Gartley & Dorsky
ENGINEERING SURVEYING

LETTER OF TRANSMITTAL

PROJECT NO. # 2022-0091

DATE: December 14, 2022

TO: Town of Camden
PO Box 1207
29 Elm St.
Camden, ME 04843

RE: Town of Camden Planning Board
NordHavn Camden, LLC
Preliminary Application for Major Subdivision
440 Belfast Rd.
Camden, Maine

WE ARE SENDING YOU ☒ enclosed ☐ under separate cover

☒ Prints ☐ Mylar ☐ Deed description ☐ Proposal ☐ Billing

☐ Letter ☐ Report ☐ Copy of letter ☐ HHE 200 ☒ Application

COPIES	DATE	DESCRIPTION
9	December 14, 2022	Preliminary Application for Major Subdivision
1	December 14, 2022	Check #38899 $275.00 ($125 Application fee & $150 Per abutters fee)

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ As requested ☒ For your use ☐ For approval
☐ For Review and Comment ☐ Return with Corrections ☐ Other

REMARKS:

If you have any questions, please call me at 236-4365. Thank you.

Sincerely,
Gartley & Dorsky Engineering & Surveying, Inc.

Sarah Post

Sarah Post
Permitting Specialist

Gartley & Dorsky
ENGINEERING SURVEYING

LETTER OF TRANSMITTAL

PROJECT NO. # 2022-0091

DATE: December 14, 2022

TO: NordHavn Camden, LLC
PO Box 642
Camden, ME 04843

RE: Town of Camden Planning Board
NordHavn Camden, LLC
Preliminary Application for Major Subdivision
440 Belfast Rd.
Camden, Maine

WE ARE SENDING YOU ☒ enclosed ☐ under separate cover

☒ Prints ☐ Mylar ☐ Deed description ☐ Proposal ☐ Billing

☐ Letter ☐ Report ☐ Copy of letter ☐ HHE 200 ☒ Application

COPIES	DATE	DESCRIPTION
1	December 14, 2022	Preliminary Application for Major Subdivision

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ As requested ☒ For your use ☐ For approval
☐ For Review and Comment ☐ Return with Corrections ☐ Other

REMARKS:

This application was submitted to the Town of Camden. If you have any questions, please call me at 236-4365. Thank you.

Sincerely,
Gartley & Dorsky Engineering & Surveying, Inc.

Sarah Post
Permitting Specialist

Gartley & Dorsky
ENGINEERING SURVEYING

December 14, 2022

Planning Board
Town of Camden
Camden, ME 04843

NordHavn Camden, LLC Property: Preapplication Submission for Minor/Major Subdivision
Project 2022-0091

Dear Members of the Planning Board:

On behalf of NordHavn Camden, LLC, we submit the pre-application for a proposed open space residential subdivision in Camden that will include ten (10) single-family stand alone residential condominiums, one (1) existing and nine (9) new units. The property is located at 440 Belfast Rd., Camden.

The Rights, Title and Interest of the property are summarized as follows:
Owner: NordHavn Camden, LLC
Subject Parcel: Map 134, Lot 1
Parcel Size: 43.48 Acres
Deed: Book 5946 Page115
Zone: Coastal Residential District (CR)
Proposed Development: Major Open Space Residential Subdivision
Number of Units: Nine (9) and One (1) Existing Single Family Stane Alone Units

As part of this application, we include nine copies of each of the following submissions:

1. Application for Preapplication Subdivision Meeting
2. Check for the Application Fee & Per Abutter Fee
3. Agent Authorization
4. Location Map
5. Copy of Deed
6. Site Analysis Narrative
7. Waiver/Request for Clarification Summary
8. Boundary & Topographic Survey Plan (V1)
9. Conceptual Schematic Plan (C1)

Would you kindly place us on your next Planning Board meeting agenda to review our pre-application for a Major Subdivision to be named NordHavn Camden? We look forward to reviewing this project with you.

If you have any questions, please contact me at (207) 236-4365 or via email.

Sincerely,
Gartley & Dorsky Engineering & Surveying, Inc.

Andrew D. Hedrich, P.E.
Senior Project Engineer

DATE RECEIVED:

APPLICATION FEE: $125 FEES PAID: CASH: ____ CHECK#: _____
PER ABUTTER FEE: $15 @ x _____= $_____

TOWN OF CAMDEN

APPLICATION FOR MAJOR SUBDIVISION REQUEST FOR:

PREAPPLICATION MEETING

PUBLIC INFORMATION MEETING

****

NAME OF SUBDIVISION: __NORDHAVN CAMDEN_____

PHYSICAL LOCATION OF PROPERTY: __440 BELFAST RD., CAMDEN, ME 04843_____

PARCELS TO BE DIVIDED: MAP: _134_ LOT: _1_ ZONE: CR; MAP: ____ LOT: ____ ZONE: ____

NUMBER OF LOTS TO BE CREATED: __0____; NUMBER OF NEW DWELLING UNITS: ___9_____

PROPERTY OWNER: ___NORDHAVN CAMDEN, LLC _____

MAILING ADDRESS: __PO BOX 642, CAMDEN, ME 04843_____

APPLICANT (IF DIFFERENT): _____

MAILING ADDRESS (IF DIFFERENT): _____SAME_____

TELEPHONE#: __207-706-9547_____ EMAIL: _ehansen@nordhavn-partners.com

AH/✓ I REQUEST THAT THE PUBLIC INFORMATIONAL MEETING BE SCHEDULED FOR THE SAME MEETING AS THE PREAPPLICATION MEETING

___ A REQUEST FOR WAIVERS OF SUBMISSIONS IS SUBMITTED

ALL PLANS AND SUBMISSIONS IN SUPPORT OF THIS REQUEST MUST BE SUBMITTED TWENTY-ONE DAYS PRIOR TO MEETING DATE:

REQUIRED SUBMISSIONS: SEE ATTACHED ARTICLE 4 FROM CAMDEN'S SUBDIVISION ORDINANCE

SIGNATURES:

_____ _____12 DEC 2022_____
SIGNATURE OF PROPERTY OWNER (REQUIRED) DATE

_____ _____
SIGNATURE OF APPLICANT IF DIFFERENT DATE

Revised 2021

Gartley & Dorsky
ENGINEERING SURVEYING

Agent Authorization Memorandum

The purpose of this memorandum is to authorize Gartley & Dorsky Engineering & Surveying, Inc. to act as Agent in submitting municipal, state, and federal applications and answering questions associated with your project.

