WALSH

ENGINEERING ASSOCIATES, INC.

File: 441

January 7, 2019

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

**RE: Amended Site Plan Application**
**Lot 5, Cumberland Foreside Village, Belted Cow, Cumberland**

Dear Carla,

Attached are revised drawings for Belted Cow. The owner has decided to develop the property with a 14,149 sq. ft. building that will provide space for Belted Cow and an as yet unknown tenant. This reduced the overall footprint of the building and the developed area.

As this project was recently approved by the Board much of the information required has been previously submitted and is being resubmitted with this application.

We have updated the drainage calculations and have included an updated Stormwater Report.

This phase will have reduced blasting and less lot clearing. This minimizes the impacts to the neighbors.

These are the changes to the plans. Please let me know if you need anything else.

Respectfully,

Thomas S. Greer, PE
Walsh Engineering Associates, Inc.

cc: Jim Taylor, Dale Akeley, File
Enc.

**SITE PLAN REVIEW**
**Town of Cumberland**

**Appendix C**
**Planning Board Site Plan Review Application**

Applicant's name Belted Cow Realty, LLC - Jim Taylor

Applicant's address 247 Portland Street, Suite 500, Yarmouth, ME 04096

Cell phone _____ Home phone _____ Office phone 207-846-3364

Email Address jimtaylor@beltedcom.com

Project address Lot 5, Cumberland Foreside Village, Route One

Project name Belted Cow Headquarters

Describe project Construction of a 14,149 sq. ft. building.

Number of employees See Traffic Report

Days and hours of operation 7 days, 7am to 7pm Project review and notice fee

Name of representative Walsh Engineering Associates, Inc, Thomas Greer

Contact information: Cell: _____ Office: 207-553-9898

What is the applicant's interest in the property?

Own x 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**
Submitted? Yes _____ No x Part of an existing subdivision

Are there any deed restrictions or easements? Yes _____ No x If yes, provide information and show easement location on site plan.

**Building Information**
Are there existing buildings on the site? Yes _____ No x Number: _____
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 x No _____
Describe: See Architectural Plans
Number of new buildings 1
Square footage 14,149 sq. ft. footprint, 15,149 w/ mezzanine
Number of floor levels including basement 2

**Parking**
Number of existing parking spaces ____0_____
Number of new parking spaces __46_____
Number of handicapped spaces __3_____
Will parking area be paved? __x__Yes ___No

**Entrance**
Location: __Route One____
Width_24'__Length _200'+/-
Is it paved?__x__Yes_____No_____If not, do you plan to pave it?

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

**Utilities**

**Water:** Public water__x___Well_____(Show location on site plan.)

**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.

**Electric:** On site? Yes__x___No _____
Show location of existing and proposed utilities on the site plan and indicate if they are above or below ground.

**Signs**
Number:__1_____
Size:__Unknown at this time.
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_____Stream_____Wetland _____ Pond _____ Lake _____ Stone walls __x__
Are there any other historic or natural features? ___No_____

**Lighting**
Will there be any exterior lights? Yes __x__ No_____Show location on site plan (e.g., pole fixtures, wall packs on building) and provide fixture and lumen information.

**Trees**
Show location of existing trees on the site plan and indicate if any are to be removed. See Site Plan

**Landscaping**
Is there existing landscaping on the site? Yes __x__ No_____Show type and location on site plan. Forested

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

**Buffering**
Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences. See Landscape Plan

**Erosion Control**
Has an erosion and sedimentation control plan been submitted? Yes __x__ No _____

**Stormwater Management Plan**
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**
Location of nearest hydrant _____ Sprinklers? Yes __x__ No _____
Do you plan to have an alarm system? Yes__x__No_____Please contact the Fire/EMS Department at 829-4573 to discuss any Town or state requirements.

**Trash**
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.
See List of Consultants on Cover Sheet

**Financial Capacity**
Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank See Wells Fargo Letter dated 8/22/2018

- Zoning district: Contract Zone
- Minimum lot size: 1 acre
- Classification of proposed use: Office & Personal Trainer
- Parcel size: 2.82 acres
- Frontage: 150'
- Setbacks: Front 25' Side 20' Rear 40'
- Board of Appeals Required? n/a
- Tax Map R01 Lot 11-5 Deed book 34767 Deed page 170
- Floodplain map number 2301620018C Designation _____
- Vernal pool identified? None
- Is parcel in a subdivision? Yes
- Outside agency permits required:
  MDEP Tier 1 N/A MDEP Tier 2 N/A Army Corps of Engineers N/A
  MDEP general construction (stormwater) permit (for disturbance of 1 acre or more)
- MDOT entrance permit Existing
- MDOT traffic movement permit Existing
- Traffic study required Provided
- Hydrogeologic evaluation N/A
- Market study N/A
- Route 1 Design Guidelines? Yes
- Route 100, VMU or TCD Design Standards? N/A

Applicant's signature Thomas J. [illegible] AGENT

Submission date: 1/7/19

# 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:** |
|---|---|---|
| *Example: Erosion Control* | *Plan Sheet E-1* | |
| **General Information:** | | |
| Completed Site Plan Application Form | Attached | |
| Names and addresses of all consultants | Cover Sheet | |
| Narrative describing existing conditions and the proposed project | Cover Letter | |
| Evidence of right, title or interest (deed, option, etc.) | Deed Attached | |
| Names and Addresses of all property owners within 200 feet | Abutter List Attached | |
| Boundaries of all contiguous property under control of owner | See Sheet C1.1 - Site Plan | |
| Tax map and lot numbers | See Sheet C1.1 - Site Plan | |
| Area of the parcel | See Sheet C1.1 - Site Plan | |
| FEMA Floodplain designation & map # | 2301620018C | |
| Zoning classification | See Sheet C1.1 - Site Plan | |
| Evidence of technical and financial capability to carry out the project | Technical and Financial Capacity Attached | |
| Boundary survey | See Sheet 1-SD - Fourth Amended Subdivision Plan | |
| List of waiver requests on separate sheet with reason for request. | N/A | |
| Proposed solid waste disposal plan | On Site Dumpster | |
| | | |
| **Existing Conditions Plan showing:** | | |
| Name, registration number and seal of person who prepared plan | See Sheet C1.2 - Existing Conditions and Demo Plan | |
| North arrow, date, scale, legend | See Sheet C1.2 - Existing Conditions and Demo Plan | |
| Area of the parcel | See Sheet C1.1 - Site Plan | |
| Setbacks and building envelope | See Sheet C1.2 - Existing Conditions and Demo Plan | |
| Utilities, including sewer & water, culverts & drains, on-site sewage | See Sheet C1.2 - Existing Conditions and Demo Plan | |
| Location of any septic systems | N/A | |
| Location, names, widths of existing public or private streets ROW's | See Sheet C1.1 - Site Plan | |

| | | |
|---|---|---|
| Location, dimension of ground floor elevation of all existing buildings | N/A | |
| | | |
| Location, dimension of existing driveways, parking, loading, walkways | N/A | |
| Location of intersecting roads & driveways within 200 feet of the site | See Sheet C1.2 - Existing Conditions and Demo Plan | |
| Wetland areas | See Sheet C1.2 - Existing Conditions and Demo Plan | |
| Natural and historic features such as water bodies, stands of trees, streams, graveyards, stonewalls, floodplains | See Sheet C1.2 - Existing Conditions and Demo Plan | |
| Direction of existing surface water drainage across the site & off site | See Sheet D1.0 - Drainage Analysis Existing ... | |
| Location, front view, dimensions and lighting of existing signs | N/A | |
| Location and dimensions of existing easements & copies of documents | N/A | |
| Location of nearest fire hydrant or water supply for fire protection | See Sheet C1.1 - Site Plan | |
| | | |
| **Proposed Development Site Plan showing:** | | |
| Name of development | All Drawings | |
| Date | All Drawings | |
| North arrow | All Plan Drawings | |
| Scale | All Plan Drawings | |
| Legend | All Plan Drawings | |
| Landscape plan | See Sheets L1.0 & L1.1 | |
| Stormwater management | See Sheets C2.0 & C2.1 | |
| Wetland delineation | No Wetlands On Site | |
| Current & proposed stands of trees | See Sheets C1.2 & L1.0 | |
| Erosion control plan | See sheets C2.1 & C3.0 | |
| Landscape plan | See Sheets L1.0 & L1.1 | |
| Lighting/photometric plan | See Photometric Plan (11x17) | |
| Location and dimensions of all proposed buildings | See Sheet C1.1 - Site Plan | |
| Location and size of utilities, including sewer, water, culverts and drains | See Sheet C1.3 - Grading and Utility Plan | |
| Location and dimension of proposed on-site septic system; test pit locations and nitrate plumes | N/A | |
| Location of wells on subject property and within 200' of the site | N/A | |
| Location, names and widths of existing and proposed streets and ROW's | See Sheet C1.1 - Site Plan | |

| | | |
|---|---|---|
| Location and dimensions of all accessways and loading and unloading facilities | See Sheet C1.1 - Site Plan | |
| | | |
| Location and dimension of all existing and proposed pedestrian ways | See Sheet C1.1 - Site Plan | |
| Location, dimension and # of spaces of proposed parking areas, including handicapped spaces | See Sheet C1.1 - Site Plan | |
| Total floor area and ground coverage of each proposed building and structure | See Sheet C1.1 - Site Plan | |
| Proposed sign location and sign lighting | See Sheet C1.1 - Site Plan | |
| Proposed lighting location and details | See Sheet C1.1 & Photometric Plan (11x17) and Cut Sheets | |
| Covenants and deed restrictions proposed | N/A | |
| Snow storage location | See Sheet C1.1 - Site Plan | |
| Solid waste storage location and fencing/buffering | See Sheets C1.1 & C3.2 | |
| Location of all fire protection | | |
| Location of all temporary & permanent monuments | See Sheet C1.1 - Site Plan | |
| Street plans and profiles | N/A | |

