIFTEEN YEARS. HENCE, THE DIVISION OF LAND DOES NOT REQUIRE SUBDIVISION REVIEW ACCORDING TO MAINE LAW."

REFERENCE IS MADE TO A "NOTICE OF DECISION" SIGNED BY THE CHAIRMAN OF THE PLANNING BOARD FOR THE TOWN OF CUMBERLAND DATED NOVEMBER 18, 1998 WHICH STATES: "THIS IS TO ADVISE YOU THAT THE PLANNING BOARD HAS ACTED ON YOUR APPLICATION FOR A PRE-APPLICATION CONFERENCE TO REVIEW THE LEGAL ANALYSIS OF A SERIES OF CONVEYANCES REGARDING THE PIAMPIANO PROPERTY ON BLANCHARD ROAD EXTENSION, AS FOLLOWS:

THE BOARD VOTED TO TAKE NO ACTION DUE TO THE LACK OF JURISDICTION."

THE PURPOSE OF THIS NOTE IS TO DOCUMENT THE LEGAL OPINIONS REACHED CONCERNING THE DIVISION OF PROPERTY SHOWN HEREON. THE QUESTION OF SUBDIVISION IS A TITLE QUESTION AND NOT A QUESTION OF BOUNDARY LOCATION. THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED OUTSALES WHICH WERE CREATED BASED ON THESE LEGAL OPINIONS. ALL DOCUMENTS REFERRED TO ON THIS PLAN ARE TO BE CONSIDERED AN INTEGRAL PART OF THIS PLAN AND BY THE RECORDING OF THIS PLAN, MATTERS OF RECORD. THE DOCUMENTS ARE ON FILE AT THE MUNICIPAL OFFICES OF THE TOWN OF CUMBERLAND.

D	DED	3-26-99	ADD NOTE 8C FOR RECORDING
C	DED	3-16-99	REVISIONS PER CLIENT REQUEST, NOTES 1,4,9
B	DED	3-10-99	ADD NOTE 9, EXCEPTION B TO SURVEYOR'S STATEMENT
A	TFM	6-25-97	ISSUED TO CLIENT
REV:	BY:	DATE:	STATUS:

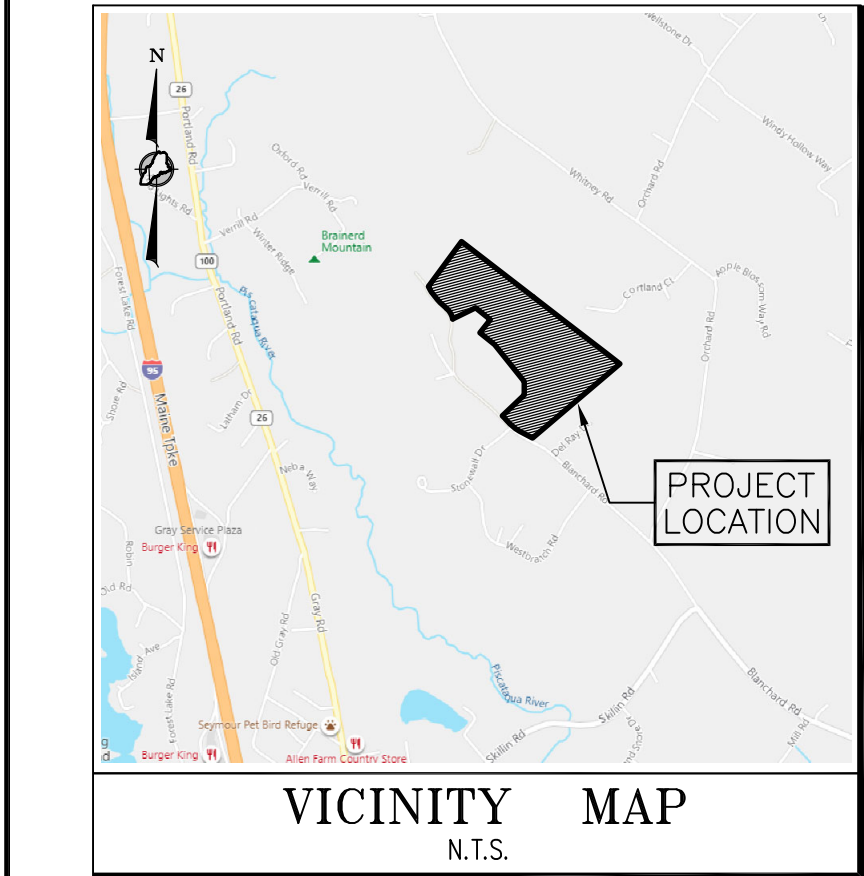
STANDARD BOUNDARY SURVEY
OF:
LAND OF ROBERT J. PIAMPIANO AND BRENDA T. PIAMPIANO
BLANCHARD ROAD
CUMBERLAND, MAINE
FOR:
BRENDA T. PIAMPIANO
365 BLANCHARD ROAD
CUMBERLAND, MAINE 04021



Sebago Technics
Engineering & Planning for the Future
12 WESTBROOK COMMON
WESTBROOK, ME 04098-1339
TEL (207) 856-0277

DESIGN BY:	TFM
DRAWN BY:	JLB
CHECKED BY:	DCS
DATE:	6-11-97
SCALE:	1"=150'
FIELD BK:	534
PROJ. NO:	97119
DWG. NAME:	97119SB1

SHEET 1 OF 2

[illegible]

REGISTER

SHEET 1 OF 1 FOR RECORDING

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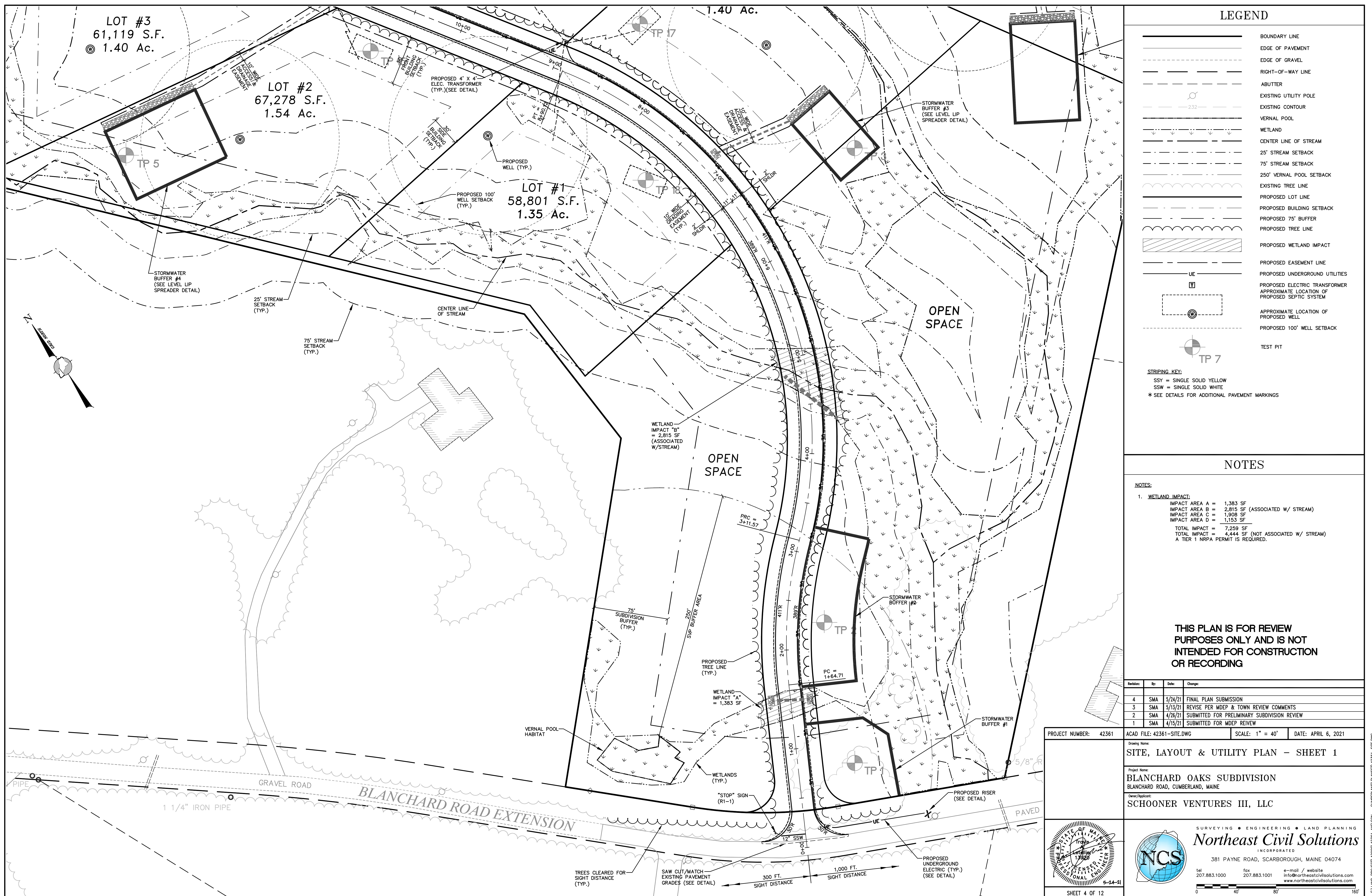
Northeast Civil Solutions

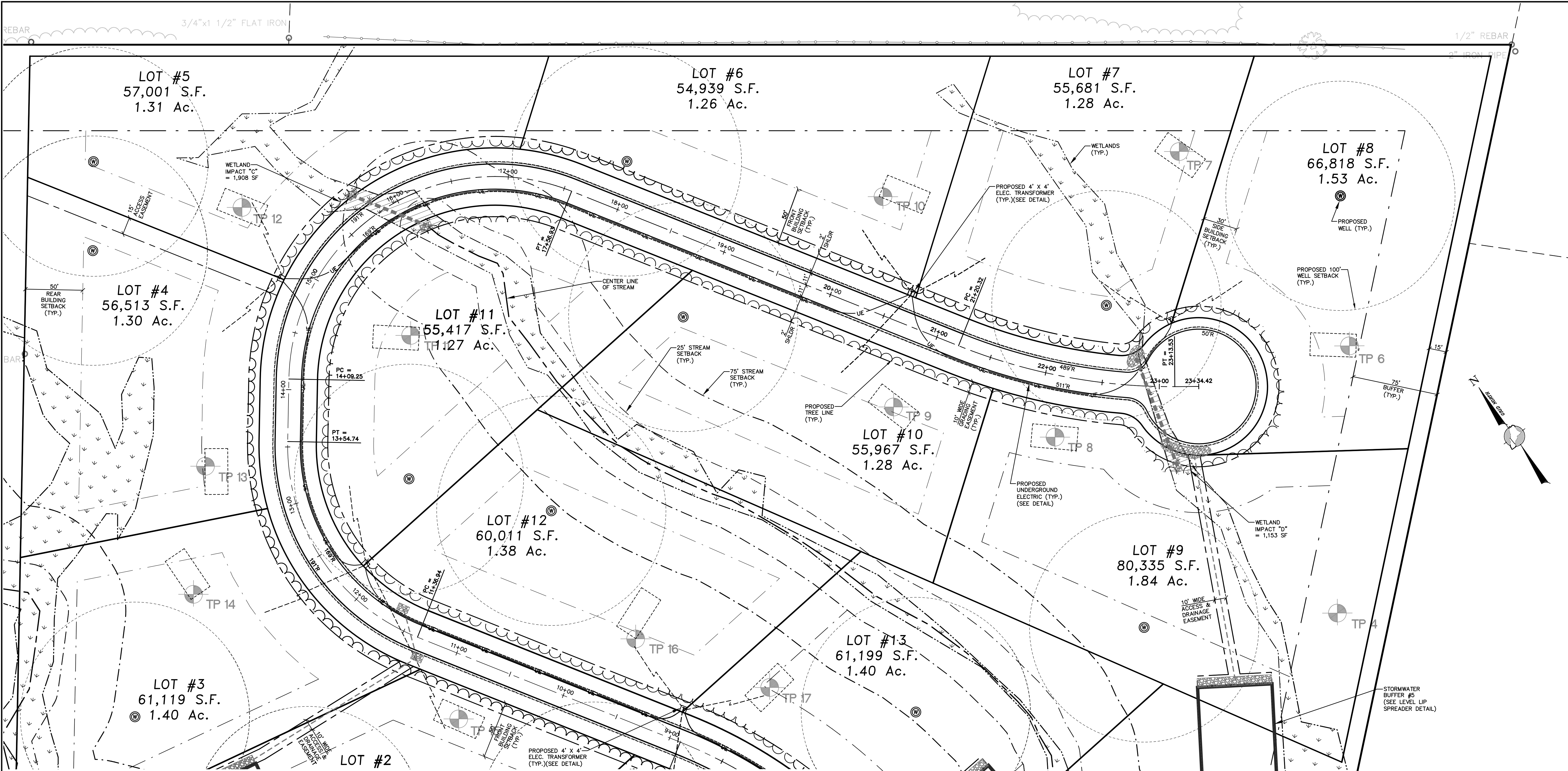
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tel 207.883.1000 fax 207.883.1001 e-mail / website
info@northeastcivilsolutions.com
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0 100 200 400





LEGEND	
	BOUNDARY LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	RIGHT-OF-WAY LINE
	ABUTTER
	EXISTING UTILITY POLE
	EXISTING CONTOUR
	VERNAL POOL
	WETLAND
	CENTER LINE OF STREAM
	25' STREAM SETBACK
	75' STREAM SETBACK
	250' VERNAL POOL SETBACK
	EXISTING TREE LINE

STRIPING KEY:
SSY = SINGLE SOLID YELLOW
SSW = SINGLE SOLID WHITE
* SEE DETAILS FOR ADDITIONAL PAVEMENT MARKINGS

LEGEND	
	PROPOSED LOT LINE
	PROPOSED BUILDING SETBACK
	PROPOSED 75' BUFFER
	PROPOSED TREE LINE
	PROPOSED WETLAND IMPACT
	PROPOSED EASEMENT LINE
	PROPOSED UNDERGROUND UTILITIES
	PROPOSED ELECTRIC TRANSFORMER
	APPROXIMATE LOCATION OF PROPOSED SEPTIC SYSTEM
	APPROXIMATE LOCATION OF PROPOSED WELL
	PROPOSED 100' WELL SETBACK
	TEST PIT

NOTES	
NOTES:	
1. WETLAND IMPACT:	
IMPACT AREA A =	1,383 SF
IMPACT AREA B =	2,815 SF (ASSOCIATED W/ STREAM)
IMPACT AREA C =	1,908 SF
IMPACT AREA D =	1,153 SF
TOTAL IMPACT =	7,259 SF
TOTAL IMPACT =	4,444 SF (NOT ASSOCIATED W/ STREAM)
A TIER 1 NRPA PERMIT IS REQUIRED.	

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision:	By:	Date:	Change:
4	SMA	5/24/21	FINAL PLAN SUBMISSION
3	SMA	5/13/21	REVISE PER MDEP & TOWN REVIEW COMMENTS
2	SMA	4/26/21	SUBMITTED FOR PRELIMINARY SUBDIVISION REVIEW
1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

PROJECT NUMBER: 42361	ACAD FILE: 42361-SITE.DWG	SCALE: 1" = 40'	DATE: APRIL 6, 2021
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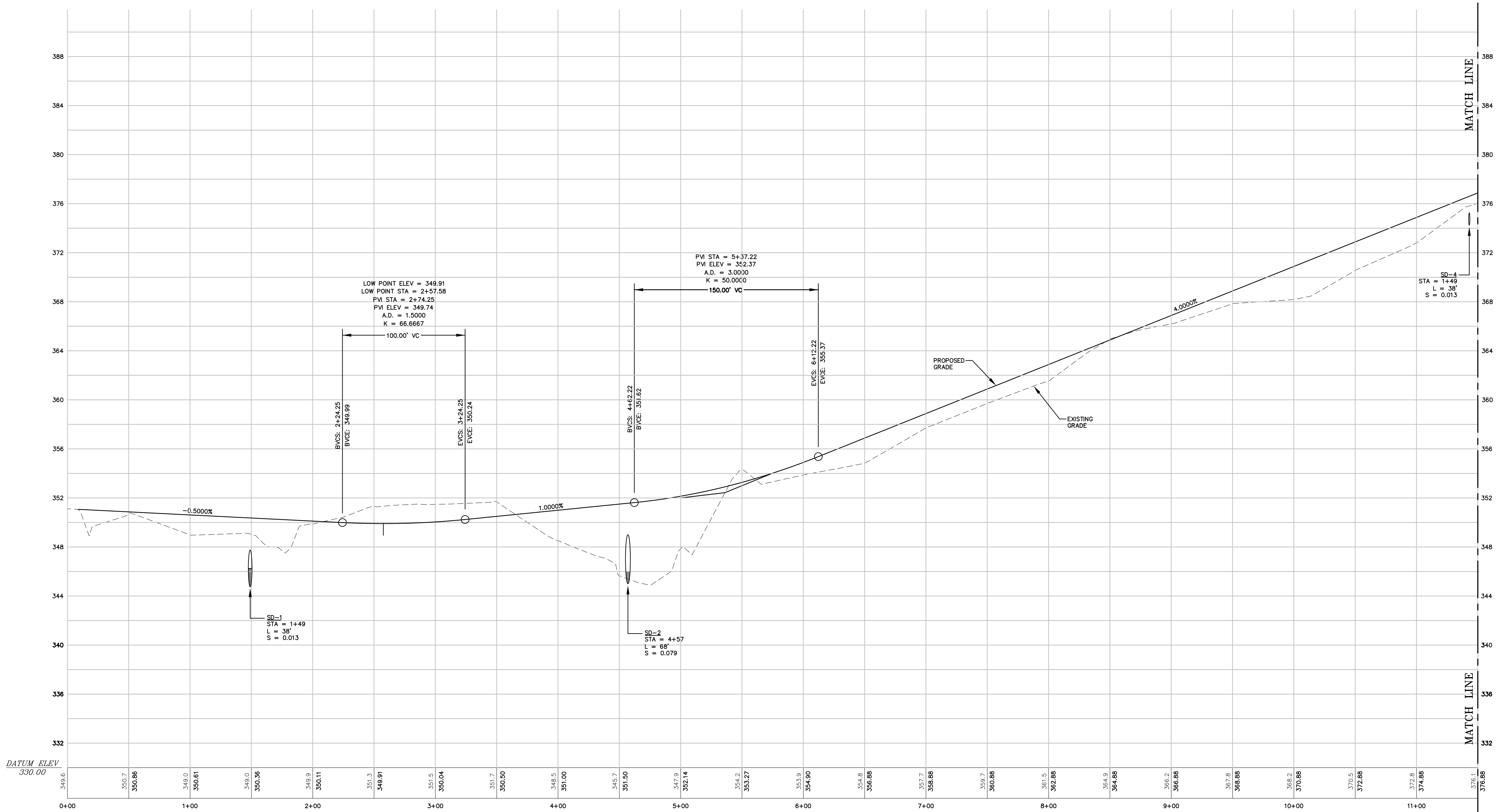
Drawing Name:
SITE, LAYOUT & UTILITY PLAN - SHEET 2

