



Maine Coastal Program

Coastal Zone Management Act

Federal Consistency Submission Form

The Maine Coastal Program (MCP) is the lead agency for Coastal Zone Management in Maine. MCP strongly suggests that applicants for a federal consistency determination or certification use this form for activities regulated under the Coastal Zone Management Act (CZMA) of 1972, as amended, and the National Oceanic and Atmospheric Administration (NOAA) Federal Consistency Regulations under 15 CFR Part 930. Although use of this form is not required, it is provided to applicants to facilitate the submission and timely review of a consistency determination or certification. Federal agencies and applicants are only required to provide the information listed in NOAA's Federal Consistency Regulations unless otherwise described in the [Maine Guide to Federal Consistency Review](#), as approved by NOAA.

I. Applicant Information:

Project/Activity Name: Deering Village		
Contact Name: Hannah Wertz	Authorized Agent (if applicable):	
Federal Agency: HUD		
Address: 4009 Fitzhugh Ave		
City: Richmond	State: VA	Zip Code: 23230
Email: hwertz@aeiconsultants.com	Phone Number: 717.668.1680	

II. Federal Consistency Category:

☒	Federal Agency Activity (15 CFR Part 930, subpart C)
☐	Federal License or Permit Activity (15 CFR Part 930, subpart D)
☐	Outer Continental Shelf Activity (15 CFR Part 930, subpart E)
☐	Federal Financial Assistance Activity to State/Local Government (15 CFR Part 930, subpart F)

III. Summary Description:

The sponsor is proposing FHA mortgage insurance financing under a FHA 221(d)(4) new construction loan. The subject property is located at 410 Auburn Street Portland, ME 04103 and is further identified as parcel IDs 384 A009, 383 A001, and 384 A020. The subject property is approximately 4.2 acres and consists of vacant, wooded land with nature trails as well as a driveway for the adjoining residence to the north (418 Auburn Street) on the eastern portion of the subject property. Deering Village is a proposed 128-unit "Middle Income" multifamily new construction development located in Portland's Deering neighborhood. The proposed development consists of thirteen (13) three-story residential buildings, each with a 1,550 square foot footprint, located along a to-be-built private roadway called Deering Village Way. Each building will have its own dedicated address for delivery and navigation purposes and will be situated on a separate, individually platted lot; however, the project boundaries will be defined under one legal description for the purposes of HUD collateral. Additional amenities will include EV charging stations, bike racks, a public wooded picnic and recreation area, a private picnic and recreation courtyard, and a 4-foot raised boardwalk through the wetland buffer. Open space is planned at approximately half of the property acreage. The site plan is attached.

IV. Select enforceable policies relevant to project or activity:

☒	Natural Resources Protection Act (38 M.R.S. §§480-A to 480-S; and 480-U to 480-HH)
☒	Site Location of Development Law (38 M.R.S. §§481 to 485-A; 486-A, -B; 487-A to 490-FF)
☐	Maine Metallic Mineral Mining Act (38 M.R.S. §§490-LL to 490-TT)
☐	MaineDOT Traffic Movement Permit Law (23 M.R.S. §704-A)
☒	Erosion Control and Sedimentation Law (38 M.R.S. §420-C)
☐	Expedited Permitting of Grid-scale Wind Energy Development (35-A M.R.S. §§3451-3459)
☐	Solar Energy Development Decommissioning Law (35-A M.R.S. chapter 34-D)
☒	Storm Water Management Law (38 M.R.S. §420-D)
☐	Maine Waterway Development and Conservation Act (38 M.R.S. §§630 to 636-A; 640)
☐	Protection and Improvement of Air Law (38 M.R.S. §§581 to 610-A, -B)
☐	Protection and Improvement of Waters Act (38 M.R.S. §§361-A, 362, 362-A, 363-D, 372; 410-N; 411 to 424; 451, 451-A, 452; 464 to 470)
☐	Nutrient Management Act (7 M.R.S. §§4201 to 4214)
☐	Land Use Regulation Law (12 M.R.S. §§681 to 689)
☐	Maine Hazardous Waste, Septage and Solid Waste Management Act (38 M.R.S. §§1301 to 1310-BB; 1316 to 1316-L; 1317 to 1319-Y)
☐	Uncontrolled Hazardous Substance Sites Law (38 M.R.S. §§1362, 1367, 1367-B)
☐	Asbestos Law (38 M.R.S. §§1273 and 1281)
☐	Lead Abatement Law (38 M.R.S. §§1296 and 1298(3))
☐	Sale of Consumer Products Affecting the Environmental Law (38 M.R.S. §§1608 and 1609-10)
☐	Mercury-Added Products and Services Law (38 M.R.S. §§1661 to 1661-C; 1665-A, -B; 1672)
☐	Solid Waste Management and Recycling Law (38 M.R.S. §§2101; 2133, sub-§2(A); 2165)
☐	Priority Toxic Chemical Use Reduction Law (38 M.R.S. §§2321 to 2330)
☐	Wellhead Protection Law (38 M.R.S. §§1391 to 1399)
☐	Nuclear Facility Decommissioning Laws (PL 1999 c. 739; PL 1999 c. 741)
☐	Oil Discharge Prevention & Pollution Control Law (38 M.R.S. §§541 to 560)
☐	Oil Storage Facilities and Ground Water Protection Law (38 M.R.S. §§561; 562-A; 563, sub-§1(A) and 2; 563-A to -B; 564; 565-A; 566-A; 568; 568-A to -B; 569-C; 570; 570-C to -G, I to M)
☐	Maine Endangered Species Act (12 M.R.S. §12801 to 12810; 12 M.R.S. §6971 to 6976; 12 M.R.S. §10001, sub-§§19 and 62)
☐	General Licensing and Enforcement Authorities; Fees (38 M.R.S. §§341-D; 344 to 349; 352 to 353; 353-A, -B)
☐	Maine Rivers Act (12 M.R.S. §§403; 407)
☐	Marine Resources Law (12 M.R.S. §§6171 to 6192; 6432-A)
☐	Importing of Certain Marine Organisms (12 M.R.S. §6071)
☐	Aquaculture Leasing Laws (12 M.R.S. §6071-A; 12 M.R.S. §6072; 12 M.R.S. §6072-A; 12 M.R.S. §6073)
☐	Subdivision Law (30-A M.R.S. §§4401 to 4408)
☐	Mandatory Shoreland Zoning Law (38 M.R.S. §§435 to 448)
☐	Coastal Management Policies Act (38 M.R.S. §§1801 to 1802)
☐	Coastal Barrier Resources System Act (38 M.R.S. §§1901 to 1905)

V. Supporting Documentation. Please list all maps, diagrams, reports, and other materials below:

Cover Letter, Figures, Photos, Site Plan, Enforceable Policies documentation

VI. Other Coordination. Please list all agencies and contacts required to review this project below:

USFWS Maine Ecological Services Field Office and State Historic Preservation Office (Section 106 Review).

VII. Statement of Determination/Certification and Signature. Check one and sign below:

☒	FEDERAL AGENCY CONSISTENCY DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency or its authorized agent finds the proposed activity is consistent to the maximum extent practicable with the enforceable policies of the Maine Coastal Program.
☐	FEDERAL AGENCY NEGATIVE DETERMINATION. Based upon the information, data, and analysis included herein, the federal agency or its authorized agent finds the proposed activity will not have any reasonably foreseeable effects on Maine's coastal uses or resources.
☐	NON-FEDERAL APPLICANT CONSISTENCY CERTIFICATION. Based upon the information, data, and analysis included herein, the non-federal applicant certifies that the proposed activity complies with the enforceable policies of Maine Coastal Program and will be conducted in a manner consistent with such program.

Signature:



Printed Name:

Hannah Wertz

Date:

6/18/2026

June 17, 2026

Maine Coastal Program
32 Blossom Lane
Augusta ME 04333

Subject: **Coastal Consistency Review
Deering Village
410 Auburn Street Portland, ME 04103
AEI Project #: 528653**

This document provides the Maine Coastal Program with the U.S. Department of Housing and Urban Development (HUD)'s Consistency Documentation under the Coastal Zone Management Act §307(c)(1) and 15 CFR 930, Subpart C, for the proposed Deering Village new construction project.

The project is being processed through HUD's Multifamily Accelerated Program (MAP) Section 221(d)(4): Mortgage insurance for the new construction of multifamily apartments. The project will involve ground-disturbing activities. AEI Consultants has been engaged to complete HUD's Environmental Assessment (EA), which are required components of the HEROS program. As part of this assignment, our firm is submitting this Federal Consistency Documentation letter to your office on HUD's behalf.

The sponsor is proposing FHA mortgage insurance financing under a FHA 221(d)(4) new construction loan. The subject property is located at 410 Auburn Street Portland, ME 04103 and is further identified as parcel IDs 384 A009, 383 A001, and 384 A020. The subject property is approximately 4.2 acres and consists of vacant, wooded land with nature trails as well as a driveway for the adjoining residence to the north (418 Auburn Street) on the eastern portion of the subject property.

Deering Village is a proposed 128-unit "Middle Income" multifamily new construction development located in Portland's Deering neighborhood. The proposed development consists of thirteen (13) three-story residential buildings, each with a 1,550 square foot footprint, located along a to-be-built private roadway called Deering Village Way. Each building will have its own dedicated address for delivery and navigation purposes and will be situated on a separate, individually platted lot; however, the project boundaries will be defined under one legal description for the purposes of HUD collateral. Additional amenities will include EV charging stations, bike racks, a public wooded picnic and recreation area, a private picnic and recreation courtyard, and a 4-foot raised boardwalk through the wetland buffer. Open space is planned at approximately half of the property acreage. The site plan is attached.

According to the National Oceanic and Atmospheric Administration (NOAA), Maine's coastal zone includes the inland line of coastal towns on tidewaters and all islands, which includes Portland, ME.

The proposed new construction is not expected to significantly affect the coastal zone and will be conducted in a manner consistent with the Maine Coastal Program. Applicable policies are discussed below:

Wetlands:

Based on a review of the U.S. Fish & Wildlife Service National Wetlands Inventory (NWI) map, there are Freshwater Forested/Shrub Wetlands mapped on a majority of the subject property.

A Wetlands Delineation was completed by Coppi Environmental, LLC (Coppi) in May 2025. The Wetlands Delineation identified Forested wetlands on both sides of the 50' Right of Way passing through the center of the subject property. Wetlands were delineated in accordance with the Army Corps Northeast/Northcentral Wetland Delineation methods.

Forested wetlands were dominated by overstory Red Maple and Balsam Fir and a Maleberry and Yellow-birch, shrub understory. In the interior of the wetland, soils were very poorly drained, hydric soils with a high-water table up to the surface. At the exterior of the wetland, soils transitioned to poorly drained, hydric soils. Transition to upland, and non-wetland conditions were characterized by a change in vegetation to upland species such as Hemlock, Pine, Beech and Oak in the overstory and Witch Hazel, Hemlock, Beech and Choke Cherry in the understory. In some areas, the wetland edge was dictated by the presence or absence of primary hydrology, namely a high-water table, typically at the exterior edges of the wetland area. During the delineation, no Wetlands of Special Significance (WOSS's), per Chapter 310 of the Natural Resources Protection Act (NRPA), were observed. Per the City GIS as of May 23rd, 2025, no shoreland zones appear to occur on the property.

Construction activities are proposed throughout areas identified as Forested wetlands in Coppi's Wetlands Delineation. According to the provided Site Plans, 13,555 square feet of wetlands will be directly impacted as a result of the planned project.

The forested wetlands are protected and regulated by the Army Corps of Engineers per Section 404 of the Clean Water Act. The Corps will require permitting for discharges to wetlands and waterbodies. In addition, wetland impacts totaling 5,000 square feet or more trigger compensation with the Corps.

Furthermore, activities in, on or over wetlands require review and approval under the Natural Resources Protection Act by the Maine Department of Environmental Protection (DEP). The proposed wetland impacts would be subject to DEP's typical Tier wetland review process.

Compliance with Executive Order 11990, "Protection of Wetlands," is required, as well as implementing procedures contained in 24 CFR Part 55. This process is referred to as the 8 Step Decision Making Process. AEI has been contracted to complete the 8-Step Report and is pending at this time.

Endangered Species:

According to the US Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) species list, the following endangered and proposed species may be present in the project area: Northern Long-eared Bat (Endangered), Tricolored Bat (Proposed Endangered), and Monarch Butterfly (Proposed Threatened). There are no critical habitats in the project area.

The subject property consists of vacant, wooded land with nature trails as well as a driveway for the adjoining residence to the north (418 Auburn Street) on the eastern portion of the subject property.

Proposed threatened or endangered species are not protected by the take prohibitions of Section 9 of the ESA until the rule to list is finalized. However, in accordance under Section 7(a)(4) of the ESA, Federal agencies must confer with the Service if their action will jeopardize the continued existence

of a proposed species. Based on the existing conditions of the site and the proposed project activities, AEI has determined that the proposed project will not jeopardize the continued existence of the Monarch Butterfly.

According to the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key, the project may affect the Northern Long-eared Bat (NLEB) and Tricolored Bat if tree clearing activities are conducted during the NLEB summer occupancy season (April 15 - September 30) and the Tricolored Bat pup season (June 1 - August 15).

AEI is pending confirmation of whether a time-of-year restriction (TOYR) can be adhered to that avoids tree clearing activities between April 15 and September 30 in order to receive a May Affect, Not Likely to Adversely Affect (MANLAA) finding. Upon confirmation, AEI will submit the project to the USFWS Maine Ecological Services Field Office for Section 7 consultation.

Erosion and Stormwater:

According to the USDA Soil Survey, the subject property soils include Au Gres loamy sand and Deerfield loamy fine sand. Au Gres loamy sand has slow infiltration rates consisting of soils with layers impeding downward movement of water, or soils with moderately fine or fine textures. The soils are poorly drained. Deerfield loamy fine sand has moderate infiltration rates consisting of deep and moderately deep, moderately well and well drained soils with moderately coarse textures. The soils are moderately well drained.