## ***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 | Previous Approval | |
| Hydro geologic evaluation | N/A | |
| Traffic Study | See Traffic Letter | |
| Market Study | N/A | |
| Location of proposed recreation areas (parks, playgrounds, other public areas) | N/A | |
| Location and type of outdoor furniture and features such as benches, fountains. | N/A | |

To Whom It May Concern,

By this letter, the undersigned authorizes Walsh Engineering Associates, Inc. to act as the agent for the undersigned in the preparation and submission of all Federal, State, and Local City permit applications and relevant documents and correspondence for all necessary permits for the construction on the property at Cumberland Foreside Village, Lot 5, Route 1, Cumberland, Belted Cow Realty LLC to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,

Signature(s)

6-11-18
Date

James Z Taylor
Owner(s)

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT

**HERITAGE VILLAGE DEVELOPMENT GROUP, LLC**, a Florida limited liability company, with a mailing address of 2630 Harborside Drive, Longboat Key, FL 34228 (the "Grantor"), FOR CONSIDERATION PAID, grants to **BELTED COW REALTY, LLC**, a Maine limited liability company, with a mailing address of 247 Portland Street, Suite 500, Yarmouth, ME 04096 (the "Grantee"), with QUITCLAIM COVENANT, certain real property, together with any improvements thereon, situated in the Town of Cumberland, County of Cumberland and State of Maine, and more particularly described on Exhibit A attached hereto and made a part hereof.

IN WITNESS WHEREOF, HERITAGE VILLAGE DEVELOPMENT GROUP, LLC has caused this instrument to be executed by Peter W. Kennedy, its Sole Manager/Member thereunto duly authorized, as of this 9th day of April, 2018.

WITNESS:

Name: Suzanne Breselor Lowell

HERITAGE VILLAGE DEVELOPMENT GROUP, LLC

By:
Peter D. Kennedy
Its Manager

State of Maine
County of Cumberland, ss. April 9, 2018

PERSONALLY APPEARED the above-named Peter ~~W~~ D. Kennedy, Sole Manager/Member of HERITAGE VILLAGE DEVELOPMENT GROUP, LLC as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

~~Notary Public~~ Atty At Law
Print Name: Suzanne Breselor Lowell
Commission Expires:

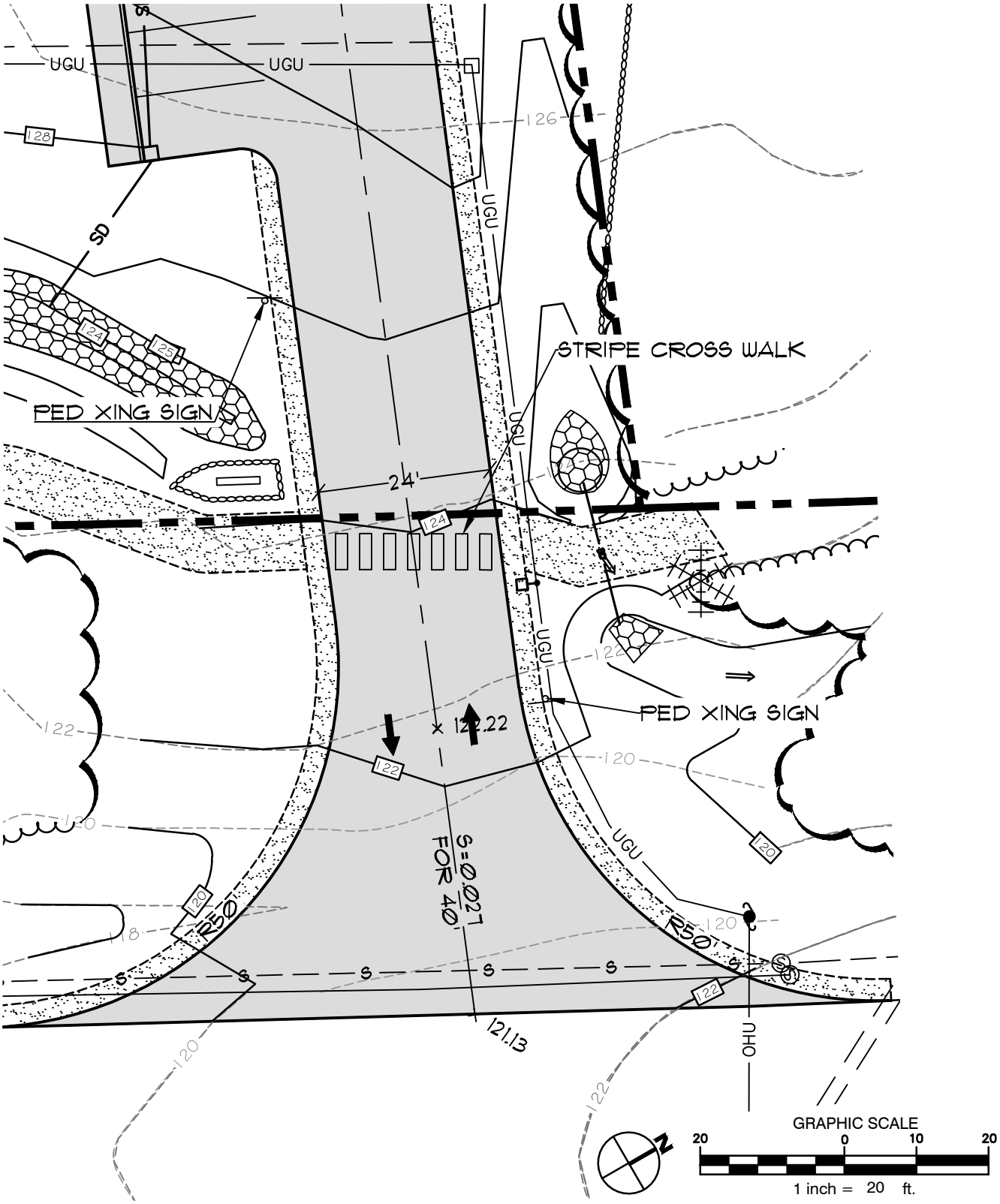
# EXHIBIT A

A certain lot or parcel of land, together with the buildings and improvements thereon, situated on the northerly side of U.S. Route 1, in the Town of Cumberland, County of Cumberland, State of Maine, and being Commercial Lot 5 as shown on Fourth Amended Subdivision Plan, Cumberland Foreside Village for HERITAGE VILLAGE DEVELOPMENT GROUP, LLC by Owen Haskell, Inc. dated January 26, 2007 and recorded at the Cumberland County Registry of Deeds in Plan Book 217, Page 85, as may have been further amended (the "Plan").

This property is subject to all restrictions, covenants, conditions, and easements of record that may affect the premises herein conveyed, including the conditions to approval, drainage easement, common access easement and 25' buffer zone shown on the Plan.

For Grantor's source of title see: Deed from Cumberland Foreside Village, LLC to Heritage Village Development Group, LLC, a Maine limited liability company, dated October 10, 2017 recorded at the Cumberland County Registry of Deeds in Book 34376, Page 332, as corrected by Corrective Deed from Cumberland Foreside Village, LLC to Heritage Village Development Group, LLC, a Florida limited liability company, to be recorded at said Registry of Deeds.