Project Name:
BLANCHARD OAKS SUBDIVISION
BLANCHARD ROAD, CUMBERLAND, MAINE

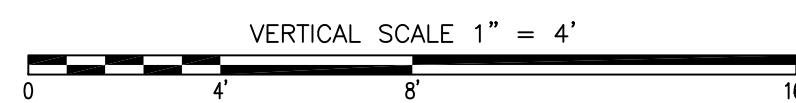
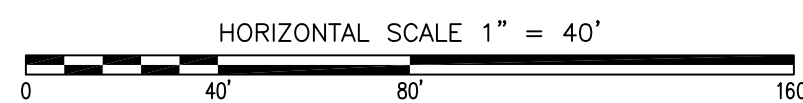
Owner/Applicant:
SCHOONER VENTURES III, LLC

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SHEET 5 OF 12



DATUM ELEV
330.00

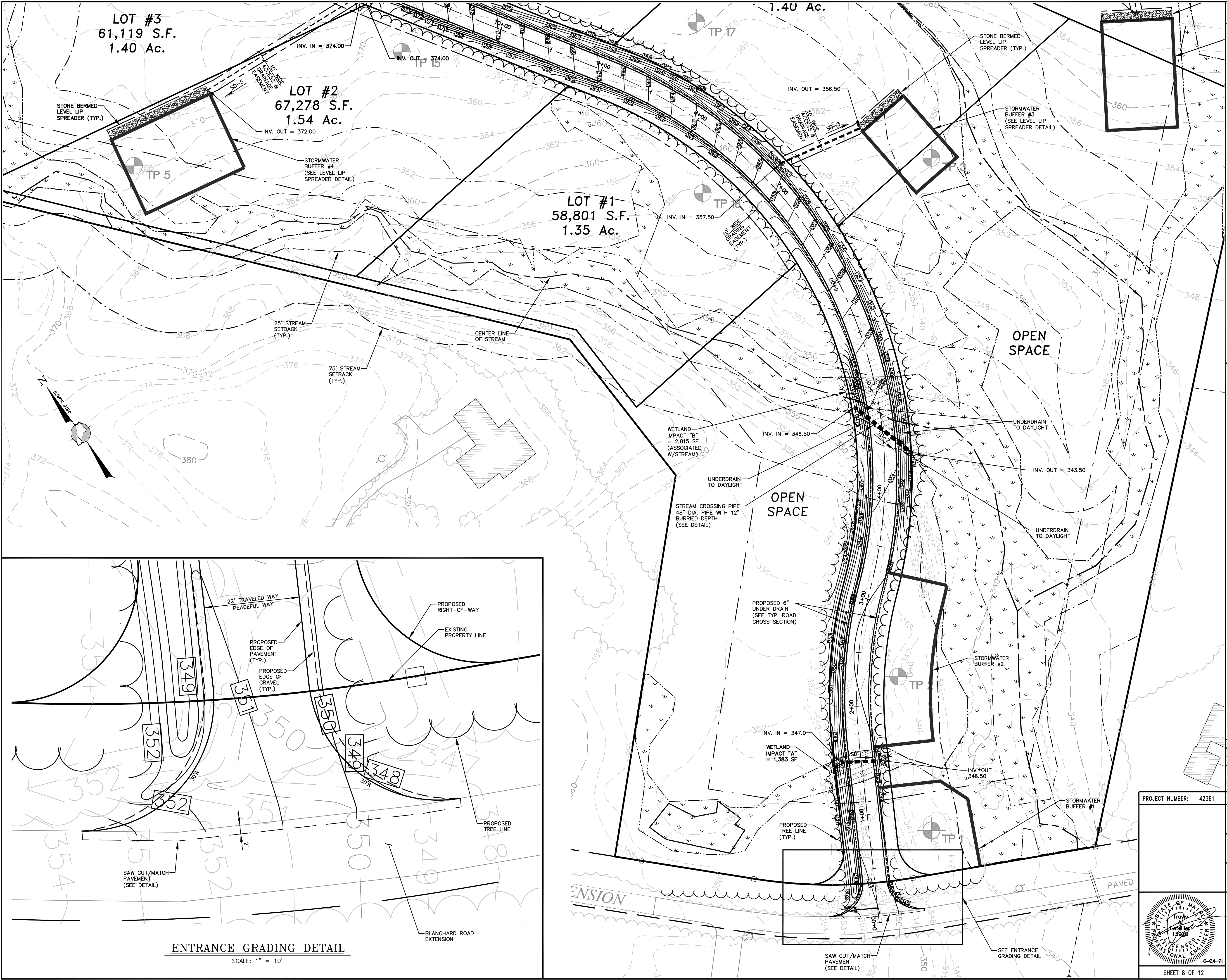


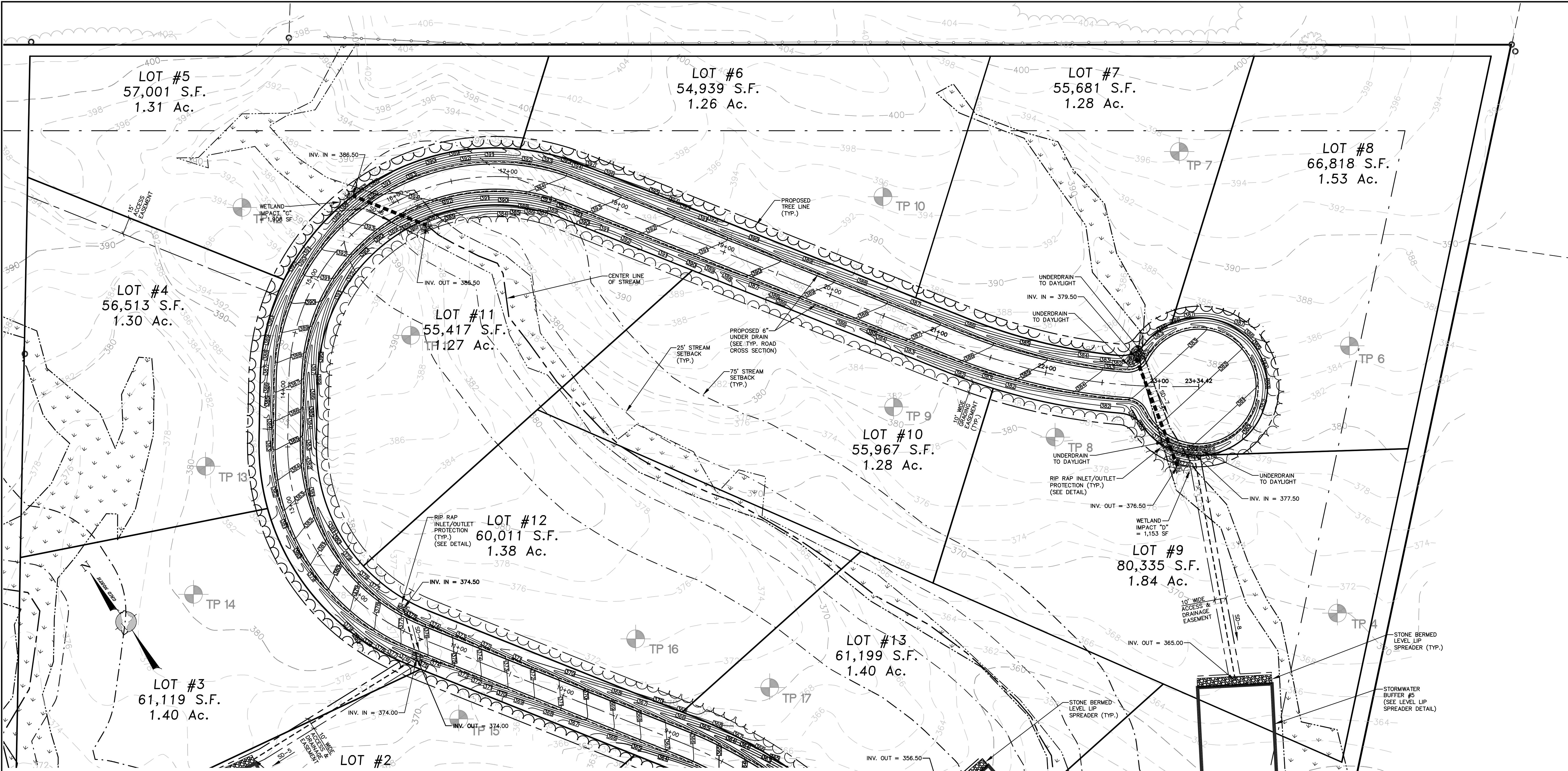
Revision	By	Date	Change
4	SMA	5/24/21	FINAL PLAN SUBMISSION
3	SMA	5/13/21	REVISE PER MDEP & TOWN REVIEW COMMENTS
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1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

PROJECT NUMBER: 42361	ACAD FILE: 42361-PROFILE.DWG	SCALE: 1" = 40'	DATE: APRIL 6, 2021
Drawing Name: PROFILE - SHEET 1			
Project Name: BLANCHARD OAKS SUBDIVISION BLANCHARD ROAD, CUMBERLAND, MAINE			
Owner/Applicant: SCHOONER VENTURES III, LLC			
	381 PAYNE ROAD, SCARBOROUGH, MAINE 04074 tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com		
SHEET 6 OF 12			

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E:\LAND PROJECT\42000\42361 ARELSON - CUMBERLAND\ANSET\42361-PROFILE.DWG





LEGEND	
	BOUNDARY LINE
	EDGE OF PAVEMENT
	EDGE OF GRAVEL
	RIGHT-OF-WAY LINE
	ABUTTER
	EXISTING UTILITY POLE
	EXISTING CONTOUR
	VERNAL POOL
	WETLAND
	CENTER LINE OF STREAM
	25' STREAM SETBACK
	75' STREAM SETBACK
	250' VERNAL POOL SETBACK
	EXISTING TREE LINE

LEGEND	
	PROPOSED LOT LINE
	PROPOSED BUILDING SETBACK
	PROPOSED 75' BUFFER
	PROPOSED TREE LINE
	PROPOSED WETLAND IMPACT
	EXISTING CONTOUR
	PROPOSED CONTOUR
	PROPOSED DRAIN LINE

NOTES	
NOTES:	
1. WETLAND IMPACT:	
IMPACT AREA A = 1,383 SF	
IMPACT AREA B = 2,815 SF (ASSOCIATED W/ STREAM)	
IMPACT AREA C = 1,908 SF	
IMPACT AREA D = 1,153 SF	
TOTAL IMPACT = 7,259 SF	
TOTAL IMPACT = 4,444 SF (NOT ASSOCIATED W/ STREAM)	
A TIER 1 NRPA PERMIT IS REQUIRED.	
2. ALL LOTS SHALL UTILIZE A 12" DIAMETER (MIN.) CULVERT FOR DRIVEWAY INSTALLATION.	

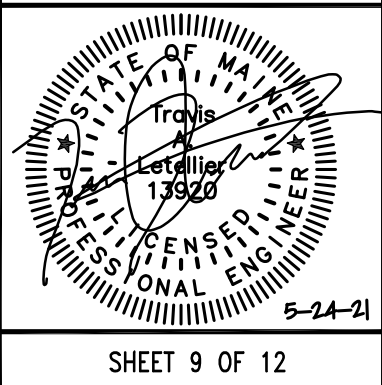
PIPE SCHEDULE				
PIPE	PIPE DIAMETER	PIPE LENGTH	PIPE SLOPE (FT/FT)	TYPE
SD-1	36"	38'	0.013	CORRUGATED HDPE (FILLED 18")
SD-2	48"	68'	0.079	CORRUGATED HDPE (FILLED 12")
SD-3	15"	81'	0.006	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-4	12"	44'	0.011	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-5	12"	166'	0.012	CORRUGATED HDPE (SMOOTH INTERIOR)
SD-6	36"	69'	0.015	CORRUGATED HDPE (FILLED 18")
SD-7	36"	100'	0.030	CORRUGATED HDPE (FILLED 18")
SD-8	12"	199'	0.063	CORRUGATED HDPE (SMOOTH INTERIOR)

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1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

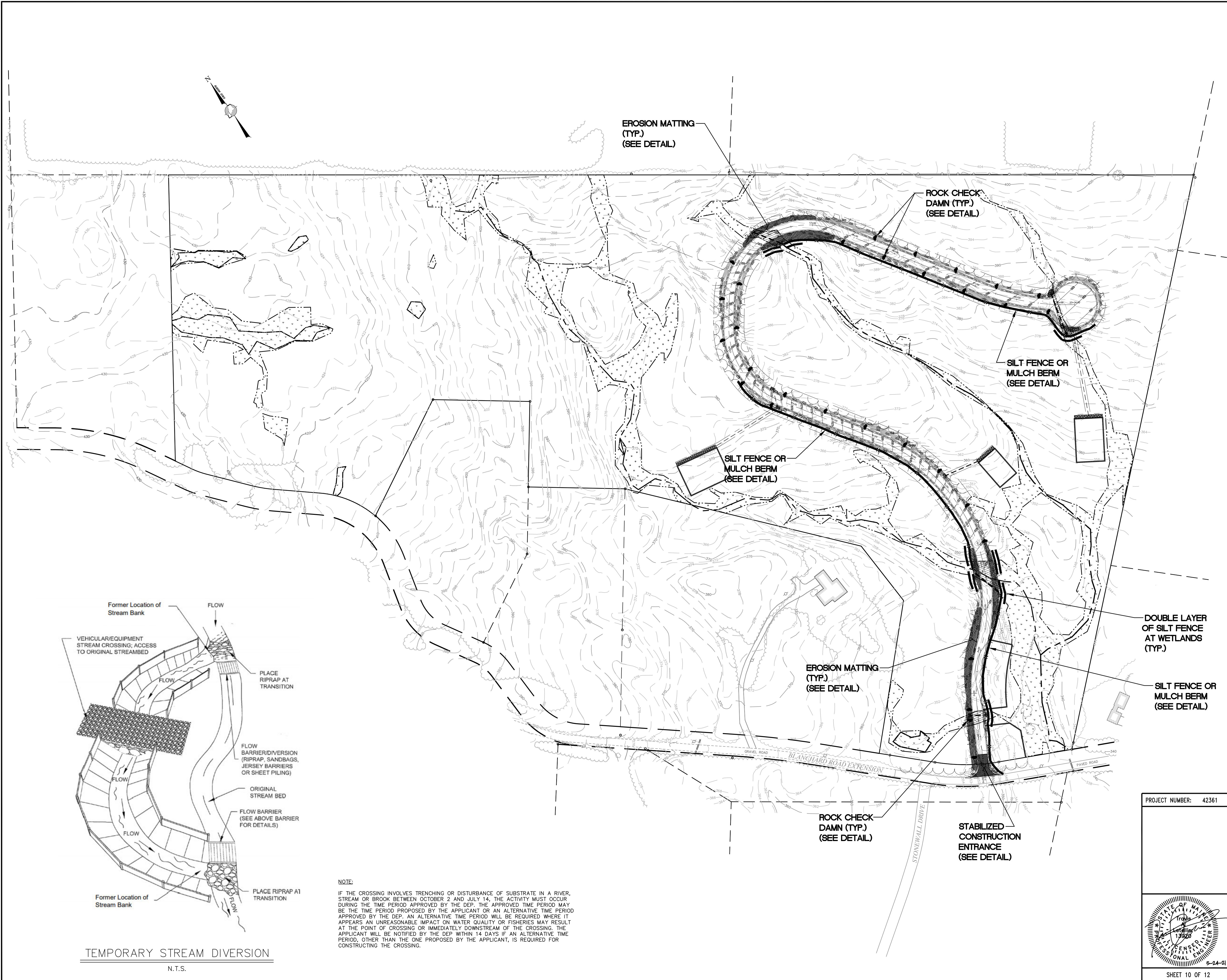
PROJECT NUMBER: 42361	ACAD FILE: 42361-GRADING.DWG	SCALE: 1" = 40'	DATE: APRIL 6, 2021
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Drawing Name: GRADING & DRAINAGE PLAN - SHEET 2	
Project Name: BLANCHARD OAKS SUBDIVISION BLANCHARD ROAD, CUMBERLAND, MAINE	
Owner/Applicant: SCHOONER VENTURES III, LLC	



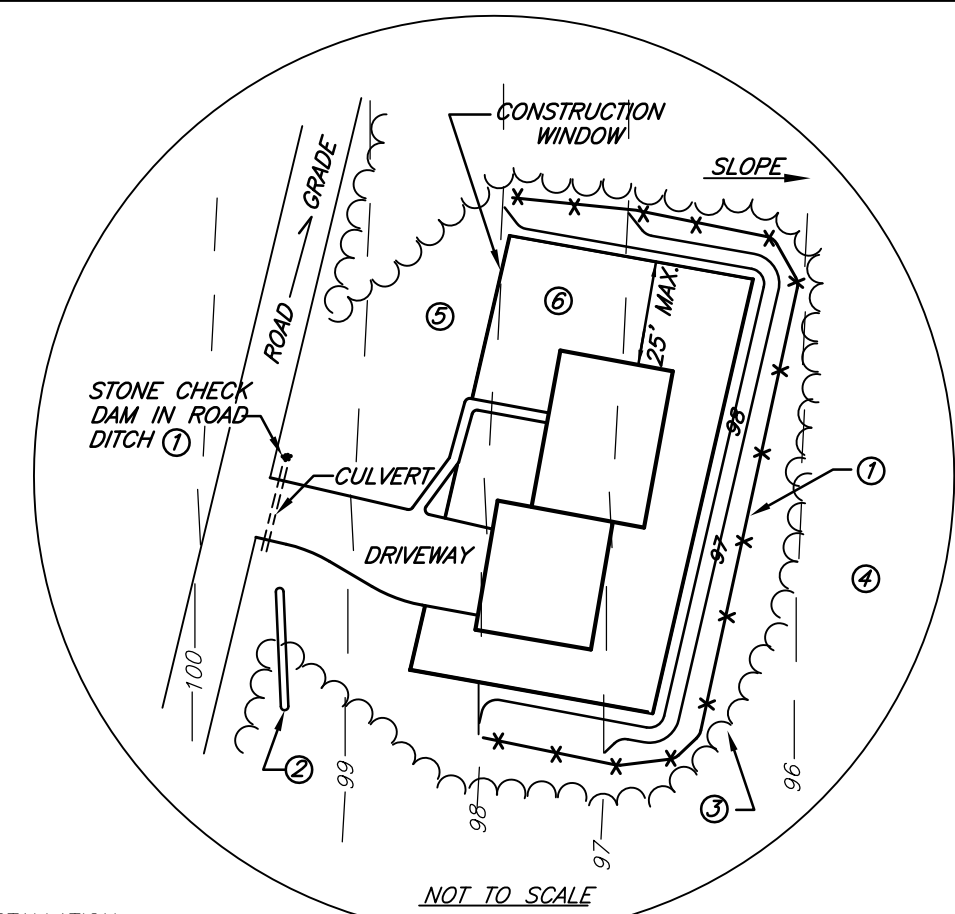
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0 40' 80' 160'



LEGEND

- MULCH BERM/EROSION CONTROL MIX OR SILT FENCE
- STABILIZED CONSTRUCTION ENTRANCE
- EROSION CONTROL MATTING
- ROCK CHECK DAM



- INSTALLATION**
1. INSTALL SEDIMENT BARRIERS ON YOUR SITE BEFORE DISTURBING SOILS. SEE THE "SEDIMENT BARRIERS" MEASURE FOR DETAILS ON INSTALLATION AND MAINTENANCE.
 2. CONSTRUCT A DIVERSION DITCH TO KEEP UPSLOPE RUNOFF OUT OF WORK AREA.
 3. MARK CLEARING LIMITS ON THE SITE TO KEEP EQUIPMENT OUT OF AREAS WITH STEEP SLOPES, CHANNELIZED FLOW, OR ADJACENT SURFACE WATERS AND WETLANDS.
 4. PRESERVE BUFFERS BETWEEN THE WORK AREA AND ANY DOWNSTREAM SURFACE WATERS AND WETLANDS. SEE THE "BUFFERS" MEASURE FOR BUFFER PRESERVATION.
 5. USE TEMPORARY MULCH AND RYE-SEED TO PROTECT DISTURBED SOILS OUTSIDE THE ACTIVE CONSTRUCTION AREA. SEE THE "MULCHING" MEASURE AND "VEGETATION" MEASURE FOR DETAILS AND SPECIFICATIONS FOR THESE CONTROLS.
 6. PERMANENTLY SEED AREAS NOT TO BE PAVED WITHIN SEVEN DAYS OF COMPLETING FINAL GRADING. SEE "VEGETATION" MEASURE FOR INFORMATION ON PROPER SEEDING.