Permeable pavers reducing stormwater runoff throughout and snow storage areas with salt-tolerant plantings to direct meltwater to stormwater collection system will be incorporated into the site design. See the October 2025 Deering Village Site Plans for detailed description of erosion and control measures.

AEI is requesting concurrence that the project is consistent to the maximum extent practicable with the enforceable policies of the Maine Coastal Program. If you concur, please return a letter by email to hwertz@aeiconsultants.com. Your office has sixty (60) days to object to this finding. Please respond within this timeframe, otherwise we will assume that you concur with our finding. If you have questions regarding this finding, please direct them to Hannah Wertz at 717-668-1680 or hwertz@aeiconsultants.com. Thank you for your attention to this matter.

Sincerely,



Hannah Wertz
Project Manager

Concurrence:

Coastal Zone Management Contact:

Date:

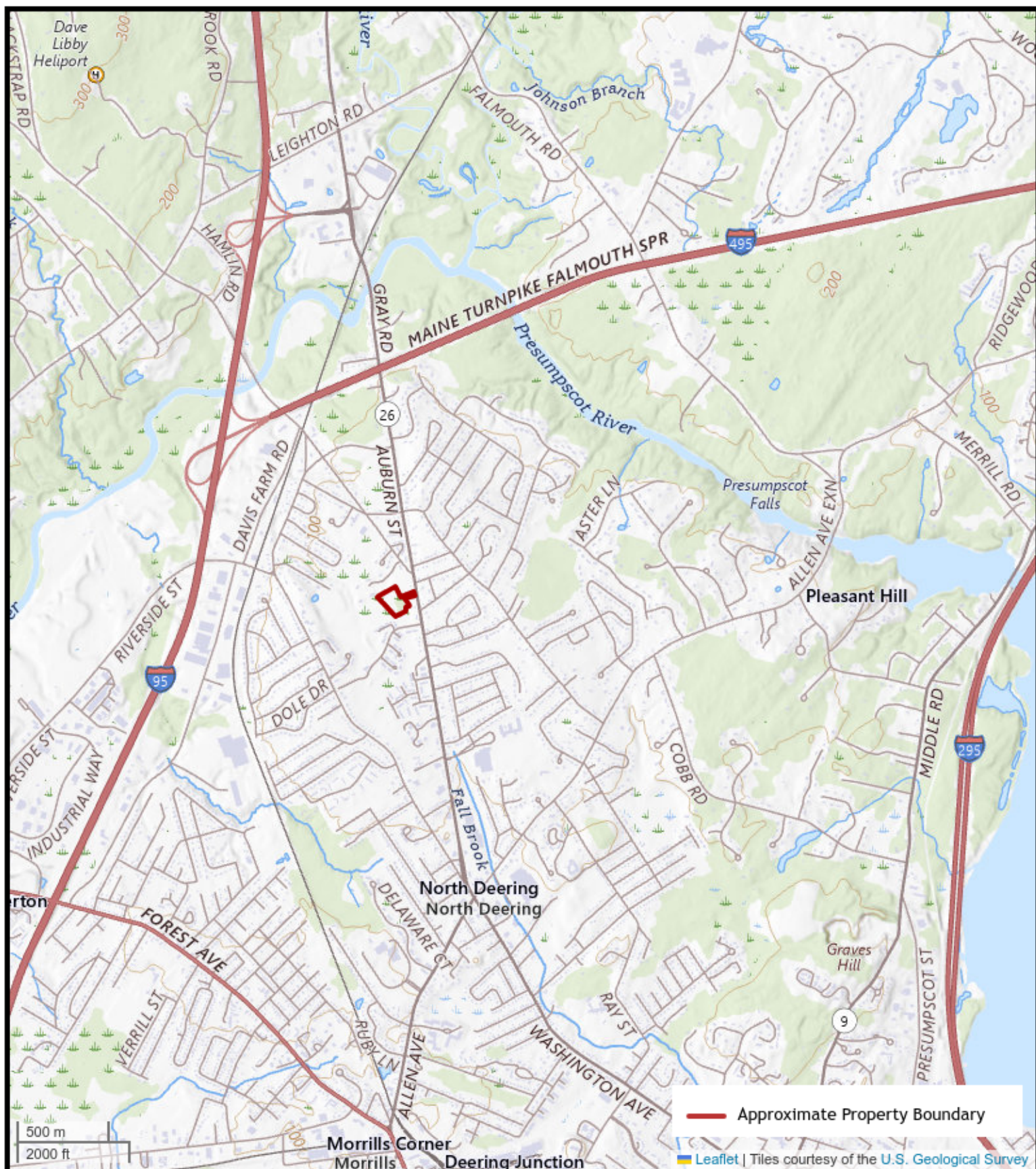


FIGURE 1: TOPOGRAPHIC MAP

410 Auburn Street, Portland, Maine 04103

AEI Project Number: 528653





FIGURE 2: SITE MAP

410 Auburn Street, Portland, Maine 04103

AEI Project Number: 528653





1. View of the entry to the Subject Property



2. View of the entry to the Subject Property



3. View of the central portion of the Subject Property



4. View of the central portion of the Subject Property



5. View of the central portion of the Subject Property



6. View of the central portion of the Subject Property



7. View of the central portion of the Subject Property



8. View of the central portion of the Subject Property



9. View of the central portion of the Subject Property



10. View of the central portion of the Subject Property



11. View of the central portion of the Subject Property



12. Northern portion of Subject Property



13. Southern portion of Subject Property



14. Southern portion of Subject Property



15. Northern portion of Subject Property



16. Northern portion of Subject Property



17. Northern portion of Subject Property



18. Western portion of Subject Property



19. Western portion of Subject Property



20. Western portion of Subject Property



21. View of the adjoining city park to the west



22. Adjoining land to the south



23. Western portion of Subject Property



24. View of the northern portion of the Subject Property, facing east



25. Northside of Subject Property, facing east



26. Southern portion of the subject property facing south



27. View of the eastern portion of the Subject Property, facing west



28. Adjoining residential community (6 Parsons Pond Road) to the south, of the Subject Property



29. Adjoining single-family residences across Auburn Street



30. View of the adjoining northern single-family homes (24-81 Haverty's Way)



31. Southern adjoining single-family residence (408 Auburn Street)



32. Southern adjoining single-family residences (372-408 Auburn Street)



33. Northern adjoining single-family residence (418 Auburn Street)



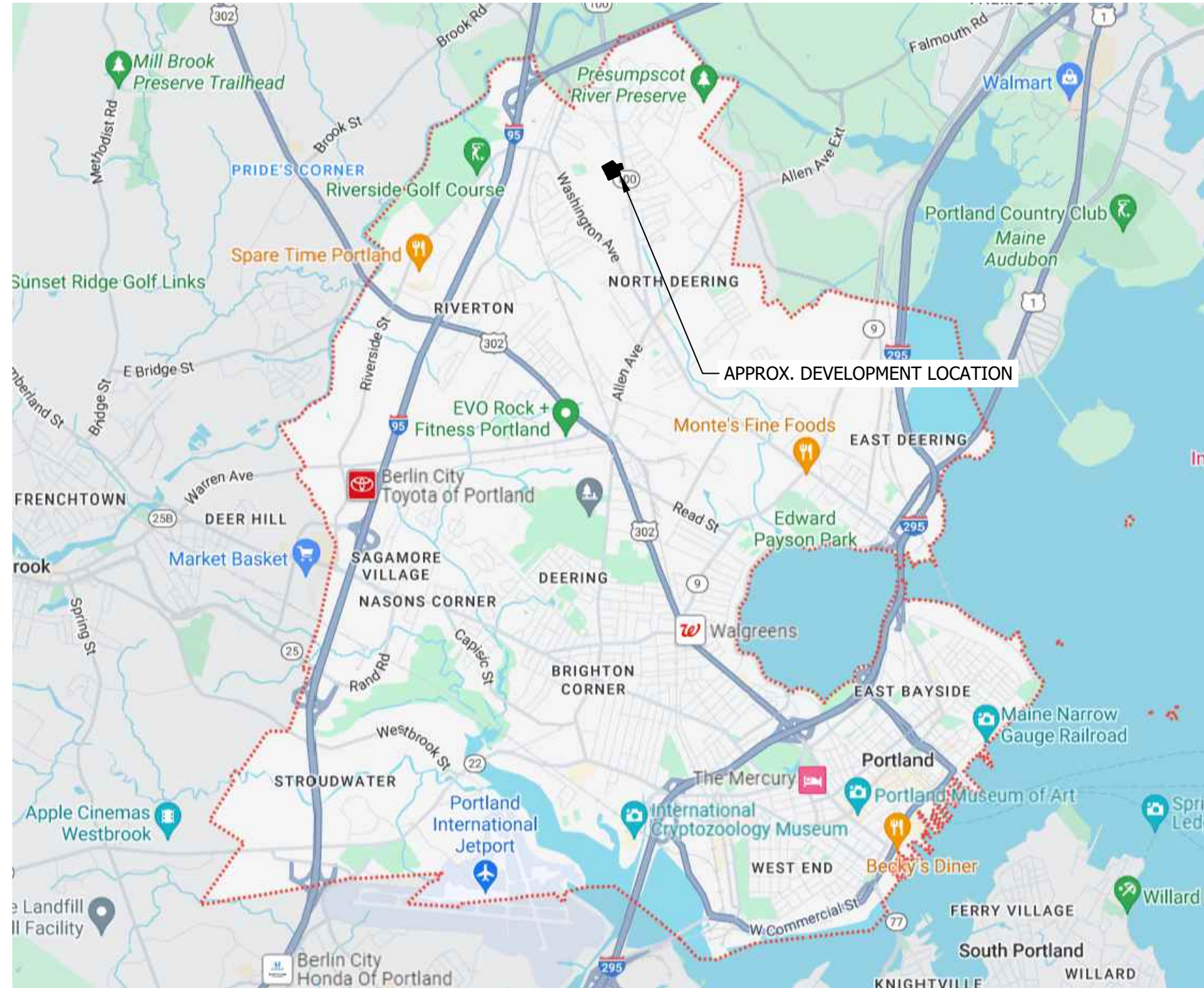
34. Eastern adjoining single-family residences (405-417 Auburn Street)



35. Eastern adjoining single-family residences (405-417 Auburn Street)

DEERING VILLAGE

410-418 AUBURN STREET
PORTLAND, MAINE 04103



LOCUS MAP
SCALE: 1"=10,000'

SHEET INDEX

C100	COVER/INDEX
C101	BOUNDARY SURVEY PLAN (BH2M)
C103	SUBDIVISION PLAN
C104	SITE/LANDSCAPE PLAN
C105	GRADING AND DRAINAGE PLAN
C106	ROAD PROFILE
C107	UTILITY PLAN
C108	EROSION CONTROL PLAN
C401	EROSION CONTROL NOTES & DETAIL
C501-C508	CONSTRUCTION DETAILS
T101	TREE PLAN

PROJECT DEVELOPMENT TEAM

OWNER:
DEERING VILLAGE, LLC
30 EXCHANGE STREET
PORTLAND, MAINE 04101

APPLICANT:
DEERING VILLAGE, LLC
30 EXCHANGE STREET
PORTLAND, MAINE 04101

CIVIL ENGINEER:
GREENMARS DEVELOPMENT
30 EXCHANGE STREET
PORTLAND, MAINE 04101
TRAVIS LETELLIER, P.E.

ARCHITECT:
INVID ARCHITECTURE
631 STEVENS AVE
PORTLAND, MAINE 04103
VIRGINIE STANLEY, ARCHITECT, PRINCIPAL

SURVEYOR:
BH2M
380B MAIN STREET
GORHAM, MAINE 04038
ROBERT LIBBY, PLS

TRAFFIC ENGINEER
BARTON & LOGUIDICE
383 US RT 1, SUITE 2A
SCARBOROUGH, MAINE 04074
WILLIAM J. BRAY, P.E.

