

**Preliminary Subdivision Review Documents
Rivers Edge Subdivision
Waterville Road, Belfast, Maine
Project No. 2019-433**

SUBMISSION LIST
December 16, 2020

<u>Description of Document</u>	<u>Document Date</u>
1. Cover Letter	December 16, 2020
2. Agent Authorization Letter	January 6, 2020
3. Quitclaim Deed Book 4473 Page 36	February 20, 2020
4. Draft Declaration of Restrictive Covenants	Not Dated
5. Abutters List and Map	December 9, 2020
6. Location Map	December 2020
7. Test Pit Data	July 10, 2020
8. NRCS Soil Survey	December 9, 2020
9. Letter to MSAD 34	December 16, 2020
10. Preliminary Subdivision Plan	December 8, 2020
11. Cluster Concept Plan	December 8, 2020

December 16, 2020

City of Belfast
Planning Board
131 Church Street
Belfast, ME 04915

Project No. 2019-433

**RE: Subdivision Review – Submission for Preliminary Review
 Rivers Edge Subdivision
 Waterville Road, Belfast, Maine**

Dear Members of the Board:

Gartley & Dorsky Engineering & Surveying, Inc. submits this letter to the City of Belfast for the proposed subdivision project at 23 Waterville Road in Belfast, Maine. The applicant is proposing to construct an 11-lot single family residential subdivision on Waterville Road. A new access road is proposed to serve these lots. The site is currently occupied by outbuildings. Due to the access road location and setback requirements, two of the buildings will be removed. The Right, Title and Interest of the property are summarized as follows:

Owner: Dirtwork Development, LLC & Deegan Development, LLC
Subject Parcel: Map 6 Lot 1A (Tax Map attached)
Quitclaim Deed: Book 4473 Page 36 (attached)
Zone: PR-1 Protection Rural District

We herewith submit 12 copies of the preliminary plan and supporting material.

Below are the relevant sections of the City of Belfast Code with responses of where the information can be

City of Belfast Subdivision Ordinance, Section VI – Submission for Preliminary Review

- 1. Soil information on the property to be subdivided.**
A soil survey derived from the NRCS, along with associated soil information is included with the submission. Soils information indicates soil types are silt loams and sandy loams.
- 2. U.S. Geological contour map for the property to be subdivided.**
The requested USGS map is enclosed. The Preliminary Subdivision Plan contains 1' contour topo information.
- 3. Soil test information for each proposed lot, for sub-surface wastewater disposal system unless not required by the Board.**
Test pit logs for the 11 lots are enclosed. Soils exploration have been performed by a Maine Soil Scientist/ Site Evaluator.
- 4. List of all abutters with mailing address.**
An abutters list is attached.
- 5. A statement from the Water District as to availability of City Water, if City Water is to be used.**
This section is not applicable; This property is not served by Belfast Water District's system.

6. Copy of letter to M.S.A.D. 34 notifying them of the number of units in the proposed subdivision.

Enclosed is a letter to M.S.A.D 34, conforming to this requirement.

7. Letter from Sewerage Treatment Plant regarding "capacity" if City sewer is to be used.

This section is not applicable; This property is not served by the Belfast Sewer collection system.

8. Letter from Highway Supt. Regarding availability of sewer lines to tie into, if applicable.

This section is not applicable; This property is not served by the Belfast Sewer collection system.

9. Copy of draft of Proposed Covenants and Restrictions to be placed upon the subdivision, if any. Copy of existing covenants, restrictions or easements on land to be subdivided.

A draft copy of the proposed covenants and restrictions is attached.

10. Plan shall include:

The attached Preliminary Subdivision Plan includes the following:

- a. Proposed lot layout;
- b. Lot numbering;
- c. Name of subdivision: Rivers Edge Subdivision and
Space for file number is provided on the Plan;
- d. Owner identified in general site notes, as Note #2;
- e. Boundary lines;
- f. Existing structures;
- g. Streams and wetlands;
- h. Shoreland Zone: The Limited Residential (LR) Shoreland Zone is noted on the Plan;
- i. Map and lot number is shown (Map 6, Lot 1A);
- j. Abutter names;
- k. Deed reference, Quitclaim Deed with Covenant Book 4473 Page 36.

11. A copy of current deed and evidence of legal standing.

A copy of the deed and corporative good standing is attached.

In addition, we have enclosed the Cluster Plan required by the Zoning Ordinance.

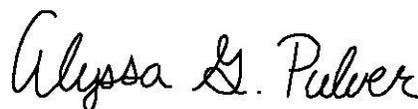
If you have any questions or require additional information please do not hesitate to call me at (207) 236-4365.

Sincerely,

Gartley & Dorsky, Engineering & Surveying Inc.



William T. Lane, PE
Vice President



Alyssa Gartley Pulver, E.I.
Design Engineer

January 6, 2020

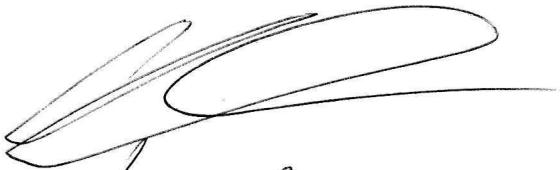
William Lane, P.E.
Gartley & Dorsky Engineering & Surveying, Inc.
P.O. Box 1031
Camden, Maine 04843

Subject: Agent Authorization

Dear Mr. Lane,

The intent of this letter is to authorize Gartley & Dorsky Engineering & Surveying, Inc. to act as my agent in submitting municipal, state and federal applications and answering questions associated with the site development project in Belfast, Maine. The project is located at Waterville Road, Belfast, Maine.

