

MLS #: 1602348
Status: Active

County: Knox
Property Type: Land

Public Detail Report
Seasonal: No

List Price: \$149,000
Original List Price: \$149,000



**B2 Western
Road/Blueberry
Lane
Warren, ME 04864**

**List Price:
\$149,000
MLS#: 1602348**



Land Information

Surveyed:	Yes	Waterfront:	Yes	Waterfront Amount:	40	Zoning:	Rural/Shoreland
Lot Size Acres +/-:	3	Srcce of Wtrfrt:	Survey	Water Frontage	0	Zoning Overlay:	Unknown
Source of Acreage:	Survey	Water Views:	Yes	Owned:			
Mobile Homes Allowed:	No			Waterfront Shared	40		
				+/-:			
				Water Body:	Seven Tree Pond		
				Water Body Type:	Lake; Pond		

Property Features

Driveway:	No Driveway	Electric:	On Site	Roads:	Gravel/Dirt; Paved; Private; Public
Parking:	On Site	Gas:	No Gas	Site:	Agriculture; Harvestable Crops; Level; Open; Rolling/Sloping
Location:	Rural	Water:	Well Needed on Site		
Recreational	Lake/Fresh Water; ROW to	Sewer:	Soil Test Available		
Water:	Water				
View:	Fields; Mountain(s); Scenic				

Tax/Deed Information

Book/Page/Deed:	6113/41/Partial	Full Tax Amt/Yr:	\$1/ 24	Map/Block/Lot:	15//60-1
Deed/Conveyance Type	Quit Claim			Tax ID:	B2westernRdWarren
Offered:	w/Covenant				
Deed Restrictions:	Yes				

Remarks

Remarks: Beautiful lake and mountain views, blueberry fields, and private lake access! All this can be yours in a beautiful rural setting only 25 minutes to Camden, Rockland, Rockport or Damariscotta. Surveyed and soil tested with possible owner financing.

LO: Swift River Properties

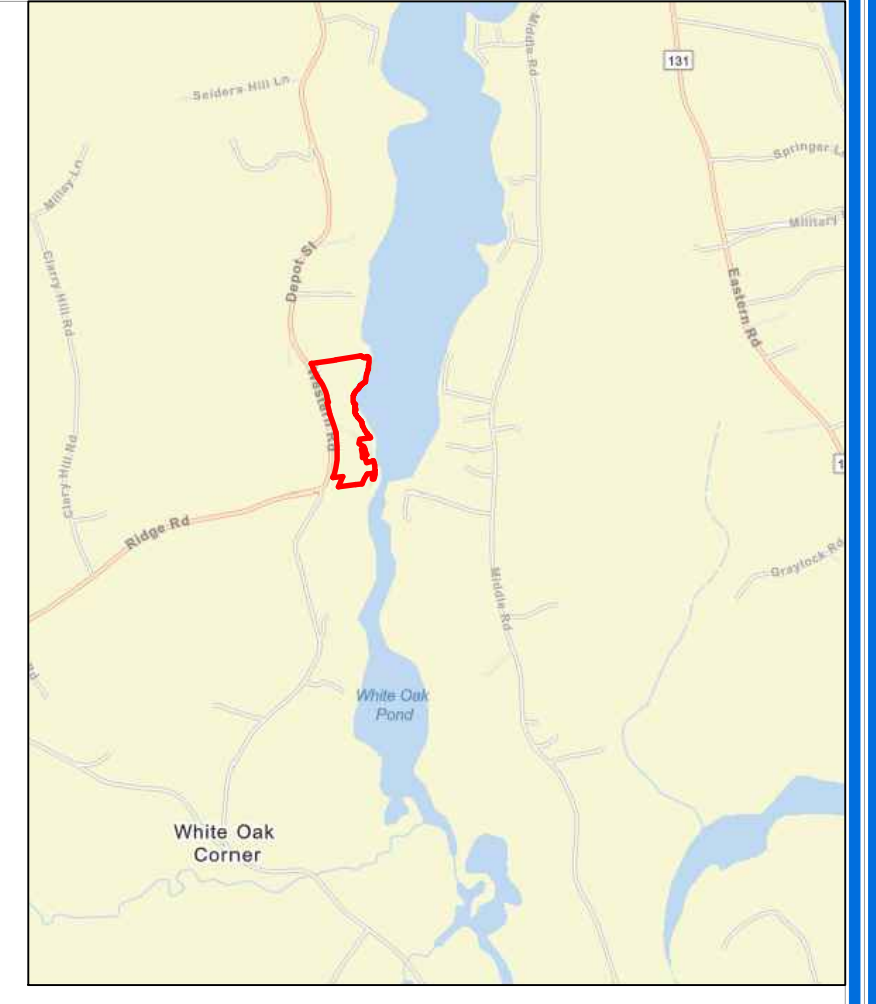
Listing provided courtesy of:

William {Brian} Rhea
Swift River Properties
99 Bow Street
Freeport, ME 04032
207-756-9079
207-329-9728
brian.swiftriver@gmail.com

Prepared by William {Brian} Rhea on Tuesday, September 03, 2024 8:59 AM.