MAINTENANCE

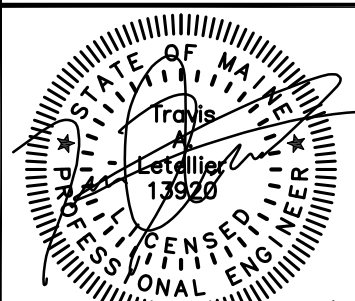
EVERY MONTH THE FIRST YEAR AFTER CONSTRUCTION AND YEARLY THEREAFTER, INSPECT FOR AREAS SHOWING EROSION OR POOR VEGETATION GROWTH. FIX THESE PROBLEMS AS SOON AS POSSIBLE. EACH SPRING REMOVE ANY ACCUMULATION OF DEBRIS OR WINTER SAND THAT WOULD IMPEDE RUNOFF FROM ENTERING A BUFFER OR DITCH.

HOUSE SITE BMP

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4	SMA	5/24/21	FINAL PLAN SUBMISSION
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1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

PROJECT NUMBER: 42361	ACAD FILE: 42361-EROSION.DWG	SCALE: 1" = 100'	DATE: APRIL 6, 2021
Drawing Name: EROSION & SEDIMENTATION CONTROL PLAN			
Project Name: BLANCHARD OAKS SUBDIVISION BLANCHARD ROAD, CUMBERLAND, MAINE			
Owner/Applicant: SCHOONER VENTURES III, LLC			

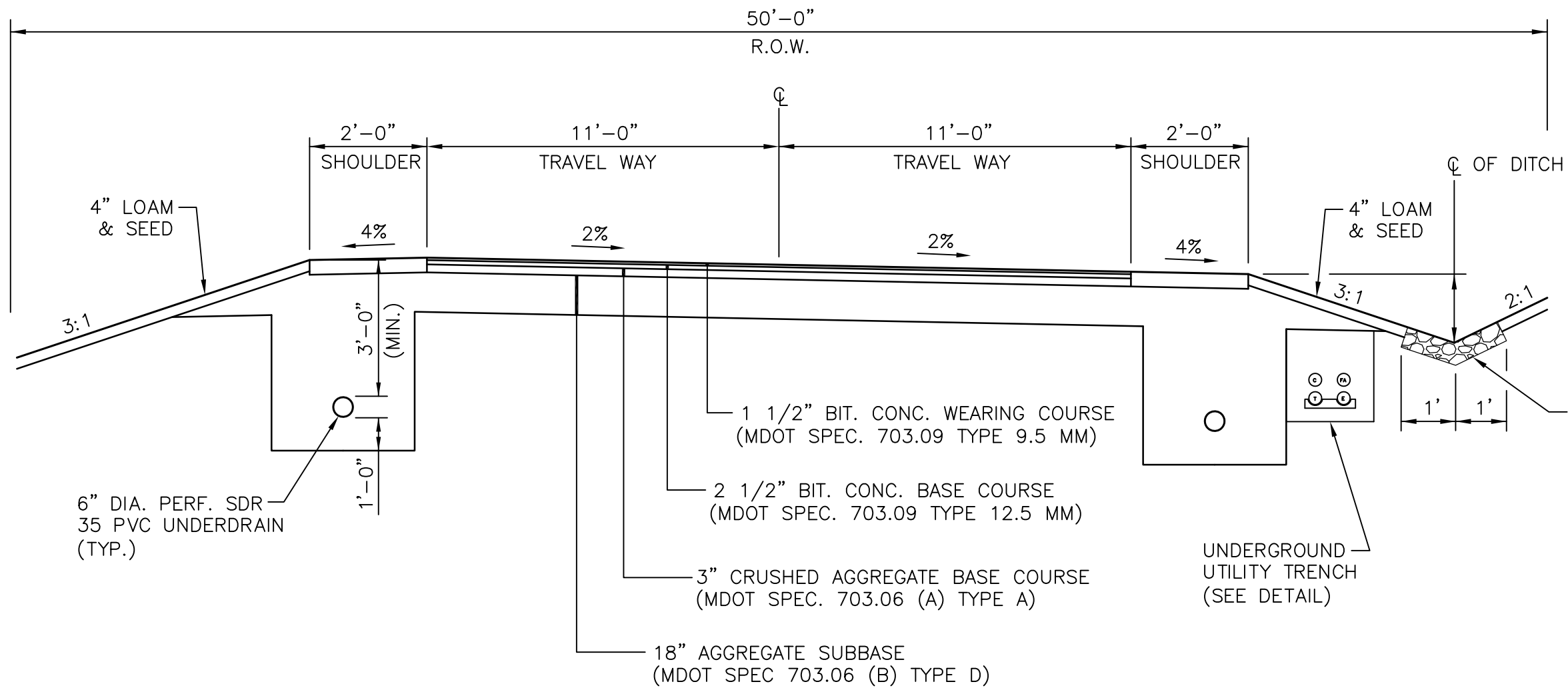


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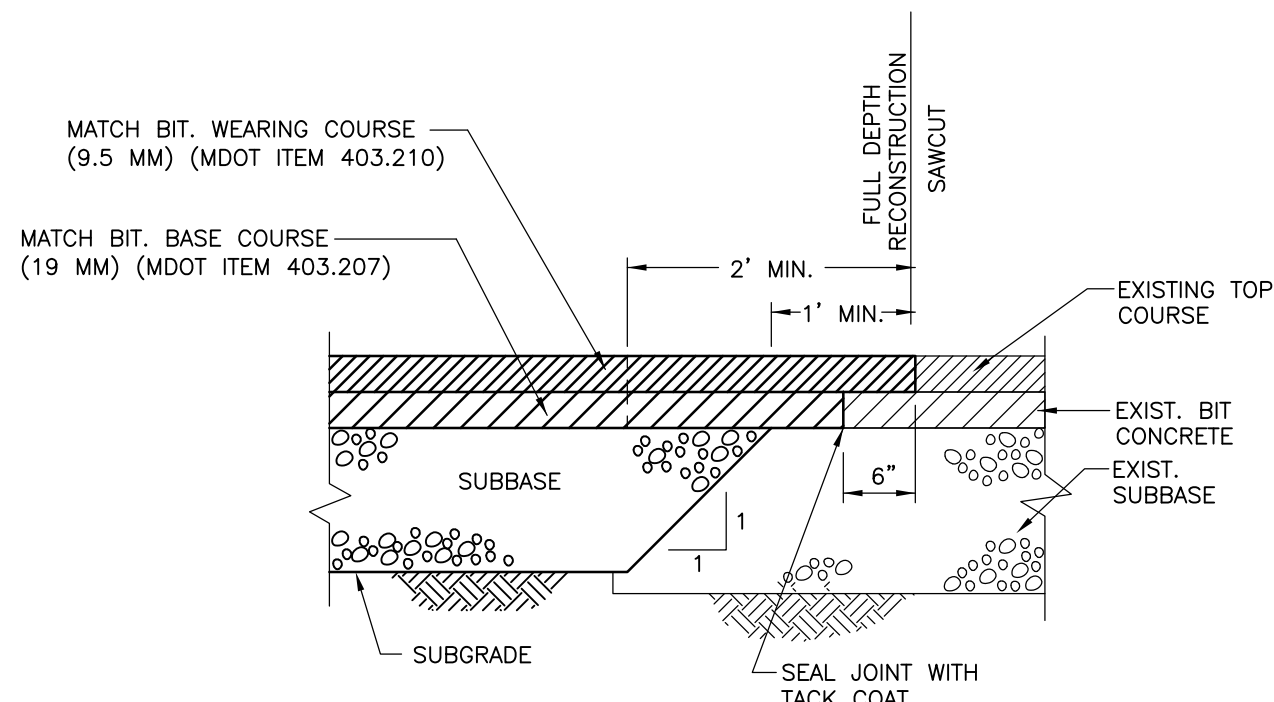


NOTE:

IF THE CROSSING INVOLVES TRENCHING OR DISTURBANCE OF SUBSTRATE IN A RIVER, STREAM OR BROOK BETWEEN OCTOBER 2 AND JULY 14, THE ACTIVITY MUST OCCUR DURING THE TIME PERIOD APPROVED BY THE DEP. THE APPROVED TIME PERIOD MAY BE THE TIME PERIOD PROPOSED BY THE APPLICANT OR AN ALTERNATIVE TIME PERIOD APPROVED BY THE DEP. AN ALTERNATIVE TIME PERIOD WILL BE REQUIRED WHERE IT APPEARS AN UNREASONABLE IMPACT ON WATER QUALITY OR FISHERIES MAY RESULT AT THE POINT OF CROSSING OR IMMEDIATELY DOWNSTREAM OF THE CROSSING. THE APPLICANT WILL BE NOTIFIED BY THE DEP WITHIN 14 DAYS IF AN ALTERNATIVE TIME PERIOD, OTHER THAN THE ONE PROPOSED BY THE APPLICANT, IS REQUIRED FOR CONSTRUCTING THE CROSSING.




TYPICAL ROAD CROSS SECTION
NOT TO SCALE



SAWCUT & PAVEMENT
MATCH DETAIL

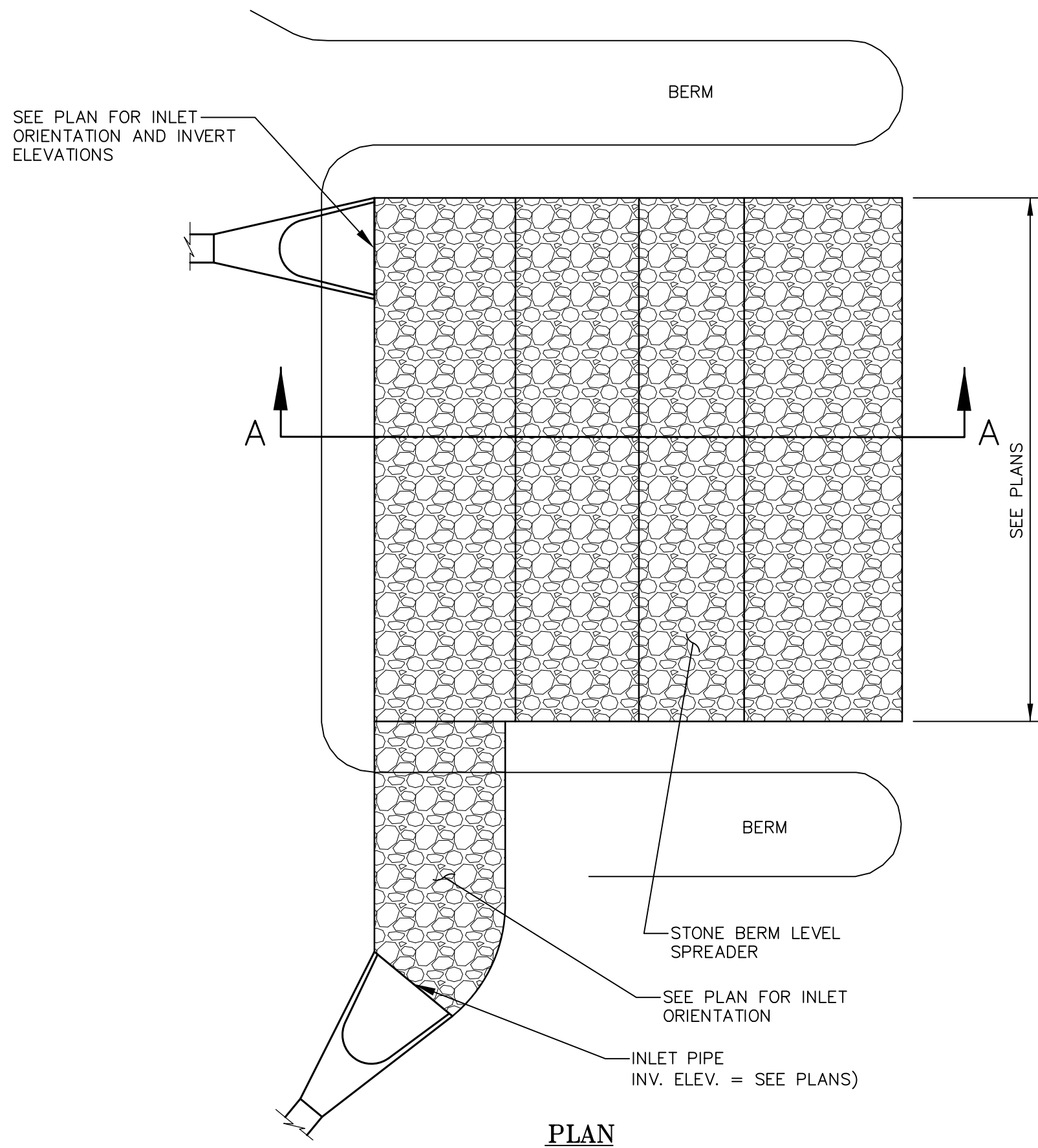
N.T.S.

TRAFFIC SIGNS								
IDENTIFICATION NUMBER	SIGN HEIGHT	SIGN WIDTH	POST PER SIGN	TEXT	NUMBER OF SIGNS REQ'D.	SIGN AREA SQ. FT.		REMARKS
						NOM. AREA	TOTAL AREA	
R1-1	30"	30"	1		1	6.25	6.25	PER MUTCD

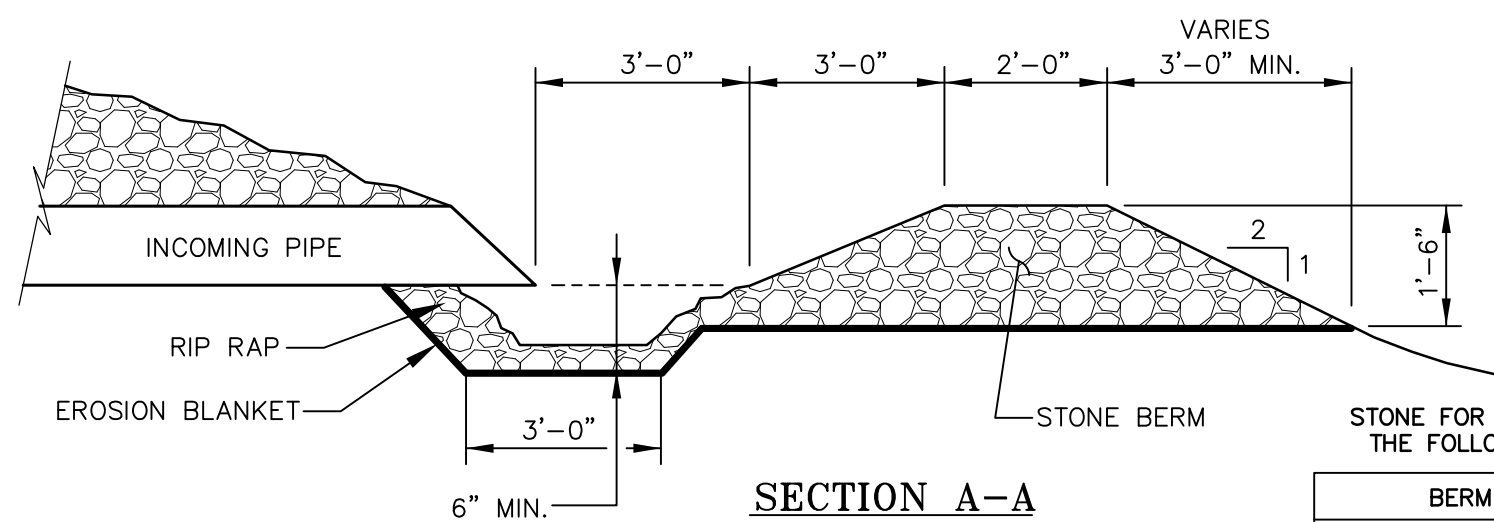
NOTE: ALL SIGNS SHALL CONFORM TO MUTCD STANDARDS

PAVEMENT MARKING NOTES :

- ALL PAVEMENT MARKING WORDS AND SYMBOLS SHALL BE RETROREFLECTIVE WHITE AND SHALL CONFORM TO THE **MUTCD** AND MDT ITEM 627.
- WORDS AND SYMBOLS SHALL BE CENTERED Laterally WITHIN THE LANE. THE LONGITUDINAL DIMENSION SHALL BE PARALLEL TO THE LANE.
- MULTI-WORD MESSAGES SHALL READ "UP"; THAT IS, THE FIRST WORD SHALL BE NEAREST THE APPROACHING DRIVER.
- THE WORD "ONLY" SHALL NOT BE USED WITH THROUGH OR COMBINATION ARROWS, AND SHALL NOT BE USED ADJACENT TO A BROKEN LANE LINE. A TURN ARROW SHALL PRECEDE THE WORD "ONLY".
- COMBINATION ARROWS MAY BE COMPRISED OF 2 SINGLE ARROWS (e.g. TURN AND THROUGH ARROWS). HOWEVER, THE SHAFTS OF THE ARROWS SHALL COINCIDE.
- PREFORMED TAPE WORDS AND SYMBOLS SHALL BE PRE-CUT, EITHER BY THE MANUFACTURER OR THE CONTRACTOR.
- WRONG-WAY ARROWS SHALL NOT BE SUBSTITUTED FOR THROUGH ARROWS.
- LONGITUDINAL SPACING BETWEEN SUCCESSIVE WORDS AND/OR SYMBOLS SHOULD BE AT LEAST 4 TIMES THE HEIGHT OF THE LARGEST CHARACTER.