Project Location: 440 Belfast Rd., PO Box 642

Camden, ME 04843

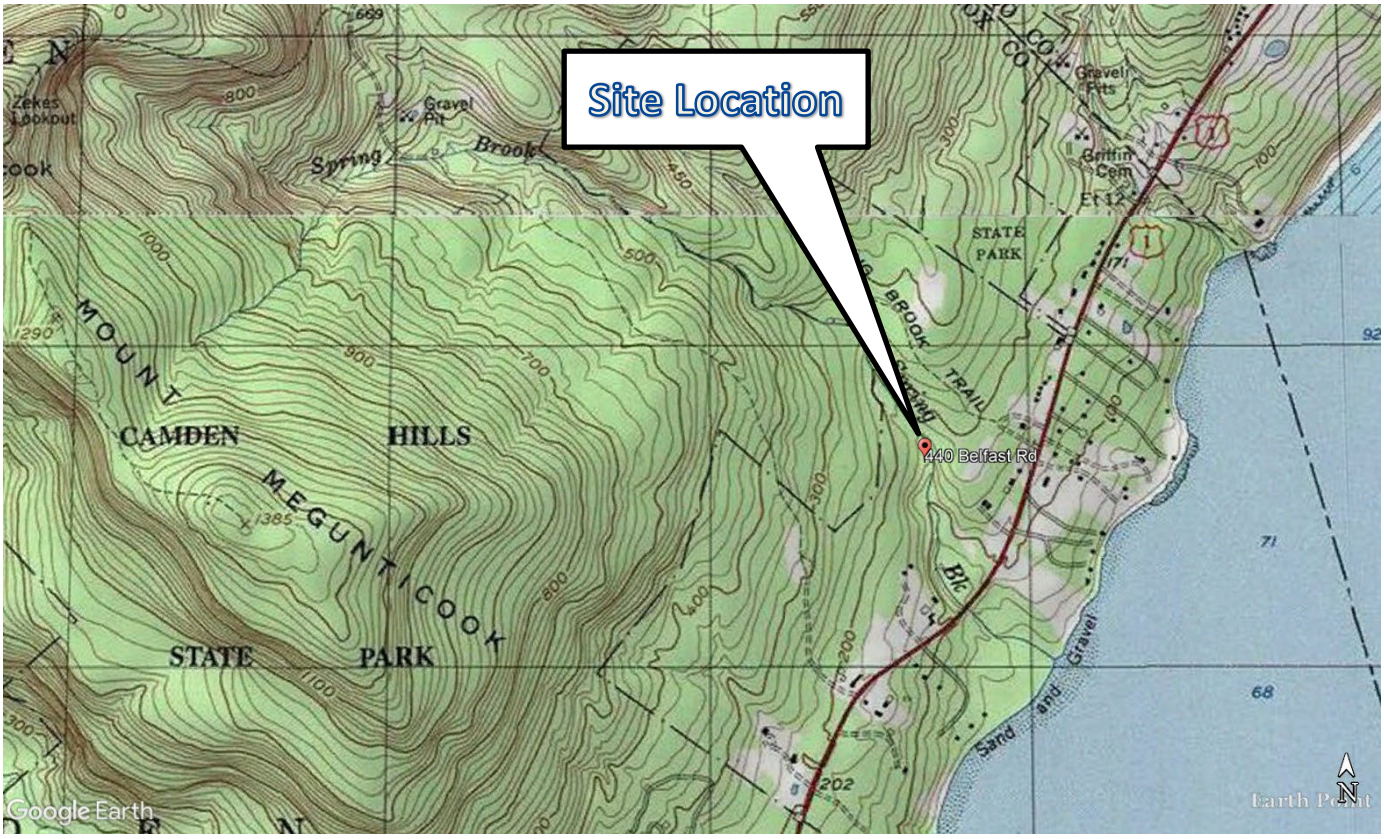
Printed Name: Edward Hansen

Title: Managing Partner

Representing: NordHavn Partners

Signature: _____

Date: December 8, 2022



Gartley & Dorsky
ENGINEERING SURVEYING
CAMDEN, MAINE (207) 236-4365
WWW.GARTLEYDORSKY.COM

SITE LOCATION MAP
440 Belfast Rd.
CAMDEN, MAINE

DECEMBER 2022 | PROJ. NO 2022-0091 | PRE-APPLICATION

Receipt # 138278 KNOX SS: RECEIVED
ERECORDED
VOL 5946 PG 115
10/07/2022 12:33:56 PM
7 Pages
Instr # 2022-9368
ATTEST:Madelene F. Cole, Knox Co Registry of Deeds

Real Estate Transfer Tax Paid

TRUSTEE DEED

DLN: 1002240213310

Know all Persons by these Presents,

GERALD A. ISOM, Trustee of the **GERALD A. ISOM FAMILY TRUST**,

by the power conferred by law, and every other power,

for consideration paid,

grant to **NordHavn Camden, LLC**, a Limited Liability Company organized and existing under the laws of the State of Delaware,

with a mailing address of: P.O. Box 642, Camden ME 04843

the land and buildings in Camden, County of Knox, State of Maine:

SEE SCHEDULE A ATTACHED HERETO AND INCORPORATED HEREIN BY REFERENCE.

