

**Town of Cumberland
Site Plan Review Application
(Amendment to an Approved Site Plan)**

Project:

***Expansion of Existing Yard Area
199 Middle Road
Cumberland, ME***

Applicant & Owner:

***199 Middle Road LLC
199 Middle Road
Cumberland, ME 04021***

November 30, 2021

Prepared By:

**Land Design Solutions
1 Faraday Drive, Suite 7
Cumberland, Maine 04021**

Land Design Solutions

Land Planning, Site Planning and Landscape Architecture

November 30, 2021

Ms. Carla Nixon
Town Planner
Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

**RE: 199 Middle Road – Yard Expansion
Application for an Amendment to an Approved Site Plan**

Dear Carla,

Land Design Solutions has been retained by the Owner of 199 Middle Road, 199 Middle Road LLC (Craig Wright) to assist with design and permitting needed to amend an approved site plan. The owner/applicant would like to expand his existing gravel yard area by approximately 20,600 S.F. The yard is used for the storage of materials and equipment for both Coastal Landscaping & Construction, and New England Specialty Stone. Both of which are owned by Craig Wright.

The expansion would take place in the area from the existing north edge of the gravel yard over to Greely Road. Much of the expansion area would be created by installing drainage culverts in the existing ditch and filling over them. An entrance is proposed to connect the expansion area to Greely Road to make it easier for vehicular circulation when dropping off or picking up materials in this area of the yard. No other changes are proposed to the site at this time.

Please review the application, supporting documents and plan set and contact me with any comments or questions. We look forward to being on the next available agenda to discuss the project with the Planning Board.

Sincerely,



Peter B. Biegel, ASLA
Maine Licensed Landscape Architect

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C-101 Site Plan

C-300 Erosion & Sedimentation Control Notes & Details

C-301 Site Details

Attachment 1 - Application

This Attachment includes the following:

1. Completed Application & Site Plan Review Checklist
2. Letter of agent authorization
3. Google Earth Aerial Image of the Site

**SITE PLAN REVIEW
Town of Cumberland**

**Appendix C
Planning Board Site Plan Review Application** Amendment to an existing
approved site plan

Applicant's name 199 Middle Road LLC (Craig Wright)

Applicant's address 199 Middle Road, Unit 2, Cumberland, ME 04021

Cell phone (207) 831-7926 Home phone _____ Office phone (207) 797-3505

Email Address craig@clcme.com

Project address 199 Middle Road

Project name Yard Expansion

Describe project Expansion of the existing gravel yard area for material & equipment storage and general business use for Coastal Landscaping & New England Specialty Stone both owned by Craig Wright the applicant

Number of employees Coastal Landscaping & Construction =10-30 (seasonal), New England Specialty Stone = 5
Tenants: Dews Door = 5, Foreside Outdoor Power =5-7

Days and hours of operation Typically 6 am to 6 pm, Monday through Saturday, but business is weather and seasonally dependent (snow removal) so additional work hours and days are required.

Project review and notice fee \$2,150.00

Name of representative Peter Biegel (Land Design Solutions)

Contact information: Cell: (207) 939-1717 Office: _____

What is the applicant's interest in the property?

Own ☒ Lease _____ Purchase and sale agreement _____ (provide copy of document)
If you are not the owner, list owner's name, address and phone number _____

If you are not the owner, list owner's name, address and phone number _____

Boundary Survey Original boundary survey done in 2006 showing the original parcel

Submitted? Yes ☒ No _____

Are there any deed restrictions or easements? Yes ☒ No _____ If yes, provide information and show easement location on site plan. Town drainage easement, and an access easement between lots 27 & 27-A

Building Information 2 (main building and

Are there existing buildings on the site? Yes ☒ No _____ Number: smaller out building

Will they be removed? Yes _____ No ☒ (Note: A demolition permit is required 10 days prior to demolition.)

Will a new structure(s) be built on the site? Yes _____ No ☒

Describe: _____

Number of new buildings _____

Square footage _____

Number of floor levels including basement _____

Parking Existing spaces - no changes to the existing parking area is proposed

Number of existing parking spaces 45
Number of new parking spaces 0
Number of handicapped spaces 2
Will parking area be paved? ____ Yes x No

Entrance The existing entrance for the parcel is off Middle Road. This project proposes a secondary entrance off Greely Road to assist with circulation of the expanded yard area.

Location: _____
Width 24' Length 35'

Is it paved? ____ Yes x No ____ If not, do you plan to pave it?

Where will snow storage for entrance and parking be located? Show on site plan.

Utilities

Water: Public water ____ Well x (Show location on site plan.) Existing well no changes proposed

Sewer/septic: Public sewer x Private septic ____ Show location on site plan and submit HHE-200 septic design or location of passing test pit locations if new system is proposed. Also show any wells on abutting properties within 200 feet of the site. No changes proposed to existing connection

Electric: On site? Yes x No ____ No changes proposed to the existing electric power.
Show location of existing and proposed utilities on the site plan and indicate if they are above or below ground.

Signs Existing signage to remain - no new signage proposed

Number: _____

Size: _____

Material: _____

Submit sign design and completed sign application.

Will the sign be lighted? ____ Submit information on type and wattage of lights.

Show location of sign(s) on the site plan.

Natural Features

Show location of any of the following on the site plan:

River NA Stream NA Wetland X Pond NA Lake NA Stone walls NA

Are there any other historic or natural features? No

Lighting No additional lighting proposed

Will there be any exterior lights? Yes ____ No ____ Show location on site plan (e.g., pole fixtures, wall packs on building) and provide fixture and lumen information.

The proposed project will require the removal of a couple "wild" young birch and pine trees. these
Trees can be seen in the photographs of the site in Section 2.

Show location of existing trees on the site plan and indicate if any are to be removed.

Landscaping No existing landscaping is proposed to be removed

Is there existing landscaping on the site? Yes x No ____ Show type and location on site plan.

Is new landscaping proposed? (Note: if property has frontage on Route 100, a twenty-five-foot landscape easement to the Town is required.)

Buffering No plantings or fencing is proposed

Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences.

Erosion Control

Has an erosion and sedimentation control plan been submitted? Yes x No _____

Stormwater Management Plan A letter report covering the proposed yard area is attached as part of this application.

Provide stormwater information for both pre and post development of the site. Show location of any detention areas and/or culverts on the site plan.

Fire Protection The existing building has a sprinkler system. No changes are proposed to the existing building as part of this project.

Location of nearest hydrant 1,000 ft. Sprinklers? Yes _____ No _____

Do you plan to have an alarm system? Yes _____ No _____ Please contact the Fire/EMS Department at 829-4573 to discuss any Town or state requirements.

Trash No changes to the existing dumpster proposed

Will trash be stored inside _____ outside x. If outside, will a dumpster be used? Yes x No _____. Show location on site plan and show type of screening proposed (e.g., fencing, plantings).

Technical Capacity

List and provide contact information for all consultants who worked on the project, for example: licensed land surveyor, licensed soils evaluator, professional engineer, attorney, etc.

Peter Biegel (Site Planner / Landscape Architect) Land Design Solutions 1 Faraday Drive, Suite 7 Cumberland, ME 04021 (207) 939-1717
Silas Canavan (Civil Engineer) Atlantic Resource Consultants 541 US Route 1, Suite 21, Freeport, ME 04032 (207) 317-9187

Financial Capacity

Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank The project will be funded from cash on hand. Owner will do much of the work himself through his company Coastal Landscaping & Construction

- Zoning district: Rural Industrial (RI)
- Minimum lot size: 60,000 s.f.
- Classification of proposed use: Light manufacturing and associated retail, construction operations, contractor space
- Parcel size: 8.62 acres
- Frontage: 837.18 ft.
- Setbacks: Front 100' Side 30' Rear 65'
- Board of Appeals Required? No
- Tax Map R02 Lot 27 Deed book 32621 Deed page 187
- Floodplain map number No. 230162 Designation Flood Zone C (area of minimal flooding)
- Vernal pool identified? None
- Is parcel in a subdivision? Yes - subdivision plan recorded March 30, 2016 Bk 216 / Pg 90
- Outside agency permits required: self verification
MDEP Tier 1 _____ MDEP Tier 2 _____ Army Corps of Engineers notification
MDEP general construction (stormwater) permit (for disturbance of 1 acre or more)
- MDOT entrance permit _____
- MDOT traffic movement permit _____
- Traffic study required _____
- Hydrogeologic evaluation _____
- Market study _____
- Route 1 Design Guidelines? _____
- Route 100, VMU or TCD Design Standards? _____

Applicant's signature

Peter B. Biegel (Agent)

Submission date:

11/30/21

PLANNING BOARD SITE PLAN REVIEW SUBMISSION CHECKLIST

FOR ALL PROJECTS:

| Submission Requirement | Provide Location in Application Packet (e.g., plan sheet number, binder section, narrative | If requesting a waiver, indicate below: |
|---|---|--|
| <i>Example: Erosion Control</i> | <i>Plan Sheet E-1</i> | |
| General Information: | | |
| Completed Site Plan Application Form | | |
| Names and addresses of all consultants | Plan Set Cover Sheet | |
| Narrative describing existing conditions and the proposed project | Project Description | |
| Evidence of right, title or interest (deed, option, etc.) | | |
| Names and Addresses of all property owners within 200 feet | Abutter List | |
| Boundaries of all contiguous property under control of owner | Site Plan | |
| Tax map and lot numbers | Site Plan | |
| Area of the parcel | Site Plan | |
| FEMA Floodplain designation & map # | Site Plan | |
| Zoning classification | Site Plan | |
| Evidence of technical and financial capability to carry out the project | | |
| Boundary survey | Boundary Survey | |
| List of waiver requests on separate sheet with reason for request. | | |
| Proposed solid waste disposal plan | NA - existing solid waste situation is not changing | |
| | | |
| Existing Conditions Plan showing: | Existing Conditions are shown on the Site Plan | |
| Name, registration number and seal of person who prepared plan | Site Plan | |
| North arrow, date, scale, legend | Site Plan | |
| Area of the parcel | Site Plan | |
| Setbacks and building envelope | Site Plan | |
| Utilities, including sewer & water, culverts & drains, on-site sewage | Site Plan | |
| Location of any septic systems | NA connected to public sewer system | |
| Location, names, widths of existing public or private streets ROW's | Site Plan | |

