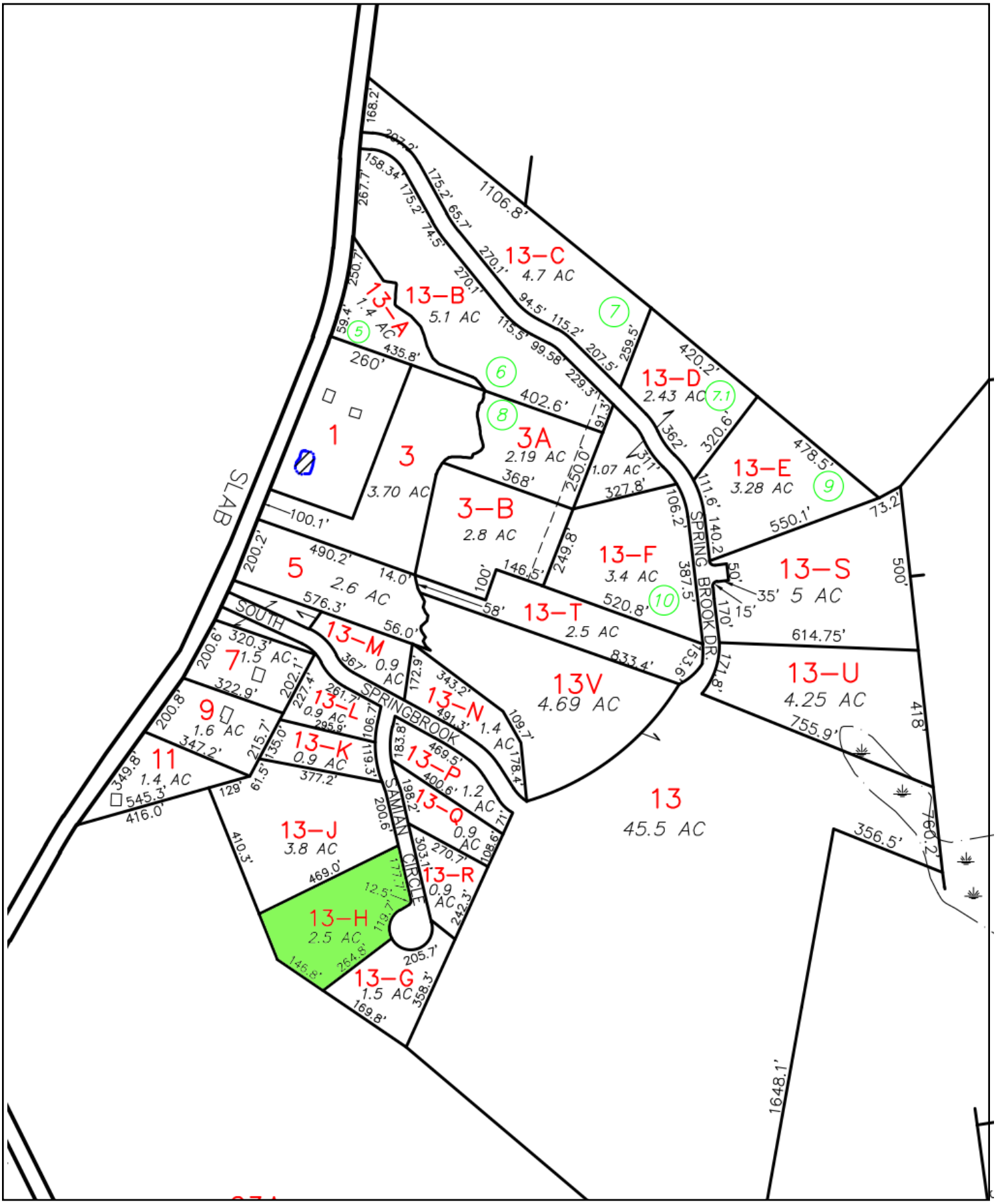
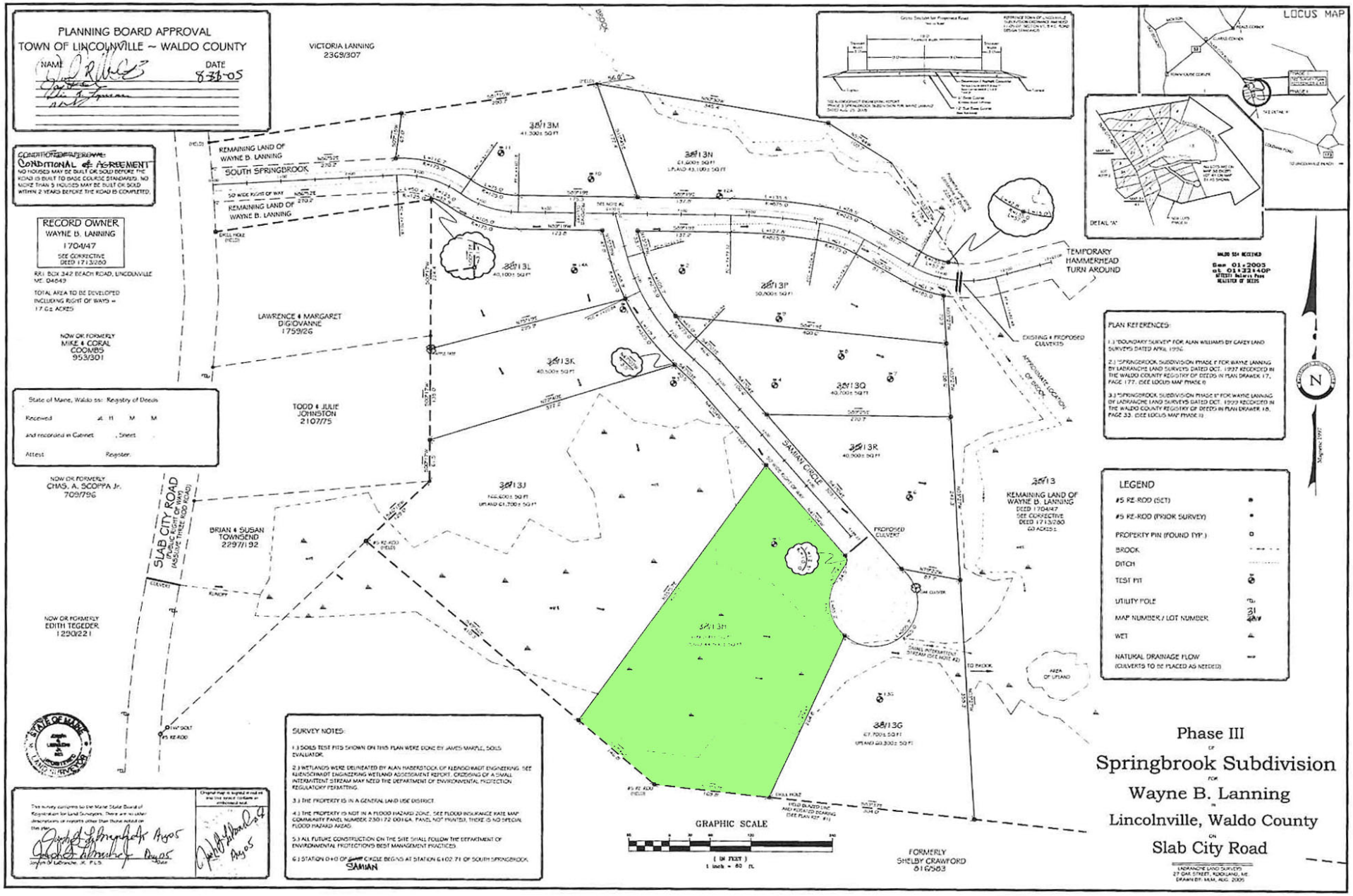
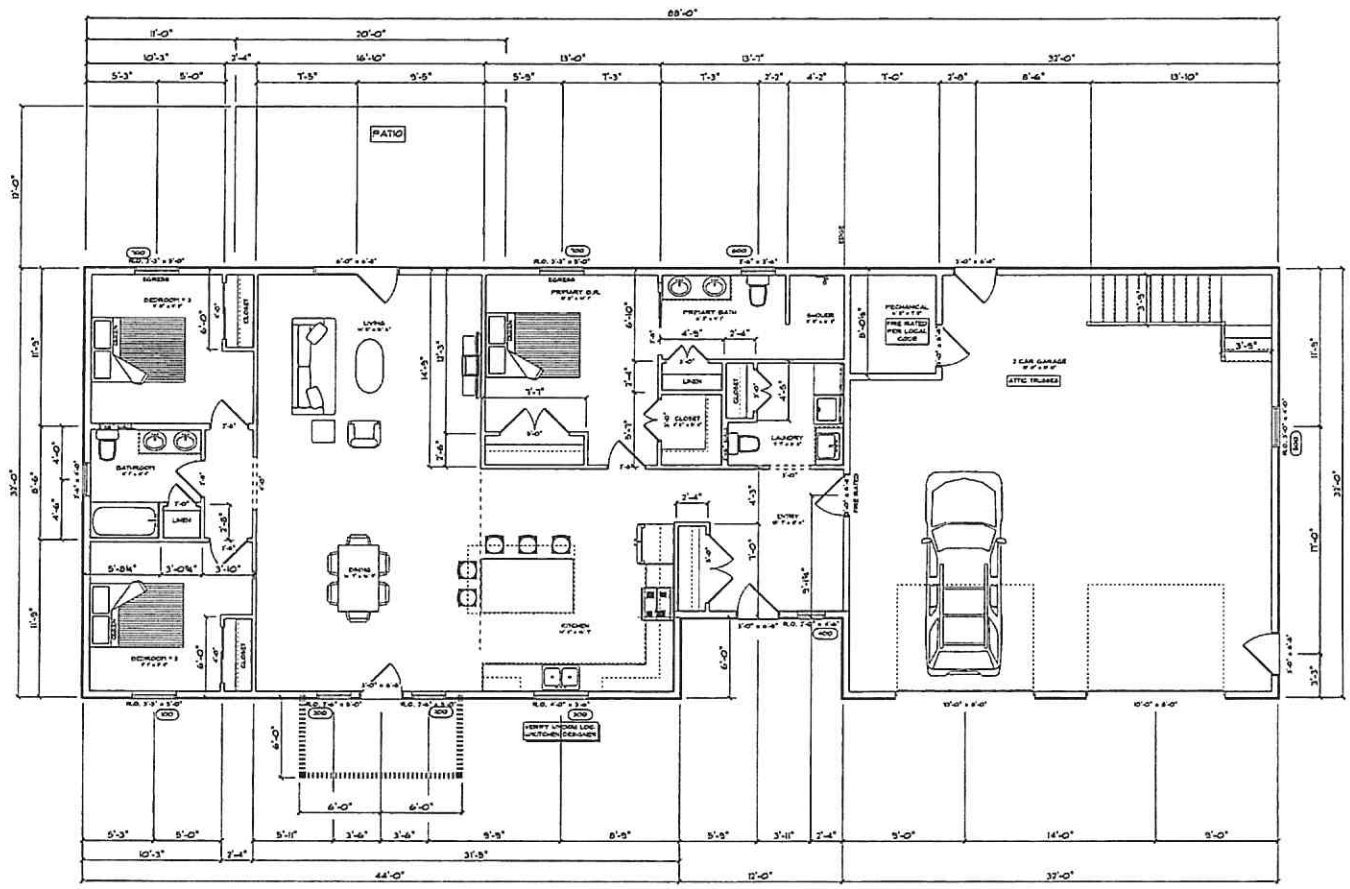
19 Samian Circle, Lincolnville