Witness my hand and seal this 1st day of October, 2022.

Signed, Sealed and Delivered
In Presence of

The Gerald A. Isom Family Trust

Witness

Gerald A. Isom, Trustee
By: Gerald A. Isom
Its: Trustee

State of Maine
County of Knox, ss

10/1, 2022

Then personally appeared the above named Gerald A. Isom and acknowledged the foregoing instrument to be his free act and deed, in his said capacity.

Before me,

Attorney at Law/Notary Public

Printed or typed name
My commission expires:

James W. Brannan
NOTARY PUBLIC
State of Maine
My Commission Expires
June 11, 2029

SCHEDULE A

A certain lot or parcel of land, together with any buildings thereon, situated on the westerly side line of Atlantic Highway, U.S. Route 1, in the Town of Camden, Knox County, Maine, being more particularly bounded and described as follows:

BEGINNING at an iron pipe located in the westerly side line of Atlantic Highway, U.S. Route #1;

thence running North forty-four (44) degrees, fifty-nine (59) minutes West a distance of two hundred twenty-five (225) feet, more or less, to a point for a corner;

thence turning and running North forty (40) degrees, one (1) minute East a distance of two hundred sixty-two (262) feet, more or less, to a point for a corner near a monument;

thence turning and running North forty-four (44) degrees, fifty-nine (59) minutes West a distance of one hundred eighty-four (184) feet, more or less, to an iron bolt for a corner;

thence turning and running South forty-seven (47) degrees, thirty-six (36) minutes West a distance of sixty-three (63) feet, more or less, partly by and along a stone wall to a pipe for a point for a corner;

thence turning and running North forty-three (43) degrees, nine (9) minutes West a distance of one hundred eighty-two and two-hundredths (182.02) feet, more or less, to a pipe for a corner;

thence turning and running North forty-eight (48) degrees, zero (0) minutes East a distance of four hundred nine and eleven-hundredths (409.11) feet, more or less, to a pipe for a point (all of the foregoing boundaries being as set forth in a survey plan entitled "Property Plan for Lydia A. Godsoe" by Prentiss and Carlisle Co., Inc., a more specific identification of that survey plan being set forth below);

thence continuing North forty-eight (48) degrees, zero (0) minutes East to an iron bolt in the southwesterly sideline of the Spring Brook Trail, so-called;

thence turning and running by and along the southwesterly or westerly side line of Spring Brook Trail to a point at which the southwesterly or westerly side line of Spring Brook Trail

intersects with a line which is an extension of the southeasterly boundary of a deed from Arthur Dean to Charles Adams recorded in the Knox County Registry of Deeds in Book 278, Page 148, as depicted on said "Property Plan for Lydia A. Godsoe" by Prentiss and Carlisle Co., Inc., and which said extended line has a course of North forty-eight (48) degrees, thirty-nine (39) minutes East;

thence turning and running over and across said Spring Brook Trail along a course of North forty-eight (48) degrees, thirty-nine (39) minutes East to an iron bolt for a point for a corner at the southwesterly corner of said lot described in a deed from Arthur Dean to Charles Adams recorded in the Knox County Registry of Deeds in Book 278, Page 148;

thence turning and running by and along the southeasterly boundary line of a deed from James Kelley to Charles Adams as recorded in the Knox County Registry of Deeds in Book 243, Page 84 as depicted on said "Property Plan for Lydia A. Godsoe" by Prentiss and Carlisle Co., Inc., to a point at which said line intersects with the boundary line of a parcel of land conveyed from Lydia A. Godsoe to the State of Maine by deed March 24, 1978 and recorded in the Knox County Registry of Deeds in Book 709, Page 43, which said boundary line of that property owned now or formerly by the State of Maine as described as "North 51° 30′ East" a distance of eight hundred seventy-one and ninety-three hundredths (871.93) feet;

thence turning and running South fifty-one (51) degrees, thirty (30) minutes West a distance of eight hundred seventy-one and ninety-three hundredths (871.93) feet, more or less, by and along said land of the State of Maine, now or formerly, to a point for a corner in the boundary line of said parcel of land of the State of Maine, now or formerly;

thence turning and running South twenty-two (22) degrees, twenty-two (22) minutes West a distance of nine hundred fifty-four and seventy-hundredths (954.70) feet, more or less, still by and along said land of the State of Maine, now or formerly, to a point for a corner near a monument as depicted on said "Property Plan for Lydia A. Godsoe" by Prentiss and Carlisle Co., Inc.;

thence turning and running South twenty-nine (29) degrees, thirty-one (31) minutes East a distance of two hundred two and twelve hundredths (202.12) feet, more or less, by and along land of David Mann, now or formerly, to an iron bolt for a corner;

thence turning and running North fifty-one (51) degrees, forty-six (46) minutes East by and along said land of David Mann, a distance of two hundred forty-one and sixty-five hundredths (241.65) feet, more or less, to a monument;

thence turning and running South thirty-four (34) degrees, forty-two (42) minutes East a distance of three hundred nineteen and seven-hundredths (319.07) feet, more or less, still by and along land of said David Mann to a monument;

thence turning and running South sixteen (16) degrees, two (02) minutes East a distance of two hundred fifty-four (254) feet, more or less, to a monument as a point for a corner;

thence turning and running generally southeasterly to the westerly side line of Spring Brook;

thence running by and along the westerly side line of Spring Brook to a point for a corner as depicted on said "Property Plan for Lydia A. Godsoe" at a point at which Spring rook divides into two channels and thereby creates an island between those two channels;

thence turning and running South fourteen (14) degrees, fifty-one (51) minutes West to an iron bolt;

thence continuing on the course South fourteen (14) degrees, fifty-one (51) minutes West by and along said property of David Mann a distance of three hundred four (304) feet, more or less, to an iron bolt;