PLAN



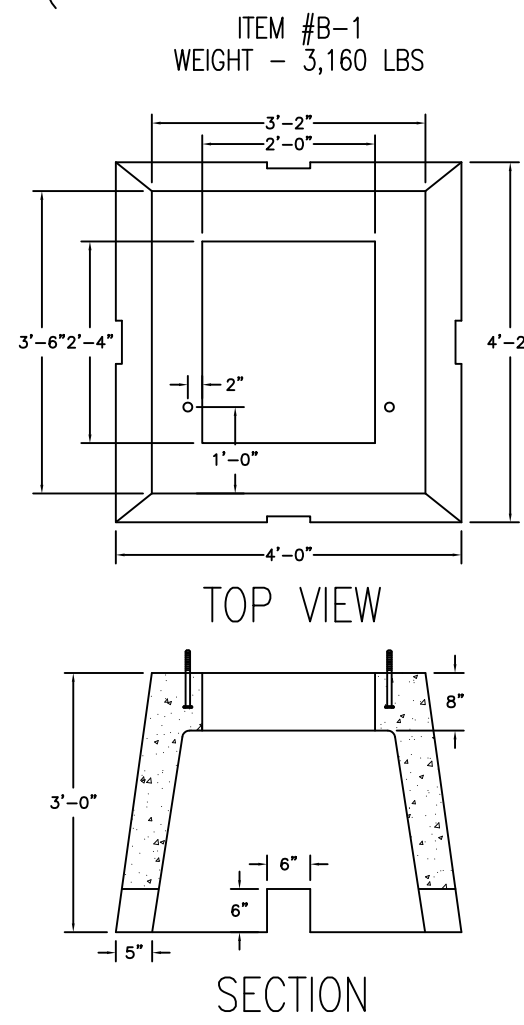
LEVEL SPREADER #	REQUIRED LENGTH	LENGTH PROVIDED
#3	37.4'	50'
#4	48.1'	100'
#5	50.5'	60'

STONE BERM
LEVEL RIP SPREADER
NOT TO SCALE

NOTES:

- LOAM AND SEED SHALL BE IN ACCORDANCE WITH MDT SPECIFICATIONS 615 AND 618, METHOD #1.
- AGGREGATE SUBBASE SHALL BE IN ACCORDANCE WITH MDT SPECIFICATIONS, SECTION 403 AND SHALL NOT CONTAIN PARTICLES OF ROCK EXCEEDING 6" IN ANY DIMENSION. MATERIAL FOR ROAD EMBANKMENT SHALL BE SUITABLE EXCAVATED MATERIAL APPROVED BY TOWN INSPECTOR AND MUST MEET MDT SPECIFICATION 703.19 GRANULAR BORROW. SUITABLE GRANULAR FILL MATERIAL SHALL CONSIST OF HARD DURABLE MINERALS LESS VERY FINE SANDS, SILT, CLAY OR ORGANIC MATERIALS. MATERIAL IS TO BE PLACED IN LIFTS NOT TO EXCEED 12 INCHES. COMPACTION SHALL BE ACHIEVED BY MECHANICAL MEANS OF A "DYNAPAC", RIDING ROLLER, OR TRACKING WITH HEAVY EQUIPMENT.
- ENTIRE WIDTH OF ROAD AND SHOULDERS IS TO BE STRIPPED AND GRUBBED OF TOP SOIL, ORGANICS AND ALL DELETERIOUS MATERIAL. ALL STUMPS AND UNSUITABLE MATERIAL (IF ANY) SHALL BE REMOVED IF WITHIN 5 FEET OF FINISHED GRADE UNDER PAVED AREAS.
- SEE GRADING PLAN & PROFILE FOR GRADING INTENT.

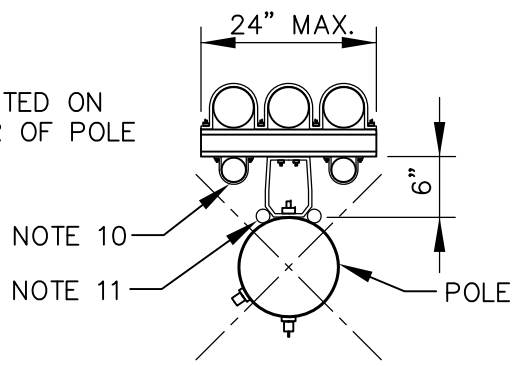
CMP RESIDENTIAL TRANSFORMER PAD (25 - 167 KVA)



DESIGN NOTES:

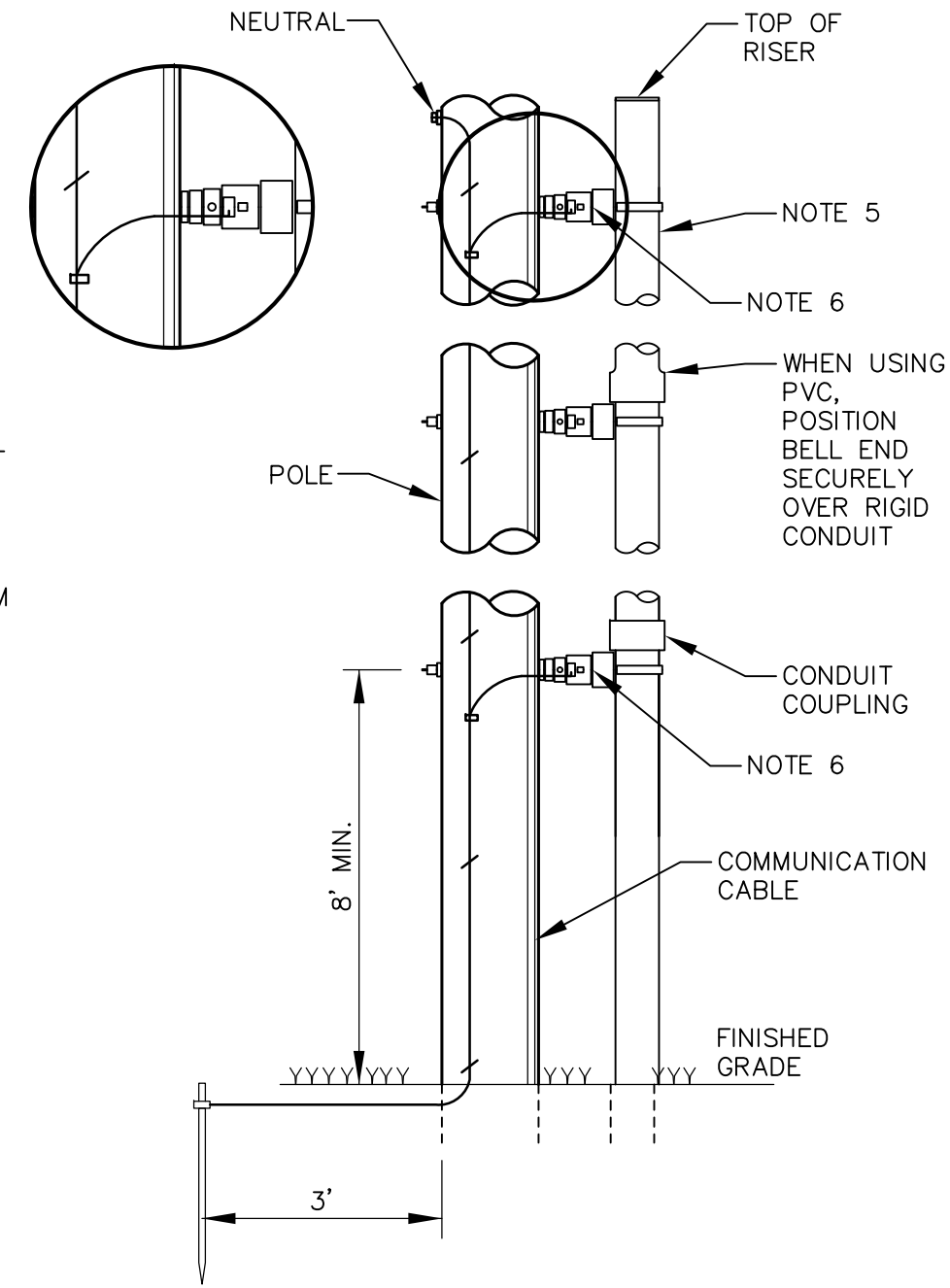
- CONCRETE 4000 PSI AT 28 DAYS.
- REINFORCING 4X4 W.W.M.
- (2) - 5/8" DIA X 8" LONG BOLTS

RISER TYPICALLY LOCATED ON EITHER BACK QUARTER OF POLE

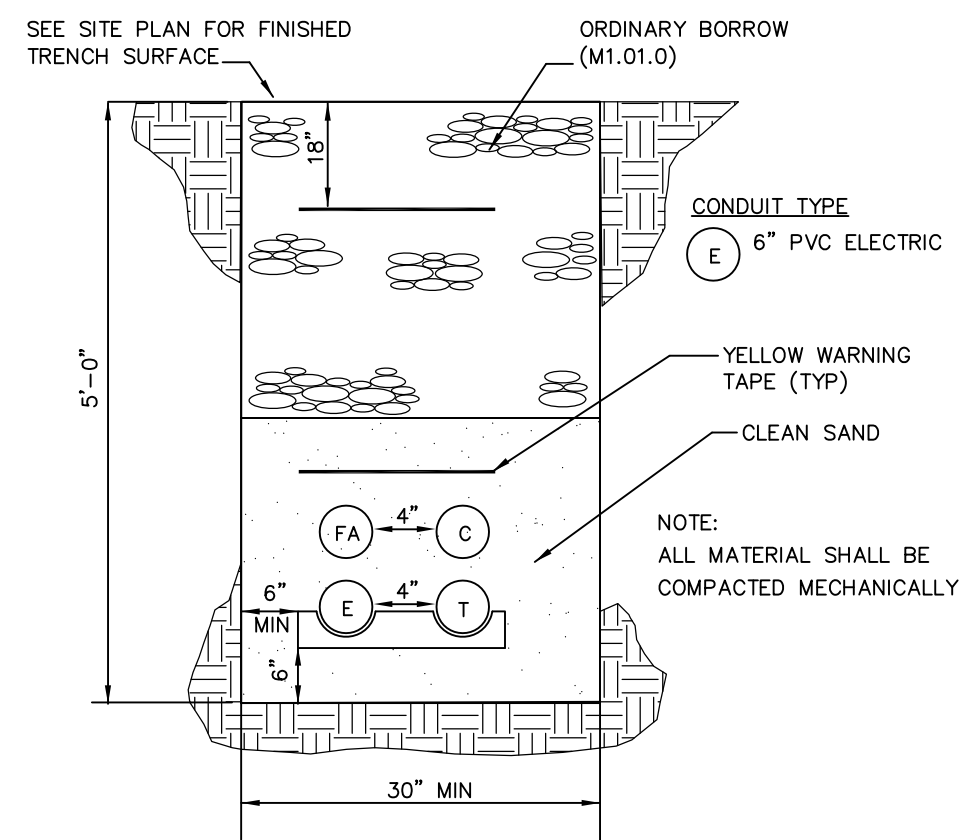


NOTES:

- STAND OFF BRACKETS ARE REQUIRED WHEN MORE THAN ONE CONDUIT PER UTILITY IS TO BE INSTALLED ON A POLE.
- ALL THREE PHASE PRIMARY RISERS, WHETHER STAND OFF BRACKETS ARE USED OR NOT, SHALL BE RIGID STEEL FOR THE FIRST SECTION.
- ON SINGLE PHASE PRIMARY, SECONDARY AND SERVICE URD RISERS USING STAND OFF BRACKETS, RIGID STEEL OR SCHEDULE 80 MAY BE USED.
- WHERE RIGID STEEL OR SCHEDULE 80 PVC IS USED FOR THE RISER, ONE BRACKET SHALL BE USED TO SUPPORT EACH SECTION OF CONDUIT UP TO 10 FEET IN LENGTH. EACH BRACKET IS TO BE PLACED JUST BELOW THE RISER CONDUIT COUPLING.
- CONDUIT SECTIONS FOR A SINGLE PHASE OR THREE PHASE RISERS USING STAND OFF BRACKETS SHALL BE RIGID STEEL OR SCHEDULE 80 PVC CONDUIT ONLY (SEE NOTE #2), WITH THE EXCEPTION THAT SCHEDULE 40 PVC SUNLIGHT RESISTANT CONDUIT MAY BE USED FOR THE TOP SECTION OF THE RISER (NOT LONGER THAN 10'). IF TOP SECTION IS LONGER THAN 24" IT MUST BE SUPPORTED WITH A MINIMUM OF ONE STAND OFF BRACKET. IF TOP SECTION IS SCHEDULE 40 PVC AND LONGER THAN 72" IT MUST BE SUPPORTED BY NO FEWER THAN TWO STAND OFF BRACKETS.
- WHERE PVC IS USED FOR THE RISER, EACH STAND OFF BRACKET SUPPORTING THE PVC SHALL BE GROUNDED. WHERE STEEL IS USED FOR THE RISER ONE STAND OFF BRACKET SUPPORTING THE STEEL IS REQUIRED TO BE GROUNDED.
- SWEEPS, WHEN USED, ARE REQUIRED TO BE STEEL.
- IF RISER IS ALL STEEL CONDUIT, INSTALL INSULATED GROUNDING BUSHING AT TOP OF RISER.
- LOWEST BRACKET SHALL BE A MINIMUM OF 8 FEET ABOVE FINISHED GRADE.
- ALTERNATE LOCATION FOR COMMUNICATION CABLE IF RUN IN METAL CONDUIT OR SCHEDULE 80.
- COMMUNICATION CABLE MAY BE ATTACHED DIRECTLY TO POLE ADJACENT TO BRACKETS.



TYPICAL RISER DETAIL
NOT TO SCALE



ALL TRENCH CONDUITS SHALL BE SCHEDULE 40 PVC, UNLESS OTHERWISE NOTED

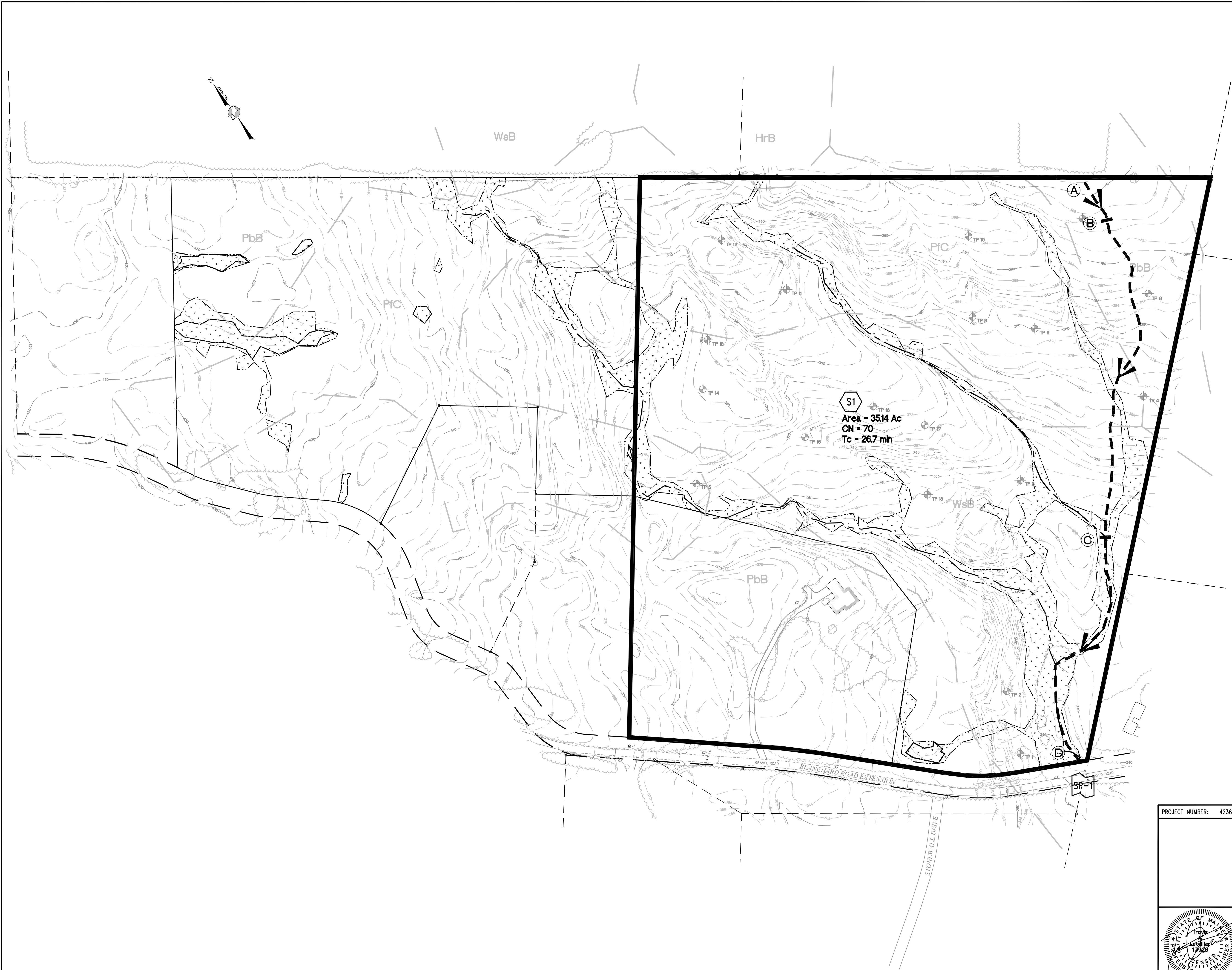
COMMON TRENCH DETAIL

ELECTRIC/TELEPHONE/FIRE ALARM/CABLE
NOT TO SCALE

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4	SMA	5/24/21	FINAL PLAN SUBMISSION
3	SMA	5/13/21	REVISE PER MDEP & TOWN REVIEW COMMENTS
2	SMA	4/26/21	SUBMITTED FOR PRELIMINARY SUBDIVISION REVIEW
1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

PROJECT NUMBER: 42361	ACAD FILE: 42361-DETAILS.DWG	SCALE: AS NOTED	DATE: APRIL 6, 2021
Drawing Name: CONSTRUCTION DETAILS			
Project Name: BLANCHARD OAKS SUBDIVISION BLANCHARD ROAD, CUMBERLAND, MAINE			
Owner/Applicant: SCHOONER VENTURES III, LLC			
	SHEET 12 OF 12		



LEGEND

SP1

STUDY POINT

S1

SUBCATCHMENT

R1

REACH

PRE-DEVELOPMENT DRAINAGE SUBCATCHMENT

TIME OF CONCENTRATION PATH

SOIL BOUNDARY

PbB

SOIL TYPE

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
HrB	LYMAN-TUNBRIDGE COMPLEX, 0%-8% SLOPES, ROCKY	D
PbB	PAXTON FINE SANDY LOAM, 3%-8% SLOPES	C
Pfc	PAXTON VERY STONY FINE SANDY LOAM, 8%-15% SLOPES	C
WsB	WOODBIDGE VERY STONY FINE SANDY LOAM, 0%-8% SLOPES	C

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

NOTES

Tc PATH TABLE

SUBCAT	Tc PATH	FLOW	LENGTH	SLOPE (FT/FT)
S1	A-B	SHEET	100'	0.0600
	B-C	SHALLOW CONC	754'	0.0610
	C-D	SHALLOW CONC	402'	0.0300

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PROJECT NUMBER: 42361	ACAD FILE: 42361-DRAINAGE.DWG	SCALE: 1" = 100'	DATE: APRIL 6, 2021
Drawing Name: PRE-DEVELOPMENT DRAINAGE AREA PLAN			
Project Name: BLANCHARD OAKS SUBDIVISION BLANCHARD ROAD, CUMBERLAND, MAINE			
Owner/Applicant: SCHOONER VENTURES III, LLC			