Received
Recorded Register of Deeds
Apr 10,2018 01:29:33P
Cumberland County
Nancy A. Lane





WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com


# BELTED COW HEADQUARTERS

U.S. ROUTE ONE
CUMBERLAND, MAINE

Sheet Title:
**DRIVEWAY SLOPE**

| | |
|---|---|
| Job No.: | 441 |
| Date: | 9/12/18 |
| Scale: | AS SHOWN |
| Drawn: | JWG |
| Checked: | TSG |

| Lot # | Street Address | City | State | Zip Code | Lot Owners on Record |
|---|---|---|---|---|---|
| 1 | 6 Casco Bay | Cumberland Foreside | ME | 04110-1355 | Matthew E. Williams/Heather S. Williams |
| 2 | 8 Casco Bay | Cumberland Foreside | ME | 04110-1355 | Elena Ardito |
| 3 | 10 Casco Bay | Cumberland Foreside | ME | 04110-1355 | Michael R Jepson |
| 4 | 4 Nautical | Cumberland Foreside | ME | 04110-1355 | Berton  Beaulieu/Kimberly Beaulieu |
| 5 | 6 Nautical | Cumberland Foreside | ME | 04110-1355 | Christopher M Lydon/Tracey C Lydon |
| 6 | 8 Nautical | Cumberland Foreside | ME | 04110-1355 | Michael D Mitchell/Kathleen A Mitchell |
| 7 | 10 Nautical | Cumberland Foreside | ME | 04110-1355 | James J McManus IV/Melissa McManus |
| 8 | 12 Nautical | Cumberland Foreside | ME | 04110-1355 | Gary E Conway/Susan T Conway |
| 9 | 14 Nautical | Cumberland Foreside | ME | 04110-1355 | Carlos Bello/Maria Troconis |
| 10 | 16 Nautical | Cumberland Foreside | ME | 04110-1355 | Nathan M Thompson/Ariel H Thompson |
| 11 | 18 Nautical | Cumberland Foreside | ME | 04110-1355 | Elizabeth R Ives |
| 12 | 20 Nautical | Cumberland Foreside | ME | 04110-1355 | Terry S Bell, Jr./Ronnie-Lynn Smith |
| 13 | 21 Nautical | Cumberland Foreside | ME | 04110-1355 | Peter C McKenney/Susan F McKenney |
| 14 | 19 Nautical | Cumberland Foreside | ME | 04110-1355 | Elaine Clark |
| 15 | 17 Nautical | Cumberland Foreside | ME | 04110-1355 | Jennifer S O'Brion/John W O'Brion |
| 16 | 15 Nautical | Cumberland Foreside | ME | 04110-1355 | Dorothy Hartman |
| 17 | 13 Nautical | Cumberland Foreside | ME | 04110-1355 | Ryan A Brownewell/Kelsi A Wry |
| 18 | 11 Nautical | Cumberland Foreside | ME | 04110-1355 | Ame E Costigan/Sean C Costigan |
| 19 | 9 Nautical | Cumberland Foreside | ME | 04110-1355 | Thomas W Hutchinson/Andrea A Hutchinson |
| 20 | 7 Nautical | Cumberland Foreside | ME | 04110-1355 | Bruce Yates, Jr./Angela Yates |
| 21 | 5 Nautical | Cumberland Foreside | ME | 04110-1355 | Nga B Nguyen/Nhan H Truong |
| 22 | 3 Nautical | Cumberland Foreside | ME | 04110-1355 | Ji Hyui Choi |
| 23 | 8 Clipper | Cumberland Foreside | ME | 04110-1355 | Brian M Whittemore/Kerri L Whittemore |
| 24 | 10 Clipper | Cumberland Foreside | ME | 04110-1355 | Jennifer G Grasso/Anthony B Grasso |
| 25 | 12 Clipper | Cumberland Foreside | ME | 04110-1355 | William R Newberry/Annette Newberry |
| 26 | 14 Clipper | Cumberland Foreside | ME | 04110-1355 | Amy R Booth |
| 27 | 16 Clipper | Cumberland Foreside | ME | 04110-1355 | Z Pendexter/M Sirois |
| 28 | 18 Clipper | Cumberland Foreside | ME | 04110-1355 | Luke Pluto/Kerry Pluto |

| Lot # | Street Address | City | State | Zip Code | Lot Owners on Record |
|---|---|---|---|---|---|
| 29 | 20 Clipper | Cumberland Foreside | ME | 04110-1355 | Nancy J Wulbrecht |
| 30 | 22 Clipper | Cumberland Foreside | ME | 04110-1355 | Rodney D Tillotson/Jennifer C Tillotson |
| 31 | 24 Clipper | Cumberland Foreside | ME | 04110-1355 | Nannette Duncanson/Arthur Duncanson, Jr. |
| 32 | 26 Clipper | Cumberland Foreside | ME | 04110-1355 | Christopher M King/Bridget L King |
| 33 | 25 Clipper | Cumberland Foreside | ME | 04110-1355 | Barrie Gauthier/Janis Gauthier |
| 34 | 23 Clipper | Cumberland Foreside | ME | 04110-1355 | Eric M Payne |
| 35 | 21 Clipper | Cumberland Foreside | ME | 04110-1355 | Mohamed Suleiman/Christina Cote |
| 36 | 19 Clipper | Cumberland Foreside | ME | 04110-1355 | Byung Moon Kim |
| 37 | 17 Clipper | Cumberland Foreside | ME | 04110-1355 | Gregory Roberts/Carrie Roberts |
| 38 | 15 Clipper | Cumberland Foreside | ME | 04110-1355 | David Cimino |
| 39 | 13 Clipper | Cumberland Foreside | ME | 04110-1355 | Mark V Franco/Tammy L Franco |
| 40 | 11 Clipper | Cumberland Foreside | ME | 04110-1355 | Elizabeth Andrews/Adrienne Bogardus |
| 41 | 9 Clipper | Cumberland Foreside | ME | 04110-1355 | Sadie C Kitchen/Nicholas Altman |
| 42 | 7 Clipper | Cumberland Foreside | ME | 04110-1355 | Sarang Kahu/Manali Harkare |
| 43 | 5 Clipper | Cumberland Foreside | ME | 04110-1355 | Jessica Pinkham |
| 44 | 3 Clipper | Cumberland Foreside | ME | 04110-1355 | Kristopher Kennedy/Sarah Kennedy |
| 45 | 1 Clipper | Cumberland Foreside | ME | 04110-1355 | Scott Jordan/Kari Sher Jordan |

Wells Fargo Advisors
MAC H3386-010
10 Mechanic Street
Worcester, MA 01608
Tel: 508-752-6773
Fax: 508-753-1639
Toll Free: 800-922-8189

Town of Cumberland and
Department of Environmental Protection
290 Tuttle Road
Cumberland Center, ME 04021

8/22/2018

To whom it may concern,

I have known James and Elizabeth Taylor of Yarmouth ME for over 10 years and believe that they have the financial capacity to complete the project.

Please let me know if you have any questions.

Sincerely,

Peter V. Caruso
Financial Advisor
First Vice President – Investment Officer
Wells Fargo Advisors
508-368-0040

Together we'll go far

Wells Fargo Advisors is a trade name used by
Wells Fargo Clearing Services, LLC, Member FINRA/SIPC.

**Traffic Solutions**
*William J. Bray, P.E.*
235 Bancroft Street
Portland, ME 04102
(207) 774-3603
(207) 400-6890 mobile
trafficsolutions@maine.rr.com

August 22, 2018

Tom Greer, P.E.
Walsh Engineering Associates, Inc.
One Karen Drive, Suite 2A
Westbrook, Maine 04092

RE: Cumberland Foreside Village Subdivision – Lot #5

Dear Tom:

It is my understanding Jim Taylor, with Belted Cow, is proposing construction of a multi-unit (four separate units) building of approximately 15,925 square feet on Lot #5 within the Cumberland Foreside Village Subdivision. The largest building unit (5,624 square feet) will be occupied by Belted Cow as their headquarters, two building units of 4,124 square feet each will be marketed as single-tenant office space and the final building unit of 2,053 square feet will be a small fitness facility with a maximum of 2 to 3 clients on site at any given time. The Belted Cow headquarter building is expected to operate with a total of 6 employees.

The Maine Department of Transportation (MaineDOT) Traffic Movement Permit (TMP) issued on August 16, 2016 for the Cumberland Foreside Village Subdivision assumed the total peak hour traffic demand generated by Lot #5 at twenty-four (24) trips in the AM peak hour and twenty-two (22) trips during the PM peak hour.

Peak hour trip estimates were prepared for the proposed development plan on Lot #5 consistent with the earlier process used in securing the Traffic Movement Permit TMP for Cumberland Foreside Village Subdivision. The following trip rates presented in the seventh edition of the Institute of Transportation Engineers "**TRIP GENERATION**" publication was used to calculate the trip generation of the revised development plan:

**Land-Use Code #492 – Health/Fitness Club (2,053 square foot unit)**

| | | |
|---|---|---|
| AM Peak Hour | = 1.21 trips /1,000sf of building area | = 3 |
| PM Peak Hour | = 4.05 trips/1,000sf of building area | = 8 |

**Land-Use Code #715 – Single Tenant Office Building (8,248 square foot unit)**

| | | |
|---|---|---|
| AM Peak Hour | = 1.80 trips /1,000sf of building area | = 15 |
| PM Peak Hour | = 1.73 trips /1,000sf of building area | = 14 |

**Land-Use Code #715 – Single Tenant Office Building (6 total employees)**

| | | |
|---|---|---|
| AM Peak Hour | = 0.53 trips /employee | = 2 |
| PM Peak Hour | = 0.50 trips /employee | = 8 |

Accordingly, the revised development proposal on Lot #5 will generate a total of 20 trips in the AM peak hour and 30 trips in the PM peak hour. The projected peak hour trip values for the proposed site plan, when compared

to the trip values estimated for the overall subdivision plan, represent a trip reduction of 4 trips in the morning peak hour and a very minor increase of eight trips in the evening peak hour.

MaineDOT's TMP regulations do not require a TMP modification if the peak hour volume increases are less than 100 trips during any peak hour time period. A prior development modification to Lot #9 approved in 2016 was forecast to increase trip generation during both peak hour times by an additional 7 trips. Combined, the very minor change in trip generation forecast for both development parcels is well below MaineDOT's threshold value of 100 peak hour trips; whereby, a modification to an approved TMP is required.