thence continuing on the same course to the point at which the two channels of Spring Brook recombine into one stream bed;

thence turning and running by and along the westerly side line of Spring Brook a distance of three hundred seventy (370) feet, more or less, by and along said land of David Mann to the westerly side line of Atlantic Highway, U.S. Route #1;

thence continuing generally northeasterly by and along the westerly side line of Atlantic Highway, U.S. Route #1, to a jog in that westerly side line;

thence running easterly ten (10) feet, more or less, as said road jogs;

thence continuing still by and along the westerly side line of Atlantic Highway, U.S. Route #1, a distance of nine hundred thirty (930) feet, more or less, to another jog in the westerly side line of Atlantic Highway, U.S. Route #1;

thence turning and running easterly as said westerly side line of Atlantic Highway, U.S. Route #1 jogs a distance of twenty (20) feet more or less;

thence continuing along the westerly side line of Atlantic Highway, U.S. Route #1, a distance of one hundred fifty-eight and ninety-one hundredths (158.91) feet, more or less, to the point of beginning.

ALSO INCLUDING any portion of the premises described in a deed from Arthur Dean to Charles Adams (Knox County Registry of Deeds, Book 278, Page 148) which was not included in the deed from Lydia A. Godsoe to State of Maine, dated March 4, 1978 and recorded in the Knox County Registry of Deeds, Book 709, Page 43.

ALSO INCLUDING a fifteen (15) foot wide right-of-way by and along the first course of the above described parcel from the westerly side line of Atlantic Highway, U.S. Route #1 a distance of two hundred twenty-five (225) feet to the above described premises.

Grantor means and intends to describe all of the land westerly of Atlantic Highway, U.S. Route #1, of Lydia Goodsoe that has not been included in the description of Parcel One, and further meaning and intending to include within the description of the above-described parcel all said land of Lydia A. Godsoe bounded by land of Tolman, now or formerly, State of Maine, now or formerly (Book 709, Page 43), David Mann, now or formerly, and being westerly of Atlantic Highway, U.S. Route #1.

ALSO CONVEYING, without Warranty Covenants, all of Grantor's right, title, and interest in and to the premises described on a survey plan entitled "Standard Boundary Survey for John A. Godsoe" dated March 1995 by Richards and Cranston, and recorded in the Knox County Registry of Deeds, in Plan Cabinet 12, Sheet 40.

EXCEPTING a portion of the above property as described in a deed from Robert L. Garofoli and Hazel L. Garofoli to Maurice Allenwood and Dorothy Setter dated March 14, 2001, and recorded in the Knox County Registry of Deeds, Book 2573, Page 044.

Reference is made to a deed from Gerald A. Isom and Lucille E. Isom, Trustees of the Isom Family Trust, to Gerald A. Isom, Trustee of the Gerald A. Isom Family Trust, said deed dated October 25, 2010, and recorded in the Knox County Registry of Deeds, in Book 4305, Page 233.

NORDHAVN CAMDEN, LLC., CAMDEN, MAINE
PREAPPLICATION SUBDIVISION PLAN
SITE ANALYSIS

NordHavn Camden LLC is proposing an open space residential development that will include nine (9) new standalone single-family residential condominiums. The current site contains one existing residence (to remain), a 10' wide asphalt driveway, and an extensive woods road network. The site is a mature wooded site with minimal undergrowth and a large field area adjacent to Route 1. The existing driveway to the site is too steep and narrow for the proposed residential development and will be replaced with a new entrance that will comply with local and State requirements.

The are no perceived traffic concerns in this location. MaineDOT will review the proposed entrance and determine if improvements will be required to accommodate the anticipated development. An entrance permit application has been submitted to MaineDOT for the proposed change in use and relocation.

Wetlands have been delineated, and we anticipate less than 2,000 sf of wetland impacts will be associated with this project. The site contains minimal wetlands, but a significant stream runs through the property, Spring Brook. We have surveyed the stream and identified the associated 75' setback on our plans. No new activity is proposed within the 75' setback except for the request to upgrade a ±70' portion of the existing woods road to a driveway. See the attached waiver request for additional details regarding the proposed soil disturbance within 75' of the stream.

The site contains a large deer wintering yard occupying two-thirds of the property. We have contacted IF&W to review the mapped deer wintering yard and our proposed encroachment. The developer's goals include a natural development that blends the residential units into the natural surroundings by using the historic woods roads, buildings on posts, and limiting building sizes, road widths, and tree removal. In addition, the proposed development is focused in areas with deciduous trees, to ensure impacts to the potential deer wintering areas are minimized. We have requested IF&W determine if the deer wintering yard should be considered high or moderate value, specifically in the areas of the proposed encroachment.

We anticipate permits will be required from MaineDOT for the entrance alterations on Route 1 and a Permit-By-Rule from the Department of Environmental Protection for the proposed soil disturbance within 75' of the stream if approved.

