

PRELIMINARY PLANNING BOARD APPLICATION PACKET

FOR

**FREEMONT WOODS
FREEMONT AVENUE
BALDWIN, MAINE**

VAN HERTEL SR.

JULY 2020

Prepared By:

**Berry Huff McDonald Milligan, Inc.
Engineers Surveyors Planners
28 State Street
Gorham, ME 04038
207-839-2771
FAX 207-839-8250
wthompson@bh2m.com**

FREEMONT WOODS
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COVER LETTER / NARRATIVE



Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

28 State Street, Gorham, Maine 04038
207 839-2771

WILLIAM A. THOMPSON
ROBERT C. LIBBY, Jr.
WALTER E. PELKEY
ANDREW S. MORRELL
STEVEN J. BLAKE

July 28, 2020

Wes Sunderland
Baldwin Code Enforcement
534 Pequawket Trail
Baldwin, Maine 04091

Re: Preliminary Plan
Freemont Woods

Dear Wes;

On behalf of the applicant, Van Hertel Sr., we are submitting our Preliminary Design for this 8-lot residential subdivision.

We introduced this project at the November 14, 2019 Planning Board meeting and the Planning Board conducted a site walk on December 7, 2019.

Based on comments from these two meetings, we have revised our design and this submission follows the requirements for Preliminary review for a major subdivision.

The following outlines our design elements:


1. Project has identified the "Remaining" land of Van Hertel Sr. as Lot 8. No driveway access will be from Route 11 / East Sebago Road.
2. All minimum lot areas exceed the 2-acres required.
3. All lots have a minimum of 200-feet road frontage.
4. Subdivision plan includes ground topography, forested wetlands, and medium intensity soil mapping.
5. Soil test pits completed for each lot showing suitable area for a subsurface sewage disposal system.
6. We are proposing shared driveways to the extent possible. This will minimize driveway openings.
7. Trip generation numbers are shown on the plan.
8. This project does not fall in a lake watershed. All surface water is in Saco River Watershed.
9. There is no FEMA 100 year flood zone on this site.
10. Submission includes this site superimposed onto the USGS Map of this area.
11. Sand and Gravel Aquifer map showing this site.

12. Wildlife Habitat Map is attached.
13. Fire protection is addressed in three ways:
 - a. Existing fire pond is located 1500' south of Freemont Avenue.
 - b. Existing dry hydrant system just east of the intersection of Sand Pond road along Route 113.
 - c. Existing fire department just west of Sand Pond Road along Route 113.

We look forward to presenting this project at the next available planning board meeting. Please find enclosed:

1. Two full size copies of the subdivision plan
2. Seven copies 11"x 17"
3. Application and supporting exhibits

Sincerely,



William A. Thompson
Project Manager

encl.

cc: V. Hertel Sr.

APPLICATION

Freemont Woods

Article 7 – Preliminary Plan for Major Subdivision

7.2 Submission

A. *Application Form*

Complete application attached.

B. *Location Map. The location map shall be drawn at a size adequate to show the relationship of the proposed subdivision to the adjacent properties, and to allow the Board to locate the subdivision within the municipality. The location map shall show:*

1. *Existing subdivisions in the proximity of the proposed subdivision.*
2. *Locations and names of existing and proposed streets.*
3. *Boundaries and designations of zoning districts.*
4. *An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.*

Location Map shows the relationship with surrounding street, river and ponds.

1. Proposed subdivisions shown
2. Existing streets shown
3. Entire project area is in Rural District
4. The proposed subdivision outline is shown

C. *Preliminary Plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than one hundred feet to the inch. Plans for subdivisions containing more than one hundred acres may be drawn at a scale of not more than two hundred feet to the inch provided all necessary detail can easily be read. In addition, one copy of the plan(s) reduced to a size of 8 ½ by 11 inches or 11 by 17 inches, and all accompanying information shall be mailed to the town clerk for distribution to each of the Board members no less than 10 days prior to the meeting.*

Preliminary plan shown and dimensions in feet and decimals of a foot. Plan drawing at 30-feet to the inch

A plan reduced to 11"x 17" has been mailed and sent electronically to Town no less than 10 days prior to the meeting.

D. *Application Requirements. The application for preliminary plan approval shall include the following information. The Board may require additional information to be submitted, where it finds necessary in order to determine whether the criteria of Title 30 A.M.R.S.A., §4404 are met.*

Application Requirements. Application includes the following:

1. *Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's Map and Lot numbers.*
Proposed project name - Freemont Woods
Municipality – Baldwin
Assessors Map 1, Lot 94
2. *Verification of right, title or interest in the property*
Parcel Deed Book 35769, Page 248 (Parcel 2)
3. *A standard boundary survey of the parcel, giving complete descriptive data by bearings and distances, made and certified by a professional land surveyor. The corners of the parcel shall be located on the ground and marked by monuments.*
Standard Boundary Survey completed and stamped
by Robert C. Libby Jr, PLS #2190
4. *A copy of the most recently recorded deed for the parcel. A copy of all deed restrictions, easements, right of way, or other encumbrances currently affecting the property.*
Recorded parcel deed Book 35769 Page 248 is attached to submission packet.
5. *A copy of any deed restrictions intended to cover all or part of the lots or dwellings in the subdivision.*
No deed restrictions are proposed at this time.
6. *An indication of the type of sewage disposal to be used in the subdivision.*
Sewage disposal shall include an individual system on each lot.
 - a. *When sewage disposal is to be accomplished by subsurface waste water disposal systems, test pit analyses, prepared by a Licensed Site Evaluator or Certified Soil Scientist shall be provided. A map showing the location of all test pits due on the site shall be submitted.*
Licensed Site Evaluator Alexander Finamore, LSE #391 conducted test pits. All test pits are shown on site plan.
7. *An indication of the type of water supply system(s) to be used in the subdivision.*
 - a. *When water is to be supplied by private wells, evidence of adequate ground water supply and quality shall be submitted by a well driller or a hydrogeologist familiar with the area.*
Drilled wells will be installed for each lot. A letter has been

requested from a well driller and will be submitted when received.

8. *The date the plan was prepared, north point, and graphic map scale.*
Plan shows date of preparation including all revision dates.
9. *The names and addresses of the record owner, applicant, and individual or company who prepared the plan and adjoining property owners.*
Plan includes record owner and applicant to be Van Hertel SR., BH2M Engineers as plan preparer and shows all adjoining property owners.
10. *A high intensity soil survey by a Certified Soil Scientist. Wetland areas shall be identified on the survey, regardless of size.*
We would request a wavier on completing a High Intensity Soil Survey based on the evidence of medium intensity soils showing all Windsor A Soils (well drained). The only mapped wetland area is along the northerly edge of Lot 8 on the subject parcel.
11. *The number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, and other essential existing physical features.*
Total acreage of proposed subdivision is 51.30 acres as noted in plan note 6. No existing buildings. Site is lightly wooded.
12. *The location of all rivers, streams and brooks within or adjacent to the proposed subdivision. If any of the proposed subdivision is located in the direct watershed of a great pond, the application shall indicate which great pond.*
All rivers, streams and brooks on and adjacent to project are shown on plans. This project is not in a watershed of a great pond. Project watershed is the Saco River.
13. *Contour lines at the interval specified by the Board, showing elevations in relation to Mean Sea Level.*
Contour interval is 2 feet. Site is flat with little grade change.
14. *The zoning district in which the proposed subdivision is located and the location of any zoning boundaries affecting the subdivision.*
Project is in Rural Zone and is noted in plan note 7.
15. *The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided.*
There are no existing or proposed sewers, watermains on this project. We have an existing drainage swale shown at the front corner of Lot 8. All proposed driveways shall have a 15 inch culvert at the entrance.
16. *The location, names, and present widths of existing streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.*
Names and width of all existing streets are shown on plan. There are no existing or proposed easements on this site.

17. *The width and location of any streets, public improvements or open space shown upon the official map and the comprehensive plan, if any, within the subdivision.*

No new streets or open space is proposed for this project.

18. *The proposed lot lines with approximate dimensions and lot areas.*

Proposed lot lines are shown with dimensions and lot areas.

19. *All parcels of land proposed to be dedicated to public use and the donations of such dedication.*

No land area is proposed to be dedicated to public use.

20. *The location of any open space to be preserved and a description of proposed ownership, improvement and management.*

No open space is proposed.

21. *The area on each lot where existing forest cover will be permitted to be removed and converted to lawn, structures or other corer and any proposed restrictions to be placed on clearing existing vegetation.*

No zoning restricts the amount of forest cover that each lot owner can convert to lawn. Generally, each lot owner will leave vegetation along side and rear lot lines.

22. *If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100 year flood elevation, as depicted on the municipality's Flood Insurance Rate Map, shall be delineated on the plan.*

No portion of this project falls within a 100 year flood zone. FEMA map is attached to application packet.

23. *A hydrogeologic assessment prepared by a Certified Geologist or Registered Professional Engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and*

a. *Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985 or*

b. *The subdivision has an average density of more than one dwelling unit per 100,000 square feet.*

We are requesting a waiver from a hydrogeologic assessment.

a. We do fall within an aquifer mapped area however.

b. This subdivision has an average density as shown:

$$\frac{51.30 \text{ acres} \times 43,560 \text{ s.f.}}{8} = 279,328 \text{ sf/lot}$$

8

Density exceeds 100,000 s.f. per lot

In addition, there are no areas shallow to bedrock soils and this project is not a cluster subdivision. All lots exceed the minimum 2 acre zone. Lots 1 thru 7 are 87,120 s.f. to 150,487 s.f. Lot 8 is 33 acres in size.

