Town of Lamoine  
Application for Site Plan Review  

<table>
<thead>
<tr>
<th>Owner of Record</th>
<th>David &amp; Brenda Power</th>
<th>Address</th>
<th>147 Hard Point Rd, Dedham, ME 04429</th>
</tr>
</thead>
<tbody>
<tr>
<td>Applicant</td>
<td>CPEX, LLC</td>
<td>Address</td>
<td>21001 N. Tatum Blvd Ste 1630, Phoenix AZ 85050</td>
</tr>
<tr>
<td>Project Name</td>
<td>Clear Sky Acadia</td>
<td>Map/Lot</td>
<td>Map 8, Lot 23, Map 4, Lot 41</td>
</tr>
<tr>
<td>Engineer’s Name</td>
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</tbody>
</table>

In accordance with the Site Plan Review Ordinance, please submit the following information as part of this application.

1. A fully executed and signed original and nine copies of the application for site plan review.  Submitted April 17, 2023

2. The site plan (drawings) shall consist of one or more reproducible, stable base transparent originals at a scale of not less than 1” = 50’ to be filed at the town office. Space shall be provided on the development plan for the signatures of the board and date.  Exhibit 4

3. General Information

a. Name of owner of record and address and applicant’s name and address, if different; Exhibit 2

b. The name of the proposed development, if applicable; Clear Sky Acadia

c. Names and addresses of all owners of property within 500 feet of the property line of the site with assessor’s (tax) map and lot number of those properties; Exhibit 10

d. The assessor's (tax) map and lot number of the parcel or parcels composing the site; Exhibit 11

e. A copy of the deed to the property, option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant and status of property tax payment. Exhibit 12

f. The name and registration number of the land surveyor, architect, engineer, and/or similar professional(s), if any, who prepared the plan. 

4. Existing Conditions

a. Zoning classification(s) (including shoreland) of the property and the location of zoning district boundaries if the property is located
in two or more zoning districts or abuts a different district; Rural/Agricultural Shoreland

b. The bearings and distances of all property lines of the property to be developed and the source of this information; Exhibit 13

c. Location and size of any existing sewer and water systems, culverts and drains, fire hydrants or pond, adjacent to property to be developed and of any that will serve the development from abutting roads or land; None

d. Location, names and widths of existing roads and rights-of-way within or adjacent to the proposed development; Exhibit 4

e. The location of open drainage courses, wetlands, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel aquifers, and historic and/or archaeological resources, together with a description of such features. Exhibit 7

f. The location, dimensions and ground floor elevation of all existing building on the site. None

g. Topographical contours and the direction of existing surface water drainage across the site; and Exhibit 4

h. If any portion of the property is in the 100-year floodplain, its elevation shall be delineated on the plan or provide a FEMA floodplain map. Exhibit 15

5. Proposed Development Activity

a. Descriptions of all proposed uses of the development including specific uses of all structure to be built, converted or expanded. Exhibit 2

b. The location and dimensions of all proposed buildings and structures. Exhibit 4

c. The size, location, direction, and intensity of illumination of all outdoor lighting. Exhibit 4 - Sheet C-114

d. All existing and proposed setback dimensions. Exhibit 2 and 4

e. Proposed landscaping and/or buffering. Exhibit 2
f. When subsurface sewage disposal is proposed, an on-site soils investigation report by a Maine Department of Human Services licensed site evaluator. The report shall identify the classification of soils, location of all test pits, and proposed location. Exhibit 5

g. The type of water supply to be used. New PWS well onsite

h. The type, size, and location of all waste disposal or incineration devices. Dumpsters behind Lobby/Restaurant

i. The type, size and location of all machinery or equipment likely to generate appreciable noise at the lot lines. None

j. The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate. None

k. A schedule of construction including anticipated beginning and completion dates. Begin June 2023 Complete June 2024

l. A description of how special features identified in subsection 4.e. will be maintained or impacts upon them minimized. Exhibit 2

m. The existing and proposed method of handling storm water run-offs. Exhibit 4 - Sheet C-112

6. Additional Information. The planning board may require the following when it finds that the information required in Sections I.3 to I.5 is not sufficient, to determine that the standards in Section J. can be met.

a. A high intensity soils report prepared by a soil scientist certified in the State of Maine. Not requested

b. A storm water management and erosion control plan showing: Not requested

i) The direction of flow of the run-off through the use of arrows.

ii) The location, elevation, and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers.

iii) Engineering calculations used to determine drainage requirements based upon the 25-year 24-hour storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the amount of new
impervious surfaces (such as paving and building area) being proposed.

c. A hydrogeologic assessment prepared by a ground water hydrologist/geologist for projects involving common on-site water supply or on-site sewage disposal of 2,000 or more gallons per day. Exhibit 17

d. A utility plan showing, in addition to provisions for water supply and waste water disposal, the location and nature of electrical, telephone and any other utility services to be installed on the site.

  Electrical requested - Exhibit 9

e. A landscaping plan. Not requested

f. The location, width, typical cross-section, grades and profiles of all proposed roads and sidewalks. Not requested

g. Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed, and interest in financing the project. Exhibit 18

h. An estimate of the number of trips per day associated with the proposed development. Exhibit 8

7. The appropriate fee must accompany this application. This application must be submitted to the Lamoine Planning Board, 606 Douglas Highway, Lamoine, ME 04605 at least 10-days before the Board is to consider it at a regularly scheduled meeting.

**Signature Section**

By signing this, I maintain that the information provided to the Lamoine Planning Board is true and accurate to the best of my knowledge. I understand this is an application and will be informally discussed at a Lamoine Planning Board meeting and it is a public document.

__________________________  ___________________  ____________
Signature                 Title                    Date

William H Anderson, PE

Printed Name
### For Planning Board Use Only

<table>
<thead>
<tr>
<th>Event</th>
<th>Date</th>
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<tbody>
<tr>
<td>Date Received by Town Office</td>
<td></td>
</tr>
<tr>
<td>Date Mailed to Planning Board</td>
<td></td>
</tr>
<tr>
<td>Date Scheduled for Initial Review</td>
<td></td>
</tr>
<tr>
<td>Date of completeness determination</td>
<td></td>
</tr>
<tr>
<td>Date abutting landowners were notified</td>
<td></td>
</tr>
<tr>
<td>Date scheduled for application hearing</td>
<td></td>
</tr>
<tr>
<td>Fee Amount Due</td>
<td></td>
</tr>
<tr>
<td>Date Fee was paid to town treasurer</td>
<td></td>
</tr>
<tr>
<td>Final Action</td>
<td></td>
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<tr>
<td>Conditions – list below</td>
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</table>

**Signature of Planning Board Chair**  
**Date**
Application for Site Plan Review
Clear Sky Acadia Glamping Resort, Town of Lamoine, ME

Overview:
This application is being made for guest accommodations in various domes in locations shown on the attached plans. The property is not being subdivided with this application it is a Glamping development with individual lodging units and employee housing. However, a subdivision application is attached because many of the requirements in that application apply to a commercial development. This proposal is not subdividing the property. The application follows guidance for a large commercial development (with structures greater than 2,000 square feet of floor space), section 15 in the Building and Land Use Ordinance.

Definitions, from the Building and Land Use Ordinance:

Lodging Unit: a room or group of rooms in which sleeping accommodations are furnished for compensation and meals or other services may be furnished by the owner or operator to any individual not a family member. Lodging units shall include bed and breakfasts, inns, boarding houses, rooming houses, hotels, or motels.

Campground: Land upon which one or more tents are erected or trailers or other shelter are parked for temporary use for a fee or two or more sites on the same property arranged specifically for that purpose.

Subdivision: The division of a tract or parcel of land into three (3) or more lots within a five (5) year period whether accomplished by sale, lease, development, buildings or otherwise and as further defined in the Lamoine Subdivision Ordinance and the Maine State Statutes, Title 30-A, MRSA, Section 4401, as amended.

The following information is supplied in accordance with the Site Plan Review Ordinance.

1. The signed original and nine copies of this application for site plan review were provided on April 17, 2023.

2. Site plan drawings at a scale of 1” =100’ are attached to be filed at the town office.

3. General Information:
   a. Owner/Applicant:
      i. Owner: David and Brenda Power, 147 Hurd Point Rd, Dedham, ME 04429
      ii. Applicant: CPEX, LLC. 21001 N. Tatum Blvd Ste 1630, Phoenix, AZ, 85050
   b. Name of proposed development: Clear Sky Acadia
   c. Names and addresses of property owners within 500’ of property line with assessor’s tax map and lot number of these properties: See Exhibits 10.
   d. Assessor’s (tax) map and lot number of parcel(s) composing the site: See Exhibit 11.
   e. Copies of the deeds to the property are attached within this application packet.
   f. Land surveyor: Herrick & Salsbury Inc., registration # 2207
      Site/civil engineer: Anderson Engineering, # pending reciprocity.
      Environmental/site evaluator: Watershed resource consultants, LLC (Roger Amand) registration # 360
4. Existing Conditions:
   a. Zoning classification: Rural/agricultural zoning. The Shoreland District area on the parcel is zoned for limited residential.
   b. Bearing and distances of all property lines of the property are shown on the attached survey document exhibit 13. The subject parcels are the 228.1-acre Maine Coast Baptist Church parcel (State ID # 09180_004-041-000-000) and the 1.6-acre William Shorey parcel (State ID # 09180_008-021-000-000). See figure below from the Maine GIS Clearinghouse. Tax Assessors Maps are attached for Parcels 4-41 and 23.
   c. No sewer, water, or stormwater presently exists on the property. This parcel will be served by on-site water and wastewater systems, as are the adjacent lots.
   d. The existing driveway/road and 50’ right-of-way through the property (off Partridge Cove Road) is shown on the site plan.
   e. The locations of wetlands, streams, significant habitat areas, and potentially significant vernal pools are shown on the site plan. A summary report from Watershed Resource Consultants regarding protected natural resources is attached.
   f. No buildings presently exist on the site.
   g. 2’ topographical contours are shown on the site plan.
   h. A FEMA floodplain map has been provided with this application.

5. Proposed Development Activity:
   a. Proposed use is a dome glamping camp with an onsite restaurant and employee housing. 90 accommodation domes are proposed, each with a 7-to-10-meter diameter. Three “activity domes” will provide space for events and naturalist activities such as bird watching, hiking, and star gazing. Clear Sky has an existing operational dome glamping camp in Grand Canyon Junction, Arizona that this project will be similar to. Clear Sky Resort camps retain existing vegetation, aim to minimize disturbed areas as much as possible, and provide onsite staff accommodations.
b. Please see the provided site plan sheet set for the location of all proposed buildings and structures. The following table lists the proposed amenities and their size:

<table>
<thead>
<tr>
<th># Units</th>
<th>Description</th>
<th>Floorspace (Sq.ft)</th>
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</thead>
<tbody>
<tr>
<td>1</td>
<td>Restaurant/Check-in</td>
<td>6500</td>
</tr>
<tr>
<td>1</td>
<td>Main Activity Dome</td>
<td>3400</td>
</tr>
<tr>
<td>2</td>
<td>Accessory Activity Domes</td>
<td>900, 1900</td>
</tr>
<tr>
<td>1</td>
<td>Spa</td>
<td>3400</td>
</tr>
<tr>
<td>38</td>
<td>7m Guest Domes</td>
<td>425</td>
</tr>
<tr>
<td>50</td>
<td>8m Guest Domes</td>
<td>585</td>
</tr>
<tr>
<td>2</td>
<td>10m Guest Domes</td>
<td>845</td>
</tr>
<tr>
<td>1</td>
<td>Wedding Dome</td>
<td>1900</td>
</tr>
<tr>
<td>1</td>
<td>Pool</td>
<td></td>
</tr>
<tr>
<td>1</td>
<td>Laundry Dome</td>
<td>1900</td>
</tr>
<tr>
<td>4</td>
<td>Group Employee Housing</td>
<td>3400</td>
</tr>
<tr>
<td>2</td>
<td>Individual Employee Housing</td>
<td>585</td>
</tr>
<tr>
<td>1</td>
<td>Maintenance Dome</td>
<td>3400</td>
</tr>
</tbody>
</table>

c. Clear Sky Resort camps utilize only “dark sky” compliant lighting. See darksky.org for design guidelines that will be followed for this development. See Sheet C-114 for location and details.

d. Proposed building envelopes and setbacks follow the most conservative applicable Lamoine ordinances to preserve natural features and minimize impact to surrounding landowners. The Shoreland Zoning Ordinance requires 250’ setbacks from the normal high-water line of a water body and 75’ setbacks from streams, within which building is heavily restricted. No development activity is proposed within these Shoreland restricted setbacks or within any wetlands identified on the property. A preliminary site evaluation identified potentially significant vernal pools, from which a 250’ setback has been applied. A comprehensive survey will be conducted in the spring to determine whether any of these pools are considered “significant” under DEP and NRPA guidelines. The Building and Lane Use Ordinance for commercial structures suggests a 100’ setback from the side and rear of adjoining lot lines which has been applied. No structures are within 225’ of the front of the property or the Public Road from which access will be provided. Setbacks are shown on Sheets C-101 – 105

e. No significant landscaping is proposed for the property. The property is currently forested and tree removal will be limited to areas required for road construction, structure placement, parking, utility lines, and wastewater treatment/absorption areas. A vegetated buffer of at least 20’ will be maintained along all property lines.
f. On-site subsurface sewage disposal is proposed. An on-site soils investigation report has been completed by Watershed Resource Consultants and is attached as exhibit 5.

g. Onsite wells are proposed for the water supply to the camp. The proposed well location is on Sheet C-115.

h. Solid waste will be collected into dumpsters and recycling receptacles onsite and transported to a local transfer station for disposal.

i. No machinery or equipment likely to generate noise at the lot lines is proposed for the property. Construction activities will be restricted within setbacks and the proposed dome structures have a small impact.

j. No raw, finished, or waste materials will be stored outside.

k. Following approval by all relevant agencies and boards, construction is anticipated to begin in June 2023 and be completed within a 12-to-15-month window. Operations are to begin in Summer 2024.

l. Impacts to wetlands, streams, and other significant natural or cultural resources on the property will be minimized through low-impact development goals and clustered development within identified building envelopes. Construction activities will require a SWPPP plan. Special features will be identified by informational educational signage throughout the property. Low impact trails will be built and guests will be asked to stay on trails when walking the property.

m. No stormwater infrastructure presently exists on the property. Roads and driveways will be designed to minimize runoff with crowns, ditches, and culverts following topography. Onsite wastewater treatment areas will be selected for soil properties and depth to confining layers and stormwater provisions will be designed to ensure runoff routes away from drain fields. Retention ponds are a potential method of preventing runoff in excess of pre-development rates. Storm Water Drainage Areas and flow direction are on Sheet C-112.

6. Additional information will be prepared at the request of the Planning Board:

a. High intensity soils report – Not requested

b. Stormwater management plan details – Not requested

c. Hydrogeologic Assessment – Exhibit 17

d. Utility Plans – Electrical requested – Exhibit 9

e. Landscaping Plan – Not requested
f. Road and sidewalk details – Not requested – General road information included in Exhibit 4

g. Cost estimate and evidence of financial capacity – Exhibit 18

h. Trips per day – Exhibit 8

7. Fees, when determined, will be paid to the Town of Lamoine.
APPLICATION FOR SUBDIVISION  
TOWN OF LAMOINE

Instructions: The Planning Board will use this application in making its decision whether to approve the Subdivision. You must submit 9 complete copies of this application, including a Plot Plan for the entire subdivision and all supporting documentation, to the Lamoine Planning Board.

Be sure to address every item on the application, even if to indicate that you believe it “does not apply.” Thorough and accurate responses will greatly assist in the review process. If the required information is located on the Plot Plan, please indicate that fact on the application. If there is insufficient space on the application to fully explain the item, you may attach additional page(s). If you include attachments, please indicate on the attachment the item # to which it applies.

If you have questions about how to answer a particular item, please contact the Lamoine Code Enforcement Officer at 667-2242.