This is a tax map and not a survey. All measurements and building locations (if any) are approximate.
For more accurate boundary locations, a standard Boundary Survey is recommended.


PLANNING BOARD APPROVAL
TOWN OF LINCOLNVILLE ~ WALDO COUNTY
NAME
DATE
8-31-05
CONDITIONAL AGREEMENT
NO HOUSES MAY BE BUILT OR SOLD BEFORE THE ROAD IS BUILT TO BASE COURSE STANDARDS. NO MORE THAN 5 HOUSES MAY BE BUILT OR SOLD WITHIN 2 YEARS BEFORE THE ROAD IS COMPLETED.
RECORD OWNER
WAYNE B. LANNING
1704/47
SEE CORRECTIVE DEED 1713/280
RR1 BOX 342 BEACH ROAD, LINCOLNVILLE ME. 04849
TOTAL AREA TO BE DEVELOPED INCLUDING RIGHT OF WAYS = 17.6± ACRES
NOW OR FORMERLY
MIKE & CORAL COOMBS
953/301
State of Maine, Waldo ss: Registry of Deeds
Received
and recorded in Cabinet , Sheet
Attest Register
NOW OR FORMERLY
CHAS. A. SCOPPA Jr.
709/796
NOW OR FORMERLY
EDITH TEGEDER
1290/221
VICTORIA LANNING
2369/307
REMAINING LAND OF WAYNE B. LANNING
SOUTH SPRINGBROOK
LAWRENCE & MARGARET DIGIOVANNE
1759/26
TODD & JULIE JOHNSTON
2107/75
BRIAN & SUSAN TOWNSEND
2297/192
SLAB CITY ROAD
(PUBLIC RIGHT OF WAY)
(ASSUME THREE ROD ROAD)
38/13M
41,300± SQ FT
38/13N
61,600± SQ FT
UPLAND 43,100± SQ FT
38/13L
40,100± SQ FT
38/13P
50,800± SQ FT
38/13K
40,500± SQ FT
38/13Q
40,700± SQ FT
38/13R
40,900± SQ FT
38/13J
UPLAND 61,700± SQ FT
38/13H
38/13G
67,700± SQ FT
UPLAND 60,300± SQ FT
SAMIAN CIRCLE
PROPOSED CULVERT
TEMPORARY HAMMERHEAD TURN AROUND
EXISTING & PROPOSED CULVERTS
APPROXIMATE LOCATION OF BROOK
REMAINING LAND OF WAYNE B. LANNING
DEED 1704/47
SEE CORRECTIVE DEED 1713/280
60 ACRES±
AREA OF UPLAND
TO BROOK
FORMERLY
SHELBY CRAWFORD
816/583
GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.
LOCUS MAP
DETAIL "A"
PLAN REFERENCES:
1.) "BOUNDARY SURVEY" FOR ALAN WILLIAMS BY GAREY LAND SURVEYS DATED APRIL 1996
2.) "SPRINGBROOK SUBDIVISION PHASE I" FOR WAYNE LANNING BY LABRANCHE LAND SURVEYS DATED OCT. 1997 RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS IN PLAN DRAWER 17, PAGE 177. (SEE LOCUS MAP PHASE I)
3.) "SPRINGBROOK SUBDIVISION PHASE II" FOR WAYNE LANNING BY LABRANCHE LAND SURVEYS DATED OCT. 1999 RECORDED IN THE WALDO COUNTY REGISTRY OF DEEDS IN PLAN DRAWER 18, PAGE 33. (SEE LOCUS MAP PHASE II)
LEGEND
#5 RE-ROD (SET)
#5 RE-ROD (PRIOR SURVEY)
PROPERTY PIN (FOUND TYP.)
BROOK
DITCH
TEST PIT
UTILITY POLE
MAP NUMBER / LOT NUMBER
WET
NATURAL DRAINAGE FLOW
(CULVERTS TO BE PLACED AS NEEDED)
SURVEY NOTES:
1.) SOILS TEST PITS SHOWN ON THIS PLAN WERE DONE BY JAMES MARPLE, SOILS EVALUATOR.
2.) WETLANDS WERE DELINEATED BY ALAN HABERSTOCK OF KLEINSCHMIDT ENGINEERING. SEE KLIENSCHMIDT ENGINEERING WETLAND ASSESSMENT REPORT. CROSSING OF A SMALL INTERMITTENT STREAM MAY NEED THE DEPARTMENT OF ENVIRONMENTAL PROTECTION REGULATORY PERMITTING.
3.) THE PROPERTY IS IN A GENERAL LAND USE DISTRICT.
4.) THE PROPERTY IS NOT IN A FLOOD HAZARD ZONE. SEE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 230172 0016A. PANEL NOT PRINTED, THERE IS NO SPECIAL FLOOD HAZARD AREAS.
5.) ALL FUTURE CONSTRUCTION ON THE SITE SHALL FOLLOW THE DEPARTMENT OF ENVIRONMENTAL PROTECTIONS BEST MANAGEMENT PRACTICES.
6.) STATION 0+0 OF SAMIAN CIRCLE BEGINS AT STATION 6+02.71 OF SOUTH SPRINGBROOK.
Phase III
OF
Springbrook Subdivision
FOR
Wayne B. Lanning
IN
Lincolnville, Waldo County
ON
Slab City Road
LABRANCHE LAND SURVEYS
27 OAK STREET, ROCKLAND, ME.
DRAWN BY: MLM, AUG. 2005



MAIN FLOOR
SCALE: 1/4" = 1'-0"

PAGE # 2

SCALE: AS NOTED
DRAWN BY: JS
DATE: 8/20/2025

Viking Lumber
166 Sawyer Ave
Belfast, ME 04415
PHONE: 207-338-3480 FAX:
EMAIL: jos@vikinglumber.com