The information on MLS listings has been assembled from various sources of varying degrees of reliability. Any information that is critical to your buying decision should be independently verified. All dimensions are approximate and not guaranteed. Copyright Maine Listings © 2024 and FBS.





N/F
GERALD W. MONROE
BOOK 4749, PAGE 28
11/18/2013
TAX MAP R15, LOT 60-1

N/F
BUCKTAIL LLC
BOOK 6117, PAGE 118
5/22/2024
PORTION OF TAX MAP R15, LOT 60

N/F
WILLIAM R. III AND CATHERINE MARY
ADAMS
BOOK 6143, PAGE 344
8/19/2024
PORTION OF TAX MAP R15, LOT 60

N/F
MAINE WOODS AND WATERS LLC
BOOK 6113, PAGE 41
5/02/2024
PORTION OF TAX MAP R15, LOT 60
5.12± ACRES

N/F
MAINE WOODS AND WATERS LLC
BOOK 6113, PAGE 41
5/02/2024
PORTION OF TAX MAP R15, LOT 60
3.00 ACRES

N/F
MAINE WOODS AND WATERS LLC
BOOK 6113, PAGE 41
5/02/2024
PORTION OF TAX MAP R15, LOT 60
9.85± ACRES

N/F
ROBERT L. JR. AND HELEN S. DUPONT
REVOCABLE TRUST
BOOK 5309, PAGE 127
1/23/2019
TAX MAP R15, LOT 50

SEVEN TREE POND

Lake Access Area with ROW along Blueberry

LINE TABLE:

LINE #	BEARING	DISTANCE
L1	S 06°17'57" E	3.87'
L2	S 28°26'39" E	37.37'
L3	S 21°08'06" E	30.99'
L4	S 13°36'03" E	54.87'
L5	S 22°24'31" E	46.04'
L6	S 33°28'27" E	19.29'
L7	S 69°34'10" W	20.53'
L8	N 33°12'41" W	16.99'
L9	N 22°24'31" W	49.11'
L10	N 13°36'03" W	56.41'
L11	N 21°08'06" W	25.74'
L12	N 28°26'39" W	31.69'
L13	N 62°03'41" W	80.65'
L14	N 74°56'38" W	54.88'
L15	N 89°32'32" W	54.98'
L16	N 06°17'57" W	20.14'
L17	N 76°26'39" W	57.06'
L18	S 01°58'01" E	76.07'
L19	N 72°45'49" E	49.71'
L20	S 18°55'29" E	44.83'
L21	S 16°18'10" E	77.75'
L22	N 71°33'34" E	18.88'
L23	S 26°29'30" E	40.40'
L24	N 71°33'34" E	48.82'

LEGEND

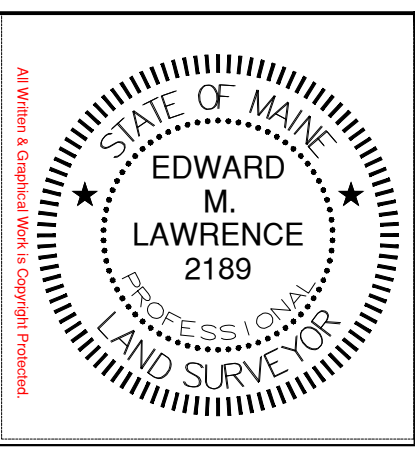
- PROPERTY LINE
- TRAVELED WAY
- - - GRAVEL TRAVELED WAY
- - - ABUTTERS LINE
- - - TIE LINE
- 3 ROD ROAD
- 100' RIGHT OF WAY
- STONE WALL
- IRON PIPE FOUND
- 5/8" REBAR PLS #2189 SET
- IRON REBAR
- ANGLE POINT
- AG / BG ABOVE OR BELOW GRADE
- UTILITY POLE

PLAN REFERENCES:

- 1) PLAN ENTITLED "PLAN SHOWING PROPERTY IN THE TOWN OF WARREN TO BE CONVEYED TO BRUCE E. AND KATHLEEN H. LULL BY DENNIS A. AND ELIZABETH J. LARNER", DATED AUGUST, 1981, BY MILES S. LEACH PLS 1153, RECORDED WALDO COUNTY REGISTRY OF DEEDS CABINET 4, SHEET 42.
- 2) PLAN ENTITLED "BOUNDARY SURVEY OF PROPERTY DEEDED TO NANCY B. DEVINE", LOCATED IN THE TOWN OF UNION, KNOX COUNTY, MAINE, DATED OCTOBER, 2013, BY RICHARDS, CRANSTON AND CHAPMAN, INC., RECORDED KNOX COUNTY REGISTRY OF DEEDS CABINET 23, SHEET 54.
- 3) PLAN ENTITLED "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE AID HIGHWAY 8 & 3, WARREN AND UNION, KNOX COUNTY, MAINE", DATED NOVEMBER 1966, S.H.C. FILE NO. 57/159.

SURVEYOR NOTES:

- 1) RECORD OWNER: MAINE WOODS AND WATERS LLC, 99 BOW STREET FREEPORT, MAINE 04032.
- 2) ALL BOOK AND PAGE REFERENCES ARE TO THE WALDO COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- 3) THIS PLAN IS BASED ON A FIELD SURVEY CONDUCTED USING TOPCON HR AND VR GLOBAL NAVIGATION SATELLITE SYSTEM RECEIVERS AND/OR A TOPCON GT500 TOTAL STATION. BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE STATE PLANE COORDINATE SYSTEM, MAINE EAST, NAD83(2011), DISTANCES GIVEN ARE GRID.
- 4) THIS SURVEY CONFORMS WITH THE RULES ADOPTED BY THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS WITH ANY EXCEPTION THERETO NOTED HEREON.
 - a) NO SEPARATE WRITTEN REPORT PREPARED AT THIS TIME.
 - b) NO NEW LEGAL DESCRIPTION PREPARED AT THIS TIME.
- 5) IRON PINS SET ARE 5/8" REBAR, CAPPED AND SCRIBED "EDWARD M. LAWRENCE PLS # 2189."
- 6) NO ORIGINAL ROAD LAYOUT OF THIS SECTION OF ROUTE 235 FOUND. ROAD LIMITS SHOWN HEREON ESTABLISHED FROM CENTER LINE OF EXISTING TRAVELED WAY 7' OR 7' STONE WALLS ALONG TRAVELED WAY FOUND. ROAD WIDTH EQUALS 3' ROADS (45.5 FEET) PER STATUTE 23 M.R.S.A. § 2103.
- 7) FOR ROAD LAYOUT OF THIS SECTION OF ROUTE 235 SEE PLAN REFERENCE 3 ABOVE. THIS SECTION OF ROUTE 235 = 100 FEET. NO ORIGINAL ROAD MONUMENTATION FOUND. ROAD LIMITS ESTABLISHED RELATIVE TO EXISTING TRAVEL WAY.
- 8) BLUEBERRY LANE IS A PRIVATE RIGHT OF WAY ESTABLISHED PRIOR TO SEPTEMBER 22, 1971. ROAD LIMITS SHOWN HEREON ESTABLISHED FROM CENTER LINE OF EXISTING TRAVELED WAY FOUND. ROAD WIDTH EQUALS 20 FEET PER DEEDS TO LAND LOTS.
- 9) KELSEY HAS RIGHTS TO USE SPRING PER DEED. LOCATION UNKNOWN.



PLAN PREPARED BY:
BOYNTON & ASSOCIATES L.L.C.
PROFESSIONAL SURVEYORS
949 EAST RIVER ROAD
SKOWHEGAN, MAINE 04976
PHONE: (207) 474-0016
EMAIL: INFO@BASURVEY.COM
WWW.BASURVEY.COM

SHEET TITLE:
**BOUNDARY SURVEY FOR:
MAINE WOODS AND WATERS**

SITE LOCATION:
ROUTE 235
WARREN, KNOX COUNTY, MAINE

SCALE: 1" = 100' DATE: MARCH 11, 2024

REVISION:	DATE	DESCRIPTION
6/13/2024	CHANGED BLUEBERRY LANE	
7/23/2024	CREATED 3 AND 9.85 ACRE LOTS	
8/29/2024	40' ACCESS EASE & ADAMS ABUTTER	

STATE OF MAINE
KNOX SS. REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ H. _____ M., AND
IN PLAN FILE _____, PAGE _____
ATTEST: _____
REGISTER

PROPERTY LOCATED AT: 3 Acres Blueberry Lane, Warren, ME 04864

PROPERTY DISCLOSURE – LAND ONLY

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 – 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 your 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? _____

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): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

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

Comments: NONE. SELLER HAS NO KNOWLEDGE OF UNDERGROUND STORAGE TANKS

Source of information: SELLER OBSERVATION

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: Yes No Unknown

LAND FILL:..... Yes No Unknown

RADIOACTIVE MATERIAL:..... Yes No Unknown

METHAMPHETAMINE:..... Yes No Unknown

Comments: SELLER HAS NO KNOWLEDGE OF HAZARDOUS MATERIALS.