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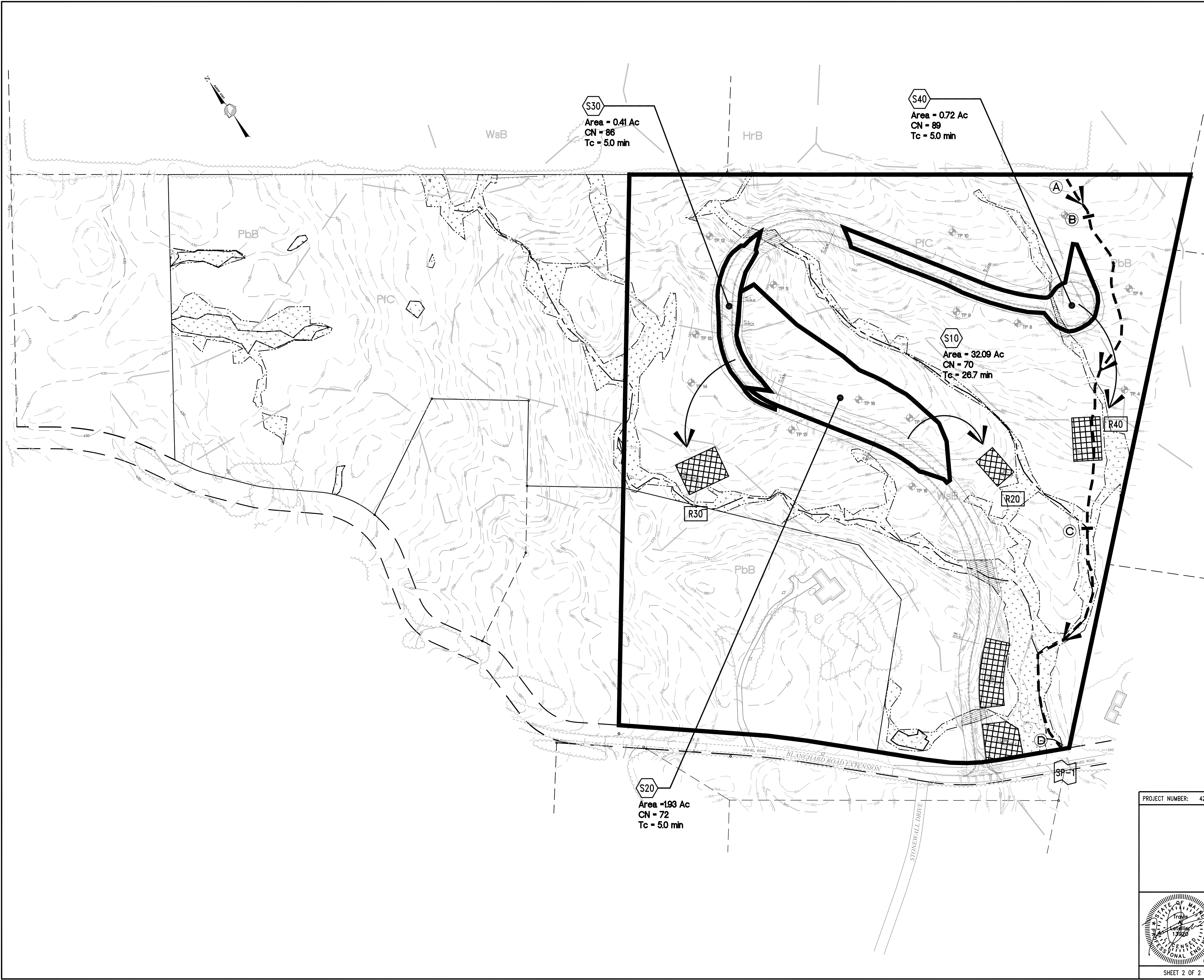
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0 100' 200' 400'

SHEET 1 OF 2

E:\LAND PROJECT\42000\42361 - CUMBERLAND\ANSET\42361 - DRAINAGE.DWG



LEGEND

SP1

STUDY POINT

S1

SUBCATCHMENT

R1

REACH

POST-DEVELOPMENT DRAINAGE SUBCATCHMENT

TIME OF CONCENTRATION PATH

SOIL BOUNDARY

PbB

SOIL TYPE

UNDISTURBED FORESTED BUFFER

SOILS LEGEND

SYMBOL	SOIL TYPE	HSG
HrB	LYMAN-TUNBRIDGE COMPLEX, 0%-8% SLOPES, ROCKY	D
PbB	PAXTON FINE SANDY LOAM, 3%-8% SLOPES	C
P1C	PAXTON VERY STONY FINE SANDY LOAM, 8%-15% SLOPES	C
WsB	WOODBIDGE VERY STONY FINE SANDY LOAM, 0%-8% SLOPES	C

THE SOURCE OF THE SOIL TYPES AND BOUNDARIES IS THE NATIONAL COOPERATIVE SOIL SURVEY (NCSS).

NOTES

Tc PATH TABLE

SUBCAT	Tc PATH	FLOW SHEET	LENGTH	SLOPE (FT/FT)
S10	A-B	SHALLOW CONC	100'	0.0600
	B-C	SHALLOW CONC	754'	0.0610
	B-C	SHALLOW CONC	402'	0.0300
S20		DIRECT ENTRY		
S30		DIRECT ENTRY		
S40		DIRECT ENTRY		

THIS PLAN IS FOR REVIEW PURPOSES ONLY AND IS NOT INTENDED FOR CONSTRUCTION OR RECORDING

Revision:	By:	Date:	Change:
4	SMA	5/24/21	FINAL PLAN SUBMISSION
3	SMA	5/13/21	REVISE PER MDEP & TOWN REVIEW COMMENTS
2	SMA	4/26/21	SUBMITTED FOR PRELIMINARY SUBDIVISION REVIEW
1	SMA	4/15/21	SUBMITTED FOR MDEP REVIEW

PROJECT NUMBER:	42361	ACAD FILE:	42361-DRAINAGE.DWG	SCALE:	1" = 100'	DATE:	APRIL 6, 2021
Drawing Name: POST-DEVELOPMENT DRAINAGE AREA PLAN							
Project Name: BLANCHARD OAKS SUBDIVISION BLANCHARD ROAD, CUMBERLAND, MAINE							
Owner/Applicant: SCHOONER VENTURES III, LLC							

SEAL

STATE OF MAINE

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5-24-21

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**DECLARATION OF PROTECTIVE COVENANTS
AND COMMON EASEMENTS FOR
BLANCHARD OAKS SUBDIVISION
TOWN OF CUMBERLAND, COUNTY OF CUMBERLAND, STATE OF MAINE
BY
SCHOONER VENTURES III, LLC**

THIS DECLARATION dated this ____ day of _____, 2021, by SCHOONER VENTURES III, LLC, a Maine limited liability company with a mailing address of 1805 Browning Trace, Lexington, KY 40509 (hereinafter referred to as the “Declarant”).

WITNESSETH:

WHEREAS, the Declarant owns certain real property in the Town of Cumberland, , County of Cumberland and State of Maine (the “Property”), as described on **Exhibit A** attached hereto and as delineated on a plan entitled “Subdivision Plan for Blanchard Oaks Subdivision, 365A Blanchard Road Extension, Cumberland, Maine 04020” prepared for Schooner Ventures III, LLC by Northeast Civil Consultants, PA and dated _____, 2021, recorded in the Cumberland County Registry of Deeds in Plan Book _____, Page _____ (the “Plan”), which creates _____ (____) lots (Lots 1 through 13, inclusive shall hereinafter be referred to individually as a “Lot” and collectively as the “Lots”); and

WHEREAS, Declarant desires to develop and improve the Property as a residential community of single-family homes in accordance with the Plan; and

WHEREAS, Declarant desires further to subject the Property to protective covenants and common easements as set forth herein in order to assure the quality standards for the orderly development of the Property as a residential community of single-family homes and to promote the interest and welfare of each owner of a part of the Property;

NOW, THEREFORE, Declarant hereby declares that the Property is and shall be owned, occupied, improved, transferred, leased and otherwise used and disposed of subject to the protective covenants and common easements set forth herein, all of which are declared to be in furtherance of a uniform scheme of mutual equitable servitudes upon each and every portion thereof, in favor of each and every other portion thereof, and to create reciprocal rights and privity of contract and estate between all persons acquiring or owning an interest in any portion thereof, which protective covenants and common easements shall be determined to run with the land and be a burden and benefit upon and to, and be enforceable by, all persons having any interest in any portion of the Property, their heirs, successors and assigns.

**ARTICLE I
DEFINITIONS.**

1. Association: “Association” shall mean and refer to Blanchard Oaks Homeowners Association, its successors and assigns, a non-profit, non-stock Maine corporation, to be formed by Declarant pursuant to the terms of Article V below.
2. Board: “Board” or “Board of Directors” shall mean the duly elected Board of Directors of the Association.

3. Building: “Building” shall mean and refer to any Dwelling, Guest House, garage, barn, storage shed, garden shed, pool house, green house or other enclosed structure now or hereafter constructed on a Lot.
4. Common Area: “Common Area” shall mean and refer to the common area shown on the Plan.
5. Common Elements: “Common Elements shall mean the Roads, Common Area, Easement Areas and Remaining Land are sometimes hereinafter collectively referred to as the “Common Elements.”
6. Common Expenses: “Common Expenses” shall mean and refer to expenditures made by or financial liabilities of the Association, together with any allocations to capital or other reserve accounts.
7. Declarant: “Declarant” shall mean and refer to Schooner Ventures III, LLC, its successors and assigns.
8. Dwelling: “Dwelling” shall mean and refer to any Building designed and intended for use and occupancy as a single-family residence, together with any attached garage or attached car port.
9. Easement Areas: “Easement Areas” shall mean and refer to all of the easement areas shown on the Plan that burden any Lot or Lots and that benefit the Association and any or all of the Lots, including without limitation access and utility easements, drainage easements, parking easements, driveway easements, cluster mailbox easements, and all improvements on, in, across or under such easement areas including signage, landscaping, storm water drainage fixtures and equipment.
10. Guest House: “Guest House” shall have the meaning ascribed to it in Article II, Section 2.
11. Improvement: “Improvement” shall mean and refer to anything now or hereafter constructed on a Lot that is not a Building, such as a driveway, sidewalk, patio, pergola, fence, stone wall, lamp post, free-standing solar array, wind turbine, and tree house.
12. Laws: “Laws” shall mean and refer to all laws, ordinances, regulations, codes and directives by any federal, state or local governmental entity, agency or department that are applicable to the Property, the development of the Property, and/or the construction, maintenance, repair and replacement of any Building and/or Improvement thereon (including, without limitation, the zoning laws of the Town of Cumberland and the applicable building codes).
13. Lot: “Lot” shall mean and refer to the Lots numbered 1 through 13 inclusive on the Plan.
14. Member: “Member” shall mean and refer to those persons entitled to membership in the Association as determined by the Bylaws of the Association and as set forth herein.

15. No-Cut Buffer: “No-Cut Buffer” shall mean and refer to the delineated No-Cut Buffer and Wooded Buffer areas shown on the Plan.
16. Open Space: “Open Space” shall mean and refer to the open space area shown on the Plan.
17. Owners: “Owners” or in the singular, “Owner”, shall mean and refer to the record owner or owners of fee simple title in and to any Lot, and shall include the Declarant so long as it owns any Lot or any other portion of the Property, but shall not include any person or legal entity owning an interest merely as security for an obligation.
18. Remaining Land: “Remaining Land” shall mean and refer to any land that is not the Roads, Common Area, , Easement Areas, Open Space or a Lot and all improvements thereon, including without limitation the sidewalks, curbing, lighting, and storm water drainage fixtures and equipment, all as shown on the Plan.
19. Roads: “Roads” shall mean and refer to all roads shown on the Plan.

ARTICLE II

PROTECTIVE COVENANTS AND RESTRICTIONS.

It is the intention and purpose of this Declaration to preserve, so far as practicable, the natural beauty of the Property, to encourage the erection of attractive Buildings and Improvements on the Lots in appropriate locations, and to ensure that all Buildings and Improvements are of a quality of design, workmanship and materials that is “first-class” and is otherwise compatible and harmonious with the natural setting of the Property and the other Buildings and Improvements within the residential development. Therefore, each conveyance by Declarant, its successors and assigns, of any Lot, and all subsequent conveyances of any Lot, whether directly or by operation of law, shall be subject to the following:

1. No Commercial Uses: Subject to the rights of the Declarant to develop and sell the Lots and such other rights of the Declarant as are set forth in this Declaration, each Lot shall be used only as a private single-family residence, and no commercial enterprise of any nature or description shall be conducted or maintained on any portion of the Property, except that a Dwelling may be used for a home office for telecommuting purposes by the Owners of such Dwelling provided that no customer, client or employee visits are made to the Lot incident to such home office use. For the purposes of this Declaration, leasing all or any portion of a Dwelling to a person or a single family for residential use for a term of six (6) months or more shall be considered a residential use; however, leasing all or any portion of a Dwelling to a person or a single family for residential use for a term of less than six (6) months (including, but not limited to, Airbnb, VRBO, HomeAway or other similar short term leasing) shall be considered a commercial use in violation of this Declaration.

2. Buildings:

(a) Only one (1) Dwelling shall be constructed or kept on any Lot, except that one (1) separate guest cabin (“Guest House”) may be constructed on each Lot to accommodate (i) family, relatives and guests visiting the Owner of the Lot, (ii) family or relatives

being cared for by the Owner of the Lot, or (iii) the caregiver who is providing care to the Owner of the Lot. The Dwelling and the Guest House shall be the only Buildings on a Lot that can be used for residential purposes. Each Dwelling and Guest House shall be constructed as follows:

- (i) Each Dwelling and Guest House shall be constructed on a solid concrete foundation.
- (ii) The total livable area above the foundation of the Dwelling shall be not less than one thousand eight hundred (1,800) square feet, excluding any garage, breezeway, exterior porches and any open decks. Under special circumstances and subject to design review, the Board may approve separate guest and/or caregiver quarters within the Dwelling so long as such square footage of such area within the Dwelling does not exceed fifty percent (50%) of the square footage of the total livable area of the Dwelling existing prior to the construction of the separate guest and/or caregiver quarters. For illustration purposes, if the total livable area of the Dwelling is two thousand (2,000) square feet, then the guest and/or caregiver addition shall not exceed one thousand (1,000) square feet.
- (iii) The total living area above the foundation of the Guest House shall not exceed fifty percent (50%) of the total livable area of the primary Dwelling on the Lot.
- (iv) Each Dwelling must have a garage, which shall have a design and materials similar to the Dwelling and shall have either two (2) or three (3) automobile stalls/bays.
- (v) The roof of each Dwelling and Guest House shall be covered with asphalt or fiberglass architectural shingles, white cedar shingles, slate shingles, solar tiles and/or other high-quality roofing material.
- (vi) The exterior siding of each Dwelling and Guest House shall consist of brick, stone, clapboard, cedar shingles and/or other high-quality siding.
- (vii) All driveways and turnaround areas must be paved with asphalt, concrete, paving tiles or stone dust. Reclaimed asphalt gravel is not permitted. Driveways must have culverts for water drainage through any ditch or swale and culvert ends must be either (a) beveled and surrounded by stone rip rap such that no portion of the exterior of the culvert is readily visible or (b) straight and surrounded by a wall constructed of cobbles or rough stone such that the culvert end is flush with the stone wall and no portion of the exterior of the culvert is readily visible. An Owner shall not build or regrade so as to interfere with the natural drainage of surface water, if any, without installing suitable culverts or other drainage facilities in accordance with the foregoing specifications, adequate to handle seasonal water runoff, and so designed as to discharge surface water from the Lot in the same area and direction as would have naturally occurred before such improvements.

- (viii) Each Dwelling and Guest House shall be constructed with a fire protection sprinkler system which has been approved by the Town of Cumberland Fire Department, or its designee, and by the Town of Cumberland, and the Owner shall maintain said system in good condition and working order, and otherwise in compliance with all applicable Laws, at all times. The Association shall have no liability for any failure of an Owner to comply with this requirement. All Owners shall indemnify the Association against any expense or liability resulting from their failure to so comply.
 - (ix) Each Dwelling and Guest House shall be constructed with a septic system which has been approved by the Code Enforcement Officer of the Town of Cumberland, and the Owner shall maintain said system in good condition and working order, and otherwise in compliance with all applicable Laws, at all times. The Association shall have no liability for any failure of an Owner to comply with this requirement. All Owners shall indemnify the Association against any expense or liability resulting from their failure to so comply.
 - (x) The color of the paint and/or stain used on any Building or other Improvement shall be approved, in writing, by the Declarant or, if applicable, by the Board.
 - (xi) All Buildings and Improvements erected on any Lot shall be located within the limits of the building envelope as shown on the Plan.
 - (xi) The following are additional restrictions on each Lot: (1) an Owner shall not install any television or radio antennae on any Building on his/her Lot or elsewhere on his/her Lot, except that an Owner may install on the outside of any Dwelling or Guest House on his/her Lot one (1) satellite dish antenna under eighteen (18) inches in diameter (e.g., such as that used for DirecTV) provided it is not visible from any Road; (2) an Owner shall not install any mail and/or newspaper receptacles of any kind on his/her Lot; (3) no trash receptacles and propane tanks shall be visible from any Road or other Lot on the Property; and (4) an Owner shall not install any exterior clothes lines or drying racks on his/her Lot; and (5) an Owner shall not install any freestanding solar arrays on his/her Lot without the prior written approval of the Declarant or, if applicable, the Board; provided, however, rooftop solar arrays are permitted and do not require the prior written approval of the Declarant or the Board.
- (b) All Lots will have the benefit of a community mailbox to be maintained by the Association. No individual mailboxes shall be installed on any Lot.
- (c) Any structure constructed on a Lot must be substantially complete, including two (2) coats of paint, stain or varnish on any exterior wood surface and the site grading, loaming and sodding/seeding of grass, within twelve (12) months of commencement of construction; the completed site must be graded so that no standing water accumulates in any portion of the Lot at any time.

(d) Each Owner shall comply with “The Maine Erosion and Sediment Control Handbook For Construction: Best Practices,” Cumberland County Soil and Water Conservation District, Department of Environmental Protection, March 1991, and as subsequently revised.

3. Trees: Only the Board shall have the authority to remove, trim, or otherwise cut any trees on and in the Common Elements. No Lot may be clear-cut of its trees or used for commercial forestry purposes. To the greatest extent possible, existing trees shall not be cut or removed except for reasons of safety, for the welfare of the remaining stand of trees, to create or improve a dwelling site, or to provide, improve, or preserve a view. Within a No-Cut Buffer, trees and other vegetation may only be disturbed, cut or removed for safety, to prevent the spread of disease to other vegetation, or to remove invasive species. Any trees permitted to be cut or removed hereunder shall be cut or removed in strict compliance with the ordinances of the Town of Cumberland and all other applicable Law.

4. Subdivision: No Lot may be further subdivided unless such division is approved by the Town of Cumberland and the Board.

5. Chemicals: To maintain the natural condition of the wetlands and the area surrounding the Property, all lawns, shrubs, trees and gardens shall be fertilized only with organic fertilizer. Salts and chemical ice melt solutions may be used only in the immediate vicinity of the Dwelling on each Lot (e.g., exterior steps). Driveways shall be sanded and not salted.

6. Signage: No sign of any nature or description shall be displayed or placed on any Lot, except for signs with a total surface area that does not exceed two (2) square feet indicating the name of the occupants and the street name and number of the Lot and except for a temporary “for sale” sign referring only to such Lot, such “for sale” sign not to exceed four (4) square feet.