NORDHAVN CAMDEN, LLC., CAMDEN, MAINE
PREAPPLICATION SUBDIVISION PLAN
WAIVER REQUESTS

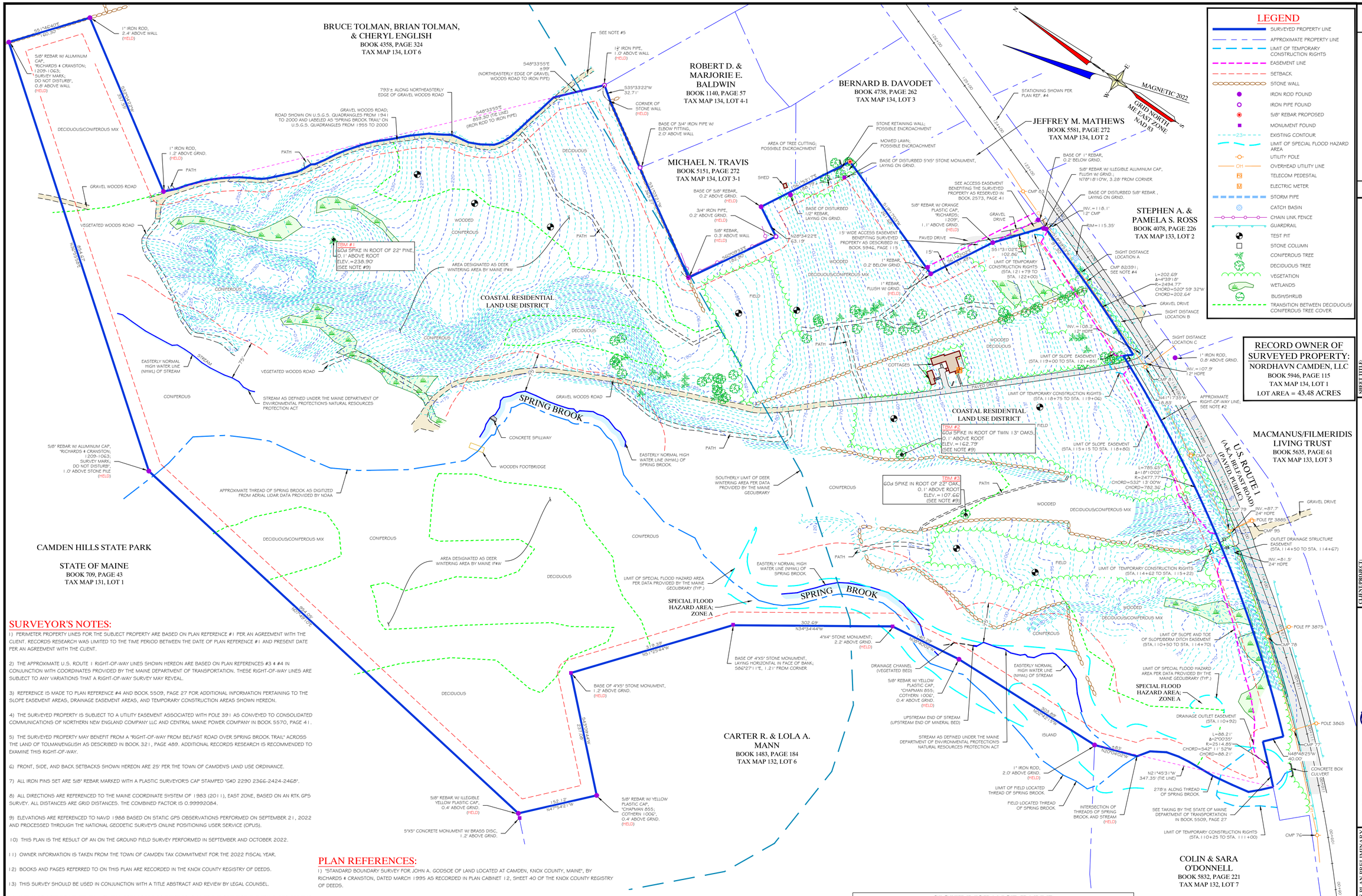
WAIVER/REQUEST FOR CLARIFICATION 1 – SUBDIVISION ROAD WIDTH

Appendix E of the Subdivision Ordinance indicates Medium Volume Roads (101 – 401 ADT) must have a minimum travel way width of 18' plus two – 2' shoulders in Coastal Residential Zones, 22' total. The main access road (±800') that provides access through the site will comply with the ordinance, including the construction of a turnaround area. We are requesting a "waiver" or confirming the Planning Board will permit us to reduce the width of a portion of the road starting after the turnaround area to serve as a driveway to access three (3) units, 10-12. We propose to align the driveway with the existing woods road through this area to the greatest practicable extent and widen the road to 16' total feet wide, which includes a 12' travel surface and two – 2' wide shoulders. This proposed driveway will consist of a turnaround that will accommodate small delivery trucks and be wide enough to allow two vehicles to pass along the 350' reduced-width "driveway". Narrowing the access road to these three units will assist with minimizing impacts on the natural surroundings, including the mapped deer wintering area, and reduce impervious area.

WAIVER/REQUEST FOR CLARIFICATION 2 – DRIVEWAY WITHIN 75' OF STREAM

An existing woods road is located within 75' of Spring Brook. We request permission to convert a 70' section of the woods road within the 75' setback into a driveway to serve three residential units, 10-12. The steep grades, ledge, and goal to minimize impacts to the natural surroundings restrict relocating the proposed driveway greater than 75' from Spring Brook. Alternative driveway/road locations to access Units 10-12 site were reviewed, which resulted in significant impacts and ledge removal. The proposed driveway will not encroach any closer to Spring Brook than the current edge of the woods road, which is currently about 64' feet from the stream. The existing woods road is approximately 10' and, if approved, will be rebuilt and widened (±6') to comply with to ordinance. The expansion in width to allow two vehicles to pass each other safely will be away from the stream.

Below is a picture of the existing woods road near the proposed driveway location referenced above.



SURVEYOR'S NOTES:

1) PERIMETER PROPERTY LINES FOR THE SUBJECT PROPERTY ARE BASED ON PLAN REFERENCE #1 PER AN AGREEMENT WITH THE CLIENT. RECORDS RESEARCH WAS LIMITED TO THE TIME PERIOD BETWEEN THE DATE OF PLAN REFERENCE #1 AND PRESENT DATE PER AN AGREEMENT WITH THE CLIENT.

2) THE APPROXIMATE U.S. ROUTE 1 RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON PLAN REFERENCES #3 & #4 IN CONJUNCTION WITH COORDINATES PROVIDED BY THE MAINE DEPARTMENT OF TRANSPORTATION. THESE RIGHT-OF-WAY LINES ARE SUBJECT TO ANY VARIATIONS THAT A RIGHT-OF-WAY SURVEY MAY REVEAL.