Source of information: SELLER OBSERVATION

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

Buyer Initials _____ Page 1 of 3 Seller Initials _____

SECTION II – GENERAL INFORMATION

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? Yes No Unknown

If Yes, explain: R.O.W. along Blueberry Lane, CMP Easement, R.O.W. to Lake*

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?..... (RT 235) Yes No Unknown

If No, who is responsible for maintenance? Blueberry Lane is Private. No ROAD ASSOCIATION

Road Association Name (if known): NONE KNOWN

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... Yes No Unknown

If Yes, explain: SHORELAND ZONE

Source of information: Municipal Zoning Map + Survey

Is the property the result of a division within the last 5 years (i.e. subdivision)? Yes No Unknown

If Yes, explain: DIVISION

Source of information: SELLER

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... Yes No Unknown

If Yes, explain: _____

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

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

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

Has the property ever been soil tested?..... Yes No Unknown

If Yes, are the results available?..... Yes No Unknown

Are mobile/manufactured homes allowed?..... Yes No Unknown

Are modular homes allowed?..... Yes No Unknown

Source of information: SELLER

Additional Information: * No Mobile Homes. No further SUBDIVISION or DIVISION.

Buyer Initials _____

Seller Initials _____

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation
WARREN

Street, Road Subdivision
ROUTE 355

Owner's Name
SWIFT RIVER PROPERTIES

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

Observation Hole **TP-9** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Observation Hole **TP-10** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY		BROWN	
LOAM	FRIABLE	YELLOWISH	
		BROWN	
// BEDROCK/REFUSAL IN LARGE STONE //			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
2 Profile	A Condition	5-8 %	15 "

Texture	Consistency	Color	Mottling
SANDY		BROWN	
LOAM			
	FRIABLE		
LOAMY		STRONG	
SAND		BROWN	
// BEDROCK/REFUSAL IN LARGE STONE //			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
2 Profile	A Condition	10 %	24 "

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

Observation Hole **TP-11** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Observation Hole **TP-12** Test Pit Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
SANDY	FROZEN	BROWN	
LOAM			
LOAMY	FRIABLE	YELLOWISH	
SAND		BROWN	
// BEDROCK //			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
2 Profile	A Condition	3-5 %	24 "

Texture	Consistency	Color	Mottling
SANDY		BROWN	
LOAM			
	FRIABLE	YELLOWISH	
LOAMY		BROWN	
SAND			
// BEDROCK //			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water <input type="checkbox"/> Restrictive Layer <input checked="" type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
2 Profile	A Condition	0-3 %	20 "

B. A. 21
Site Evaluator Signature

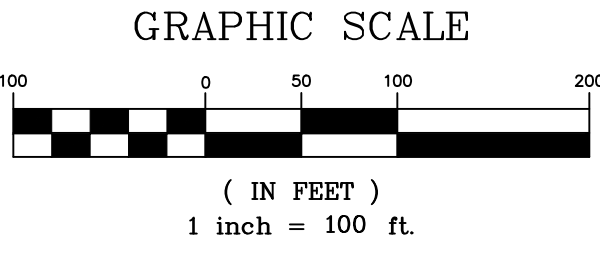
352
SE *

2/29/24
Date



MAP COMPILED FROM:
 *TOWN OF WARREN TAX MAP
 *AERIAL PHOTOGRAPH FROM THE MAINE OFFICE OF GIS
 *2' TOPOGRAPHIC CONTOURS FROM THE MAINE OFFICE OF GIS
 *ON SITE LOCATIONS UTILIZING TRIMBLE GEO7X HANDHELD UNIT

- LEGEND**
- APPROX. POTENTIAL SUBSURFACE WASTEWATER DISPOSAL AREA
 - TEST PIT
 - DRAINAGE
 - STREAM
 - WETLAND



DATE:	REVISIONS:

SITE PLAN
 PREPARED FOR
SWIFT RIVER PROPERTIES
 ROUTE 235
 WARREN, MAINE

Albert Frick Associates, Inc. Environmental Consultants Gorham, Maine	Drawn By: B.J.	Checked By: B.F.
	Date: 2/22/24	Scale: 1" = 100'

**PROPERTY DISCLOSURE 2024 ADDENDUM
(Flood Hazard)**

For Property Located At: 3 Acres on Blueberry Lane, Warren

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: _____

Buyer Initials _____

Seller Initials William R. Rhea

For Property Located At: 3 Acres on Blueberry Lane, Warren

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: 23013c0142d See Below Year: 2016 (Attach a copy)

Comments: The subject property does not appear to be in the flood zone. The 40' ROW to lake does appear to be in the flood plain zone AE.