Very truly yours,



KEVIN CROSS

DEEGAN DEVELOPMENT LLC

ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

DLN : 1002040088471
QUITCLAIM DEED WITH COVENANT

We, Debra A. Paul, Cindy L. Herbig, Connie J. Pooler, f/k/a/ Connie J. Cross, and Raymond D. Paul, Jr. release to Dirtwork Development, LLC, a New Hampshire limited liability company and Deegan Development, LLC, a Maine limited liability company, with quitclaim covenant, a certain parcel of land situated northeasterly of Waterville Road and near the intersection with Doak Road, in the Town of Belfast, County of Waldo, State of Maine, bounded and described as follows to wit:

Beginning at a point on the generally easterly bound of Waldo Avenue, so-called, also known as State Highway #137, at the generally southwesterly corner of the residence formerly owned by Leon Fish, Jr., now of William D. Regan and Roberta M. Albert (Waldo County Registry of Deeds, Book 2081, Page 257); thence North 78 ° 46' 52" East along a stone wall marking the generally southerly line of said land of Regan to Regan's southeasterly corner as was established by a deed from us, Raymond D. Paul and Delma F. Paul, to the said William D. Regan and Roberta M. Albert, dated December 7, 2007 and recorded in said Registry in Book 3165, Page 282; thence northerly along the easterly line of land of the said William D. Regan and Roberta M. Albert, a distance of two hundred fifty (250) feet, more or less, to their northerly corner; thence easterly along a stone wall marking the southerly line of land formerly of Bertrand Davis (Waldo County Registry of Deeds, Book 273, Page 500), now of the City of Belfast, Maine, to the westerly bound of Upper High Street, so-called, also known as the City Point Road; thence southerly by said road to the generally northeasterly corner of land now or formerly of The Coastal Mountains Land Trust (Waldo County Registry of Deeds, Book 2506, Page 102 and Book 2255, Page 267); thence westerly along the northerly line of said land of The Coastal Mountains Land Trust and along the northerly line of land now or formerly of Norman P. Kinney and Shirley L. Kinney (Waldo County Registry of Deeds, Book 2803, Page 151) to the easterly bound of said Waldo Avenue; thence northerly along said avenue to the point of beginning.

Excepting and Reserving a certain parcel of land bounded and described as follows:

Beginning at a set rebar on the apparent northeasterly sideline of Doak Road, said rebar being at the most southerly corner of land now or formerly of William D. Regan as recorded at the Waldo County Registry of Deeds in Book 2081, Page 257;
Thence North 60 degrees 53 minutes 18 seconds East partially along a stonewall and along land now or formerly of William D. Regan, a distance of 505.33 feet, to a set rebar;
Thence South 14 degrees 27 minutes 04 seconds West through land of Grantors herein, a distance of 210.20 feet, to a set rebar;
Thence South 24 degrees 35 minutes 59 seconds East through land of Grantors herein, a distance of 94.44 feet, to a set rebar;

"MAINE REAL ESTATE
TRANSFER TAX PAID"

Thence South 55 degrees 45 minutes 02 seconds West through land of Grantors herein, a distance of 57.88 feet, to a set rebar;
Thence South 33 degrees 43 minutes 11 seconds East through land of Grantors herein, a distance of 72.11 feet, to a set rebar;
Thence South 51 degrees 17 minutes 25 seconds West through land of Grantors herein, a distance of 92.97 feet, to a set rebar on the apparent northeasterly sideline of Waterville Road;
Thence North 57 degrees 41 minutes 18 seconds West along the apparent northeasterly sideline of said Road, a distance of 242.09 feet, to a point;
Thence North 62 degrees 30 minutes 19 seconds West along the apparent northeasterly sideline of said Road, a distance of 128.09 feet, to a point;
Thence South 87 degrees 14 minutes 03 seconds West along the apparent northerly sideline of said Road, a distance of 26.68 feet, to a point on the apparent northeasterly sideline of Doak Road;
Thence North 23 degrees 59 minutes 33 seconds West along the apparent northeasterly sideline of Doak Road, a distance of 7.67 feet, to the first mentioned set rebar, being the point of beginning. Containing 2.02 acres.

Being a portion of land conveyed to Debra A. Paul, Cindy L. Herbig, Connie J. Cross, and Raymond D. Paul, Jr. by a deed dated December 7, 2007 and recorded at the Waldo County Registry of Deeds in Book 3166, Pages 171-172.

WITNESS my hand and seal this Feb 20th, 2020.

Witness

Debra A. Paul
Debra A. Paul

Witness

Cindy L. Herbig
Cindy L. Herbig

Witness

Connie J. Pooler
Connie J. Pooler

JAN MARIE MILLER
Witness JAN MARIE MILLER

Raymond D. Paul, Jr.
Raymond D. Paul, Jr.

STATE OF MAINE,

WALDO COUNTY, ss.

February 20TH, 2020

Personally appeared the above named Raymond D. Paul, Jr., and
_____ acknowledged the foregoing instrument to be his/her free
act and deed.



Notary Public

**TANYA MITCHELL
NOTARY PUBLIC
State of Maine
My Commission Expires
December 31, 2022**



Declaration of Restrictive Covenants

to
All future owners of Lots in
Rivers Edge Subdivision,
Belfast, Maine

Recitals

Dirtwork Development, LLC and Deegan Development, LLC (collectively referred to hereafter as the "Developer") are the owners and developers of Rivers Edge Subdivision, in Belfast, Maine, an 11-lot residential subdivision approved by the City of Belfast, as shown on the Final Subdivision Plan entitled " ", Maine, to be recorded in the Waldo County Registry of Deeds, hereinafter referred to as the "Plan."

These restrictive covenants, easements, reservations and requirements shall run with the land. Said covenants are imposed on all lots for the benefit of the Granter, his heirs and assigns, and for individual lot owners in said development, and shall be enforced as provided herein. The term "Lot Owner" means the owner of any lot other than the Developer.

COVENANTS AND USER RESTRICTIONS:

1. **COMMERCIAL USES PROHIBITED:** Lots shall be used for residential purposes only. This restriction is not intended to prevent rental of any home, or to prevent home occupation professions, craft work, artistic endeavors and similar occupations so long as the commercial use is not open to the public and does not have customers coming to the subdivision.