Applicant Name(s): Clear Sky Resorts – Acadia, CPEX, LLC

Date of Application: 1-18-2023  Fee Paid: TBD

Proposed Number of Lots: 2, Existing Parcels  Tax Map & Lot Number(s): BOOK 5564 PG 300-307, PARTIRUDGE COVE RD. LAMOINE, ME., Tax Maps are attached to this application.

1. Title and purpose of the Subdivision: See attached Site Plan Application
2. Scale, date, North Point and geographical: See attached Site Plan Application
3. Boundaries of the parcel to include remaining portions of owner’s land: See attached Site Plan Application
4. Names of owner(s), engineer(s), and surveyor(s): See sheet C-001 of attached Site Plans.
5. A statement specifying the land use proposed for the subdivision in general and each functional unit in particular, specifying any covenants imposed, with a description of the character of the structures and their location on the parcel, and drawings of elevations and floor plans for each proposed structure: Please see sheets C-501 and 502 and attached documentation.
6. Names and addresses of owners of abutting properties and location of their abutting properties, indicating structures within 200 feet of the common boundary: Attached to Pre-Application Submittal dated 10-28-2022 and to this document.
7. Existing and final proposed lines and dimensions of lots, streets, ways, fire zone parking areas, easements and public or common areas within the subdivision. The Plot Plan map must also indicate the total square footage of each lot and the total square footage of the lot supporting soils suitable for building purposes (upland). N/A, the property is not being subdivided.

8. Sufficient data to determine the location, direction and length of every street and way line, lot line and boundary line, and to establish these lines on the ground: Parcel Boundary is attached to this document.

9. Name, location, width, profile and cross-section, radius of curves of all existing and proposed streets, and the design of traffic control. This shall include profiles of the center lines of proposed streets separate from the plan diagram, at a horizontal scale of 1 inch equals 5 feet, or adjusted to the standard-size mylar, with all elevations referred to U.S.G.S., DATUM or other permanently established benchmark: Road Plan, profiles, and details are shown on Sheets C-101-105 and C-106 – C-111.

10. Kind, location, profile and cross-section of all existing and proposed drainage: Drainage and storm water details will be submitted as a condition of final approval. Storm water flow direction and drainage areas are shown on Sheet C-112.

11. Location, with dimensions, of natural and man-made features affecting the subdivision, including but not limited to water bodies, streams, swamps, wooded areas, ditches, highways, buildings, community recreational resources, historic sites, landscaping, wooden screens, vegetated buffers, amount of deforestation required, etc. If the land contains no such features, state “none.”: None

12. Location, with dimensions, of utilities, electrical lines, existing rights of way, etc.: to be submitted as a condition of final approval. Existing road rights of way are shown on Sheets C-101-105.

13. Plans for water supply adequate to meet the needs of the proposed subdivision and the requirements of the Building and Land Use Code: Hydrogeological studies are being prepared. The water supply is a proposed well. The estimated pumping rate from a well is 20gpm. Plans will include a 25,000 gallon water
storage tanks for domestic use and fire storage. The Public Water Supply (PWS) layout and storage is shown on sheets C-115-116.

14. Plans for fire protection bearing the written approval of the Chief of the Lamoine Fire Department (see Section 12 I): Written approval will be obtained from the Fire Department prior to construction.

15. Plans for needed waste water and sewage disposal along with all backup information to support the validity of the waste water and sewage disposal concepts. A statement from a certified geologist, registered civil engineer, or licensed soil evaluator is required for this purpose. Plans will be completed along with approvals from the Health Department prior to construction.

16. Topographical map of the site, showing 10’ (ten foot) contours: Contours are shown on site plan Sheets C-101-105.

17. A list of construction items to be completed before the sale of any lot or within the two year permit period (e.g. streets, streetlights, culverts, fire hydrants, fire zone parking areas, etc.) All services will be completed as a condition of occupancy permits, however there will be no lot sales.

18. Suitable space on the Plan to record final approval by the Board, with conditions, if any, and also the date of approval: Sheet C-001 has space to record final approval.

19. Certification by a licensed surveyor or equivalent authority: Survey was attached to Preliminary plat application, an updated as-built survey will be completed prior to occupancy permits.

20. Other required written approvals
   a. Water supply system proposals contained in the Plan shall be approved in writing by a) the servicing Water Department service is to be used; b) the State of Maine Department of Human Services if the applicant proposes to provide a central water supply system, or c) a civil engineer registered in the State of Maine if individual wells serving each building site are to be used. The Board may also require the applicant to submit the results of water quality tests as performed by the Department of Human Services: Written approvals will be completed prior to construction and occupancy.
   b. Sewage disposal system proposals contained in the Plan shall be properly endorsed and approved in writing by a) the State of Maine Department of Human Services if a central sewage collection system is to be used or if individual septic tanks are to be installed by the applicant, or b) the Maine Department of Environmental Protection if the Town System to be used is
inadequate by State standards and the waste generated is of significant nature. Written approvals will be completed prior to construction for onsite wastewater treatment. Wastewater collection lines, tanks, and disposal areas are shown on Sheet C-118.

c. If the proposed subdivision in any way falls within the jurisdiction of and is subject to review by the State of Maine Department of Environmental Protection, then approval by that agency shall be secured in writing before submission of the Plan: Written approvals will be completed as a condition of final approval.

d. Approved fire protection plan: Written approvals will be completed as a condition of final approval. Sheet C-115 and 116 show a 20,000 water storage tank centrally located in the project.

21. The applicant must provide sufficient evidence that the proposed subdivision does not violate:
   a. The Town’s Floodplain Management Ordinance or
   b. The Maine Department of Environmental Protection (DEP)’s Storm Water Management Plan.

22. Evidence that all required fees have been paid.

Note that the Planning Board may require further information from the applicant if such information is needed to make a determination whether the proposal meets the criteria for approval of the project set out in Maine law or the Lamoine Building and Land Use Code.

William H. Anderson, Agent for Clear Sky Resorts

For Planning Board Use Only
GENERAL NOTES:
1. ALL ITEMS LISTED IN THESE NOTES ARE INCIDENTAL TO THE PROJECT AND WILL NOT BE PAID FOR SEPARATELY UNLESS NOTED AND/OR A SPECIFIC ITEM IS LISTED IN THE BID TABULATION.
2. THE CONTRACTOR SHALL HAVE NO POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF PLAN AND SPECIFICATIONS WHICH HAVE BEEN APPROVED BY THE APPLICABLE AGENCIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMENCEMENT OF ANY WORK ON THE PROJECT AND/OR WORK IN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER/DEVELOPER OF ANY PROBLEMS IN CONFORMING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROPOSED IMPROVEMENTS PRIOR TO ITS CONSTRUCTION.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING CONSTRUCTION PROBLEMS THAT ARISE DURING CONSTRUCTION ACTIVITIES DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR IN THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IN THE EVENT OF ANY AGENCY INSPECTOR'S DISAGREEMENT WITH THE DEVELOPER'S REPRESENTATIVES, THE MODIFICATIONS TO THE APPROVED PLANS PROPOSED BY THE DEVELOPER DO NOT SIGNIFICANTLY CHANGE THE CHARACTER OF THE WORK OR TO USE CONTINUOUS PUBLIC OR PRIVATE IMPROVEMENTS, THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REvised PLANS TO THE APPLICABLE AGENCIES FOR APPROVAL PRIOR TO ANY FURTHER CONSTRUCTION OR ISSUATION TO THAT PORTION OF THE WORK.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ONE (1) COPY EACH TO THE OWNER, ENGINEER, AND ANY OTHER AGENCIES PRIOR TO FINAL ACCEPTANCE OF THE WORK.
8. THE CONTRACTOR SHALL BE SOLELY AND COMpletely RESPONSIBLE FOR CORRECTING ANY OF THE ABOVE CONDITIONS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN TWENTY-FOUR HOURS OF NOTICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMARKING ALL INFORATION LOCATIONS IDENTIFIED ON THESE PLANS PRIOR TO CONSTRUCTION.

INCIDENTAL DAMAGE:
1. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PUBLIC OR PRIVATE IMPROVEMENTS, AVENGING THAT WERE REMOVED OR DAMAGED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: RESIDENTIAL SERVICES, BIBS, WATER LINES, SEWER LINES, STORM DRAINS, ETC.
2. THE CONTRACTOR SHALL REMOVE OR REPLACE OR EXISTING LANDSCAPING IN VARIOUS, THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL GUARANTEE THE LANDSCAPING FOR ONE (1) YEAR AFTER THE FINAL ACCEPTANCE OF THE CONSTRUCTION.
3. THE CONTRACTOR SHALL RESET ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION AT THE TIMES OF PROJECT COMPLETION.
4. ANY CONSTRUCTION DEBRIS OR MUD TRASHING IN THE PUBLIC RIGHT-OF-WAY SHALL BE REMOVED IMMEDIATELY BY THE CONTRACTOR.
5. THE CONTRACTOR SHALL FIX ANY DAMAGE OR EXCESSIVE PAVEMENT FAILURES OUTSIDE OF THE PROJECT LIMITS CAUSED BY PROJECT CONSTRUCTION AND SHALL PROPERLY BARRICADE THE AFFECTED AREA UNTIL NECESSARY REPAIRS ARE COMPLETE. THE CONTRACTOR TO CORRECT ANY OF THE ABOVE CONDITIONS WITHIN THE PUBLIC RIGHT-OF-WAY WITHIN TWENTY-FOUR HOURS OF NOTICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR REMARKING ALL INFORMATION LOCATIONS IDENTIFIED ON THESE PLANS PRIOR TO CONSTRUCTION.

SURVEY MONUMENTS:
11. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL SURVEY MONUMENTS DISTURBED DURING CONSTRUCTION WITHIN SIXTY DAYS OF PROJECT COMPLETION.
12. THE CONTRACTOR SHALL REMOVE OR REPLACE THE EXISTING LANDSCAPING IN VARIOUS, THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL GUARANTEE THE LANDSCAPING FOR ONE (1) YEAR AFTER THE FINAL ACCEPTANCE OF THE CONSTRUCTION.
13. THE CONTRACTOR SHALL REMOVE OR REPLACE OR EXISTING LANDSCAPING IN VARIOUS, THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL GUARANTEE THE LANDSCAPING FOR ONE (1) YEAR AFTER THE FINAL ACCEPTANCE OF THE CONSTRUCTION.
14. THE CONTRACTOR SHALL REMOVE OR REPLACE THE EXISTING LANDSCAPING IN VARIOUS, THAT WAS REMOVED OR DAMAGED DURING CONSTRUCTION. THE CONTRACTOR SHALL GUARANTEE THE LANDSCAPING FOR ONE (1) YEAR AFTER THE FINAL ACCEPTANCE OF THE CONSTRUCTION.
SITE PLAN NOTES:
1. RURAL AGRICULTURAL ZONING. SHORELAND ZONING IS LIMITED RESIDENTIAL.
2. LOT RECORDED IN BOOK 5564 PG 300-307, PARTIRUDGE COVE RD.
   LAMOINE, ME.
3. LOCATIONS OF ALL SITE IMPROVEMENTS ARE PRELIMINARY.
4. A PROPERTY SURVEY AND SITE EVALUATION WILL BE REQUIRED.
5. POTENTIAL WASTEWATER ABSORPTION AREAS ARE BASED ON NRCS SOIL DESCRIPTIONS AND TOPOGRAPHY. SITE LAYOUT WILL BE RE-EVALUATED FOLLOWING SOIL ANALYSES.
6. 250' SHORELAND AND 75' STREAM SETBACKS COMPLY WITH ME DEPARTMENT OF ENVIRONMENTAL PROTECTION # 06-096 CH-1000 AND THE MANDATORY SHORELAND ZONING ACT. NO STRUCTURES MAY BE CONSTRUCTED WITHIN SETBACKS WITHOUT A VARIANCE OR PERMIT FROM CODE ENFORCEMENT. EXISTING PATHS/ROADWAYS WITHIN SETBACKS MAY BE IMPROVED. WORK WITHIN 250' OF SIGNIFICANT VERNAL POOLS MUST BE PERMITTED BY DEP.
7. ROAD AND UTILITY CONSTRUCTION WITHIN WETLANDS REQUIRES A PERMIT.
8. PHASE I FEATURES 60 GUEST DOMES AND PHASE II FEATURES 30 GUEST DOMES. THESE ARE A MIX OF 7, 8.5, AND 10-METER DOMES. MINIMUM SPACING BETWEEN DOMES: 18 SQ FT.
9. EACH CAMPSITE IS A MINIMUM OF 3,000 SQUARE FEET PER THE LAMOINE CAMPGROUND ORDINANCE.
10. PROPERTY LINE SETBACK IS 100'. NO STRUCTURES ARE PROPOSED BEYOND SETBACK.

SITE PLAN OVERVIEW

LEGEND (1" = 500')

- PARCEL BOUNDARY (APPROXIMATE)
- PROPERTY BUILDING SETTBACKS (250')
- ADJOINING PROPERTY LINES
- 2' MINOR CONTOURS
- WETLANDS (PRELIM. WRC INVENTORY)
- SUITABLE BUILDING ENVELOPES
- CRITICAL HABITAT BUFFER ZONES (WRC INVENTORY)
- TIDEAL WATERSHED (WRC INVENTORY)
- POTENTIAL SIGNIFICANT VERNAL POOL (WRC INVENTORY)
- 250' VERNAL POOL SETBACK
- STREAMS
- TIDEAL HIGH WATER LINE
- EXISTING ROAD RIGHT-OFF-WAY
- FRESHWATER PONDS (WRC INVENTORY)
- EXISTING STRUCTURES (NONE ON PROPERTY)
- PROPOSED ROAD
- PROPOSED DRIVEWAY
- PROPOSED 4' WIDE FOOTPATH
- PROPOSED SWIMMING POOL
- POTENTIAL DRAINFIELD LOCATION (NTS)
- PROPOSED TEST PIT LOCATION
- PROPOSED VEGETATED STORMWATER BUFFERS
- PARKING SPACES
- PROPOSED 7m, 425 sqft GUEST DOMES (38)
- PROPOSED 8.5m, 611 sqft GUEST DOMES (50)
- PROPOSED 10m, 845 sqft GUEST DOMES (2)
- PROPOSED STAFF FACILITIES (4x3400 sqft, 2x 585 sqft)
- PROPOSED 3400 sqft MAINTENANCE FACILITY
- PROPOSED LAUNDRY & HOUSEKEEPING FACILITY DOME (1500 sqft) & HOUSEKEEPING SERVICE BUILDINGS (3)
- PROPOSED 1500 sqft ACTIVITY DOMES OR TOWERS (3) AND PROPOSED 1500 sqft EVENT TENT
- PROPOSED CHECK-IN LOBBY & RESTAURANT DOME WITH ATTACHED KITCHEN FACILITY
- PROPOSED SWIMMING POOL

NOTE: DOME PLACEMENT SHOWN ON SITE PLAN IS PRELIMINARY AND SUBJECT TO CHANGE.
ROAD PLAN NOTES:
1. All subbases and roads are to be proof rolled as directed by engineer.
2. Water line and sewer lines must maintain a 10’ horizontal separation.
3. Minimum cover is to be maintained over all sewer pipes located in roadway.
4. 10’ minimum cover is to be maintained over all sewer laterals not located within
   roadway.
5. Access and employee roads are to be constructed through existing cleared
   right-of-ways, improvements to be made to comply with zoning subdivision and
   campground ordinance regulations.
6. If subgrades to individual domes are to be steep slope with all weather subgrade
   surface, repair 0’ of topsoil and place subgrade surface.
7. All pipes are to be concrete or bored to drain; roadside ditches to be installed in
   accordance with standard practice.
8. Roads to rest at grade if local slope exceeds 1%. If 2% roadway, subgrades
   required to contour contours. Locations generally shown on plans.
9. For 24” or smaller culverts, at streambed elevation with rip rap outlets per sheets
   C107-120. Place additional culverts as needed or as directed by engineer.
10. Minimum 12” cover over culverts and installed per manufactures recommendation.
11. All culverts installed in roadway to be protected with silt fence or wattles.
12. All parking to be off street.
13. Ditches to be installed in roadway, 6’ depth of reinforced concrete.
14. Handicap parking concrete is to be 4,000 psi mix design and reinforced with fiber
   and rebar.
15. Cut and fill areas to be reseeded immediately.
16. No camp units to be within 25’ of the roadway.
17. Project engineer shall provide contractor and surveyor with an AutoCAD file for
    project layout and survey.