SOIL SCIENTIST
COPPI ENVIRONMENTAL
HOLLIS CENTER, ME 04042
CHRISTOPHER COPPI - LSS, LSE, CWS



architecture
invivid



PREPARED FOR:	P
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DEERING VILLAGE, LLC
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:

DEERING VILLAGE
PARCEL ID: 383 A001001, 384 A009001 & 384 A020001

TITLE:

COVER & INDEX

REVISION:

[illegible]

DRAWN:
TAL

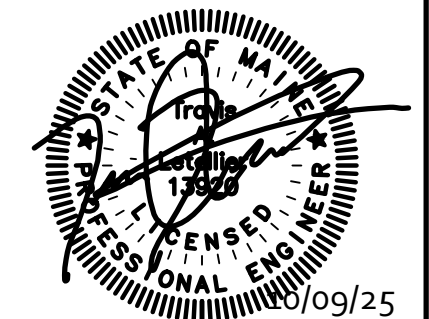
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DATE:
10/09/2025

SHEET:

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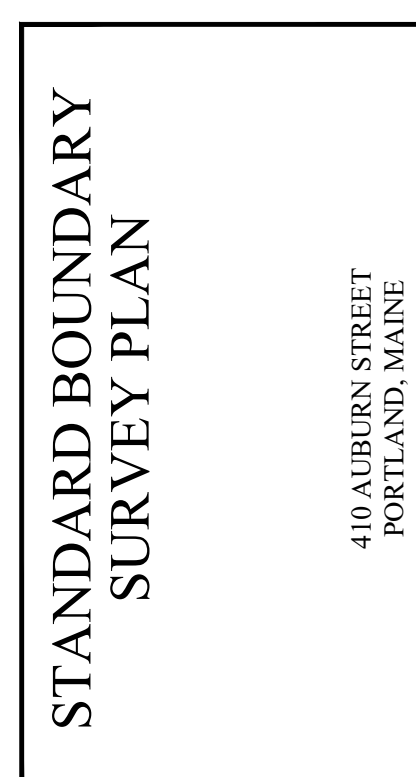
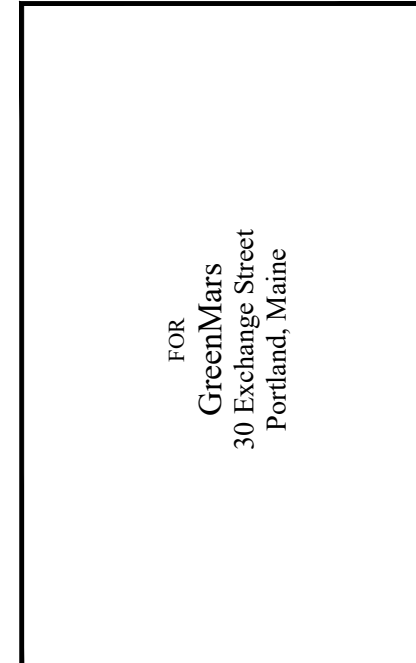
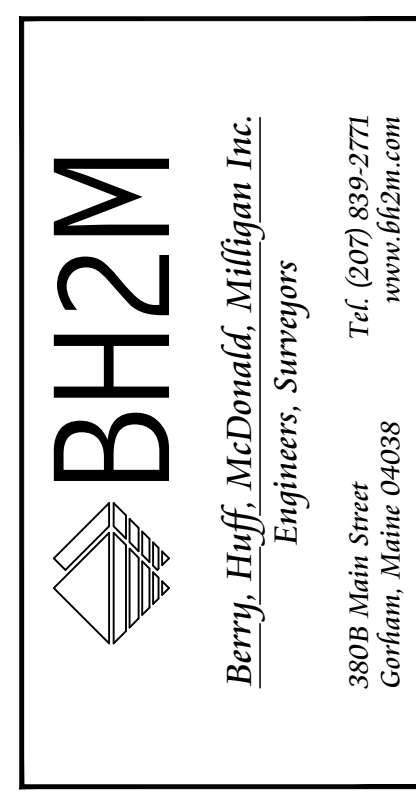
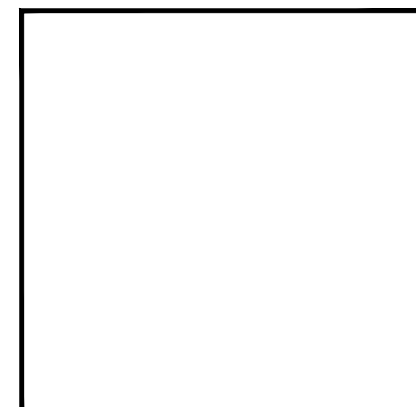




NOTES:

- OWNER: NASSER & PARIVASH ROHANI
555 AUBURN STREET
PORTLAND, ME 04103
- SURVEYOR: ROBERT C. LIBBY JR. PLS #2190
BH2M
3808 MAIN STREET
GORHAM, MAINE
- DEED REFERENCE: BK. 34504, PG. 220
BK. 34672, PG. 328
- AREA OF PARCEL: 183,185 S.F. (4.205 AC.)
- TAX MAP REFERENCE: MAP 383, BLOCK A, LOT 1
MAP 384, BLOCK A, LOT 9
MAP 384, BLOCK A, LOT 20
- CONFLICTING RECORD BOUNDARIES, ABUTTER'S PROPERTY LINES DEPICTED PER PLAN REFERENCE F.
- PLAN REFERENCES:
 - "PLAN OF PROPERTY", DATED JUNE 1986, FOR STANLEY MARSTON, BY R.P. TITCOMB ASSOCIATES INC. JOB NUMBER 8521.
 - "BOUNDARY SURVEY", DATED AUGUST 2022, FOR TRUST FOR PUBLIC LAND, BY OWEN HASKELL, INC AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 223, PAGE 162.
 - "PLAN OF LAND", DATED FEBRUARY 2000, FOR THE HAVERTY ESTATE PROPERTY, BY SEBAGO TECHNICS AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 187.
 - CITY BLUEPRINTS OF AUBURN STREET, DATED JANUARY 1971, SHEETS 3 & 4, PROVIDED BY THE CITY OF PORTLAND.
 - "RIGHT OF WAY LOCATION, PRESUMPCOT NORTH FORCE MAIN", DATED MARCH 1963, BY E.C. JORDAN, PROVIDED BY THE CITY OF PORTLAND.
 - "BOUNDARY SURVEY AND DIVISION OF 408 AUBURN STREET", DATED NOVEMBER 2010, FOR MZ PROPERTIES, LLC, BY R.W. EATON ASSOCIATES, PROJECT NUMBER 384.

NO.	DATE	REVISION	DESCRIPTION

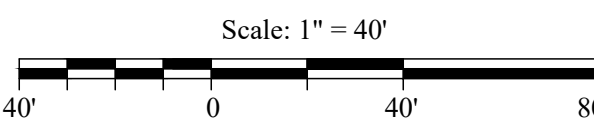


DESIGNED T. Taggett	DATE June 2024
DRAWN T. Taggett	SCALE 1" = 40'
CHECKED R. Libby, Jr.	JOB. NO. 24039

SHEET 1

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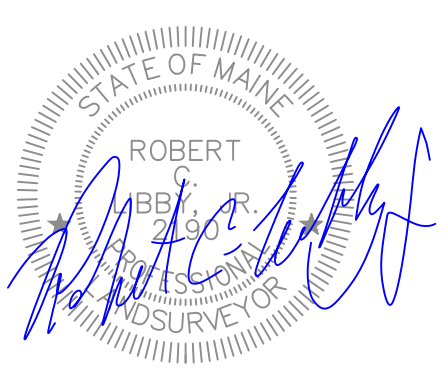
SYMBOL	DESCRIPTION
●	CAPPED IRON ROD TO BE SET
○	GRANITE MONUMENT W/DRILL HOLE FOUND
○	IRON ROD/PIPE FOUND
○	CAPPED IRON ROD FOUND
⊙	SEWER MANHOLE
⊙	MANHOLE
⊙	CATCH BASIN
⊙	WATER VALVE
—	ABOVE GRADE/BELOW GRADE
—	NOW OR FORMERLY
---	PROPERTY LINE
---	ABUTTER PROPERTY LINE
---	EXISTING EDGE OF PAVEMENT
---	EXISTING EDGE OF GRAVEL
---	MAJOR CONTOUR LINE
---	MINOR CONTOUR LINE



LINE DATA:
L1 - S09°41'15"E 50.00'
L2 - S61°50'54"W 78.24' (77.82' Per Deed)
L3 - S68°08'08"W 60.57' (60.43' Per Deed)
L4 - S09°49'18"E 49.71' (49.50' Per Deed)
L5 - N60°00'57"W 47.66' (47.44' Per Deed)

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

- NO SURVEYORS REPORT



ROBERT C. LIBBY JR. PLS #2190

PREPARED FOR:

PROJECT:

DEERING VILLAGE, LLC
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

DEERING VILLAGE

PARCEL ID: 383 A001001, 384 A009001 & 384 A020001

TITLE:

REVISION

DESCRIPTION
SUBMIT FOR CITY REVIEW

NO.	DATE	APPR.
1	10-09-25	TAL

DRAWN:
TAI

SCALE:
NOTED

DATE:
10/09/2025

SHEET:

C103

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PLAN REFERENCES

- A. "PLAN OF PROPERTY", DATED JUNE 1986, FOR STANLEY MARSTON, BY R.P. TITCOMB ASSOCIATES INC., JOB NUMBER 8521.
- B. "BOUNDARY SURVEY", DATED AUGUST 2002, FOR TRUST FOR PUBLIC LAND, BY OWEN HASKELL INC., AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 223, PAGE 162.
- C. "PLAN OF LOTS", DATED FEBRUARY 2000, FOR THE HAVERTY ESTATE PROPERTY, BY SEBAGO TECHNICS, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 187.
- D. CITY BLUEPRINTS OF AUBURN STREET, DATED JANUARY 1971, SHEETS 3 & 4, PROVIDED BY THE CITY OF PORTLAND.
- E. "RIGHT OF WAY LOCATION, PRESUMPSCOT NORTH FERRY MAIN", DATED MARCH 1963, BY E.C. JORDAN, PROVIDED BY THE CITY OF PORTLAND.
- F. "BOUNDARY SURVEY AND DIVISION OF 408 AUBURN STREET", DATED NOVEMBER 2010, FOR MZ PROPERTIES, LLC, BY R.W. EATON ASSOCIATES, PROJECT NUMBER 384.

GENERAL NOTES

1. THE SITE, THREE PARCELS
 - 1.1. MAP 383, BLOCK A, LOT 1 - BOOK 34504 PAGE 220
 - 1.2. MAP 384, BLOCK A, LOT 9 - BOOK 34504 PAGE 220
 - 1.3. MAP 384, BLOCK A, LOT 20 - BOOK 34572 PAGE 328
 - 1.4. OWNER: DEERING VILLAGE, LLC
2. AREA OF EXISTING LOT = 4.205 ACRES (183,185 S.F.)
3. ZONING REQUIREMENTS: ZONE: RESIDENTIAL 1 (RN-1)
 - STREET FRONTAGE 40 FT.
 - MIN. FRONT YARD ADJ. AVG. -5 FT. (20 FT.)
 - MIN. REAR YARD 25 FT.
 - MIN. SIDE YARD 8 FT.
 - MAX. IMPERVIOUS AREA 60%
 - MAX. BUILDING HEIGHT 35 FT.
 - BASE DENSITY 4 UNITS PER LOT
4. WETLANDS SHOWN ARE Delineated from an on the ground survey by COPPI Environmental, LLC in May 2025
5. ALL NEW HOMES IN THE DEERING VILLAGE SUBDIVISION WILL REQUIRE SPRINKLER SYSTEMS.
6. ALL STORMWATER INFRASTRUCTURE, LOCATED OUTSIDE OF THE PROPOSED RIGHT-OF-WAY, SHALL BE THE RESPONSIBILITY OF THE DEERING VILLAGE HOMEOWNERS ASSOCIATION AS DESCRIBED IN THE STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
7. RIGHT-OF-WAY MONUMENTS AND COVERS SHOWN SHALL BE SET BY THE CONTRACTOR IN ACCORDANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS MANUAL.
 - 7.1. AN ELEVATION BENCHMARK SHALL BE ESTABLISHED ON AT LEAST ONE OF THE NEW STREET MONUMENTS, AND IT SHALL BE SHOWN AND DESCRIBED ON THE AS-BUILT PLAN FOR THIS PROJECT.
 - 7.2. AT LEAST TWO OF THE NEW STREET MONUMENTS SHALL BE LABELED WITH STATE PLANE COORDINATES ON A REVISED COPY ON THE SUBDIVISION PLAN.
8. SUBDIVISION IS SUBJECT TO A STORMWATER DRAINAGE SYSTEM MAINTENANCE AGREEMENT AND BY LAWS OF THE DEERING VILLAGE HOMEOWNER'S ASSOCIATION.
9. DEERING VILLAGE WAY HAS BEEN DEDICATED AS A PRIVATE STREET

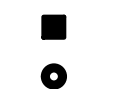
DIMENSIONAL REQUIREMENT FOR CONSERVATION RESIDENTIAL DEVELOPMENT

- MIN. LOT AREA 3,250 SF
- STREET/OPEN SPACE FRONTAGE 20 FT.
- MIN. FRONT YARD 10 FT.
- MIN. REAR YARD 12.5 FT.
- MIN. SIDE YARD 5 FT.
- MAX. IMPERVIOUS AREA N/A FOR LOTS UNDER 5,000 SF
- MAX. BUILDING HEIGHT 35 FT.
- MIN. OPEN SPACE 30%

** WHERE A LOT WITHIN THE CONSERVATION RESIDENTIAL DEVELOPMENT ABUTS ADJACENT PROPERTY, MINIMUM SIDE AND REAR SETBACKS ARE REQUIRED IN ACCORDANCE WITH THE STANDARDS OF THE UNDERLYING ZONE

** WHERE A LOT WITHIN THE CONSERVATION RESIDENTIAL DEVELOPMENT ABUTS A STREET AT THE PERIMETER OF THE DEVELOPMENT, MINIMUM FRONT SETBACK AND MINIMUM STREET FRONTAGE IS REQUIRED IN ACCORDANCE WITH THE STANDARDS OF THE UNDERLYING ZONE

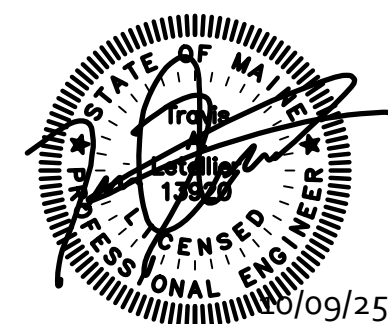
LEGEND

- 
#5 REBAR WITH PLASTIC CAP (PROPOSED)
SET CITY OF PORTLAND RIGHT-OF-WAY MONUMENT & COVER (PROPOSED)
FOUND IRON (SIZE & TYPE AS NOTED)
UTILITY POLE (NUMBER AS NOTED)
GUY WIRE ANCHOR
- | | |
|----------|---------------------------|
| ---- | BOUNDARY LINE |
| == | RIGHT-OF-WAY LINE |
| ---- | ABUTTER LINE |
| ---- | BUILDING SETBACK |
| ---- | OVERHEAD UTILITY |
| N/F | NOW OR FORMERLY OWNED BY |
| 1234/567 | DEED BOOK AND PAGE (CCRD) |
| 12--34 | TAX MAP--LOT |
| ---- | WETLAND |