2. **ONE HOUSE ONLY:** There can only be one principal residence on a lot. Accessory apartments which are part of the residence are allowed for family members.

3. **BUILDING REQUIREMENTS:**
The exterior siding of all structures shall be clapboards, shingles, masonry, vinyl, or other quality siding, with no exposed tar paper, tarred shingles, T-111 type siding, or similar. Each residential building shall be at least 1400 sq. feet of gross square feet of first floor living area. No residential building shall exceed three stories in height measured from the top of the foundation. That side of the foundation which faces the road shall be more than 3 feet above the finished grade. The restriction regarding foundation height is not intended to prevent walk-out basements, or other improvements which are not on the side of the foundation which faces the road.

4. **EXTERIOR APPEARANCE:** No unregistered motor vehicle,

junk or debris shall be stored or kept in open view on the premises. No outside storage of any inoperative vehicles, motorcycles, bicycles, boats, recreational vehicles, snowplows, camper trailers or the like. All trash and rubbish must be stored inside. There shall be no activity which is an annoyance or nuisance to the neighborhood. Any draining or regrading cannot interfere with the natural drainage of surface waters or stormwater management plan without installing suitable drainage to discharge surface water in the same area and direction as would have naturally occurred before such improvements.

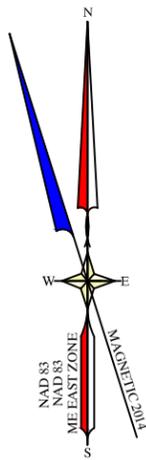
5. SURFACE WATER. Other than the surface and storm waters in the subdivision drainage systems, no waters may be impounded or directed so as to unreasonably interfere with the natural flow of surface waters and no waters may be collected, channelized and diverted onto the land of another or diverted from one stream bed to another when the receiving stream bed flows onto the land of another without the written consent and a drainage easement from the effected and burdened property owner.

6. VIOLATION OF LAW. All activities shall conform the ordinances of the City of Belfast. A violation of any law or ordinance may be enforced as a private nuisance by any owner in the subdivision separately from governmental enforcement.

7. HOMEOWNERS' ASSOCIATION. Each Lot Owner in the Rivers Edge Subdivision other than the developer shall automatically become a member of the Rivers Edge Association, a not-for-profit Maine corporation and, as a member, shall contribute to the Association in support of its purposes in accordance with the terms and conditions of the Articles of Association and Bylaws of the corporation. All Lot Owners other than the developer in Rivers Edge Subdivision shall pay to the Association the lot owner's share of all fees, dues, maintenance, and other reasonable costs incurred by the Association. A Lot Owner's portion of any fees or cost shall be a fraction, the numerator of which is the total number of lots owned by the Lot Owner and the denominator of which is the total number of lots sold by the Developer.

The assessed fees, dues, maintenance and costs are a personal liability of each lot owner and shall also be lien on the lot which shall run with the land. A lot owner must reimburse the Association for its costs, including reasonable attorney's fees, incurred by the Association to collect the lot owner's share of any fee or costs or other money owed.

The Rivers Edge Association shall maintain the roads within the subdivision which shall be private roads owned and maintained by the Association unless or until they or portions of them are dedicated to and accepted by the City of Belfast. Such maintenance shall be to a standard at least equal to that provided by the City of Belfast for similar roads in residential areas. The Association shall also maintain the stormwater drainage facilities, shall be responsible for complying with the conditions of the stormwater management permit, easements, and shall control vegetation on the right of way in order to maintain all of the sight distances required by the city's ordinances. Each member lot owner of a lot shall be assessed by the Association a portion of the costs of road and/or common area maintenance at least annually based on equal shares of the costs for lot.

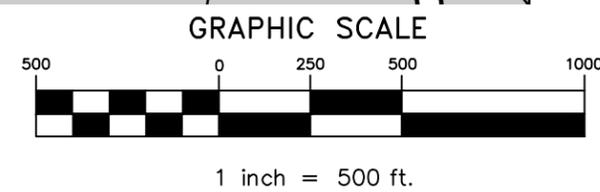
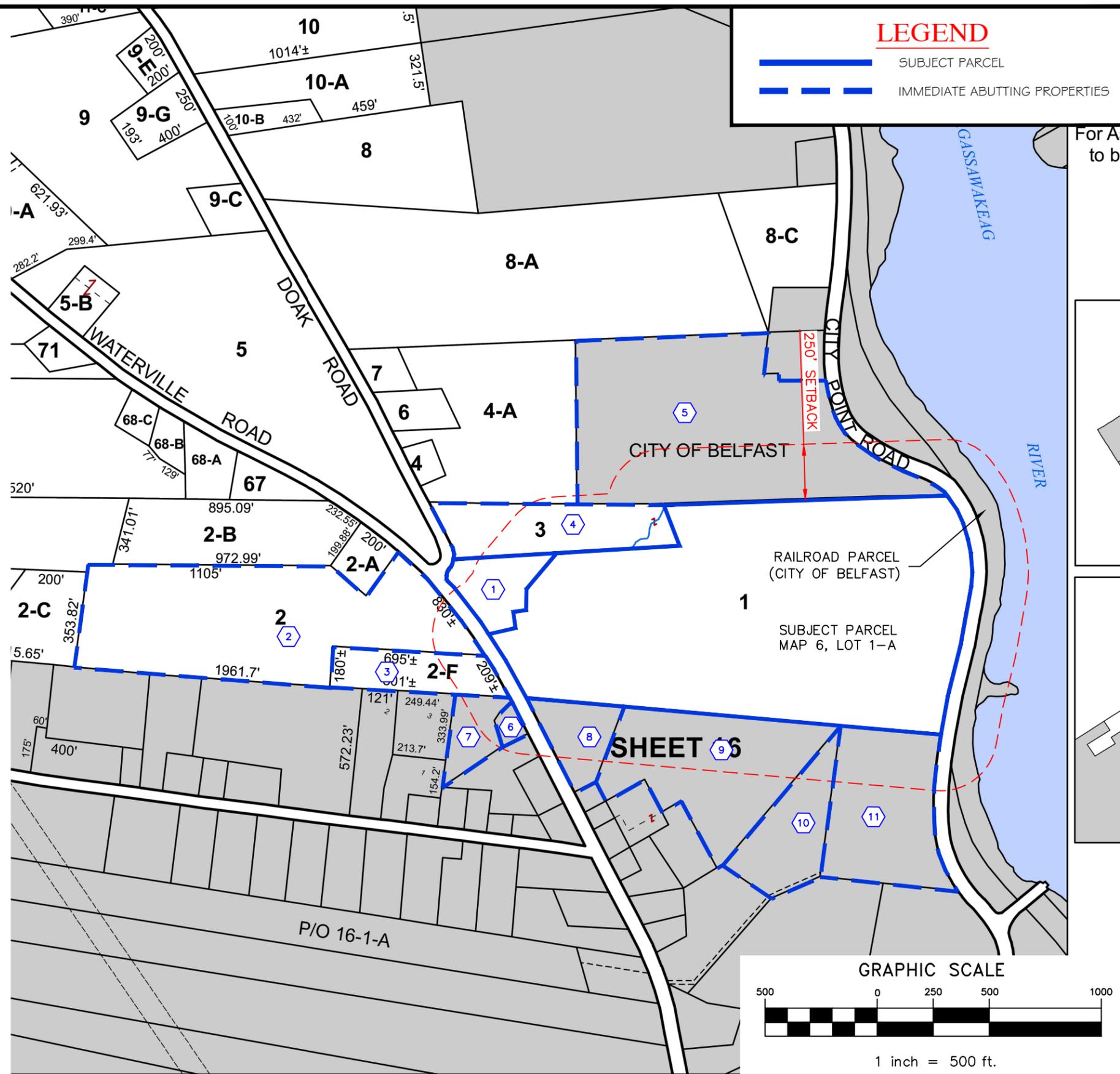