7. Construction: All Buildings and landscaping shall comply with the following, in addition to the requirements in Article II, Section 2 above:

- (a) All Lots shall be attractively and appropriately landscaped after completion of construction of the Dwelling or any other Buildings if disturbed as a result of the construction of such other Buildings.
- (b) No Dwelling or Guest House shall be occupied until substantially complete and only a Dwelling or Guest House shall be occupied (i.e., no garages or storage sheds shall be occupied, even temporarily).
- (c) Any damage to sidewalks, roads, curbing, utility lines, drainage swales and landscaping caused by any Owner or his/her contractor shall be promptly repaired at the sole cost and expense of such Owner.
- (d) No light which is unreasonably bright or causes unreasonable glare shall be emitted from any Lot; no sound which is unreasonably loud or annoying (including, without limitation, speakers, horns, whistles, bells or other sound devices, except security and fire alarm devices used to protect the Lot) shall be

emitted from the Lot; and no odors shall be emitted from any Lot which are noxious or offensive to others.

- (e) Fuel tanks containing fuel for heating purposes only shall be located in the basement of the Building or buried on the Lot in strict compliance with all applicable Laws. Propane tanks not located in the basement shall be screened, either naturally or in some other attractive manner, so as not to be visible from Roads or other Lots, and the screening shall be approved by the Board.
- (f) All utility lines leading from the Road to any structure on any Lot or between structures on a Lot or between structures on adjoining Lots must be located underground.
- (g) No Owner may erect any fence on any Lot without the prior approval of the Board.
- (h) All existing stone walls must be maintained undisturbed, except to the minimum extent necessary for installation of driveways and construction of Buildings within the building envelope of each Lot. If temporary disturbance of an existing stone wall is necessary for such installation or construction, it shall be restored following such disturbance.
- (i) All trees and other vegetation within No-Cut Buffers, whether located within a Lot or a Common Area, shall not be disturbed, cut or removed, except for removal of dead trees, removal of trees or vegetation suffering from disease that may affect adjacent healthy trees or other vegetation, removal of invasive species, or for the safety of persons or property. No thinning of trees or clearing of other vegetation (apart from removal of diseased vegetation or invasive species) is permitted within No-Cut Buffers, which are intended to be left in their natural condition.

8. Rubbish and Debris: Except during the initial construction of a Dwelling or Guest House, rubbish and debris shall be stored between pickups in the garage or storage shed (if any) in sanitary receptacles with sealing covers or as required by Town ordinances or regulations and shall be placed curbside for pickup in such receptacles with the covers placed tightly over the receptacles and promptly re-stored in a garage or storage shed after rubbish pickup.

9. Damage of Destruction: Any Building on any Lot that is destroyed or damaged in whole or in part by fire, windstorm or other casualty promptly must be rebuilt or all debris removed and the affected portion of the Lot restored to its natural condition without delay.

10. Compliance with Laws: Each Lot and all Buildings and Improvements thereon shall be constructed, maintained and used, at all times, in accordance with all applicable Laws, including, without limitation, the terms and conditions imposed by the Town of Cumberland Planning Board in connection with the subdivision approval for the Property and reflected on the Plan, and nothing contained in this Declaration shall in any way supersede, alter or amend the obligation of every Owner to comply with such Laws at all times.

11. Animals: No swine, livestock or other animals shall be kept on a Lot or otherwise on the Property, except household pets of the kind and number normally housed in a residence. Poultry (except for roosters and other fowl that create nuisance noises) may be kept on a Lot only with the prior written consent of the Board. There shall be no exterior pet fencing or caging. No boarding of dogs, cats or other household pets shall be conducted on a Lot. Only one (1) dog house shall be permitted on each Lot, to be maintained by each Owner, provided, however, that such dog house shall not be of unreasonable size and must be located on the Lot so as not to be visible from the Road on which the Lot has frontage.

12. Prohibited Vehicles: Except in the development and sale of the Lots by the Declarant and construction of Dwellings and other Buildings by Owners, no business or commercial vehicle or vehicle of similar nature shall be brought upon, or be maintained, or be permitted to remain on the Property except that a business or commercial vehicle regularly used by an Owner in his or her occupation may remain on a Lot. No junk automobiles or other vehicles that do not display a current State of Maine motor vehicle inspection sticker may be kept or maintained on the Property unless parked in a garage or storage shed.

13. Recreational Vehicles: Campers, motor homes, trailers, snowmobiles, all-terrain vehicles and other such vehicles (whether or not operable) and boats (whether powered, sail or otherwise) may be parked, kept or stored on a Lot but only if parked in an enclosed garage or storage shed.

14. Maintenance of Lots, Buildings and Improvements: Each Lot and all Buildings and Improvements constructed thereon shall be maintained by its Owner in good condition and repair so as to present a neat and attractive exterior appearance at all times. Supplementing the foregoing, no unsightliness shall be permitted upon any of the Lots.

15. Mobile Homes. Mobile homes and other similar items are expressly prohibited.

16. Miscellaneous:

(a) No activity shall be permitted on any Lot or on or in the Common Elements, nor shall anything be done thereon, which may be or become an annoyance or nuisance to the neighborhood.

(b) Declarant reserves to itself, its successors and assigns, the exclusive right to erect, place and maintain such facilities in or upon any portion of the Property as in its sole discretion may be necessary or convenient while selling the Lots or portions thereof, or selling or constructing Dwellings and other Improvements upon the Property. Such facilities shall include, but are not limited to, sales and construction offices, storage areas, model units, signs, and portable toilet facilities.

ARTICLE III **DURATION.**

The protective covenants, common easements and other provisions of this Declaration as set forth herein and as may be amended from time to time, shall run with the land and burden the Property and shall inure to the benefit of and be enforceable by the Declarant, and any other Owner of any portion of the Property, their respective legal representatives, heirs, successors or

assigns, for a term of thirty (30) years from the date this Declaration is recorded at the Cumberland County Registry of Deeds, after which time all of said provisions shall be automatically extended for successive periods of five (5) years unless an instrument signed by the Owners of record of eighty percent (80%) or more of the Lots has been recorded at the Cumberland County Registry of Deeds, agreeing to terminate this Declaration as of a specific date.

ARTICLE IV **DECLARANT'S RIGHTS.**

The conveyance of the Lots to Owners shall be subject to the following rights reserved by the Declarant until completion of the construction, marketing and sale of all Lots:

1. To change the size, number and location of Lots and other improvements and the size, layout, and location of any Lot (a) owned by the Declarant, (b) for which a Purchase and Sale Agreement has not been executed by the Declarant, or (c) with respect to which the Purchaser is in default under a Purchase and Sale Agreement. The foregoing change or changes shall be effective upon the recording by the Declarant of an amendment to this Declaration, no other signatures being necessary on such amendment, and/or the recording by the Declarant of an amended subdivision plan indicating the changes made.

2. To locate on the Property, even though not depicted on the Plan, and grant and reserve easements and rights of way for the installation, maintenance, repair, replacement and inspection of (i) utility lines, pipes, conduits, wires and other facilities for the provision of water, sewer, electric, gas, telephone, cable, data and other communication services, and (ii) stormwater facilities;

3. To connect with and make use of utility lines, pipes, conduits, wires and other facilities located on the Property for construction and sales purposes, provided that the Declarant shall be responsible for the cost of service so used;

4. To use the Roads shown on the Plan for ingress and egress to the Property or any portion thereof for all purposes including, but not limited to development and construction of a residential subdivision and use the Property for the storage of materials used in the construction of the residences and improvements on the Lots and infrastructure on the Property and equipment used in the completion of the project;

5. To install and maintain signs and lighting for marketing and sales purposes;

6. To do all things reasonably necessary to facilitate the development of the Property and the marketing and sale of the Lots.

ARTICLE V **HOMEOWNERS ASSOCIATION.**

On or about the date of execution and recording of this Declaration, there will be formed Blanchard Oaks Homeowners Association, a non-profit, non-stock corporation organized under the laws of the State of Maine (the "Association"). Each Owner of a Lot, including the Declarant prior to the conveyance of each Lot, shall automatically become and be a member of the

Association as long as said Owner continues as record owner of a Lot. Upon termination of the interest of an Owner in a Lot, the Owner's membership and any interest in the Association shall automatically terminate and transfer and inure to the next successive record owner of the Lot. Each Owner shall be bound by the Bylaws of the Association, as the same may be amended from time to time, and each Owner shall comply strictly with such Bylaws. No holder of a mortgage on a Lot (other than the Declarant) shall be considered as an Owner until such holder shall have acquired title to such Lot by foreclosure or deed in lieu of foreclosure.

1. Powers and Duties of the Association: The Association shall have all of the powers that may be exercised in the State of Maine by a nonprofit mutual benefit corporation, including, without limitation, the following specific powers and duties:

- (a) To maintain the Common Elements;
- (b) To improve, maintain, and repair the roads shown on the Plan, including re-surfacing when necessary, snow plowing, snow removal, and sanding;
- (c) To accept an assignment of Declarant's rights and obligations pertaining to the Common Elements or as otherwise provided herein or as otherwise agreed to by Declarant and the Association;
- (d) To adopt and amend budgets for revenues, expenditures and reserves; to assess and collect Association fees and assessments from Owners; to impose charges for late payment of Association fees and assessments;
- (e) To establish reasonable rules and regulations for the use and maintenance of the Property and methods and procedures for ensuring compliance with this Declaration;
- (f) To hire and terminate employees, agents and independent contractors; to make contracts and incur liabilities; to enter into a contract with a trash removal company for servicing the Lots if public trash removal is unavailable, a snow plowing contract, or any other service contracts as are reasonably necessary for the Association to uphold its maintenance obligations of the Common Elements;
- (g) To perform an annual inspection of the stormwater facilities on the Property to ensure that they are performing in accordance with the requirements of the Maine Department of Environmental Protection;
- (h) To obtain insurance including but not limited to liability of directors and officers, casualty, premises liability, motor vehicle and worker's compensation;
- (i) To acquire, own and maintain equipment (including vehicles), tools and materials necessary to carry out the duties set forth above;
- (j) To institute, defend or intervene in litigation or administrative proceeding;

- (k) To impose reasonable charges for the preparation of and recording of amendments to this Declaration, estoppel certificates, or statements of unpaid Lot Owner assessments;
- (l) To provide for the indemnification of its directors and officers and maintain directors' and officers' liability insurance; and
- (m) To exercise any powers conferred by this Declaration or the Bylaws of the Association.

2. Expenditures Limited to Assessment for Current Year: The Association shall not expend more money within one (1) year than the total amount of the assessment for that particular year, plus any surplus that it may have on hand from previous assessments; nor shall the Association enter into any contract for more than one (1) year; and no such contracts shall exceed market rates.

3. Initial Annual Assessment: The initial annual assessment allocated to each Lot shall be \$500.00, which shall be due and paid thirty (30) days after completion of the subdivision infrastructure improvements (i.e., completion of the stormwater systems, roads, paths and other improvements set out in this Declaration) in accordance with the Plan and this Declaration. This initial annual assessment shall be in addition to, and not in lieu of, the capital improvement reserve payment described in Article VI, Section 3 hereof.

4. Maintenance of Common Elements: The Association shall bear all cost and responsibility of operation, upkeep, maintenance repair and replacement of the Common Elements, including without limitation any necessary routine maintenance and repair of the streets, landscaping, sidewalks, curbing, lighting, detention ponds, sewer lines, development signage or other common element improvements. The Association shall also obtain and maintain adequate commercial general liability insurance on the Common Elements. Until and only until conveyance of the Common Elements to the Association, the Declarant shall undertake the maintenance responsibilities of the Association with respect to the Common Elements. The Common Elements shall be conveyed to the Association or, with respect to the Roads, to the Town of Cumberland (if the Town of Cumberland will accept the same), by Declarant at any time prior to Declarant conveying out the last Lot of the Property, with the timing of such conveyance to be in Declarant's sole discretion. Upon such conveyance, the Declarant shall be relieved of all obligations under this Article V, Section 4. To the extent the Declarant elects to install street signs that utilize supports and fixtures different from those customarily installed by the Town of Cumberland on public streets, such signs, supports and fixtures shall remain part of the Common Elements to be conveyed to the Association even if the Roads are accepted by the Town of Cumberland as public ways, and the Town of Cumberland shall have no obligation to maintain, repair or replace such signs, supports and fixtures.

ARTICLE VI

ASSESSMENTS FOR COMMON EXPENSES.

1. Upon ratification of the budget for Common Expenses (as defined herein), the Association shall cause to be sent to each Owner a statement showing such Owner's share of the Common Expenses. The Common Expenses shall include, without limitation, the costs necessary to own, operate, manage, maintain, repair and replace the Common Elements and to

operate, maintain, repair and replace the roads, streets, sidewalks, lights, landscaping, signage, drainage swales and ponds, drainage rip rap, sewer lines, and all structures and equipment related or connected thereto. Assessments for Common Expenses shall be billed no less frequently than annually, although the Association may elect to bill as frequently as each fiscal quarter. All sums so assessed and billed shall become due no later than thirty (30) days after the date of mailing or delivery of each bill. The Members of the Association may from time to time at special meetings levy additional assessments, in accordance with the terms of the Bylaws.

2. Assessments authorized and billed by the Association shall be a charge on the Lot and shall be a continuing lien upon the Lot upon which such assessment is made. If the assessment to an Owner shall not be paid within thirty (30) days after the date when due, then said assessment shall be delinquent and shall, together with interest at the rate of eighteen percent (18%) per month or any portion thereof, costs of collection and reasonable attorneys' fees, become a continuing lien on the Lot owned by the delinquent Owner, which lien shall bind the Lot with the Building and improvements thereon, as well as the delinquent Owner, such Owner's heirs, devisees, successors, personal representatives and assigns, without the necessity of filing any document of record. Such lien may be enforced and foreclosed by the Association in the manner provided by applicable law for the foreclosure of real estate mortgages. The lien for unpaid assessments established hereby shall be prior to all liens and encumbrances on the Lot other than (i) the first mortgage recorded prior to the date on which the assessment that is sought to be enforced becomes delinquent, (ii) any second mortgage in favor of Declarant, (iii) liens for real estate taxes and other governmental/municipal assessments or charges against the Lot, and (iv) any other lien that according to law takes priority over existing liens pursuant to any statute. All such assessments, in addition to being a lien, shall also constitute the personal liability of the Owner of the Lot so assessed at the time of the assessment. In the collection of any assessment, the defaulting Owner also shall pay all of the Association's costs of collection, including reasonable attorneys' fees.

3. Each purchaser of a Lot from the Declarant shall pay \$500.00 to the Declarant at the closing of the sale of the Lot to fund a capital improvement reserve account to be maintained by the Declarant and used for sewer connection costs and other capital improvements. Such funds shall be nonrefundable to the Lot purchaser, his or her heirs, successors or assigns, but the balance of the capital improvement reserve account, if any, shall be transferred to the Association when the Declarant transfers the Remaining Land to the Association.

ARTICLE VII **EASEMENTS.**

The Lots and the Common Elements are and shall be subject to all of the conditions, restrictions, easements and reservations set forth on the Plan, as it may be amended from time to time, and as more fully described below, and all Owners shall be bound by all of said conditions, restrictions, easements and reservations. All conditions, restrictions, easements and reservations set forth on the Plan, as it may be amended from time to time, and as more fully described below, shall be subject to the terms of this Declaration, the Bylaws, and the rules and regulations of the Association (including, without limitation, the power of the Association to limit access to or close the Roads and easement areas at times of emergency or as may be reasonably necessary for repairs and/or maintenance).

1. “Access and Utility Easement”: An easement to use the Roads for all purposes of a right-of-way to benefit each Lot, which right and easement shall include the right of ingress and egress by foot or by vehicle from Blanchard Road Extension to each Lot and the Common Elements and the right to construct, install, use, repair, maintain and replace above and/or below ground any and all utility lines, pipes, conduits, wires, poles, guys, transformer and juncture boxes including without limitation those necessary for the provision of sewer, water, electricity, telephone, cable television, data and other communication services, including the right to enter the easement area at any time and from time to time with pedestrians, motor vehicles and equipment to exercise the rights reserved pursuant to this easement.

2. “Cluster Mailbox Easement”: An easement for access to the cluster mailboxes in the Common Area for the benefit of each Lot.

ARTICLE VIII **RESTRICTED BUFFER AREAS.**

Pursuant to the permit for the development of the Property (the “Permit”) received from the Town of Cumberland, and to preserve any “forested wetland” areas shown on the Plan (hereinafter referred to as the “Restricted Buffer Areas”), the Restricted Buffer Areas are and shall forever be held, transferred, sold, conveyed, occupied and maintained subject to the conditions and restrictions set forth in this Article VIII of the Declaration (the “Restrictions”). The Restrictions shall run with the Restricted Buffer Areas and shall be binding on all parties having any right, title or interest in and to the Restricted Buffer Areas, or any portion thereof, and their heirs, personal representatives, successors, and assigns. Any present or future Owner or occupant of the Restricted Buffer Areas or any portion thereof, by the acceptance of a deed of conveyance of all or part of the Restricted Buffer Areas or an instrument conveying any interest therein, whether or not the deed or instrument shall so express, shall be deemed to have accepted the Restricted Buffer Areas subject to the Restrictions and shall agree to be bound by, to comply with and to be subject to each and every one of the Restrictions hereinafter set forth.

1. Restrictions on Restricted Buffer Area. Unless the Owner of a Restricted Buffer Area, or any successors or assigns, obtains the prior written approval of the Town of Cumberland, the Restricted Buffer Areas must remain undeveloped in perpetuity. To maintain the ability of the Restricted Buffer Areas to filter and absorb stormwater, and to maintain compliance with the Stormwater Management Law, 38 M.R.S.A. Section 420-D and Chapter 500 of rules promulgated by the Maine Board of Environmental Protection (“Stormwater Management Rules”) and the Permit issued to the Declarant, the use of the Restricted Buffer Areas is hereinafter limited as follows:

- (a) No soil, loam, peat, sand, gravel, concrete, rock or other mineral substance, refuse, trash, vehicles bodies or parts, rubbish, debris, junk waste, pollutants or other fill material will be placed, stored or dumped on the Restricted Buffer Areas, nor shall the topography of the area be altered or manipulated in any way;
- (b) Any removal of trees or other vegetation within the Restricted Buffer Areas must be limited to the following:
 - (i) No purposefully cleared openings may be created and an evenly distributed stand of trees and other vegetation must be maintained. An

“evenly distributed stand of trees” is defined as maintaining a minimum rating score of 24 points in any 25 foot by 50 foot square (2500 square feet) area, as determined by the following rating scheme:

Diameter of tree at 4½ feet above ground level	Points
2 - 4 inches	1
4 - 8 inches	2
8 - 12 inches	4
>12 inches	8

Where existing trees and other vegetation result in a rating score less than 24 points, no trees may be cut or sprayed with biocides except for the normal maintenance of dead, windblown or damaged trees and for pruning of tree branches below a height of 12 feet provided that two-thirds of the tree’s canopy is maintained;

- (ii) No undergrowth, ground cover vegetation, leaf litter, organic duff layer or mineral soil may be disturbed except that one winding path, that is no wider than six (6) feet and that does not provide a downhill channel for runoff, is allowed through the Restricted Buffer Areas;
 - (iii) Notwithstanding the foregoing limitations, removal of invasive species of trees or other vegetation shall be allowed within Restricted Buffer Areas, provided reasonable steps are employed in connection with such removal activities to avoid erosion and to protect the stormwater filtration and absorption functions of the Restricted Buffer Areas, all in accordance with then-current best practices.
- (c) No Building or other temporary or permanent structure may be constructed, placed or permitted to remain on the Restricted Buffer Areas, except for a sign, utility pole or fence;
 - (d) No trucks, cars, dirt bikes, ATVs, bulldozers, backhoes, or other motorized vehicles or mechanical equipment may be permitted on the Restricted Buffer Areas; and
 - (e) Any level lip spreader directing water flow to the Restricted Buffer Areas must be regularly inspected and adequately maintained to preserve the function of the level spreader.