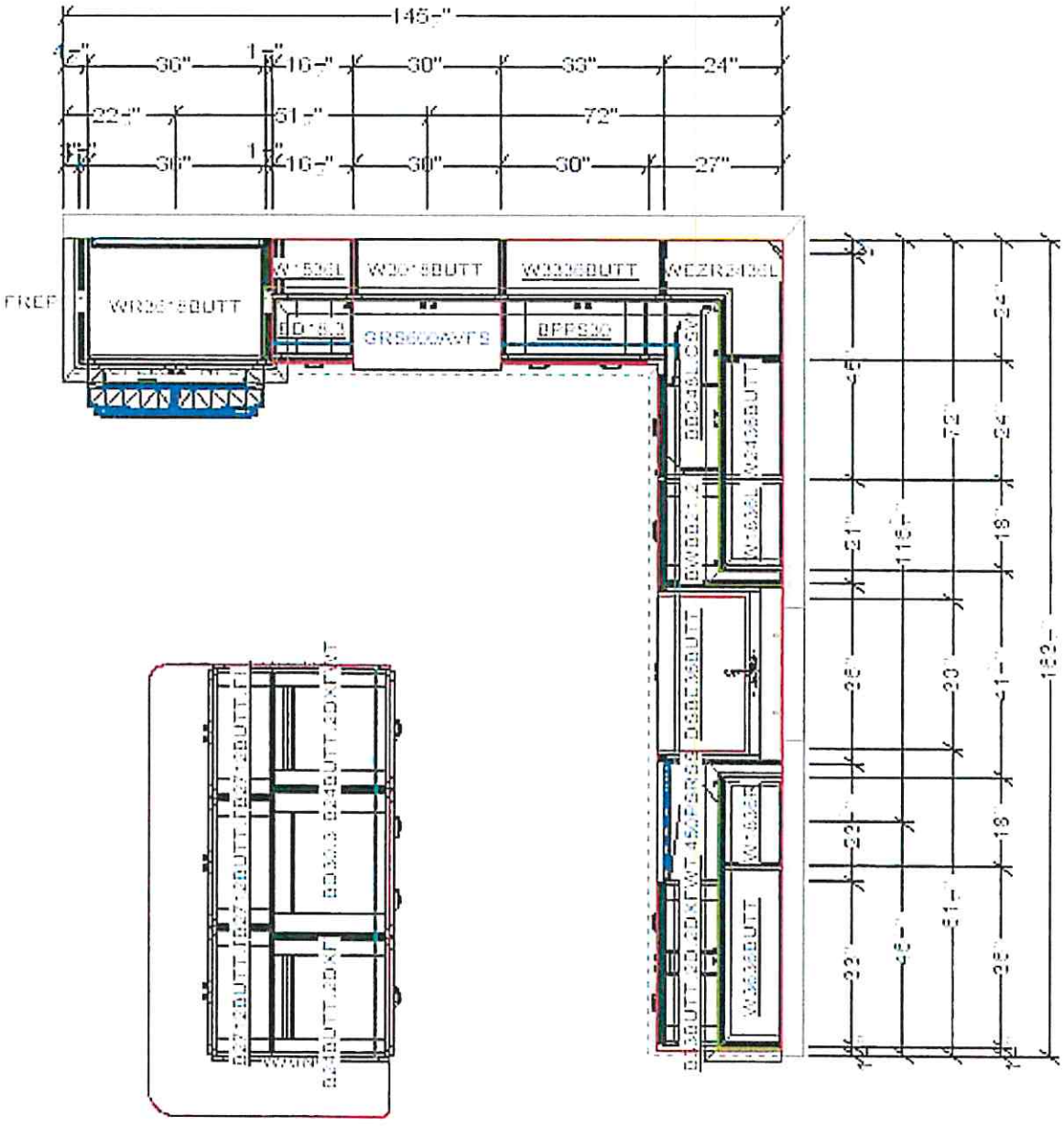
VIKING

MIKE JOHNSON

HOUSE PLANS

LINCOLNVILLE, ME

B1299


145-"
2"
30"
1"
10-"
30"
33"
24"
22-"
31-"
72"
36"
1"
10-"
30"
30"
27"
FREF
W1836BUTT
W3036BUTT
W3336BUTT
W2124BUTT
SR5032AWFS
BFFS30
B24BUTT
B27FBUTT
B27FBUTT
B24BUTT
B24BUTT
B24B

19 Samian Circle Extras

- Energy-heel trusses (allow for adequate insulation above walls, unlike conventional trusses)
- 2 layers of 5/8 sheetrock between garage and usable living spaces
- Wall sheathing to slab apron flashing (custom-made to protect the bottom edges of walls from moisture, along with providing a barrier against insects and water)
- Custom aluminum trim; clean look that eliminates the use of J-channels and F-channels typical of vinyl siding projects
- Walls use a combination of Rockwool and dense-packed cellulose insulation, ceilings 14” loose fill cellulose
- Only exterior doors have paint; everything else is (virtually) maintenance-free
- Wi-Fi and Bluetooth-compatible garage door openers with quiet side openers and automatic lock
- Slop sink with hot and cold taps in garage
- Potential for recessed wall outlet for tv
- Tile in bathrooms with in-floor heat
- Tile in mud room and laundry
- Hanging light/chandelier in dining area

PROPERTY LOCATED AT: **19 Samian Circle, Lincolnville, Me 04849**

PROPERTY DISCLOSURE

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.

SECTION I - WATER SUPPLY

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Seasonal _____ ☐ Unknown
☒ Drilled ☐ Dug ☐ Other _____

MALFUNCTIONS: Are you aware of or have you experienced any malfunctions with the (public/private/other) water system?

Pump (if any):	☐ N/A	☐ Yes	☒ No	☐ Unknown
Quantity:		☐ Yes	☒ No	☐ Unknown
Quality:		☐ Yes	☒ No	☐ Unknown

If Yes to any question, please explain in the comment section below or with attachment.

WATER TEST: Have you had the water tested? ☐ Yes ☒ No
If Yes, Date of most recent test: _____ Are test results available? ☐ Yes ☐ No
To your knowledge, have any test results ever been reported as unsatisfactory or satisfactory with notation? ☐ Yes ☐ No
If Yes, are test results available? ☐ Yes ☐ No
What steps were taken to remedy the problem? _____

IF PRIVATE: (Strike Section if Not Applicable):

INSTALLATION: Location: **SE of house**
Installed by: **Reiley Well Drillers**
Date of Installation: **November 18, 2024**

USE: Number of persons currently using system: **new construction**
Does system supply water for more than one household? ☐ Yes ☒ No ☐ Unknown

Comments: **41' of casing, 200' 6 gallons per minute - Seller to test water on completion of house**

Source of Section I information: **Seller**

Camden Real Estate Company, 43 Elm St Camden ME 04843 Phone: 2075428626 Fax: 2072366091 1218 LLC
Mary Holmes
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

PROPERTY LOCATED AT: **19 Samian Circle, Lincolnville, Me 04849**

SECTION II - WASTE WATER DISPOSAL

TYPE OF SYSTEM: ☐ Public ☒ Private ☐ Quasi-Public _____ ☐ Unknown

IF PUBLIC OR QUASI-PUBLIC (Strike Section if Not Applicable):
Have you had the sewer line inspected? ..... ☐ Yes ☒ No
If Yes, what results: **N/A**
Have you experienced any problems such as line or other malfunctions? ..... ☐ Yes ☒ No
What steps were taken to remedy the problem? **N/A**

IF PRIVATE (Strike Section if Not Applicable):
Tank: ☒ Septic Tank ☐ Holding Tank ☐ Cesspool ☐ Other: _____
☐ Overboard Discharge (38 MRS Section 413(3) and (3-A))
Tank Size: ☐ 500 Gallon ☒ 1000 Gallon ☐ Unknown ☐ Other: _____
Tank Type: ☒ Concrete ☐ Metal ☐ Unknown ☒ Other: **Poly tank & concrete pump station**
Location: **SW of House** OR ☐ Unknown
Date installed: **Oct 2024** Date last pumped: **N/A** Name of pumping company: **new construction**
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem: **N/A**

Date of last servicing of tank: **Oct 2024** Name of company servicing tank: **new construction**
Leach Field: ..... ☒ Yes ☐ No ☐ Unknown
If Yes, Location: **SW of house**
Date of installation of leach field: **Oct 2024** Installed by: **Jeff Scott**
Date of last servicing of leach field: **N/A** Company servicing leach field: **new construction**
Have you experienced any malfunctions? ..... ☐ Yes ☒ No
If Yes, give the date and describe the problem and what steps were taken to remedy: **N/A**

Do you have records of the design indicating the # of bedrooms the system was designed for? ☒ Yes ☐ No
If Yes, are they available? ..... ☒ Yes ☐ No
Is System located in a Shoreland Zone? ..... ☐ Yes ☒ No ☐ Unknown
Comments: **3 BR septic design for 270 gallons per day - Septic design by Natalie Curry**
Source of Section II information: **Septic design, Seller**

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SECTION III - HEATING SYSTEM(S)/HEATING SOURCE(S)

Heating System(s) or Source(s)	SYSTEM 1	SYSTEM 2	SYSTEM 3	SYSTEM 4
TYPE(S) of System	**Fijitzu Heat pumps**	**cadet electric baseboard**	**schluter in floor heat**	
Age of system(s) or source(s)	**2026**	**2026**	**2026**	
TYPE(S) of Fuel	**electric**	**electric**	**electric**	
Annual consumption per system or source (i.e., gallons, kilowatt hours, cords)	**new construction**	**new construction**	**new construction**	
Name of company that services system(s) or source(s)				
Date of most recent service call	**N/A**	**N/A**	**N/A**	
Malfunctions per system(s) or source(s) within past 2 years	**new construction**	**new construction**	**new construction**	
Other pertinent information	**Heat pump heads in every room and garage**	**used as a back up to heatpumps**	**all bathrooms have electric in floor heat**	

Are there fuel supply lines? ☐ Yes ☒ No ☐ Unknown
Are any buried? ☐ Yes ☐ No ☐ Unknown
Are all sleeved? ☐ Yes ☐ No ☐ Unknown
Chimney(s): ☐ Yes ☒ No
If Yes, are they lined: ☐ Yes ☐ No ☐ Unknown
Is more than one heat source vented through one flue? ☐ Yes ☐ No ☐ Unknown
Had a chimney fire: ☐ Yes ☐ No ☐ Unknown
Has chimney(s) been inspected? ☐ Yes ☐ No ☐ Unknown
If Yes, date: **N/A**
Date chimney(s) last cleaned: **N/A**
Direct and/or Power Vent(s): ☐ Yes ☒ No ☐ Unknown
Has vent(s) been inspected? ☐ Yes ☐ No ☐ Unknown
If Yes, date: **N/A**

Comments: **Heat pumps for heating & cooling in house & garage including finished space above garage. Electric in floor heat in bathrooms & electric baseboard backup**

Source of Section III information: **Seller**

SECTION IV - HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on the property? ☐ Yes ☒ No ☐ Unknown
If Yes, are tanks in current use? ☐ Yes ☐ No ☐ Unknown
If no longer in use, how long have they been out of service? **N/A**
If tanks are no longer in use, have tanks been abandoned according to DEP? ☐ Yes ☐ No ☐ Unknown
Are tanks registered with DEP? ☐ Yes ☐ No ☐ Unknown
Age of tank(s): **N/A** Size of tank(s): **N/A**
Location: **N/A**