LEGEND

- SUBJECT PARCEL
- IMMEDIATE ABUTTING PROPERTIES

ABUTTING LAND OWNERS

SYMBOL	OWNER	MAP - LOT
①	KEVIN CROSS & JOSH POOLER 30 BEAVERSIDE DRIVE CENTER HARBOR, NH 03226	MAP 6 – LOT 1
②	PAUL FOSTER 327 TRUES POND ROAD MONTVILLE, ME 04941	MAP 6 – LOT 2
③	SHAWN THYNG C/O MATTHEW CHAPMAN W. 69 ELM STREET, UNIT 200 CAMDEN, ME 04843	MAP 6 – LOT 2-F
④	WILLIAM D. REGAN 3 DOAK ROAD BELFAST, ME 04915	MAP 6 – LOT 3
⑤	CITY OF BELFAST 131 CHURCH STREET BELFAST, ME 04915	MAP 8 – LOT 3
⑥	PAUL ALAN WOODS 16 WATERVILLE ROAD BELFAST, ME 04915	MAP 16 – LOT 14
⑦	GERALDINE E. WOODS C/O PAUL AND KIM WOODS 16 WATERVILLE ROAD BELFAST, ME 04915	MAP 16 – LOT 15
⑧	MARYBETH MCGINLEY 15 WATERVILLE ROAD BELFAST, ME 04915	MAP 16 – LOT 16
⑨	JAMES J. DOOLING & ELIZABETH TENAGLIA 449 COTTON ROAD LYNDONVILLE, VT 05851	MAP 16 – LOT 16-A
⑩	BROCK JOHN GORDON 53 CITY POINT ROAD BELFAST, ME 04915	MAP 16 – LOT 23-C
⑪	COASTAL MOUNTAINS LAND TRUST 101 MT. BATTIE STREET CAMDEN, ME 04843	MAP 16 – LOT 26



Gartley & Dorsky
ENGINEERING SURVEYING

59 Union Street, Unit 1, P.O. Box 1031 Camden, ME 04843-1031
Ph (207) 236-4365 Fax (207) 236-3055 Toll Free 1-888-282-4365
165 Main Street Suite 2F P.O. Box 1072 Damascus, Maine 04843
Ph. (207) 790-5005

RIVERS EDGE SUBDIVISION
BELFAST, MAINE

DECEMBER 9, 2020

PROJ. NO. 2019-433

ABUTTERS MAP



SOIL DESCRIPTION AND CLASSIFICATION

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

Texture	Consistency	Color	Mottling
0	FRIABLE	DARK BROWN	NONE
10		STRONG BROWN	
20	FIRM	LIGHT OLIVE BROWN	
20	BOTTOM OF TEST PIT		COMMON MEDIUM DISTINCT STRONG BROWN
30			
40			
50			

Soil Classification <u>3</u> Profile <u>C</u> Condition	Slope <u>±8</u> %	Limiting Factor <u>16</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole 2 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	FRIABLE	DARK OLIVE BROWN	NONE
10			COMMON MEDIUM DISTINCT STRONG BROWN
20	FIRM	LIGHT OLIVE BROWN	
20	BOTTOM OF TEST PIT		
30			
40			
50			

Soil Classification <u>8</u> Profile <u>D</u> Condition	Slope <u>±5</u> %	Limiting Factor <u>9</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole 3 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	FRIABLE	DARK BROWN	NONE
10		STRONG BROWN	
20	FIRM	LIGHT OLIVE BROWN	COMMON MEDIUM DISTINCT STRONG BROWN
20	BOTTOM OF TEST PIT		
30			
40			
50			