24. *An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours. Trip generation rates used shall be taken from Trip Generation Manual 1991 edition, published by the Institute of Transportation Engineers. Trip generation rates from other sources may be used if the applicant demonstrates that these sources better reflect local conditions.*

Trip generation is 10 trips per day per lot.

8 lots x 10 trips = 80 trips per day

This is noted on plan note 12.

25. *For subdivision involving 40 or more parking spaces or projected to generate more than 400 vehicle trips per day, a traffic impact analysis, prepared by a Registered Professional Engineer with experience in traffic engineering, shall be submitted. The analysis shall indicate the expected average daily vehicular trips, peak-hour volumes, access conditions at the site, distribution of traffic, types of vehicles expected, effect upon the level of service of the street giving access to the site and neighboring streets which may be affected, and recommended improvements to maintain the desired level of service on the affected streets.*

This project will not involve 40 or more parking spaces generating 400 vehicle trips per day.

26. *Areas within or adjacent to the proposed subdivision which have been identified as high or moderate value wildlife habitat by the Maine Department of Inland Fisheries and Wildlife or within the comprehensive plan. If any portion of the subdivision is located within an area designated as a unique natural area by the comprehensive plan or the Maine Natural Areas Program the plan shall indicate appropriate measures for the preservation of the values which qualify the site for such designation.*

This project is not a high or moderate value wildlife habitat. We have resource map as part of this application packet.

27. *If the proposed subdivision is in the direct watershed of a great pond, and qualifies for the simplified review procedure for phosphorus control, the plan shall indicate the location and dimensions of vegetative buffer strips or infiltration systems and the application shall include a long-term maintenance plan for all phosphorus control measures.*

This project is not within a direct watershed of a great pond.

Marquis Well & Pump

The Water Specialists

(207) 490-5944 Cell 459-0720

Date: 7-28-20

Addressee: Van / Bill

Location: Sand Pond rd

Baldwin

Using the State of Maine online data bases there is adequate water via well points or drilled wells.

<https://www.maine.gov/dacf/mgs/pubs/digital/well.htm>

<https://www.maine.gov/dacf/mgs/pubs/digital/aquifers.htm>

Randy Marquis
Marquis Well & Pump
1 Alpine Drive
Sanford, ME 04073

Free mont Woods

For Town Use Only

Date Application Received _____

Received By: _____

Fee Paid: \$ _____

Town of Baldwin, Maine.

Application for Conditional Use Permit

The Land Use Ordinance of the Town of Baldwin allows the Planning Board to grant a Conditional Use Permit for those uses listed specifically as Conditional Uses in Article 6, District Regulations of the code. Before granting a permit, the Board must find that the standards contained in Article 8, Conditional Uses have been met. It is your obligation to submit the necessary materials to allow the Planning Board to determine if those standards have been met. Three copies of the complete application and supporting materials and the applicable fee shall be submitted to the Code Enforcement Officer.

Section A: Basic Information (to be completed by all applicants)

1. Applicant's Legal Name Van Hertel SR
2. Applicant's Mailing Address P.O. Box 1602
Altam, N.H.
03809
3. Phone number where applicant can be reached during business hours 603-651-8603
4. Are you the owner of record of the property for which the Conditional Use Permit sought ?
☒ yes (provide copy of title and go to Question 8)
☐ no (answer Questions 5, 6, and 7)
5. To apply for a conditional Use Permit, you must have legal right, title, or interest in the property. Please indicate your interest in the property and attach written evidence of this interest.
Warrantee Deed
Bk 35769 Pg 248
6. Property Owner's Name Van Hertel SR.
7. Property Owner's Address Same as Applicant
8. Location of property for which the permit is sought Free mont Ave & Rte 11
9. Indicate the Map and Lot number for the property from the Town's assessment records
Map # 1 Lot # 94
10. Indicate Zoning District in which the property is located (check as many as apply)
☐ Natural Resource Protection
☐ Village Commercial
☒ Highlands
☒ Rural
11. List the use for which a Conditional Use Permit is being sought: Please refer to Article 6, District Regulations. The proposed use must be specifically listed as conditional use in the district in which it is located.
SUB-DIVISION

Town of Baldwin, Maine
Application for Conditional Use Permit
(continued – page #2)

12. Attach the following information to this application as outlined in Article 8 Conditional Uses. For each item, please indicate by checking that item that it has been included with your application.

- ☒ a. A location map showing the location of the property with respect to roadways and major natural features. This map should allow the Board to locate the parcel in the field and on the Town's zoning and tax maps.
- ☒ b. A written description of the proposed use of the property. This statement shall describe the exact nature of the proposed use.
- ☒ c. An accurate, scale drawing of the lot showing the location of any existing or proposed buildings, structures, and natural features, Driveways and parking areas.

Section B: Standards for a conditional Use Permit (the full text appears in Article 8.3)

1. The Planning Board shall consider impact:

- ☒ a. The size of the proposed use compared with surrounding uses.
- ☒ b. The intensity of the proposed use, including amount and type of traffic to be generated, hours of operation, expanse of pavement, and similar measures of intensity of use, compared with surrounding uses.
- ☐ c. The potential generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances.
- ☒ d. Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography, and soils, which may tend to aggravate adverse impacts upon surrounding properties.
- ☐ e. The degree to which landscaping, fencing, and other design elements have been incorporated to mitigate adverse impacts on surrounding properties.

2. The Planning Board shall consider facilities:

- ☐ a. The ability of traffic to safely move into and out of the site at the proposed location.
- ☐ b. The presence of facilities to assure the safety of pedestrians passing by or through the site.
- ☐ c. The capacity of the street network to accommodate the proposed use.
- ☐ d. The capacity of the storm drainage system to accommodate the proposed use.
- ☐ e. the ability of the Town to provide necessary fire protection services to the site and development.

3. The Planning Board shall consider natural characteristics:

- ☒ a. The natural characteristics of the site, including topography, drainage, and relationship to ground and surface waters and flood plains, shall not be such that the proposed use when placed on the site will cause undue harm to the environment or to neighboring properties.

Section C: Shoreland Standards

Section to be completed only if any portion of the property is located within 250 feet of the normal high water mark of Ingalls Pond, Sand Pond, Southeast Pond, Adams Pond, or the Saco River or within 75 feet of any stream. For each standard, attach a written statement demonstrating how the proposed use complies with that standard. For each item, please indicate by checking that item that it has been included with your application. Each standard must be addressed in your submission.

- ☐ a. Will not result in unreasonable damage to spawning grounds, fish, aquatic life, birds and other wildlife habitat.
- ☐ b. Will reasonably conserve shoreland vegetation.
- ☐ c. Will reasonably conserve visual points of access to waters as viewed from public facilities.
- ☐ d. Will conserve actual points of public access to waters.
- ☐ e. Will reasonably conserve natural beauty.
- ☐ f. Will reasonably avoid problems associated with floodplain development or use.

Section D: (to be completed by applicant)

I/We Van Hertel SR., certify that I/We are the legal applicants for the conditional use permit by this application, that I/We are the owners of the property covered by this application or have the property owner's consent to the filing of this application and have legal interest in the property and that the information contained in this application and supporting materials is accurate and true.

I/We further certify that I/We have the standards for granting of Conditional Use Permits contained in the Land Use Ordinance.

William A. Chapman for Van Hertel SR 11-7-19
Signature of Applicant Date

Signature of Applicant Date

Permit Fee: \$ 150⁰⁰ _____
Signature of CEO Date Received

Official Use: Planning Board.

Date Received by Planning Board: _____

Received By: _____

Date of Public Hearing: _____

Conditional Use Permit of: _____

PERMIT DENIED Date: _____ **Explanation:** _____

PERMIT APPROVED Date: _____ **Conditions to Permit (if any)** _____

Planning Board Signatures (three signatures) 1. _____

2. _____ 3. _____

4. _____ 5. _____

PARCEL DEED

Freemont Woods

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, that VAN E. HERTEL, JR., of 5 Shady Creek Lane, Scarborough, Maine, 04074, for consideration paid, grants to VAN E. HERTEL, SR., of 617 Four Bays Drive, Nokomis, Florida 34275, with WARRANTY COVENANTS, the land in the Town of Baldwin, County of Cumberland, and State of Maine, described as follows:

SEE EXHIBIT A. ATTACHED HERETO

IN WITNESS WHEREOF, Van E. Hertel, Jr. has caused this instrument to be executed and delivered this 25th day of June, 2019.

Signed, Sealed and Delivered in
the Presence of

Joan Fortier
Witness

Van E. Hertel, Jr.
Van E. Hertel, Jr.

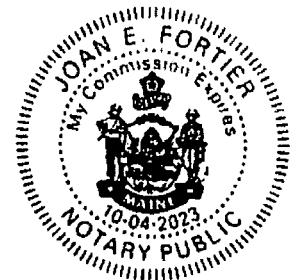
State of Maine
County of York, SS.

June 25, 2019

Then personally appeared the above named Van E. Hertel, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Joan E. Fortier
Notary Public/~~Attorney at Law~~
Printed name: Joan E. Fortier
My commission expires: 10-04-2023



MAINE REAL ESTATE TAX PAID

EXHIBIT A.