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What materials are, or were, stored in the tank(s)? **N/A**

Have you experienced any problems such as leakage: ..... ☐ Yes ☐ No ☐ Unknown

Comments: **N/A**

Source of information: **Seller**

B. ASBESTOS - Is there now or has there been asbestos:

As insulation on the heating system pipes or duct work?	☐ Yes	☒ No	☐ Unknown
In the ceilings?	☐ Yes	☒ No	☐ Unknown
In the siding?	☐ Yes	☒ No	☐ Unknown
In the roofing shingles?	☐ Yes	☒ No	☐ Unknown
In flooring tiles?	☐ Yes	☒ No	☐ Unknown
Other: _____	☐ Yes	☒ No	☐ Unknown

Comments: **all new construction**

Source of information: **Seller**

C. RADON/AIR - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: **N/A** By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: **new construction**

Source of information: **Seller**

D. RADON/WATER - Current or previously existing:

Has the property been tested? ..... ☐ Yes ☒ No ☐ Unknown

If Yes: Date: **N/A** By: **N/A**

Results: **N/A**

If applicable, what remedial steps were taken? **N/A**

Has the property been tested since remedial steps? ..... ☐ Yes ☐ No ☐ Unknown

Are test results available? ..... ☐ Yes ☐ No

Results/Comments: **new construction**

Source of information: **Seller**

E. METHAMPHETAMINE - Current or previously existing: ☐ Yes ☒ No ☐ Unknown

Comments: **new construction**

Source of information: **Seller**

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F. LEAD-BASED PAINT/PAINT HAZARDS - *(Note: Lead-based paint is most commonly found in homes constructed prior to 1978)*

Is there now or has there ever been lead-based paint and/or lead-based paint hazards on the property? ..... Yes [X] No [ ] Unknown [ ] Unknown (but possible due to age)

If Yes, describe location and basis for determination: **N/A**

Do you know of any records/reports pertaining to such lead-based paint/lead-based paint hazards: [ ] Yes [X] No

If Yes, describe: **N/A**

Are you aware of any cracking, peeling or flaking paint? ..... [ ] Yes [X] No

Comments: **new construction**

Source of information: **Seller**

G. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL:	[ ] Yes	[X] No	[ ] Unknown
LAND FILL:	[ ] Yes	[X] No	[ ] Unknown
RADIOACTIVE MATERIAL:	[ ] Yes	[X] No	[ ] Unknown

Other: **all new construction**

Source of information: **Seller**

Buyers are encouraged to seek information from professionals regarding any specific issue or concern.

SECTION V - ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **homeowners association approximately $400 per year**

Source of information: **Seller**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass? ..... [ ] Yes [X] No [ ] Unknown

If No, who is responsible for maintenance? **Homeowners association**

Road Association Name (if known): **Spring Brook Sub-Division**

Source of information: **Seller, Public records**

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SECTION VI – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map?

_____

Relevant Panel Number: **23027CO615E** Year: **7/6/2015** (Attach a copy)

Comments: **Zone X area of minimal flood hazard**

Source of Section VI information: **Seller, Public records**

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PROPERTY LOCATED AT: **19 Samian Circle, Lincolnville, Me 04849**

SECTION VII - GENERAL INFORMATION

Are there any tax exemptions or reductions for this property for any reason including but not limited to: Tree Growth, Open Space and Farmland, Veteran's, Homestead Exemption, Blind, Working Waterfront?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☒ Unknown

Is the property subject to any of the following relating to shoreland zoning ordinances: a) A notice of violation issued by a municipal official or state agency; b) A pending enforcement action; c) Litigation; d) A court judgment; or e) A settlement or consent agreement?..... ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Equipment leased or not owned (including but not limited to, propane tank, hot water heater, satellite dish, water filtration system, photovoltaics, wind turbines): Type: **none**

Year Principal Structure Built: **2026** What year did Seller acquire property? **2024**

Roof: Year Shingles/Other Installed: **2026**

Water, moisture or leakage: **no, all new construction**

Comments: **property exterior is complete**

Foundation/Basement:

Is there a Sump Pump? ..... ☐ Yes ☒ No ☐ Unknown

Water, moisture or leakage since you owned the property: ..... ☐ Yes ☒ No ☐ Unknown

Prior water, moisture or leakage? ..... ☐ Yes ☒ No ☐ Unknown

Comments: **new construction, building is on a slab**

Mold: Has the property ever been tested for mold? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, are test results available? ..... ☐ Yes ☐ No

Comments: **new construction**

Electrical: ☐ Fuses ☒ Circuit Breaker ☐ Other: _____ ☐ Unknown

Comments: **new construction**

Has all or a portion of the property been surveyed? ..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available? ..... ☒ Yes ☐ No ☐ Unknown

Manufactured Housing - Is the residence a:

Mobile Home ..... ☐ Yes ☒ No ☐ Unknown

Modular ..... ☐ Yes ☒ No ☐ Unknown

Known defects or hazardous materials caused by insect or animal infestation inside or on the residential structure ..... ☐ Yes ☒ No ☐ Unknown

Comments: **new construction**

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PROPERTY LOCATED AT: **19 Samian Circle, Lincolnville, Me 04849**

KNOWN MATERIAL DEFECTS about Physical Condition and/or value of Property, including those that may have an adverse impact on health/safety: **none**

Comments: **all new construction - see spec sheet for details**

Source of Section VII information: **Seller**

SECTION VIII - ADDITIONAL INFORMATION

New build energy efficient construction/materials see spec sheet for details

ATTACHMENTS EXPLAINING CURRENT PROBLEMS, PAST REPAIRS OR ADDITIONAL INFORMATION IN ANY SECTION IN DISCLOSURE: ..... [X] Yes [ ] No

Seller shall be responsible and liable for any failure to provide known information regarding known material defects to the Buyer.

Neither Seller nor any Broker makes any representations as to the applicability of, or compliance with, any codes of any sort, whether state, municipal, federal or any other, including but not limited to fire, life safety, building, electrical or plumbing.

As Sellers, we have provided the above information and represent that all information is correct. To the best of our knowledge, all systems and equipment, unless otherwise noted on this form, are in operational condition.

SELLER DATE
Michael Johnson, Member of 1218 LLC

SELLER DATE
Anthony DiPasquale, Member of 1218 LLC

SELLER DATE
Jeff Scott, Member of 1218 LLC

SELLER DATE

I/We have read and received a copy of this disclosure, the arsenic in wood fact sheet, the arsenic in water brochure, and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

BUYER DATE

BUYER DATE

BUYER DATE

BUYER DATE

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EQUAL HOUSING OPPORTUNITY

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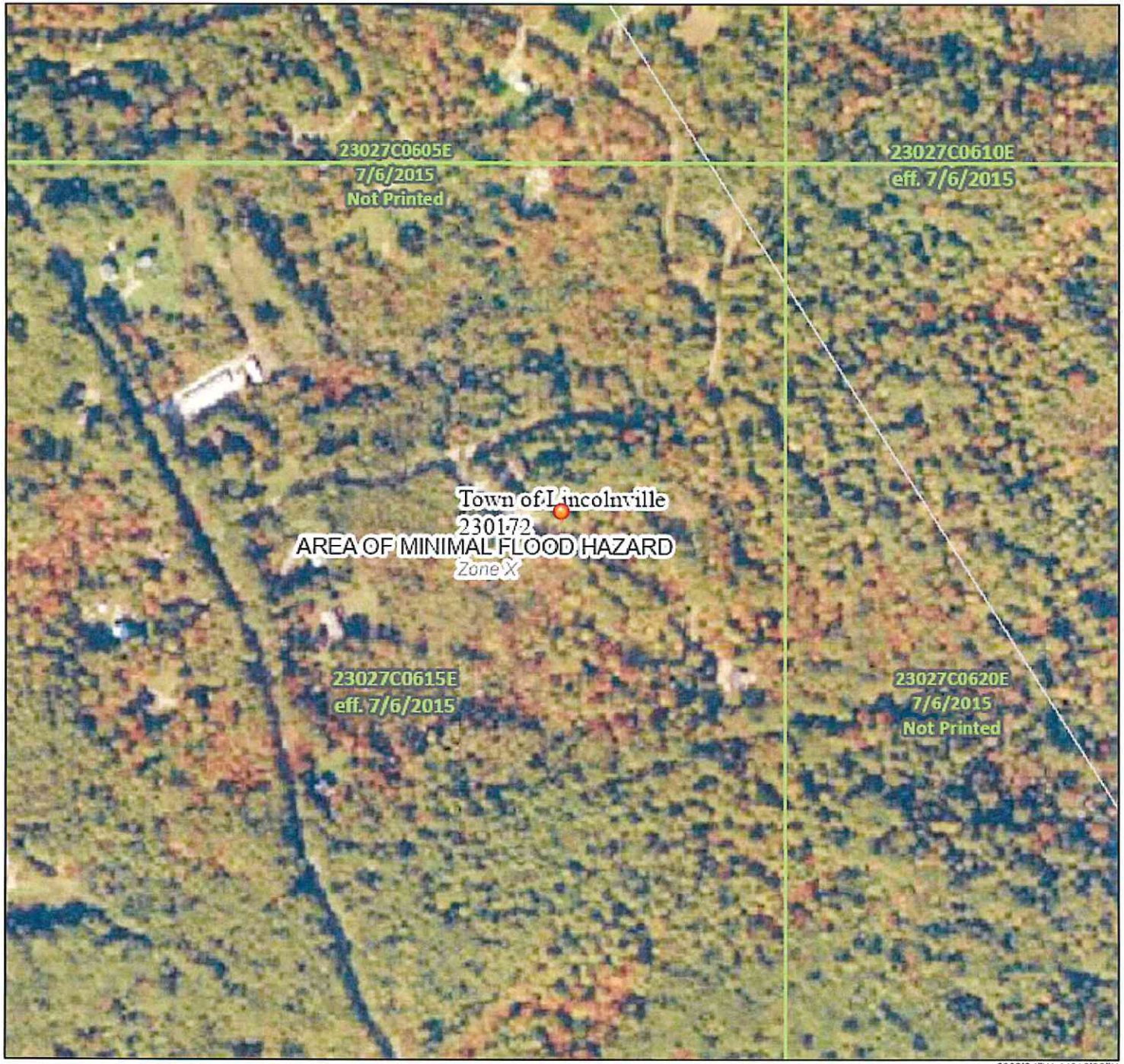
National Flood Hazard Layer FIRMette