3) REFERENCE IS MADE TO PLAN REFERENCE #4 AND BOOK 5509, PAGE 27 FOR ADDITIONAL INFORMATION PERTAINING TO THE SLOPE EASEMENT AREAS, DRAINAGE EASEMENT AREAS, AND TEMPORARY CONSTRUCTION AREAS SHOWN HEREON.

4) THE SURVEYED PROPERTY IS SUBJECT TO A UTILITY EASEMENT ASSOCIATED WITH POLE 391 AS CONVEYED TO CONSOLIDATED COMMUNICATIONS OF NORTHERN NEW ENGLAND COMPANY LLC AND CENTRAL MAINE POWER COMPANY IN BOOK 5570, PAGE 41.

5) THE SURVEYED PROPERTY MAY BENEFIT FROM A "RIGHT-OF-WAY FROM BELFAST ROAD OVER SPRING BROOK TRAIL" ACROSS THE LAND OF TOLMAN/ENGLISH AS DESCRIBED IN BOOK 321, PAGE 489. ADDITIONAL RECORDS RESEARCH IS RECOMMENDED TO EXAMINE THIS RIGHT-OF-WAY.

6) FRONT, SIDE, AND BACK SETBACKS SHOWN HEREON ARE 25' PER THE TOWN OF CAMDEN'S LAND USE ORDINANCE.

7) ALL IRON PINS SET ARE 5/8" REBAR MARKED WITH A PLASTIC SURVEYOR'S CAP STAMPED "G&D 2290 2366-2424-2468".

8) ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99992084.

9) ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON SEPTEMBER 21, 2022 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE (OPUS).

10) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED IN SEPTEMBER AND OCTOBER 2022.

11) OWNER INFORMATION IS TAKEN FROM THE TOWN OF CAMDEN TAX COMMITMENT FOR THE 2022 FISCAL YEAR.

12) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.

13) THIS SURVEY SHOULD BE USED IN CONJUNCTION WITH A TITLE ABSTRACT AND REVIEW BY LEGAL COUNSEL.

14) WETLANDS WERE DELINEATED BY NATALIE MARCEAU SOILS SCIENTIST #613 & WETLAND SCIENTIST. THE STANDARDS FOR THIS WETLAND DELINEATION ARE THE TECHNICAL CRITERIA ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS (ACOE) 2012 REGIONAL SUPPLEMENT (VERSION 2) OF THE 1987 US ACOE WETLAND DELINEATION MANUAL.

15) TEST PITS SHOWN HEREON WERE LOCATED WITH A MAPPING GRADE GPS UNIT.

16) THE LIMITS OF DECIDUOUS AND CONIFEROUS AREAS SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAPHS AND ARE APPROXIMATE.

PLAN REFERENCES:

1) "STANDARD BOUNDARY SURVEY FOR JOHN A. GODSOE OF LAND LOCATED AT CAMDEN, KNOX COUNTY, MAINE", BY RICHARDS & CRANSTON, DATED MARCH 1995 AS RECORDED IN PLAN CABINET 12, SHEET 40 OF THE KNOX COUNTY REGISTRY OF DEEDS.

2) "PLAN SHOWING LAND IN CAMDEN, MAINE SURVEYED FOR CARTER R. & ERIC W. MANN", BY PAUL CHAPMAN AND JOHN COTHERN, DATED APRIL 1990 AS RECORDED IN PLAN CABINET 9, SHEET 11 OF THE KNOX COUNTY REGISTRY OF DEEDS.

3) "MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION; STATE HIGHWAY 'D', CAMDEN, KNOX COUNTY", BY THE MAINE STATE HIGHWAY COMMISSION, DATED SEPTEMBER 1934.

4) "RIGHT-OF-WAY MAP; STATE HIGHWAY '2G', U.S. ROUTE 1, BELFAST ROAD, CAMDEN, KNOX COUNTY; FEDERAL AID PROJECT NO. NH-1828(300); D.O.T. FILE NO. 7-168", BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DATED JULY 2019.

CERTIFICATION:

TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, AND IN MY PROFESSIONAL OPINION, THIS SURVEY CONFORMS TO THE STANDARDS OF PRACTICE PROMULGATED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH THE FOLLOWING EXCEPTIONS:
NO WRITTEN REPORT PREPARED;
LIMITED RECORDS RESEARCH PERFORMED (SEE NOTE #1)

SIGHT DISTANCE TABLE

SIGHT DISTANCE LOCATION	SIGHT DISTANCE TO NORTH	SIGHT DISTANCE TO SOUTH
A	1011'	530'
B	850'	445'
C	1023'	411'

LEGEND

- SURVEYED PROPERTY LINE
- APPROXIMATE PROPERTY LINE
- LIMIT OF TEMPORARY CONSTRUCTION RIGHTS
- EASEMENT LINE
- SETBACK
- STONE WALL
- IRON ROD FOUND
- IRON PIPE FOUND
- 5/8" REBAR PROPOSED
- MONUMENT FOUND
- EXISTING CONTOUR
- LIMIT OF SPECIAL FLOOD HAZARD AREA
- UTILITY POLE
- OVERHEAD UTILITY LINE
- TELECOM PEDESTAL
- ELECTRIC METER
- STORM PIPE
- CATCH BASIN
- CHAIN LINK FENCE
- GUARDRAIL
- TEST PIT
- STONE COLUMN
- CONIFEROUS TREE
- DECIDUOUS TREE
- VEGETATION
- WETLANDS
- BUSH/SHRUB
- TRANSITION BETWEEN DECIDUOUS/CONIFEROUS TREE COVER

NO.	REVISIONS	DATE
2	ADDED OWNER INFORMATION ON SOUTHEAST SIDE OF RTE. 1	12/14/22
1	ADDED CABIN AND PROPOSED ROAD STAKE LOCATIONS	12/07/22