Source of information: Fema Map

William R. Rhea August 28, 2024
Seller Date Seller Date

Seller Date Seller Date

The undersigned hereby acknowledge receipt of this Property Disclosure Addendum.

Buyer Date Buyer Date

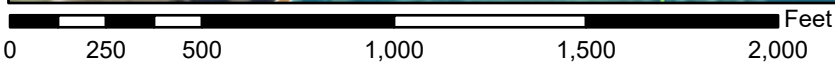
Buyer Date Buyer Date



National Flood Hazard Layer FIRMMette



69°17'9"W 44°10'31"N




























1:6,000

69°16'32"W 44°10'5"N

Basemap Imagery Source: USGS National Map 2023

Legend

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

- | | |
|------------------------------------|---|
| SPECIAL FLOOD HAZARD AREAS |  Without Base Flood Elevation (BFE)
<i>Zone A, V, A99</i>
 With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
 Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD |  0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
 Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
 Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
 Area with Flood Risk due to Levee <i>Zone D</i> |
| OTHER AREAS |  NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
 Effective LOMRs
 Area of Undetermined Flood Hazard <i>Zone D</i> |
| 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 |
- 
-  The pin displayed on the map is an approximate point selected by the user and does not represent 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 **8/9/2024 at 6:22 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.

COPY



Maine Department of Transportation

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 39335 - Entrance ID: 6

LOCATION

OWNER

Name: **Donna Dolham, Dana Dolham & Diane Posse**

Address: **87 Delaware Court
Portland, ME 04103**

Telephone: **(207)592-1175**

Route: **0235X, Western Road**

Municipality: **Warren**

County: **Knox**

Tax Map: **R15 Lot Number: 60**

Culvert Size: **0 inches**

Culvert Type: **N/R**

Culvert Length: **0 feet**

Date of Permit: **April 17, 2024**

Approved Entrance Width: **22 feet**

Date Printed: **April 17, 2024**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **an Entrance to Subdivision/Development** at a point **981 feet North** from **Ridge Road**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.173594N, -69.283646W.

S - NO CULVERT NEEDED AT THIS TIME. IF IN THE FUTURE A CULVERT IS NEEDED, THE OWNER MUST PURCHASE, INSTALL, AND MAINTAIN A FIFTEEN (15) INCH BY THIRTY-SIX (36) FOOT CULVERT. OWNER MUST ALSO DITCH TO ENSURE SUFFICIENT WATER DRAINAGE.

S - THIS ACCESS IS LIMITED TO THE APPROVED USE ONLY. ANY CHANGE IN THE USE AT THIS ACCESS WILL REQUIRE ADDITIONAL PERMIT APPROVAL OR MAY BE PROHIBITED.

S - THE ENTRANCE INCLUDING ALL RADII MUST BE PAVED FROM THE EDGE OF PAVEMENT OF THE HIGHWAY TO THE HIGHWAY RIGHT OF WAY OR TO THE LENGTH OF THE DESIGN VEHICLE, WHICHEVER IS GREATER.

S - THE ENCLOSED NOTICE OF AUTHORIZATION TO PROCEED MUST BE POSTED IN A LOCATION CLEARLY VISIBLE FROM THE ROADWAY FROM AT LEAST 24 HOURS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO ONE MONTH AFTER THE CONCLUSION OF THE CONSTRUCTION.

S - OWNER IS RESPONSIBLE FOR ANY AND ALL CULVERT(S) AND MUST DITCH TO ENSURE WATER FLOWS ADEQUATELY THRU CULVERT(S) AND AT NO TIME ALLOW WATER TO FLOW INTO OR ONTO THE HIGHWAY.

S - PERMITTEE MUST KEEP BUSHES & ALL VEGETATION CUT BACK AND CLEARED AS GENERAL MAINTENANCE OF SIGHT DISTANCE FOR DRIVEWAYS OR ENTRANCES.

Approved by: *JLN* Date: 04/17/2024

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.
13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

FURTHER CONDITION OF THE PERMIT

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and save harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.