FEMA

69°4'11"W 44°18'49"N



69°3'34"W 44°18'23"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainag areas of less than one square mile *Zone*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represe an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap 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 6/11/2026 at 2:58 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. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Receipt # 177619 WALDO SS: RECEIVED
VOL 5000 PG 182
Instr # 2024-3454
05/29/2024 01:08:09 PM
9 Pages
ATTEST: Stacy L Grant, Waldo Co Registry of Deeds

"Maine Real Estate Transfer Tax Paid"

WARRANTY DEED

Know All Persons By These Presents

That I, **WAYNE B. LANNING,** of Lincolnville, Waldo County, Maine, herein the **"Grantor",** in consideration of one dollar and other valuable considerations, paid by **MICHAEL JOHNSON**, of 20 Crowley Road, Lincolnville, Maine, 04849, herein the **"Grantee",** the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell, and convey unto the said **Grantee**, her heirs and assigns forever,

A certain parcel of land, together with any buildings and improvements thereon known as Lot 13H and located at in the Springbrook Subdivision on Slab City Road in Lincolnville, Waldo County, Maine as shown on the Subdivision Plan by LaBranche Land Surveys dated August 2005 and recorded at the Waldo County Registry of Deeds in Book 20, Page 8, as described in **Schedule A** attached hereto and incorporated herein.

To Have and To Hold the aforegranted and bargained premises with all privileges and appurtenances thereof to the said **Grantee**, her heirs and assigns, for them and their use and behoof forever,

AND I do **Covenant** with the said **Grantee**, her heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said **Grantee** to hold as aforesaid; and that I and my heirs shall and will **Warrant** and **Defend** the same to the said **Grantee**, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said **Grantor** have hereunto set my hand this 29th day of the month of May, 2024.

Signed, Sealed and Delivered
in presence of

Crystal Mantz
Witness
Printed Name: Crystal Mantz

Grantor – **WAYNE B. LANNING**

State of Maine
County of Waldo, **ss.** May 29, **2024**

Then personally appeared the above-named **WAYNE B. LANNING** known to me (or satisfactorily proven to me) to be the individual described in this instrument and acknowledged the above instrument to be the Grantor's free act and deed.

Before me,

Michelle D. MacKay
Notary Public
Printed Name **MICHELLE D. MACKAY**
Notary Public, State of Maine
My Commission Expires February 18, 2031

My Commission expires on _____ 20__

SEAL

SCHEDULE A

A certain parcel of land, together with any buildings and improvements thereon known as Lot 13H and located at in the Springbrook Subdivision on Slab City Road in Lincolnville, Waldo County, Maine as shown on the Subdivision Plan by LaBranche Land Surveys dated August 2005 and recorded at the Waldo County Registry of Deeds in Plan Drawer 20, Page 8, currently owned by **WAYNE B. LANNING.**

This conveyance is subject to the attached Covenants for "Springbrook Phase III" Subdivision which shall run with the land and shall be binding upon all lot owners and its and their respective successors, heirs and assigns.

This conveyance is also subject to the attached Spring Brook Sub-Division Road Maintenance Agreement which shall be binding upon all lot owners and its and their respective successors, heirs and assigns.

Meaning and intending to convey a portion of the premises described in a deed recorded at the Waldo County Registry of Deeds in Book 1704, Page 47 and the corrective deed recorded in Book 1713, Page 280.

COVENANTS FOR "SPRINGBROOK PHASE III" SUBDIVISION

A) Before any dwelling or structure is erected or altered on any lot, plans and specifications must be submitted for approval to Wayne Lanning its successors and assigns together with site plans showing the proposed location of all the structures on the lot and the proposed location of the septic tank and leaching field. Approval of plans shall include designs site location (including a view consideration for other lot owners.

B) No animals, birds or poultry, other than common house pets, shall be kept on any lot all within any structure within the subdivision.

C) No mobile home, construction trailers, or other temporary structures are permitted upon any lot except: as needed during construction and then only for a period of time necessary to complete construction work, and except for other and ancillary purposes but then only for a period of time . No camper/tent, camper, tent, or other similar structure all buildings shall be allowed on the premises other than for temporary camping purposes. Any boat trailer, camper trailer, or trailer of any kind must be stored in a reasonable manner and, to the extent possible, out a view from the road.

D) Each residential structure shall have a full foundation, no slabs, or pier construction, except under porches and breezeways that are not enclosed for year-round use. (Slab construction may be allowed, after approval, on lots where existing bedrock cannot be removed economically.)

E) If an Owner wishes to renovate their dwelling or construct an addition, Owners shall not leave incomplete structures remaining on said property, and all construction will be completed within a reasonable time of completion taking into account the scope and nature of the project.

F) Owners of occupied or unoccupied lots shall at all times maintain their property in an orderly manner, and shall prevent accumulation of rubbish or debris of any nature upon their property. Trash, garbage and other waste shall be kept in sanitary containers and disposed of in a reasonable manner. No more than one unregistered motor vehicle/unless garaged, shall be allowed in this subdivision.

G) Nuisance: Noxious, dangerous, offensive or unduly noisy activities of any nature shall be carried out upon any parcel.

H) No Lot within the subdivision may be further subdivided, nor any interest conveyed other than for simple interest.

I) There shall be no more than one family residence constructed on each Lot together with usual servicing outbuildings, which conform to the residential nature of said subdivision.

J) No business, manufacturing, nor industry shall be located or carried out on said premises except those ordinarily considered small owner operated in-house business. There shall be no signs, advertising, nor picture/display windows located on the premises nor shall there be any indication of an outgoing business visible from outside of each home.

K) All utilities serving the lot shall be installed underground.

L) All homes must have a minimum of 1300 sq.ft. of enclosed finished space, exclusive of garage.

M) Only Lots 13M & 13N will be accessed from South Spring Brook Drive. All remaining lots must be accessed from Samian Circle.

N) Filling of any wetlands is strictly prohibited without written permission from Wayne Lanning, his heirs or assigns.

O) South Spring Brook Drive and its easement will remain open and useable to Wayne Lanning, his heirs and assigns for future development and growth of remaining land owned. This shall also include ingress and egress for vehicles and utilities.

P) All home designs must incorporate a minimum roof pitch of 8/12, excluding covered porch roofs and dormers, which must have a minimum pitch of 4/12.

Q) No antennas, dishes or similar structures shall extend more than 4 ft. above the ridgeline of the dwelling to which it is attached, nor shall such structure be attached to a pole.

R) All lots shall be used for residential purposes only. No structure of any nature shall be erected or permitted to remain on any lot other than one single family dwelling and appurtenant structures complying with these restrictive covenants and having functions or used normally related to a residential dwelling.

S) Any residence, garage, or other structure on any lot in this subdivision which may be destroyed in whole or damaged in whole or part by fire, windstorm, or for any other reason, must be rebuilt or all debris removed and the lot restored to a sightly condition within a reasonable time taking into account the nature and scope of the damage.

T) There shall be no habitation in structures other than dwelling houses and no dwelling shall be occupied until plumbing and electrical work is substantially completed.

U) The grantee shall become a member of a homeowner association which shall be organized for the purpose of determining the care and maintenance of the access roads, snowplowing, sanding, grading, any necessary repairs removal of still build up, erosion, maintain the improvements, including the cul-de-sac depicted on said plan and uses for benefit of the residents and guests. The homeowner association shall hold annual meetings at which a vote of the majority of members present shall control. The members shall select contractors to accomplish the scope of work and further to determine the amount to be spent. Each lot owner shall share the cost of all maintenance.

V) **Proposed Building Area:** within the-Proposed Building Envelope, a maximum area of 25,000 square feet may be cleared for building, parking, driveway and lawn area unless another agreement is reached between Wayne Lanning its successors and assigns and the buyer/owner of the lot. No undergrowth, groundcover vegetation, leaf litter, organic duff layer or mineral soil may be disturbed except that one winding path, that is no wider than 6 ft. and it does not provide a downhill channel for runoff, is allowed through the area. Any activity on or used of the restricted of the area inconsistent with the purpose of the restrictions is prohibited.

W) **Remaining land:** The areas outside of the Proposed Building Area not including the 25,000 square-foot Building area for each Lot, the road right-of-way or the initial clearing for the construction of the road shall be subject to the following restrictive covenant. There shall be selective cutting of no more than 40% of the trees four (4) inches or more in diameter measured at 4 ½ feet above ground level in any ten (10) year period, provided that a well distributed stand of trees and other natural vegetation remain.

X) **Enforcement:** The town of Lincolnville Planning Board or owners of other lots in this subdivision shall enforce any of the Proposed Building Envelope and Remaining Land section of the restrictive covenants.