Soil Classification <u>8</u> Profile <u>D</u> Condition	Slope <u>±9</u> %	Limiting Factor <u>9</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole 4 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0	FRIABLE	DARK BROWN	NONE
10			COMMON MEDIUM DISTINCT STRONG BROWN
20	FIRM	LIGHT OLIVE BROWN	
20	BOTTOM OF TEST PIT		
30			
40			
50			

Soil Classification <u>8</u> Profile <u>D</u> Condition	Slope <u>±3</u> %	Limiting Factor <u>9</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

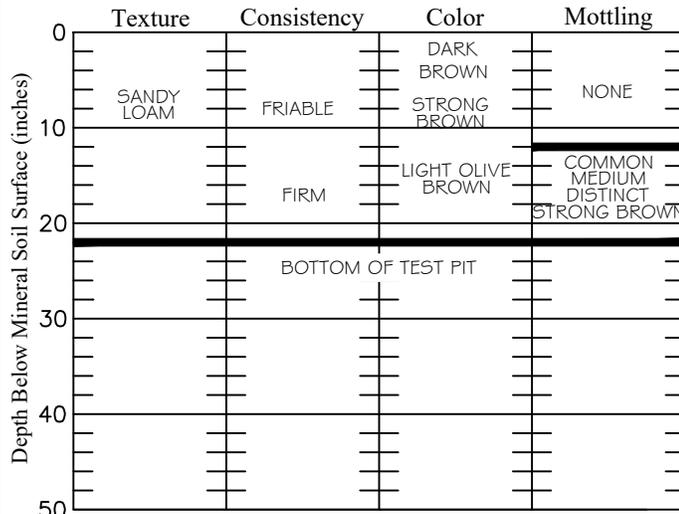
Town, City, Plantation
 BELFAST

Street, Road, Subdivision
 WATERVILLE ROAD

Owner's Name
 DIRTWORK DEVELOPMENT, LLC &
 DEEGAN DEVELOPMENT, LLC

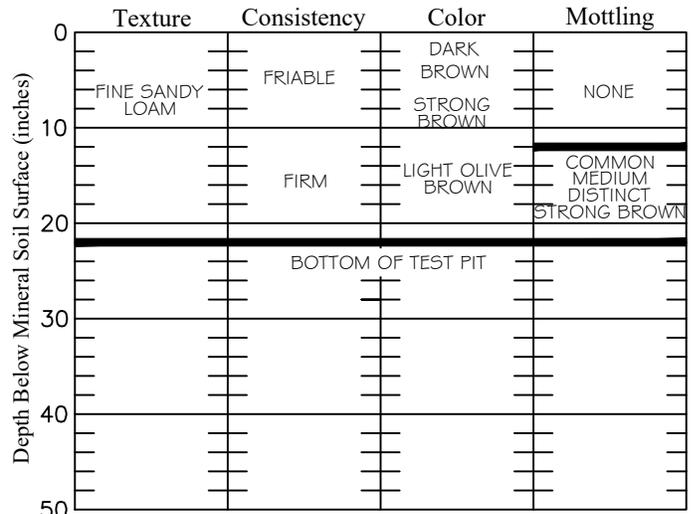
SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole 5 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>±8%</u>	<u>12</u> "	<input checked="" type="checkbox"/> Restrictive Layer
<u>D</u> Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

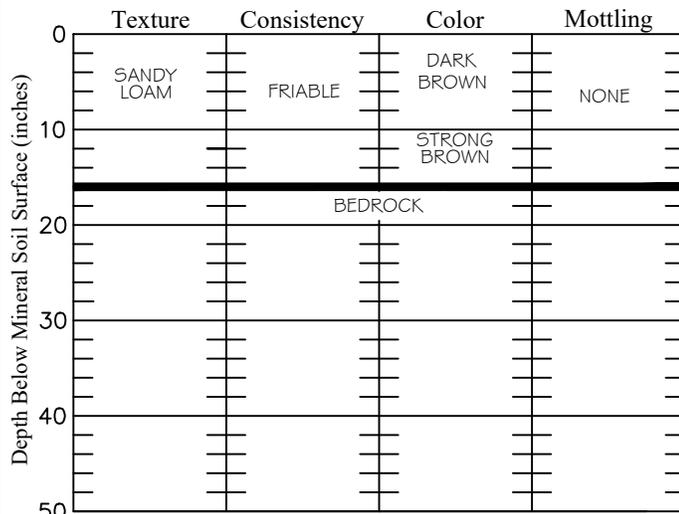
Observation Hole 6 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>±11%</u>	<u>12</u> "	<input checked="" type="checkbox"/> Restrictive Layer
<u>D</u> Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

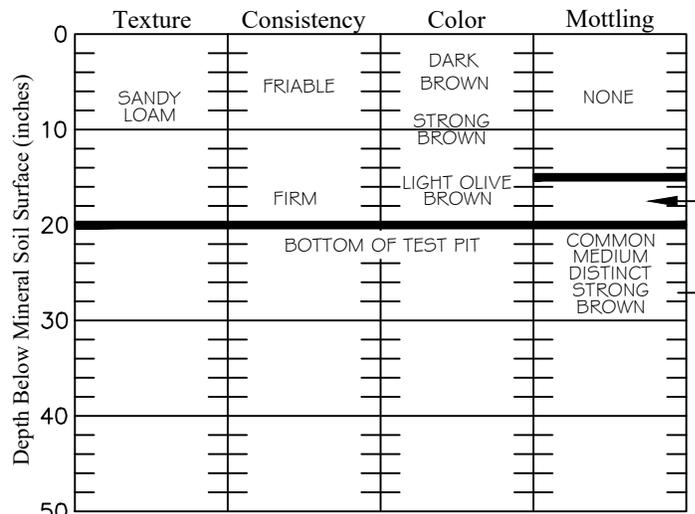
SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole 7 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
<u>2</u> Profile	<u>±15%</u>	<u>16</u> "	<input type="checkbox"/> Restrictive Layer
<u>AIII</u> Condition			<input checked="" type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole 8 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
<u>3</u> Profile	<u>±6%</u>	<u>15</u> "	<input checked="" type="checkbox"/> Restrictive Layer
<u>C</u> Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Natalie Marzani