ADA PARKING/STRIPING NOTES:
- 1 of 8 accessible parking spaces, but at least one must be van-accessible
- 1.50 max slope in all directions on access aisle (2%)
- Two parking spaces may share an access aisle
- Access aisle for Van space to be on passenger side
- Van space requires a "Van accessible" sign
- Spaces near accessible route

- Accessed via route:
  - No steps or stairs
  - Slope must not be greater than 1:12 in the direction of travel (10%)

ACCESSIBLE ROUTE:
- Hatch lines 36” O.C. max
- 4” width
- 15” - 18” in length

CONCRETE HANDICAP PARKING:
- Concrete handicap parking striping detail

CONCRETE HANDICAP PARKING CROSS SECTION N.T.S.
- Concrete handicap parking cross
- 6” reinforced subgrade or equal, approved by engineer
- Undisturbed native soil

WATER LINE MINIMUM 18” COVER (SLEEVED) OR 36” UNSLEEVED

SEWER LINE MINIMUM 36” COVER

DITCH 9’ MIN

20’ TWO WAY ROAD SECTION N.T.S.

HANDICAP PARKING SIGN MEETING ASTM D 4956 TYPE 1
12”X18”

INTERNATIONAL SYMBOL OF ACCESSIBILITY STENCIL APPLIED AT SPACE EXIT MIN: 36”
- Usually blue background with white markings

4’ PAINT WIDTH
NOTES:
1. DOMES ON RAISED DECKS ARE NOT CONSIDERED IMPERVIOUS AREA. SOIL BENEATH DECKS WILL BE UNDISTURBED. ONLY STRUCTURES ON SLABS SHOWN IN THIS EXHIBIT.
2. PER SITE PLAN DESIGN, 8 ACRES (3.5% OF THE PARCEL) WILL BE IMPERVIOUS.
3. LOW-ImpACT-DEVELOPMENT STANDARDS HAVE BEEN IMPLEMENTED IN SITE DESIGN AND STORMWATER MANAGEMENT PLANS. THE MAINE STORMWATER MANAGEMENT TECHNICAL DESIGN MANUAL VOLUME III HAS BEEN USED AS DESIGN GUIDANCE.
4. RATIONAL METHOD AND TR-55 TABULAR METHODS WILL BE USED FOR EACH SUB-CATCHMENT AREA TO SIZE STORMWATER BMPs. THE 24-HOUR, 2-, 25- AND 100-YEAR STORM EVENTS WILL BE CONSIDERED IN DESIGN OF PONDS, BUFFERS, AND CURVETS.
5. PRELIMINARY TR-55 CALCULATIONS SHOW NO PRE- OR POST-DEVELOPMENT RUNOFF FROM THE 25-YEAR STORM. INDIVIDUAL SUB-BASINS TO BE ASSESSED.
6. VEGETATED BUFFERS ARE TO BE THE PRIMARY RECOMMENDED STORMWATER BMP. BUFFERS TO BE DESIGNED TO MANAGE SHEET FLOW FROM DEVELOPED AREAS. WOODED BUFFERS ADJACENT TO CONSTRUCTION, ALONG DOWNHILL SIDES OF ROADWAYS, AND AT DITCH TURNOUTS ARE PROPOSED.
7. IF REQUIRED, MULTI-STAGE OUTLET STORMWATER PONDS WILL BE SIZED ACCORDING TO MAINE DEP GUIDELINES WHERE RUNOFF IS CHANNELIZED IN SUFFICIENT VOLUME TO REQUIRE DETENTION.
8. BRIDGES AND ROADWAYS WILL BE DESIGNED IN CONSIDERATION OF ONSITE AND OFFSITE DRAINAGE PATTERNS.
SOLAR LIGHTS
- Spaces 45'-60' apart from one another
-阿尔多斯 networking with each other
- Staggered along both sides of all roads to provide even lighting
- Panels on top of poles and lights in ground
- Luminaires are full length
- Fully shielded

SOLAR STRING LIGHTS
- Placed around common areas where solar exposure is sufficient
- Full shielded
- Used for illumination

ELECTRICAL LIGHTS
- Placed on an area where the road is not used
- Helps illuminate areas without a view
- Used for long-term illumination
- Suitable for outdoor use
- Subject to change based on stock availability

Legend:
- Parcels and property lines
- Roadway property lines
- 1' Major contours
- 2' Minor contours
- Roads (24' wide)
- Driveways (16' wide)
- Solar or electric ground light with 20' light circle
- Solar string lights


Outdoor/IP54 Waterproof Lawn Lamp Hotel Villa Landscape Pillar Post 10W Garden LED Bollard Light

Hampton Bay Low Voltage 3-Watt Black Outdoor Integrated LED Landscape Path Lights (4 pack)

Bollard Light IP65 Aluminum Post Light 100-240V Outdoor Garden Landscape Lawn Lamp Mushroom Style Lawn lights
WATER SYSTEM NOTES:

1. WATER SYSTEM LAYOUT IS PRELIMINARY. SUBJECT TO CHANGE FOLLOWING SITE EVALUATION AND WELLHEAD SITE EVALUATION.
2. THE WATER SYSTEM IS A TRANSIENT NON-COMMUNITY PUBLIC WATER SUPPLY.
3. ALL WATER AND SEWER LINES ARE TO BE SEPARATED 10' HORIZONTALLY AND/OR 2' VERTICALLY.
4. PUMP SIZING TO BE DETERMINED FOLLOWING WELL COMPLETION.
5. WELL PUMPHOUSE TO BE CONSTRUCTED PER SPECIFICATIONS ON SHEET C-116.
6. TREATMENT TO BE PERFORMED IF NECESSITATED BY WATER QUALITY.
7. WATER SYSTEM TO BE TESTED AND DISINFECTED PRIOR TO PLACEMENT INTO SERVICE PER AWWA REQUIREMENTS.
8. ALL WATER PIPE TO BE 3" CL200 HDPE OR PVS WITH LEAD-FREE BRASS FITTINGS.
LEGEND
1. PRESSURE RELIEF VALVE, 2" set of Reips On Tanks.
2. LIGHTS, 100Watt IN NSF SAFETY ENCLOSURE & SWITCH, INCLUDE
3. PUMP DETAIL AND ASSEMBLY, GOULD’S MODEL 45GS30 PUMP AND 
   ASSEMBLY WITH CHECK VALVE, TRANSDUCER, VFD PANEL.
4. LIQUID FILLED PRESSURE GAUGE
5. SAMPLE TAP, SMOOTH NOSE, 16" ABOVE FLOOR
6. FLOOR DRAIN, P TRAP AND 24 MESH SCREEN ON END OF PIPE TO
   DAYLIGHT.
7. CHECK VALVE
8. GOULD’S PRESSURE TANKS, V-350, 119 GALLON, W/ 1.25" BALL VALVE & 
   PRESSURE RELEASE.
9. BALL VALVE, 2"
10. CONCRETE CISTERN, 20,000 GALLONS BURIED UNDER PUMP HOUSE.
11. PUMP DETAIL AND ASSEMBLY TO BE 
   REMOVED.
12. LIQUID FILLED PRESSURE GAUGE
13. PUMP DETAIL AND ASSEMBLY TO BE 
   REMOVED.
14. LIQUID FILLED PRESSURE GAUGE
15. PUMP DETAIL AND ASSEMBLY TO BE 
   REMOVED.
16. LIQUID FILLED PRESSURE GAUGE
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24. LIQUID FILLED PRESSURE GAUGE
25. PUMP DETAIL AND ASSEMBLY TO BE 
   REMOVED.
26. LIQUID FILLED PRESSURE GAUGE
27. PUMP DETAIL AND ASSEMBLY TO BE 
   REMOVED.
28. LIQUID FILLED PRESSURE GAUGE

TYPICAL COMPONENTS

PUMPHOUSE PLAN VIEW

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ANDERSON ENGINEERING, INC.
WASTEWATER SYSTEM NOTES:

1. WASTEWATER SYSTEM LAYOUT IS PRELIMINARY. SUBJECT TO CHANGE FOLLOWING SITE EVALUATION AND SOILS ASSESSMENT BY A LICENSED SITE EVALUATOR (SPRING 2023).

2. SIZING AND SPECIFICATIONS OF WASTEWATER TREATMENT AREAS TO BE CONFIRMED FOLLOWING SOIL ASSESSMENT.

3. SYSTEM DESIGN AND LAYOUT TO CONFORM TO REGULATION SET FORTH IN THE MAINE DEPARTMENT OF HEALTH & HUMAN SERVICES SUBSURFACE WASTEWATER DISPOSAL RULES (10-144 CHAPTER 214, 2014).

4. GRAVITY SEWER MAINS ARE PROPOSED WHERE SITE TOPOGRAPHY IS SUITABLE. FORCE MAINS ARE PROPOSED ELSEWHERE.

5. ALL PROPOSED GRAVITY COLLECTION LINES SHALL MAINTAIN A MINIMUM 0.6% SLOPE.

6. ORENCO PUMPS OR EQUAL ARE TO BE SPECIFIED FOR MAXIMUM ANTICIPATED FLOW RATES FROM STEP TANKS AND IF DISPOSAL AREA IS TO BE PRESSURE-DOSED.

7. SEWER MAINS TO MAINTAIN A BURIAL DEPTH NO LESS THAN 4', UNLESS INSULATED PER ENGINEERS RECOMMENDATION.

8. 10' SEPARATION FROM WATER MAINS TO BE MAINTAINED THROUGH SYSTEM EXCEPT WHERE LINES CROSS. PROTECTIVE CASING AROUND WATER MAINS SHALL BE FURNISHED WHERE SEPARATION CANNOT BE MAINTAINED.

9. CLEANOUTS SHALL BE INSTALLED AS DIRECTED BY THE PROJECT ENGINEER.

10. SERVICE CONNECTIONS TO EACH PLUMBED STRUCTURE TO BE SPECIFIED.
TYPICAL CAMPSITE LAYOUT

**NOTES**

1. ALL GUEST DOMES WITH THE EXCEPTION OF ADA ACCESSIBLE DOMES WILL BE ON RAISED DECKS.
2. ALL 15 AND 20 METER DOMES WILL BE ON SLABS UNLESS TERRAIN CONSTRAINTS REQUIRE A RAISED DECK.
3. ALL GUEST DOMES, KITCHEN, RESTAURANT, AND CHECK-IN STRUCTURES TO BE GLASS AND WOOD COMPOSITE.
4. ALL EMPLOYEE AND OTHER AUXILIARY DOMES TO BE PVC CANVAS MATERIAL.

**GLAMPING DOMES TO CONTAIN**
- Beds, Bathrooms, Seating, Trash Receptacles, Fireplaces, and Fire Extinguishers

**MINIMUM 50' BETWEEN DOMES**

**DARK-SKY COMPLIANT OUTDOOR LIGHTING FIXTURES (15' LIGHT RADIUS)**

**14' DRIVEWAYS OFF LOOP ROAD. ALL DOMES MIN. 25 SETBACK FROM ROAD.**

**3000 s.f. MINIMUM CAMPSITE AREA**

**SEWER, WATER, AND ELECTRICAL SERVICES LINES TO ALL DOMES (TYP.)**

**MINIMUM 2 PARKING SPACES PER SITE**

**FLOOR PLAN KEYNOTES**

1. Water Tower, A/C, Etc. (Not to Scale)
2. Ductwork & Fume Hoods
3. Bar & Restaurant Bar
4. Work Area, Store Room, & Machine Area
5. Trash Area, Office, & Laundry Area
6. Kitchen, Restaurant, & Restroom Area
7. Dome Entry/Exit Locations
8. Kitchen, Restaurant, & Restroom Area
9. Main Entrance/Exit Locations
10. Entry/Exit Locations
11. Entry/Exit Locations
12. Entrance/Exit Locations
13. Entrance/Exit Locations
14. Entrance/Exit Locations
Dear Mr. Feinberg,

As requested, Watershed Resource Consultants, LLC (WRC) has conducted preliminary soil investigations on a portion of a +/-228 acre parcel (Tax Map 4, Lot 41) located on Partridge Cove Road in Lamoine, Maine. The purpose of the investigation was to determine if the lot had suitable areas for onsite wastewater disposal for the proposed development. We understand that the proposed development is a campground consisting of rental cabins and cottages, staff facilities and housing, a maintenance facility, laundry and housekeeping facilities, activity stations, a restaurant and swimming pool. Based on information provided by Bill Anderson and Synergy Engineering and Konsulting, we understand that preliminary daily wastewater flows are anticipated to be approximately 11,500 gallons per day (GPD).

In October of 2022 and February and April of 2023, we completed preliminary soil investigations at the site to identify potential areas for wastewater disposal. The test pits observed in Areas 1A through 1C range from silt loam to loamy sand soils with a limiting factor observed at 11”-29”. These soils are classified as a Profile 2A3, 2C, 2A3-D, 2A3-C, 3C, 4D, and 4C and meet the minimum requirements for onsite wastewater disposal under the current version of the Maine Subsurface Wastewater Rules, CMR-241 and appear to meet minimum setbacks of 10’ from exterior property lines, 100’ from major water bodies, 50’ from minor water bodies and 100’ from potable water supply wells. Subsurface wastewater disposal systems for design flows of 2,000 GPD or greater are considered Engineered Disposal Systems in the State of Maine. Engineered Disposal Systems require additional setbacks to exterior property lines (20’), major waterbodies (300’), minor waterbodies (150’) and potable water supply wells (300’). Additional studies such as Protected Natural Resources Identification/Delineation and other studies related to Engineered Disposal Systems such as a localized mounding analysis and site transmission analysis will be required to determine overall suitability for subsurface wastewater disposal in Areas 1A through 1C.
Other suitable soils are likely present but were not investigated at this time and a septic system design was not completed for this review. A typical wastewater disposal field at Area 1A, with a design flow of 9,000 GPD, could consist of 386 concrete chambers in a footprint of 88’ X 222’. At Area 1B, for a design flow of 1,500 GPD, a disposal field could consist of 52 concrete chambers in a footprint of 49’ X 54’ and, at Area 1C, with a design flow of 1,500 GPD, 56 concrete chambers in a footprint of 49’ X 64’. Primary septic tank sizing and location would be determined based on the final layout, but generally would be a minimum of 150% of the design flow or approximately 17,250 gallons. Advanced pretreatment systems may be used to improve the wastewater treatment and reduce disposal field sizes listed above. Other design configurations and sizes could be used in the final design. Please see the attached test pit logs and Soils Plan and contact us with any questions or for further information. We appreciate the opportunity to provide you with this report.

Sincerely,

Roger St. Amand, CSS, LSE, LPF, CPESC, PWS
PRINCIPAL | WATERSHED RESOURCE CONSULTANTS, LLC

Timothy J. Hodgins, LSE
SENIOR PROJECT SCIENTIST, WATERSHED RESOURCE CONSULTANTS, LLC
NOTES

1. PRELIMINARY SOIL TESTS SHOWN COMPLETED BY ROGER ST. AMAND, LSE# 360 AND TIMOTHY HODGINS, LSE# 375 OF WATERSHED RESOURCE CONSULTANTS, LLC, IN OCTOBER OF 2022, FEBRUARY AND APRIL OF 2023. TEST PITS SHOWN INDICATE SUITABLE SOIL CONDITIONS FOR ONSITE WASTEWATER DISPOSAL IN ACCORDANCE WITH CURRENT VERSION OF THE MAINE STATE SUBSURFACE WASTEWATER RULES 10-144 CMR241.

