Harborcove
Housing Development
25 Crooked Road, Bar Harbor

Owner/ Applicant:
ABC LLC
PO Box 81
Hulls Cove, 04644

Project Representative:
LARK Studio
18 Pleasant Street
Bar Harbor, ME 04660
207-266-8710
April 21, 2020

Michele Gagnon
Angela Chamberlain
Town of Bar Harbor
93 Cottage Street
Bar Harbor, ME 04609

Re: Harborcove Housing Development
Application #SD-2019-02 - PB Response/Update

Dear Ms. Gagnon & Ms. Chamberlain,

Attached you will find pages for the Harborcove development, updated per the TRT meeting on April 16, 2020. All new sheets and changes have been noted with a circled, red 3, for clarifying where changes have occurred.

Please let us know if you have any questions and thank you for your time and assistance with this project.

Sincerely,

Michale Rogers
Principal, PLA, LEED AP
LARK Studio
ARTICLE II
BUILDINGS ON THE LAND: UNIT BOUNDARIES

Section 2.1 Location and Dimensions of Buildings and Improvements. The location of the units, the buildings, and the above ground improvements on the land are depicted on the Plan entitled “plan entitled L1 “Condo, ____________”, Bar Harbor, Hancock County, Maine”, by ___________ as certified, signed, and scaled by ____________, Maine Professional Land Surveyor number ____________, Project “___________” and recorded in File ____________, No. ____________ in the Hancock County Registry of Deeds (herein referred to as “Plan”).

Section 2.2 Units. This Declaration creates thirteen (13) units on the Property. The location of each Unit shall be as follows:
1 Unit 1 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 1 shown on the Plan including the limited common element allocated to Unit 1.
2. Unit 2 shall consist of all, structures and improvements hereafter constructed or situated within the lot lines for Unit 2 shown on the Plan including limited common element allocated to Unit 2 shown on the Plan.
3. Unit 3 shall consist of all buildings, structures and improvements hereafter constructed or situated within the lot lines for Unit 3 shown on the Plan including the limited common element allocated to Unit 3.
4. Unit 4 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 4 shown on the Plan including the limited common element allocated to Unit 4.
5. Unit 5 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 5 shown on the Plan including the limited common element allocated to Unit 5.
6. Unit 6 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 6 shown on the Plan including the limited common element allocated to Unit 6.
7. Unit 7 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 7 shown on the Plan including the limited common element allocated to Unit 7.
8. Unit 8 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 8 shown on the Plan including the limited common element allocated to Unit 8.
9. Unit 9 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 9 shown on the Plan including the limited common element allocated to Unit 9.
10 Unit 10 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 10 shown on the Plan including the limited common element allocated to Unit 10.
11 Unit 11 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 11 shown on the Plan including the limited common element allocated to Unit 11.
12 Unit 12 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 12 shown on the Plan including the limited common element allocated to Unit 12.
13 Unit 13 shall consist of the structures and improvements hereafter constructed or situated within the lot lines for Unit 13 shown on the Plan including the limited common element allocated to Unit 13.

Only one residential dwelling unit is permitted on each Unit. Each of these residential dwelling units can have a footprint no larger than two thousand (2000) square feet. This limitation does not affect accessory structures.

Attached as Exhibit A.1 hereto is a plat of all units, their identifying numbers, and votes appurtenant to each unit which has been determined on the basis of 1 per unit; i.e., all units are equal for voting. Attached here as EXHIBIT A is a description of the real property subject to the declaration.

**Section 2.3**

**Unit Boundaries.** The exterior boundaries of each unit, now existing or hereafter constructed or situated on the Property, shall include the exterior floors, walls, roofs, doors, outside steps, porches, decks and patio areas and any other exterior surface of a building or structure, and all materials constituting any part of the finished surface thereof. Each unit consists of all portions of said buildings and structures within the aforesaid boundaries, including by way of example, but not limited to, the air space enclosed by such boundary lines, all partitions within such boundary lines, all doors, door frames, hardware, electrical outlets and wiring, telephone
Appendix B: Self-Verification Notification Form
(for all tidal and non-tidal projects in Maine subject to Corps jurisdiction)

US Army Corps of Engineers
New England District

At least two weeks before work commences, complete all fields (write "none" if applicable) below or use the fillable form at www.usace.army.mil/missions/regulated.aspx. Send this form, a location map, any project plans, and an Official Species List (See GC 8) to the address noted below; fax to (207) 623-8266, or email to jay.l.clement@usace.army.mil.

Maine Project Office
U.S. Army Corps of Engineers New England District
442 Civic Center Drive, Suite 350
Augusta, Maine

Permittee: ABC, LLC
Address, City, State & Zip: PO Box 81, Hulls Cove, 04644
Phone(s) and Email: 207.288.5566 / info@rlwhiteandson.com

Contractor: RL White and Son
Address, City, State & Zip: PO Box 8, Route 3, Hulls Cove, ME 04644
Phone(s) and Email: 207.288.5566 / info@rlwhiteandson.com

Consultant/Engineer/Designer: LARK Studio
Address, City, State & Zip: 18 Pleasant Street, Bar Harbor, ME 04609
Phone(s) and Email: 207.266.8710 / info@la-rk.com

Wetland/Vernal Pool Consultant: LARK Studio
Address, City, State & Zip: 18 Pleasant Street, Bar Harbor, ME 04609
Phone(s) and Email: 207.266.8710 / info@la-rk.com

Project Location/Description:
Address, City, State & Zip: 25 Crooked Road, Hulls Cove, ME
Latitude/Longitude Coordinates: 44d24m52.85sN / 68d15m12.8sW Tax Map/Lot: 216-006-000
Waterway Name: TBD
Work Description: Filling of 3593sf of wetland area for housing foundations, crossing

Provide any prior Corps permit numbers:


Area of wetland impact: 3593sf SF (leave blank if work involves structures & no fill in Navigable Waters)
Area of waterway impact: 0sf SF (leave blank if work involves structures & no fill in Navigable Waters)
Area of compensatory mitigation provided: SF

Work will be done under the following Appendix A categories (circle all that apply):
I. Inland Waters and wetlands: 1 2 3 4 5 6 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24
II. Navigable Waters: 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24

Your name/signature below, as permittee, indicates that you accept and agree to comply with the terms, eligibility criteria, and general conditions of Category 1 of the Maine General Permit.

Permittee Printed Name: Michael Rogers
Permittee Signature: __________________________ Date: 4-21-2022

Appendix B

Harborcove
Housing Development
Site Plan Application SD-2019-02

Page 77
A. Floor Plans

THE COMSTOCK
978 LIVING SF 1ST FL
992 LIVING SF 2ND FL
1970 LIVING SF 1ST AND 2ND FL
502 GARAGE SF

BEDROOM #1
14'-10"x13'-7"

BEDROOM #2
14'-10"x11'-6"

BEDROOM #3
12'-6"x11'-6"

WALK-IN CLOSET

BATH #1

HALL

CLO

BATH #2

BATH #3

KITCHEN
12'-10"x14'-9"

DINING ROOM
12'-10"x15'-8"

LAUNDRY
WDD

LIVING ROOM
12'-10"x22'-0"
B. Elevations