These restrictive covenants shall run with the land and shall be binding on the grantor, the grantee's, and their successors, heirs and assigns.
A determination that anyone of these covenants is invalid by judgment or decree of court shall not invalidate any other restrictive covenant that shall remain in full force and effect the grantors, their successors and assigns, and every person having any right, title or interest in any lot in this subdivision shall have the right to prevent and stop any violation of any of the restrictive covenants contained herein or to enforce compliance here with by means of injunction or by any other means of lawful procedure and to recover any damages resulting from such violation.

If a final judgment is rented against a Lot owner that owner shall pay all reasonable costs including attorney's fees incurred in the prosecution of the claim; eight proceedings may be maintained regardless of the waiver of any prior violation or attempt to violate by the same owner. The failure to enforce one violation shall not be deemed to be a waiver of the right to do so thereafter, whether the violation is committed by the same or by a subsequent owner.

Spring Brook Sub-Division Road Maintenance Agreement

This Agreement is made as of November 19, 2020 by the property owners hereto and their successors and assigns with respect to real estate located in the Town of Lincolnville, Waldo County, Maine.

1. Property. This Agreement shall apply to the real property (herein after called "Lots") held by the Owners identified in the "Spring Brook Sub-Division Phase III" adjoining Slab City Road to include "South Spring Brook Drive" and the entire length of "Samian Circle" in the Town of Lincolnville, Waldo County, Maine.
   As shown on a plan by J. Labranche, recorded September 1st 2005 at the Waldo County Registry of Deeds (Drawer 20 Page 8).

2. Owner. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot who has signed this Agreement, and the heirs, successors, assigns and personal representatives of said Owners, but, notwithstanding any applicable theory of mortgage law, shall not mean or refer to any mortgagee unless and until such mortgagee has acquired title by foreclosure or any proceeding in lieu of foreclosure.

3. Road. The purpose of this Agreement is to provide for the maintenance and upkeep of the Road, which services the Lots for the use and benefit of all Owners, and shall be binding upon all Owners.

4. Association. Spring Brook Road Association has caused to be incorporated under Maine law a nonprofit corporation, the "Spring Brook Sub-Division Phase III Association" (herein after called "Association"), for purposes of complying with the requirements of this Agreement.

5. Member. Every Owner shall be a Member of the Association. When more than one person or entity holds an interest in any Lot, all such persons or entities shall be Members. A person or entity who holds a fee or undivided fee interest merely as security for the performance of an obligation, however, shall not be a Member.

6. Voting. All Members of the Association shall be voting Members and the Association shall have one (1) class of voting membership. For purposes of any meeting, a quorum shall consist of Owners of at least one-half (1/2) the Lots being present and voting. Each Lot shall represent one (1) indivisible vote. When more than one Member holds an ownership interest in a Lot, the vote for that Lot shall be exercised as such Members among themselves may determine by majority vote. In no event, however, shall the voting rights for a Lot be divided, nor shall more than one (1) vote be cast with respect to any one Lot. If Members who are Owners of a Lot are unable to agree in any instance as to how their vote shall be cast, in any instance, then the vote shall not be counted.

7. Expenses. Each Owner shall be assessed a sum equal to the Road maintenance and upkeep expenses for the ensuing year multiplied by a fraction of which the numerator shall be the number of Lots owned by the Owner and the denominator shall be the total number of the Lots. Road maintenance and upkeep shall be limited to that required [to remove snow], to repair and prevent erosion and to repair ordinary wear to the surface of the Road unless otherwise agreed by a unanimous vote of all Owners, but shall include the cost of maintaining the Association as a nonprofit corporation in good standing under the laws of Maine, the cost of enforcing any provision of this Agreement and other costs and expenses necessary and proper for the effective and efficient functioning of the Association. All maintenance and upkeep [including snow removal] will be by competitive bid unless a non-competitive price is accepted by vote of a majority of the Owners present at a meeting duly called for the purpose of voting on the budget of the Association.

8. Lien. Each Owner, by signing this Agreement, does covenant and agree to pay to the Association, within sixty (60) days after the date of notice of an assessment, all assessments made by the Association. Each assessment, together with interest in amounts or at rates specified by the Association and together with costs of collection, shall be a lien and charge upon the Lot against which each such assessment is made which lien shall continue until the assessment is paid and shall be the personal obligation of the Owner. The personal obligation of the Owner to pay such assessments, however, shall remain the personal obligation of the person who was the Owner when the assessment was first due and shall not pass to successors in title unless expressly assumed by such successors.

9. Enforcement. The Association may bring a civil action against the Owner personally obligated to pay an assessment in order to enforce payment of the delinquent assessment or to foreclose the lien against the Lot, and there shall be added to the amount of such assessment due all costs of collection. In the vent a judgment is obtained, such judgment shall include interest on the assessment, together with the Association's entire attorney's fees and expenses and costs of the action.

10. Subordination. The lien of the assessments provided for shall be subordinate to the lien of any mortgage or mortgages now or hereafter placed upon the Lots. Such subordination, however, shall apply only to the assessments, which have become due and payable prior to a sale or transfer of a Lot pursuant to any allowable method of foreclosure, or any other proceeding in lieu of foreclosure. Upon request by an Owner of a mortgagee of a Lot, the Association shall issue such certificates as are necessary to indicate the status of the assessments. Such sale or transfer shall not discharge the lien of the Association of any assessment thereafter becoming due after the date of any such sale or transfer. The lien of the assessments also shall be subordinate to all utility easements, which may be placed upon any Lot.

11. Severability. Invalidation of any one provision of this Agreement by competent authority shall in no way affect any other provision, which shall remain in full force and effect.

12. Amendment. This Agreement may be amended by a written instrument executed in recordable form and signed by Members entitled to cast at least 75% of the votes allocated to the Lots.

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Division of Health Engineering, 10 SHS
(207) 287-2070 Fax: (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation	LINCOLNVILLE
Street or Road	SAMIAN CIRCLE
Subdivision, Lot #	LOT 13H (SPRINGBROOK SUBDIVISION)

OWNER/APPLICANT INFORMATION

Name (last, first, MI): JOHNSON, MIKE ■Owner □Applicant

Mailing Address of Owner/Applicant	30 BROWN ROAD
	SEARSMONT, ME 04973
Daytime Tel. #	

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant _____ Date _____

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City _____ Permit # _____

Date Permit Issued ___/___/___ Fee: $_____ Double Fee Charged [ ]

Local Plumbing Inspector Signature _____ L.P.I. # _____

Fee: $_____ state min fee $_____ Locally adopted fee copy [ ] Owner [ ] Town [ ] State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 31 Lot # 13-H

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

Local Plumbing Inspector Signature _____ (1st) date approved _____ (2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION

■ 1. First Time System
□ 2. Replacement System
Type replaced: _____
Year installed: _____
□ 3. Expanded System
□ a. <25% Expansion
□ b. ≥25% Expansion
□ 4. Experimental System
□ 5. Seasonal Conversion

THIS APPLICATION REQUIRES

■ 1. No Rule Variance
□ 2. First Time System Variance
□ a. Local Plumbing Inspector Approval
□ b. State & Local Plumbing Inspector Approval
□ 3. Replacement System Variance
□ a. Local Plumbing Inspector Approval
□ b. State & Local Plumbing Inspector Approval
□ 4. Minimum Lot Size Variance
□ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

■ 1. Complete Non-engineered System
□ 2. Primitive System (graywater & alt. toilet)
□ 3. Alternative Toilet, specify: _____
□ 4. Non-engineered Treatment Tank (only)
□ 5. Holding Tank, _____ gallons
□ 6. Non-engineered Disposal Field (only)
□ 7. Separated Laundry System
□ 8. Complete Engineered System (2000 gpd or more)
□ 9. Engineered Treatment Tank (only)
□ 10. Engineered Disposal Field (only)
□ 11. Pre-treatment, specify: _____
□ 12. Miscellaneous Components

SIZE OF PROPERTY

± 2.5 □ SQ. FT. ■ ACRES

SHORELAND ZONING

□ Yes ■ No

DISPOSAL SYSTEM TO SERVE

■ 1. Single Family Dwelling Unit, No. of Bedrooms: 3
□ 2. Multiple Family Dwelling, No. of Units: _____
□ 3. Other: _____ (specify)
Current Use □ Seasonal □ Year Round ■ Undeveloped

TYPE OF WATER SUPPLY

■ 1. Drilled Well □ 2. Dug Well □ 3. Private
□ 4. Public □ 5. Other PROPOSED

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

■ 1. Concrete
■ a. Regular
□ b. Low Profile
□ 2. Plastic
□ 3. Other: _____
CAPACITY: 1000 GAL.