APPROVED BY THE CITY OF
PORTLAND PLANNING BOARD

CHAIRPERSON

DATE _____



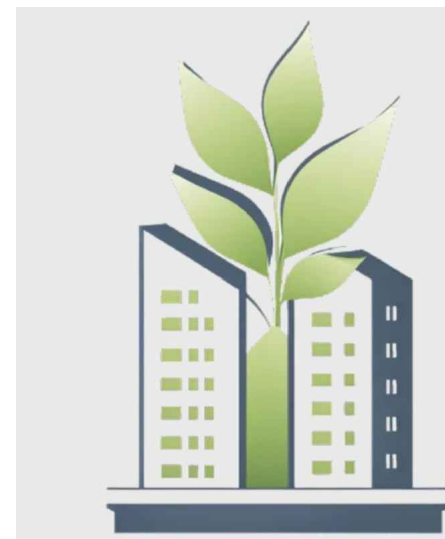
LOT	MIN. LOT AREA	PROPOSED LOT AREA	MIN. LOT FRONTAGE	PROPOSED LOT FRONTAGE
1	3,250 SF	4,956 SF	20'	42.50'
2		4,972 SF		42.50'
3		4,972 SF		42.50'
4		4,972 SF		42.50'
5		8,319 SF		75.00'
6		7,220 SF		37.00'
7		4,972 SF		42.50'
8		4,972 SF		42.50'
9		6,600 SF		42.50'
10		6,549 SF		42.50'
11		7,830 SF		42.50'
12	▼	10,256 SF	▼	42.50'
13		4,972 SF		42.50'

CONDITIONS OF APPROVAL

1. [CONDITION 1]
2. [CONDITION 2]

FOR REVIEW
NOT FOR CONSTRUCTION





PREPARED FOR:

DEERING VILLAGE, LLC
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:

DEERING VILLAGE
PARCEL ID: 383 A001001, 384 A009001 & 384 A020001

TITLE:

SITE/ LANDSCAPE PLAN

REVISION:

NO.	DATE	APPR.	TAL	DESCRIPTION
1	10-09-24			SUBMIT FOR CITY REVIEW

DRAWN:

TAL

SCALE:

NOTED

DATE:

10/09/2025

SHEET:

C104

4 of 17

GENERAL NOTES

- THE SITE, THREE PARCELS
 - MAP 383, BLOCK A, LOT 1 - BOOK 34504 PAGE 220
 - MAP 384, BLOCK A, LOT 9 - BOOK 34504 PAGE 220
 - MAP 384, BLOCK A, LOT 20 - BOOK 34572 PAGE 328
 - OWNER: DEERING VILLAGE LLC
- AREA OF EXISTING LOT = 4.205 ACRES (183,185 S.F.)
- ZONING REQUIREMENTS: ZONE: RESIDENTIAL 1 (RN-1)
 - STREET FRONTAGE 40 FT.
 - MIN. FRONT YARD AVG. ADJ - 5 FT. (20 FT.)
 - MIN. REAR YARD 25 FT.
 - MIN. SIDE YARD 8 FT.
 - MAX. IMPERVIOUS AREA 60%
 - MAX. BUILDING HEIGHT 35 FT.
 - BASE DENSITY 4 UNITS PER LOT
- PRIOR TO CONSTRUCTION THE TOWN ENGINEER/DIRECTOR OF PUBLIC WORKS SHALL APPROVE THE CONSTRUCTION DRAWINGS.
- THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
- ALL DISTURBED SURFACES NOT COVERED WITH OTHER MATERIALS SHALL RECEIVE 4" TOPSOIL, LOAM, & SEED.
- CLEARING DEBRIS AND GRUBBINGS SHALL BE REMOVED, OR GROUND UP AND USED IN EROSION CONTROL. WHAT CANNOT BE RE-USED WILL BE SUBJECT TO BURNING, WITH COORDINATION FROM BRUNSWICK FIRE DEPARTMENT
- THE LIMITS OF CLEARING SHALL BE LOCATED AND MARKED PRIOR TO CUTTING OF TREES.
- TREES, SHRUBS, AND GROUNDCOVER IN AREAS NOT TO BE DISTURBED SHALL BE PROTECTED.
- REMOVE DEAD WOOD, PRUNE AND CLEAN UP TRIMMED VEGETATION TO THE CLEARING LIMIT IN WOODED AREAS.
- INSTALL TEMPORARY EROSION CONTROL BEFORE BEGINNING EARTHWORK. REMOVE WHEN UPSLOPE AREAS ARE STABILIZED
- SEE PLUMBING AND ELECTRICAL PLANS FOR LOCATION AND INVERTS OF SLEEVES IN FOUNDATIONS.
- ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT/CONC.
- CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
- ALL UNDERGROUND UTILITIES LOCATED ON THIS PLAN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MUTCD STANDARDS.
- ALL ACCESS ROUTES TO BE CONSTRUCTED IN ACCORDANCE WITH ADA REQUIREMENTS.
- ALL WATER SERVICE WORK TO BE COORDINATED WITH LOCAL WATER DISTRICT STANDARDS.
- DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA C150 AND C151, CLASS 52, AND HAVE PUSH ON OR FLANGED JOINTS AS REQUIRED. FITTINGS SHALL HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.
- SANITARY SEWER PIPE AND FITTINGS TO BE SDR-35 PVC.
- INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4" OF COVER.
- CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.
- SEE SHEET C105 FOR GRADING, DRAINAGE, STORM DRAIN DATA & EROSION CONTROL MEASURES.

PLANTING SCHEDULE				
QUANTITY	BOTANICAL NAME	COMMON NAME	MATURE HEIGHT	SYMBOL
25	ACER RUBRUM 'RED SUNSET' ¹	RED SUNSET MAPLE ¹	25'-45'	
70	CARPINUS BETULUS ²	EUROPEAN HORNBEEAM ²	>25'	
27	THUJA OCCIDENTALIS 'SMARAGD' ³	EMERALD GREEN ARBORVITAE	12'-35'	

- ¹ VARY NATIVE SPECIES FROM CITY OF PORTLAND APPROVED TREE LIST (SMALL/MEDIUM STREET TREES)
² VARY NATIVE SPECIES FROM CITY OF PORTLAND APPROVED TREE LIST (SMALL ORNAMENTAL OR NATURALIZE)
³ EXCLUDING PERIMETER BUFFERING VARY SPECIES PER THE CITY OF PORTLAND APPROVED TREE LIST (CONIFERS)

LANDSCAPING NOTES

- ALL PLANT MATERIAL SHALL BE NURSERY-GROWN, TRUE TO NAME, AND FREE OF PESTS/DISEASE, MEETING ANSI Z60.1 SPECIFICATIONS. (TECH. MANUAL § 4.1.1 A.1-5)
- ALL PROPOSED TREES AND SHRUBS SHALL BE SPECIES NATIVE TO THE NORTHEASTERN U.S.; NATIVE SELECTIONS ARE FLAGGED "N" IN THE SCHEDULE. (TECH. MANUAL § 4.1.1 A.9)
- NO SPECIES LISTED BY THE CITY AS INVASIVE—OR ANY ARTIFICIAL/INORGANIC "PLANTS"—SHALL BE INSTALLED. (TECH. MANUAL § 4.1.1 A.3)
- THE SERVICE YARD/DUMPSTER AREA SHALL BE FULLY SCREENED BY A 6 FT SOLID CEDAR FENCE BACKED BY A STAGGERED ARBORVITAE HEDGE. (LUC § 13.6.2 B.2.A)
- COURTYARD PAVING SHALL BE LIGHT-COLORED CONCRETE PAVERS OR APPROVED EQUAL WITH AN INITIAL SRI ≥ 39, SATISFYING HARDSCAPE SOLAR-REFLECTANCE REQUIREMENTS. (LUC § 13.6.2 B.4)
- ALL STREET TREES TO BE SET IN 5 FT x 10 FT GRANITE-CURBED WELLS WITH WELDED-STEEL GRATES PER CITY FIGURE IV-4A. (TECH. STANDARDS MANUAL § IV)
- THE DESIGNATED SNOW-STORAGE POCKET IS PLANTED WITH SALT-TOLERANT RED-OSIER DOGWOOD AND SWITCHGRASS OR APPROVED EQUAL; GRADING DIRECTS MELT-WATER TO THE ADJACENT STORMWATER COLLECTION SYSTEM. (TECH. MANUAL § 4.1.5 C.4)
- SNOW PILES SHALL NOT IMPEDE DRAINAGE STRUCTURES NOR ENCRUST UPON SIDEWALKS OR PROPERTY LINES; A 3 FT SETBACK IS DIMENSIONED ON THE GRADING PLAN. (LUC § 13.6 D.3)
- PLANT INSTALLATION SHALL OCCUR APRIL 1 – JULY 1 OR SEPTEMBER 1 – NOVEMBER 1; FALL BACK-UP DATES ARE NOTED IN THE CONSTRUCTION SCHEDULE. (TECH. MANUAL § 4.1.5 D.1)
- ALL EXPOSED SOILS TO BE HYDRO-SEEDED IMMEDIATELY AFTER FINAL GRADING; SLOPES STEEPER THAN 5 % RECEIVE COIR MATTING AND MEADOW MIX. (TECH. MANUAL § 4.1.5 D.2)
- CONTRACTOR SHALL REPLACE ANY DEAD, DISEASED, OR DAMAGED PLANT MATERIAL WITHIN ONE YEAR OF INSTALLATION. (TECH. MANUAL § 4.1.5 D.4)
- A LANDSCAPE PERFORMANCE BOND EQUAL TO 125 % OF REMAINING PLANT-MATERIAL COST SHALL BE POSTED IF LANDSCAPING IS NOT COMPLETE AT ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. (LUC § 13.10.2; TECH. MANUAL § 4.1.5 D.2)



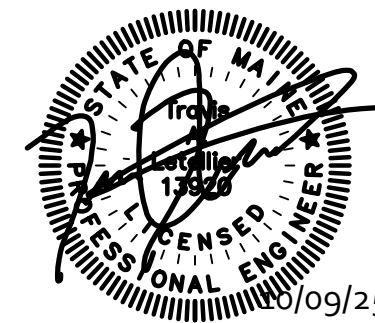
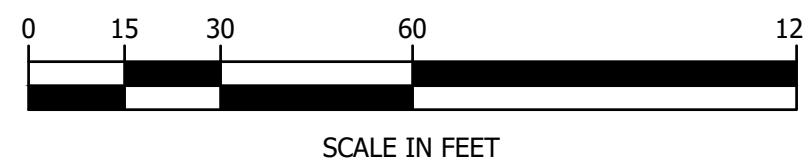
DIMENSIONAL REQUIREMENT FOR CONSERVATION RESIDENTIAL DEVELOPMENT

- MIN. LOT AREA 3,250 SF
- STREET/OPEN SPACE FRONTAGE 20 FT.
- MIN. FRONT YARD 10 FT.
- MIN. REAR YARD 12.5 FT.
- MIN. SIDE YARD 5 FT.
- MAX. IMPERVIOUS AREA N/A FOR LOTS <5,000 SF
- MAX. BUILDING HEIGHT 35 FT.
- MIN. OPEN SPACE 30%

** WHERE A LOT WITHIN THE CONSERVATION RESIDENTIAL DEVELOPMENT ABUTS ADJACENT PROPERTY, MINIMUM SIDE AND REAR SETBACKS ARE REQUIRED IN ACCORDANCE WITH THE STANDARDS OF THE UNDERLYING ZONE

** WHERE A LOT WITHIN THE CONSERVATION RESIDENTIAL DEVELOPMENT ABUTS A STREET AT THE PERIMETER OF THE DEVELOPMENT, MINIMUM FRONT SETBACK AND MINIMUM STREET FRONTAGE IS REQUIRED IN ACCORDANCE WITH THE STANDARDS OF THE UNDERLYING ZONE