### Soil Profile / Classification Information

#### Exploration Symbol: TP7TH-1
- **Purpose:** Test Pit
- **Horizon Thickness:** 26'
- **Depth:** 10 Yd.
- **Texture:** Fine Sand
- **Consistency:** Crumbly
- **Color:** Brown
- **Redox Features:** Observed

#### Exploration Symbol: TP7TH-2
- **Purpose:** Test Pit
- **Horizon Thickness:** 28'
- **Depth:** 10 Yd.
- **Texture:** Fine Sand
- **Consistency:** Crumbly
- **Color:** Brown
- **Redox Features:** Observed

#### Exploration Symbol: TP7TH-3
- **Purpose:** Test Pit
- **Horizon Thickness:** 28'
- **Depth:** 10 Yd.
- **Texture:** Fine Sand
- **Consistency:** Crumbly
- **Color:** Brown
- **Redox Features:** Observed

#### Exploration Symbol: TP7TH-4
- **Purpose:** Test Pit
- **Horizon Thickness:** 28'
- **Depth:** 10 Yd.
- **Texture:** Fine Sand
- **Consistency:** Crumbly
- **Color:** Brown
- **Redox Features:** Observed

### INVESTIGATOR INFORMATION AND SIGNATURE
- **Name:** Timothy S. Hodgins
- **Signature:**
- **License No.:** 375
- **Date:** 4/3/2023
- Affix professional seal
### Soil Profile / Classification Information

**Project Name:** Clear Sky Acadia Resort  
**Applicant Name:** Clear Sky Resorts

**Exploration Symbol:** 
- TP 723-1  
- TP 723-2

#### Exploration Symbol # TP 723-1
- **Texture:** Coarse to Fine  
- **Consistence:** Very Wet  
- **Color:** Brown  
- **Redox Features:** None

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<th>Consistence</th>
<th>Color</th>
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#### Exploration Symbol # TP 723-2
- **Texture:** Fine  
- **Consistence:** Very Wet  
- **Color:** Brown  
- **Redox Features:** None

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### Detailed Description of Subsurface Conditions at Project Sites

**Project Location (municipality):** Lamoine

**Exploration Symbol:** 
- **Texture:** Fine  
- **Consistence:** Very Wet  
- **Color:** Brown  
- **Redox Features:** None

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**Soil Details by Site:**

- S.E. 2 All 29
- S.S. S.S.

### Investigator Information and Signature

**Signature:** Timothy J. Hodgins  
**Date:** 4/1/2023  
**License No.:** 325

- Site Evaluator  
- Soil Scientist  
- Geologist  
- Professional Engineer
SOIL PROFILE / CLASSIFICATION INFORMATION

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Exploration Symbol # **T-22-A**  □ Test Pit □ Boring □ Probe

Organic horizon thickness Ground surface elev.

Depth: □ of exploration, or □ to refusal

Soil Details by S.E.

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Soil Details by S.S.

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DETAILED DESCRIPTION OF
SUBSURFACE CONDITIONS AT PROJECT SITES

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Depth: □ of exploration, or □ to refusal

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<tr>
<th>Soil Classification</th>
<th>Slope</th>
<th>Limiting Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

Soil Details by S.S.

<table>
<thead>
<tr>
<th>Soil Series/Phase Name</th>
<th>Hydric</th>
<th>Non-hydric</th>
<th>Soil Group</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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<td></td>
<td></td>
</tr>
</tbody>
</table>

ATOR INFORMATION AND SIGNATURE

Signature: Roger St. Amant
Name Printed

Site Evaluator: □
Soil Scientist: □
Geologist: □
Professional Engineer: □

Date: 4/7/2023
License No.: 360

affix professional seal
October 31, 2022

Hal Feinberg
21001 N. Tatum Blvd.
Ste. 1630-513
Phoenix, Arizona 85050

Subject: Summary Report of Protected Natural Resource Reconnaissance Services and Soils
Partridge Cove Road, Lamoine, Maine

Dear Mr. Feinberg,

This report is to present a summary of the findings of a protected natural resource reconnaissance conducted by Watershed Resource Consultants, LLC (WRC) on an approximately 227-acre property shown as Map 4 Lot 41 on Partridge Cove Road in Lamoine, Maine (i.e. the “site”). This plan provides a generalized overview of potential protected natural resources and does not represent a delineation of resources. There may be resources present that are not shown. The purpose of the services was to conduct a general site reconnaissance to identify potential areas of field-observable protected natural resources such as wetlands, streams, and potential vernal pools, and provide a plan of the findings. These services were to assist you in the process of assessing the development potential of this site.

Methodology:
WRC visited the site on October 19th and 20th, 2022, to conduct a reconnaissance of field-observable protected natural resources. Protected Natural Resources were identified as defined by the Maine Department of Environmental Protection1 (MDEP) and U.S. Army Corps of Engineers2 (Corps). Wetland identification was conducted using the 1987 Corps Wetland Delineation Manual3 and Northeast Regional Supplement4. Stream identification was conducted using the MDEP Natural Resources Protection Act Statute and the Corps General Permit. Potential vernal pool identification
was conducted using MDEP Chapter 3355, the 2014 Maine Association of Wetlands Scientist (MAWS) Vernal Pool Survey Protocol, and the Corps General Permit.

WRC conducted a meander reconnaissance of the site and took notes on and GPS data at general areas of wetlands, streams, and potential vernal pools. A Protected Natural Resources Reconnaissance Plan that depicts the general locations of observed resources on the site was created from the GPS data and field notes. This Plan provides a generalized mapping of potential protected natural resources and does not represent a delineation of resources.

Site Description:
The 227-acre site is located on the western side of Seal Point, protruding into Partridge Cove. The site generally slopes from east to west, with local topographical highs. The site is undeveloped, with several gravel logging roads which cross the site and numerous streams. The site appears to be routinely logged, with areas in the south, east, and west of the site being cut within the last 5 years. There is a large wetland system at the center of the site which divides the site from east to west.

Summary of Findings:
Upland areas within the surveyed area were generally dominated by a mix of coniferous and deciduous trees and shrubs. Wetland areas were generally dominated by mixed coniferous and deciduous trees and shrubs, as well as areas of dense herbaceous vegetation. Several areas were flooded due to recent and ongoing beaver activity. Generally, the wetlands were contiguous with larger wetlands that continue off site. Eighteen potential vernal pools were identified in wetlands within the project area. Eighteen streams were identified on site, generally flowing east to west.

WRC conducted preliminary explorations of upland areas for a suitable area for an engineered septic system to serve the proposed development. Two areas were identified as potential suitable areas, marked on the plan. Further investigations will be required to determine if the identified sites meet the design flow required for the development.

WRC’s services included reconnaissance of field-observable protected natural resources only. It is recommended that delineation of wetlands and streams, and documentation of vernal pools, occurs prior to development design. WRC’s services did not include resource delineation, vernal pool documentation, contact with resource agencies for mapped RTE species/habitats on the site, classifications, jurisdictional assessments, or other submissions that may be required for land development permit applications such as wetland data forms, wetland functional assessment,
wetland mitigation plan, permitting assistance, RTE species/habitat assessments, or other studies/submissions.

Sincerely,

Watershed Resource Consultants, LLC

[Signature]

Roger St. Amand, CSS, LSE, LPF, PWS, CPESC
Principal | Watershed Resource Consultants, LLC
rstamand@wrcmaine.com
Photo 1: Typical emergent marsh wetland. Photograph taken October 19th 2022.

Photo 2: Typical forested wetland. Photograph taken October 19th 2022.
Photo 3: Gravel logging road crossing stream and flowage. Photograph taken October 19th 2022.

Photo 4: Typical flooded forest from beaver activity. Photograph taken October 19th 2022.
Photo 5: Typical skid rut PVP complex. Photograph taken October 19th 2022.

Photo 6: Typical borrow pit PVP. Photograph taken October 19th 2022.
Photo 7: Typical natural modified PVP. Photograph taken October 19th 2022.

Photo 8: Shoreline on Partridge Cove. Photograph taken October 19th 2022.
Photo 9: Perennial stream at head of tide. Photograph taken October 19th 2022.

Photo 10: Typical intermittent stream in upland. Photograph taken October 20th 2022.
March 31, 2023

Marlene Sadaj, PE
Principal Engineer
Synergy Engineering and Konsulting
3731 Equestrian Lane, Suite 102
Bozeman, MT 59718

RE: TRIP GENERATION ANALYSIS FOR PROPOSED GLAMPGROUND IN LAMOINE

INTRODUCTION

As requested, trip generation analysis has been performed by Sewall for the proposed glampground on Partridge Cove Road (Route 204) in Lamoine, Maine. The proposed dome style resort will provide 90 guest rooms. In addition, the resort will provide five (5) multi-room domes, which will provide on-site employee housing. These domes are expected to house up to 36 employees.

This analysis is being performed to determine how many trips the proposed glampground will generate and if any off-site traffic impacts would be expected given the determined trip levels as well as any state traffic permitting needs.

TRIP GENERATION ANALYSIS

The number of trips to be generated by the proposed resort was estimated utilizing the latest Institute of Transportation Engineers (ITE) “Trip Generation, 11th edition”. The manual does not provide a specific land use code for glampgrounds. It was determined that the closest and best fit land use to the proposed use is hotels. Land use code (LUC) 310 – Hotel was utilized on the bases of the 90 guest rooms and 36 employees. The two sets of results varied so they were averaged to best estimate site trips. The results are summarized in the following table:

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Rooms</th>
<th>Employees</th>
<th>Average</th>
</tr>
</thead>
<tbody>
<tr>
<td>Weekday</td>
<td>720</td>
<td>516</td>
<td>618</td>
</tr>
<tr>
<td>AM Peak Hour – Adjacent Street</td>
<td>41</td>
<td>26</td>
<td>34</td>
</tr>
<tr>
<td>Entering</td>
<td>23</td>
<td>15</td>
<td>19</td>
</tr>
<tr>
<td>Exiting</td>
<td>18</td>
<td>11</td>
<td>15</td>
</tr>
<tr>
<td>Time Period</td>
<td>Rooms</td>
<td>Employees</td>
<td>Average</td>
</tr>
<tr>
<td>-------------------------------</td>
<td>-------</td>
<td>-----------</td>
<td>---------</td>
</tr>
<tr>
<td>AM Peak Hour – Generator</td>
<td>48</td>
<td>29</td>
<td>39</td>
</tr>
<tr>
<td>Entering</td>
<td>25</td>
<td>16</td>
<td>21</td>
</tr>
<tr>
<td>Exiting</td>
<td>23</td>
<td>13</td>
<td>18</td>
</tr>
<tr>
<td>PM Peak Hour – Adjacent Street</td>
<td>53</td>
<td>33</td>
<td>43</td>
</tr>
<tr>
<td>Entering</td>
<td>27</td>
<td>18</td>
<td>23</td>
</tr>
<tr>
<td>Exiting</td>
<td>26</td>
<td>15</td>
<td>20</td>
</tr>
<tr>
<td>PM Peak Hour – Generator</td>
<td>54</td>
<td>37</td>
<td>46</td>
</tr>
<tr>
<td>Entering</td>
<td>21</td>
<td>22</td>
<td>22</td>
</tr>
<tr>
<td>Exiting</td>
<td>33</td>
<td>15</td>
<td>24</td>
</tr>
<tr>
<td>Saturday Peak Hour - Generator</td>
<td>65</td>
<td>40</td>
<td>53</td>
</tr>
<tr>
<td>Entering</td>
<td>36</td>
<td>22</td>
<td>29</td>
</tr>
<tr>
<td>Exiting</td>
<td>29</td>
<td>18</td>
<td>24</td>
</tr>
</tbody>
</table>

The preceding results are expected to be conservative since on-site employee housing will be provided. This will reduce peak hour trips to the facility as employees will not be commuting on a daily basis. The results show that the proposed resort is expected to generate 618 one-way trips daily (309 round trips). The resort is projected to generate from 34 to 53 one-way trips in peak hours. Since trip generation will be under 100 in all peak hours, a traffic movement permit (TMP) is not required from MaineDOT (assuming there has not been any other development on the parcel in the past ten-years since traffic is cumulative).

This level of new traffic should not have a significant impact off-site on traffic operations. Typically, a project will not have an off-site impact on capacity or level of service unless it generates in excess of 50 new trips in a through or right-turn lane per hour or 25 trips in a left-turn lane. The maximum number of lane hour trips projected for the hotel is 29. As previously noted, this is likely a high estimate given that employees will be housed on-site and not commuting.

**SAFETY ANALYSIS**

The Maine Department of Transportation uses two criteria to determine high crash locations (HCLs). The first is the critical rate factor (CRF), which is a measure of the accident rate. A CRF greater than one indicates a location which has a higher than expected accident rate. The expected rate is calculated as a statewide average of similar facilities.
The second criterion, which must also be met, is based upon the number of accidents that occur at a particular location. Eight or more accidents must occur over the three-year study period for the location to be considered a high crash location.

Sewall checked the MaineDOT Map Viewer for any high crash locations on Route 204 within Lamoine. There are no high crash locations on either Route 204 or Route 184 in Lamoine so no further accident review or evaluation is needed.

In terms of safety, one of the most important factors is driveway sight distance. It should be confirmed that all proposed site drives will provide adequate sight distance to meet both town and state standards. No field review has been performed by Sewall to assess driveway sight distance.

As always, please don’t hesitate to contact me if you or the Town of Lamoine have any questions or concerns regarding our trip generation analysis or safety review.

Sincerely,

Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering
Shown here is a summary of all the electrical services desired.

<table>
<thead>
<tr>
<th>Service #</th>
<th>Connected Electrical Load</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>kVA</td>
</tr>
<tr>
<td>Service #1</td>
<td>271</td>
</tr>
<tr>
<td>Service #2</td>
<td>174</td>
</tr>
<tr>
<td>Service #3</td>
<td>160</td>
</tr>
<tr>
<td>Service #4</td>
<td>127</td>
</tr>
<tr>
<td>Service #5</td>
<td>165</td>
</tr>
<tr>
<td>Service #6</td>
<td>243</td>
</tr>
<tr>
<td>Service #7</td>
<td>242</td>
</tr>
<tr>
<td>Service #8</td>
<td>228</td>
</tr>
<tr>
<td>Service #9</td>
<td>228</td>
</tr>
<tr>
<td>Service #10</td>
<td>200</td>
</tr>
<tr>
<td>Service #11</td>
<td>212</td>
</tr>
</tbody>
</table>

**Total Connected Load** 2,250 kVA

See the following sheets for detail loads for each service.

Please let me know if you have any questions.