PARCEL 1. A certain lot or parcel of land located on the southerly sideline of Smut Street, also known as Freemont Street, on the northeasterly sideline of Route 113, so-called, and on the westerly sideline of Route 11, also known as East Sebago Road, in the Town of Baldwin, County of Cumberland and State of Maine and shown on the plan titled "Standard Boundary Survey Plan, Land of Van Hertel, Jr., Route 113, Route 11 and Smut Street, Baldwin, Maine" dated July 2018, by Berry Huff McDonald Milligan, Inc.; said parcel of land being more particularly described as follows:

Beginning at a point on the northerly sideline of said Smut Street at the northeasterly corner of land now or formerly of Frank Collins; said point of beginning being N 17°-52'-23" E a distance of 16.60 feet from a 1 ½" iron pipe found on the easterly sideline of land of said Collins and sideline of parcel herein conveyed;

thence S 71°-41'-36" E along the southerly sideline of said Smut Street a distance of 97.89 feet to a point;

thence in a general easterly direction along the southerly sideline of said Smut Street and along a circular curve to the left, circumscribed by a radius of 1349.50 feet, an arc length of 366.25 feet to a point; said point being S 79°-28'-06" E a tie distance of 365.13 feet from said previous point;

thence S 87°-14'-36" E along the southerly sideline of said Smut Street a distance of 228.35 feet to a point;

thence S 83°-34'-48" E along the southerly sideline of said Smut Street a distance of 213.96 feet to a point;

thence S 85°-32'-45" E along the southerly sideline of said Smut Street a distance of 481.60 feet to a point;

thence S 85°-01'-56" E along the southerly sideline of said Smut Street a distance of 888.52 feet to a point;

thence S 81°-26'-01" E along the southerly sideline of said Smut Street a distance of 414.85 feet to a point;

thence S 85°-16'-19" E along the southerly sideline of said Smut Street a distance of 429.01 feet to a point and the westerly sideline of said Route 11;

thence S 14°-11'-55" E along the westerly sideline of said Route 11 a distance of 415.55 feet to a point;

thence S 25°-01'-54" W along the westerly sideline of said Route 11 a distance of 534.64 feet to a point;

thence S 09°-30'-01" W along the westerly sideline of said Route 11 a distance of 625.39 feet to a point;

thence S 07°-13'-43" W along the westerly sideline of said Route 11 a distance of 92.60 feet to a 2 ½" iron pipe found and land of Owner Unknown as shown on aforesaid plan;

thence N 28°-36'-24" W along the land of Owner Unknown a distance of 117.01 feet to a 2 ½" iron pipe found;

thence N 61°-44'-25" W along the land of Owner Unknown a distance of 250.10 feet to a 1" iron pipe found and land now or formerly of Lawrence & Elain Seidl;

thence N 14°-21'-23" W along the land of said Seidl a distance of 146.12 feet to a 1" iron pipe found;

thence N 61°-34'-53" W along the land of said Seidl a distance of 243.49 feet to a 1" iron pipe found;

thence N 47°-34'-09" W along the land of Seidl and along land now or formerly of Verne Blake a distance of 319.84 feet to a 1" iron pipe found;

thence N 70°-42'-13" W along the land of said Blake a distance of 275.00 feet to a 1" iron pipe found;

thence N 89°-46'-33" W along the land of said Blake and along the land now or formerly of JK Banks Corp. a distance of 197.64 feet to a 1" iron pipe found and land of James McNulty;

thence S 75°-53'-30" W along the land of said McNulty a distance of 145.01 feet to a point;

thence S 70°-45'-20" W along the land of said McNulty a distance of 194.44 feet to a point on the northeasterly sideline of said Route 113;

thence N 43°-46'-15" W along the northeasterly sideline of said Route 113 a distance of 1353.54 feet to a point;

thence in a general northwesterly direction along the northeasterly sideline of said Route 113 and along a circular curve to the left, circumscribed by a radius of 11509.16 feet, an arc length of 150.00 feet to a point; said point being N 44°-08'-39" W a tie distance of 150.00 feet from said previous point;

thence S 46°-13'-45" W along the northeasterly sideline of said Route 113 a distance of 15.00 feet to a point;

thence in a general northwesterly direction along the northeasterly sideline of said Route 113 and along a circular curve to the left, circumscribed by a radius of 11494.16 feet, an arc length of 122.60 feet to a point and land of said Collins; said point being N 44°-49'-27" W a tie distance of 122.60 feet from said previous point;

thence N 17°-52'-23" E along the land of said Collins a distance of 96.30 feet to the point of beginning.

The above described parcel contains 2,755,287 s.f. (63.25 acres). All bearings refer to magnetic north as observed in 2018.

PARCEL 2. Also conveying a certain lot or parcel of land located on the northerly sideline of said Smut Street, also known as Freemont Avenue, on the westerly sideline of Route 11, also known as East Sebago Road, and on the westerly sideline of Sand Pond Road, so-called, in the Town of Baldwin, County of Cumberland and State of Maine and shown on the aforesaid plan; said parcel being more particularly described as follows:

Beginning at a 1 1/4" iron pipe found on the northerly sideline of said Smut Street at the southeasterly corner of land now or formerly of Bruce Harmon as shown on aforesaid plan;

thence N 04°-34'-58" E along the land of said Harmon a distance of 230.58 feet to a 1" iron pipe found;

thence N 74°-50'-50" W along the land of said Harmon and along land now or formerly of Mark Illian a distance of 453.76 feet to a 3/4" iron rod found and land now or formerly of Matthew Fifield;

thence N 84°-45'-32" W along the land of said Fifield a distance of 167.48 feet to a 1" iron pipe found and land now or formerly of Michele Bolduc & Walter Bukoveckas;

thence N 84°-55'-29" W along the land of said Bolduc & Bukoveckas a distance of 228.57 feet to a 3/4" iron rod found;

thence S 00°-45'-15" W along the land of said Bolduc & Bukoveckas a distance of 92.44 feet to a point and land now or formerly of Michael & Melanie Allen;

thence S 80°-01'-55" W along the land of said Allen and along land now or formerly of Ronald Graffam, Jr. & Susan Graffam a distance of 376.03 feet to a 2 ½" iron pipe found and land now or formerly of Dean & Carolyn Wood;

thence N 18°-35'-59" W along the land of said Wood a distance of 690.05 feet to a 5/8" iron rod found;

thence N 71°-31'-05" E along the land of said Wood a distance of 767.17 feet to a capped iron rod found (PLS #1303) and land now or formerly of Mildred P. Jackson;

thence N 71°-30'-03" E along the land of said Jackson a distance of 1248.50 feet to a point and the westerly sideline of said Sand Pond Road;

thence S 15°-45'-22" E along the westerly sideline of said Sand Pond Road a distance of 51.72 feet to a point;

thence S 34°-07'-58" E along the westerly sideline of said Sand Pond Road a distance of 125.02 feet to a point;

thence S 38°-59'-59" E along the westerly sideline of said Sand Pond Road a distance of 267.82 feet to a point;

thence S 15°-17'-00" E along the westerly sideline of said Sand Pond Road a distance of 257.52 feet to a point;

thence S 05°-31'-22" E along the westerly sideline of said Sand Pond Road a distance of 190.92 feet to a point;

thence S 00°-53'-32" E along the westerly sideline of said Sand Pond Road a distance of 402.69 feet to a point and the westerly sideline of said Route 11;

thence in a general southerly direction along the westerly sideline of said Route 11 and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 893.00 feet, an arc length of 304.78 feet to a point; said point being S 23°-58'-34" W a tie distance of 303.30 feet from said previous point;

thence S 14°-11'-55" W along the westerly sideline of said Route 11 a distance of 119.57 feet to a point and the northerly sideline of said Smut Street;

thence N 85°-16'-19" W along the northerly sideline of said Smut Street a distance of 435.61 feet to a point;

thence N 81°-28'-01" W along the northerly sideline of said Smut Street a distance of 267.45 feet to the point of beginning.

The above described parcel contains 2,234,755 s.f. (51.30 acres). All bearings refer to magnetic north as observed in 2018.

Meaning and intending to describe and convey a portion of the same premises conveyed to Van E. Hertel, Jr., by Warranty Deed of Jonathan Simonds, dated January 25, 2018, and recorded in the Cumberland County Registry of Deeds at Book 34619, Page 47.