| | | |
|---|--|--|
| | | |
| Location, dimension of ground floor elevation of all existing buildings | NA - No buildings proposed | |
| | | |
| Location, dimension of existing driveways, parking, loading, walkways | Site Plan | |
| Location of intersecting roads & driveways within 200 feet of the site | Google Earth Aerial Image | |
| Wetland areas | | |
| Natural and historic features such as water bodies, stands of trees, streams, graveyards, stonewalls, floodplains | NA - previously developed site | |
| Direction of existing surface water drainage across the site & off site | Site Plan | |
| Location, front view, dimensions and lighting of existing signs | NA - No signs proposed as part of this project | |
| Location and dimensions of existing easements & copies of documents | Site Plan | |
| Location of nearest fire hydrant or water supply for fire protection | Google Earth aerial Image | |
| | | |
| Proposed Development Site Plan showing: | | |
| Name of development | Site Plan | |
| Date | Site Plan | |
| North arrow | Site Plan | |
| Scale | Site Plan | |
| Legend | Site Plan | |
| Landscape plan | NA - no landscaping proposed | |
| Stormwater management | Site Plan & Stormwater Management Report | |
| Wetland delineation | Site Plan | |
| Current & proposed stands of trees | Site Plan | |
| Erosion control plan | Site Plan & Erosion & Sedimentation Control Plan | |
| Landscape plan | NA - no landscaping proposed | |
| Lighting/photometric plan | NA - no lighting proposed | |
| Location and dimensions of all proposed buildings | NA - no new building proposed | |
| Location and size of utilities, including sewer, water, culverts and drains | Site Plan | |
| Location and dimension of proposed on-site septic system; test pit locations and nitrate plumes | NA - no on site septic system | |
| Location of wells on subject property and within 200' of the site | Site Plan | |
| Location, names and widths of existing and proposed streets and ROW's | Site Plan | |

| | | |
|---|---|--|
| Location and dimensions of all accessways and loading and unloading facilities | Site Plan | |
| | | |
| Location and dimension of all existing and proposed pedestrian ways | NA - no pedestrian ways proposed | |
| Location, dimension and # of spaces of proposed parking areas, including handicapped spaces | NA - no parking spaces proposed | |
| Total floor area and ground coverage of each proposed building and structure | NA - no new buildings proposed | |
| Proposed sign location and sign lighting | NA - no signage proposed | |
| Proposed lighting location and details | NA - no lighting proposed | |
| Covenants and deed restrictions proposed | NA - no covenants or deed restrictions proposed | |
| Snow storage location | Site Plan | |
| Solid waste storage location and fencing/buffering | NA - no waste storage proposed | |
| Location of all fire protection | NA - no fire protection proposed | |
| Location of all temporary & permanent monuments | NA - no boundary line adjustments | |
| Street plans and profiles | NA - No streets proposed | |

ADDITIONAL REQUIREMENTS FOR MAJOR SITE PLAN PROJECTS:

| Submission Requirement | Provide Location in Application Packet (e.g., plan sheet number, binder section, narrative) | If requesting a waiver, indicate below: |
|---|--|--|
| High intensity soils survey | | Waiver Requested |
| Hydro geologic evaluation | | Waiver Requested |
| Traffic Study | | Waiver Requested |
| Market Study | | |
| Location of proposed recreation areas (parks, playgrounds, other public areas) | | |
| Location and type of outdoor furniture and features such as benches, fountains. | | |

November 23, 2021

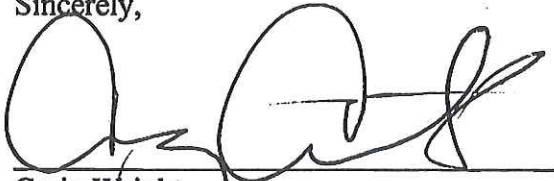
Craig Wright
199 Middle Road LLC

**RE: Letter of Agent Authorization
199 Middle Road Parcel Site Improvements**

To whom it may concern:

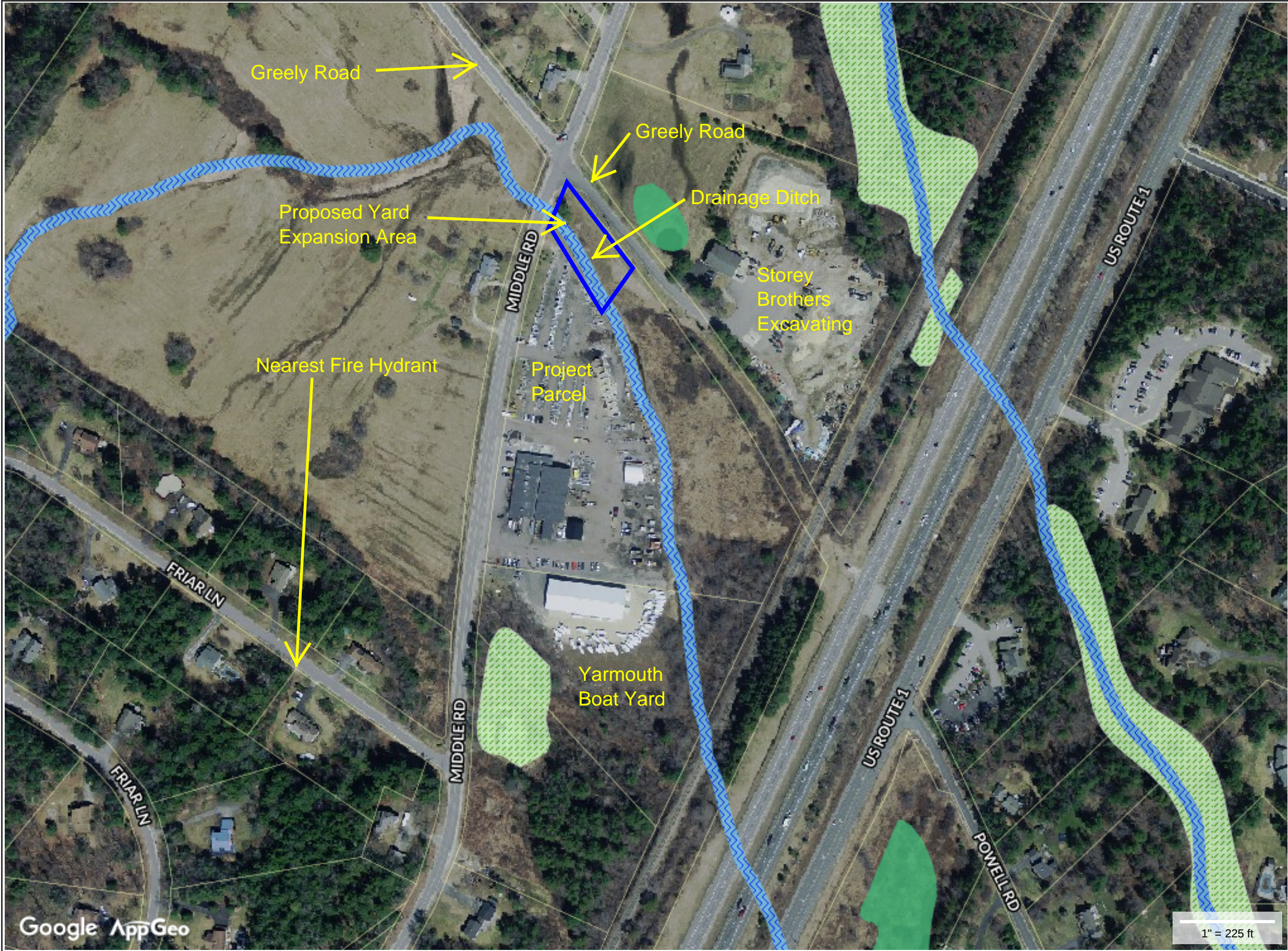
Please consider this letter as authorization for Land Design Solutions to act as the agent relative to local, state and federal permitting required for the referenced project.

Sincerely,

A handwritten signature in black ink, appearing to read 'Craig Wright', written over a horizontal line.

Craig Wright
199 Middle Road LLC (Owner & Applicant)

199 Middle Road



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

Town of Cumberland, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 6/10/2020
Data updated monthly (see property record card)

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Attachment 2 - Project Narrative

The proposed project consists of an approximately 20,600 s.f. expansion of the existing gravel yard area. The yard is used for the storage of materials and equipment for both Coastal Landscaping & Construction, and New England Specialty Stone. Both companies are owned by the applicant. The expansion would take place in the area from the northern edge of the existing gravel yard over to Greely Road. Much of the expansion area would be created by installing drainage culverts in the existing ditch and filling over them. An entrance drive connecting this end of the expansion area to Greely Road is proposed to help with vehicular circulation when dropping off or picking up materials in this area of the yard. No other changes are proposed to the existing facility at this time.



Proposed yard expansion between existing yard and Greely Road



Drainage ditch through the proposed gravel yard area proposed to have culverts installed and filled over



Existing yard area adjacent to the proposed expansion area



Existing yard area

Attachment 3 - Technical Capacity

Site Planning & Landscape Architect:

Land Design Solutions

1 Faraday Drive, Suite 7

Cumberland, ME 04021

Contact: Peter Biegel, Maine Licensed Landscape Architect

Civil Engineer:

Atlantic Resource Consultants

541 US Route One, Suite 21

Freeport, ME 04032

Contact: Silas Canavan, P.E.