411

7/10/20

Site Evaluator Signature

SE #

Date

SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole 9 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	NONE
10	SANDY LOAM	FRIABLE	STRONG BROWN	
20		FIRM	LIGHT OLIVE BROWN	
20	BOTTOM OF TEST PIT			COMMON MEDIUM DISTINCT STRONG BROWN
30				
40				
50				

Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>±3</u> %	Limiting Factor <u>15</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
---------------------------------------------------------------	----------------------	--------------------------------	-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

Observation Hole 10 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0			DARK BROWN	NONE
10	SANDY LOAM	FRIABLE	STRONG BROWN	
20		FIRM	LIGHT OLIVE BROWN	
20	BOTTOM OF TEST PIT			COMMON MEDIUM DISTINCT STRONG BROWN
30				
40				
50				

Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>±5</u> %	Limiting Factor <u>18</u> "	<input checked="" type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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SOIL DESCRIPTION AND CLASSIFICATION

Observation Hole 11 Test Pit Boring
0 " Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0	SANDY LOAM (FILL)	FRIABLE	DARK BROWN	NONE
10	SANDY LOAM			
20		FIRM		
20	BOTTOM OF TEST PIT			
30				
40				
50				

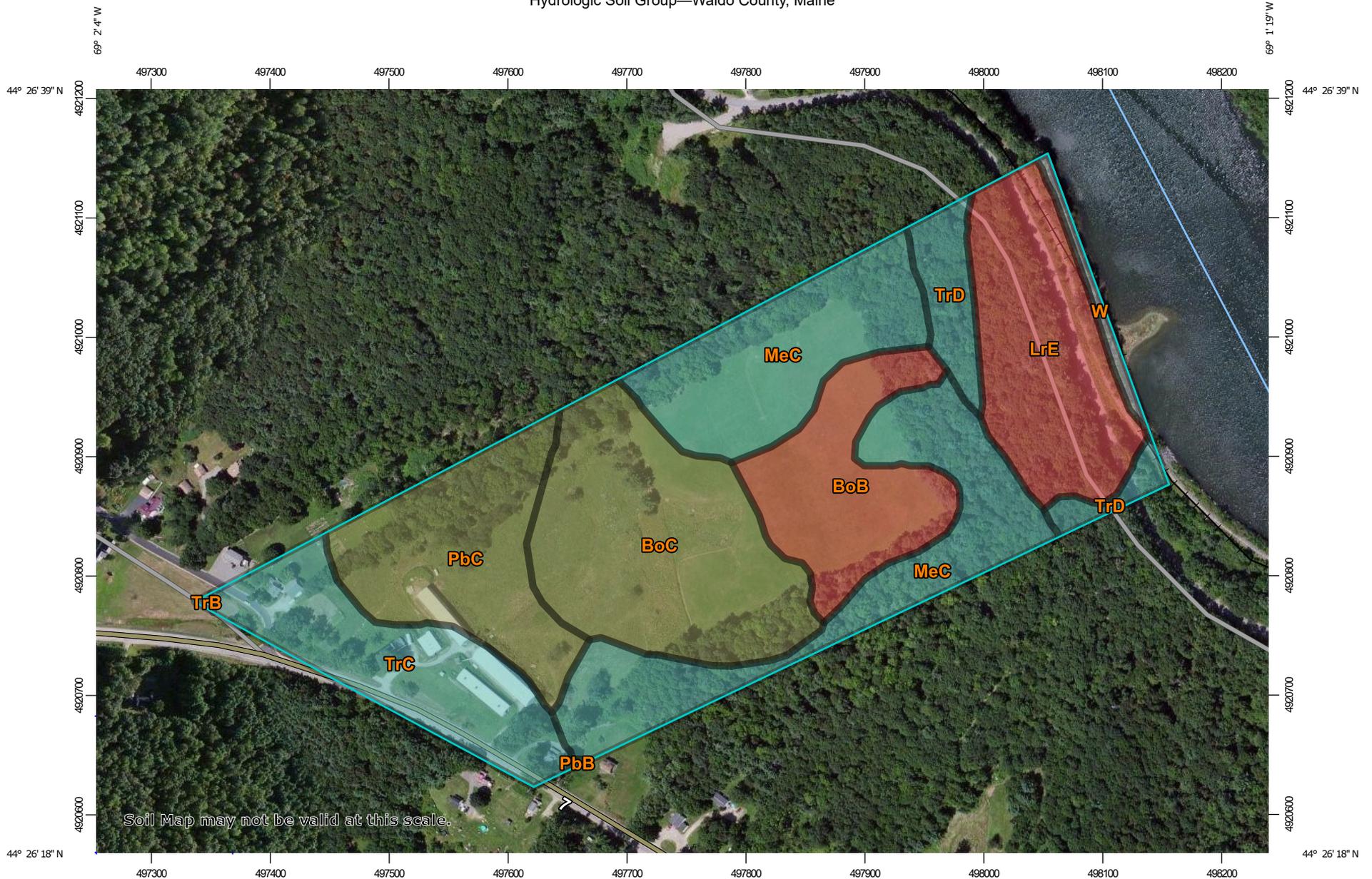
Soil Classification <u>3</u> <u>C</u> Profile Condition	Slope <u>±7</u> %	Limiting Factor <u>18</u> "	<input type="checkbox"/> Ground Water <input checked="" type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Observation Hole _____ Test Pit Boring
 _____ " Depth of Organic Horizon Above Mineral Soil

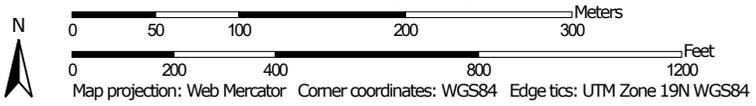
Depth Below Mineral Soil Surface (inches)	Texture	Consistency	Color	Mottling
0				
10				
20				
30				
40				
50				