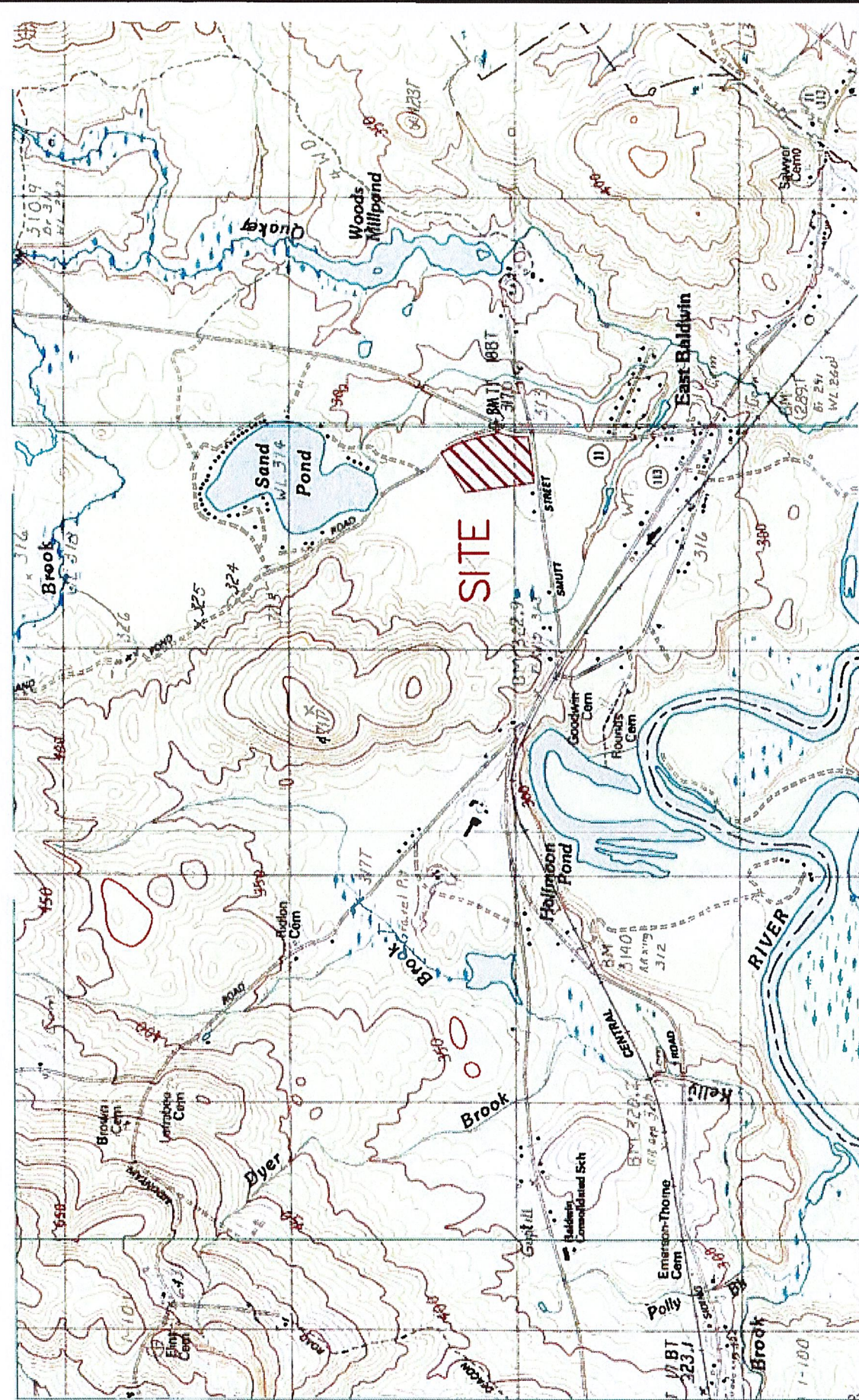
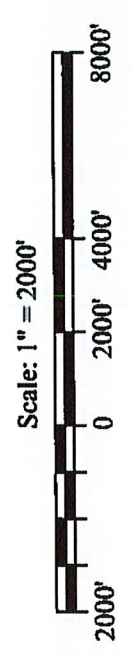
Received
Recorded Register of Deeds
Jul 02, 2019 11:50:11A
Cumberland County
Nancy A. Lane

USGS MAP



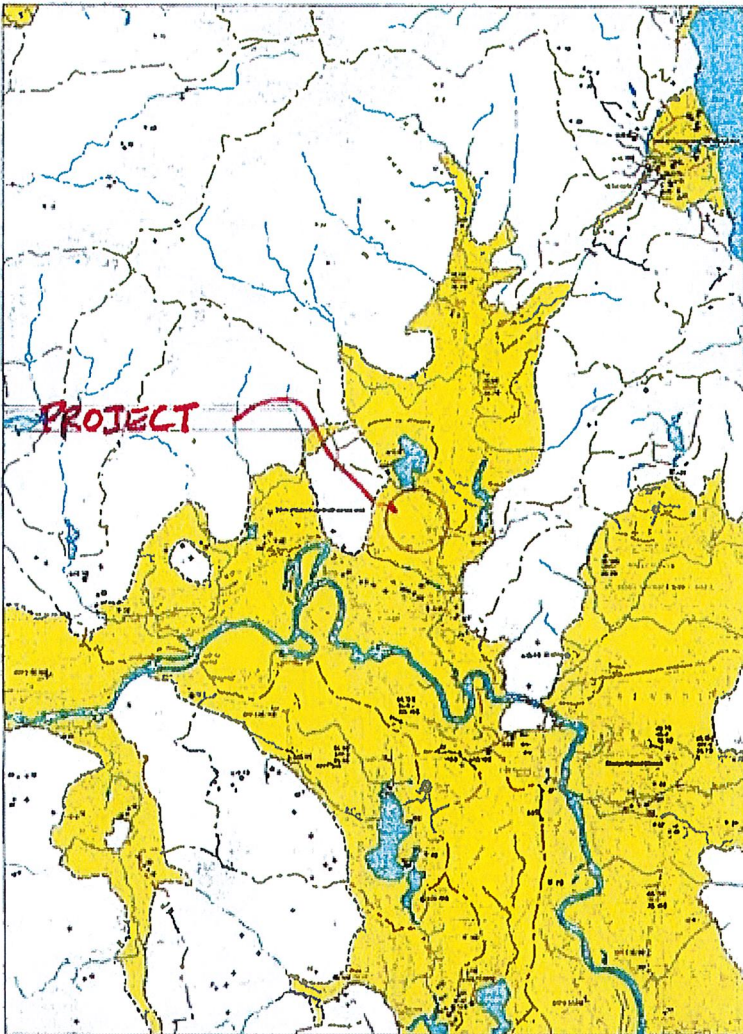
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Corvallis, Maine 04038
Tel. (207) 839-2771
www.bh2m.com

USGS MAP
SITE LOCATION
FREEMONT WOODS



SAND & GRAVEL AQUIFER

Significant Sand and Gravel Aquifers



Steep Falls Quadrangle, Maine

Compiled by
Craig R. Hall
Reviewed by
John C. Bland and Thomas R. Thompson
Published by
Robert B. Macdonald
Steve Lavoie
Designed by
Robert B. Macdonald
Brenda A. Wilson, Jr.

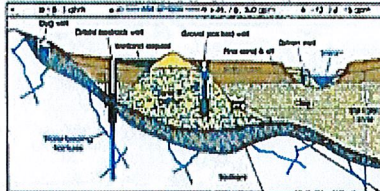
Published for the Department of the State by the
Maine Department of Environmental Protection

Maine Geological Survey
Address: 11 State House Station, Augusta, Maine 04333
Telephone: (207) 624-6001 • Fax: (207) 624-6002
E-mail: mgd@dep.state.me.us
Web: www.maine.gov/dep/mgs

Open-File No. 98-114
1998

WHAT IS AN AQUIFER?

An aquifer is a natural underground source of water that can be extracted in a practical quantity and at a reasonable cost. Aquifers are found in a variety of geological settings, including sand and gravel, sandstone, and fractured rock. The Steep Falls Quadrangle is a good example of an area with significant sand and gravel aquifers. These aquifers are typically found in the valleys and along the margins of the mountains. They are recharged by precipitation and are a valuable source of water for domestic and agricultural use. However, they are also vulnerable to contamination from surface activities, such as landfills and industrial operations. Therefore, it is important to understand the distribution and characteristics of these aquifers to protect them from pollution and ensure their sustainable use.

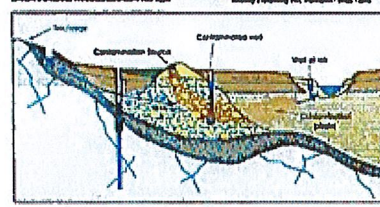


FACTORS AFFECTING AQUIFER QUALITY

The quality of an aquifer is affected by a number of factors, including the geology, hydrology, and land use of the area. In the Steep Falls Quadrangle, the quality of the sand and gravel aquifers is generally good, but it can be affected by contamination from surface activities. For example, landfills and industrial operations can release pollutants that can seep into the ground and contaminate the aquifer. Additionally, the use of fertilizers and pesticides in agriculture can also contribute to groundwater contamination. Therefore, it is important to monitor the quality of the aquifer and take steps to prevent contamination.



GROUNDWATER FLOW AND CONTAMINATION



The Steep Falls Quadrangle is a good example of an area with significant sand and gravel aquifers. These aquifers are typically found in the valleys and along the margins of the mountains. They are recharged by precipitation and are a valuable source of water for domestic and agricultural use. However, they are also vulnerable to contamination from surface activities, such as landfills and industrial operations. Therefore, it is important to understand the distribution and characteristics of these aquifers to protect them from pollution and ensure their sustainable use.

MAJOR SAND AND GRAVEL AQUIFERS

- Steep Falls Aquifer** - This aquifer is located in the Steep Falls area and is composed of sand and gravel. It is a major source of water for the area and is recharged by precipitation.
- Hallowell Aquifer** - This aquifer is located in the Hallowell area and is composed of sand and gravel. It is a major source of water for the area and is recharged by precipitation.
- Calais Aquifer** - This aquifer is located in the Calais area and is composed of sand and gravel. It is a major source of water for the area and is recharged by precipitation.

LEGEND AND INFORMATION

- Scale** - 1 inch = 1 mile
- North Arrow** - Points to the north
- Geological Symbols** - See the legend for the symbols used on the map.
- Water Table** - The water table is the level to which water will rise in a well.
- Contamination** - Areas of contamination are shown in yellow on the map.