Any activity on or use of the Restricted Buffer Areas inconsistent with the purpose of these Restrictions is prohibited. Any future alterations or changes in use of the Restricted Buffer Areas must receive prior approval in writing from the Town of Cumberland. The Town of Cumberland may approve such alterations and changes in use if such alterations and uses do not impede the stormwater control and treatment capability of the Restricted Buffer Areas or if adequate and appropriate alternative means of stormwater control and treatment are provided.

2. Enforcement. The Town of Cumberland may enforce any of the Restrictions set forth in Article VIII, Section 1 above.

3. Binding Effect. If a Restricted Buffer Area is at any time owned by more than one Owner, each Owner shall be bound by the foregoing restrictions to the extent that any of the Restricted Buffer Area is included within such Owner's Lot.

4. Amendment. Any provision contained in this Article VIII of the Declaration may be amended or revoked only by the recording of a written instrument or instruments specifying the amendment or the revocation signed by the Town of Cumberland.

ARTICLE IX

BUILDING SPECIFICATIONS AND DESIGN APPROVAL.

1. Review and Approval.

- (a) Prior to the commencement of construction of a new Building or Improvement or the renovation of any existing Building which involves a change in dimensions or footprint of that Building or a change to the exterior of that Building, Owner shall submit to Declarant or, if applicable, to the Association's Design and Construction Review Committee (the "Committee") for its review and recommendations for approval or disapproval to the Board, (i) the construction plans and specifications, including, if applicable, the elevation drawings, in triplicate, which plans, specifications and drawings should detail, among other items, the location on the Lot and the design (including the window, door, trim and window grill design), appearance, type, materials (including the roofing and siding), finishes, exterior color of the Buildings and Improvements and all other items listed in Article II, Section 2(a) above, (ii) the landscaping design plan, if applicable, and (iii) such other information as the Declarant and, if applicable, the Committee and/or the Board thereafter reasonably requests.
- (b) As used herein, "commencement of construction" shall include one or more of the following activities on a Lot: (i) site clearing; (ii) blasting; (iii) earth moving; (iv) roughing in of driveway; (v) building foundations, well digging, installing septic system; (vi) delivery of construction materials to the Lot.
- (c) Declarant shall have sixty (60) days to approve or disapprove the application by the Owner or to suggest changes. Declarant shall notify Owner of its decision, in writing, including any conditions or stipulations to which its approval is subject or if the application is rejected, then the specific reasons for the denial, within ten (10) business days after the expiration of said sixty (60) day period. Lack of a decision by Declarant within said ten (10) business day period shall constitute approval by Declarant of the application.
- (d) If the Board has authority, then the provisions of this Subsection (d) shall apply. The Committee shall have sixty (60) days within which to submit its recommendation for approval or disapproval of the application to the Board

after all of the required documentation has been provided to the Committee. The Committee shall have the right, upon written notice to Owner, to an additional thirty (30) days within which to complete its review. The Board shall have an additional period of thirty (30) days within which to accept, reject or modify the recommendation of the Committee. The Board shall notify Owner of the Board's decision, in writing, including any conditions or stipulations to which its approval is subject or if the application is rejected, then the specific reasons for the denial. Lack of a decision by the Board within one hundred twenty (120) days of the submission of the application to the Committee by the Owner shall constitute approval by the Board of the application.

- (e) The review by Declarant or, if applicable, by the Committee and the Board shall be to determine whether the proposed project complies with the Declaration in all respects and whether the proposed structures and landscaping plan will be compatible and harmonious with the natural setting of the area and other structures within the development.
- (f) Any material deviations to the plans, specifications and drawings approved by Declarant or, if applicable, by the Board shall require the prior written approval of the Declarant or, if applicable, the Board.

ARTICLE X **AMENDMENTS.**

This Declaration may be amended at any time and from time to time by written instrument duly executed by the Owners of record of eighty percent (80%) or more of the Lots; provided, however, that at any time during which the Declarant owns one or more Lots, no amendment shall be effective unless the written consent of the Declarant to such amendment is obtained. Any such amendment shall be recorded in the Cumberland County Registry of Deeds.

ARTICLE XI **GENERAL PROVISIONS.**

1. Enforcement. By the acceptance of the deed to this Lot, each Owner covenants and agrees for himself or herself, his or her heirs, devisees, successors, personal representatives and assigns, to comply with the covenants and restrictions set forth in this Declaration. Any failure to so comply shall be grounds for an action against the Owner, his or her heirs, devisees, successors, personal representatives and assigns, to recover damages or for injunctive relief or both. Such action may be maintained by the Association, the Declarant or by any aggrieved Owner. In the event the Association, Declarant or an Owner shall substantially prevail in any such action, they shall be entitled to recover reasonable attorneys' fees and related expenses incurred in enforcing the terms of this Declaration. Nothing herein shall require the Declarant to enforce any of the covenants and restrictions in this Declaration.

2. Waivers. No delay or omission on part of the Declarant or any Owner in enforcing the covenants set forth herein shall be construed as a waiver of any right to enforce or seek such remedy or acquiescence in such breach.

3. Severability. In the event any one or more of the provisions of this Declaration shall be found for any reason by a court of competent jurisdiction to be unenforceable or null and void, such judgment or decree shall not affect, modify, change, abrogate or nullify any other provision of this Declaration.

4. Pronouns. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Schooner Ventures II, LLC, has caused this Declaration to be executed by _____, its duly authorized _____, as of the day and year first above written.

WITNESS:

SCHOONER VENTURES III, LLC
a Maine limited liability company

By: _____
Print Name:
Its:

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

_____, 2021

Personally appeared before me the above-named _____, as _____ of Schooner Ventures III, LLC, as aforesaid, and acknowledged the foregoing to be his or her free act and deed in said capacity and the free act and deed of said limited liability company.

Print name:
Notary Public/Attorney-at-Law
My Commission Expires:

EXHIBIT A

Legal Description of Property

A certain lot, or parcel of land, located on the northeasterly side of Blanchard Road Extension, in the Town of Cumberland, County of Cumberland, State of Maine, being bound and described as follows:

Beginning on the northeasterly side of Blanchard Road Extension, at a 4" x 4" granite monument, at the westerly corner of land now or formerly (N/F) of Suzanne L. McCormack Declaration of Trust, as described in Book 34142, Page 044;

THENCE: N 63°33'57" W, along said Blanchard Road Extension, 170.11', to a found monument;

THENCE: following a curve to the right, along said Blanchard Road Extension, having a radius of 450.00', an arc length of 147.46', a chord bearing of N 54°10'43" W, and a chord distance of 146.80', to a 4" x 4" granite monument;

THENCE: N 44°47'31" W, along said Blanchard Road Extension, 104.57', to a 4" x 4" granite monument;

THENCE: N 44°47'31" W, along said Blanchard Road Extension, 25.03', to the southerly corner of Remaining Land of the Grantor;

THENCE: N 45°12'31" E, along said land of the Grantor, 355.60', to a proposed #5 rebar w/cap stamped "NCS 2080";

THENCE: N 01°47'06" W, along said land of the Grantor, 158.49', to a proposed #5 rebar w/cap stamped "NCS 2080";

THENCE: N 40°11'34" W, along said land of the Grantor, 557.76', to the easterly corner of Beatrice Kalinich and Jeffery Kalinich, as described in Book 16172, Page 143;

THENCE: N 52°45'16" W, along said Kalinich, 222.27', to a 5/8" rebar on the southeasterly line of land N/F of Bruce S. Wildes and Nancy J. S. Wildes, as described in Book 16245, Page 202;

THENCE: N 37°05'21" E, along said Wildes, 196.48', to a 5/8" rebar;

THENCE: N 52°45'16" W, along said Wildes, 222.98', to a 5/8" rebar;

THENCE: S 62°23'12" W, along said Wildes, 298.08', to a 5/8" rebar on the northeasterly side of said Blanchard Road Extension;

THENCE: following a curve to the left, along said Blanchard Road Extension, having a radius of 225.00', an arc length of 139.94', a chord bearing of N 31°31'38" W, and a chord distance of 138.13', to a point;

THENCE: N 49°11'56" W, along said Blanchard Road Extension, 105.64', to a point;

THENCE: following a curve to the right, along said Blanchard Road Extension, having a radius of 325.00', an arc length of 54.91', a chord bearing of N 46°20'57" W, and a chord distance of 93.08', to a point;

THENCE: N 39°31'07" W, along said Blanchard Road Extension, 105.67', to a point;

THENCE: following a curve to the right, along said Blanchard Road Extension, having a radius of 175.00', an arc length of 33.62', a chord bearing of N 34°00'52" W, and a chord distance of 33.57', to a point;

THENCE: N 28°31'02" W, along said Blanchard Road Extension, 43.06', to the southerly corner of land N/F of Mark A. Fairbanks and Christine L. Fairbanks, as described in Book 23621, Page 335;

THENCE: N 34°47'12" E, along said Fairbanks, 657.58', to a point on the southwesterly line of land N/F of Carl Terison, Jr., as described in Book 3594, Page 252;

THENCE: S 53°50'55" E, along said Terison, Jr., along land N/F of John W. Geissinger and Anne S. Geissinger, as described in Book 36500, Page 317, along other land of said Terison, Jr., as described in Book 2594, Page 252, along land N/F of Kevin McCusker and Gina McCusker, as described in Book 37162, Page 309, and along land N/F of W.P. Clark and Sons Home Building, Inc., as described in Book 35955, Page 144, 2,353.53', to a ½" rebar on the northwesterly line of land N/F of Peter J. McCabe and Cinderella J. McCabe, as described in Book 16335, Page 180;

THENCE: S 48°05'53" W, along said McCabe, along land N/F of Jennifer C. McCabe, as described in Book 34839, Page 206, and along land of said McCormack Declaration of Trust, 1349.08', to the POINT of BEGINNING.

The above described parcel contains 44.1 acres, more or less. The bearings for the above described parcel are based on Maine Coordinate System of 1983, West Zone Grid North.

The above described parcel is SUBJECT TO the following restrictive covenant: All new homes to be constructed shall contain a minimum of One Thousand Eight Hundred (1,800) square feet and include an attached two (2) car garage.

TOGETHER with a fifty foot (50') right-of-way in common with others, for purposes of ingress and egress and the installation, repair, and maintenance of utilities in, over and across the above-mentioned fifty foot (50') private right-of-way and existing right-of-way from the Town-accepted portion of Blanchard Road to the Gray-Cumberland Town Line, said fifty foot (50') right-of-way being shown and more particularly described on the following Plans: "Standard Boundary Survey of Land of Robert J. Piampiano and Brenda T. Piampiano" prepared by Sebago Technics, Inc. and recorded in Plan Book 199, Page 177 of the Cumberland County Registry of Deeds; and, "Standard Boundary Survey of Land of Robert J. Piampiano" prepared by Sebago Technics, Inc. and recorded in Plan Book 199, Page 179 of the Cumberland County Registry of Deeds.

SUBJECT TO the terms and conditions of the Declaration of Covenants Amending and Replacing Road Maintenance Agreements dated November 18, 2005, and recorded in the Cumberland County Registry of Deeds in Book 23480, Page 223.

WITH THE BENEFIT OF, to the extent applicable, of a certain Open Space and Visual Easement over the southwesterly portion of property now or formerly of Judith D. Kane, said Open Space and Visual Easement bounded and more particularly described in a deed of Robert J. Piampiano to Judith D. Kane dated July 8, 1977, and recorded in Book 13210, Page 161 of the Cumberland County Registry of Deeds.

Reference is made to a deed from Suzanne L. McCormack to Schooner Ventures III, LLC dated April 1, 2021 and recorded in the Cumberland County Registry of Deeds in Book 38014, Page 43.



SURVEYING ENGINEERING LAND PLANNING

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INCORPORATED

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May 13, 2021

Ms. Carla Nixon, Director of Planning
Town of Cumberland
290 Tuttle Road
Cumberland, Maine 04021

**RE: Blanchard Oaks Subdivision,
365 Blanchard Road – Schooner Ventures III, LLC
Response to Preliminary Plan Submission Peer Review Comments**

Dear Ms. Nixon,

NCS is in receipt of a peer review memorandum from Gorrill-Palmer dated May 11, 2021.
Following each comment, we have provided a response in Bold.

Subdivision Application

1. The Applicant indicates that updated wetland information would be provided in the Spring. This information should be shown on the Final Subdivision Submission.
The wetland flags were re-verified by Albert Frick Associates in April of this year, no changes to the wetland area on site have been revised from the original delineation.
2. It is assumed that the Applicant will provide an update on the status of the MaineDEP Stormwater Permit as part of the Final Subdivision Submission.
The Maine DEP permit application has been accepted and is currently being reviewed under the number L-29196-NI-A-N and wetlands permit number L-29196-TA-B-N. The approved permits will be forwarded to the town upon receipt.
3. The Homeowners Association Document to be submitted with the final plan should include the stormwater buffer deed restrictions and the buffer maintenance requirements.
The HOA docs that will accompany the final submission will include language for the stormwater buffer areas.
4. The HydroCad analysis used an NRCC Type D rainfall with 2-, 10-, and 25-year 24-hour rainfall amounts of 3.19", 4.77", and 6.01" instead of the MDEP standard SCS Type III rainfall and rainfall depths of 3.1", 4.6 ", and 5.8".
I have revised the rainfall data used in the analysis. It did not have an appreciable difference in the overall calculation and did not change the conclusions reached.
5. Provide culvert sizing calculations.
Pipe routing has been added to the HydroCAD calculation and the pipes associated with the buffer areas have been sized to handle the flows associated with the 25-year storm event.

The larger pipes are oversized and filled to provide a natural crossing path for wildlife, flow capacity will not be an issue.

6. Provide ditch flow calculations and lining requirements.

The proposed ditches will provide riprap at the bottom of the ditch to prevent scour in larger storm events.

7. Stormwater buffer #1 does not appear to be totally forested based upon the treeline shown on the plan. Modify the buffer flow length if the area is not totally forested.

A sizing calculation for buffer #1 has been provided to account for the overall cover type within the buffer area. More than enough flow length is provided in the re-sized buffer #1.

8. Stormwater buffer #3 lists the slope as 9% in the calculations, but the length calculations are based upon the 0%-8% slope section.

Buffer #3 has been enlarged to account for the slope, revised calculations are provided in the updated stormwater report.

9. Stormwater buffer #4 calculations list a flow path of 75 feet. The BMP table lists 150 feet for Type D soils. The required berm length should be longer than the length calculated since the buffer flow length is shorter than the standard length.

An updated calculation for this buffer has been provided within this report and the length of the berm has been elongated to account for the non-wetland Type D soils.

10. The calculation for the total treatment provided needs to be revised. The total wetland impact is 7,259 sf. The wetland crossing exemption calculation lists a reduction of impervious area of 7,259 sf. The impervious area of the wetland crossings should be less than the total wetland impact.

The corrected amount of impervious area that is exempt has been revised to 3,480 square feet and has been incorporated into the revised calculations within the updated stormwater report.

11. While the intersection of Blanchard Road, Blanchard Road Extension and Orchard Road does not meet the MaineDOT definition of a high crash location, the Critical Rate Factor is 1.93, which is higher than would be expected for similar intersections throughout the State. To satisfy Ordinance Section 250-43. B. (3) we recommend that the Applicant obtain the police report for the crash that occurred at this intersection, conduct a site visit to observe the intersection, and render an opinion as to whether any additional safety improvements are warranted for this location.

Our traffic engineer will be taking a look at this location and will offer suggestions if any are warranted.

12. The Applicant has asked for waivers from the following requirements.

- a. Depiction of trees 10" or greater on the site plans.
- b. Submission of a high intensity soil survey.
- c. Depiction of building locations on the plans.
- d. Dead-end road length beyond 2,000 linear feet.

In addition to these waiver requests, we are asking for two additional waivers below in this response letter.

Given the limited available building area for Lot 5 assuming the existing wetland is not impacted, we would recommend that the Applicant submit a concept plan for this lot for the Board's review.

A potential build-out plan is attached to this submission and shows the ability to build out the lot with minimal wetland impacts. The wetland permit includes this impact. Any additional impacts proposed by the future owners of the lots will need to update the permit for the site.

Subdivision Plans

13. A stream setback of 25 feet is shown on the plans. Activity within 75 feet of the streams will require an NRPA Permit By Rule for activities adjacent to a protected natural resource. The building envelopes depicted on the plans should be shown outside of the 75-foot NRPA Statutory Limit, or an NRPA Permit by rule application for lot disturbance within the 75 foot setback would need to be submitted for each lot.

The 75-foot setback has been added to the subdivision plan. Each lot owner will be responsible for the development of their property and if they need to disturb any land within the 75-foot stream setback they will be required to get an individual PBR for that development. Each lot will be developed individually.

14. The 75 NRPA Statutory Limit should be shown on all plans.

The 75-foot setback has been added to all plans in the set.

15. The lot building envelopes should be trimmed to the wetlands and the stormwater buffers, unless additional wetland disturbance is proposed.

The attached individual lot development plans include some minor impacts to the wetlands and are included in the permit application to the DEP. Any additional impacts beyond what is proposed here will necessitate a revision to the permit.

16. The Access Easement between Lots 4 & 5 should be labeled on the Subdivision Plat.

The access easement has been labeled.

17. The Subdivision Plat legend should include a Stream linetype and a Vernal Pool linetype.

These linetypes have been added to the legend.

18. The stormwater buffers should be shown on the Subdivision Plat.

The stormwater buffers have been added to the subdivision plat.

19. Easements for the necessary stormdrain pipes and access to the stormwater buffers should be shown on the Subdivision Plat.

10-foot-wide drainage and access easements have been created and added to the subdivision plat.

20. A grading easement should be shown on the Plat along any portion of the proposed roadway where the toe of slope (cut or fill) is within 5' of the right of way.

A grading easement has been added to the subdivision plat along all front property lines.

21. The stormwater buffer boundaries will need to be marked with permanent pins.

Pins will be added at the corners of the stormwater buffers.

22. Add the entrance sight clearing limits to Subdivision Plat.

The limits of sight distance clearing have been added to the Subdivision Plat.

23. Radii should be provided for the proposed right of way at the Blanchard Road intersection to provide sufficient room for future maintenance.

30' Radii have been added to the subdivision plat and area calculations have been updated to reflect the small reduction in open space on the property.

24. A stop sign and stop bar should be shown at the Blanchard Road Extension Intersection on the Site, Layout & Utility Plan.

A stop sign was proposed, a stop bar has been added to the plan.

25. 25' entrance radii are shown versus the 30' requirement.