Surveyor (Original 2006 Parcel Boundary):

Titcomb Associates

133 Gray Road

Falmouth, Maine 04105

Contact: David Titcomb, PLS

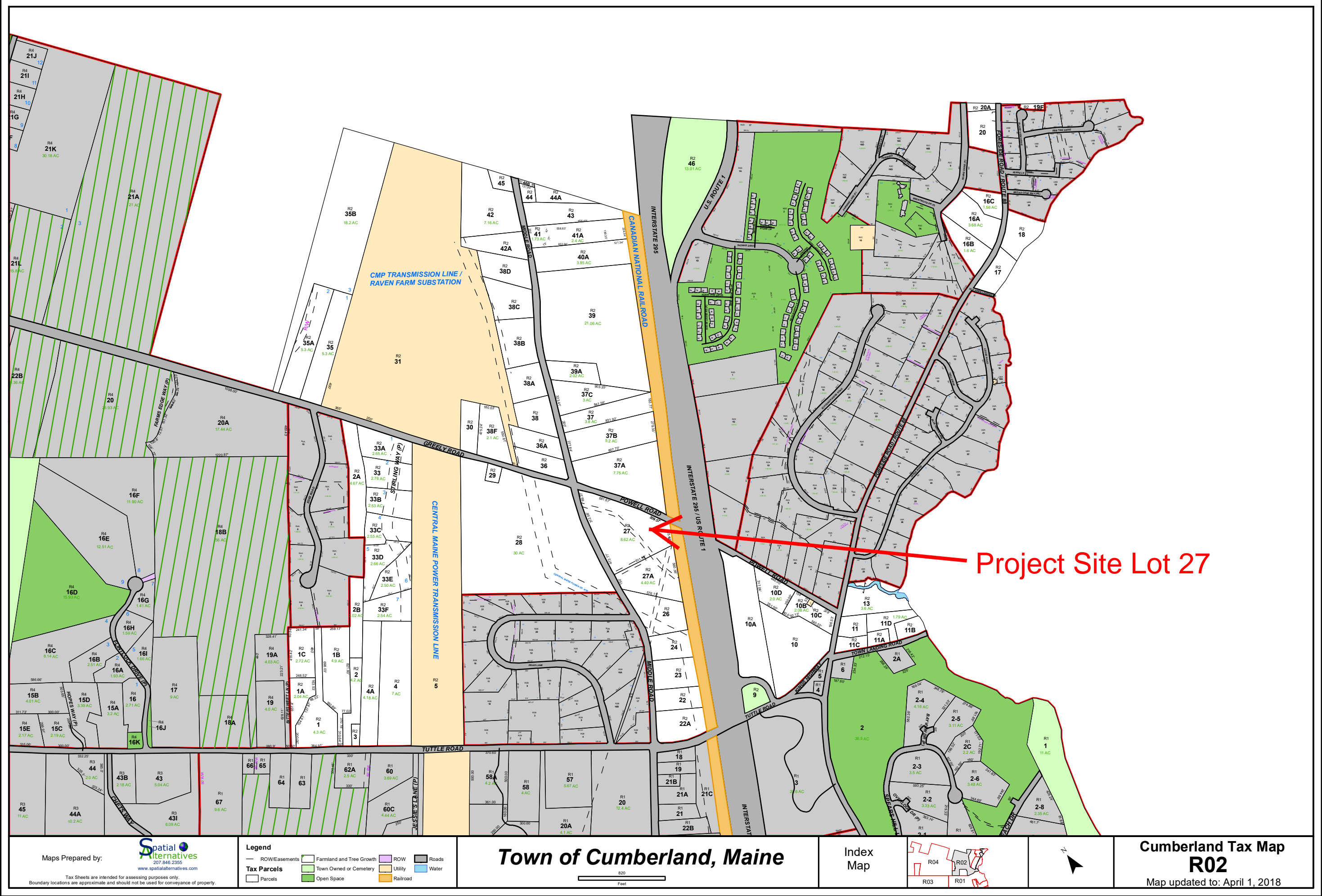
Attachment 4 - Right, Title and Interest

The original 13.02 acre parcel was purchased by 199 Middle Road LLC in September of 2015 (Book 32621 / Page 187). In March of 2016 the 199 Middle Road LLC received subdivision approval to split the parcel in two creating Lot A (8.62 acres) and Lot B (4.40 acres).

In May of 2016 the owner 199 Middle Road LLC sold the 4.40 acre Lot B (Tax Map R2 / Lot 27A) parcel off to 199 Middle LLC (Yarmouth Boat Yard) leaving him with the 8.62 acre parcel (Tax map R2 / Lot 27).

Tax Map R02 and the following deeds are included with this section

1. Tax Map R02
2. Map R02 Lot 27 AEC Realty of Maine LLC to 199 Middle Road LLC BK 32621 / Pg 187
3. Map R02 Lot 27A 199 Middle Road LLC to 199 Middle LLC (Yarmouth Boat Yard) BK 33085 / Pg 240



MAINE REAL ESTATE TAX PAID

Entire Parcel as shown on the Boundary Plan made for RC Hazelton Company
by Titcomb Associates dated January 14, 2006

QUITCLAIM DEED WITH COVENANT

AEC REALTY OF MAINE, LLC, a Maine limited liability company, with a place of business in Cumberland, Maine (the "Grantor"), FOR CONSIDERATION PAID, grants to **199 MIDDLE ROAD LLC**, a Maine limited liability company with a mailing address of 77 Blackstrap Road Cumberland, ME 04021 (the "Grantee"), with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, located in the Town of Cumberland, County of Cumberland and State of Maine, more particularly described on **Exhibit A** attached hereto and made a part hereof.

For Grantor's source of title see Warranty Deed from R.C. Hazelton Company, Inc. to the Grantor dated November 12, 2009 and recorded of the Cumberland County Registry of Deeds in Book 27404, Page 309.

IN WITNESS WHEREOF, AEC Realty of Maine, LLC has caused this instrument to be executed by Daniel W. Hazelton, its Gen. Mgr., thereunto duly authorized, this 25th day of September, 2015.

AEC REALTY OF MAINE, LLC

By: [Signature]
Print Name: Daniel W. Hazelton
Title: Gen. Mgr.

Witness

State of Maine
County of Cumberland, ss

September 25, 2015

PERSONALLY APPEARED the above-named Daniel W. Hazelton, Gen. Mgr. of AEC Realty of Maine, LLC, as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said Limited Liability Company.

Before me,

[Signature]
Notary Public/Attorney At Law
Commission Expires:
Print Name:

STEVEN W. RAND
ATTORNEY AT LAW, STATE OF MAINE
(AUTHORIZED TO TAKE ACKNOWLEDGMENTS
PURSUANT TO 4 M.R.S.A. 1056)

Exhibit A

Certain real property situate in the Town of Cumberland, County of Cumberland, State of Maine, with the improvements located thereon, described as follows:

Beginning on the northwest side of the Grand Trunk Railroad at the junction of the Greeley Road, so-called; thence

1. Southwesterly by said Railroad to the lot of land conveyed by William B. Nulty to Gertrude M. Irish by deed dated September 16, 1935, recorded at the Cumberland County Registry of Deeds in Book 1480, Page 334; thence
2. Northwesterly by said land conveyed to said Irish as aforesaid to the Middle Road, so-called; thence
3. Northeasterly by said Middle Road to said Greeley Road; thence
4. Southerly by said Greeley Road to the point of beginning.

The premises are conveyed together with any and all easements or appurtenances of record, insofar as the same are in force and applicable.

The premises are also shown and depicted on plan of RC Hazel ton Project, B & C Project No. 200901023, 005, drawn by Bock & Clark's National Surveyors Network, dated September 3, 2009 and last revised November 12, 2009 and described thereon as follows:

A certain lot or parcel of land in the State of Maine, County of Cumberland, Town of Cumberland, situated near the intersection of Greeley Road and Middle Road, more particularly bounded and described as follows:

Beginning at an iron rod found at the intersection of the southwesterly sideline of Greeley Road with the westerly sideline of the lands now or formerly of Canadian National Railway Company; thence running

| | |
|---------------|--|
| S 25°49'25" W | 760.14 feet to a point, said course being by lands now or formerly of Canadian National Railway Company as shown in Plan Book 8, Page 8 (1917); thence turning and running |
| N 42°26'56" W | 576.13 feet to a point on the easterly sideline of Middle Road, said course being by lands now or formerly of Dale W. Spugnardi as described in Deed Book 22481, Page 307 (2005); thence turning and running |
| N 07°50'25" E | 622.77 feet to an iron rod found; thence turning and running |
| N 17°18'25" E | 312.58 feet to an iron rod found; thence turning and running |
| N 20°53'25" E | 69.67 feet to a point; thence turning and running |
| S 38°34'52" E | 681.67 feet to a point; thence turning and running |
| S 26°05'52" E | 209.56 feet to the point of beginning, said last two courses being by the southwesterly sideline of Greeley Road. |

Said plan shows the premises as containing 567,010 square feet, more or less, or 13.02 acres, more or less.

Subject to any rights the public may have in Middle Road and Greeley Road.

Bearings cited in the above description refer to true north and are based on a plan by Titcomb Associates entitled, "Plan of Boundary Survey Made for E.C. Hazelton Company," dated January 14, 2006.

Received
Recorded Register of Deeds
Sep 28, 2015 02:48:32P
Cumberland County
Nancy A. Lane

Lot B - 199 Middle LLC (Yarmouth Boat Yard) as Shown on the Subdivision Plan recorded in
The Cumberland County Registry of Deeds Bk 216 / Pg 90 and as Tax Map R02 / Lot 27A

WARRANTY DEED
(Maine Statutory Short Form)

199 MIDDLE ROAD LLC, a Maine limited liability company with a mailing address of 77 Blackstrap Road, Cumberland, Maine 04021 (the "Grantor"), for consideration paid, grants to **199 MIDDLE LLC**, a Maine limited liability company with a mailing address of 72 Lafayette Street, Yarmouth, Maine 04096 (the "Grantee"), with Warranty Covenants, certain real estate situated in the Town of Cumberland, County of Cumberland and State of Maine, being more particularly described in the attached Exhibit A.

The within conveyance is made subject to a continuing Right of First Refusal in favor of Grantor herein as agreed between Grantor and Grantee in Section 3 of "Addendum A To Contract For Real Estate Located At 199 Middle Road, Cumberland, Maine" dated November 4, 2015, a copy of which is attached hereto as Exhibit B. The Right of First Refusal shall be a continuing covenant running with the land and shall benefit and inure to the heirs, issue, personal representatives or assigns of Grantor. For interpretive purposes, "Seller" references the Grantor herein, "Purchaser" references the Grantee herein and "Lot 3" references the real estate described on Exhibit A.

WITNESS our hands and seals this 4th day of May, 2016.

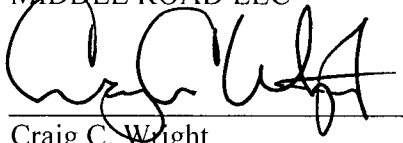
In Witness Whereof, 199 MIDDLE ROAD LLC has caused this instrument to be executed this 4th day of May, 2016.

WITNESS:



199 MIDDLE ROAD LLC

By:



Craig C. Wright

Its: Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

May 4, 2016

Personally appeared before me the above named Craig C. Wright and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of 199 Middle Road LLC.