GEOLOGICAL AND WELL INFORMATION

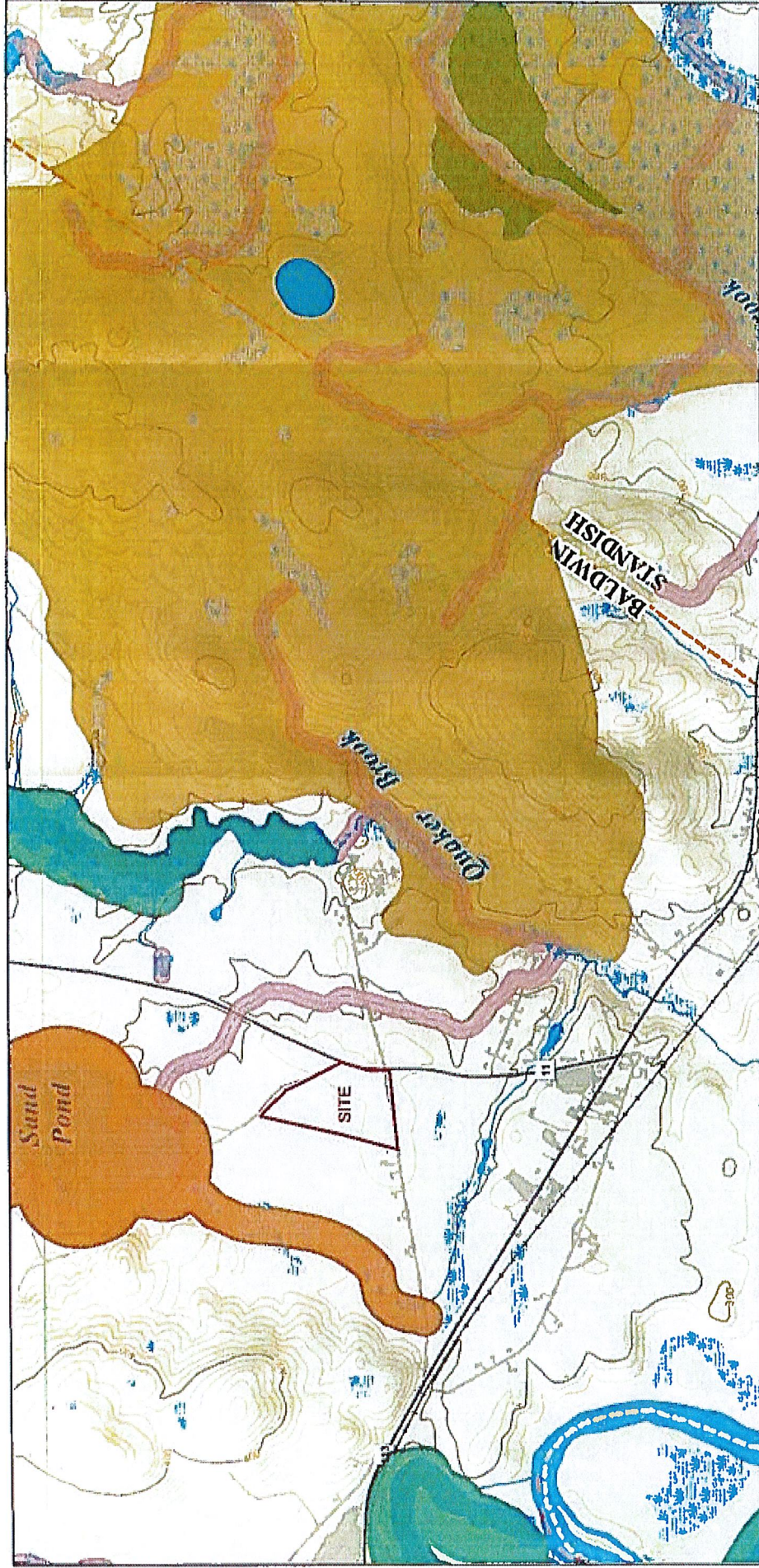
- Geology** - The geology of the area is primarily composed of sand and gravel.
- Wells** - There are several wells in the area, including the Steep Falls Well and the Hallowell Well.
- Water Quality** - The water quality in the aquifers is generally good, but it can be affected by contamination from surface activities.
- Land Use** - The land use in the area is primarily agricultural and residential.

OTHER SOURCES OF INFORMATION

- Maine Department of Environmental Protection** - For more information on the Steep Falls Quadrangle, contact the Maine Department of Environmental Protection.
- US Geological Survey** - The US Geological Survey has conducted extensive research on the geology and hydrology of the area.
- Local Residents** - Local residents can provide valuable information about the water quality and land use in the area.

WILDLIFE INVENTORY MAP

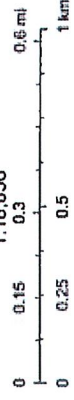
FREEMONT WOODS



January 23, 2020

- Significant Vernal Pools
- Inland Wading Bird and Waterfowl Habitat
- Deer Wintering Areas
- sspawn
- Natural Communities
- srear
- ETSC Animal Habitat Buffers
- birout

1:18,056



WETLAND REPORT



To: Bill Thompson
BH2M, Inc.
28 State Street
Gorham, ME 04038

Date: October 2, 2018

From: Alexander A. Finamore, CWS, LSE
Mainely Soils, LLC

Re: Van Hertel Jr. Property, Baldwin, ME – Wetland Delineation
Memorandum

At the request of BH2M, Inc (the "Client"), Mainely Soils conducted on-site wetland and waterbody delineations and preliminary vernal pool surveys on three adjacent parcels, approximately 63, 51, and 35 acres in size located along Route 11 in Baldwin, Maine. The property owner proposes to subdivide the lots as allowed by town ordinance. These field investigations were performed to provide baseline environmental data to inform the proposed development of the site. The natural resources assessments described in this memorandum were completed in September 2018. In addition to describing the identified resources this report describes the existing conditions within the study area, and the methodologies employed for the assessments.

PROJECT DESCRIPTION

The project site is located within a zone of Residential development along the Route 11 and Freemont Avenue corridors in the Town of Baldwin. The proposed development site is currently undeveloped forested land that has been logged in the past 2 years. Surrounding land use of the site is residential. Access to the proposed subdivision is proposed to be from Freemont Avenue, Route 11, Sand Pond Road, and Fire Lane 11. In total, the wetland and waterbody delineation survey area encompassed approximately 149 acres, identified by the Town of Baldwin as Tax Map 1, LOTS 93 AND 94.

SITE DESCRIPTION

The Study Area occurs in the Sebago-Ossipee Hills & Plains biophysical region of Maine (Schlawin & Cutko, 2014). The Sebago-Ossipee Hills & Plains biophysical region is characterized by variable topography, ranging from plains to low hills of low relief along Atlantic coast. Interior areas are high hills to semi-mountainous, parts of which were glaciated. Vegetation is characterized by tall, cold-deciduous broadleaf forests that have a high proportion of mesophytic species. Bedrock geology is varied and complex, consisting of sedimentary, igneous, and metamorphic rocks. Forest vegetation includes oak-hickory, white-red-jack pine, maple-beech-birch, and aspen-birch cover types. The survey area is located within the Saco River watershed (Hydrologic Unit Classification (HUC) 8 identification 01060002).

The Natural Resource Conservation Service soil survey mapping identifies native soils at the site as being formed within very deep glaciofluvial materials on outwash terraces, outwash plains, outwash deltas, kames, kame terraces, and eskers (Windsor, Deerfield, and Au Gres series) (Web Soil Survey, 2018). The Windsor series is an excessively drained soil map unit, Deerfield is moderately well drained, Au Gres is somewhat poorly drained. Soils within the site are generally flat plains with a slight depressions associated with the floodplain of an unnamed perennial tributary to Quaker Brook.

Study Methodology

Mainely Soils conducted wetland delineation field work within the survey area in September, 2018. The boundary of wetlands were delineated in accordance with the Army Corps of Engineers 1987 Wetland Delineation Manual (1987

Manual) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region (Version 2.0) (Regional Supplement, 2012). All wetland delineations were conducted using the Routine Determination Methods, which requires that a wetland contain a dominance of hydrophytic vegetation, hydric soils, and evidence of hydrology in order to be considered a wetland. Wetland boundaries were located and demarcated using pink day-glow flagging, with each flag labeled with the corresponding alphabetic wetland identification code and a flag number (i.e. A1-1). Wetland flag locations were recorded in the field using a Trimble® GPS unit capable of sub meter accuracy, post processed, and transferred and incorporated onto project mapping.

Six distinct wetland areas were delineated throughout the study area. Additional field notes were also taken to record the classification of each wetland in accordance with the Classification of Wetlands and Deepwater Habitats of the United States, general site characteristics, unique qualities observed during the site assessment, and other considerations relevant to investigation findings and the future completion of a wetlands functions and values assessment in accordance with the Highway Methodology Workbook: Supplement. Representative photographs of each wetland were taken, field sketches were labeled of the wetland boundary on an aerial photograph-based map, and notes were recorded on the flagging sequence for each wetland.

Mainly Soils also surveyed the site for streams, in accordance with the State of Maine Natural Resources Protection Act stream criteria and definitions. Two perennial streams were delineated on the study area that have also been mapped as blue lines on the Steep Falls USGS quadrangle.

Vernal pools are small (usually less than one acre), seasonal wetlands that lack perennial inlet or outlet streams and have no permanent fish populations (Calhoun and deMaynadier 2004). Vernal pools are valuable wetland wildlife habitat because of their potentially high biological productivity and use as breeding habitat by specialized animal communities. The characteristics of vernal pools including size, duration of flooding, substrate type and vegetative community are directly affected by a variety of factors such as landscape setting, surficial geology, soil type, and surrounding vegetation (Maine Audubon Society 1999).