Soil Classification _____ Profile Condition	Slope _____%	Limiting Factor _____"	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
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Hydrologic Soil Group—Waldo County, Maine



Map Scale: 1:4,510 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Waldo County, Maine
 Survey Area Data: Version 20, May 29, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 17, 2010—Aug 31, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BoB	Boothbay silt loam, 3 to 8 percent slopes	D	5.3	10.9%
BoC	Boothbay silt loam, 8 to 15 percent slopes	C/D	9.4	19.2%
LrE	Lyman-Rock outcrop complex, 15 to 80 percent slopes	D	6.7	13.8%
MeC	Marlow fine sandy loam, 8 to 15 percent slopes, very stony	C	12.6	25.7%
PbB	Peru fine sandy loam, 0 to 8 percent slopes, very stony	C/D	0.0	0.0%
PbC	Peru fine sandy loam, 8 to 15 percent slopes, very stony	C/D	6.3	12.9%
TrB	Tunbridge-Lyman complex, 3 to 8 percent slopes, rocky	C	0.0	0.1%
TrC	Tunbridge-Lyman complex, 8 to 15 percent slopes, rocky	C	5.7	11.7%
TrD	Tunbridge-Lyman complex, 15 to 25 percent slopes, rocky	C	2.2	4.6%
W	Water bodies		0.5	1.1%
Totals for Area of Interest			48.8	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

December 16, 2020

MSAD 34
P.O. Box 363
Belfast, ME 04915

Rivers Edge Subdivision: Submission for Preliminary Review
Project 2019-433

To Whom it May Concern:

Dirtwork Development, LLC and Deegan Development, LLC, owners of a property off Waterville Road in Belfast, are proposing to construct an 11-lot single family residential subdivision on their property (Tax Map 6, Lot 1-A). The City of Belfast requires the applicant to notify the school district of all proposed subdivisions, as part of the Planning Board review process.

If you have any questions regarding this project, please feel free to contact me directly at (207) 236-4365.

Sincerely,

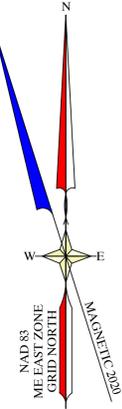
Gartley & Dorsky, Engineering & Surveying Inc.

A handwritten signature in black ink, appearing to read 'W. T. Lane', written in a cursive style.

William T. Lane, PE
Vice President

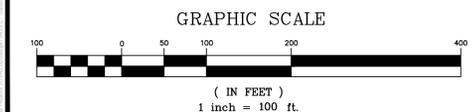
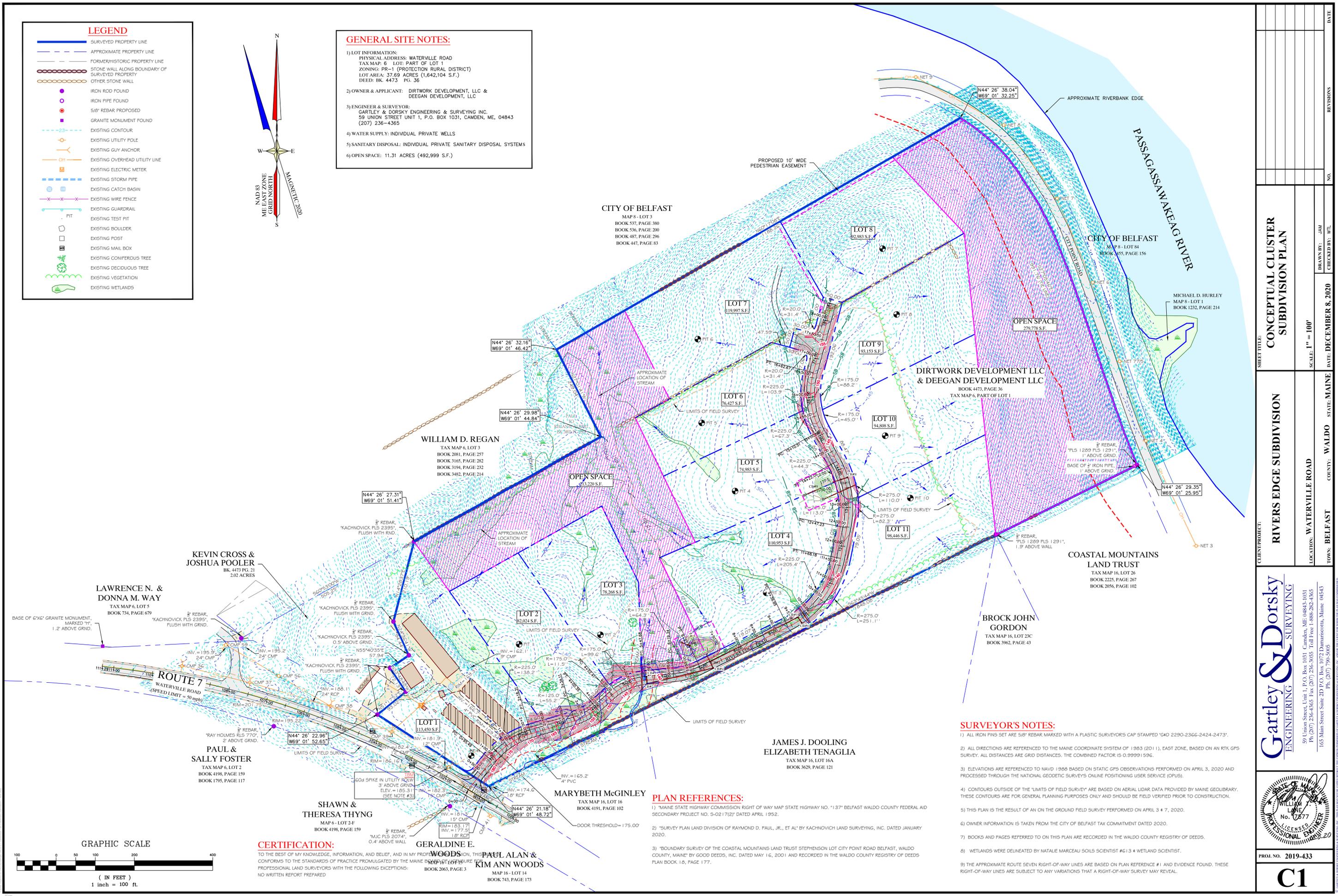
LEGEND