Before me,



Notary Public / Attorney At Law

Stanley Stant
Print name

My commission expires: _____

MAINE REAL ESTATE TAX PAID

EXHIBIT A

A certain lot or parcel of land located on the easterly sideline of Middle Road in the Town of Cumberland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at a granite monument on the easterly side of Middle Road at the northerly corner of land now or formerly of Dale W. Spugnardi as described in a deed recorded in the Cumberland County Registry of Deeds in Book 22481, Page 307.

Thence along the following courses and distances:

1. N 07°50'25" E by said Middle Road a distance of One Hundred Fifty and 00/100 (150.00) feet to a point at the southwest corner of Lot A as shown on a plan entitled "Subdivision Plan of 199 Middle Road" by Pinkham and Greer Civil Engineering recorded in said Registry in Plan Book 216, Page 90;
2. S 82°09'35" E by said Lot A a distance of Six Hundred Eleven and 38/100 (611.38) feet to land now or formerly of Canadian National Railway Company;
3. S 25°49'25" W by said land of Canadian National Railway Company a distance of Five Hundred Forty-Four and 71/100 (544.71) feet to a granite monument at the northeasterly corner of said land of Spugnardi;
4. N 42°26'56" W by said land of Spugnardi a distance of Five Hundred Seventy-Six and 13/100 (576.13) feet to the point of beginning.

Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone, NAD83.

The above described parcel contains 191,619 square feet or 4.40 acres, more or less, being Lot B as shown on a plan entitled "Subdivision Plan of 199 Middle Road" by Pinkham and Greer Civil Engineering and recorded in the Cumberland County Registry of Deeds in Plan Book 216, Page 90. The above described premises is conveyed subject to and with the benefit of the utility and access easements as shown on said Plan.

Meaning and intending to convey a portion of the premises conveyed to 199 Middle Road LLC, a Maine limited liability company, by deed from AEC Realty of Maine, LLC, a Maine limited liability company dated September 25, 2015 and recorded in said Registry of Deeds in Book 32621, Page 187.

EXHIBIT B

It is hereby agreed and acknowledged that, upon Purchaser's closing on the purchase of Lot 3 pursuant to this Contract, Purchaser intends to use Lot 3 as a storage facility for boats, vehicles and other equipment in connection with the operation of the Yarmouth Boat Yard, which is owned by Purchaser's affiliated entity and located at 72 Lafayette Street in Yarmouth, Maine (the "Yarmouth Boat Yard Property"). Purchaser hereby agrees that, if Purchaser decides to sell Lot 3 separate from and not included as part of the sale of all or any portion of the Yarmouth Boat Yard Property, then in the case of said decision to sell only Lot 3 and in the event Purchaser receives a bona fide offer therefor, the terms and conditions of which Purchaser wishes to accept, then the Purchaser shall first give written notice to the Seller of said fact together with all pertinent terms and conditions of said bona fide offer, and including, without limitation, any writing or agreement relating thereto. The Seller shall have ten (10) days from the date of receipt of said notice to elect to purchase or not to purchase Lot 3 from the Purchaser at the price offered and upon the terms and conditions specified in said bona fide offer. The election to purchase Lot 3 by the Seller shall be exercised by the Seller giving written notice to the Purchaser prior to the expiration of said ten (10) day period. The acceptance by the Seller in writing of such bona fide offer shall be deemed to create a binding agreement between the Seller and the Purchaser on the terms and conditions set forth in the bona fide offer, without the need for any further instrument or agreement, and a closing on said sale in accordance with said agreement shall occur within the later of the closing date set forth in the bona fide offer or forty five (45) days after the Seller's acceptance of the bona fide offer. If the Seller shall fail to accept any such bona fide offer in accordance herewith within said ten (10) day period from the receipt of said notice from the Purchaser, or if the Purchaser receives from the Seller a written waiver with respect to said bona fide offer, the Purchaser may then complete the transaction contemplated in said original bona fide offer in accordance with the terms thereof. Upon the Purchaser's consummation of said originally contemplated transaction pursuant to the bona fide offer, the Seller's right of first refusal with respect to Lot 3 shall be extinguished. If said transaction is not consummated, Seller's right of first refusal to acquire Lot 3 shall not terminate.

Notwithstanding anything else to the contrary herein, it is the intent of the foregoing that in event the Purchaser decides to sell Lot 3 in connection with and/or included as a part of the sale of all or any portion of the Yarmouth Boat Yard Property, then Seller shall have no rights whatsoever to purchase Lot 3 pursuant to this right of first refusal and upon such sale, Seller's rights under this right of first refusal shall automatically terminate and be of no further force and effect.

In addition, notwithstanding anything to the contrary contained herein, the provisions of this right of first refusal in this Contract shall not be triggered by or applicable to the grant of mortgages of Lot 3 or to any proceedings for the foreclosure thereof, including foreclosure auctions and the subsequent sale by a foreclosing mortgagee who is the successful bidder at the foreclosure auction(s), or any change in the ownership interests of Purchaser, or any transfer or

sale by Purchaser to the owner(s) of interests in Purchaser, children, spouse or other family members related by blood, marriage or adoption to the owner(s) of Purchaser and/or to a trust or other estate-planning vehicles of the owner(s) of Purchaser with or without consideration.

The rights under this right of first refusal shall benefit and inure to the heirs, issue, personal representatives or assigns of Seller.

All other terms and conditions shall remain the same.

Received
Recorded Register of Deeds
May 04, 2016 11:06:31A
Cumberland County
Nancy A. Lane

Attachment 5 – Abutters
(abutters within 200 feet of 199 Middle Road)

Tax Map R2B / Lot 25
Erik C. Weagle
46 Friar Lane
Cumberland, ME 04021

Tax Map R2 / Lot 26
Dale W. Spugnardi
189 Middle Road
Cumberland, ME 04021

Tax Map R2 / Lot 28
John G. Chandler
93 Tuttle Road
Cumberland, ME 04021

Tax Map R2 / Lot 36
Scott J. Fenwick
218 Middle Road
Cumberland, ME 04021

Tax Map R2 / Lot 37A
S Bros Enterprises LLC
215 Middle Road
Cumberland, ME 04021

Tax Map R2 / Lot 27A
199 Middle LLC
72 Lafayette Street
Yarmouth, ME 04096

Attachment 6 – FEMA Floodplain Designation

Per the original January 2006 Boundary Survey (Note 4) the property is located in flood zone C which is designated as an area of minimal flooding, as delineated on Panel 16 of the Flood Insurance Rate Map for Cumberland, Maine Community No. 230162 dated May 19, 1981.

Attachment 7 – Financial Capacity

The project consists of installing erosion control measures, culvert pipes, compacted fill and surface gravel all of which the applicant's landscape construction company is capable of doing. The applicant is proposing to fund the project with cash on hand for the purchase of supplies and performing much of the labor through his company Coastal Landscaping and Construction.

We estimate the project will cost approximately \$50,000 with the applicant using much of his own labor.

Attachment 8 – Solid Waste Disposal Plan

Solid Waste:

- The proposed yard expansion will not generate additional solid waste. No changes are proposed to the existing solid waste disposal.

Attachment 9 – Wastewater Disposal

The proposed yard expansion will not generate additional wastewater. The existing facility is connected to the Municipal sewer system.

Attachment 10 – Stormwater Management

A stormwater management report has been prepared for the proposed yard expansion by Silas Canavan, P.E. (Atlantic Resource Consultants). The report is included as part of this attachment.

STORMWATER MANAGEMENT REPORT

Storage Yard Expansion

199 Middle Road, Cumberland, Maine

November 2021

Introduction

Atlantic Resource Consultants (ARC) was retained to assist 199 Middle Road LLC (Applicant) with the design and permitting for a gravel storage yard expansion at 199 Middle Road in Cumberland, Maine.

This Stormwater Management Report assesses both pre-development and post-development peak runoff rates for the development area in accordance with the Cumberland ordinance.

Pre-Development Conditions

The site of the proposed project is located on a 8.6-acre parcel of land at 199 Middle Road in Cumberland (Tax Map R2, Lot 27). The portion of the lot to be developed is the northerly end of the site at the intersection of Middle Road and Greeley Road. Ground cover in this area is primarily lawn, meadow, and brush. A drainage swale flowing north to south with a 30' wide drainage easement to the Town of Cumberland exists within the development area. This swale provides drainage for an upgradient area of approximately 139 acres, received from a single 30" HDPE culvert under Middle Road. Based on discussion with the Town Engineer, a second 30-inch culvert may be installed under Middle Road in the future. Downgradient of the project area, two sets of twin 30-inch HDPE culverts exist on the property within the drainage easement to pass flow from the swale into the large wetland to the south, prior to crossing under Interstate I-295. As taken from the website of the "*Natural Resources Conservation Service, United States Department of Agriculture, Web Soil Survey*," the predominant soil type in the development area is Scantic silt loam (Sn) (HSG D).

Post-Development Conditions

The proposed project includes the construction of approximately 20,661 square feet (0.47 acres) of new gravel storage yard area adjacent to the existing gravel storage yard. A portion of the gravel yard will be constructed over the existing drainage swale. Therefore, twin 30-inch HDPE culverts will be installed to pass flow under the new gravel area in line with the existing swale. A riprap plunge pool will be installed at the end of the twin culverts as an energy dissipator prior to flowing into the swale.

The twin 30-inch culverts will match the size of the existing/future upgradient and downgradient culverts. Therefore, no adverse impacts to drainage conditions are anticipated.

Stormwater Quantity

The development site is located at the bottom of a 139-acre drainage area with a Time of Concentration of approximately 183 minutes (based on HydroCAD information provided by Gorrill Palmer for the original design of the drainage swale). Additional flow rate created by constructing the 0.47 acre gravel yard area over the existing meadow area is anticipated to be less than 1 CFS in the 25 year storm, peaking at about hour 12 of the storm and entering directly into the swale. The peak runoff from the large upgradient watershed will not reach the drainage swale until approximately hour 14.4 of the storm. Therefore, the peak runoff created by the proposed development will have already passed through the swale long before the peak from the large subcatchment reaches the swale. Thus, the proposed development will not cause an increase in peak flow rate within the drainage swale.

Based on this analysis, we do not anticipate any adverse impact on downgradient drainage systems due to the proposed development.