Vehicle sight distance was field measured at the proposed driveway entrance intersection to Lot #5 at U.S. Route 1 in accordance with MaineDOT standard practices. The Maine Department of Transportation's Highway Entrance and Driveway Rules, require the following sight distances for a non-mobility roadway:

**Sight Distance Standards**

| Speed Limit | Sight Distance |
|---|---|
| 25 mph | 200 feet |
| 30 | 250 |
| 35 | 305 |
| 40 | 360 |
| 45 | 425 |
| **50** | **495** |
| 55 | 570 |

U.S. Route 1 is currently posted at 50mph in the vicinity of the proposed site, which requires an unobstructed sightline of 495 feet. Sightline measurements in excess of 600-feet are attainable in both directions of travel with removal of all trees and tree limbs that encroach within 10-feet of the existing edge of pavement across the full frontage of the proposed building lot.

Very truly yours,

William J. Bray, P.E.

TOWN OF CUMBERLAND, MAINE
290 TUTTLE ROAD
CUMBERLAND, MAINE 04021
TEL: 207-829-2205 FAX: 829-2224

August 22, 2018

Portland Water District
225 Douglass Street
PO Box 3553
Portland, ME 04104

Re: Sewer Capacity Letter for the "Belted Cow" Heritage Village (aka CFV)

To Whom It May Concern:

The Town of Cumberland has agreed to accept the sewer design flow of 600 gallons per day of commercial use to its municipal sewer system from this new location designed by Walsh Engineering Associates, Inc.

Cumberland is a relatively new sewer system and we have been fortunate to have limited inflow and infiltration in our system. We presently own 30% of the Falmouth Treatment Plant. This new flow would be pumped via our Route One distribution system.

Please let me know if you have any additional questions regarding this request.

Sincerely,

William R. Shane, P.E.
Town Manager

cc: Chris Bolduc, Assistant Manager
Mike Crosby, Deputy Sewer Supt.

Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

September 4, 2018

Tom Greer, P.E.
Walsh Engineering Associates, Inc.
One Karen Drive, Suite 2A
Westbrook, Maine 04092

Re: U.S. Route 1 Lot 5, CU
Ability to Serve with PWD Water

Dear Mr. Greer:

The Portland Water District has received your request for an Ability to Serve Determination for the noted site submitted on August 6, 2018. Based on the information provided per speculative plans dated August 28, 2018, we can confirm that the District will be able to serve the proposed project as further described in this letter. **Please note that this letter does not constitute approval of this project from the District. Review and approval of final plans is required.**

Conditions of Service

The following conditions of service apply:

- Our records show that the property is currently served with an 8-inch speculative service. The existing service at this site may be used by the proposed development as long as the project team determines that it will provide adequate flow and pressure for the proposed use. The existing 8-inch service will need to be split in the public right-of-way with shutoff valves at the property to provide individual control of each service line (fire and domestic).
- An approved backflow prevention device must be installed on each service line prior to service activation. Please refer to the PWD website for more information on cross-connection control policies.

Prior to construction, the owner or contractor will need to make an appointment to complete a service application form and pay all necessary fees. The appointment shall be requested through MEANS@pwd.org or by calling 207-774-5961 ext. 3199. Please allow (3) business days to process the service application paperwork. PWD will guide the applicant through the new development process during the appointment.

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG

Existing Site Service

According to District records, the project site does currently have existing water service. An 8-inch fire service provides water service to the site. Please refer to the "Conditions of Service" section of this letter for requirements related to the use of this service.

Water System Characteristics

According to District records, there is an 20-inch diameter ductile iron water main in U.S. Route 1 and a public fire hydrant located 300 feet from the site. The most recent static pressure reading was 79 psi on February 22, 2017.

Public Fire Protection

The installation of new public hydrants to be accepted into the District water system will most likely not be required. It is your responsibility to contact the Cumberland Fire Department to ensure that this project is adequately served by existing and/or proposed hydrants.

Domestic Water Needs

The data noted above indicates there should be adequate pressure and volume of water to serve the domestic water needs of your proposed project.

Private Fire Protection Water Needs

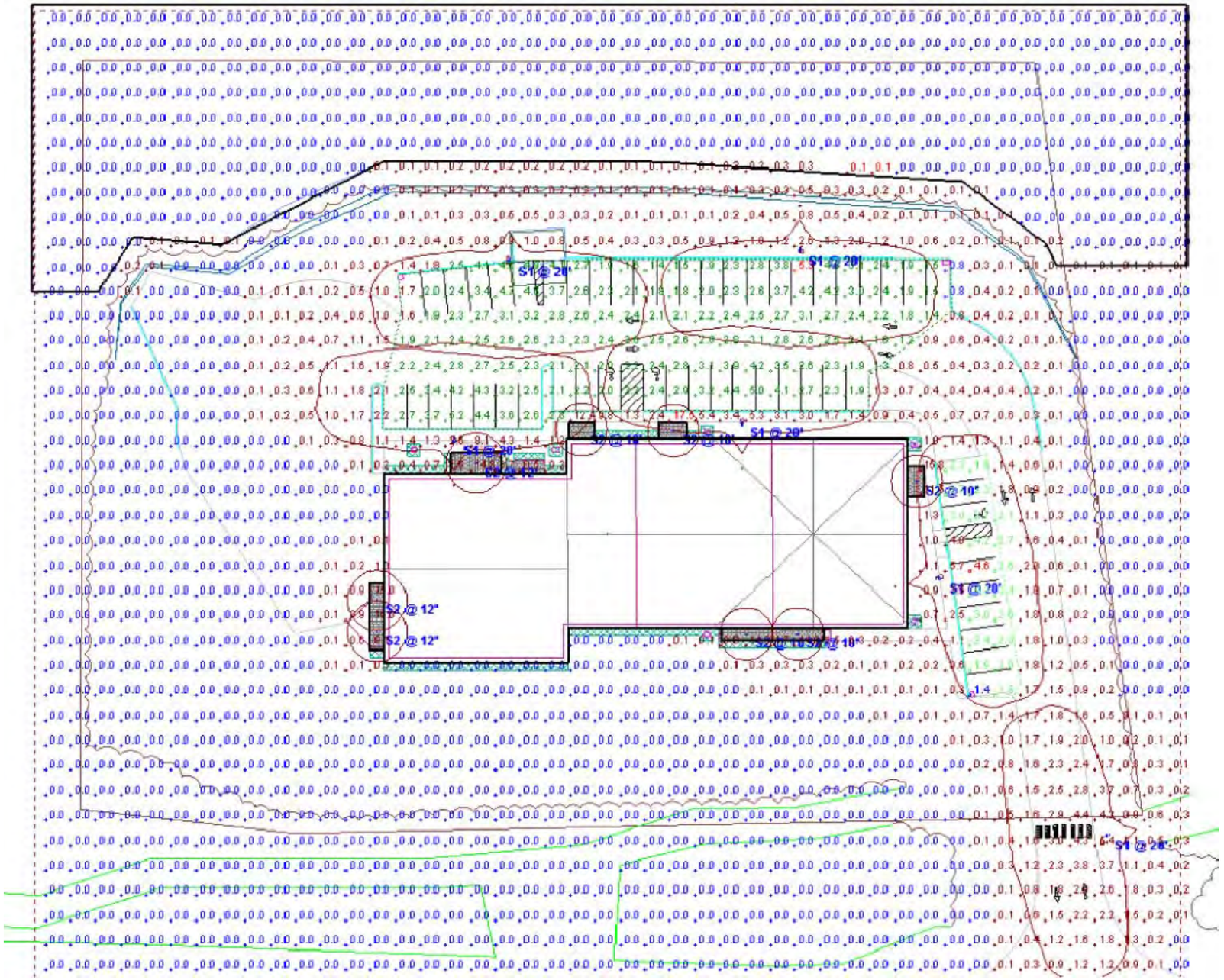
You have indicated that this project will require water service to provide private fire protection to the site. Please note that the District does not guarantee any quantity of water or pressure through a fire protection service. Please share these results with your sprinkler system designer so that they can design the fire protection system to best fit the noted conditions. If the data is out of date or insufficient for their needs, please contact MEANS to request a hydrant flow test and we will work with you to get more complete data.

Should you disagree with this determination, you may request a review by the District's Internal Review Team. Your request for review must be in writing and state the reason for your disagreement with the determination. The request must be sent to MEANS@PWD.org or mailed to 225 Douglass Street, Portland Maine, 04104 c/o MEANS. The Internal Review Team will undertake review as requested within 2 weeks of receipt of a request for review.