SOIL DATA & DESIGN CLASS

PROFILE CONDITION
8 / D
at Observation Hole # 1
Depth 12 "
of Most Limiting Soil Factor

DISPOSAL FIELD TYPE & SIZE

□ 1. Stone Bed □ 2. Stone Trench
■ 3. Proprietary Device
■ a. cluster array □ c. Linear
■ b. regular load □ d. H-20 load
□ 4. Other: _____
SIZE: _____ □ sq. ft. □ lin. ft.
type: ELJEN GSF MODULES
NOTE: 24 TYPE "B"

DISPOSAL FIELD SIZING

□ 1. Medium---2.6 sq. ft. / gpd
□ 2. Medium---Large 3.3 sq. f.t / gpd
■ 3. Large---4.1 sq. ft. / gpd
□ 4. Extra Large---5.0 sq. ft. / gpd

GARBAGE DISPOSAL UNIT

■ 1. No □ 2. Yes □ 3. Maybe
If Yes or Maybe, specify one below:
□ a. multi-compartment tank
□ b. ___ tanks in series
□ c. increase in tank capacity
■ d. Filter on Tank Outlet

EFFLUENT/EJECTOR PUMP

□ 1. Not Required
■ 2. May Be Required
□ 3. Required
Specify only for engineered systems
DOSE: _____ gallons

DESIGN FLOW

270 gallons per day
BASED ON:
■ 1. Table 4A (dwelling unit(s))
□ 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities
3 BEDROOMS @ 90 GPD

□ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

LATITUDE AND LONGITUDE

at center of disposal area
Lat. 44 d 18 m 34.4 s
Lon. 69 d 03 m 50.6 s
if g.p.s, state margin of error: _____

SITE EVALUATOR STATEMENT

I certify that on 9/11/24 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Natalie Curry — Site Evaluator Signature
411 — SE #
9/16/24 — Date

Natalie Curry — Site Evaluator Name Printed
(207) 596-3031 — Telephone Number
ncenvir@gmail.com — E-mail Address

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

HHE-200 Rev. 11/2013

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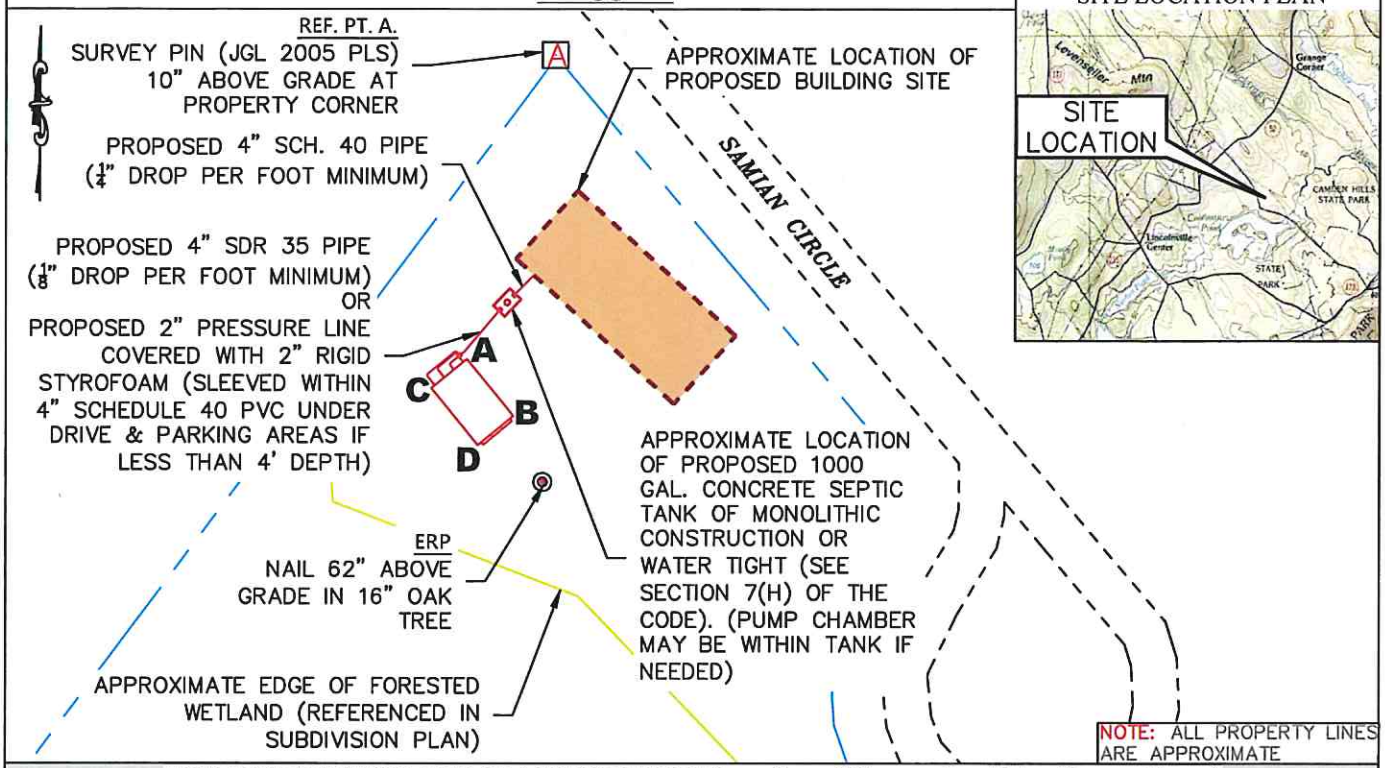
PROJ. NO.: 2024-039

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
LINCOLNVILLE	SAMIAN CIRCLE	JOHNSON, MIKE

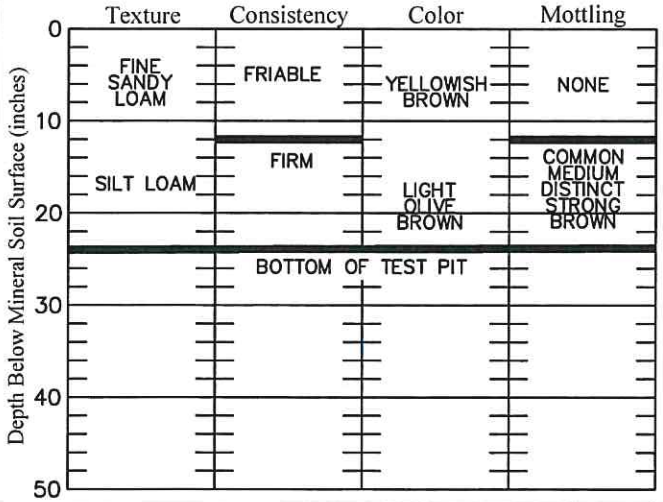
SITE PLAN Scale 1" = 60 ft. or as shown



SITE LOCATION PLAN

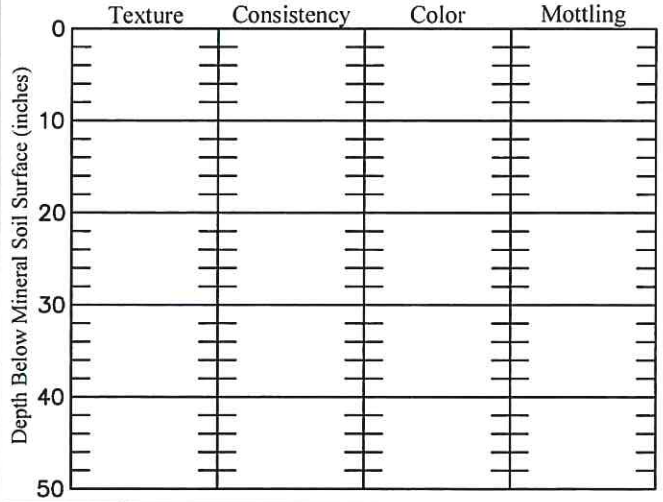
SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

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



Soil Classification	Slope	Limiting Factor	
8 Profile / D Condition	±4 %	12 "	■ Ground Water ■ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole _____ ☐ Test Pit ☐ Boring
_____ " Depth of Organic Horizon Above Mineral Soil



Soil Classification	Slope	Limiting Factor	
Profile / Condition	%	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Natalie Curry — Site Evaluator Signature
411 — SE #
9/16/24 — Date

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PROJ. NO.: 2024–039

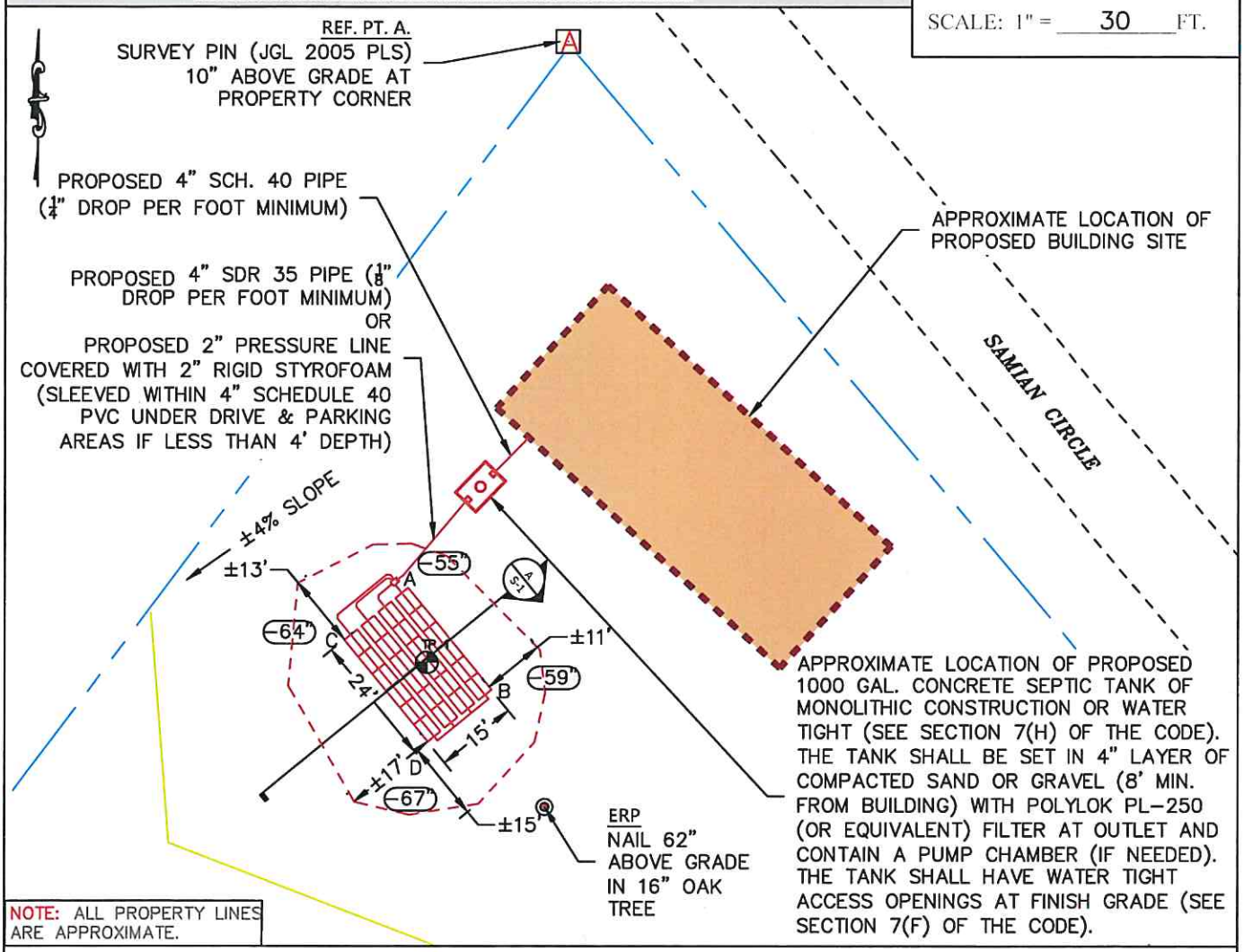
SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