- SURVEYED PROPERTY LINE
- APPROXIMATE PROPERTY LINE
- FORMER/HISTORIC PROPERTY LINE
- STONE WALL ALONG BOUNDARY OF SURVEYED PROPERTY
- OTHER STONE WALL
- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8" REBAR PROPOSED
- GRANITE MONUMENT FOUND
- GRANITE MONUMENT FOUND
- EXISTING CONTOUR
- EXISTING UTILITY POLE
- EXISTING GUY ANCHOR
- EXISTING OVERHEAD UTILITY LINE
- EXISTING ELECTRIC METER
- EXISTING STORM PIPE
- EXISTING CATCH BASIN
- EXISTING WIRE FENCE
- EXISTING GUARDRAIL
- EXISTING TEST PIT
- EXISTING BOULDER
- EXISTING POST
- EXISTING MAIL BOX
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- EXISTING VEGETATION
- EXISTING WETLANDS



GENERAL SITE NOTES:

- 1) LOT INFORMATION:
PHYSICAL ADDRESS: WATERVILLE ROAD
TAX MAP 6 LOT 1
ZONING: PR-1 (PROTECTION RURAL DISTRICT)
LOT AREA: 37.69 ACRES (1,642,104 S.F.)
DEED: BK. 4473 PG. 36
- 2) OWNER & APPLICANT: DIRTWORK DEVELOPMENT, LLC & DEEGAN DEVELOPMENT, LLC
- 3) ENGINEER & SURVEYOR:
GARTLEY & DORSKY ENGINEERING & SURVEYING INC.
59 UNION STREET UNIT 1, P.O. BOX 1031, CAMDEN, ME, 04843
(207) 236-4365
- 4) WATER SUPPLY: INDIVIDUAL PRIVATE WELLS
- 5) SANITARY DISPOSAL: INDIVIDUAL PRIVATE SANITARY DISPOSAL SYSTEMS
- 6) OPEN SPACE: 11.31 ACRES (492,999 S.F.)



CERTIFICATION:
TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND IN MY PROFESSIONAL OPINION, THIS PLAN CONFORMS TO THE STANDARDS OF PRACTICE FROMLGATED BY THE MAINE BOARD OF PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:
NO WRITTEN REPORT PREPARED

PAUL ALAN & KIM ANN WOODS
MAP 16 - LOT 14
BOOK 743, PAGE 173

PLAN REFERENCES:

- 1) 'MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP STATE HIGHWAY NO. 137' BELFAST WALDO COUNTY FEDERAL AID SECONDARY PROJECT NO. 5-021712' DATED APRIL 1992.
- 2) 'SURVEY PLAN LAND DIVISION OF RAYMOND D. PAUL, JR., ET AL' BY KACHNOVICH LAND SURVEYING, INC. DATED JANUARY 2020.
- 3) 'BOUNDARY SURVEY OF THE COASTAL MOUNTAINS LAND TRUST STEPHENSON LOT CITY POINT ROAD BELFAST, WALDO COUNTY, MAINE' BY GOOD DEEDS, INC. DATED MAY 16, 2001 AND RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS PLAN BOOK 18, PAGE 177.

SURVEYOR'S NOTES:

- 1) ALL IRON PINS SET ARE 5/8" REBAR MARKED WITH A PLASTIC SURVEYOR'S CAP STAMPED 'G4D 2290-2366-2424-2473'.
- 2) ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99991596.
- 3) ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON APRIL 3, 2020 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).
- 4) CONTOURS OUTSIDE OF THE 'LIMITS OF FIELD SURVEY' ARE BASED ON AERIAL LIDAR DATA PROVIDED BY MAINE GEOLIBRARY. THESE CONTOURS ARE FOR GENERAL PLANNING PURPOSES ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- 5) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED ON APRIL 3 & 7, 2020.
- 6) OWNER INFORMATION IS TAKEN FROM THE CITY OF BELFAST TAX COMMITMENT DATED 2020.
- 7) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS.
- 8) WETLANDS WERE DELINEATED BY NATALIE MARCEAU SOILS SCIENTIST #613 & WETLAND SCIENTIST.
- 9) THE APPROXIMATE ROUTE SEVEN RIGHT-OF-WAY LINES ARE BASED ON PLAN REFERENCE #1 AND EVIDENCE FOUND. THESE RIGHT-OF-WAY LINES ARE SUBJECT TO ANY VARIATIONS THAT A RIGHT-OF-WAY SURVEY MAY REVEAL.

CLIENT/PROJECT:		CONCEPTUAL CLUSTER SUBDIVISION PLAN	
LOCATION:		WATERVILLE ROAD	
TOWN:		BELFAST	
COUNTY:		WALDO	
STATE:		MAINE	
DATE:		DECEMBER 8, 2020	
DRAWN BY:		JAM	
CHECKED BY:		WTL	
SCALE:		1" = 100'	
NO.			
REVISIONS:			
DATE:			

Gartley & Dorsky ENGINEERING & SURVEYING
59 Union Street, Unit 1, P.O. Box 1031, Camden, ME 04843-1031
Ph: (207) 236-4365 Fax: (207) 236-3035 Toll Free: 1-888-282-4365
105 Main Street, Suite 210, P.O. Box 1072, Damariscotta, Maine 04843
Ph: (207) 790-5005

PROJ. NO. 2019-433

C1