If the District can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Gordon S. Johnson, P.E.
Engineering Services Manager




## Statistics

| Description | Symbol | Avg | Max | Min | Max / Min | Avg / Min | Avg / Max |
|---|---|---|---|---|---|---|---|
| East Parking Area | | 2.7 fc | 4.6 fc | 1.4 fc | 3.3:1 | 1.9:1 | 0.6:1 |
| North Parking Area | | 2.7 fc | 5.3 fc | 0.8 fc | 6.6:1 | 3.4:1 | 0.5:1 |
| Overall Site | + | 0.6 fc | 17.5 fc | 0.0 fc | N/A | N/A | 0.0:1 |
| Upper Site | + | 0.0 fc | 0.1 fc | 0.0 fc | N/A | N/A | 0.0:1 |

VISUAL

**Belted Cow**
**Photometric**

**Designer**
SAJ
**Date**
8/21/2018
**Scale**
Not to Scale
**Drawing No.**
E0
**Summary**

## Luminaire Schedule

| Symbol | Label | Quantity | Manufacturer | Catalog Number | Description | Lamp | Number Lamps | Filename | Lumens Per Lamp | Light Loss Factor | Wattage |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | S1 | 6 | Hubbell Lighting Inc, dba Beacon Products | VP-S-48L-110-4K7-3 | | X-70-CRI DATA SHOWN IS SCALED FROM TEST 11604137.05 | 1 | VP-S-48L-110-4K7-3.ies | 12275.12 | 1 | 108 |
| | S2 | 8 | Indy | L6 40LM 35K 120 G4 80CRI ZT P CD-WET | INDY 6" DIA. 1-LED 4000LM, 35K 80 CRI, GEN4 RECESSED LENSLITE W/ CLEAR SATIN ALZAK (CD) PARABOLIC CONE AND FROSTED CONVEX GLASS LENS | 1-WHITE LED LIGHT ENGINE, LUMEN RATING = -1/ABSOLUTE PHOTOMETRY | 1 | L6_40LM_35K_120_G4_80CRI_ZT_P_CD.ies | 2961.456 | 1 | 42.14 |

VISUAL

Belted Cow Photometric

**Designer**
SAJ
**Date**
8/21/2018
**Scale**
Not to Scale
**Drawing No.**
E0
**Summary**

# VP-S STRIKE OPTICS

## Viper (Small)

### FEATURES

- The Beacon Viper luminaire is available in two sizes with a wide choice of different LED wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 4 different mounting options for application in a wide variety of new and existing installations.
- Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- A thermal circuit, LIFESHIELD™, shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary.
- Aluminum thermal clad board with 0.062" thick aluminum base layer, thermally conductive dielectric layer, 0.0014" thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric.

### ORDERING INFORMATION

VPS

**SERIES**

| | |
|---|---|
| **VPS** | Viper |

**LED ENGINE**

| | |
|---|---|
| **24L-55** | 55W, LED array |
| **36L-65** | 65W, LED array |
| **36L-80** | 80W, LED array |
| **48L-110** | 110W, LED array |
| **60L-136** | 136W, LED array |

**CCT/CRI**

| | |
|---|---|
| **3K7** | 3000K, 70 CRI |
| **4K7** | 4000K, 70 CRI |
| **5K7** | 5000K, 70 CRI |

**ROTATION**

| | |
|---|---|
| | Leave blank for no rotation |
| **L**[5] | Optic rotation left |
| **R**[5] | Optic rotation right |

**VOLTAGE**

| | |
|---|---|
| **UNV** | 120-277V |
| **120** | 120V |
| **208** | 208V |
| **240** | 240V |
| **277** | 277V |
| **347** | 347V |
| **480** | 480V |

**COLOR**

| | |
|---|---|
| **DBT** | Dark Bronze Textured |
| **BMT** | Black Matte Textured |
| **PS** | Platinum Silver Smooth |
| **WHT** | White Textured |
| **CC** | Custom Color (RAL#) |

**OPTIONS**

| | |
|---|---|
| **F** | Fusing |
| **BSP** | Bird Spikes |
| **BC** | Backlight control (limited to Type 4W only) |

**DISTRIBUTION**

| | |
|---|---|
| **FR** | Type 1/Front Row |
| **2** | Type 2 |
| **3** | Type 3 |
| **4** | Type 4 |
| **4W** | Type 4 Wide |
| **5QM** | Type 5QM |
| **5R** | Type 5R (rectangular) |
| **5W** | Type 5W (round wide) |

**MOUNTING**

| | |
|---|---|
| **A** | Rectangular Arm (formerly RA) |
| **MAF** | Mast Arm Fitter (formerly SF2) |
| **K** | Knuckle (formerly PK2) limit to 45° tilt |
| **WB** | Wall Bracket |
| **ADSQ** | Universal Arm for square pole |
| **AD34** | Universal Arm for 2.4"-4.1" round pole |
| **AD45** | Universal Arm for 4.2" to 5.3" round pole |
| **AD56** | Universal Arm for 5.5" to 6.5" round pole |

**CONTROL OPTIONS**

| | |
|---|---|
| **7PR** | 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) |
| **7PR-SC** | 7-Pin Receptacle w/Shorting Cap |
| **7PR-TL** | 7-Pin Receptacle w/Twist Lock photo control |
| **SCP/_F**[1,2,6] | Programmable Occupancy Sensor w/ daylight control (120-277 volts only) |
| **GENI-XX**[3] | ENERGENI |
| **SWF**[1] | SiteSync Field Commission |
| **SWFM**[1,2] | SiteSync Field Commission w/ Sensor |
| **SWP**[1,4] | SiteSync Pre-Commission |
| **SWPM**[1,2,4] | SiteSync Pre-Comm w/ Sensor |

**HOUSE SIDE SHIELD ACCESSORIES**

| | |
|---|---|
| **HSS/VP-S/90-FB/XXX** | 90° shield front or back |
| **HSS/VP-S/90-LR/XXX** | 90° shield left or right |
| **HSS/VP-S/180-FB/XXX** | 180° shield front or back |
| **HSS/VP-S/180-LR/XXX** | 180° shield left or right |
| **HSS/VP-S/270-FB/XXX** | 270° shield front or back |
| **HSS/VP-S/270-LR/XXX** | 270° shield left or right |
| **HSS/VP-S/360/XXX** | Full shield |

(Replace XXX with notation for desired finish color)
(Refer to page 5 for shield images)

Accessories and Services (Ordered Separately)

| Catalog Number | Description |
|---|---|
| **SWUSB*** | SiteSync interface software loaded on USB flash drive for use with owner supplied PC (Windows based only). Includes SiteSync license, software and USB radio bridge node. |
| **SWTAB*** | Windows tablet and SiteSync interface software. Includes tablet with preloaded software, SiteSync license and USB radio bridge node. |
| **SWBRG+** | SiteSync USB radio bridge node only. Order if a replacement is required or if an extra bridge node is requested. |

* When ordering SiteSync at least one of these two interface options must be ordered per project.
\+ If needed, an additional Bridge Node can be ordered.

[1] Not available with other wireless control or sensor options
[2] Specify mounting height; 8=8' or less, 40=9' to 40'
[3] Specify routine setting code (example GENI-04). See ENERGENI brochure and instructions for setting table and options. Not available with sensor or SiteSync options.
[4] Specify group and zone at time of order. See www.hubbelllighting.com/sitesync for further details. Order at least one SiteSync interface Accessory SWUSB or SWTAB. Each option contains SiteSync License, GUI, and Bridge Node
[5] Only available with 1A, 2, 3, 4, 4W and 5R distributions
[6] Order at least one SCP-REMOTE per project location to program and control

DesignLights Consortium qualified. Consult DLC website for more details: http://www.designlights.org/QPL

**Visit www.beaconproducts.com for up-to-date availability information**

BEACON design . performance . technology

Fixture Type S2

## ENVIRONMENTALLY FRIENDLY, ENERGY EFFICIENT

- Lumen packages suitable for ceiling heights ranging from 8´ to in excess of 100´
- Efficacies up to 124 lm/w
- Superior-quality white LED light output using Chip on Board technology
- No harmful ultraviolet or infrared wavelengths • No lead or mercury

## PRODUCT SPECIFICATIONS

**Atrius™ - Ready Product:** Select models of the L-series product line deliver valuable data and connectivity to the Atrius IoT location based platform services. For more information, please refer to www.acuitybrands.com/Atrius.

### OPTICS

**Hyperbolic:** Unique hyperbolic shape optimized for small, directional LED source, maximizes fixture efficiency while creating the "Silent Ceiling" appearance by reducing lamp image and aperture brightness • Geometry of hyperbolic curve provides unique aperture appearance and smoother light distribution
**Parabolic/Lens:** Computer-optimized parabolic reflector with frosted convexed lens regressed into cone provides uniform distribution with no striations
**Wall Wash:** Available in Hyperbolic and Parabolic. Both providing uniform distributions with no striations
**Baffle:** White or black painted deep multi-groove aluminum baffle insert with integral white painted flange and frosted convexed glass lens

### ELECTRICAL

**LED Light Engine**: Compact light source delivers uniform illumination without pixilation, enabling excellent beam control • 2SDCM (5000K within 3SDCM) • 80, 90 & 97 CRI • Replaceable light engine with push in wire connections mounts directly to heat sink and is easily replaceable
**Passive Cooling:** Aluminum heat sink integrated directly with housing provides superior thermal management to ensure the long life of LED
**LED Driver:** Power factor >0.9 • Easily replaceable from above or below the ceiling
**Dimming:** Dimmable via 0-10V protocol standard • Optional drivers available for use with eldoLED, Lutron EcoSystem, 2-wire dimmers, DMX, or DALI • For a list of compatible dimmers, see LED-DIM.