As onsite investigations took place in August outside of the vernal pool indicator breeding season, a preliminary Vernal pool survey was conducted within the Study Area to identify and potential pool locations. Three potential pool locations were identified.

Study Results

Using the methodologies described above, a wetland delineation was performed in September 24, 25, and 27, 2018. A description of the identified resources follows. Supporting attachments include Representative Photographs (Attachment 1). Wetland Delineation Data Forms can be provided upon request.

Wetlands at the project site consisted of six distinct features. All six wetlands were palustrine forested seasonally saturated/flooded wetland dominated by deciduous trees (PFO1E)(Cowardin et al, 1979) located in a depressional landscape. Portions of Wetland A1 and A5 were located within floodplains of perennial streams S1 and S2 delineated onsite. Dominant wetland vegetation consists of red maple (*Acer rubrum*), yellow birch (*Betula alleghaniensis*), green ash (*Fraxinus pennsylvanica*), balsam fir (*Abies balsamea*), white pine (*Pinus strobus*), eastern hemlock (*Tsuga canadensis*), cinnamon fern (*Osmunda cinnamomea*), interrupted fern (*Osmunda claytoniana*), jewelweed (*Impatiens capensis*), sensitive fern (*Onoclea sensibilis*), fringed sedge (*Carex crinita*), and goldthread (*Coptis trifolia*). The soils within the wetland had a thick, mucky organic surface overlaying a depleted sandy substratum meeting hydric soil criteria A2: Histic Epipedon. Evidence of wetland hydrology included small pockets of water, water stained leaves, and saturation to the soil surface at the time of field investigations in September, 2018.

Two streams were delineated within the Study Area. Stream S1 was a perennial stream flowing in an easterly direction south of Freemont Avenue within Wetland A1. The stream was approximately 6-8 feet wide with approximately 8 inches of flowing water and a sandy substrate and 18 inch vertical banks. Stream S1 originated within Wetland A1 onsite and flowed off site into Quaker Brook. Stream S2 was a perennial stream flowing in a southeasterly direction approximately 4-6 feet wide with 6 inches of flowing water and a sandy substrate and 12 inch vertical banks. Stream S2 drained Sand Pond into Quaker Brook.

Three potential vernal pool locations were identified onsite during field investigations, however, it is recommended that a formal vernal pool survey be completed during the indicator species breeding season as several areas had the potential to contain standing water and support vernal pool species breeding.

Summary

The information contained in this memorandum was collected in order to provide detailed, on-site information regarding wetland and waterbody resources. This information is intended to be used for project planning purposes and to support permitting needs. Six forested wetlands were delineated on the site and were identified as Wetlands A1, A2, A3, A4, A5, and A6. The wetland features were located within sandy soils in slight depressional swales. The wetlands generally exhibited seasonally saturated/flooded hydroperiods, and provided groundwater discharge, floodflow alteration, wildlife habitat, and stormwater/water quality maintenance functions. Two perennial streams were identified on the site. Three potential vernal pools were identified.

Wetlands are regulated by the U.S. Army Corps of Engineers under the federal Clean Water Act, and by the Maine Department of Environmental Protection under the Maine Natural Resources Protection Act (NRPA). The State of Maine further differentiates wetlands under NRPA by regulating certain wetlands as "wetlands of special significance" (WOSS). If the small pond is determined to be over 20,000 square feet in size, wetlands associated with it may be a WOSS along with those wetlands within 25 feet of the perennial stream under NRPA, although all wetlands are still subject to NRPA jurisdiction as non-WOSS wetlands. Impacts to wetlands resulting from proposed project development require that permits first be obtained from the MDEP and the USACE before proceeding with construction, and where applicable, municipal governing bodies. Consultation with these agencies early in the project design process is encouraged.

Wetlands within the survey area may be further regulated under municipal ordinances, such as Shoreland Zone, Site Plan Review, or other local ordinances. The Town of Baldwin shoreland zoning map identifies both streams delineated onsite as having a 75' Stream Protection Buffer measured from High Water Line. Additionally, the wetlands onsite were identified on the Shoreland Zone map with a 250' Resource Protection Buffer.

References:

Cowardin, L.M., V. Carter, F.C. Golet, and E.T. LaRoe. 1979. Classification of Wetlands and Deepwater Habitat in the United States. U.S. Fish and Wildlife Service. FWS/OBD-79/31 103pp.

Environmental Laboratory. 1987. Corps of Engineers Wetlands Delineation Manual. Technical Report Y-87, U.S. Army Engineer Waterways Experiment Station, Vicksburg, MS.

U.S. Army Corps of Engineers (USACE). 2012. Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region. ERDC/EL TR-12-01. Vicksburg, MS: U.S. Army Engineer Research and Development Center.

Van Hertel Jr. Property, Baldwin, ME – Wetland Delineation
Memorandum
Page 4 of 5
October 2, 2018

Schlawin, J. Cutko, A. Maine Natural Areas Program. 2014. A Conservation Vision for Maine
Using Ecological Systems.

Web Soil Survey. 2018. U.S. Department of Agriculture – Natural Resources Conservation Service.
<http://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>

Attachments:

1. Representative Site Photographs

**SOIL EVALUATION REPORT
& ASSOCIATED SOIL LOGS**

November 14, 2019



Bill Thompson
BH2M, Inc
28 State Street
Gorham, ME 04038

RE: Soil Evaluation for Subsurface Wastewater Disposal Systems
Sand Pond Road Subdivision, Baldwin, Maine

Dear Mr. Thompson:

On November 8, 2019, fourteen test pits were dug and assessed on 14 proposed residential house lots within the proposed subdivisions located on the east and west sides of Sand Pond Road in Baldwin by Alexander Finamore, LSE #391. Each test pit was located by with a submeter accuracy Trimble Geo handheld GPS unit and marked in the field with an orange flag. The GPS data has provided to you by email for incorporation into project mapping. All of the test pits were located in deep sandy glacial outwash soils and contained suitable soils to support a 'First Time System' according to the Maine Subsurface Waste Water Disposal Rules. Please find the soil profile descriptions of the test pits attached.

If you have any questions, please feel free to email me at: mainelysoils@gmail.com or call 207-650-4313.

Sincerely,

A handwritten signature in black ink, appearing to read "Alex Finamore", is located below the word "Sincerely,".

Alexander A. Finamore, LSE #391

FORM F

FREEMONT WOODS

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Sites

Project Name: Sand Pond Road Subdivision	Applicant Name: Van E. Hertel, Sr	Project Location (municipality): Baldwin
---	--------------------------------------	---

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol	TP-1	Test Pit	Boring
1. * Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
LOAMY SAND		YELLOWISH BROWN	
GRAVELLY MEDIUM SAND	LOOSE	LIGHT YELLOWISH BROWN	
LIMIT OF EXCAVATION = 40"			
LOT 1			
hydraulic non-hydraulic	Slope % 0	Limiting factor >40"	ground water restrictive layer bedrock

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.S. Soil Classification:	Profile	Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol	TP-3	Test Pit	Boring
1. * Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
FINE SAND		GRAY	
LOAMY SAND		REDDISH BROWN	
MEDIUM SAND	LOOSE	LIGHT YELLOWISH BROWN	
LIMIT OF EXCAVATION = 40"			
LOT 3			
hydraulic non-hydraulic	Slope % 1	Limiting factor >40"	ground water restrictive layer bedrock

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.S. Soil Classification:	Profile	Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol	TP-2	Test Pit	Boring
1. * Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
LOAMY SAND		BROWN	
GRAVELLY MEDIUM SAND	LOOSE	LIGHT YELLOWISH BROWN	
		PALE BROWN	
LIMIT OF EXCAVATION = 40"			
LOT 2			
hydraulic non-hydraulic	Slope % 0	Limiting factor >40"	ground water restrictive layer bedrock

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.S. Soil Classification:	Profile	Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol	TP-4	Test Pit	Boring
1. * Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
MEDIUM SAND		BROWN	
	LOOSE	LIGHT YELLOWISH BROWN	
LIMIT OF EXCAVATION = 36"			
LOT 4			
hydraulic non-hydraulic	Slope % 0	Limiting factor >36"	ground water restrictive layer bedrock

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.S. Soil Classification:	Profile	Soil Condition

Professional Endorsements (as applicable)

C.S.S. signature:	Date:
name printed/typed:	U.C.P.:
L.S.S. signature: <i>Alexander A. Finamore</i>	Date: 11/8/19
name printed/typed: Alexander A. Finamore	U.C.P.: 391

SOIL PROFILE/CLASSIFICATION INFORMATION

Detailed Description of Subsurface Conditions at Project Site

Project Name: Sand Pond Road Subdivision	Applicant Name: Van E. Hertel, Sr.	Project Location (municipality): Baldwin
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SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol:	TP-5	Test Pit	Boring
1. Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
FINE SAND		GRAY	
LOAMY SAND		BROWN	
LIMIT OF EXCAVATION = 38"			
LOT 5			
hydraulic non-hydraulic	Slope %	Limiting factor	ground water restrictive layer bedrock
	0	>38"	

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.S. Soil Classification:	Profile	Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol:	TP-7	Test Pit	Boring
1. Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
FINE SAND		GRAY	
LOAMY SAND		REDDISH BROWN	
LIMIT OF EXCAVATION = 37"			
LOT 7			
hydraulic non-hydraulic	Slope %	Limiting factor	ground water restrictive layer bedrock
	1	>37"	