SHEET TITLE: **BOUNDARY & TOPOGRAPHIC SURVEY**

CLIENT/PROJECT: **NORDHAVN PROPERTIES**

LOCATION: **U.S. ROUTE 1 (A.K.A. BELFAST ROAD)**

TOWN: **CAMDEN** COUNTY: **KNOX** STATE: **MAINE**

SCALE: **1" = 80'** DATE: **OCTOBER 20, 2022**

DRAWN BY: TAD CHECKED BY: JAD

RECORD OWNER OF SURVEYED PROPERTY:
NORDHAVN CAMDEN, LLC
BOOK 5946, PAGE 115
TAX MAP 134, LOT 1
LOT AREA = 43.48 ACRES

Gartley & Dorsky ENGINEERING SURVEYING
59 Union Street, Unit 1, P.O. Box 1031 Camden, ME 04843-1031
Ph. (207) 236-4365 Fax (207) 236-3055 Toll Free: 1-888-282-4365
165 Main Street Suite 2D P.O. Box 1072 Damariscotta, Maine 04543
Ph. (207) 790-5015

THIS PLAN PRELIMINARY WITHOUT SIGNATURE

PROJ. NO. **2022-0091**

V1

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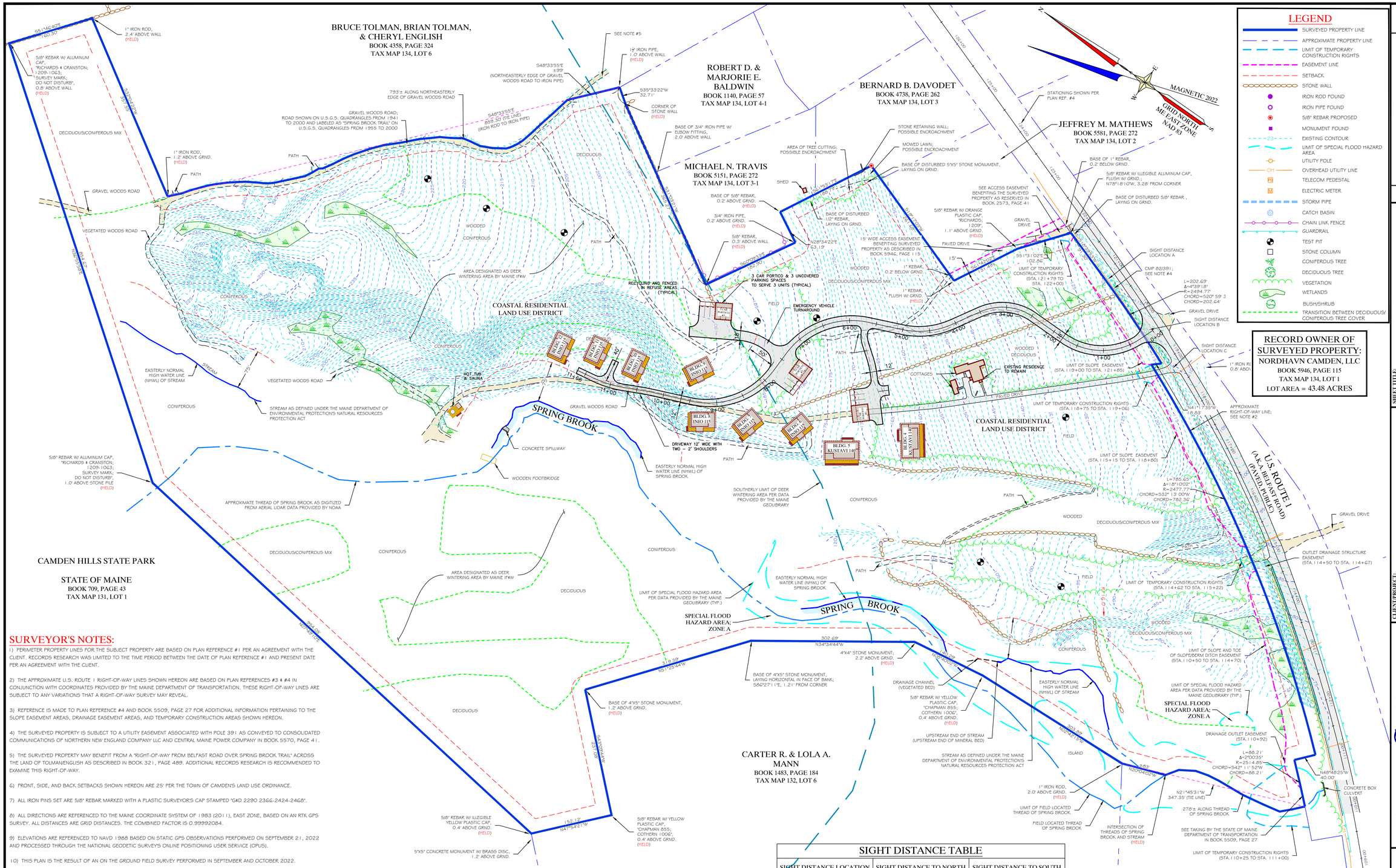

SURVEYOR'S NOTES:

1) PERIMETER PROPERTY LINES FOR THE SUBJECT PROPERTY ARE BASED ON PLAN REFERENCE #1 PER AN AGREEMENT WITH THE CLIENT. RECORDS RESEARCH WAS LIMITED TO THE TIME PERIOD BETWEEN THE DATE OF PLAN REFERENCE #1 AND PRESENT DATE PER AN AGREEMENT WITH THE CLIENT.