Erosion Control

BMPs such as a stabilized construction entrance, silt fence and/or filter berms of erosion control mix, riprap pipe inlet and outlet protection, mulch, permanent seeding, and compacted gravel surfaces will be used to prevent erosion and downstream migration of sediment during and after construction. The locations of temporary and permanent erosion control measures and erosion and sedimentation control notes and details are shown on the design drawing set.

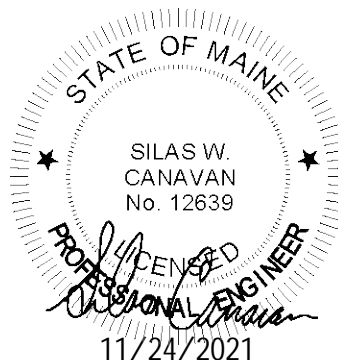
Conclusions

The relatively small size of the development compared to the overall drainage area and the proximity of the development to the existing drainage swale will result in the project having a negligible impact on peak flow rates within the drainage swale. Installation of the twin 30-inch HDPE culverts, which match the size and material of both the existing/future upgradient and downgradient culverts, will adequately maintain flow from the upgradient areas within the drainage easement. Based on this information, no adverse impacts to stormwater conditions onsite or downgradient from the site are anticipated from this project.

Respectfully,
Atlantic Resource Consultants



Silas Canavan, PE
Senior Project Manager



Attachment 11 – Waiver Request

1. **Location & Dimensions of existing easements & copies of documents** – The existing drainage easement held by the Town in the area of the yard expansion is shown on the site plan.
2. **High Intensity Soils Survey** – Neither a septic system or a stormwater drainage BMP is proposed so information from a high intensity soil survey would not assist with the project development.
3. **Hydro Geologic Evaluation** – The existing site is served by the Municipal sewer system so we do not believe a hydro geologic evaluation is needed.
4. **Traffic Study** – The yard expansion is to better organize the existing materials on site no additional traffic is anticipated.

Attachment 12 – Site Plan Review Approval Standards

- A. Utilization of the Site – The proposed yard expansion proposes to take advantage of a portion of the site which is adjacent to the existing yard and currently used as a drainage ditch and underutilized open area. By adding this area to the existing yard space and adding the additional access drive connection to Greely Road the applicant will be changing the shape of the yard which will increase the size of the yard and the layout and circulation efficiency.

- B. Traffic, Circulation and Parking – No changes are proposed to the sites existing parking and circulation layout which received site plan approval in February of 2019. What the proposed yard expansion project will change is the layout and circulation of the yard area. The additional 20,000 s.f. will make a slight change to the geometry of the yard which will improve it's efficiency (more rectangular than pointed) and the access drive connection to Greely Road will help with yard pick up and delivery circulation.

- C. Stormwater Management and Erosion Control – The relatively small size of the development compared to the overall drainage area and the proximity of the development to the existing drainage swale will result in the project having a negligible impact on peak flow rates within the drainage swale. Installation of the twin 30-inch HDPE culverts, which match the size and material of both the existing/future upgradient and downgradient culverts, will adequately maintain flow from the upgradient areas within the drainage easement. We do not anticipate any adverse impacts to the stormwater onsite or downgradient resulting from the proposed project.

- D. Water, Sewer and Fire Protection:
 - 1. Water Supply Provisions – The proposed project will not change the existing water demand. No changes to the existing water supply (well) are proposed.
 - 2. Sewage Disposal Provisions – The proposed project does not propose any changes to the existing sanitary sewer use or connection.
 - 3. Utilities – No changes are proposed to the existing utilities or there use.

4. Fire Protection – The proposed yard expansion project will not impact the existing fire protection system. No changes are proposed to the existing system. The outer limits of the proposed yard will increase in that area by 90 feet.

E. Water Protection:

1. Groundwater Protection – No changes are proposed to the existing facility's sanitary sewer connection to the municipal system.
2. Water Quality - The project does not propose the storage or discharge of any hazardous materials or substances. The yard expansion is primarily to increase the storage capacity and efficiency for the stone products and landscape materials already stored on site.

F. Floodplain Management - The site is not located within a floodplain it is located in ZONE C which is designated as an area of minimal flooding.

G. Historic and Archaeological Resources – Not applicable the proposed yard expansion is on a previously developed and approved site.

H. Exterior Lighting – No lighting changes are proposed as part of this project. There are no existing lights in the yard and no new ones are proposed as part of this yard expansion project.

I. Buffering & Landscaping -

1. Buffering of Adjacent Uses – This project is an amendment to a previously approved site plan there are no new uses are being proposed .
2. Landscaping – The existing landscaping is proposed to remain no new landscaping is proposed.

J. Noise – The proposed yard expansion is for material and equipment storage and use. We do not anticipate this yard expansion will increase the noise level of the previously approved facility.

K. Storage of Materials – The proposed project is an expansion of the existing yard area which is used for the storage of stone and landscape materials and landscape construction equipment.

- L. Financial Capacity – The applicant is proposing to self fund the project. The work is typical of site work done by the applicant's business Coastal Landscaping and Construction as such he is planning on doing much of the work himself.
- M. Design and Performance Standards - The project is not subject to any Town Design Standards.

199 MIDDLE ROAD, CUMBERLAND, MAINE

PLAN LIST

| | |
|-------|---|
| C-101 | SITE PLAN |
| C-300 | EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS |
| C-301 | SITE DETAILS |

OWNER & APPLICANT:
199 Middle Road LLC
199 Middle Road
Cumberland, Maine 04021

SITE PLANNER & LANDSCAPE ARCHITECT:
LAND DESIGN SOLUTIONS
1 Faraday Drive, Suite 7
Cumberland, Maine 04021
(207) 939-1717

CIVIL ENGINEERING:
ATLANTIC RESOURCE CONSULTANTS
541 US Route One
Freeport, Maine 04032

SURVEYOR:
Titcomb Associates
133 Gray Road,
Falmouth, Maine 04105

Issued to The Town of Cumberland for Site Plan
Review November 30, 2021

THE PROPOSED YARD EXPANSION IS AN AMENDMENT
TO AN APPROVED SITE PLAN

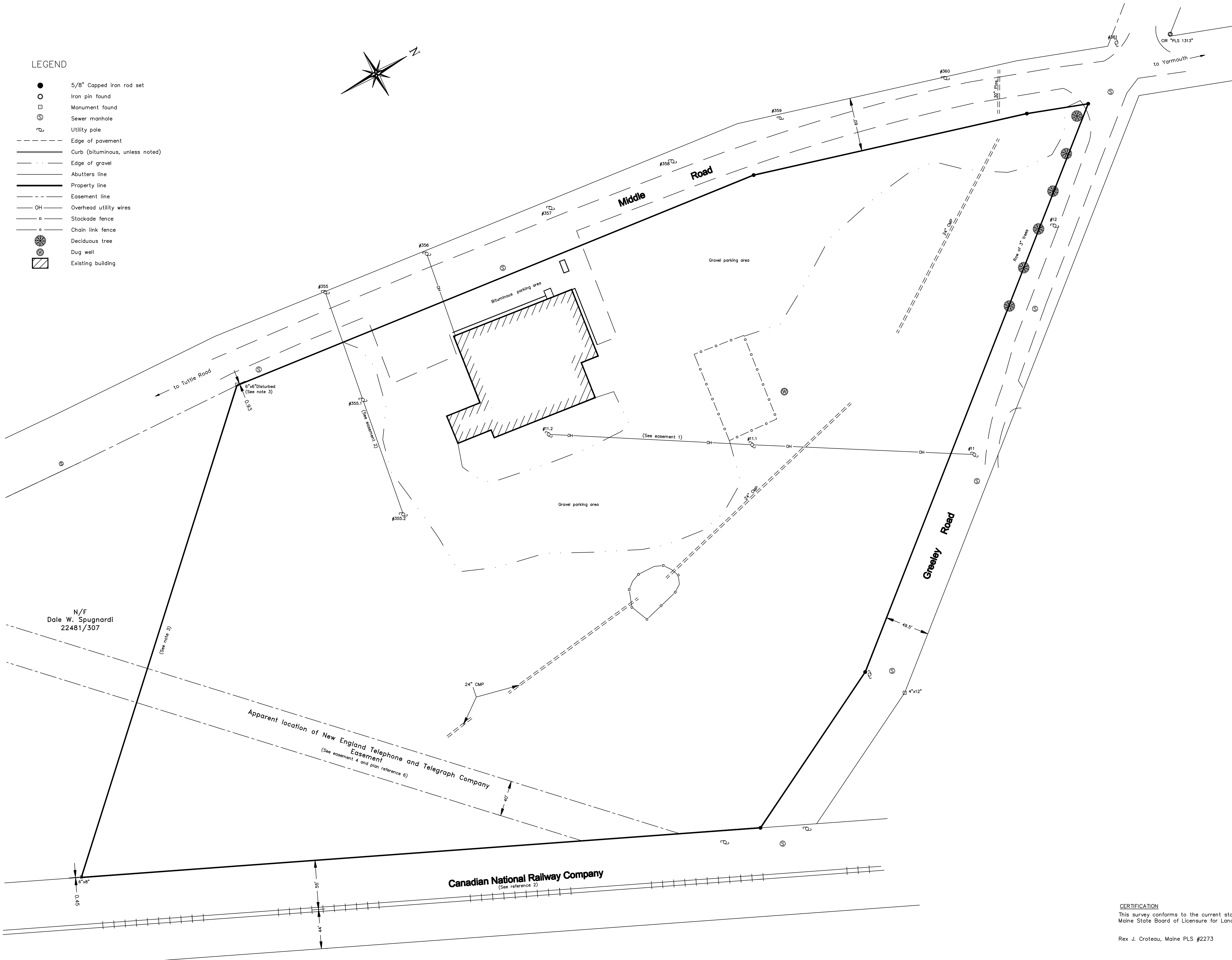
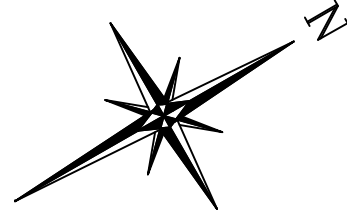


Atlantic Resource Consultants
541 US Route One
Freeport, ME 04032
Tel: 207.869.9050

[illegible]

LEGEND

- 5/8" Capped iron rod set
- Iron pin found
- Monument found
- ⊙ Sewer manhole
- ⊕ Utility pole
- - - Edge of pavement
- ==== Curb (bituminous, unless noted)
- . - Edge of gravel
- - - Abutters line
- ==== Property line
- - - Easement line
- OH Overhead utility wires
- Stockade fence
- Chain link fence
- ⊙ Deciduous tree
- ⊙ Dug well
- ▨ Existing building



N/F
Dale W. Spugnardi
22481/307

(See note 3)

Apparent location of New England Telephone and Telegraph Company
Easement
(See easement 4 and plan reference 6)

Canadian National Railway Company
(See reference 2)

CERTIFICATION

This survey conforms to the current standards of the
Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, Maine PLS #2273

NOTES:

- Bearings are based on True North. (See Plan Reference 3)
- Book and Page references are to the Cumberland County Registry of Deeds.
- The southerly boundary line should be fully established by an exchange of deeds between Spugnardi and Candia Road, LLC because of the uncertainty of the monument at the southwesterly corner being the same one called for in the deed recorded in Book 1480 Page 334.
- The property is located in flood Zone C (area of minimal flooding), as delineated on Panel 16 of the Flood Insurance Rate Map for Cumberland, Maine, Community No. 230162 dated May 19, 1981.