The entrance radii has been revised to 30'.

26. The Site, Layout and Utility plan shows a proposed treeline. Label the required sight clearing.

The sight distance clearing callout has been added to the plan.

27. Add a table providing the recommended culvert size by lot to the Grading & Drainage Plan.

A 12-inch diameter culvert will suffice for all lots within the development. A note has been added to the grading plan.

28. Please verify the locations of the proposed wells for Lots 1 & 11 compared to the SME Figure 2 for acceptable well locations.

The well locations for lots 1 and 11 have been revised to mimic the diagram provided by SME.

29. Add the road name to the Subdivision Plat.

The road name will be on the subdivision plat when a name has been accepted by the Town.

30. The roadway entrance radii should be curbed in accordance with the Town roadway sections.

We will be asking for a waiver of this standard as it doesn't conform to the rural nature of the development. The adjacent subdivision does not provide a curbed entrance and will not provide any added safety or drainage elements.

Waiver Request: to eliminate the curb requirement at the entrance radii.

31. The Applicant is proposing to superelevate the entire length of roadway, which is atypical for a road such as that proposed. It appears to be in response to drainage considerations, rather than proper roadway design standards. The Applicant should provide the basis for design that warrants superelevation given the low volume and low speed application.

Due to the location of the road and existing grades of the property super elevations are necessary to separate stormwater flows. The DEP mandates that upgradient flows should not be directed to BMP treatment areas and in an effort to avoid the use of curbs and catch basins or large-scale diversion berms to upgradient areas of the road, we have used super elevation to direct impervious areas to the treatment areas and ditches upgradient to divert other flows around the treatment device.

32. Underdrain outlet locations should be shown on the Grading & Drainage Plans.

Outlet locations have been added to the grading plan.

33. Provide an explanation for the off-set location of SD-2 compared to the apparent stream channel.
The stream location identified was located using GPS, while the culvert is laid out using on the ground topographic survey that more accurately identified the location of the stream channel.
34. A portion of Stormwater Buffer #4 appears to be located within the 75' perimeter buffer. The installation of the level lip spreader would appear contrary to Subdivision Note S-17.
The buffer has been relocated to be outside of the 75-foot perimeter buffer.
35. Stormwater buffer #5 appears to be located within the 75' perimeter buffer. The installation of the level lip spreader would appear contrary to Subdivision Note S-17.
The buffer has been relocated to be outside of the 75-foot perimeter buffer.
36. The Town's typical roadway section requires 4% shoulder slopes.
The detail within our plan set has been revised to show a 4% shoulder slope.
37. The plan's typical roadway section should call out 9.5 mm HMA for the surface course and 12.5 mm HMA for the base course pavement in accordance with the Town's standard detail.
The detail within our plan set has been revised to reflect these types of HMA.
38. Ground survey shall be obtained and shown for the full right of way width as part of the Final Subdivision Plan submission. Plans shall be revised to reflect any necessary changes due to the ground survey.
The roadway design was based on an on the ground survey provided by NCS for the full length of the road.

In addition to the peer review comments above we received additional notes from the Planning staff in a memo from you dated May 13, 2021.

TOWN PLANNER'S REVIEW:

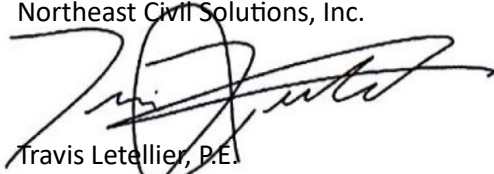
1. Financial capacity letter dated April 21, 2021 is for Chris Bowden who intends to lend a portion of an \$800,000 account to Schooner Ventures, III, LLC. An estimate of values and a commitment letter is required for final submission.
A cost estimate for the project completed by Midcoast Excavation proposes a \$540,000 total construction cost. The \$800,000 indicated by the capacity letter will cover the proposed cost of the development.
2. No By-ways shown. A waiver will be required if no by-way is proposed.
We are requesting a waiver from the byway standard as it would be inconsistent with the neighborhood and the proposed roadway width and shoulder will provide adequate pedestrian safety with the 25 MPH speed limit and limited trips anticipated on the road. Also, there are no apparent dedicated byways on the connecting Blanchard Road or the adjacent, larger, subdivision.

Waiver Request: to eliminate the byway requirement for this subdivision.
3. Will there be a street light at intersection with Blanchard Rd. Extension?
There is no proposed light at the intersection with Blanchard Road Extension.

4. Has Fire Chief approved the length of dead-end road?
The fire chief has reviewed the plans and provided no comment with regard to the road length. The PB has the ability to approve the additional road length through the requested waiver.
5. Applicant needs to submit proposed street name (Crescent Drive) to Town Assessor for approval for E-911 purposes.
The preferred road name "Crescent Drive" has not been accepted, nor have two other names chosen by the applicant. We are currently working on additional names to propose. An approved name will appear on the final plans.

If you have any additional questions or comments on the plans or application material, please don't hesitate to contact me at any time to discuss.

Sincerely,
Northeast Civil Solutions, Inc.



Travis Letellier, P.E.
Director of Engineering

CC: Jim Fisher, President, NCS
Chris and Mandy Axelson, Schooner Ventures III, LLC, Applicant/Owner

Midcoast Excavation, Inc.
PO Box 76
Bath, ME 04530
2078412501
Jeremie@midcoastexcavation.com



MID-COAST
— EXCAVATION INC. —

Estimate

ADDRESS

Chris Axleson
Pine Crest Rd.
Harpwell, ME 04079

ESTIMATE # 1172
DATE 01/13/2021

JOB NAME

Blanchard Road

ACTIVITY	QTY	DESCRIPTION	RATE	AMOUNT
Tree clearing	1	Cutting/Chipping	7,000.00	7,000.00
Grubbing	1	Stumps/topsoil etc.	15,000.00	15,000.00
Erosion Control	1	Install erosion control & necessary BMP"S as needed	31,222.00	31,222.00
Electric Service	2,400	Dig & backfill electrical & install primary	36.47	87,528.00
Electric Service	5	Install transformer pads w/terminations	1,125.00	5,625.00
Driveway	2,400	Install 15" of Type "D" gravel followed by install 4" of Type"A" surface gravel Includes pavement prep	91.66	219,984.00
Structual Fill	1	Install structural fill and compact to 95% as needed	1,000.00	1,000.00
Loam & Seed	1	Loam & seed disturbed areas	30,000.00	30,000.00
Paving	691	Install 2" of 12.5 mm pavement	155.00	107,105.00
Site Work	1	Install 3' culvert #1 (just of Blanchard)	16,000.00	16,000.00
Site Work	1	Install 2' culvert #2 (north end)	4,900.00	4,900.00
Site Work	3	Level spreader allowance	5,000.00	15,000.00

Client Signature: _____

Date: _____

Contractor Signature: _____

Date: _____

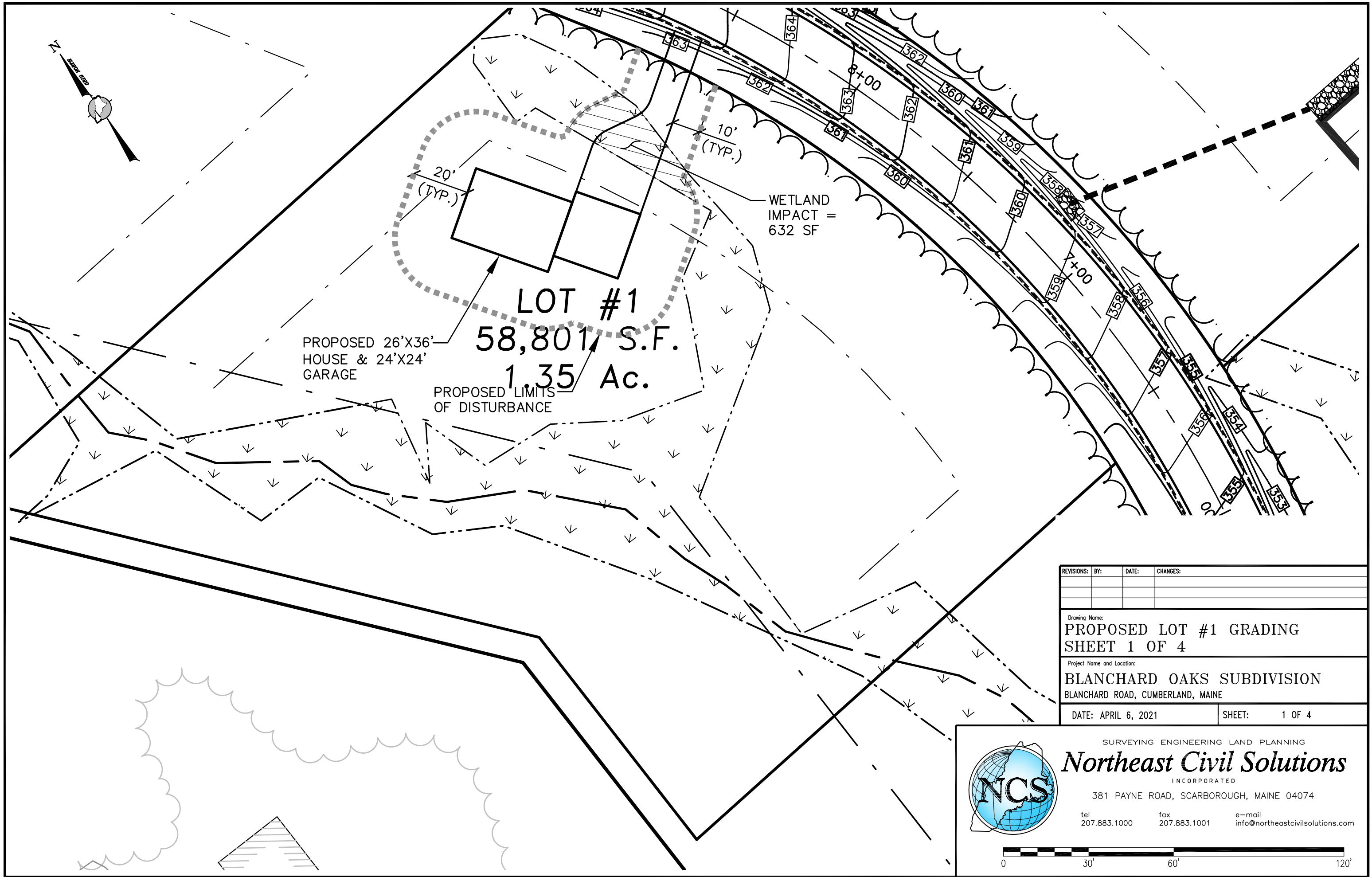
Signature below indicates acceptance of the above proposed.
Please sign and email to
Casey@midcoastexcavation.com or mail to: P.O. Box 76,
Bath, Maine 04530.

TOTAL

\$540,364.00

Accepted By

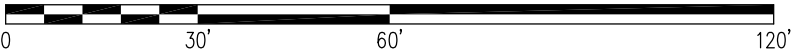
Accepted Date

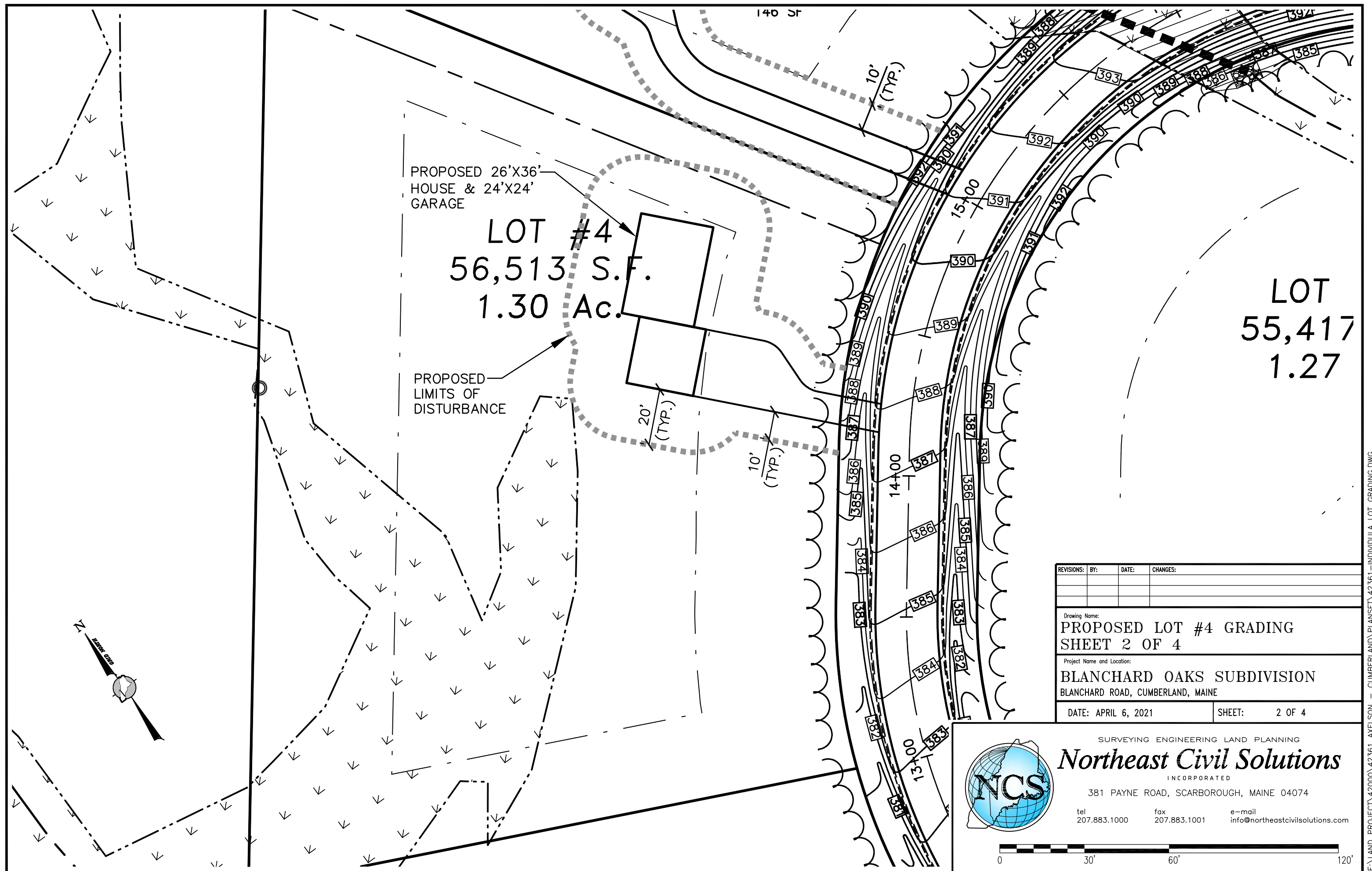


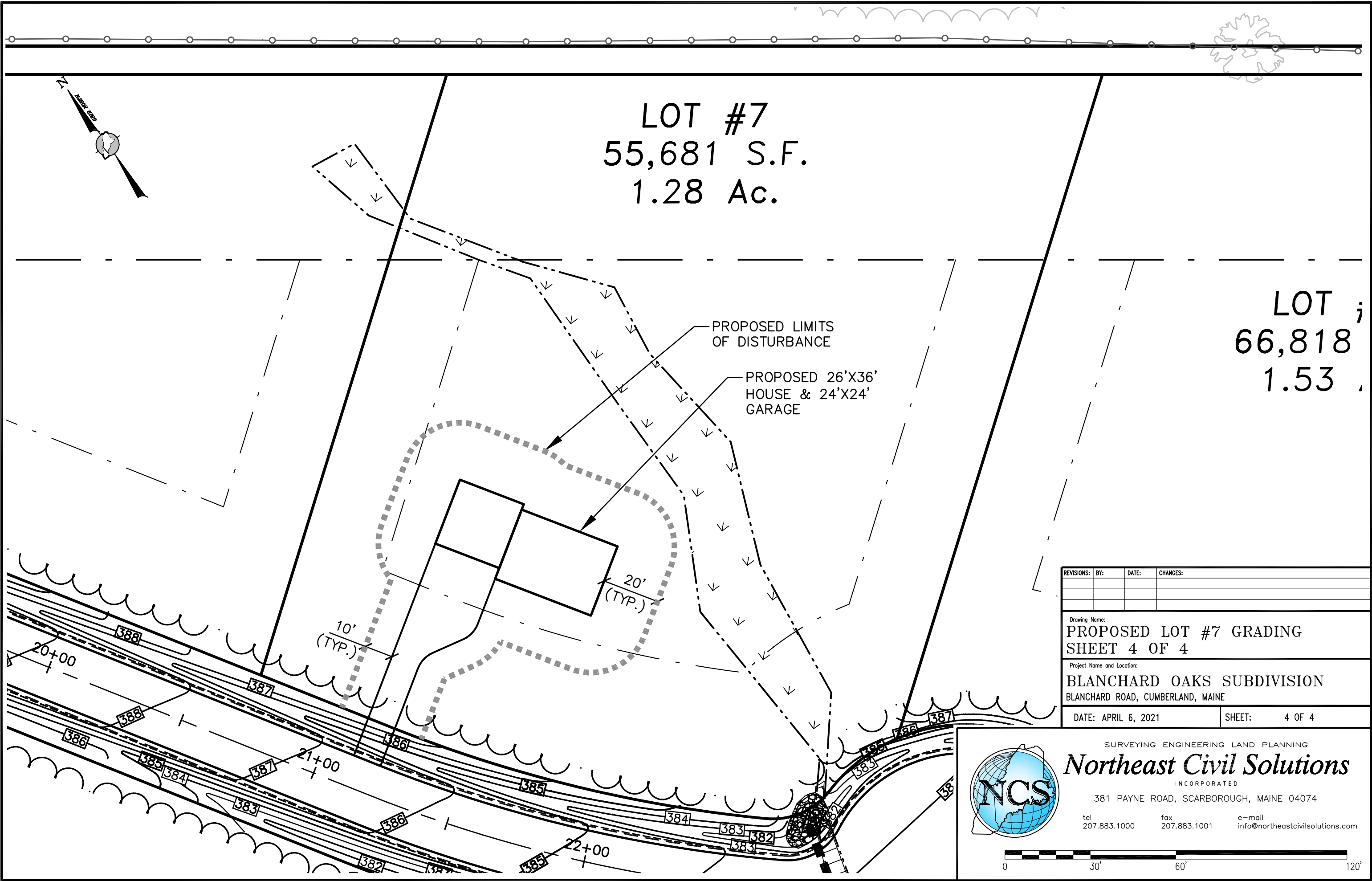
REVISIONS:	BY:	DATE:	CHANGES:
Drawing Name:			
PROPOSED LOT #1 GRADING			
SHEET 1 OF 4			
Project Name and Location:			
BLANCHARD OAKS SUBDIVISION			
BLANCHARD ROAD, CUMBERLAND, MAINE			
DATE: APRIL 6, 2021			SHEET: 1 OF 4



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com







REVISIONS:	BY:	DATE:	CHANGES:

Drawing Name:
**PROPOSED LOT #7 GRADING
SHEET 4 OF 4**

Project Name and Location:
**BLANCHARD OAKS SUBDIVISION
BLANCHARD ROAD, CUMBERLAND, MAINE**

DATE: APRIL 6, 2021 SHEET: 4 OF 4



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