*By: Cecelia H. Bytheway, P.E.*
### Service #1  600 Amp,  120/240 Volt

<table>
<thead>
<tr>
<th>Maintenance Building</th>
<th>Connected Load</th>
</tr>
</thead>
<tbody>
<tr>
<td>Golf Cart Charging 15-12 amp circuits</td>
<td>21600 VA</td>
</tr>
<tr>
<td>Receptacles</td>
<td>1440 VA</td>
</tr>
<tr>
<td>Lights</td>
<td>500 VA</td>
</tr>
<tr>
<td>A/C Units 1-2 ton</td>
<td>7000 VA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Employee Housing #1</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Stovetop (9x1600 VA)</td>
<td>14400 VA</td>
</tr>
<tr>
<td>Microwave (9x1200 VA)</td>
<td>10800 VA</td>
</tr>
<tr>
<td>Mini-Fridge (9x 1000 VA)</td>
<td>9000 VA</td>
</tr>
<tr>
<td>Water Heater (9x2000 VA)</td>
<td>18000 VA</td>
</tr>
<tr>
<td>A/C Unit (9x1 ton, 5275 VA)</td>
<td>47475 VA</td>
</tr>
<tr>
<td>Lights (9x200 VA)</td>
<td>1800 VA</td>
</tr>
<tr>
<td>Receptacles (9x 1080 VA)</td>
<td>9720 VA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Employee Housing #2</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A/C Unit 2-4 ton</td>
<td>28000 VA</td>
</tr>
<tr>
<td>Lights (10x200 VA)</td>
<td>2000 VA</td>
</tr>
<tr>
<td>Receptacles (10x540vVA)</td>
<td>5400 VA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Employee Housing #3</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A/C Unit 2- 4 ton</td>
<td>28000 VA</td>
</tr>
<tr>
<td>Lights (10x200 VA)</td>
<td>2000 VA</td>
</tr>
<tr>
<td>Receptacles (10x540vVA)</td>
<td>5400 VA</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Employee Housing #4</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>A/C Unit 4 Ton</td>
<td>28000 VA</td>
</tr>
<tr>
<td>Range</td>
<td>8000 VA</td>
</tr>
<tr>
<td>Microwaves (2)</td>
<td>2400 VA</td>
</tr>
<tr>
<td>Refrigerator (2)</td>
<td>2400 VA</td>
</tr>
<tr>
<td>Washer/Dryer (3)</td>
<td>15000 VA</td>
</tr>
<tr>
<td>Lights</td>
<td>1000 VA</td>
</tr>
<tr>
<td>Receptacles</td>
<td>2000 VA</td>
</tr>
<tr>
<td>Propane Water Heating</td>
<td></td>
</tr>
</tbody>
</table>

| Total Connected Load                  | 271335 VA      |
### Service #2  \( 600 \text{ Amp.} \)  \( 120/240 \text{ Volt} \)

<table>
<thead>
<tr>
<th>Equipment Description</th>
<th>Connected Load</th>
</tr>
</thead>
<tbody>
<tr>
<td>Check-in Dome 10 meter, 800 ft²</td>
<td></td>
</tr>
<tr>
<td>Lights</td>
<td>1000 VA</td>
</tr>
<tr>
<td>Receptacles</td>
<td>1880 VA</td>
</tr>
<tr>
<td>Water Heater</td>
<td>4500 VA</td>
</tr>
<tr>
<td>A/C Unit 2-1.5 Ton, 18000 BTU each</td>
<td>11000 VA</td>
</tr>
<tr>
<td>Spa Dome 3400 ft²</td>
<td></td>
</tr>
<tr>
<td>A/C Unit 4 ton (2)</td>
<td>28000 VA</td>
</tr>
<tr>
<td>Water Heater 55 gallon (2)</td>
<td>11000 VA</td>
</tr>
<tr>
<td>Microwaves (3)</td>
<td>3600 VA</td>
</tr>
<tr>
<td>Towel Warmers (2)</td>
<td>400 VA</td>
</tr>
<tr>
<td>Treadmills (3)</td>
<td>5760 VA</td>
</tr>
<tr>
<td>Lights</td>
<td>1000 VA</td>
</tr>
<tr>
<td>Receptacles</td>
<td>2000 VA</td>
</tr>
<tr>
<td>Pool 1000 ft²</td>
<td></td>
</tr>
<tr>
<td>Use propane heater</td>
<td>3730 VA</td>
</tr>
<tr>
<td>Filter System &amp; Pump</td>
<td></td>
</tr>
<tr>
<td>Lights</td>
<td>200 VA</td>
</tr>
<tr>
<td>Chlorinator</td>
<td>1000 VA</td>
</tr>
<tr>
<td>Restaurant 1950 ft² Dome</td>
<td></td>
</tr>
<tr>
<td>A/C Unit 4 ton (2)</td>
<td>28000 VA</td>
</tr>
<tr>
<td>Microwaves (3)</td>
<td>3600 VA</td>
</tr>
<tr>
<td>Turbochef Encore Oven</td>
<td>6675 VA</td>
</tr>
<tr>
<td>Fryers (2) Propane</td>
<td>0 VA</td>
</tr>
<tr>
<td>Grills (2) Propane</td>
<td>0 VA</td>
</tr>
<tr>
<td>Exhaust Hood (2)</td>
<td>2000 VA</td>
</tr>
<tr>
<td>Walk-in Cooler</td>
<td>12000 VA</td>
</tr>
<tr>
<td>Walk-In Freezer</td>
<td>12000 VA</td>
</tr>
<tr>
<td>Standing Freezer</td>
<td>1200 VA</td>
</tr>
<tr>
<td>Steam Table (2)</td>
<td>7500 VA</td>
</tr>
<tr>
<td>Propane Water Heater</td>
<td>0 VA</td>
</tr>
<tr>
<td>Ice Machine</td>
<td>1200 VA</td>
</tr>
<tr>
<td>Dishwasher</td>
<td>1200 VA</td>
</tr>
<tr>
<td>Ice Cream machine</td>
<td>1200 VA</td>
</tr>
<tr>
<td>Heat Lamps</td>
<td>600 VA</td>
</tr>
<tr>
<td>Lights</td>
<td>1000 VA</td>
</tr>
<tr>
<td>Receptacles</td>
<td>3600 VA</td>
</tr>
<tr>
<td>Restaurant Dining 800 ft²</td>
<td></td>
</tr>
<tr>
<td>A/C Unit 2-18000 BTU (5270 VA)</td>
<td>10540 VA</td>
</tr>
<tr>
<td>Lights</td>
<td>1000 VA</td>
</tr>
<tr>
<td>Receptacles</td>
<td>720 VA</td>
</tr>
<tr>
<td>Water Heater</td>
<td>4500 VA</td>
</tr>
</tbody>
</table>

**Total Connected Load**  \( 173605 \text{ VA} \)
<table>
<thead>
<tr>
<th>Circuit #1 to 4 small or medium domes</th>
<th>28000 VA</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/C Unit 4-2 ton (7000VA)</td>
<td></td>
</tr>
<tr>
<td>Water Heater 4-4500 VA</td>
<td>18000 VA</td>
</tr>
<tr>
<td>Refrigerator 4-1200 VA</td>
<td>4800 VA</td>
</tr>
<tr>
<td>Lights (500 VA)</td>
<td>2000 VA</td>
</tr>
<tr>
<td>Receptacles (1080 VA)</td>
<td>4320 VA</td>
</tr>
<tr>
<td>Circuit # 2 to 3 medium or small domes</td>
<td>21000 VA</td>
</tr>
<tr>
<td>A/C Unit 2-2T (7000 VA)</td>
<td></td>
</tr>
<tr>
<td>Water heater 3-4500 VA</td>
<td>22500 VA</td>
</tr>
<tr>
<td>Refrigerators (1200 VA)</td>
<td>3600 VA</td>
</tr>
<tr>
<td>Lights (500 VA)</td>
<td>1500 VA</td>
</tr>
<tr>
<td>Receptacles (1080 VA)</td>
<td>3240 VA</td>
</tr>
<tr>
<td>Circuit # 3 to 3 medium or small domes</td>
<td>21000 VA</td>
</tr>
<tr>
<td>A/C Unit 2-2T (7000 VA)</td>
<td></td>
</tr>
<tr>
<td>Water heater 3-4500 VA</td>
<td>22500 VA</td>
</tr>
<tr>
<td>Refrigerators (1200 VA)</td>
<td>3600 VA</td>
</tr>
<tr>
<td>Lights (500 VA)</td>
<td>1500 VA</td>
</tr>
<tr>
<td>Receptacles (1080 VA)</td>
<td>3240 VA</td>
</tr>
<tr>
<td><strong>Total Connected Load</strong></td>
<td><strong>160800 VA</strong></td>
</tr>
</tbody>
</table>
Service #4  400 Amp,  120/240 Volts

Wedding Dome 1950 ft²
- A/C Unit 2-4 ton (14000 VA)  28000 VA
- Water Heater, 40 gallons  4500 VA
- Lights  1000 VA
- Receptacles  1440 VA

Activity Dome #1 - Movie theater 840 ft² - North
- A/C Unit 2-18000 BTU (5270 VA)  10540 VA
- Lights  1000 VA
- Projection Equipment  1000 VA
- Water Heater  4500 VA
- Receptacles  1080 VA

Activity Dome #2 - Glow in the Dark putt-putt, Middle, 3400 ft²
- A/C Unit 2-4 ton  28000 VA
- Water Heater  4500 VA
- Lights  1000 VA
- Receptacles  1080 VA

Activity Dome #3 - Virtual Reality, South, 1950 ft²
- A/C Unit 2-4 ton  28000 VA
- Arcade machines - 10 each  5000 VA
- Water Heater  4500 VA
- Lights  1000 VA
- Receptacles  1080 VA

**Total Connected Load**  127220 VA
<table>
<thead>
<tr>
<th>Component</th>
<th>VA</th>
</tr>
</thead>
<tbody>
<tr>
<td>A/C Unit 2 -24000 BTU</td>
<td>14000</td>
</tr>
<tr>
<td>Water Heaters, 2-40 gallons</td>
<td>9000</td>
</tr>
<tr>
<td>Refrigerator (2)</td>
<td>2400</td>
</tr>
<tr>
<td>Microwave (2)</td>
<td>2400</td>
</tr>
<tr>
<td>Lights</td>
<td>2000</td>
</tr>
<tr>
<td>Receptacles</td>
<td>2880</td>
</tr>
<tr>
<td><strong>Circuit to 2 medium, 2 small domes</strong></td>
<td></td>
</tr>
<tr>
<td>A/C Unit 4-2 ton (7000 VA)</td>
<td>28000</td>
</tr>
<tr>
<td>Water heaters 4-4500 VA</td>
<td>18000</td>
</tr>
<tr>
<td>Refrigerators (1200 VA)</td>
<td>4800</td>
</tr>
<tr>
<td>Lights (500 VA)</td>
<td>2000</td>
</tr>
<tr>
<td>Receptacles (1080 VA)</td>
<td>4320</td>
</tr>
<tr>
<td><strong>Circuit to Large Dome 800 ft2</strong></td>
<td></td>
</tr>
<tr>
<td>A/C Unit 2 -1.5 ton (5270 VA)</td>
<td>10540</td>
</tr>
<tr>
<td>Water Heater</td>
<td>4500</td>
</tr>
<tr>
<td>Refrigerator</td>
<td>1200</td>
</tr>
<tr>
<td>Lights</td>
<td>1000</td>
</tr>
<tr>
<td>Receptacles</td>
<td>1080</td>
</tr>
<tr>
<td><strong>Circuit to 1 medium, 3 small domes</strong></td>
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<tr>
<td>A/C Unit 2 ton (7000 VA)</td>
<td>28000</td>
</tr>
<tr>
<td>Water Heater (4500 VA)</td>
<td>18000</td>
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<tr>
<td>Refrigerator (1200 VA)</td>
<td>4800</td>
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<tr>
<td>Lights (500 VA)</td>
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**Total Connected Load** 165240 VA
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<tr>
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<tr>
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<table>
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<tr>
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<td>Water Heater (4500 VA)</td>
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<td>Refrigerator (1200 VA)</td>
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| Total Connected Load | 242760 VA |


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<thead>
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<p>| Total Connected Load                           | 241860 VA |</p>
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**Total Connected Load**: 228480 VA
### Service #10
400 Amps, 120/240 Volts

**Circuit #1 to 2 medium, 2 small domes**
- A/C Unit 2 ton (7000 VA) 28000 VA
- Water heater (4500 VA) 18000 VA
- Refrigerators (1200 VA) 4800 VA
- Lights (500 VA) 2000 VA
- Receptacles (1080 VA) 4320 VA

**Circuit #2 to 1 medium, 3 small domes**
- A/C Unit 2 ton (7000 VA) 28000 VA
- Water heater (4500 VA) 18000 VA
- Refrigerators (1200 VA) 4800 VA
- Lights (500 VA) 2000 VA
- Receptacles (1080 VA) 4320 VA

**Circuit #3 to 2 medium, 1 small domes**
- A/C Unit 2 ton (7000 VA) 21000 VA
- Water Heater (4500 VA) 13500 VA
- Refrigerator (1200 VA) 3600 VA
- Lights (500 VA) 1500 VA
- Receptacles (1080 VA) 3240 VA

**Circuit #4 to 1 medium, 2 small domes**
- A/C Unit 2 ton (7000 VA) 21000 VA
- Water Heater (4500 VA) 13500 VA
- Refrigerator (1200 VA) 3600 VA
- Lights (500 VA) 1500 VA
- Receptacles (1080 VA) 3240 VA

**Total Connected Load** 199920 VA
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<th>Circuit</th>
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<td><strong>Total Connected Load</strong></td>
<td><strong>211800 VA</strong></td>
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Land Owners within 500 Feet of Subject Property

Map 4, Lot 31:
Charles and Vanessa Dalton
192 Douglas Highway
Lamoine, ME 04605

Map 4, Lot 34:
Anthony and Melany Hessert
25 Kennel Brook Drive
Lamoine, ME 04605

Map 4, Lot 34-10:
Anthony and Melany Hessert
25 Kennel Brook Drive
Lamoine, ME 04605

Map 4, Lot 34-11:
Anthony and Melany Hessert
25 Kennel Brook Drive
Lamoine, ME 04605

Map 4, Lot 34-12:
Anthony and Melany Hessert
25 Kennel Brook Drive
Lamoine, ME 04605

Map 4, Lot 34-13:
Joel Ackerman
28 Ford Lane
Lamoine, ME 04605

Map 4, Lot 35:
Michael E. Walls
368 Partridge Cove Road
Lamoine, ME 04605

Map 4, Lot 37:
Heather Sukel
390 Partridge Cove Road
Lamoine, ME 04605

Map 4, Lot 39:
Christopher Luck
Virginia Luck  
1325 SE 40th Terrace  
Cape Coral, FL 33904  

Map 4, Lot 39-1:  
Christopher Luck  
1325 SE 40th Terrace  
Cape Coral, FL 33904  

Map 4, Lot 41-1:  
John W. Goodwin Jr.  
Yvonne M. Goodwin  
P.O. Box 919  
Southwest Harbor, ME 04679  

Map 4, Lot 41-A:  
Cameron Stone & Landscape  
18 Gray Farm Road  
Mount Desert, ME 04660  

Map 4, Lot 41-B:  
William F. Haass  
89 Davis Lane  
Lamoine, ME 04605  

Map 4, Lot 41-2:  
Ronald L. Becker  
Rene L. Becker  
386 Partridge Cove Road  
Lamoine, ME 04605  

Map 4, Lot 24:  
Lynn Ahlbldad  
53 Milky Way  
Lamoine, ME 04605  

Map 4, Lot 25:  
Jay A. Fowler  
Ellen Jane Fowler  
216 Partridge Cove Road  
Lamoine, ME 04605  

Map 4, Lot 26:  
Jane E. Fowler  
216 Partridge Cove Road  
Lamoine, ME 04605
Map 8, Lot 14:
Elizabeth McMillen
342 Seal Point Road
Lamoine, ME 04605

Map 8, Lot 14-2:
Elizabeth McMillen
342 Seal Point Road
Lamoine, ME 04605

Map 8, Lot 15:
Ansusan Brewer
Co-Trustee - Merrill Davis RE Trust
1742 James Avenue
State College, PA 16801

Map 8, Lot 15-1:
Neila E. McIntyre
56 Failte Lane
Lamoine, ME 04605

Map 8, Lot 17:
Dennis I. Ford
1814 SE 21st Street
Cape Coral, FL 33990

Map 8, Lot 20:
Joyce B. Howe
37 Felt Road
Bryant Pond, ME 04219

Map 8, Lot 21:
Douglas Towne
Joanne Towne
2217 Magna Carta Pl SW
Huntsville, AL 35803

Map 8, Lot 22:
Gregory A. Haass
Kathleen M. Haass
P.O. Box 1375
Ellsworth, ME 04605
PURCHASE AND SALE AGREEMENT - LAND ONLY
("days" means business days unless otherwise noted, see paragraph 20)

Offer Date

October 6, 2022

October 8, 2022

Effective Date is defined in Paragraph 20 of this Agreement.