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.S. Soil Classification:	Profile	Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol:	TP-6	Test Pit	Boring
1. Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
LOAMY SAND		BROWN	
LIMIT OF EXCAVATION = 40"			
LOT 6			
hydraulic non-hydraulic	Slope %	Limiting factor	ground water restrictive layer bedrock
	0	>40"	

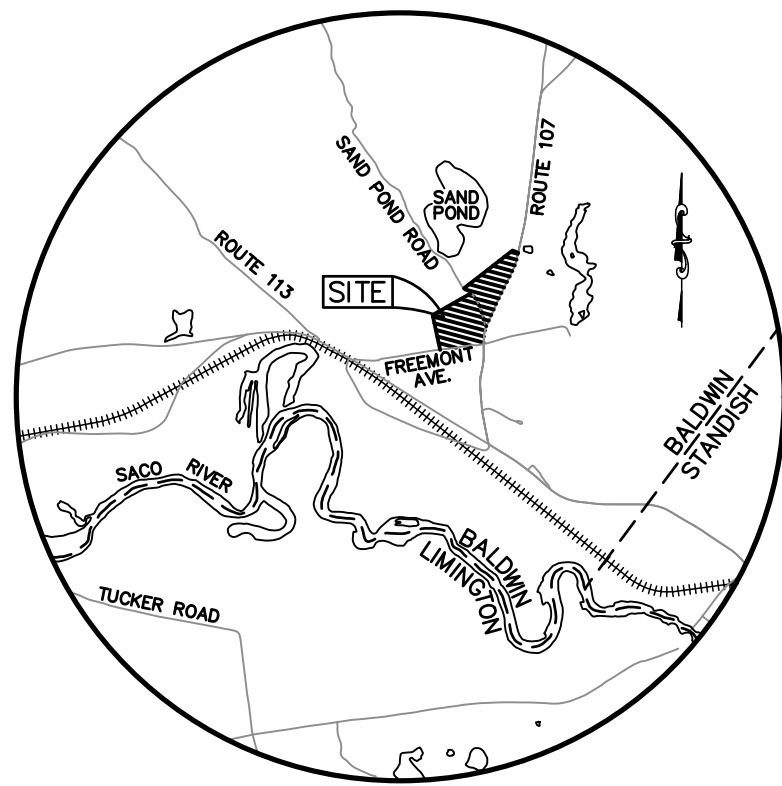
C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.S. Soil Classification:	Profile	Soil Condition

SOIL DESCRIPTION AND CLASSIFICATION			
Exploration Symbol:	TP-8	Test Pit	Boring
1. Depth of Organic Horizon Above Mineral Soil			
Texture	Consistency	Color	Mottling
SANDY LOAM	FRIABLE	DARK BROWN	NONE OBSERVED
MEDIUM SAND		BROWN	
LIMIT OF EXCAVATION = 40"			
LOT 8			
hydraulic non-hydraulic	Slope %	Limiting factor	ground water restrictive layer bedrock
	0	>40"	

C.S.S. Soil Series / phase name:	Drainage Class	Hydrologic Group
L.S.S. Soil Classification:	Profile	Soil Condition

Professional Endorsements (as applicable)

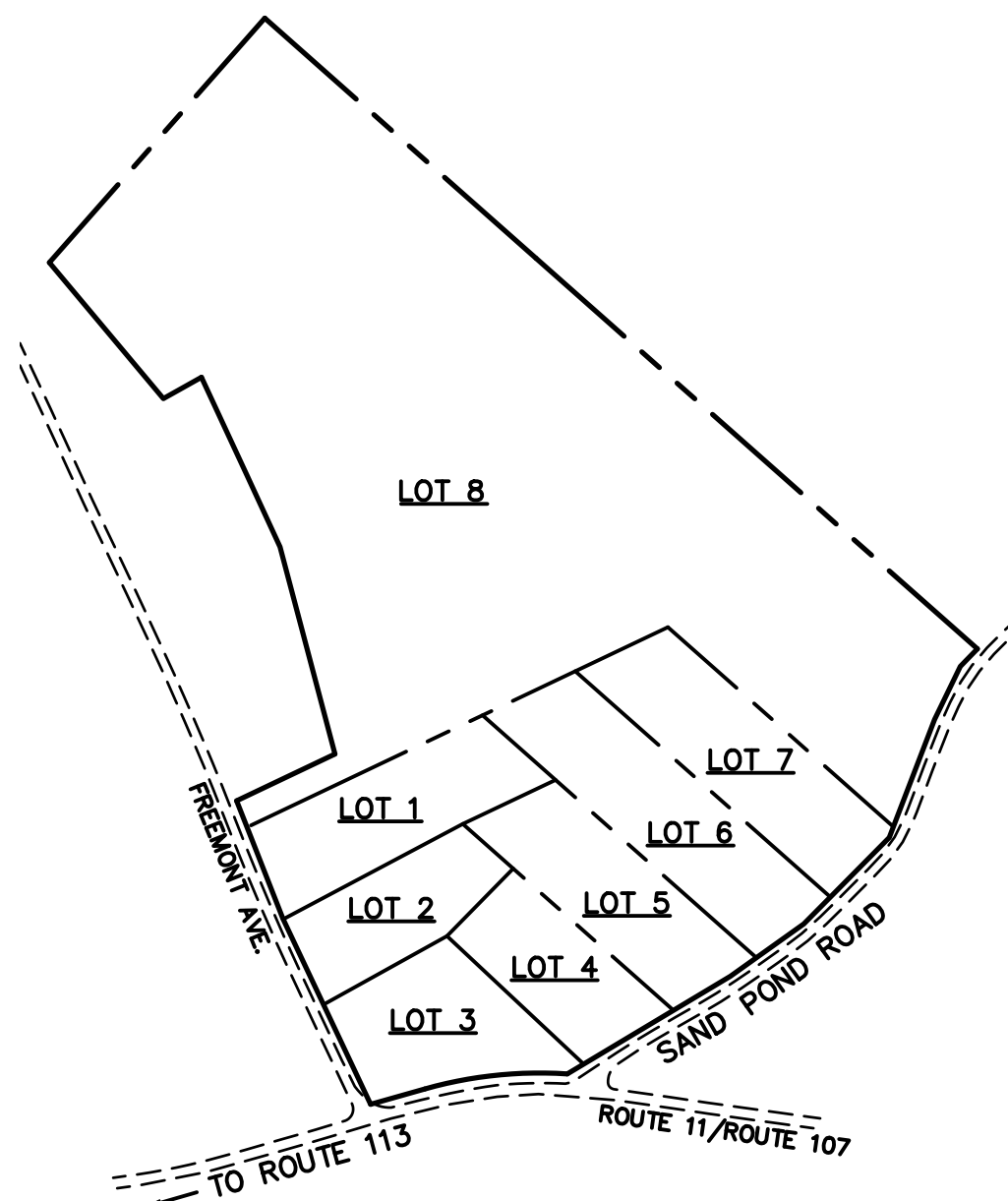
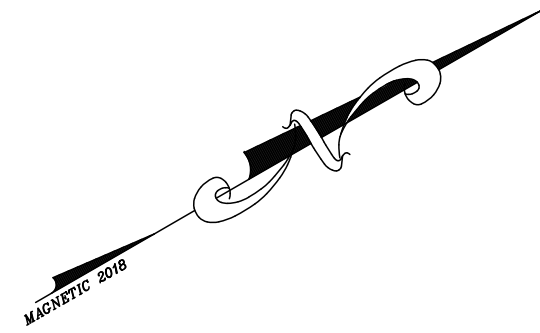
C.S.S. signature:	Date:
name printed/typed:	Lic. #:
L.S.S. signature: <i>Alexander A. Finamore</i>	Date: 11/8/19
name printed/typed: Alexander A. Finamore	Lic. #: 391



LOCATION MAP
SCALE 1"=5000'