FOR REVIEW
NOT FOR CONSTRUCTION

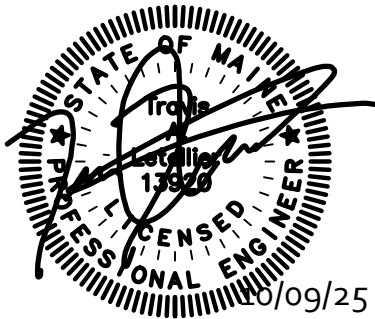
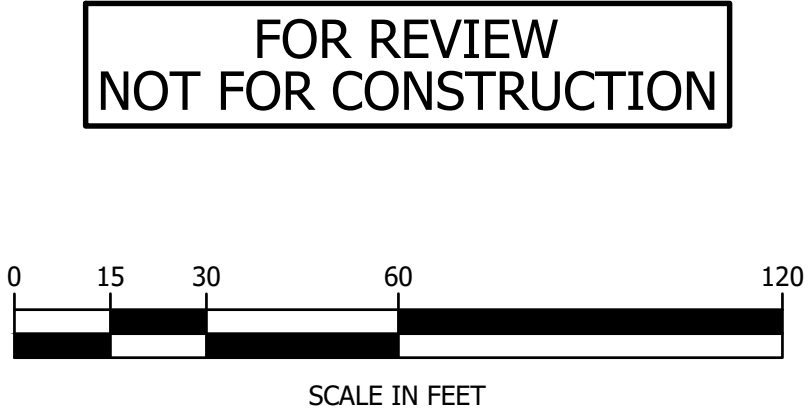
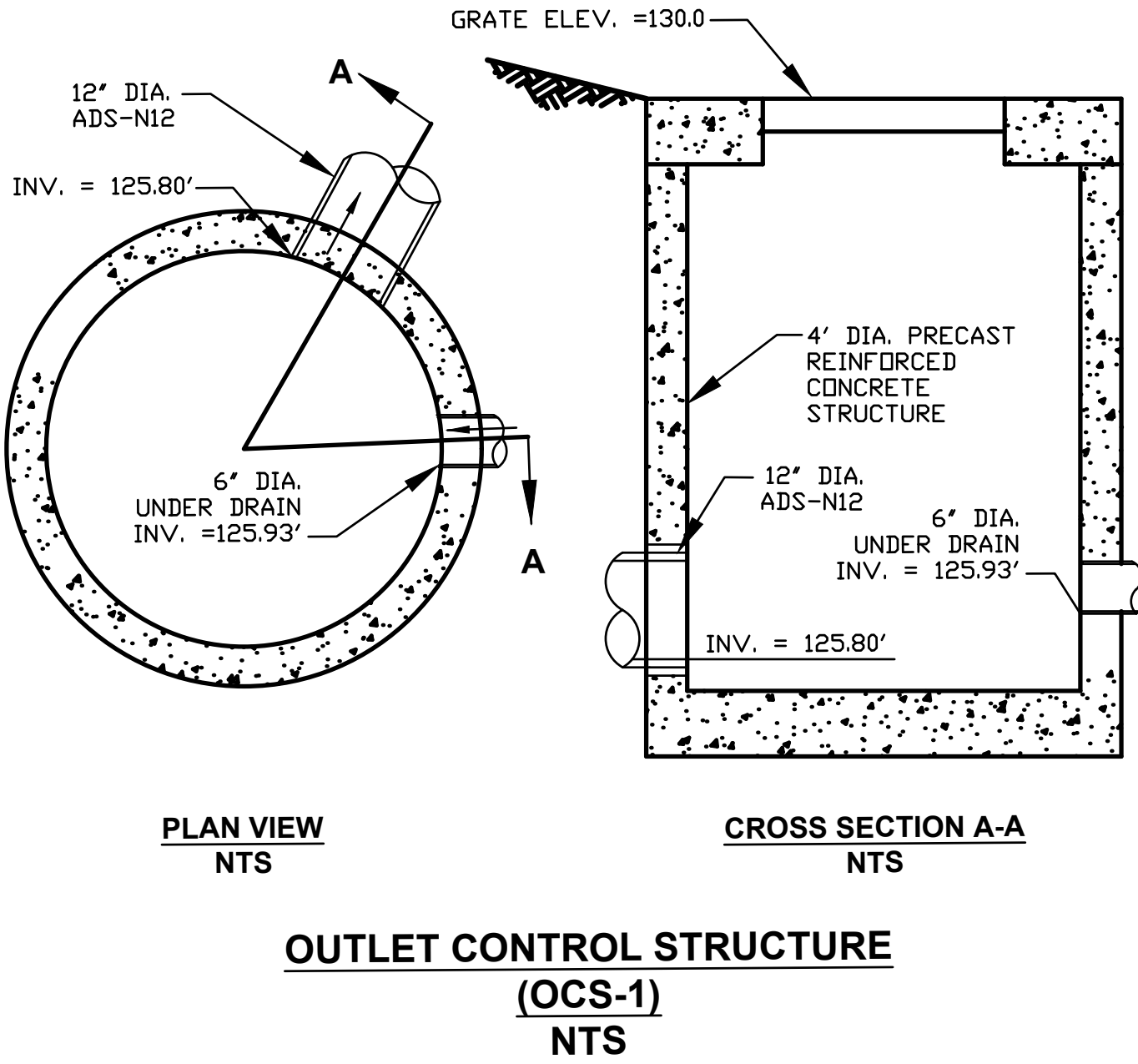




- CONSTRUCTION SEQUENCE
1. INSTALL CONSTRUCTION ENTRANCE, SEE DETAIL.
 2. CUT AND CLEAR TREES WITHIN THE CLEARING LIMITS.
 3. INSTALL SEDIMENT FENCES, ROCK CHECK DAMS, AND OTHER APPROPRIATE EROSION CONTROL MEASURES AT LOCATIONS SHOWN ON THE PLANS AND AS NEEDED.
 4. GRUB SITE WITHIN GRADING LIMITS.
 5. STRIP AND STOCKPILE TOPSOIL AND INSTALL EROSION CONTROL MEASURES.
 6. INSTALL/ADJUST SEDIMENT FENCE, CHECK DAMS, AND HAYBALES, AS REQUIRED.
 7. PROCEED WITH WORK, LIMITING THE DURATION OF DISTURBANCE. THE MAXIMUM OF UNCOVERED DISTURBED EARTH AT ANY ONE TIME IS FIVE ACRES. THE MAXIMUM LENGTH OF TIME THAT DISTURBED EARTH MAY BE LEFT UNSTABILIZED IS 45 DAYS.
 8. BEGIN SEEDING AND MULCHING IMMEDIATELY AFTER GRADING. ALL DISTURBED AREAS SHALL BE STABILIZED WITH APPROVED METHODS WITHIN 72 HOURS OF ACHIEVING FINISHED GRADE.
- AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
- A) BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
 - B) A MINIMUM OF 85% VEGETATED GROWTH HAS BEEN ESTABLISHED;
 - C) A MINIMUM OF 3" OF NON-EROSIVE MATERIAL SUCH AS STONE OR RIPRAP HAS BEEN INSTALLED; OR
 - D) EROSION CONTROL BLANKETS HAVE BEEN PROPERLY INSTALLED.
9. INSPECT ALL EROSION CONTROL MEASURES ON A DAILY BASIS AND AFTER EVERY 0.5 INCHES OF PRECIPITATION. MAINTAIN SEDIMENT FENCE, SEDIMENT TRAPS, HAY BALES, ETC., AS NECESSARY.
 10. PAVE DRIVEWAY AND PARKING AREAS.
 11. PLACE TOPSOIL, SEED AND MULCH.
 12. COMPLETE ALL REMAINING PERMANENT EROSION CONTROL STRUCTURES.

STRUCTURE SCHEDULE				
STRUCTURE	RIM	INVERT IN	INVERT OUT	SUMP
CB-01	130.1		126.5 (SD-01)	123.50
CB-02	128.5	126.5 (SD-01)		123.50
DMH-01	133.2	130.0	130.0	
OCS-1	SEE DETAIL			

PIPE SCHEDULE				
PIPE	PIPE DIAMETER	PIPE LENGTH (FT)	PIPE SLOPE (FT/FT)	TYPE
SD-01	12"	6'	FLAT	ADS HP STORM PIPE
SD-02	12"	20'	0.020	ADS HP STORM PIPE



PREPARED FOR:
DEERING VILLAGE, LLC
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

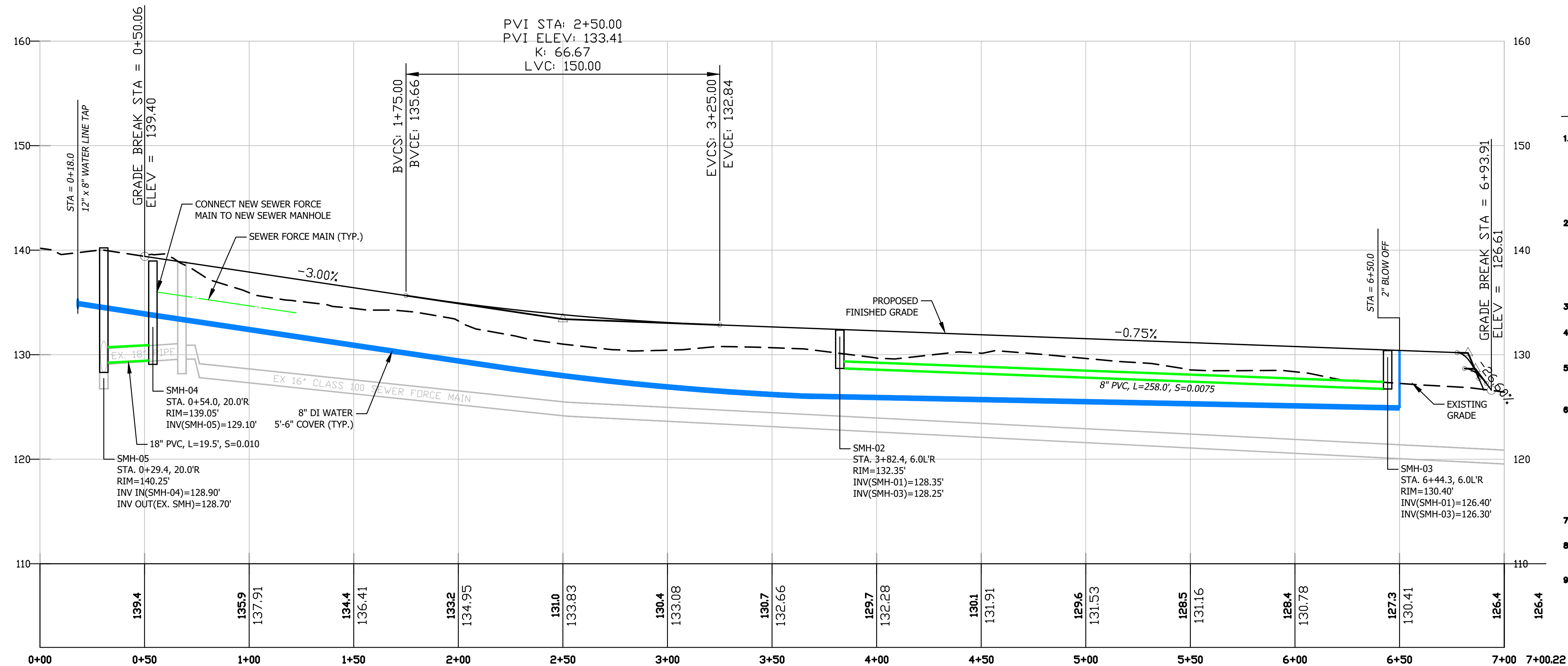
PROJECT:
DEERING VILLAGE
PARCEL ID: 383 A001001, 384 A009001 & 384 A020001

TITLE:				REVISION:			
GRADING & DRAINAGE PLAN				NO.	DATE	APPR.	TAL
				3	10/09/25		
DRAWN:				SCALE:			
TAL				NOTED			
DATE:				DATE:			
10/09/2025							

SHEET:

C105

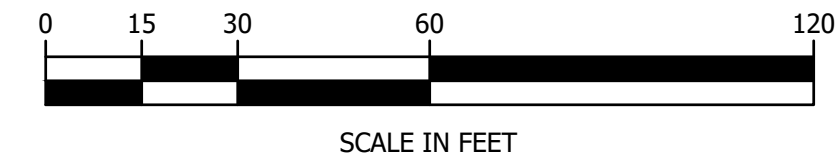
5 of 17



ROAD PROFILE

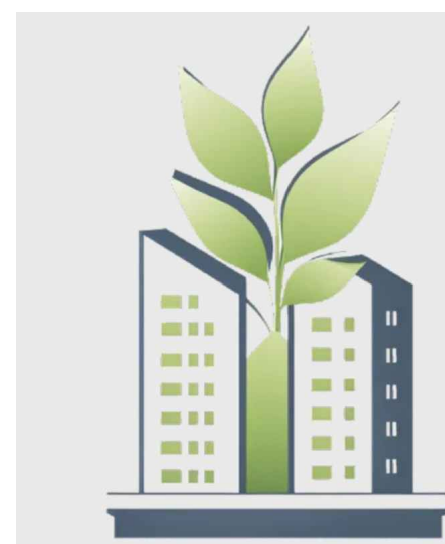
HORZ. SCALE: 1"=30'
VERT. SCALE: 1"=6'

FOR REVIEW
NOT FOR CONSTRUCTION



CONSTRUCTION NOTES

- ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE AND HAVE BEEN DETERMINED BY SURFACE EVIDENCE AND/OR PREVIOUSLY GENERATED PLANS. NO GUARANTEE IS MADE THAT ALL UTILITIES ARE SHOWN OR WILL BE FOUND IN LOCATIONS INDICATED. THIS INFORMATION IS PROVIDED FOR REFERENCE AND THE CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES AND POINTS OF CONNECTION IN THE FIELD. CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND RESTORATION OF ALL UTILITIES DISTURBED DURING CONSTRUCTION AT NO EXTRA EXPENSE TO THE OWNER.
- CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFORMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.
- CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND/OR DEVIATIONS OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSIONS AND CONDITIONS SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK.
- ALL SUBSURFACE UTILITY LINES, SHOWN HEREON, ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SM'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO GREENMARS BY OTHERS. PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER, ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON, AND ON ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA. CONTACT DIG-SAFE (888) DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
- COORDINATE ALL ELECTRICAL WORK WITH CENTRAL MAINE POWER PRIOR TO CONSTRUCTION.
- ALL PAVEMENT MARKINGS AND PAINT STRIPING TO MEET THE STANDARDS OF THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
- ALL WATER LINE WORK SHALL MEET PORTLAND WATER DISTRICT STANDARDS (PWD). COORDINATE ALL WORK WITH THE DISTRICT PRIOR TO CONSTRUCTION.



PREPARED FOR:

PROJECT:

DEERING VILLAGE, LLC
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

DEERING VILLAGE
PARCEL ID: 383 A001001, 384 A009001 & 384 A020001

TITLE:

REVISION:

ROAD PROFILE

NO. 3
DATE 10/09/25
DESCRIPTION
SUBMIT FOR CITY REVIEW

APPR. TAL

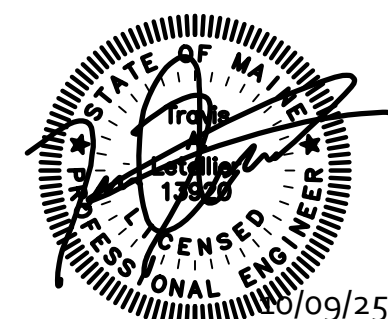
DRAWN: TAL

SCALE: NOTED

DATE: 10/09/2025

SHEET:

C106





STANDARD TRENCH NOTES - SEWER

1. **ORDERED EXCAVATION OF UNSUITABLE MATERIAL** BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.
2. **BEDDING:** SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

100% PASSING	1 INCH SCREEN
90-100% PASSING	3/4 INCH SCREEN
20-55% PASSING	3/8 INCH SCREEN
0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE
3. **SAND BLANKET:** CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.
4. **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION, AFTER EXCLUDING DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUNDED TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE
5. **SHEETING:** ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.
6. **TRENCH DIMENSIONS:** W = MAXIMUM ALLOWABLE TRENCH WIDTH MEASURED 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER (D) OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE OUTSIDE DIAMETER. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. THE MAXIMUM ALLOWABLE TRENCH PAVEMENT PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.
7. **PIPE INSULATION AT STORM DRAIN CROSSING:** INSTALL 2" THICK RIGID FOAM INSULATION OVER SEWER AT STORM DRAIN CROSSINGS, EXTEND INSULATION 4 FEET EITHER SIDE OF STORM DRAIN ALONG SEWER.