1. PARTIES: This Agreement is made between Cpx LLC and or assigns ("Buyer") and Brenda M. Power, David J. Power ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy all part of (if "part of" see para. 22 for explanation) the property situated in municipality of Hancock, State of Maine, located at 5580 Partridge Cove Road and described in deed(s) recorded at said County’s Registry of Deeds Book(s) 0 Partridge Cove Road and described in deed(s) recorded at said County’s Registry of Deeds Book(s) 5580, 5564, Page(s) 174-176 300-307.

3. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of $500,000. Buyer has delivered; or X will deliver to the Agency within 5 days of the Effective Date, a deposit of earnest money in the amount of $50,000. Buyer agrees that an additional deposit of earnest money in the amount of $0 will be delivered n/a.

If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit (s). The remainder of the purchase price shall be paid by wire, certified, cashier’s or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

4. ESCROW AGENT/ACCEPTANCE: Acadia Cornerstone Real Estate, LLC ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until October 8, 2022 (date) 5:00 PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

5. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on March 2, 2023 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

6. DEED: The property shall be conveyed by a Quit Claim with Covenant deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

7. POSSESSION: Possession of premises shall be given to Buyer immediately at closing unless otherwise agreed in writing.

8. RISK OF LOSS: Until the closing, the risk of loss or damage to said premises by fire or otherwise, is assumed by Seller. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.

9. PRORATIONS: The following items, where applicable, shall be prorated as of the date of closing: rent, association fees, (other) . Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

10. DUE DILIGENCE: Buyer is encouraged to seek information from professionals regarding any specific issue or concern. Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers’ real property. This Agreement is subject to the following contingencies, with results being satisfactory to Buyer:

Acadia Cornerstone Real Estate, 61 Cottage Street, Bar Harbor, ME 04609
Sarah Stanley
Phone: (207)288-3773
Fax: 504038-3773

DigiSign Verified: DigiSign Verified: 6FBF618C-9F74-4585-A02D-2935453B4207
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<td>4. LOCAL PERMITS</td>
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<td>5. HAZARDOUS WASTE REPORTS</td>
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<td>7. WATER</td>
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<td>8. SUB-DIVISION APPROVAL</td>
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<td>9. DEP/LUPC/AECO APPROVALS</td>
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<td>10. ZONING VARIANCE</td>
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<td>11. HABITAT REVIEW/ WATERFOWL</td>
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<td>12. REGISTERED FARMLAND</td>
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<td>13. MDOT DRIVEWAY/ ENTRANCE PERMIT</td>
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<td>15. TAX STATUS*</td>
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<td>16. BUILD PACKAGE</td>
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<td>17. OTHER</td>
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* If the land is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within n/a days. □ Yes  X No

Further specifications regarding any of the above: None

Unless otherwise specified above, all of the above will be obtained and paid for by Buyer. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property in order to undertake the above investigations. Buyer agrees to take reasonable steps to return the property to its pre-inspection condition. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, or if any investigation under this paragraph is not performed or completed during the period specified in this paragraph, this contingency and the right to conduct an investigation are waived by Buyer. In the absence of inspection(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.
11. FINANCING: Buyer’s obligation to close:
   Not Subject to Financing
   ☐ is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.
   ☒ is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within 5 days. If such
   proof is unacceptable to Seller, Seller may terminate this Agreement no later than 3 days from receipt. If proof of funds is not
   provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller
   retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be
   returned to Buyer.

Subject to Financing
   ☐ Buyer’s ability to purchase ☐ is ☒ not subject to the sale of another property. See addendum ☐ Yes ☒ No.

   ☒ Buyer’s obligation to close is subject to financing as follows:
   ☒ Buyer’s obligation to close is subject to Buyer obtaining a __________________________ loan of __________________ % of the purchase
   price, at an interest rate not to exceed __________________ % and amortized over a period of __________ years. Buyer is under a good
   faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not
   obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.

   ☒ Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of
   information, is qualified for the loan requested within __________ days from the Effective Date of the Agreement. If Buyer fails to
   provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer.

   ☒ Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer’s loan application to Seller, Seller’s licensee
   and Buyer’s licensee:

   ☒ After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide the loan, Buyer is obligated to provide Seller
   with written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have __________ days to provide
   Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of
   information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may
   terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer’s letter is received.

   ☒ Buyer agrees to pay no more than __________ points. Seller agrees to pay up to __________ toward Buyer’s net pre-
   pays, points and/or closing costs, but no more than allowable by Buyer’s lender.

   ☒ Buyer’s ability to obtain financing ☒ is ☑ not subject to the sale of another property. See addendum ☐ Yes ☒ No.

   ☒ Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of the
   funds and the Agreement shall no longer be subject to financing, and Seller’s right to terminate pursuant to the provisions of this paragraph shall
   be void and Seller’s obligations pursuant to 11c shall remain in full force and effect.

12. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

   Tammy Nelson (000405) of Better Homes & Gardens Real Estate/The Masiello Group (1126)
   MLS ID MLS ID
   ☒ Seller Agent ☐ Buyer Agent ☒ Disc Dual Agent ☐ Transaction Broker
   Licensee

   Sarah Stanley (020400) of Acadia Cornerstone Real Estate (2670)
   MLS ID MLS ID
   ☒ Seller Agent ☐ Buyer Agent ☒ Disc Dual Agent ☐ Transaction Broker
   Licensee

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent
to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form.

14. DEFAULT/RETURN OF EARNEST MONEY: Buyer’s failure to fulfill any of Buyer’s obligations hereunder shall constitute a default and
   Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the
   earnest money. Seller’s failure to fulfill any of Seller’s obligations hereunder shall constitute a default and Buyer may employ all legal and equitable
   remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has
   the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is
   made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney’s fees and costs which shall
   be assessed as court costs in favor of the prevailing party.

15. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other
   disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for
   injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each
   pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive
   relief), then that party will be liable for the other party’s legal fees in any subsequent litigation regarding that same matter in which the party who
   failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

16. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely
   expresses the obligations of the parties and may only be amended in writing, signed by both parties.
17. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

18. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts, such as a faxed copy, with the same binding effect as if the signatures were on one instrument. Original, faxed or other electronically transmitted signatures are binding.

19. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and withdrawals of counteroffers will be effective upon communication, verbally or in writing.

20. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

21. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the entire closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

22. OTHER CONDITIONS: Buyer shall have the ability to extend the contingency period and closing date as necessary to complete tasks required by the municipality or the State.

One member of Cpec LLC is a licensed real estate agent in the State of Arizona.

23. GENERAL PROVISIONS:
   a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
   b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
   c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
   d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
   e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

24. ADDENDA: ☑ Yes ☒ No Explain:
25. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initiating this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.

Buyer’s Mailing address is **21001 N. Tatum Blvd, Suite 1630-513, Phoenix, AZ 85050**

<table>
<thead>
<tr>
<th>BUYER Open LLC and or assigns</th>
<th>DATE</th>
<th>BUYER</th>
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BUYER DATE BUYER DATE

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is **147 Hurd Point Rd, Dedham, ME 04429-4221**

<table>
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<tr>
<th>SELLEER Brenda M. Power</th>
<th>DATE</th>
<th>SELLEER David J. Power</th>
<th>DATE</th>
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SELLER DATE SELLEER DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) (time) ________ [AM PM].

SELLER DATE SELLEER DATE

SELLER DATE SELLEER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE

EXTENSION

The closing date of this Agreement is extended until ________.

SELLER DATE SELLEER DATE

SELLER DATE SELLEER DATE

BUYER DATE BUYER DATE

BUYER DATE BUYER DATE
QUIT-CLAIM DEED WITH COVENANT

KNOW ALL MEN BY THESE PRESENTS, That I, WILLIAM SHOREY, whose mailing address is 751 Mallet Hill Road, #15103, Columbia, SC 29223, for consideration paid, GRANT to DAVID L. POWER, whose mailing address is 147 Hurd Point Road, Dedham, Maine 04429, with QUIT-CLAIM COVENANT, a certain lot or parcel of land, together with any improvements thereon, situated in Lamoine, County of Hancock, and State of Maine, being all and the same the premises described in a deed from Barbara J. Davis, Personal Representative of the Estate of J. Aubrey Davis to William Shorey, dated 14 March 2007, and recorded in the Hancock County Registry of Deeds at Book 4790, Page 52, bounded and described in Exhibit A attached hereto and made a part hereof.

Together with all rights, easements, privileges and appurtenances belonging to the granted estate.

Witness my hand and seal this 14 day of FEBRUARY 2011.

[Signature]

William Shorey

STATE OF SOUTH CAROLINA
COUNTY OF RICHLAND

February 14, 2011.

Personally appeared the above-named William Shorey and acknowledged the foregoing instrument to be his free act and deed.

Before me,

[Signature]

Notary Public

Notary: Type or print name

A-8028-F
EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated on the easterly side of Partridge Cove in the Town of Lamoine, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at a pipe found set in the ground near the easterly shore of Partridge Cove and on the southerly line of a lot of land conveyed to Douglas and Joanne Towne from Carol A. Larocchelle in a deed dated December 10, 1999 and recorded in the Hancock County Registry of Deeds, Book 2886, Page 279; thence North 79 degrees 30 minutes East by and along said southerly line of land of Towne, two hundred seventy-seven (277) feet, more or less, to a point in the centerline of a gravel road at an angle point in the line of a lot of land to be conveyed to Maine Coast Baptist Church; thence in a southerly direction by and along said centerline of gravel road and the line of land of Maine Coast Baptist Church, two hundred thirty (230) feet, more or less, to a point which bears North 79 degrees 30 minutes East from a one (1) inch iron bolt set in the ground; thence South 79 degrees 30 minutes West by and along said line of land of Maine Coast Baptist Church, fifteen (15) feet, more or less, to said bolt; thence continuing same course (South 79 degrees 30 minutes West) by and along line of land of Maine Coast Baptist Church, three hundred twenty-six (326) feet to a one (1) inch iron bolt set in the ground; thence continuing same course (South 79 degrees 30 minutes West) by and along said line of land of Maine Coast Baptist Church, forty-five (45) feet, more or less, to the mean high water line of Partridge Cove; thence running in a northerly direction by and along said mean high water line of Partridge Cove, two hundred ten (210) feet, more or less, to a point which bears South 79 degrees 30 minutes West from the point of beginning; thence North 79 degrees 30 minutes East by and along the aforementioned southerly line of land of Towne, sixty (60) feet, more or less, to the aforementioned pipe at the point of beginning and containing 1.6 acres, more or less.

The above mentioned bearings are oriented to Grid North, Maine East Zone. The above description was prepared by Herrick & Salsbury, Inc., and the locus is referred to as the lot of land “Devised to William Shorey” on survey plan dated April, 2006.

TOGETHER with all right, title and interest in and to the shore and flats lying within the above described courses extended to low water mark.

TOGETHER with a right-of-way for all purposes of a way, in common with the Estate of J. Aubrey Davis, its successors and assigns and others entitled to the use thereof, for ingress and egress along the existing right of way leading from the above described property across remaining land of the Estate of J. Aubrey Davis, its successors and assigns to Route 204. The grant of this easement is conditional upon the Grantee becoming a member of a Road and Easement Association if and when created and agreeing to be jointly and equally responsible for the maintenance of the right of way.

TOGETHER with an easement for the use and maintenance of utility services as defined by Maine law, in common with others entitled to the use hereof but not inconsistent with
the foregoing granted right of way, along the existing right of way leading to Route 204. These easements will run with the land of the Grantee, for the benefit of the Grantee, his heirs and assigns, and shall be a burden upon the land retained by the Estate of J. Aubrey Davis, its successors and assigns.

RESERVING to the Estate of J. Aubrey Davis, its successors and assigns, an open, unobstructed fifty (50) foot wide right of way easement for the benefit of and appurtenant to Estate of J. Aubrey Davis’s remaining land, for all purposes including utility services as defined by Maine law, in common with others entitled to use thereof. This reservation includes the right to grant any subsequent owner of Estate of J. Aubrey Davis’s remaining property all such rights to the existing road for all purposes, including utility services as defined by Maine law and access to Route 204 for the benefit of and appurtenant to Estate of J. Aubrey Davis’s remaining property. The utility easement includes the following rights in common with others having similar rights: the right to construct, maintain, operate and upgrade/replace utility services such as electrical, cable and communication services including required poles, anchors and wires with the necessary fixtures and supports, with the right to transmit electricity and intelligence over the line, and to clear and dispose of interfering trees and other interfering growth from time to time.

Being the same premises described in the Deed of Distribution to William Shorey by Barbara J. Davis, the duly appointed and acting Personal Representative of the Estate of J. Aubrey Davis, a/k/a John A. Davis, dated March 14, 2007, recorded in Volume 4790, Page 52 of the Hancock County Registry of Deeds.

The above described premises are a portion of Tax Map 4, Lot 41 in the tax maps of the Town of Lamoine.
QUITCLAIM DEED
With Covenant

KNOW ALL MEN BY THESE PRESENTS THAT Maine Coast Baptist Church, a local Independent Church, organized under the laws of the State of Maine, of Ellsworth, Hancock County, Maine, for consideration paid, release and quit claim with covenant to David J. Power of Dedham, Hancock County, Maine, the real estate situated in Ellsworth, County of Hancock, State of Maine, being bounded and described as follows, to wit:

See Exhibit A attached and See Exhibit B for photocopy of Surveyor's Affidavit.

IN WITNESS WHEREOF, It has hereunto set its hand and seal this 12 day of January, 2011.

Harold L. Baston
Maine Coast Baptist Church
By: Harold L. Baston
Chairman of Trustee Committee

HANCOCK, ss. January 12, 2011

STATE OF MAINE

Then personally appeared the above named Maine Coast Baptist Church by Harold L. Baston and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of Maine Coast Baptist Church.