A+ Capable options indicated by this color background

**Design2Ship Quick Ship Program:**
Options in green text qualify for Design2Ship — 5 business days from order entry to ship. Refer to Design2Ship Brochure for complete program details.
**Maximum Order Quantity: 50 units.**

**J7.1.1G4**

ATRIUS READY

indy

# 800 TO 9000 LUMEN 6" LED NEW CONSTRUCTION/REMODEL/FLANGELESS

HYPERBOLIC / PARABOLIC / WALLWASH

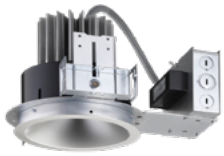
## L6 / LRM6 SERIES

| Type | Cat. No. |
|---|---|
| _____ | _____ |

Project: _____

Notes: _____

**Life:** Rated for 60,000 hours at 70% lumen maintenance
• Available with optional Lumen Depreciation Indicator (LDI)
**Emergency Battery Pack (Optional) output:** Provides a minimum of 600 (BR), or 1000 (HBR) lumens for a minimum duration of 90 minutes • BRT20C option is CEC Title 20 compliant
**Warranty:** 5 years when used in accordance with manufacturing guidelines.
Specifications subject to change without notice.



NEW CONSTRUCTION

REMODEL

## ORDERING INFORMATION

**Complete Catalog# Example Includes** (Rough-In, option, reflector, accessory) Ordering Example: L6 08LM 35K MVOLT G4 80CRI ZT LDI HW CS PF HBTL

### ROUGH-IN

| Series | Lumen Package | Color Temperature | Voltage | Generation | CRI | Driver | Rough-In Options |
|---|---|---|---|---|---|---|---|
| **L6** 6" L-Series New Construction Downlight | **08LM** 800 Lumens | **27K** 2700K | **120** 120 Volt | **G4** Gen 4 | **80CRI** 80+ CRI | **DALI** DALI Control Dimming | **F**[3,9] Fuse and Fuse Holder |
| **LRM6**[14] 6" L-Series Remodel Rough-in | **13LM** 1300 Lumens | **30K** 3000K | **277** 277 Volt | | **90CRI** 90+ CRI | **DMXR** DMX/RDM Driver | **CP**[10] Chicago Plenum |
| | **15LM** 1500 Lumens | **35K** 3500K | **347** 347 Volt | | **97CRI**[2] 97+ CRI | **EDAB**[4,5] eldoLED SOLOdrive DALI. Logarithmic dimming to <1% | **LDI** Lumen Depreciation Indicator |
| | **17LM** 1700 Lumens | **40K** 4000K | **MVOLT**[1] Multi-Volt (120-277) | | | **EDXB**[4,6] eldoLED POWERdrive DMX/RDM w/ Phoenix Connectors. Logarithmic dimming to <1% | **BR**[3,13] Emergency Battery Pack w/Remote Test Switch |
| | **23LM** 2300 Lumens | **50K** 5000K | | | | **EZ10**[4,5] eldoLED 0-10V ECOdrive. Linear dimming to 10% min. | **BRT20C**[3,13] Emergency Battery Pack w/ Remote Test Switch, CEC Title 20 Compliant |
| | **28LM** 2800 Lumens | | | | | **EZ1**[4,5] eldoLED 0-10V ECOdrive. Linear dimming to 1% min. | **HBR**[3,13] High Lumen Emergency Battery Pack w/Remote Test Switch |
| | **33LM** 3300 Lumens | | | | | **EZB**[4,5] eldoLED 0-10V SOLOdrive. Logarithmic dimming to <1% | **NL**[9,11] nLight® Dimming Pack Controls |
| | **40LM** 4000 Lumens | | | | | **FD**[5,7] Forward or Reverse Phase Dimming Driver | **NLER**[9,11] nLight® dimming pack controls. nLER controls fixtures on emergency circuit |
| | **45LM** 4500 Lumens | | | | | **FDL**[7,8,18] Forward Phase Dimming Lutron Driver | **NLTAIR2**[3,11,21] nLight® AIR Dimming Pack Wireless Controls |
| | **50LM** 5000 Lumens | | | | | **PD**[8,18] Lutron Ecosystem Dimming Driver | **NLTAIRER2**[3,11,21] nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit |
| | **55LM** 5500 Lumens | | | | | **ZT** 0-10V Dimming to 10% min | **AE1BN**[20] Atrius™ - Ready, Bluetooth® beacons, network and in fixture power supply |
| | **60LM** 6000 Lumens | | | | | **GZ1**[5] 0-10V Dimming to 1% min | |
| | **65LM** 6500 Lumens | | | | | | |
| | **70LM** 7000 Lumens | | | | | | |
| | **75LM** 7500 Lumens | | | | | | |
| | **80LM** 8000 Lumens | | | | | | |
| | **85LM** 8500 Lumens | | | | | | |
| | **90LM** 9000 Lumens | | | | | | |

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**REFLECTOR** To order reflector separately, use "L6" prefix before reflector option values. Ex: L6 HW CS PF

| Trim Style | | | | Finish | | | | Trim Options | | Mounting | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **BAF**[12,14] | Baffle | **P** | Parabolic | **BD** | Black Diffuse | **GD** | Gold Diffuse | **PF**[16] | White Flange | **Blank** | Flanged |
| **HM**[13] | Hyperbolic Medium | **WC**[13] | Corner Wall Wash | **BL** | Black (Baffle) | **GS** | Gold Specular | **WET** | Wet Location | **FM**[13,17] | Flangeless |
| **HN**[13] | Hyperbolic Narrow | **WD**[13] | Double Wall Wash | **BS** | Black Specular | **PTD** | Pewter Diffuse | | | | |
| **HW**[13] | Hyperbolic Wide | **WS**[13] | Single Wall Wash | **BZD** | Bronze Diffuse | **PTS** | Pewter Specular | | | | |
| **HWS**[13] | Hyperbolic Single Wall Wash | | | **BZS** | Bronze Specular | **WH** | White | | | | |
| | | | | **CD** | Clear Diffuse | **WTD** | Wheat Diffuse | | | | |
| | | | | **CS** | Clear Specular | **WTS** | Wheat Specular | | | | |
| | | | | **CSS** | Clear Semi-Specular | | | | | | |

| Accessories[19] | | | |
|---|---|---|---|
| **IFMA6**[15] | 6" Flangeless Adapter for Drywall Ceilings | **SCA6/05**[14] | 6" Sloped Ceiling Adapter, 5° Angle |
| **HB28** | 28" C-Channel Bar Hangers, Pair | **SCA6/10**[14] | 6" Sloped Ceiling Adapter, 10° Angle |
| **HB52** | 52" C-Channel Bar Hangers, Pair | **SCA6/15**[14] | 6" Sloped Ceiling Adapter, 15° Angle |
| **HBTL** | 25" Tru-Lock Grid Ceiling Bar Hanger, Pair | **SCA6/20**[14] | 6" Sloped Ceiling Adapter, 20° Angle |
| **LB27** | 27" Linear Bar Hangers, Pair | **SCA6/25**[14] | 6" Sloped Ceiling Adapter, 25° Angle |
| | | **SCA6/30**[14] | 6" Sloped Ceiling Adapter, 30° Angle |

**Ordering Notes**

1 Only 800, 1300, 1500 and 1700 lumen fixtures are MVOLT.
2 2700K & 3000K only.
3 Not available with 347V.
4 Not compatible with LDI.
5 Not available for 6000 lumens and up.
6 Not available for 4000 and 5500 lumens and up.
7 120V only.
8 Not available for 5000 lumens and up.
9 Specify voltage.
10 See CP notes in following table for compatibility with other options.
11 Only compatible with GZ1 (for 55LM and below) and ZT (for 60LM - 90LM) drivers.
12 Only available with BL or WH trim finish.
13 Not compatible with WET.
14 Not compatible with FM.
15 Required for FM.
16 Not required when specifying WH finish.
17 When ordering rough-in and trim separately FM designator must be applied to both items.
18 Not compatible with BR, BRT20C, HBR, or LDI.
19 Not compatible with LRM6.
20 See AE1BN notes in following table for compatibility with other options.
21 NLTAIR2, NLTAIRER2, AE1BN not recommended for metal ceiling installations

**CP Notes**

BR, BRT20C, HBR, EDXB, NL, NLER, NLTAIR2, NLTAIRER2, AE1BN not compatible with CP.
DALI, DMXR, ZT not available for CP with FM at 8500 lumens and up.

**AE1BN Notes**

Not available with 347 for LRM6 series.
Only compatible with ZT,GZ1, EZ1, EZB, EZ10 drivers.
CP, BR, BRT20C, HBR, NL, NLER, NLTAIR2, NLTAIRER2 not compatible with AE1BN.
Recommended ceiling height of 30' and under; not intended for use on ceilings greater than 40' or metal ceiling installations.

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## PRODUCT SPECIFICATIONS (cont.)