STANDARD TRENCH NOTES - WATER

1. **ORDERED EXCAVATION OF UNSUITABLE MATERIAL** BELOW GRADE SHALL BE REPLACED WITH BEDDING MATERIAL. SEE ALSO NOTE 4.
2. **BEDDING:** SCREENED GRAVEL AND/OR CRUSHED STONE FREE FROM ORGANIC MATTER, CLAY, AND/OR LOAM MEETING ASTM C33 STONE SIZE NO. 67.

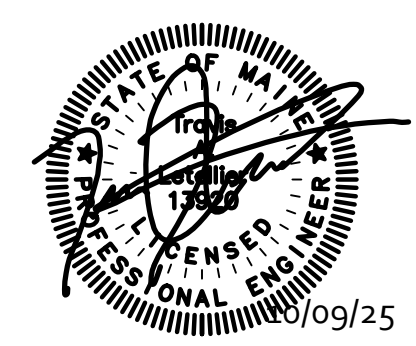
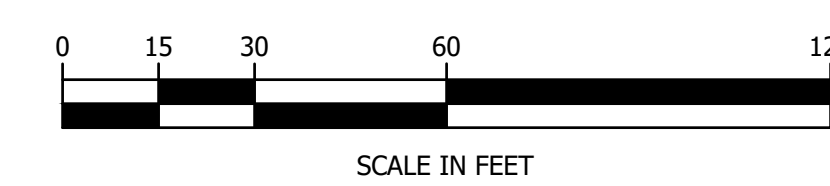
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0-10% PASSING	#4 SIEVE
0-5% PASSING	#8 SIEVE
3. **SAND BLANKET:** CLEAN SAND FREE FROM ORGANIC MATTER, SO GRADED THAT 100% PASSES A 1/2 INCH SIEVE AND NOT MORE THAN 15% PASSES A #200 SIEVE.
4. **SUITABLE MATERIAL:** IN ROADS, ROAD SHOULDERS, WALKWAYS, AND TRAVELED WAYS, SUITABLE MATERIAL FOR TRENCH BACKFILL SHALL BE THE NATURAL MATERIAL EXCAVATED FROM THE TRENCH DURING THE COURSE OF CONSTRUCTION, AFTER EXCLUDING DEBRIS, PIECES OF PAVEMENT, ORGANIC MATTER, TOP SOIL, WET OR SOFT MUCK, PEAT OR CLAY, EXCAVATED LEDGE MATERIAL, AND ALL ROCKS OVER SIX INCHES IN LARGEST DIMENSION, OR ANY MATERIAL NOT APPROVED BY THE ENGINEER.

TRENCH BACKFILL IN CROSS-COUNTRY LOCATIONS SHALL BE SUITABLE MATERIAL AS DESCRIBED ABOVE, EXCEPT THAT TOP SOIL, LOAM, MUCK, OR PEAT MAY BE USED PROVIDED THAT THE COMPLETED CONSTRUCTION WILL BE STABLE AND ACCESS TO THE PIPE FOR MAINTENANCE AND RECONSTRUCTION IS PRESERVED. BACKFILL SHALL BE MOUNDED TO A HEIGHT OF SIX INCHES ABOVE THE ORIGINAL GROUND SURFACE
5. **SHEETING:** ALL TRENCH SUPPORTS SHALL CONFORM TO OSHA STANDARDS. CONTRACTOR IS RESPONSIBLE FOR OSHA COMPLIANCE AND WORKER SAFETY THROUGHOUT CONSTRUCTION.
6. **TRENCH DIMENSIONS:** W = MAXIMUM ALLOWABLE TRENCH WIDTH MEASURED 12 INCHES ABOVE THE PIPE. FOR PIPES 15 INCHES NOMINAL DIAMETER (D) OR LESS, W SHALL BE NO MORE THAN 36 INCHES; FOR PIPES GREATER THAN 15 INCHES NOMINAL DIAMETER, W SHALL BE 24 INCHES PLUS THE PIPE OUTSIDE DIAMETER. W SHALL ALSO BE THE PAYMENT WIDTH FOR LEDGE EXCAVATION AND FOR ORDERED EXCAVATION BELOW GRADE. THE MAXIMUM ALLOWABLE TRENCH PAVEMENT PAYMENT WIDTH SHALL BE 8 FEET CENTERED OVER PIPE.
7. **WATER/SEWER SEPARATION:** WATER MAINS SHALL BE SEPARATED FROM SANITARY SEWER BY A MINIMUM OF 10 FEET HORIZONTALLY AND A MINIMUM OF 18 INCHES VERTICALLY, WITH THE WATER MAIN ABOVE THE SEWER.
8. **PIPE COVER:** COVER OVER WATER SHALL BE 5.0 FEET MINIMUM IN ALL LOCATIONS.

WATER SUPPLY GENERAL NOTES

1. **GENERAL:** BUILD THE WATER SUPPLY SYSTEM IN CONFORMANCE WITH THE WATER USE RULES, REGULATIONS AND CONSTRUCTION SPECIFICATIONS, AND THE PORTLAND WATER DISTRICT..
2. **PIPE AND FITTING MATERIALS:** PIPES WITH DIAMETERS GREATER THAN 2 INCHES MUST BE DUCTILE IRON. ALL PIPES MUST HAVE A PRESSURE RATING OF 200 PSI OR GREATER.
3. **JOINT RESTRAINT:** USE MECHANICALLY RESTRAINED JOINTS FOR THE ENTIRE LENGTH OF THE NEW 6" DI FIRE SERVICE LINE.
4. **PRESSURE TESTING:** PRESSURE TEST IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT REQUIREMENTS OR ANSI/AWWA C600 IF AHD DOES NOT HAVE A PREFERRED METHOD OF TESTING. MINIMUM TEST PRESSURE IS 1.5 x MAXIMUM SYSTEM PRESSURE OR 100 PSI, WHICHEVER IS GREATER.
5. **DISINFECTION:** DISINFECT WATER MAIN AND DOMESTIC SERVICES IN ACCORDANCE WITH THE PORTLAND WATER DISTRICT REQUIREMENTS AND ANSI/AWWA C651.

FOR REVIEW
NOT FOR CONSTRUCTION



PREPARED FOR:

DEERING VILLAGE, LLC
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:

DEERING VILLAGE
PARCEL ID: 383 A001001, 384 A009001 & 384 A020001

TITLE:

UTILITY PLAN

NO.	DATE	APPR.	TAL	DESCRIPTION
1	10-09-24			SUBMIT FOR CITY REVIEW

DRAWN:

TAL

SCALE:

NOTED

DATE:

10/09/2025



EROSION CONTROL MATTING FOR ALL 2:1, OR GREATER, SLOPES, TYP., SEE DETAIL

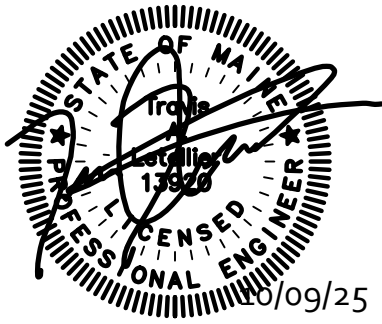
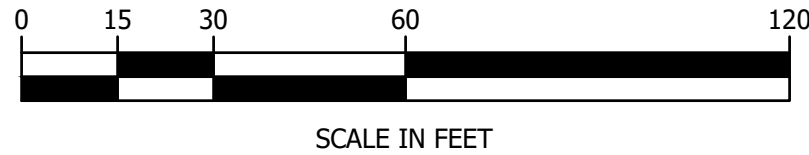
PROPOSED EROSION CONTROLS, TYPICAL (SEE DETAILS); CONTRACTOR MAY USE SEDIMENT FENCE, PERVIOUS MULCH BERM, FILTREXX SOXX, OR A COMBINATION OF ONE OR MORE OF THOSE THREE.

PROPOSED CONSTRUCTION ENTRANCE, SEE DETAIL

LEGEND

-  SF
-  STABILIZED CONSTRUCTION ENTRANCE
-  EROSION CONTROL MATTING

FOR REVIEW
NOT FOR CONSTRUCTION



GENERAL EROSION CONTROL NOTES

A. KEEP SITE MODIFICATION TO A MINIMUM

1. CONSIDER FITTING THE BUILDING AND DRIVEWAY TO THE NATURAL TOPOGRAPHY. THIS REDUCES THE NEED FOR CUTS AND FILLS. AVOID EXTENSIVE GRADING THAT WOULD ALTER DRAINAGE PATTERNS OR CREATE VERY STEEP SLOPES.
2. EXPOSE AREAS OF BARE SOIL TO EROSION ELEMENTS FOR THE SHORTEST TIME POSSIBLE.
3. SAVE AND PROTECT DESIRABLE EXISTING VEGETATION WHERE POSSIBLE. ERECT BARRIERS TO PREVENT DAMAGE FROM CONSTRUCTION EQUIPMENT.
4. LIMIT THE GRADES OF SLOPES SO VEGETATION CAN BE EASILY ESTABLISHED AND MAINTAINED.
5. AVOID SUBSTANTIAL INCREASE IN RUNOFF LEAVING THE SITE.

B. MINIMIZE POLLUTION OF WATER DURING CONSTRUCTION ACTIVITIES

1. STOCKPILE TOPSOIL REMOVED FROM CONSTRUCTION AREA AND SPREAD OVER ANY DISTURBED AREAS PRIOR TO REVEGETATION. TOPSOIL STOCKPILES MUST BE PROTECTED FROM EROSION.
2. PROTECT BARE SOIL AREAS EXPOSED BY GRADING ACTIVITIES WITH TEMPORARY VEGETATION OR MULCHES.
3. USE SEDIMENT BASINS TO TRAP DEBRIS AND SEDIMENT WHICH WILL PREVENT THESE MATERIALS FROM MOVING OFF SITE.
4. USE DIVERSIONS TO DIRECT WATER AROUND THE CONSTRUCTION AREA AND AWAY FROM EROSION PRONE AREAS TO POINTS OF SAFE DISPOSAL.
5. USE TEMPORARY CULVERTS OR BRIDGES WHEN CROSSING STREAMS WITH EQUIPMENT.
6. PLACE CONSTRUCTION FACILITIES, MATERIALS, AND EQUIPMENT STORAGE AND MAINTENANCE AREAS AWAY FROM DRAINAGE WAYS.

C. PROTECT AREA AFTER CONSTRUCTION.

1. ESTABLISH GRASS OR OTHER SUITABLE VEGETATION ON ALL DISTURBED AREAS. SELECT SPECIES ADAPTED TO THE SITE CONDITIONS AND THE FUTURE USE OF THE AREA. FINAL GRADES SHALL BE SEEDED WITHIN 72 HOURS. STABILIZATION SHALL BE DEFINED AS 85% VEGETATIVE COVER.
2. MAINTAIN VEGETATED AREAS USING PROPER VEGETATIVE 'BEST MANAGEMENT PRACTICES' DURING THE CONSTRUCTION PERIOD.
3. MAINTAIN NEEDED STRUCTURAL 'BEST MANAGEMENT PRACTICES' AND REMOVE SEDIMENT FROM DETENTION PONDS AND SEDIMENT BASINS AS NEEDED.
4. DETERMINE RESPONSIBILITY FOR LONG TERM MAINTENANCE OF PERMANENT 'BEST MANAGEMENT PRACTICES'.
5. IF CONSTRUCTION IS ANTICIPATED DURING WINTER MONTHS, REFER TO 'COLD WEATHER SITE STABILIZATION REQUIREMENTS'.

D. INVASIVE SPECIES AND FUGITIVE DUST

1. THE PROJECT SHALL NOT CONTRIBUTE TO THE SPREAD OF INVASIVE SPECIES. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL EVALUATE WORK AREAS FOR THE PRESENCE OF INVASIVE SPECIES, AND IF FOUND SHALL TAKE NECESSARY MEASURES TO PREVENT THEIR SPREAD IN ACCORDANCE WITH RSA 430:51-57 AND AGR 3800. THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PREVENT THE INTRODUCTION OF INVASIVE SPECIES BY INSPECTING AND CLEANING ALL EQUIPMENT ARRIVING ON SITE.
2. FUGITIVE DUST SHALL BE CONTROLLED IN ACCORDANCE WITH ENV-A 1000.