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

Town, City, Plantation	Street, Road, Subdivision	Owner's Name
LINCOLNVILLE	SAMIAN CIRCLE	JOHNSON, MIKE

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 30 FT.



NOTE: ALL PROPERTY LINES ARE APPROXIMATE.

FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Fill (Upslope) ±25"-31"	Finished Grade Elevation	SEE SECTION-A	Location & Description: NAIL 62" ABOVE GRADE IN 16" OAK TREE
Depth of Fill (Downslope) ±34"-37"	Top of Distribution Pipe or Proprietary Device	SEE SECTION-A	
	Bottom of Disposal Area	SEE SECTION-A	Reference Elevation: 0"

DISPOSAL AREA CROSS SECTION

(SEE ATTACHED SECTION)

SCALE
Horizontal 1" = N/A ft.
Vertical 1" = N/A ft.

DISTANCES:

ELEVATION REFERENCE POINT (ERP):
NAIL 62" ABOVE GRADE IN 16" OAK TREE

ERP TO A: 47'-0"
ERP TO B: 24'-0"
ERP TO C: 47'-0"
ERP TO D: 24'-6"

REFERENCE POINT A.:
SURVEY PIN (JGL 2005 PLS) 10" ABOVE GRADE AT PROPERTY CORNER

REFERENCE POINT A TO A: 103'-1"
REFERENCE POINT A TO B: 118'-3"
REFERENCE POINT A TO C: 115'-5"
REFERENCE POINT A TO D: 129'-8"

Site Evaluator Signature	SE #	Date
Natalie Currey	411	9/16/24

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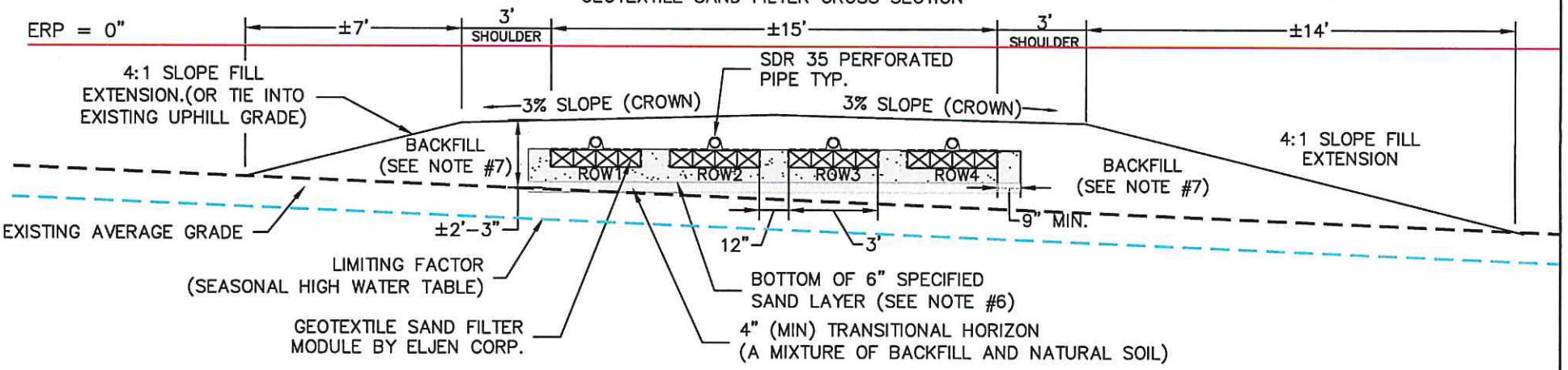
PROJ. NO.: 2024-039

SECTION–A

GEOTEXTILE SAND FILTER CROSS SECTION



THE SYSTEM CONSISTS OF 4 ROWS OF 6 MODULES PER ROW, EACH ROW SEPARATED BY 1 FOOT.

GEOTEXTILE SAND FILTER NOTES:

1. THIS SYSTEM COMPLIES WITH AND MUST BE INSTALLED IN ACCORDANCE WITH THE GEOTEXTILE SAND FILTER DESIGN MANUAL (BY ELJEN CORPORATION), AND ALL MAINE SUBSURFACE RULES.
2. INSTALLATION SHALL NOT TAKE PLACE WHEN THE GROUND IS FROZEN OR SATURATED.
3. TOPSOIL OR ORGANICS MUST BE REMOVED FROM LEACH FIELD AND FILL SLOPE EXTENSIONS PRIOR TO FILL PLACEMENT.
4. THE AREA UNDER THE DISPOSAL AREA MUST BE THOROUGHLY SCARIFIED BY ROTOTILLER, HARROW OR BACKHOE TEETH. THE SOIL SHOULD BE BROKEN UP TO A DEPTH OF 6 INCHES.
5. THERE SHALL BE 4" MINIMUM TRANSITIONAL HORIZON BETWEEN BACKFILL AND THE NATURAL SOIL WHICH IS A MIXTURE OF BACKFILL AND NATURAL SOIL. THE TRANSITIONAL HORIZON SHALL BE UNDER THE DISPOSAL SYSTEM AND EXTEND FROM FILL EXTENSION TO FILL EXTENSION.
6. THE 6" SAND LAYER BELOW THE MODULES SHALL BE MEDIUM TO COARSE SAND MEETING ASTM C33 SPECIFICATIONS. FOR COMPLETE SPECIFICATIONS SEE GEOTEXTILE SAND FILTER DESIGN MANUAL.
7. BACKFILL SHALL BE GRAVELLY COARSE SAND AND SHALL MEET SPECIFICATIONS OF TABLE 11A OF THE SUBSURFACE RULES.
8. ANY SYSTEM WHICH IS MORE THAN 18" BELOW FINISH GRADE AS MEASURED FROM THE TOP OF THE MODULES SHALL BE VENTED.
9. FINAL GRADES SHALL BE LOAMED (4" MIN), MULCHED AND SEEDED.
10. ACCESS OPENINGS FOR TREATMENT TANKS AND PUMP STATION SHALL BE LOCATED AT FINISHED GRADE AND HAVE A WATER TIGHT RISER OF THE SAME MATERIALS AS THE TREATMENT TANK OR PUMP STATION. H–20 CONSTRUCTION IS REQUIRED IN TRAFFIC AREAS. SEE SECTION 6F OF THE SUBSURFACE CODE.
11. THE DRILLING OF ANY WELL SHALL BE A MINIMUM OF 50' FROM ANY WATER TIGHT SEPTIC TANK AND 100' FROM ANY LEACH FIELD.
12. THIS SYSTEM IS NOT DESIGNED FOR BACKWASH FROM ANY WATER TREATMENT SYSTEM OR TO BE DRIVEN ON.
13. AT LEAST ONE CLEANOUT MUST BE PROVIDED FOR EVERY 100 FEET OF CONNECTING PIPE IN A GRAVITY SYSTEM.

ELEVATIONS			
ELEV. REF. PT. (ERP)	0"		
	ROW 1	ROW 2	ROW 3
FINISHED GRADE	–30"	–30"	–30"
TOP OF IN–DRAIN UNIT	–42"	–42"	–42"
BOTTOM OF IN–DRAIN UNIT	–49"	–49"	–49"
BOTTOM OF SAND	–55"	–55"	–55"

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Natalie Curry — Site Evaluator Signature

411 — SE #

9/16/24 — Date

Owner/Applicant: JOHNSON, MIKE
Town: LINCOLNVILLE
Street: SAMIAN CIRCLE
Detail Scale: 1"= 5'

S-1

HHE-200 Rev. 8/01

C:\Users\ncenv\OneDrive\Documents\2024 Projects\24039 Jeff Scott – Lincolnville\Drawings\24039_HHE200.dwg

PROJ. NO.: 2024–039

Disclaimer to Buyers Acreage/Structure

Our company makes no representations regarding the boundary locations, dimensions, acreage, or the size of any structures on the property under consideration. If you have questions, concerns, or require clarification about these measurements, we recommend consulting a licensed surveyor, engineer, architect, or attorney.

Information provided in MLS listings has been compiled from a variety of sources with varying reliability. Any details that are critical to your purchasing decision should be independently verified. All measurements are approximate and not guaranteed.