### MECHANICAL

**New Contruction Housing:** Low profile, universal housing design installs in suspended grid, plaster or drywall • Integral heat sink conducts heat away from LED light engine • Driver is accessible from above and below ceiling and can be upgraded to accommodate future technology improvements

**Mounting Frame:** Heavy gauge steel lower housing ring accommodates ceilings up to 2" thick • For thicker ceilings; consult factory

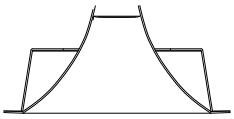
**Mounting Bracket:** New Construction mounting brackets have 3" vertical adjustment and accepts most commercial bar hangers, including our proprietary Tru-Lock bar hangers • Our one-piece Tru-Lock bar hangers have integral T-bar locking screws and alignment notches for locating and locking fixture in the center or 1/4" tile increments

**Junction Box:** Over size 4" x 6" galvanized steel junction box with (6) ½" (2) ¾" knockouts facilitate quick wiring • New Construction junction box rated for four (4) No. 12 AWG 90° C branch circuit conductors (2-in, 2-out)

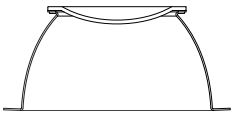
**Flangeless Adapter:** Must specify IFMA6 when flangeless, "FM" option, is specified

**Remodel Housing:** Housing installs from below ceiling in applications where above ceiling access is not available • Secured in place by factory installed remodel springs • Remodel springs accommodate ceilings from 1/2" to 1-1/8" thick • Integral heat sink conducts heat away from LED light engine • Driver is accessible from below the ceiling and can be upgraded to accommodate future technology improvements.

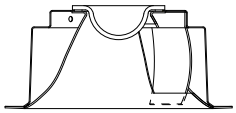
TRIMS:



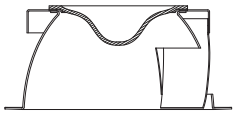
HYPERBOLIC



PARABOLIC



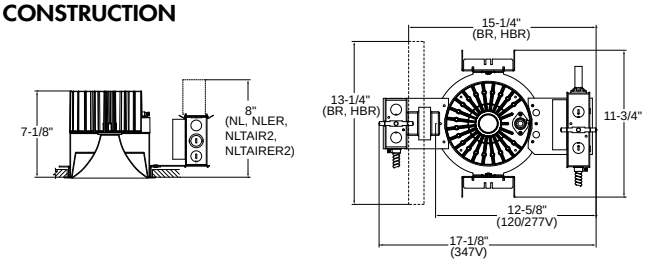
HYPERBOLIC WALLWASH



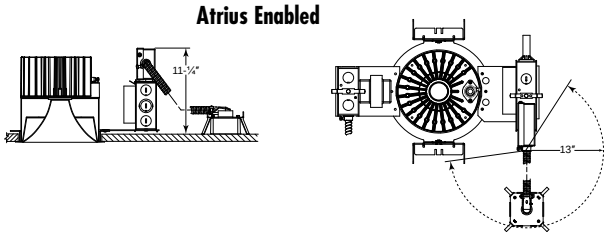
PARABOLIC WALLWASH

APERTURE: 6-1/8" Dia.
CEILING CUTOUT: 6-7/8" Dia.
OVERLAP TRIM: 7-3/8" Dia.

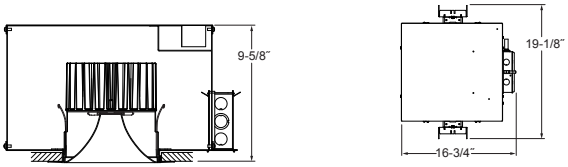
### NEW CONSTRUCTION



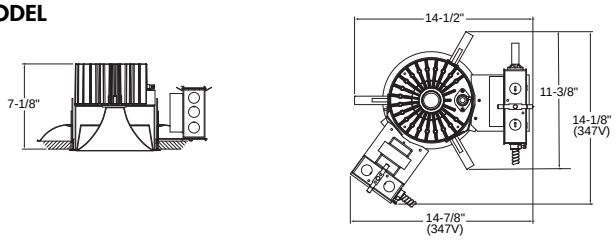

**Atrius Enabled**



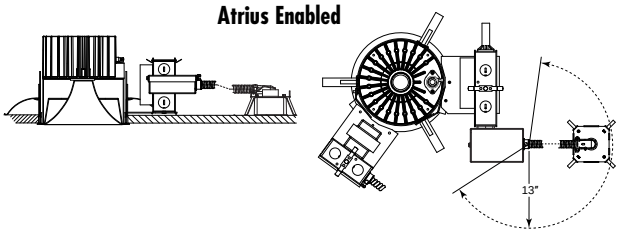

**Flangeless Chicago Plenum**




### REMODEL




**Atrius Enabled**



# BELTED COW HEADQUARTERS

## CUMBERLAND FORESIDE VILLAGE, LOT 5
## U.S. ROUTE ONE
## CUMBERLAND, MAINE

Prepared For:

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

SITE PLAN APPLICATION - January 4, 2019

## Design Consultants:


CIVIL ENGINEER
WALSH ENGINEERING
ASSOCIATES, INC.
ONE KAREN DRIVE, SUITE 2A
WESTBROOK, MAINE 04092
207-553-9898

LANDSCAPE ARCHITECT
MOHR & SEREDIN LANDSCAPE
ARCHITECTS, INC.
18 PLEASANT STREET
PORTLAND, ME 04101
207-871-0003

LAND SURVEYOR
MAINE SURVEY CONSULTANTS,
INC.
PO BOX 485
HARRISON, MAINE
207-583-6159

ARCHITECT
DAVID MATERO ARCHITECTURE
100 FRONT STREET, SUITE 40
BATH, ME 04530
207-389-4278

SOIL SCIENTIST
MARK HAMPTON ASSOCIATES
PO BOX 1931
PORTLAND, ME 04101
207-773-8650

PROJECT MANAGEMENT
PROJECTS RESOURCES, INC.
PO BOX 661
YARMOUTH, ME 04096

TRAFFIC ENGINEER
TRAFFIC SOLUTIONS
235 BANCROFT ST
PORTLAND, ME 04102
207-774-3603

ELECTRICAL ENGINEERING
BENNETT ENGINEERING
7 BENNETT ROAD
PO BOX 297
FREEPORT, ME 04032
207-865-9475

WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

N

GRAPHIC SCALE
2,000 0 1,000 2,000
1 inch = 2,000ft.

## List of Drawings:

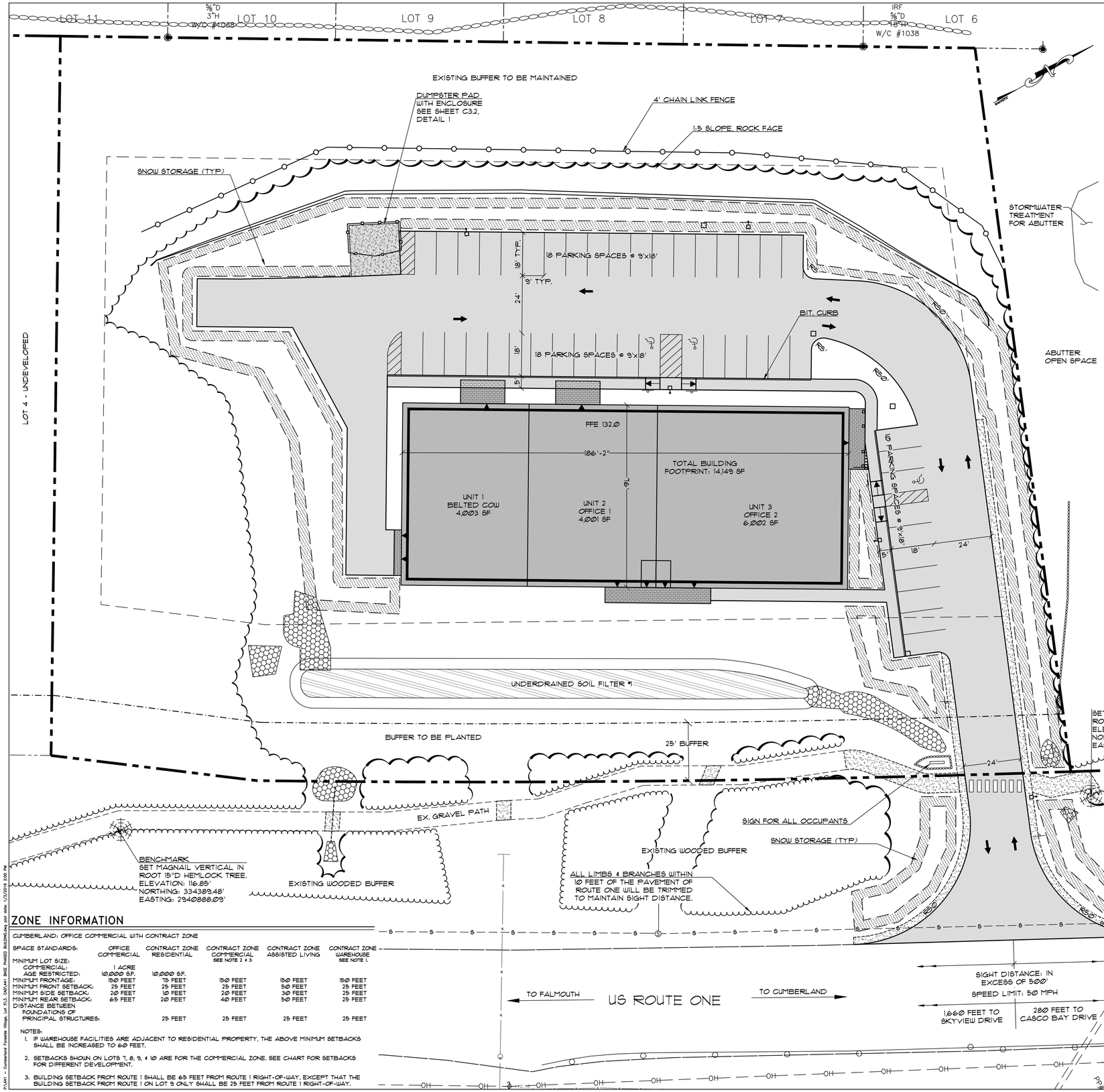
| SHEET NO. | SHEET TITLE |
|---|---|
| | COVER SHEET |
| C1.1 | SITE PLAN |
| C1.2 | EXISTING CONDITIONS AND DEMOLITION PLAN |
| C1.3 | GRADING AND UTILITY PLAN |
| C1.4 | CROSS-SECTION |
| C1.5 | BLASTING PLAN |
| C1.6 | LOADING / UNLOADING TRUCK PLAN |
| C2.0 | UNDERDRAIN SOIL FILTER PLAN |
| C2.1 | EROSION CONTROL PLAN |
| C3.0 | EROSION CONTROL NOTES & DETAILS |
| C3.1 | SITE DETAILS |
| C3.2 | SITE DETAILS |
| L1.0 | LANDSCAPE PLAN |
| L1.1 | LANDSCAPE DETAILS |
| D1.0 | DRAINAGE ANALYSIS - EXISTING CONDITIONS 2006 |
| D2.0 | DRAINAGE ANALYSIS - DEVELOPED CONDITIONS & TREATMENT PLAN |
| A1.1 | FIRST FLOOR PLAN |
| ~~A1.2~~ | ~~MEZZANINE PLAN~~ |
| ~~A1.3~~ | ~~ROOF PLAN~~ |
| A2.1 | PROPOSED ELEVATIONS |
| 1-SD | FOURTH AMENDED SUBDIVISION PLAN |