PLAN REFERENCES:

- "Plan of Middle Road So-Called Town of Cumberland as relocated by Commissioners of the County of Cumberland" dated July 1908 and on file in the County Commissioners office in Plan Book 3 Page 49.
- "Plan of Station Map and Right of Way and Track Map" Atlantic & St. Lawrence R.R. operated by the Canadian National Railway Co. dated June 30, 1917 and on file in the County Commissioners office in Plan Book 8 Page 8.
- "Plan of Property" made for Wayne & Kathrin Curtis by Robert P. Titcomb August 13, 1988 and recorded in Plan Book 159 Page 35.
- "Preliminary Sketch of Boundary Survey" made for Peter and Nancy Castonia by Titcomb Associates July 17, 2001 and revised January 10, 2002.
- "Plan of a Portion of the Greeley Road in the Town of Cumberland as Redefined by the Commissioners of Cumberland County" by H.I. & E.C. Jordan dated November 25, 1957 and recorded in the Cumberland County Commissioners Office in Plan Book 7, Page 29.
- "Plan Showing Property in Town of Cumberland, County of Cumberland, State of Maine owned by Sarah A. Cressey Showing Right of Way needed by the New England Telephone and Telegraph Company" by S. Litchfield dated February 19, 1913, recorded in Plan Book 12, Page 20.
- "Plan of Property of Anson G. Cressey Town of Cumberland, County of Cumberland, State of Maine Showing Additional Right of Way needed by the New England Telephone and Telegraph Company" by W. L. Hardy dated July 11, 1914, recorded in Plan Book 13, Page 92.

EASEMENTS OF RECORD:

- Easement granted to Central Maine Power Company and New England Telephone and Telegraph Company by New Hampshire Services, Inc., dated May 5, 1958 and recorded in Book 2407, Page 358.
- Easement granted to New England Telephone and Telegraph Company by New Hampshire Services, Inc., dated August 16, 1962 and recorded in Book 2695, Page 149.
- Easement granted to Central Maine Power and New England Telephone and Telegraph Company by New Hampshire Services, Inc., dated May 23, 1967 and recorded in Book 2996, Page 92.
- Easement granted to New England Telephone and Telegraph Co. by Anson G. Cressey, dated February 11, 1927 and recorded in Book 1259 Page 145. No poles found, apparent location of easement is based on plan reference 6.

AREA

13.02 acres

OWNERS OF RECORD

Candia Road, LLC: Book 16610, Page 046

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

PLAN OF
BOUNDARY SURVEY

199 Middle Road Cumberland, Maine

MADE FOR

R.C. HAZELTON COMPANY
Box 217 Cumberland, Maine

JOB# 25097 DATE: January 14, 2006 SCALE: 1"=50'

BOOK# 634

DWG: 205097.dwg

FILE# 8423

Titcomb Associates
133 Gray Road
Fallmouth, Maine 04105 (207)797-9199

- PLAN REFERENCES:
- FOR BOUNDARY INFORMATION SEE "PLAN OF BOUNDARY SURVEY" PREPARED FOR R.C. HAZELTON COMPANY PREPARED BY TITCOMB ASSOCIATES DATED JANUARY 14, 2006.
 - FOR SUBDIVISION INFORMATION SEE SUBDIVISION PLAN PREPARED BY PINKHAM & GREER CIVIL ENGINEERS APPROVED BY THE CUMBERLAND PLANNING BOARD MARCH 29, 2016 AND RECORDED MARCH 30, 2016 (BK. 216 / PG. 90).
 - FOR PREVIOUS SITE PLAN APPROVAL SEE "SITE PLAN" PREPARED BY WALSH ENGINEERING ASSOCIATES REVISION A DATED 12-14-10 FOR RECONFIGURATION OF PARKING AREAS ON LOT A AND BOAT STORAGE ON LOT B.

ZONING SUMMARY

ZONE: RURAL INDUSTRIAL (RI)

PERMITTED USES: LIGHT MANUFACTURING & ASSOCIATED RETAIL, WAREHOUSING AND WHOLESALE DISTRIBUTION AND ASSOCIATED RETAIL.

SPACE STANDARDS:

| DESCRIPTION | REQUIRED | PROPOSED |
|------------------|-------------|---------------------------|
| MINIMUM LOT SIZE | 60,000 S.F. | |
| LOT 21 | | 8.62 ACRES (375,481 S.F.) |

ALL PARKING, ACCESS DRIVES & IMPERVIOUS SURFACES MUST BE LOCATED AT LEAST 15 FT. FROM ANY SIDE OR REAR LOT LINE. NO PARKING SPACES OR ASPHALT TYPE SURFACES SHALL BE LOCATED WITHIN 15 FT. OF A FRONT PROPERTY LINE.

LOT 21 COVERAGE SUMMARY:

| DESCRIPTION: | EXISTING | PROPOSED | TOTAL |
|-------------------|----------------------|--------------|--------------------|
| BUILDING COVERAGE | 21,340 S.F. | 0 | 21,340 S.F. (5.6%) |
| PAVEMENT COVERAGE | 21,900 S.F. | 0 | 21,900 S.F. (5.8%) |
| GRAVEL COVERAGE | 123,262 S.F. (32.8%) | 20,661 S.F. | 143,923 S.F. (38%) |
| VEGETATED AREA | 202,405 S.F. (55%) | ~20,661 S.F. | 180,324 S.F. (50%) |

WETLAND IMPACT SUMMARY:

PREVIOUS IMPACT LOT 21-A 1,494 S.F. (2010)

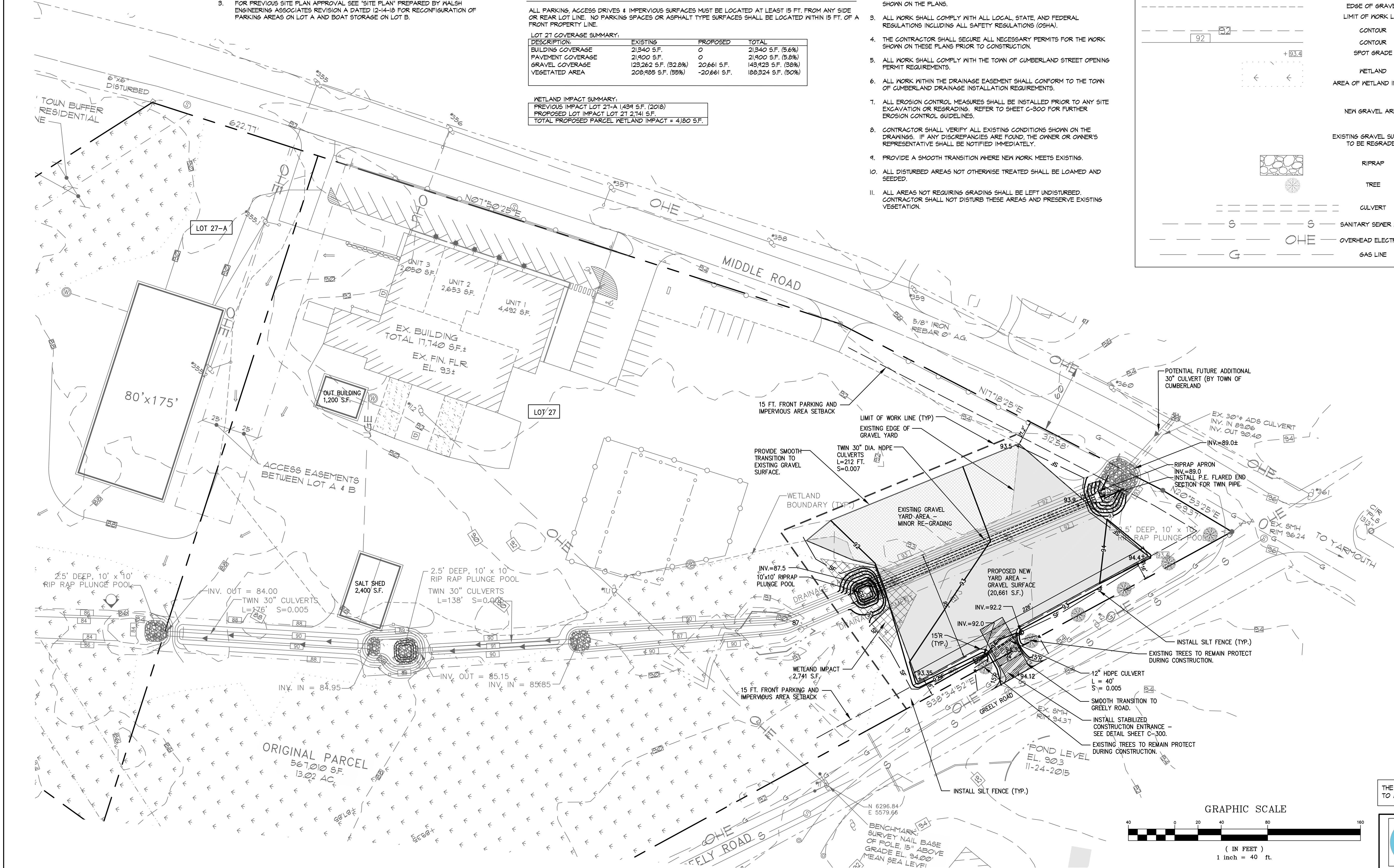
PROPOSED LOT IMPACT LOT 21 2,741 S.F.