Before me,

[Signature]
Attorney at Law / Notary Public

SEAL

1. A-8028-E
EXHIBIT A

A certain lot or parcel of land, together with any improvements thereon, situated on the northerly side of Route 204 in the Town of Lamoine, Hancock County, Maine, bounded and described as follows, to wit:

Beginning at an iron stake found set in the ground on the northerly side of Route 204 and on the easterly line of a lot of land conveyed to Michael F. and Melinda S. Walls from Leslie H. Ward in a deed dated August 3, 1994, and recorded in the Hancock County Registry of Deeds, Book 2296, Page 168; thence North 00 degrees 00 minutes West by and along said easterly line of land of Walls, one thousand five hundred thirty-seven (1537) feet to an iron pipe found set in the ground at an angle point on the easterly line of a lot of land conveyed to Lois Ann Weaver and James F. Weaver from Natalie J. Dumas in a deed dated November 21, 1987, and recorded in said Registry, Book 1670, Page 258; thence North 18 degrees 15 minutes West by and along said easterly line of land of Weaver, six hundred sixty-seven (667) feet to a one (1) inch iron bolt set in the ground; thence South 79 degrees 00 minutes West by and along the northerly line of said land of Weaver, nine hundred sixty-four (964) feet to a one (1) inch iron bolt set in the ground on the easterly line of a lot of land conveyed to Elmer C. Davis, Jr. and June A. Davis from James Reaves, Jr. and Dora Hilda Reaves in a deed dated August 7, 1948, and recorded in said Registry, Book 722, Page 481; thence North 37 degrees 00 minutes East by and along said easterly line of land of Davis, nine hundred seven (907) feet to a one (1) inch iron bolt set in the ground; thence North 48 degrees 30 minutes West by and along the northerly line of said land of Davis, six hundred eighty-seven (687) feet to a one (1) inch iron bolt set in the ground; thence South 34 degrees 40 minutes West by and along the westerly line of said land of Davis, four hundred sixty-five (465) feet, more or less, to the thread of a small brook; thence in a northerly direction by and along said thread of small brook eight hundred ten (810) feet, more or less, to the mean high water line of Partridge Cove; thence in a northerly direction by and along said mean high water line of Partridge Cove, one thousand eight hundred sixty-five (1865) feet, more or less, to a point which bears South 79 degrees 30 minutes West from a one (1) inch iron bolt set in the ground on the southerly line of a lot of land devised to William Shorey; thence North 79 degrees 30 minutes East by and along said southerly line of land of Shorey, forty-five (45) feet, more or less, to said bolt; thence continuing same course (North 79 degrees 30 minutes East) by and along said southerly line of land of Shorey, three hundred twenty-six (326) feet to a one (1) inch iron bolt set in the ground on the westerly side of a gravel road; thence continuing same course (North 79 degrees 30 minutes East) by and along said southerly line of land of Shorey, fifteen (15) feet, more or less, to the centerline of said gravel road; thence in a northerly direction by and along said centerline of gravel road and the easterly line of said land of Shorey, two hundred thirty (230) feet, more or less, to the southerly line of a lot of land conveyed to Douglas and Joanne Towne from Carol A. Larochelle in a deed dated December 10, 1999 and recorded in said Registry, Book 2826, Page 279; thence North 79 degrees 30 minutes East by and along said southerly line of land of said Towne, eight hundred forty-three (843) feet, more or less, to a pipe found set in the ground; thence North 10 degrees 15 minutes West by and along the easterly line
of said land of Towne, six hundred eighty-one (681) feet to a rebar found set in the ground; thenence North 79 degrees 30 minutes East by and along the southerly line of remaining land of Davis, one thousand two hundred sixty-eight (1268) feet to a bolt set in the ground on the westerly line of a lot of land conveyed to Elizabeth C. and Michael N. McMillen from Michael A. McMillen in a deed dated May 18, 1983, and recorded in said Registry, Book 1464, Page 406; thenence South 10 degrees 30 minutes East by and along said westerly line of land of McMillen, five hundred sixteen (516) feet to a one (1) inch iron bolt set in the ground; thenence North 79 degrees 30 minutes East by and along the southerly line of said land of McMillen, nine hundred ninety (990) feet to a one (1) inch iron bolt set in the ground at the northwesterly corner of a lot of land conveyed to Neila Salley in an instrument recorded in said Registry, Book 1761, Page 83; thenence South 10 degrees 30 minutes East by and along the westerly line of said land of Salley, two hundred twenty-two (222) feet to a one (1) inch iron bolt set in the ground at the northwesterly corner of a lot of land conveyed to Merrill M. and Mildred A. Davis from Sandra W. Corey, et al. in a deed dated February 13, 1995, and recorded in said Registry, Book 2363, Page 79; thenence South 10 degrees 00 minutes East by and along the westerly line of said land of Davis, three hundred twenty-one (321) feet to a one (1) inch iron bolt set in the ground at the northwesterly corner of a lot of land conveyed to Dennis I. Ford from Bruce J. Ford, Sr. in a deed dated July 31, 2000, and recorded in said Registry, Book 2946, Page 86; thenence South 8 degrees 30 minutes East by and along the westerly line of said land of Ford, four hundred nine (409) feet to an axle found set in the ground at the northwesterly corner of a lot of land conveyed to Lawrence R. Burnham, et al. from Annella W. Burnham in a deed dated March 22, 2000, and recorded in said Registry, Book 2906, Page 393; thenence South 12 degrees 15 minutes East by and along the westerly line of said land of Burnham three hundred fifty (350) feet to a one (1) inch iron bolt set in the ground at the northwesterly corner of a lot of land conveyed to Douglas L. and Beverly Coleman from Norman F. and Barbara A. Wilson in a deed dated August 12, 1986, and recorded in said Registry, Book 1596, Page 248; thenence South 9 degrees 30 minutes East by and along the westerly line of said land of Coleman, seven hundred ninety-five (795) feet to a one (1) inch iron bolt set in the ground; thenence South 79 degrees 30 minutes West by and along the line of remaining land of Davis, six hundred thirty (630) feet to a one (1) inch iron bolt set in the ground on the line of a lot of land conveyed to Michael O. Keene from Barbara J. Davis in a deed dated November 5, 2004, and recorded in said Registry, Book 4056, Page 341; thenence by the following courses and distances by and along said line of land of said Keene, North 7 degrees 05 minutes West one hundred six (106) feet to a one (1) inch iron bolt set in the ground; North 34 degrees 15 minutes West one hundred eleven (111) feet to a one (1) inch iron bolt set in the ground; South 86 degrees 30 minutes West one hundred thirty-two (132) feet; South 69 degrees 10 minutes West sixty-one (61) feet; South 61 degrees 00 minutes West one hundred twenty-eight (128) feet; South 62 degrees 35 minutes West thirty-six (36) feet; South 85 degrees 05 minutes West eight (8) feet; North 15 degrees 00 minutes West thirty-two (32) feet; North 60 degrees 30 minutes West fifty-nine (59) feet; South 49 degrees 50 minutes West thirty-nine (39) feet to a one (1) inch iron bolt set in the ground; South 40 degrees 10 minutes West fifty-nine (59) feet; South 45 degrees 50 minutes West one hundred seventy-eight (178) feet; South 32 degrees 00 minutes West three hundred thirty (330) feet; South 01 degrees 10 minutes West one hundred fourteen (114) feet; South 43 degrees 50 minutes East two hundred fifteen (215) feet; South 21 degrees 05 minutes East one hundred forty-six (146) feet; South 73 degrees 35 minutes East three hundred thirty-eight (338) feet to a one (1) inch iron bolt set in the
ground; thence South 61 degrees 15 minutes East by and along the line of remaining land of Davis, one hundred ninety-seven (197) feet to a one (1) inch iron bolt set in the ground; thence South 10 degrees 25 minutes East by and along said line of remaining land of Davis, three hundred twenty-six (326) feet to a one (1) inch iron bolt set in the ground on the northerly line of a lot of land conveyed to Christopher R. and Virginia Luck from Julius O. and Ingrid Luck in a deed dated December 23, 1991, recorded in said Registry, Book 2979, Page 168; thence South 72 degrees 00 minutes West by and along said northerly line of land of Luck, seven hundred twenty-one (721) feet to a one (1) inch iron bolt set in the ground; thence South 00 degrees 00 minutes East by and along the westerly line of said land of Luck, one thousand one hundred sixty-three (1163) feet to a #6 rebar with surveyor’s ID #1064 found set in the ground at the northeast corner of a lot of land conveyed to Ronald L. and Rene L. Becker from J. Aubrey Davis and Barbara J. Davis in a deed dated September 28, 1999, recorded in said Registry, Book 2873, Page 231; thence North 85 degrees 30 minutes West by and along the northerly line of said land of Becker, six hundred fourteen (614) feet to a #6 rebar with surveyor’s ID #1064 found set in the ground; thence South 6 degrees 30 minutes West by and along the westerly line of said land of Becker, two hundred (200) feet to a pipe found set in the ground at the northwest corner of a lot of land conveyed to Francis J. and Sheila A. Murray from Jean M. Slater in a deed dated October 29, 1998, recorded in said Registry, Book 2780, Page 145; thence South 00 degrees 00 minutes East by and along the westerly line of said land of Murray, three hundred seventy-one (371) feet, more or less, to the centerline of aforementioned Route 204; thence running in a westerly direction by and along said centerline of Route 204, sixty-three (63) feet, more or less, to a point which bears South 00 degrees 00 minutes East from the point of beginning; thence North 00 degrees 00 minutes West by and along the aforementioned easterly line of land of Walls, thirty-seven (37) feet, more or less, to the point of beginning. Containing 228.1 acres, more or less.

The above-mentioned bearings are oriented to Grid North, Maine East Zone.

The above description was prepared by Herrick & Salsbury, Inc. and the locus is referred to as the lot of land “Devised to Maine Coast Baptist Church” on survey plan dated April, 2006.

TOGETHER with all right title and interest in and to the shore and flats lying within the above described courses extended to low water mark.

TOGETHER with rights-of-ways for all purposes of a way, in common with formerly Maine Coast Baptist Church, its successors and assigns, and others entitled to the use thereof, for ingress and egress along the existing rights of ways leading from the above described property across remaining land of formerly Maine Coast Baptist Church to Route 204. The grant of this easement is conditional upon the Grantee becoming a member of a Road and Easement Association if and when created and agreeing to be jointly and equally responsible for the maintenance of the right of way.

TOGETHER with an easement for the use and maintenance of utility services as defined by Maine Law, in common with others entitled to the use hereof but not inconsistent with the foregoing granted rights of ways, along the existing rights of ways leading to Route 204.
These easements will run with the land of the Grantee, for the benefit of the Grantee, his successors, heirs and assigns, and shall be a burden upon the land formerly owned by Maine Coast Baptist Church, its successors and assigns.

RESERVING to the Estate of J. Aubrey Davis, its successors and assigns, an open, unobstructed fifty (50) foot wide right of way easement for the benefit of and appurtenant to other land formerly of the Estate of J. Aubrey Davis, for all purposes including utility services as defined by Maine law, in common with others entitled to use thereof. This reservation includes the right to grant any subsequent owner of the Estate of J. Aubrey Davis' remaining property, all such rights to the existing road for all purposes, including utility services as defined by Maine law and access to Route 204, for the benefit of and appurtenant to remaining property. The utility easement includes the following rights in common with others having similar rights the right to construct maintain, operate and upgrade/replace utility services such as electrical, cable and communication services including required poles, anchors and wires with the necessary fixtures and supports, with the right to transmit electricity and intelligence over the line, and to clear and dispose of interfering trees and other interfering growth from time to time.

J. Aubrey Davis was first married to Merle Davis. Merle Davis predeceased J. Aubrey Davis in 1969 leaving J. Aubrey Davis as the surviving joint tenant.

Being the same premises described in the Deed of Distribution from Barbara J. Davis, the duly appointed and acting Personal Representative of the Estate of J. Aubrey Davis a/k/a John A. Davis to Maine Coast Baptist Church, dated March 14, 2007, recorded in Book 4790, Page 55 of the Penobscot County Registry of Deeds.
EXHIBIT B

SURVEYOR'S AFFIDAVIT

On oath, the undersigned does hereby depose and state as follows:

1. My name is Stephen R. Salsbury and I am a Professional Land Surveyor in the State of Maine, license number 2207 and I practice surveying at Herrick & Salsbury, Inc., a Maine corporation, having a principal place of business at Ellsworth, County of Hancock, State of Maine.

2. I prepared a survey of the property located at Route 204 and Partridge Cove Road, Lamoine, County of Hancock, Maine for Barbara Davis in April, 2006.

3. The Exhibit A attached to this Affidavit contains a list of instruments (1-14) recorded at the Hancock County Registry of Deeds. The instruments listed on Exhibit A either have an adverse impact or no adverse impact on the property owned by the Maine Coast Baptist Church described in the Deed of Distribution by Barbara J. Davis, Personal Representative of the Estate of J. Aubrey Davis, dated March 14, 2007, recorded in Volume 4790, Page 55 as noted.

Dated: January 12, 2011

Witness

[Signature]

Stephen R. Salsbury, PLS #2207

State of Maine

County of Hancock

Personally appeared the above-named Stephen R. Salsbury, in his said capacity and subscribed and made oath to the statements contained herein and acknowledged the foregoing instrument to be his free act and deed on this 12th day of January, 2011.

Before me,

[Signature]

Notary Public

BEVERLY L. COFFIN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 11, 2015
Exhibit A

1. Right of Way of John W. Goodwin, Jr. and Yvonne M. Goodwin to J. Aubrey Davis, dated February 13, 1989, recorded in Volume 1741, Page 189 do not have an adverse impact to Maine Coast Baptist Church in as much as the Maine Coast Baptist Church is compelled to join a road association by acceptance of the deed from Davis to Maine Coast Baptist Church, Volume 4790 Page 55. This right of way is over an existing road southeast of property owned by Maine Coast Baptist Church on land of Goodwin (tax map 5 lot 15) to the benefit of Maine Coast Baptist Church.

2. Easement of J. Aubrey Davis and Barbara Davis to New England Telephone and Telegraph Company, dated August 23, 1993, recorded in Volume 2169, Page 126. The easement is located on the south side of Route 204. There is no adverse impact to Maine Coast Baptist Church.

3. Corrective Deed of J. Aubrey Davis and Barbara J. Davis to Frederick W. Slater and Jean M. Slater, dated January 26, 1995, recorded in Volume 2356, Page 218 do not have an adverse impact to Maine Coast Baptist Church only in as much the "corrective deed" lead to the swap of land between Davis and Slater. Slater granted Davis a 60' wide strip of land in Volume 2356 Page 221. This strip of land is now a portion of the source parcel of Maine Coast Baptist Church and is subject to the rights of others (Becker, Keene, Goodwin, Towne and Davis at minimum).

4. Out sale Deed of J. Aubrey Davis and Barbara J. Davis to Frederick W. Slater and Jean M. Slater, dated January 26, 1995, recorded in Volume 2356, Page 219. This land is part of tax map 4 lot 37. There is no adverse impact to Maine Coast Baptist Church.

5. Right of Way of Philip A. LaRochelle and Carol A. LaRochelle to J. Aubrey Davis, dated March 11, 1995, recorded in Volume 2369, Page 318. This right of way crosses land now owned by Towne, tax map 8 lot 21. There is no adverse impact to Maine Coast Baptist Church.

6. Drainage Easement of J. Aubrey Davis to Barbara J. Davis to the Town of Lamoine, dated July 11, 1994, recorded on August 29, 1997 in Volume 2674, Page 323. This easement is for a culvert on Raccoon Cove Road, which is south of Route 204. There is no adverse impact to Maine Coast Baptist Church.

7. Out sale Deed of J. Aubrey Davis and Barbara J. Davis to Ronald L. Becker and Rene L. Becker, dated September 28, 1999, recorded in Volume 2873, Page 231 do not have an adverse impact to Maine Coast Baptist Church in as much as Becker (tax map 4 lot 41-2) will share rights of way with others over land owned by Maine Coast Baptist Church.
8. **Out sale** Deed of J. Aubrey Davis and Barbara J. Davis to John W. Goodwin, Jr. and Yvonne M. Goodwin, dated March 9, 2001, recorded in Volume 3045, Page 5. This is part of tax map 4 lot 41-1 and does have an adverse impact to Maine Coast Baptist Church in as much as Goodwin was granted rights of way to be used in common with Davis (now Maine Coast Baptist Church) to Route 204. The location of the right of way is not specified.

9. Notice of Intent to Restore a Gravel Pit or Mine, J. Aubrey Davis and Town of Lamoine, dated October 24, 2001, recorded in Volume 3176, Page 103. There is no adverse impact to Maine Coast Baptist Church. I have direct knowledge of the location of the gravel pit in existence in 2001. All of the gravel pit operating between 2001 and 2006 is wholly contained within tax map 4 lot 41A which is now owned by Keene.

10. Release of Easement J. Aubrey Davis and Barbara J. Davis to Paul A. Hodgkins and Lucille S. Hodgkins, dated August 2, 2002, recorded in Volume 3443, Page 288. There is no known adverse impact to Maine Coast Baptist Church. The release does not appear to release interest to any used roadway.

11. **Out sale** Deed of Sale by Personal Representative Barbara J. Davis for the Estate of J. Aubrey Davis to Michael O. Keene, dated November 5, 2004, recorded in Volume 4056, Page 341 does have an adverse impact to Maine Coast Baptist Church. The location of the right of way is not specified. Davis retained a right of way over the westerly portion of Keene lot. By implication this suggests that the active road leads in a westerly direction over land of Maine Coast Baptist Church.

12. **Out sale** Deed of Distribution by Personal Representative Barbara J. Davis for the Estate of J. Aubrey Davis to Barbara J. Davis, dated March 14, 2007, recorded 4790, Page 49 does have an adverse impact to Maine Coast Baptist Church in as much as the Maine Coast Baptist Church is compelled to join a road association by acceptance of the deed from Davis to Maine Coast Baptist Church, Volume 4790 Page 55.

13. **Out sale** Deed of Distribution by Personal Representative Barbara J. Davis for the Estate of J. Aubrey Davis to William Shorey, dated March 14, 2007, recorded in Volume 4790, Page 52 does have an adverse impact to Maine Coast Baptist Church for rights over existing roads on map 4 lot 41.