COLD WEATHER SITE STABILIZATION REQUIREMENTS

TO ADEQUATELY PROTECT WATER QUALITY DURING COLD WEATHER AND DURING SPRING RUNOFF, THE FOLLOWING ADDITIONAL STABILIZATION TECHNIQUES SHALL BE EMPLOYED DURING THE PERIOD FROM OCTOBER 15 THROUGH MAY 1:

1. THE AREA OF EXPOSED, UNSTABILIZED SOIL SHALL BE LIMITED TO 1 ACRE AND SHALL BE PROTECTED AGAINST EROSION BY THE METHODS DESCRIBED IN THIS SECTION PRIOR TO ANY THAW OR SPRING MELT EVENT. THE ALLOWABLE AREA OF EXPOSED SOIL MAY BE INCREASED IF A WINTER CONSTRUCTION PLAN, DEVELOPED BY A QUALIFIED ENGINEER OR A CPESC SPECIALIST.
2. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF LESS THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH 3 TO 4 TONS OF HAY OR STRAW MULCH PER ACRE, SECURED WITH ANCHORED NETTING OR TACKIFIER, OR 2 INCHES OF EROSION CONTROL MIX.
3. ALL PROPOSED VEGETATED AREAS HAVING A SLOPE OF GREATER THAN 15% WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE SEEDED AND COVERED WITH PROPERLY INSTALLED AND ANCHORED EROSION CONTROL MATTING OR WITH A MINIMUM 4 INCH THICKNESS OF EROSION CONTROL MIX.
4. INSTALLATION OF ANCHORED HAY MULCH OR EROSION CONTROL MIX SHALL NOT OCCUR OVER SNOW OF GREATER THAN 1 INCH IN DEPTH.
5. INSTALLATION OF EROSION CONTROL MATTING SHALL NOT OCCUR OVER SNOW OF GREATER THAN ONE INCH IN DEPTH OR ON FROZEN GROUND.
6. ALL PROPOSED STABILIZATION IN ACCORDANCE WITH NOTES 2 OR 3 ABOVE, SHALL BE COMPLETED WITHIN 1 DAY OF ESTABLISHING THE GRADE THAT IS FINAL OR THAT OTHERWISE WILL EXIST FOR MORE THAN 5 DAYS.
7. ALL DITCHES OR SWALES WHICH DO NOT EXHIBIT A MINIMUM OF 85% VEGETATIVE GROWTH BY OCTOBER 15, OR WHICH ARE DISTURBED AFTER OCTOBER 15, SHALL BE STABILIZED TEMPORARILY WITH STONE OR EROSION CONTROL BLANKETS APPROPRIATE FOR THE DESIGN FLOW CONDITIONS, AS DETERMINED BY THE OWNER'S ENGINEERING CONSULTANT.
8. AFTER OCTOBER 15, INCOMPLETE ROAD OR PARKING AREAS WHERE ACTIVE CONSTRUCTION OF THE ROAD OR PARKING AREA HAS STOPPED FOR THE WINTER SEASON SHALL BE PROTECTED WITH A MINIMUM 3 INCH LAYER OF BASE COURSE GRAVELS.



PREPARED FOR:

DEERING VILLAGE, LLC
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:

DEERING VILLAGE

PARCEL ID: 383 A001001, 384 A009001 & 384 A020001

TITLE:

EROSION
CONTROL PLAN

REVISION:

NO. DATE APPR. TAL

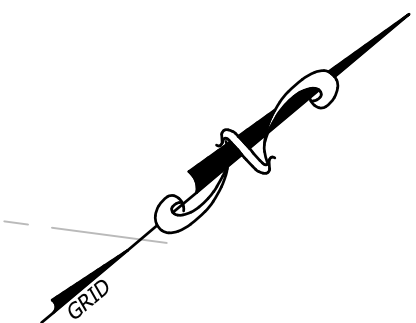
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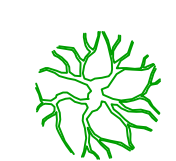
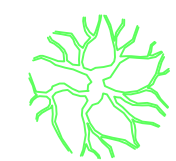
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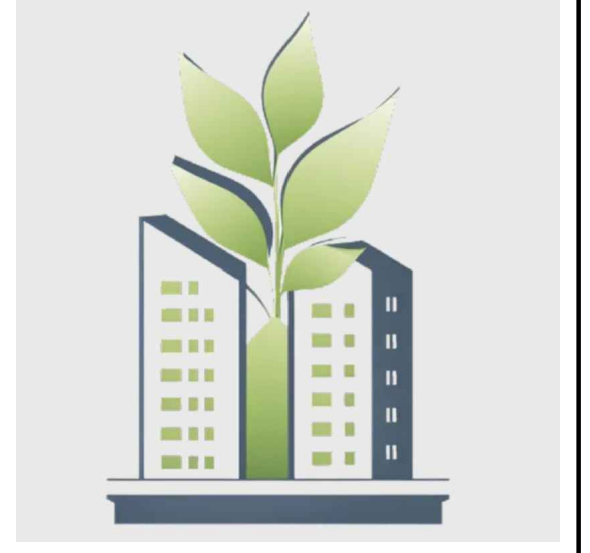
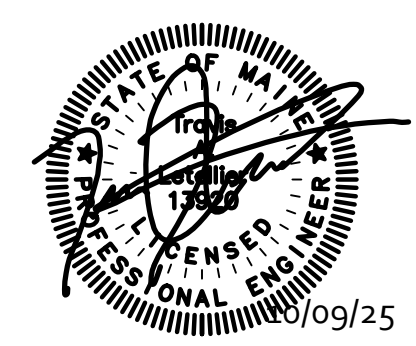
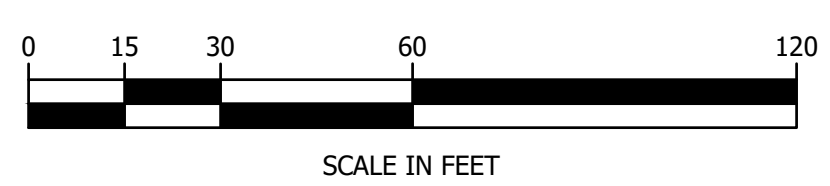
-  TREE REMOVED
-  TREE RETAINED
-  TREE PLANTED

TREE NOTES

DEVELOPMENT SHALL BE DESIGNED TO PROTECT AND INCORPORATE NATURAL FEATURES, ON-SITE & STREET TREES ≥ 10" DBH, AND ALL OTHER EXISTING STANDS OF VEGETATION AND TREES IN ACCORDANCE WITH SECTION 4 OF THE TECHNICAL MANUAL

- 1. TOTAL TREES >10" DBH = 389
- 2. TOTAL TREES >10" DBH RETAINED (GREEN) = 173 (44.5%)
- 3. TOTAL TREES >10" DBH REMOVED (RED) = 216 (55.5%)
- 4. TOTAL TREES PLANTED (PROPOSED) = 120

FOR REVIEW
NOT FOR CONSTRUCTION



PREPARED FOR:

DEERING VILLAGE, LLC
30 EXCHANGE STREET, SUITE#3
PORTLAND, MAINE 04101

PROJECT:

DEERING VILLAGE
PARCEL ID: 383 A001001, 384 A009001 & 384 A020001

TITLE:

TREE PLAN

REVISION:

NO.	DATE	DESCRIPTION
1	10/09/25	SUBMIT FOR CITY REVIEW

DRAWN:

TAL

SCALE:

NOTED

DATE:

10/09/2025

SHEET:

T101

1 of 1



U.S. Fish and Wildlife Service

National Wetlands Inventory

Deering Village



May 13, 2026

Wetlands

	Estuarine and Marine Deepwater		Freshwater Emergent Wetland		Lake
	Estuarine and Marine Wetland		Freshwater Forested/Shrub Wetland		Other
			Freshwater Pond		Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



Coppi Environmental, LLC

Wetland & Soil Services, Consulting & Permitting

PO BOX 226 Hollis Center, ME 04042

207.756.3245 cjc1829@gmail.com

May 23, 2025

Deer Village LLC, c/o Nate Green
30 Exchange Street
Portland, ME 04101

RE: Wetland Delineation; 410 Auburn Street (Rohani parcels), Portland, MAINE.

Dear Mr. Green:

At your request, I performed a wetland delineation at the above-mentioned property on May 12th, 2025. The wetland boundary was flagged in blue using alphanumerical labels and was field located using a sub-meter GPS. Attached to this report is the Wetland Delineation Plan illustrating the extent of wetland on the property. Forested wetlands were identified on both sides of the ROW. During the delineation, I did not observe any vernal pools. Wetlands were delineated in accordance with the Army Corps Northeast/Northcentral Wetland Delineation methods. This report is an informal summary of the wetland characteristics and applicable wetland regulations to this property.

Forested wetlands were dominated by overstory Red Maple and Balsam Fir and a Maleberry and Yellow-birch, shrub understory. In the interior of the wetland, soils were very poorly drained, hydric soils with a high-water table up to the surface. At the exterior of the wetland, soils transitioned to poorly drained, hydric soils. Transition to upland, and non-wetland conditions were characterized by a change in vegetation to upland species such as Hemlock, Pine, Beech and Oak in the overstory and Witch Hazel, Hemlock, Beech and Choke Cherry in the understory. In some areas, the wetland edge was dictated by the presence or absence of primary hydrology, namely a high-water table, typically at the exterior edges of the wetland area.

Wetlands are a protected natural resource with the State of Maine under the Natural Resources Protection Act (NRPA). Activities in, on or over the wetlands require review and approval under the NRPA by the Maine Department of Environmental Protection (MDEP). Regulated activities include filling, soil disturbance, clearing of wetland vegetation and the construction of structures.

These forested wetlands are also protected and regulated by the Army Corps of Engineers (federal government) per Section 404 of the Clean Water Act (CWA). The Corps require permits for discharges to wetlands and waterbodies, namely dredging or filling of the wetland. Wetland impacts totaling 5,000 SF or more trigger compensation with the Corps.

During the delineation, no Wetlands of Special Significance (WOSS's), per Chapter 310 of the NRPA, were observed on the properties. As such, it appears that proposed wetland impacts on the property would be subject to DEP's typical Tier wetland review process. Direct wetland impacts (eg. Fill) exceeding 14,999 SF require compensation.

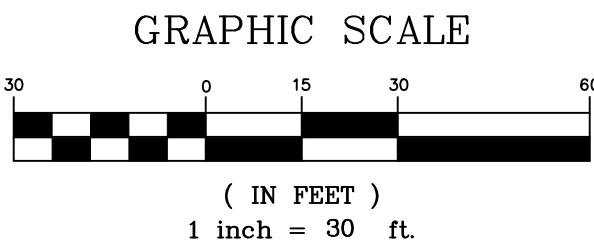
Wetlands may or may not, be regulated by the City of Portland under certain review projects and if the wetland is located in the Shoreland Zone. Per the City GIS as of May 23rd, 2025, no shoreland zones appear to occur on the property. Please verify with the City of Portland on any wetland regulations outside of the typically shoreland zoning regulations.

If you have any questions or matters for further discussion, please don't hesitate to contact me. I can be reached by phone at 756-3245 or by email at cjc1829@gmail.com.

Sincerely,

A handwritten signature in cursive script that reads "Christopher J. Coppi".

Christopher J. Coppi LSS, LSE, CWS
Consulting Wetland and Soil Scientist



MAP COMPILED FROM:
*TOWN OF PORTLAND TAX MAP
*SURVEY PLAN BY BH2M DATED JUNE 2024
*AERIAL PHOTOGRAPH FROM THE MAINE OFFICE OF GIS
*2' TOPOGRAPHIC CONTOURS FROM THE MAINE OFFICE OF GIS
*ON SITE LOCATIONS UTILIZING TRIMBLE TDC650 HANDHELD UNIT

LEGEND

FORESTED WETLAND

DATE:	REVISIONS:



Coppi Environmental, LLC
Wetland & Soil Services, Consulting & Permitting
PO BOX 226 Hollis Center, ME 04042
207.756.3245 cjc1829@gmail.com

Drawn By: B.J.

Checked By: C.C.

Date: 5/1/2025

Scale: 1" = 30'

WETLAND DELINEATION PLAN
PREPARED FOR
DEERING VILLAGE, LLC
410 AUBURN STREET
PORTLAND, MAINE



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Maine Ecological Services Field Office

P. O. Box A

East Orland, ME 4431

Phone: (207) 469-7300 Fax: (207) 902-1588



In Reply Refer To:

06/08/2026 19:53:55 UTC

Project Code: 2026-0100332

Project Name: Deering Village

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological

evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see <https://www.fws.gov/program/migratory-bird-permit/what-we-do>.

It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

- USFWS National Wildlife Refuges and Fish Hatcheries
- Bald & Golden Eagles
- Migratory Birds
- Wetlands

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Maine Ecological Services Field Office

P. O. Box A
East Orland, ME 4431
(207) 469-7300

PROJECT SUMMARY

Project Code: 2026-0100332
Project Name: Deering Village
Project Type: Residential Construction
Project Description: Residential Construction.
Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@43.714043950000004,-70.29360331561307,14z>



Counties: Cumberland County, Maine

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat <i>Perimyotis subflavus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

INSECTS

NAME	STATUS
Monarch Butterfly <i>Danaus plexippus</i> There is proposed critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

USFWS NATIONAL WILDLIFE REFUGE LANDS AND FISH HATCHERIES

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

BALD & GOLDEN EAGLES

Bald and Golden Eagles are protected under the Bald and Golden Eagle Protection Act ² and the Migratory Bird Treaty Act (MBTA) ¹. Any person or organization who plans or conducts activities that may result in impacts to Bald or Golden Eagles, or their habitats, should follow appropriate regulations and consider implementing appropriate avoidance and minimization measures, as described in the various links on this page.

-
1. The [Bald and Golden Eagle Protection Act](#) of 1940.
 2. The [Migratory Birds Treaty Act](#) of 1918.

3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

There are Bald Eagles and/or Golden Eagles in your [project](#) area.

Measures for Proactively Minimizing Eagle Impacts

For information on how to best avoid and minimize disturbance to nesting bald eagles, please review the [National Bald Eagle Management Guidelines](#). You may employ the timing and activity-specific distance recommendations in this document when designing your project/activity to avoid and minimize eagle impacts. For bald eagle information specific to Alaska, please refer to [Bald Eagle Nesting and Sensitivity to Human Activity](#).