TOTAL PROPOSED PARCEL WETLAND IMPACT = 4,180 S.F.

- GENERAL NOTES:
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-1235.
 - THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
 - ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
 - THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
 - ALL WORK SHALL COMPLY WITH THE TOWN OF CUMBERLAND STREET OPENING PERMIT REQUIREMENTS.
 - ALL WORK WITHIN THE DRAINAGE EASEMENT SHALL CONFORM TO THE TOWN OF CUMBERLAND DRAINAGE INSTALLATION REQUIREMENTS.
 - ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO SHEET C-300 FOR FURTHER EROSION CONTROL GUIDELINES.
 - CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
 - PROVIDE A SMOOTH TRANSITION WHERE NEW WORK MEETS EXISTING.
 - ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE LOAMED AND SEEDED.
 - ALL AREAS NOT REQUIRING GRADING SHALL BE LEFT UNDISTURBED. CONTRACTOR SHALL NOT DISTURB THESE AREAS AND PRESERVE EXISTING VEGETATION.

LEGEND:

| EXISTING: | PROPOSED: |
|------------------------|---|
| N17°18'25"E 312.50' | PROPERTY LINE |
| | IMPERVIOUS SURFACE SETBACK |
| | DRAINAGE EASEMENT |
| | EDGE OF GRAVEL |
| | LIMIT OF WORK LINE |
| 92 | CONTOUR |
| | CONTOUR |
| | SPOT GRADE |
| | + 94.12 |
| | WETLAND |
| | AREA OF WETLAND IMPACT |
| | NEW GRAVEL AREA |
| | EXISTING GRAVEL SURFACE TO BE REGRADED |
| | RIPRAP |
| | TREE |
| | CULVERT |
| S | SANITARY SEWER LINE |
| OHE | OVERHEAD ELECTRIC LINE |
| G | GAS LINE |



PARCEL INFORMATION:

ADDRESS: 199 MIDDLE ROAD

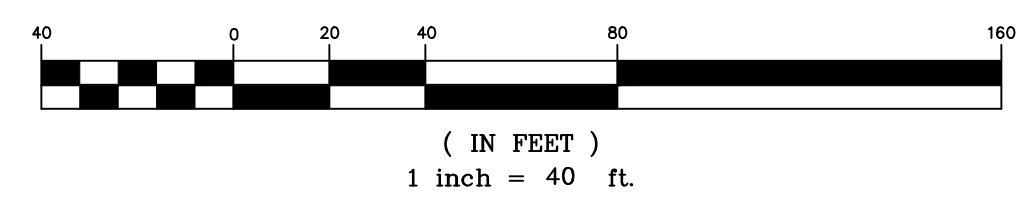
TAX MAP: R02 / LOT 21

OWNER: 199 MIDDLE ROAD LLC

BK. 32621 / PG. 181

THE PROPOSED YARD EXPANSION IS AN AMENDMENT TO AN APPROVED SITE PLAN

GRAPHIC SCALE



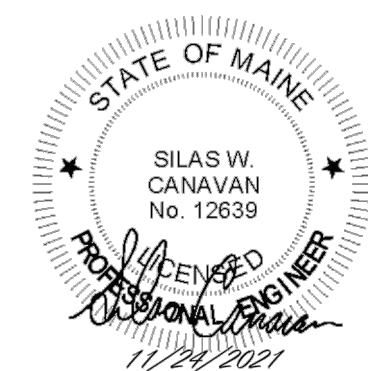
Atlantic Resource Consultants

541 US Route One

Freeport, ME 04032

Tel: 207.869.9050

| REV. | DATE | STATUS | BY | CHKD. | APPD. | REV. | DATE | STATUS | BY | CHKD. | APPD. |
|------|----------|--|-------|-------|-------|------|------|--------|----|-------|-------|
| A | 11-30-21 | ISSUED FOR TOWN OF CUMBERLAND SITE PLAN REVIEW | DEPT. | PBB | SWC | | | | | | |
| | | | | | | | | | | | |



LAND DESIGN SOLUTIONS

LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE

1 Faraday Drive, Suite 7, Cumberland, ME 04021 tel: (207) 434-1717

OWNER & APPLICANT:

199 MIDDLE ROAD LLC

199 MIDDLE ROAD, CUMBERLAND, MAINE 04021

DESIGN: PBB/SWC

DRAWN: DEPT.

CHKD: SWC

DATE: NOVEMBER 2021

SCALE: 1"=40'

YARD EXPANSION

199 MIDDLE ROAD, CUMBERLAND

SITE PLAN

21-128

C-101

REV. A

EROSION AND SEDIMENTATION CONTROL NOTES:

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPs MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN

REFERENCE IS MADE TO THE GRADING AND DRAINAGE PLANS WITHIN THE PLAN SET, SHOWING THE LOCATIONS AND TYPES OF PROPOSED MEASURES TO BE IMPLEMENTED.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE USED AT ALL TIMES TO: LIMIT DISTURBANCE AND, HENCE, EROSION

- 1) CORRECT ANY EROSION PROBLEMS IMMEDIATELY
- 2) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
- 3) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
- 4) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE SITE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

1. EROSION AND SEDIMENTATION CONTROL BMPs SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE. ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY (REFER TO "POST CONSTRUCTION REVEGETATION" SECTION). IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 15 DAYS OF COMPLETING CONSTRUCTION IN THE AREA. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 7 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
 - B. SEEDDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
 - C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCLOSED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
 - A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
 - B. SEEDDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS./1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4.D. OF THE "POST CONSTRUCTION REVEGETATION" SECTION.
 - C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEEDED TO PROTECT SLOPES.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. (IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION).
6. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEEPED AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
8. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 75' FROM STREAMS AND 25' FROM

WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPs G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIALS.
 - A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
 - B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
 - C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
 - A. ONLY UNFROZEN LOAM SHALL BE USED.
 - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
 - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS./1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
 - E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
 - F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES, SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL, AND AT LEAST ONCE A WEEK, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECOME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEEPED AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
 - A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
 - B. STABILIZE THE SLOPE WITH WOOD-WASTE COMPOST: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD-WASTE COMPOST ON THE SLOPE BY NOVEMBER 15TH. THE CONTRACTOR WILL NOT USE WOOD-WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
 - C. STABILIZE THE SLOPE WITH STONE RIPRAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY

ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15TH THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.
 - A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET. IMMEDIATELY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM II OF THIS STANDARD.
 - B. STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
 - C. STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15TH THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING OR REMOVED AND RELOCATED OFF-SITE.
2. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IS IN PLACE. STONE AND SEDIMENT FROM THE CONSTRUCTION ENTRANCE SHALL BE REDISTRIBUTED TO AN AREA UNDERGOING GRADING OR REMOVED AND RELOCATED OFF-SITE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY), FERTILIZED, SEEDDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE. CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

INSPECTION AND MAINTENANCE (APPENDIX B)

1. INSPECTION AND MAINTENANCE REQUIREMENTS: INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER A SIGNIFICANT STORM EVENT (0.5 INCHES OF RAINFALL IN A 24-HOUR PERIOD) AND PRIOR TO COMPLETION OF PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS IN THE MCGP AND ANY DEPARTMENTAL COMPANION DOCUMENT TO THE MCGP, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE MODIFIED OR IF ADDITIONAL BMPs ARE NECESSARY, IMPLEMENTATION MUST BE STARTED BY THE END OF THE NEXT WORKDAY AND COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS AREA PERMANENTLY STABILIZED. DOCUMENTATION OF CORRECTION ACTIONS SHALL BE MAINTAINED WITH THE INSPECTION FORMS.
2. INSPECTION LOG (REPORT): A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs, NOTE IN THE INSPECTION LOG THE CORRECT ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO THE DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF THE PERMANENT STABILIZATION.

HOUSEKEEPING (APPENDIX C)

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: [HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLSRESP/](http://www.maine.gov/dep/spills/emergspillsresp/)
2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT

PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING

INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEPED IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

5. EXCAVATION DEWATERING: EXCAVATION DEWATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPs, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

6. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:

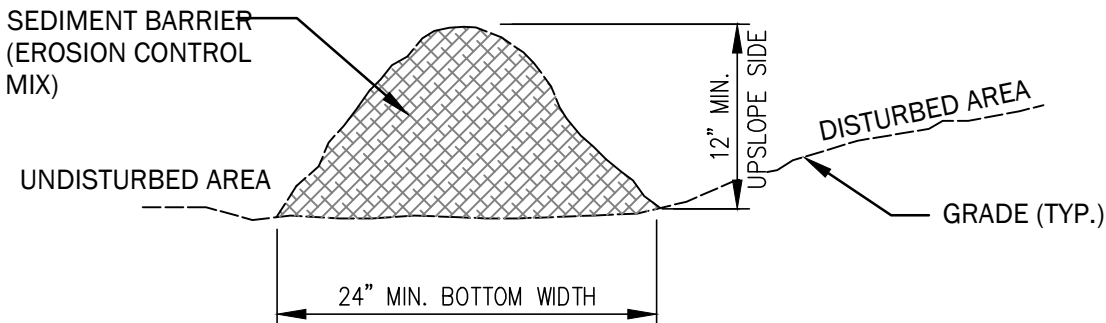
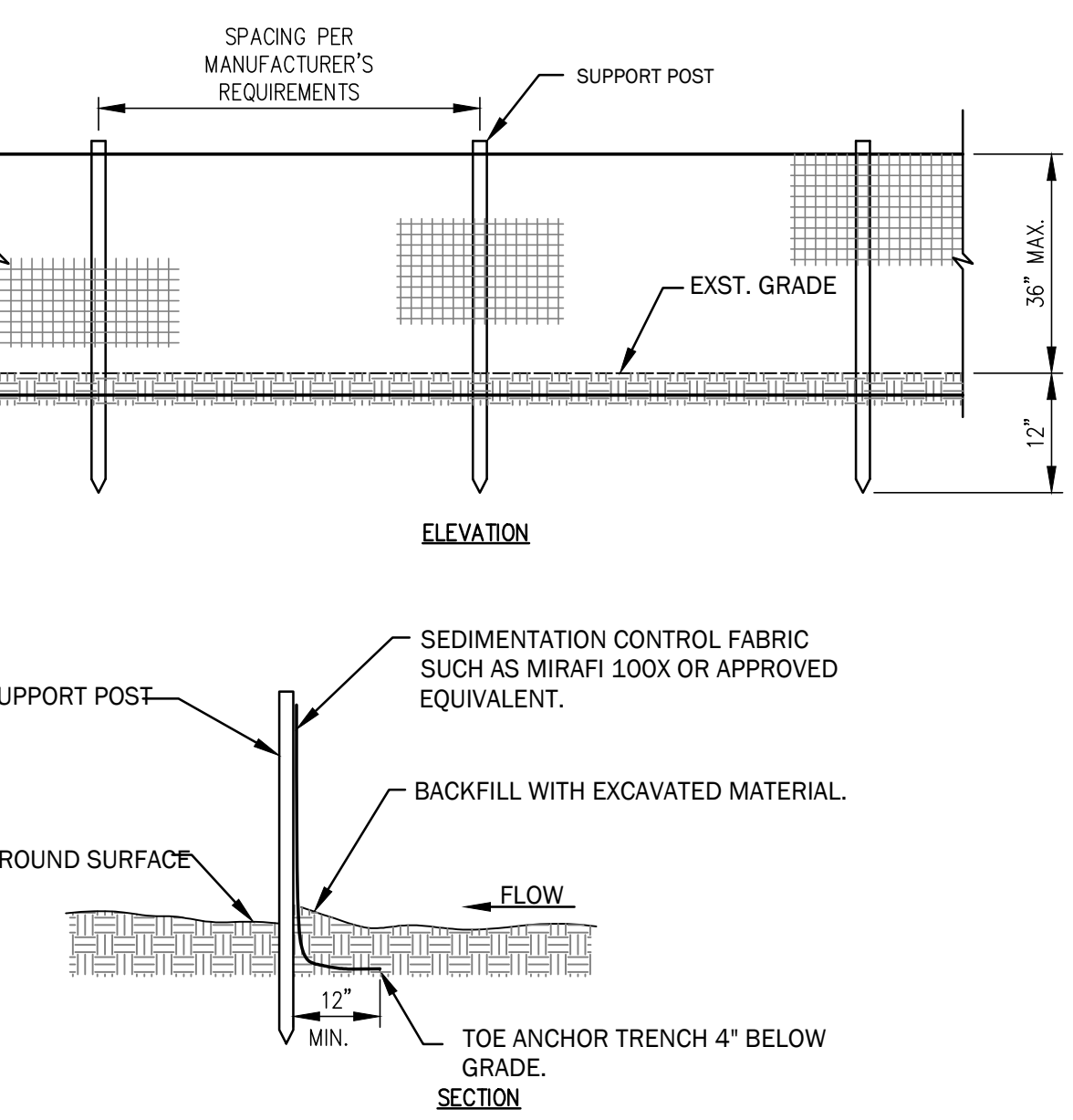
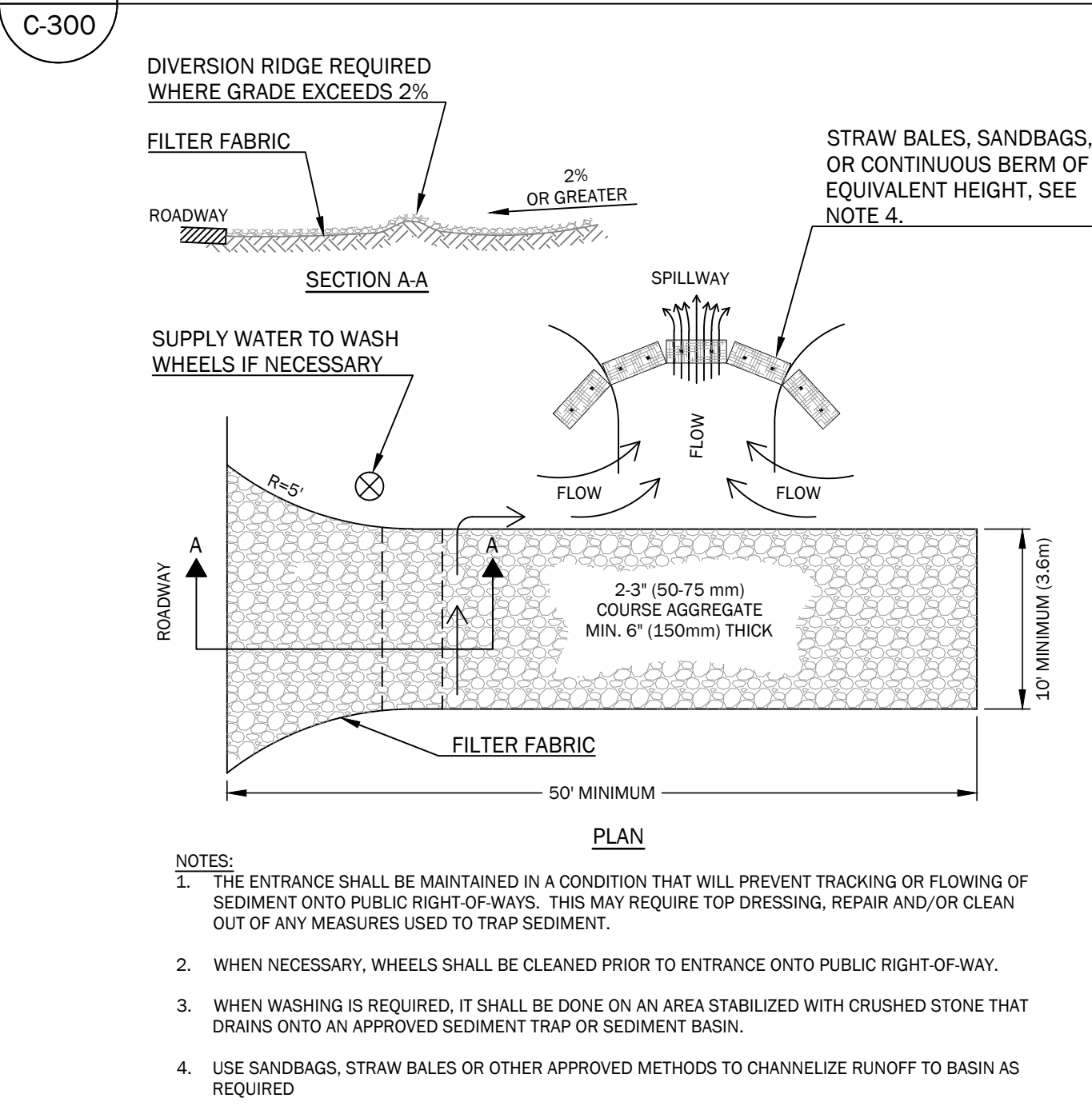
- DISCHARGES FROM FIREFIGHTING ACTIVITY;
- FIRE HYDRANT FLUSHINGS;
- VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
- DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX C(1);
- ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
- PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
- POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- LANDSCAPE IRRIGATION

7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:

- WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
- FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
- SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
- TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

1 EROSION AND SEDIMENTATION CONTROL NOTES



- NOTES:
1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
 2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
 - A. THE ORGANIC CONTENT SHALL BE BETWEEN 80 AND 100% DRY WEIGHT BASIS
 - B. PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
 - C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
 - D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
 - E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
 - F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
 3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
 4. PLACEMENT OF BARRIER SHOULD BE:
 - AT TOE OF THE SLOPE.
 - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
 - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
 5. BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS
 6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
 7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

NOTE: ALL METHODS AND MATERIALS SHALL CONFORM TO MDOT STANDARD SPECIFICATIONS LATEST EDITION AS APPLICABLE

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Freeport, ME 04032
Tel: 207.869.9050

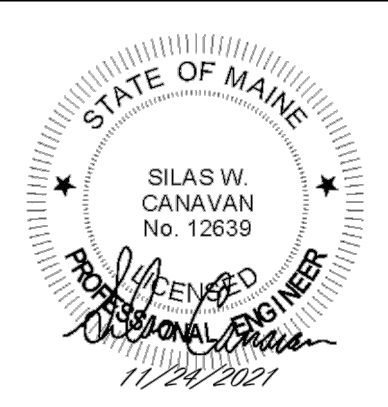
YARD EXPANSION
199 MIDDLE ROAD, CUMBERLAND

EROSION AND SEDIMENTATION CONTROL NOTES AND DETAILS

DESIGN: SWC
DRAWN: DEPT.
CHKD: SWC
DATE: NOVEMBER 2021
SCALE: AS NOTED

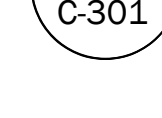
PROJ. NO. 21-128
DWG. NO. C-300
REV. A

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
1 Faraday Drive, Suite 7, Cumberland, ME 04021 tel:(207) 494-1717
OWNER & APPLICANT:
199 MIDDLE ROAD LLC
199 MIDDLE ROAD, CUMBERLAND, MAINE 04021

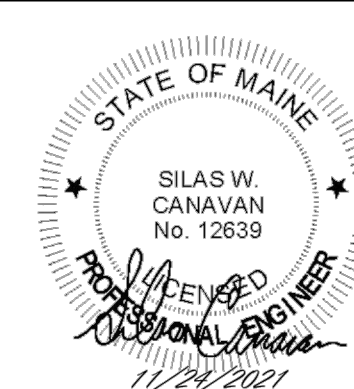




- | D | L | W | D ₅₀ |
|-----|-----|----|-----------------|
| 12" | 10' | 5' | 6" |



Drawing Name: C:\Users\Peter\Documents\Land Design Solutions\2021 Projects\21-128 199 Middle Road Cumberland\DWG\Details | Plot Date / Time: Nov. 24, 21 / 5:39 PM

[illegible]

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE

1 Faraday Drive, Suite 7, Cumberland, ME 04021 tel:(207) 934-1717

OWNER & APPLICANT:

199 MIDDLE ROAD LLC

199 MIDDLE ROAD, CUMBERLAND, MAINE 04021

| | | | |
|---------------------|--|--------|------|
| DESIGN: SWC | YARD EXPANSION 199 MIDDLE ROAD, CUMBERLAND | | |
| DRAWN: DEPT. | | | |
| CHKD: SWC | SITE DETAILS | | |
| | | | |
| DATE: NOVEMBER 2021 | PROJ. NO. | 21-128 | REV. |
| SCALE: AS NOTED | DWG. NO. | C-301 | A |



Atlantic Resource Consultants
541 US Route One
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