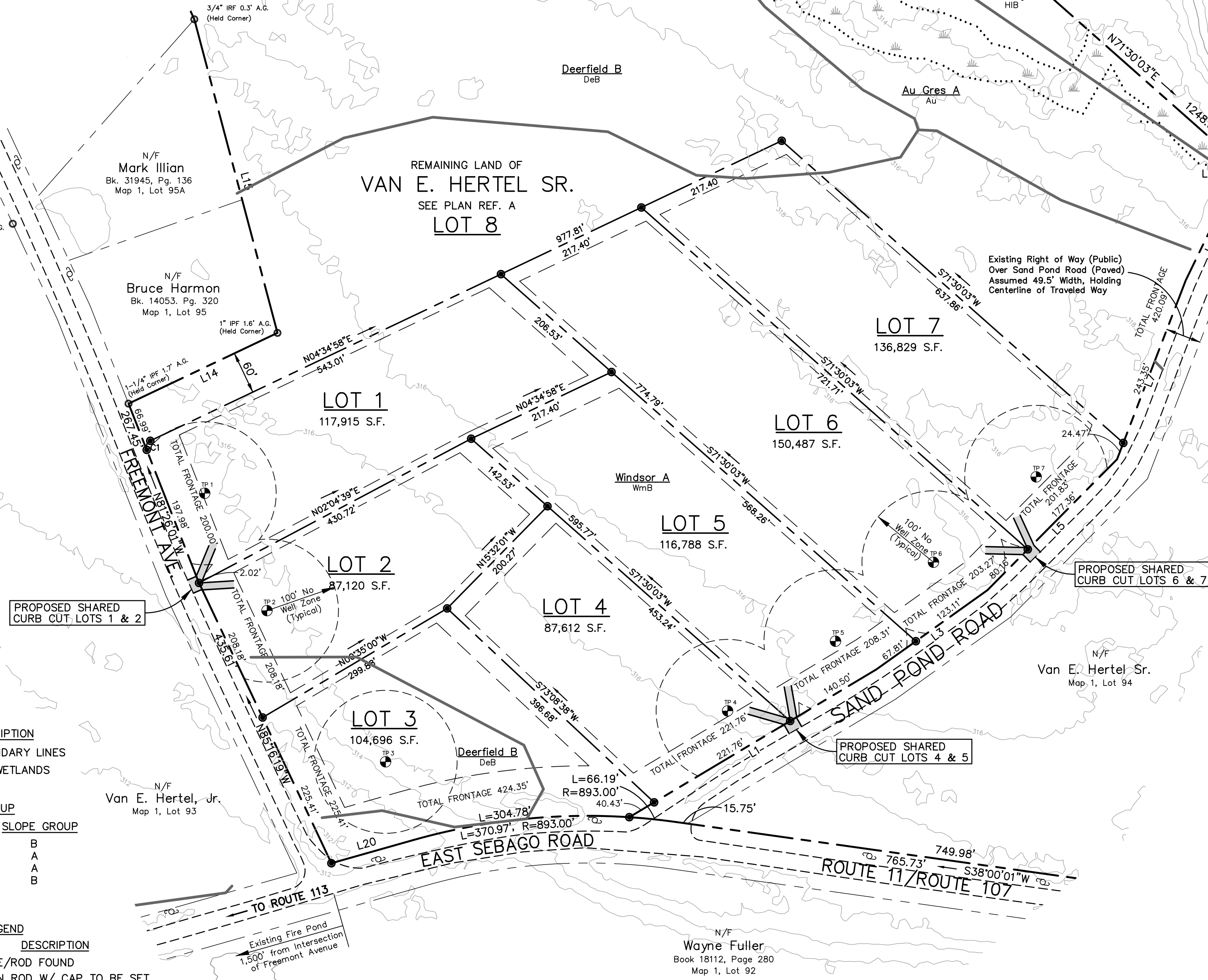
LINE DATA	
L1	- N00°53'32"W, 402.69'
L3	- N05°31'22"W, 190.92'
L5	- N15°17'00"W, 257.52'
L7	- N38°59'59"W, 267.82'
L9	- N34°07'58"W, 125.02'
L11	- N15°45'22"W, 51.72'
L14	- N04°34'58"E, 230.58' (Deed 230.34')
L15	- N74°50'50"W, 453.76' (Deed 454.74')
L20	- S14°11'55"W, 119.57'

CURVE DATA	
C1	- R=10.00', L=15.01'



KEY PLAN
SCALE 1"=400'

- NOTES:
- OWNER: VAN HERTEL, Sr.
P.O. BOX 1602
ALTON, NEW HAMPSHIRE
 - SURVEYOR: ROBERT C. LIBBY, JR., PLS #2190
BH2M
28 STATE STREET
GORHAM, MAINE
 - WETLANDS/TEST PITS: ALEXANDER A. FINAMORE, LSE #391
MAINELY SOILS, LLC
440 SWAMP ROAD
DURHAM, ME 04222
 - DEED REFERENCE: BOOK 35769, PAGE 248 (PARCEL 2)
 - TAX MAP REFERENCE: MAP 1, LOT 94
 - TOTAL PARCEL AREA: 51.303 ACRES (LOT 1-8)
 - EXISTING ZONING: R - RURAL DISTRICT
 - DIMENSIONAL REQUIREMENTS: MINIMUM LOT AREA 2 ACRES (87,120 S.F.)
LOT FRONTAGE 200'
SETBACKS:
FRONT (ROUTES 113, 5, 11 & 107) - 100'
FRONT (ALL OTHER APPROVED WAYS) - 75'
SIDE YARD - 10'
BACK YARD - 25'
 - CONTOURS SHOWN ARE FROM THE MAINE STATE GIS DATA CATALOG.
 - NO LOT DRIVEWAYS SHALL BE DIRECTLY FROM ROUTE 11.
 - TRIP GENERATION: 8 LOTS x 10 TRIPS PER DAY = 80 TRIPS PER DAY.
 - FIRE PROTECTION FROM EXISTING FIRE POND LOCATED 1500 FEET ALONG ROUTE 11 FROM FREEMONT AVENUE INTERSECTION.
 - SOIL MAPPING SHOWN ON PLAN TAKEN FROM CUMBERLAND COUNTY MEDIUM INTENSITY SOIL MAPS.
 - PROJECT FALLS WITHIN THE SACO RIVER WATERSHED.
 - ALL DRIVEWAY ENTRANCES SHALL INCLUDE A 15 INCH DIAMETER CULVERT.
 - PROJECT DOES NOT FALL WITHIN ANY FEMA 100 YEAR FLOOD ZONE.
 - PLAN REFERENCES:
 - "STANDARD BOUNDARY SURVEY, LAND OF VAN HERTEL, JR. ROUTE 113, ROUTE 11 & SMUT STREET, BALDWIN, MAINE" FOR VAN HERTEL, JR. DATED JULY 2018, BY BERRY, HUFF, McDONALD, MILLIGAN, INC.
 - "CONCEPT PLAN, SUBDIVISION, EAST SEBAGO ROAD & FREEMONT AVENUE, BALDWIN, MAINE" FOR VAN E. HERTEL, JR. DATED JUNE, 2019 BY BERRY, HUFF, McDONALD, MILLIGAN, INC.
 - BOUNDARY SURVEY MAP FOR THE ESTATE OF WAYNE L. JACKSON, OF THE "JACKSON FAMILY TRUST PARCEL", "HOUSE PARCEL" & "TRAILER PARCEL" LOCATED ALONG SAND POND ROAD & JACKSON LANE AND ALONG THE SOUTHERLY SHORE OF SAND POND, BALDWIN, MAINE, DATED 11/1/2004, BY MAINE BOUNDARY CONSULTANTS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 204, PAGE 873.
 - MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION STATE HIGHWAY PEQUAKET TRAIL, BALDWIN, CUMBERLAND COUNTY, DATED MAY 1938, SHEETS 1 to 3, FILE NO. 3-41.
 - BOUNDARY SURVEY ROUTE 107, ROUTE 11 & WOODS MILL ROAD, BALDWIN, MAINE, FOR VAN HERTEL, JR., DATED 4/30/2002, BY LEWIS & WASINA, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 203, PAGE 705.
 - PLAN OF PROPERTY, BALDWIN, MAINE, FOR LAWRENCE E. SEIDI & AGNES I. SEIDI, DATED DECEMBER 1987, BY SURVEY INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 182, PAGE 4.
 - PROPERTY PLAN LAND OF STEPHEN & DEAN WOOD, BALDWIN, MAINE, DATED JULY 1987, BY L.W. HAMMOND, JR. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 164, PAGE 56.



SOILS LEGEND

SYMBOL	DESCRIPTION
---	SOIL BOUNDARY LINES
.....	LIMIT OF WETLANDS

HYDROLOGIC SOIL GROUP

SYMBOL	SOIL	SLOPE	GROUP
DeB	Deerfield	B	
WmB	Windsor	B	
Au	Au Gres	A	
HIB	Hinckley	B	

LEGEND

SYMBOL	DESCRIPTION
○ I/PF/I/PF	IRON PIPE/ROD FOUND
● 5/8" IRON ROD W/ CAP TO BE SET	5/8" IRON ROD W/ CAP TO BE SET
○ UTILITY POLE	UTILITY POLE
○ TEST PITS	TEST PITS
○ DECIDUOUS TREE	DECIDUOUS TREE
○ CONIFEROUS TREE	CONIFEROUS TREE
--- WETLANDS	WETLANDS
--- PROPERTY LINE	PROPERTY LINE
--- ABUTTER'S PROPERTY LINE	ABUTTER'S PROPERTY LINE
--- EDGE OF PAVEMENT	EDGE OF PAVEMENT
--- EXISTING CONTOUR	EXISTING CONTOUR
--- ABOVE GROUND	ABOVE GROUND
--- NOW OR FORMERLY	NOW OR FORMERLY

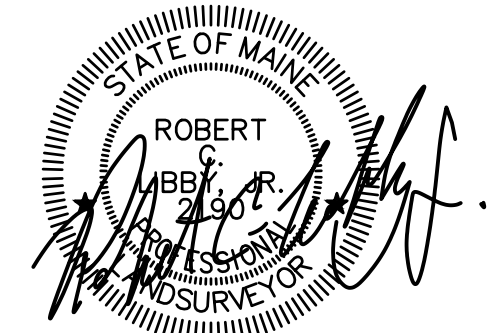
THIS PLAN REVIEWED AND APPROVED BY THE TOWN OF BALDWIN PLANNING BOARD.

CHAIR

DATE

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

1. NO SURVEYORS REPORT



ROBERT C. LIBBY JR.

PLS #2190

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel: (207) 839-2771
Fax: (207) 839-8250

FOR
Van E. Hertel, Sr.
P.O. Box 1602
Alton, New Hampshire 03809

FREEMONT WOODS
PRELIMINARY SUBDIVISION
EAST SEBAGO ROAD & FREEMONT AVENUE
BALDWIN, MAINE

DESIGNED W. Thompson	DATE Sept., 2019
DRAWN Dept.	SCALE 1" = 100'
CHECKED R. Libby Jr.	JOB. NO. 19137

SHEET

1

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