The FWS does not currently have guidelines for avoiding and minimizing disturbance to nesting Golden Eagles. For site-specific recommendations regarding nesting Golden Eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

If disturbance or take of eagles cannot be avoided, an [incidental take permit](#) may be available to authorize any take that results from, but is not the purpose of, an otherwise lawful activity. For assistance making this determination for Bald Eagles, visit the [Do I Need A Permit Tool](#). For assistance making this determination for golden eagles, please consult with the appropriate Regional [Migratory Bird Office](#) or [Ecological Services Field Office](#).

Ensure Your Eagle List is Accurate and Complete

If your project area is in a poorly surveyed area in IPaC, your list may not be complete and you may need to rely on other resources to determine what species may be present (e.g. your local FWS field office, state surveys, your own surveys). Please review the [Supplemental Information on Migratory Birds and Eagles](#), to help you properly interpret the report for your specified location, including determining if there is sufficient data to ensure your list is accurate.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to bald or golden eagles on your list, see the "Probability of Presence Summary" below to see when these bald or golden eagles are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.
3. 50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the "Probability of Presence Summary" below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle <i>Haliaeetus leucocephalus</i> This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black-billed Cuckoo <i>Coccyzus erythrophthalmus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler <i>Vermivora cyanoptera</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9509	Breeds May 1 to Jun 30
Bobolink <i>Dolichonyx oryzivorus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9454	Breeds May 20 to Jul 31
Canada Warbler <i>Cardellina canadensis</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9643	Breeds May 20 to Aug 10
Chimney Swift <i>Chaetura pelagica</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9406	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will <i>Antrostomus vociferus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10678	Breeds May 1 to Aug 20
Grasshopper Sparrow <i>Ammodramus savannarum perpallidus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20

NAME	BREEDING SEASON
Least Tern <i>Sternula antillarum antillarum</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/11919	Breeds Apr 25 to Sep 5
Lesser Yellowlegs <i>Tringa flavipes</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-eared Owl <i>asio otus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15
Pectoral Sandpiper <i>Calidris melanotos</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9561	Breeds elsewhere
Prairie Warbler <i>Setophaga discolor</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9513	Breeds May 1 to Jul 31
Red-headed Woodpecker <i>Melanerpes erythrocephalus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9398	Breeds May 10 to Sep 10
Ruddy Turnstone <i>Arenaria interpres morinella</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/10633	Breeds elsewhere
Rusty Blackbird <i>Euphagus carolinus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9478	Breeds elsewhere
Saltmarsh Sparrow <i>Ammospiza caudacuta</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9719	Breeds May 15 to Sep 5
Scarlet Tanager <i>Piranga olivacea</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11967	Breeds May 10 to Aug 10

NAME	BREEDING SEASON
Semipalmated Sandpiper <i>Calidris pusilla</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/9603	Breeds elsewhere
Short-billed Dowitcher <i>Limnodromus griseus</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9480	Breeds elsewhere
Whimbrel <i>Numenius phaeopus hudsonicus</i> This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/11991	Breeds elsewhere
Willet <i>Tringa semipalmata</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/10669	Breeds Apr 20 to Aug 5
Wood Thrush <i>Hylocichla mustelina</i> This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9431	Breeds May 10 to Aug 31

PROBABILITY OF PRESENCE SUMMARY

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "[Supplemental Information on Migratory Birds and Eagles](#)", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Green bars; the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during that week of the year.

Breeding Season (■)

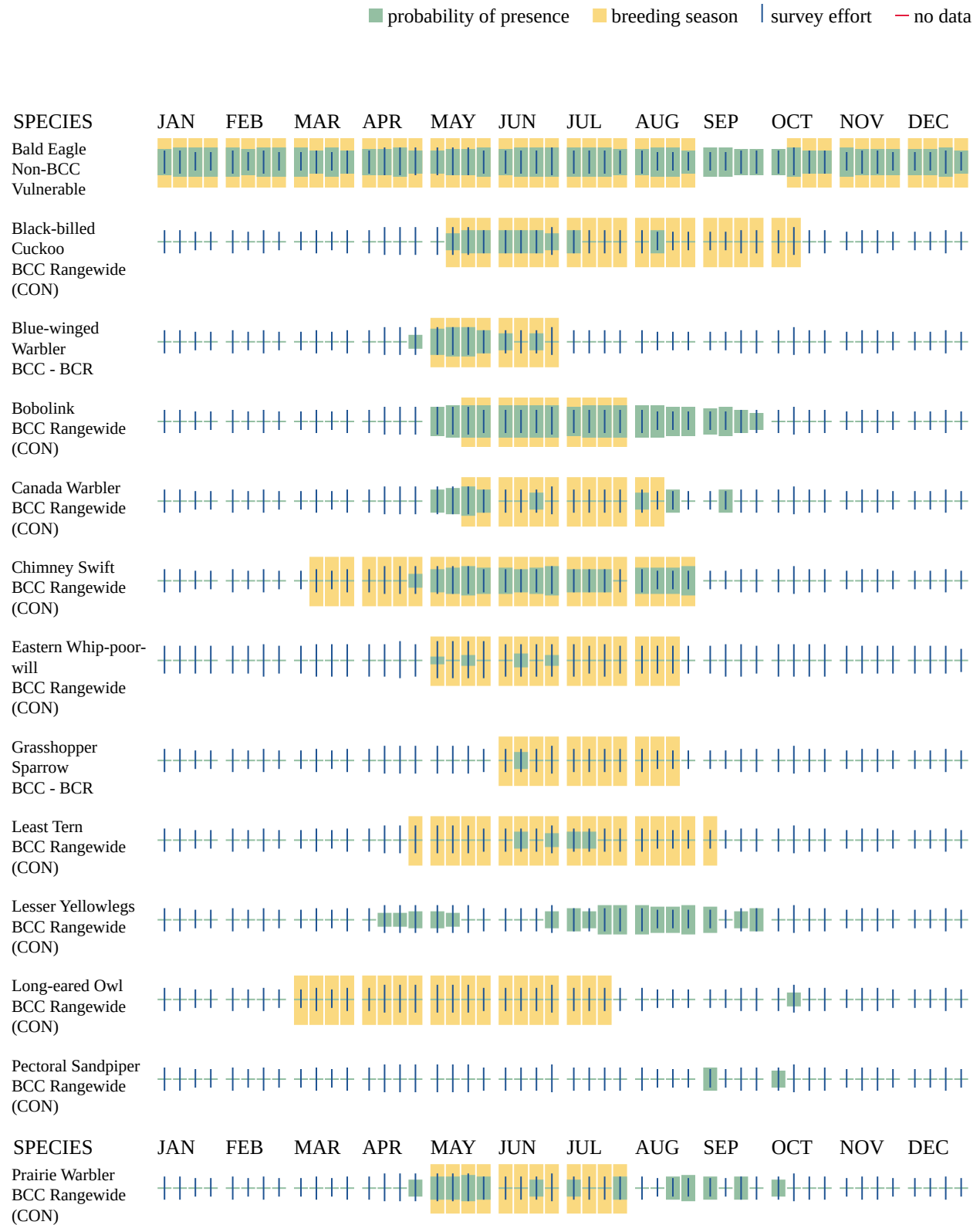
Yellow bars; liberal estimate of the timeframe inside which the bird breeds across its entire range.

Survey Effort (|)

Vertical black lines; the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps.

No Data (—)

A week is marked as having no data if there were no survey events for that week.





Additional information can be found using the following links:

- Eagle Management <https://www.fws.gov/program/eagle-management>
- Measures for avoiding and minimizing impacts to birds <https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds>
- Nationwide avoidance and minimization measures for birds
- Supplemental Information for Migratory Birds and Eagles in IPaC <https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action>

WETLANDS

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

FRESHWATER FORESTED/SHRUB WETLAND

- PFO1/4E

IPAC USER CONTACT INFORMATION

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Phone: 7176681680



Programs

Maine Coastal Program

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[Coastal Community Support](#)

[Coastal Science and Research](#)

[Federal Consistency Review](#)

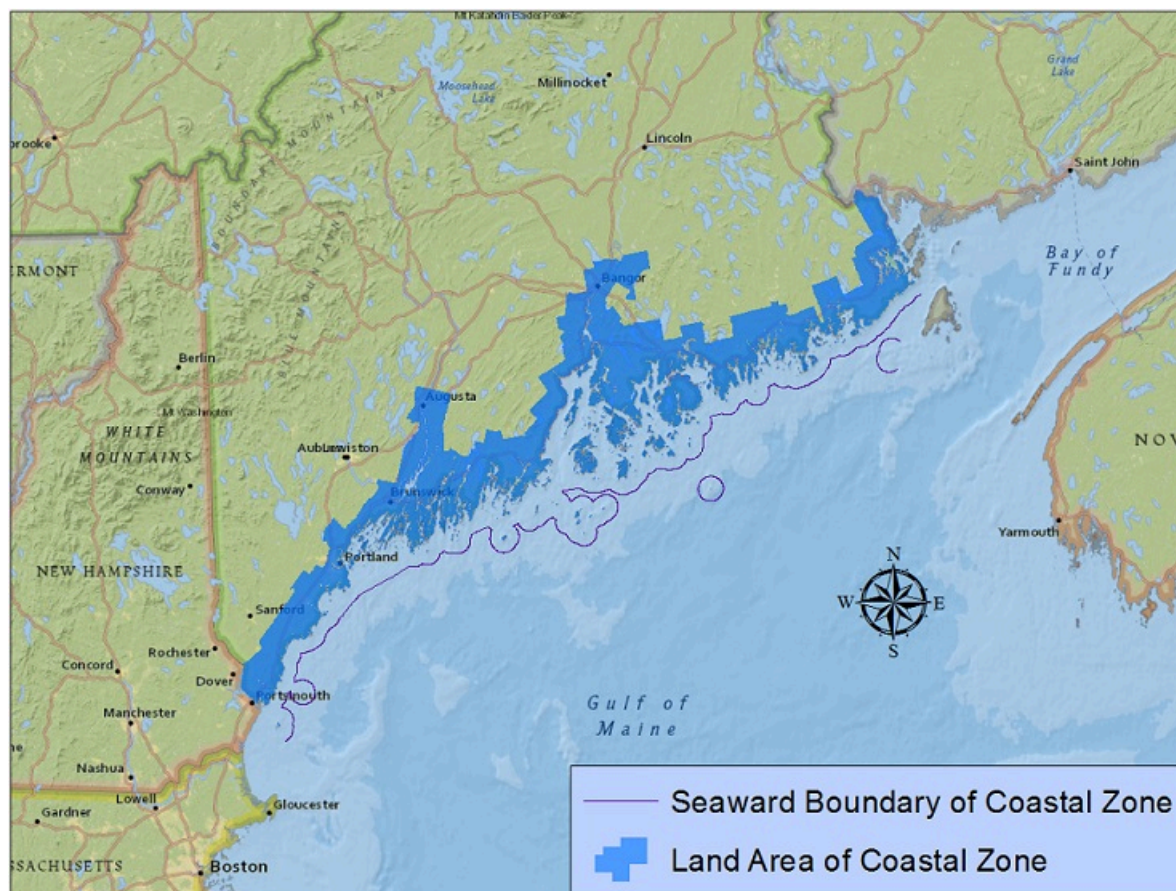
[Grants and RFPs](#)

[Habitat Restoration and Tools \(Maine Stream Habitat Viewer\)](#)

[Maine Coastweek](#)

[News](#)

Coastal Zone Map



Towns and Townships in Maine's Coastal Zone

Publications	• Addison	• Cherryfield	• Hallowell	• Newcastle
Working Waterfront Protection	• Alna • Arrowsic	• Columbia • Columbia Falls	• Hampden • Hancock	• Nobleboro • North Haven
Maine Coastal Program 2026-2030 Strategic Outlook	• Arundel • Augusta • Bangor	• Cranberry Isles • Criehaven Township • Cumberland	• Hancock County Island • Harpswell • Harrington	• Northport • Ogunquit • Old Orchard Beach
Environmental Permit Review	• Bar Harbor • Bath	• Cushing • Cutler	• Isle au Haut • Islesboro	• Orland • Orono
Education Division	• Beals • Belfast • Biddeford • Blue Hill • Boothbay • Boothbay Harbor • Bowdoinham • Bradley • Bremen • Brewer • Bristol • Brooklin • Brooksville • Brunswick • Bucksport • Calais • Camden • Cape Elizabeth • Castine • Chebeague Island • Chelsea	• Damariscotta • Deer Isle • Dennysville • Dresden • East Machias • Eastport • Eddington • Edgecomb • Edmunds Township • Eliot • Ellsworth • Falmouth • Farmingdale • Frankfort • Franklin • Freeport • Frenchboro • Friendship • Gardiner • Georgetown • Gouldsboro	• Jonesboro • Jonesport • Kennebunk • Kennebunkport • Kittery • Knox County Island • Lamoine • Lincoln County Island • Lincolnville • Long Island • Lubec • Machias • Machias Seal Island • Machiasport • Marshfield • Matinicus Isle Plantation • Milbridge • Monhegan Island Plantation • Mount Desert • Mount Desert Rock • Muscle Ridge Township	• Orrington • Owls Head • Pembroke • Penobscot • Perkins Township, Swan Island • Perry • Phippsburg • Pittston • Pleasant Point • Portland • Prospect • Randolph • Richmond • Robbinston • Rockland • Rockport • Roque Bluffs • Saco • Saint George • Scarborough • Searsport

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- Sorrento
- South Berwick
- South Bristol
- South Portland
- South Thomaston
- Southport
- Southwest Harbor
- Steuben
- Stockton Springs
- Stonington
- Sullivan
- Surry
- Swans Island
- T7 SD BPP
- Thomaston
- Topsham
- Tremont
- Trenton
- Trescott Township
- Veazie
- Verona Island
- Vinalhaven
- Waldo County Island
- Waldoboro
- Warren
- Washington County Island
- Wells
- West Bath
- Westport Island
- Whiting
- Winter Harbor
- Winterport
- Wiscasset
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