2) THE APPROXIMATE U.S. ROUTE 1 RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON PLAN REFERENCES #3 & #4 IN CONJUNCTION WITH COORDINATES PROVIDED BY THE MAINE DEPARTMENT OF TRANSPORTATION. THESE RIGHT-OF-WAY LINES ARE SUBJECT TO ANY VARIATIONS THAT A RIGHT-OF-WAY SURVEY MAY REVEAL.

3) REFERENCE IS MADE TO PLAN REFERENCE #4 AND BOOK 5509, PAGE 27 FOR ADDITIONAL INFORMATION PERTAINING TO THE SLOPE EASEMENT AREAS, DRAINAGE EASEMENT AREAS, AND TEMPORARY CONSTRUCTION AREAS SHOWN HEREON.

4) THE SURVEYED PROPERTY IS SUBJECT TO A UTILITY EASEMENT ASSOCIATED WITH POLE 391 AS CONVEYED TO CONSOLIDATED COMMUNICATIONS OF NORTHERN NEW ENGLAND COMPANY LLC AND CENTRAL MAINE POWER COMPANY IN BOOK 5570, PAGE 41.

5) THE SURVEYED PROPERTY MAY BENEFIT FROM A "RIGHT-OF-WAY FROM BELFAST ROAD OVER SPRING BROOK TRAIL" ACROSS THE LAND OF TOLMAN/ENGLISH AS DESCRIBED IN BOOK 321, PAGE 489. ADDITIONAL RECORDS RESEARCH IS RECOMMENDED TO EXAMINE THIS RIGHT-OF-WAY.

6) FRONT, SIDE, AND BACK SETBACKS SHOWN HEREON ARE 25' PER THE TOWN OF CAMDEN'S LAND USE ORDINANCE.

7) ALL IRON PINS SET ARE 5/8" REBAR MARKED WITH A PLASTIC SURVEYOR'S CAP STAMPED "G&D 2290 2366-2424-2468".

8) ALL DIRECTIONS ARE REFERENCED TO THE MAINE COORDINATE SYSTEM OF 1983 (2011), EAST ZONE, BASED ON AN RTK GPS SURVEY. ALL DISTANCES ARE GRID DISTANCES. THE COMBINED FACTOR IS 0.99992084.

9) ELEVATIONS ARE REFERENCED TO NAVD 1988 BASED ON STATIC GPS OBSERVATIONS PERFORMED ON SEPTEMBER 21, 2022 AND PROCESSED THROUGH THE NATIONAL GEODETIC SURVEYS ONLINE POSITIONING USER SERVICE (OPUS).

10) THIS PLAN IS THE RESULT OF AN ON THE GROUND FIELD SURVEY PERFORMED IN SEPTEMBER AND OCTOBER 2022.

11) OWNER INFORMATION IS TAKEN FROM THE TOWN OF CAMDEN TAX COMMITMENT FOR THE 2022 FISCAL YEAR.

12) BOOKS AND PAGES REFERRED TO ON THIS PLAN ARE RECORDED IN THE KNOX COUNTY REGISTRY OF DEEDS.

13) THIS SURVEY SHOULD BE USED IN CONJUNCTION WITH A TITLE ABSTRACT AND REVIEW BY LEGAL COUNSEL.

14) WETLANDS WERE DELINEATED BY NATALIE MARCEAU SOILS SCIENTIST #613 & WETLAND SCIENTIST. THE STANDARDS FOR THIS WETLAND DELINEATION ARE THE TECHNICAL CRITERIA ESTABLISHED BY THE U.S. ARMY CORPS OF ENGINEERS (ACOE) 2012 REGIONAL SUPPLEMENT (VERSION 2) OF THE 1987 US ACOE WETLAND DELINEATION MANUAL.

15) TEST PITS SHOWN HEREON WERE LOCATED WITH A MAPPING GRADE GPS UNIT.

16) THE LIMITS OF DECIDUOUS AND CONIFEROUS AREAS SHOWN HEREON ARE BASED ON AERIAL PHOTOGRAPHS AND ARE APPROXIMATE.

PLAN REFERENCES:

1) "STANDARD BOUNDARY SURVEY FOR JOHN A. GODSOE OF LAND LOCATED AT CAMDEN, KNOX COUNTY, MAINE", BY RICHARDS & CRANSTON, DATED MARCH 1995 AS RECORDED IN PLAN CABINET 12, SHEET 40 OF THE KNOX COUNTY REGISTRY OF DEEDS.

2) "PLAN SHOWING LAND IN CAMDEN, MAINE SURVEYED FOR CARTER R. & ERIC W. MANN", BY PAUL CHAPMAN AND JOHN COTHERN, DATED APRIL 1990 AS RECORDED IN PLAN CABINET 9, SHEET 11 OF THE KNOX COUNTY REGISTRY OF DEEDS.

3) "MAINE STATE HIGHWAY COMMISSION PLAN OF PROPOSED RELOCATION; STATE HIGHWAY "D", CAMDEN, KNOX COUNTY", BY THE MAINE STATE HIGHWAY COMMISSION, DATED SEPTEMBER 1934.

4) "RIGHT-OF-WAY MAP; STATE HIGHWAY "26", U.S. ROUTE 1, BELFAST ROAD, CAMDEN, KNOX COUNTY; FEDERAL AID PROJECT NO. NH-1828(300); D.O.T. FILE NO. 7-168", BY THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DATED JULY 2019.

NO.	REVISIONS	DATE

SHEET TITLE: **PRE-APPLICATION SCHEMATIC PLAN**

SCALE: 1" = 80' | DRAWN BY: JAM

DATE: DECEMBER 12, 2022 | CHECKED BY:

CLIENT/PROJECT: **NORDHAVN CAMDEN, LLC**
NORDHAVN CAMDEN SUBDIVISION

LOCATION: U.S. ROUTE 1 (A.K.A. BELFAST ROAD)

TOWN: CAMDEN | COUNTY: KNOX | STATE: MAINE

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ADVANCE COPY

PROJ. NO. 2022-0091

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