14. The property described in a deed of distribution from Barbara J. Davis, the duly appointed and acting Personal Representative of the Estate of J. Aubrey Davis, a/k/a John A. Davis to Maine Coast Baptist Church, dated March 14, 2007, recorded in Volume 4790, Page 55, is the same property as shown on the Survey Plan for Barbara Davis, Route 204 (also known as the Partridge Cove Road), Lamoine, Maine, April 2006.

end
This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The base map shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 10/31/2022 at 12:25 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Maps for unmapped and unmodernized areas cannot be used for regulatory purposes.
DEPARTMENT OF HEALTH AND HUMAN SERVICES
TRANSIENT PUBLIC WATER SYSTEM
APPLICATION FOR A NEW SYSTEM OR NEW WELL

* Approval of a new public water system requires well and system approval. Compliance of the entire water system will be evaluated during a comprehensive inspection by the Drinking Water Program.

Restaurant
Boys and Girls Camp
Campground
Hotel
Motel
Hunting Lodge
Golf Course Clubhouse
and others

Drinking Water Program
Division of Environmental Health
Maine Center for Disease Control and Prevention
Department of Health and Human Services
11 State House Station, 286 Water Street
Augusta, Maine  04333-0011
TEL:  (207) 287-2070  TTY Users: Dial 711 (Maine Relay)
FAX:  (207) 287-4172
Web Address:  http://www.medwp.com

PWS Inspector:  Scott Whitney  
PWS Inspector Address: Scott.Whitney@Maine.gov  
Phone:  204-592-0578  Fax:  
Date this packet was sent or delivered in person:  4/13/23 (email)  

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<td>21001 N Tatum Blvd. STE 1630</td>
<td>Phoenix, AZ 85050</td>
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<td><a href="mailto:press@clearskyresorts.com">press@clearskyresorts.com</a></td>
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Note: Whoever makes these changes to SDWIS must print out this form and send it to the PWS file. (DWP0185-F)
REQUEST FOR PRELIMINARY APPROVAL
FOR A TRANSIENT PUBLIC WATER SYSTEM OR WELL
Note: Preliminary approval is required before a well is drilled.

Facility Name: Clear Sky Acadia PWS
PWSID# (if an existing public water system): TBD
Contact Name: William H. Anderson
Town or City: Lamoine

This application is for (check one):
☐ An additional or new well for an existing public water system?
☐ A well for an existing facility which has not been regulated before?
☒ A well for a proposed facility which has not yet been constructed?

I plan to drill the well by TBD/2023 (date). I want to have it on-line by 2024 (date)

Well Driller’s Name: TBD
License #: ______________________

This application will be returned unless accompanied by:
1. A location map (an “X” drawn on a map from the Maine Atlas and Gazetteer is sufficient)
2. A site plan (more detailed map of the well site) including:
   - A scale (1 inch = 100 feet or similar)
   - All potential contaminant sources (leach fields, fuel tanks etc.) within 300 feet of the well.
   - Underground Storage Tanks within 1000 feet of the well.
   - Surface water bodies (lakes, streams, ponds) within 300 feet of the well.
   - Property boundaries and the land uses on adjacent properties
   - The general slope of land near the well
3. A copy of HHE 200 septic system design form if a leach field is within 300 feet of the well.

ESTABLISHMENT DESCRIPTION
CHECK ALL THAT APPLY: NUMBER OF:
☒ Restaurant 65 seats 300 meals per day 10 employees
☐ Hotel or Motel units
☐ Campground units
☐ RV Park sites
☐ Children’s Camp campers and staff
☐ Other (describe) : Glampground

If a Take-Out eating establishment, check the services that will be provided using water from the well: ☐ Fountain soda ☐ Coffee ☐ Slush drinks ☐ Cup dispenser in bathroom ☐ Drinking Water fountain

Is this a seasonal operation? TBD If yes, season begins? ______ season ends? ______

How many feet away is the nearest property line? _______ (feet)

How much land is controlled and/or owned? 230 (acres)

How many feet to the nearest corner of any leachfield? 300+ (feet). Setback waiver is required if less than 300 feet

How many feet to the nearest underground storage tank? 1000+ (feet). Setback waiver is required if less than 1000 feet

CERTIFICATION: I hereby certify that, to my knowledge, the information on this form and attachments is true and accurate and no site details have been omitted which would have a bearing on the suitability of the site for installation of a public water supply well. Maine law makes it illegal for persons applying for a Departmental permit to make false statements upon an application with the intent to deceive department officials in the course of their official duties, or to create a false impression in a written application for pecuniary or other benefit. Unsworn Falsification is a Class D misdemeanor offense punishable by up to 364 days incarceration, a fine of up to $2,000, or both.

Signature: William H. Anderson, PE (Electronic) Title Project Engineer
Print Name William H. Anderson Date 4-13-2023

FOR OFFICE USE ONLY: PWS Inspector Population Estimate:
Date this form was received Source ID Number Date of site visit
Will a Setback Reduction Waiver be required? If yes, use Setback Waiver Form. New PWSID# needed?
If yes, Unique or Parent/Child? Is the system Active (A) or Proposed (P) at this time?

NOTE THAT A NEW WELL MUST BE DRILLED BY A WELL DRILLER LICENSED IN THE STATE OF MAINE. FOR A LIST OF WELL DRILLERS, CONTACT THE MAINE WELL DRILLING COMMISSION AT (207) 287-5699

Allow 30 Days for Processing
## POTENTIAL SOURCES OF CONTAMINATION (PSC), CURRENT OR PAST

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<th>Distance to well</th>
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<td></td>
<td>62.</td>
<td>Military facility</td>
<td></td>
</tr>
<tr>
<td>13.</td>
<td>Airport maintenance</td>
<td></td>
<td>63.</td>
<td>Monitoring well</td>
<td></td>
</tr>
<tr>
<td>14.</td>
<td>Auto chemical supply wholesaler</td>
<td></td>
<td>64.</td>
<td>Railroad yard or line</td>
<td></td>
</tr>
<tr>
<td>15.</td>
<td>Auto repair</td>
<td></td>
<td>65.</td>
<td>Recycling or processing center (other than beverages)</td>
<td></td>
</tr>
<tr>
<td>16.</td>
<td>Body shop</td>
<td></td>
<td>66.</td>
<td>Research laboratory</td>
<td></td>
</tr>
<tr>
<td>17.</td>
<td>Concrete, asphalt, tar, coal company</td>
<td></td>
<td>67.</td>
<td>Residential home</td>
<td></td>
</tr>
<tr>
<td>18.</td>
<td>Dry cleaner</td>
<td></td>
<td>68.</td>
<td>Rust proofer</td>
<td></td>
</tr>
<tr>
<td>19.</td>
<td>Furniture stripper</td>
<td></td>
<td>69.</td>
<td>Salt pile or sand &amp; salt pile</td>
<td></td>
</tr>
<tr>
<td>20.</td>
<td>Gas station, service station</td>
<td></td>
<td>70.</td>
<td>Septic system, septic waste disposal</td>
<td></td>
</tr>
<tr>
<td>21.</td>
<td>Junk or salvage yard</td>
<td></td>
<td>a.</td>
<td>Beauty parlor</td>
<td></td>
</tr>
<tr>
<td>22.</td>
<td>Machine shop</td>
<td></td>
<td>b.</td>
<td>Car wash</td>
<td></td>
</tr>
<tr>
<td>23.</td>
<td>Oil pipeline</td>
<td></td>
<td>c.</td>
<td>Laundromat</td>
<td></td>
</tr>
<tr>
<td>24.</td>
<td>Painters, finisher</td>
<td></td>
<td>d.</td>
<td>Medical, dental, veterinarian office</td>
<td></td>
</tr>
<tr>
<td>25.</td>
<td>Parking lot</td>
<td></td>
<td>e.</td>
<td>Mortuary/ funeral parlor</td>
<td></td>
</tr>
<tr>
<td>26.</td>
<td>Photo processor</td>
<td></td>
<td>f.</td>
<td>Multi-unit housing</td>
<td></td>
</tr>
<tr>
<td>27.</td>
<td>Printer</td>
<td></td>
<td>g.</td>
<td>Single-family housing</td>
<td></td>
</tr>
<tr>
<td>28.</td>
<td>Sand &amp; gravel mining, other mining</td>
<td></td>
<td>h.</td>
<td>Other</td>
<td></td>
</tr>
<tr>
<td>29.</td>
<td>Small engine repair shop</td>
<td></td>
<td>71.</td>
<td>Sewer line</td>
<td></td>
</tr>
<tr>
<td>30.</td>
<td>Snow dump (large commercial or municipal)</td>
<td></td>
<td>72.</td>
<td>Sludge disposal or spreading</td>
<td></td>
</tr>
<tr>
<td>31.</td>
<td>Stormwater impoundments or run-off area</td>
<td></td>
<td>73.</td>
<td>Wastewater impoundment area</td>
<td></td>
</tr>
<tr>
<td>32.</td>
<td>Truck terminal</td>
<td></td>
<td>74.</td>
<td>Wastewater treatment plants, discharge</td>
<td></td>
</tr>
<tr>
<td><strong>BACTERIA AND INORGANICS SUCH AS NITRATES / NITRITES</strong></td>
<td></td>
<td></td>
<td><strong>OTHER</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>40.</td>
<td>Animal burial (large scale site)</td>
<td></td>
<td>75.</td>
<td>Wood preserver</td>
<td></td>
</tr>
<tr>
<td>41.</td>
<td>Animal grazing</td>
<td></td>
<td>76.</td>
<td>Other — Please indicate other potential contamination sites not included in this list</td>
<td></td>
</tr>
</tbody>
</table>
GENERAL NOTES
1. ALL ITEMS LISTED ON THESE SHEETS ARE INCIDENTAL TO THE PROJECT AND WILL NOT BE PAID FOR SEPARATELY UNLESS NOTED AND/OR A SPECIFIC ITEM IS LISTED IN THE BID SPEC.
2. THE CONTRACTOR SHALL HAVE IN POSSESSION AT ALL TIMES TWO (2) SIGNED COPIES OF THESE PLANS AND SPECIFICATIONS WHICH HAVE BEEN APPROVED BY THE APPROVING AGENCIES.
4. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS PRIOR TO THE COMMISSIONING OF WORK ON THE PROJECT AND/OR WORK IN THE PUBLIC RIGHT-OF-WAY.
5. THE CONTRACTOR OR THE DEVELOPER SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER/DEVELOPER OF ANY PROBLEMS IN CONFLICTING TO THE APPROVED PLANS FOR ANY ELEMENT OF THE PROJECT.
6. THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING CONSTRUCTION PROBLEMS THAT ARISE DURING CONSTRUCTION ACTIVITIES DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PERFORMANCE OF ANY PORTION OF THE WORK. IN THE EVENT OF AN AGENCY INSPECTOR OR THE OWNER/DEVELOPER'S REQUEST FOR THE APPLICATION OF REVISED PLANS TO THE PROPOSED WORK, THE CONTRACTOR OR THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE APPROPRIATE AGENCIES TO CALM ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
7. THE CONTRACTOR OR THE DEVELOPER SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDUCTING AND ADDRESSING THE JOB SITE INCLUDING SAFETY OF ALL PERSONS AND PROPERTY ARISING DURING PERFORMANCE OF THE WORK. THE REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
8. SURVEY INFORMATION IS PROVIDED BY HERRICK & SALSBURY INC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL INFORMATION LOCATIONS IDENTIFIED ON THESE PLANS PRIOR TO CONSTRUCTION.

INCIDENTAL DAMAGE
9. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PUBLIC OR PRIVATE IMPROVEMENTS, IF ANY, THAT WERE REMOVED, DAMAGED, OR DAMAGED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: RESIDENTIAL SERVICES, BIBS, WATER LINES, SEWER LINES, STORM DRAINS, ETC.
10. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PUBLIC OR PRIVATE IMPROVEMENTS, IF ANY, THAT WERE REMOVED, DAMAGED, OR DAMAGED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: RESIDENTIAL SERVICES, BIBS, WATER LINES, SEWER LINES, STORM DRAINS, ETC.

MATERIAL TESTING AND INSPECTION
11. THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING CONSTRUCTION PROBLEMS THAT ARISE DURING CONSTRUCTION ACTIVITIES DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PERFORMANCE OF ANY PORTION OF THE WORK. IN THE EVENT OF AN AGENCY INSPECTOR OR THE OWNER/DEVELOPER'S REQUEST FOR THE APPLICATION OF REVISED PLANS TO THE PROPOSED WORK, THE CONTRACTOR OR THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE APPROPRIATE AGENCIES TO CALM ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.

ROADWAY RECONSTRUCTION
12. THE CONTRACTOR SHALL REPAIR OR REPLACE ALL LANDSCAPING, IN KIND, THAT WERE REMOVED OR DAMAGED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: RESIDENTIAL SERVICES, BIBS, WATER LINES, SEWER LINES, STORM DRAINS, ETC.
13. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY PUBLIC OR PRIVATE IMPROVEMENTS, IF ANY, THAT WERE REMOVED, DAMAGED, OR DAMAGED DURING CONSTRUCTION INCLUDING BUT NOT LIMITED TO: RESIDENTIAL SERVICES, BIBS, WATER LINES, SEWER LINES, STORM DRAINS, ETC.

APPROVING AGENCIES
14. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATING WITH THE APPROVING AGENCIES, AGENCY INSPECTORS, AND OWNERS REPRESENTATIVES REGARDING MATERIAL TESTING AND INSPECTION PROCEDURES. ANY REQUIRED TESTING, INSPECTION, OR DELAY RESULTING FROM THE FAILURE OF THE CONTRACTOR TO FOLLOW THE APPROPRIATE PROCEDURES SHALL BE AT THE CONTRACTOR'S EXPENSE.
15. THE OUTLYING SUBURBAN AREAS, OWNER OR OWNERS REPRESENTATIVES TO CONDUCT CONSTRUCTION WITHOUT THE OPTION TO FOLLOW THE APPLICABLE AGENCIES.

ROADWAY RESTORATION
16. THE DEVELOPER SHALL BE RESPONSIBLE FOR RESOLVING CONSTRUCTION PROBLEMS THAT ARISE DURING CONSTRUCTION ACTIVITIES DUE TO CHANGED CONDITIONS OR DESIGN ERRORS ENCOUNTERED BY THE CONTRACTOR DURING THE PERFORMANCE OF ANY PORTION OF THE WORK. IN THE EVENT OF AN AGENCY INSPECTOR OR THE OWNER/DEVELOPER'S REQUEST FOR THE APPLICATION OF REVISED PLANS TO THE PROPOSED WORK, THE CONTRACTOR OR THE DEVELOPER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO THE APPROPRIATE AGENCIES.

PUBLIC RIGHTS-OF-WAY
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WATER SYSTEM NOTES:

1. WATER SYSTEM LAYOUT IS PRELIMINARY. SUBJECT TO CHANGE FOLLOWING SITE EVALUATION AND WELLHEAD SITE EVALUATION.

2. THE WATER SYSTEM IS A TRANSIENT NON-COMMUNITY PUBLIC WATER SUPPLY.

3. ALL WATER AND SEWER LINES ARE TO BE SEPARATED 10' HORIZONTALLY AND/OR 2' VERTICALLY.

4. PUMP SIZING TO BE DETERMINED FOLLOWING WELL COMPLETION.

5. WELL PUMPHOUSE TO BE CONSTRUCTED PER SPECIFICATIONS ON SHEET C-116.

6. TREATMENT TO BE PERFORMED IF NECESSITATED BY WATER QUALITY.

7. WATER SYSTEM TO BE TESTED AND DISINFECTED PRIOR TO PLACEMENT INTO SERVICE PER AWWA REQUIREMENTS.

8. ALL WATER PIPE TO BE 3" CL200 HDPE OR PVC WITH LEAD-FREE BRASS FITTINGS.