## Record Owner:

BELTED COW REALTY, LLC
247 PORTLAND STREET, SUITE 500
YARMOUTH, MAINE
C.C.R.D. BK: 34767 PG: 170

## Parcel ID:

MAP R01
LOT 11-5




## LEGEND

### EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONTOURS
- WETLAND LIMIT
- WETLAND
- WATERCOURSE
- SANITARY SEWER
- WATER LINE
- SEWER MANHOLE
- UTILITY POLE
- TREE
- TREELINE
- GUARDRAIL
- BENCHMARK
- STONE WALL
- SOILS BOUNDARY

### PROPOSED

- EDGE OF PAVEMENT
- VERTICAL BITUMINOUS CURB
- VEGETATED BUFFER
- CONTOURS
- EDGE OF GRAVEL
- BUILDING
- BUILDING ENTRY/EGRESS
- CLEARING LIMIT
- SANITARY SEWER
- STORMDRAIN
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- WATER LINE
- UNDERDRAIN
- ROOF DRAIN
- 4' TALL CHAINLINK FENCE
- SPOT GRADE
- TOP OF CURB/BOTTOM OF CURB SPOT GRADE
- CATCH BASIN
- WATER SHUT OFF
- THRUST BLOCK
- UTILITY POLE
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- SURFACE DRAINAGE
- RIPRAP
- BITUMINOUS PAVEMENT
- BUILDING HATCH
- GRADE BREAKS AT SIDEWALK
- LIGHT POLE
- SNOW STORAGE

## PARKING INFORMATION

PARKING SPACES PROVIDED: 46
STANDARD 9'x18': 43
HANDICAPPED: 3

BUILDING SIZE: 13,999 SF
PARKNG SPACE PER SF: 1 PER 304 SF

## GENERAL NOTES

1. OWNER/APPLICANT: BELTED COW REALTY, LLC, 247 PORTLAND STREET, SUITE 500, YARMOUTH, ME 04096. CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 34767, PG. 170, DATE APRIL 9, 2018.
2. ENGINEER: WALSH ENGINEERING ASSOCIATES, INC., ONE KAREN DRIVE, SUITE 2A, WESTBROOK, ME 04092.
3. BOUNDARY INFORMATION BY OWEN HASKELL, INC. 390 US ROUTE ONE, FALMOUTH, MAINE. FOURTH AMENDED SUBDIVISION PLAN CUMBERLAND FORESIDE VILLAGE DATED JANUARY 26, 2017 RECORDED IN CCRD PB 217, PG 85.
4. TOPOGRAPHIC INFORMATION PROVIDED BY MAINE SURVEY CONSULTANTS, INC., HARRISON, MAINE, MAY 2018.
5. SOILS MAPPING AND WETLANDS MAPPING TAKEN FROM PROJECT "CUMBERLAND FORESIDE VILLAGE, U.S. ROUTE ONE, CUMBERLAND", OWNER CUMBERLAND FORESIDE VILLAGE, LLC, 50 GRAY ROAD, FALMOUTH, MAINE. APPROVED BY THE TOWN OF CUMBERLAND MARCH 20, 2007.
6. TAX MAP REFERENCE: MAP R01, LOT 11-5
7. TOTAL PARCEL: 2.82 ACRES
8. ZONE: OFFICE COMMERCIAL-SOUTH (OC-S), CONTRACT ZONE
9. WAIVERS: NONE
10. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
11. LOT TO BE SERVICED BY PUBLIC WATER AND SEWER.
12. POWER, TELEPHONE AND CABLE ARE TO BE UNDERGROUND.
13. ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPS" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2016.
14. THE DEVELOPER / OWNER WILL BE RESPONSIBLE FOR MAINTAINING THE ACCESS DRIVE AND PARKING AREAS, INCLUDING PLOWING.
15. THIS PROJECT HAS A DEP PERMIT # L-21578-39-C-N & L-21578-TB-D-N.
16. THIS PROJECT IS NOT IN A FLOOD ZONE PER FEMA FIRM: 23016220018C, PANEL 18 OF 25.

## ZONE INFORMATION

CUMBERLAND: OFFICE COMMERCIAL WITH CONTRACT ZONE

| SPACE STANDARDS: | OFFICE COMMERCIAL | CONTRACT ZONE RESIDENTIAL | CONTRACT ZONE COMMERCIAL SEE NOTE 2 & 3 | CONTRACT ZONE ASSISTED LIVING | CONTRACT ZONE WAREHOUSE SEE NOTE 1 |
|---|---|---|---|---|---|
| MINIMUM LOT SIZE: COMMERCIAL: | 1 ACRE | | | | |
| AGE RESTRICTED: | 10,000 S.F. | 10,000 S.F. | | | |
| MINIMUM FRONTAGE: | 150 FEET | 75 FEET | 150 FEET | 150 FEET | 150 FEET |
| MINIMUM FRONT SETBACK: | 25 FEET | 25 FEET | 25 FEET | 50 FEET | 25 FEET |
| MINIMUM SIDE SETBACK: | 20 FEET | 10 FEET | 20 FEET | 30 FEET | 25 FEET |
| MINIMUM REAR SETBACK: | 65 FEET | 20 FEET | 40 FEET | 50 FEET | 25 FEET |
| DISTANCE BETWEEN FOUNDATIONS OF PRINCIPAL STRUCTURES: | | 25 FEET | 25 FEET | 25 FEET | 25 FEET |

NOTES:

1. IF WAREHOUSE FACILITIES ARE ADJACENT TO RESIDENTIAL PROPERTY, THE ABOVE MINIMUM SETBACKS SHALL BE INCREASED TO 60 FEET.
2. SETBACKS SHOWN ON LOTS 7, 8, 9, & 10 ARE FOR THE COMMERCIAL ZONE. SEE CHART FOR SETBACKS FOR DIFFERENT DEVELOPMENT.
3. BUILDING SETBACK FROM ROUTE 1 SHALL BE 65 FEET FROM ROUTE 1 RIGHT-OF-WAY, EXCEPT THAT THE BUILDING SETBACK FROM ROUTE 1 ON LOT 9 ONLY SHALL BE 25 FEET FROM ROUTE 1 RIGHT-OF-WAY.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STATE OF MAINE
1/4/19
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER

BELTED COW HEADQUARTERS
U.S. ROUTE ONE
CUMBERLAND, MAINE

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

| Rev. | Date | Description | Drawn | Check |
|---|---|---|---|---|
| 1 | 10/3/18 | DEP COMMENT RESPONCE | JWG | TSG |
| 2 | 11/28/18 | PHASE 1 DOCUMENTS | JWG | TSG |
| 3 | 1/2/19 | 14,000 SF BUILDING | JWG | TSG |
| 4 | 1/4/19 | Rev'd per Architectural Plans | JWG | TSG |

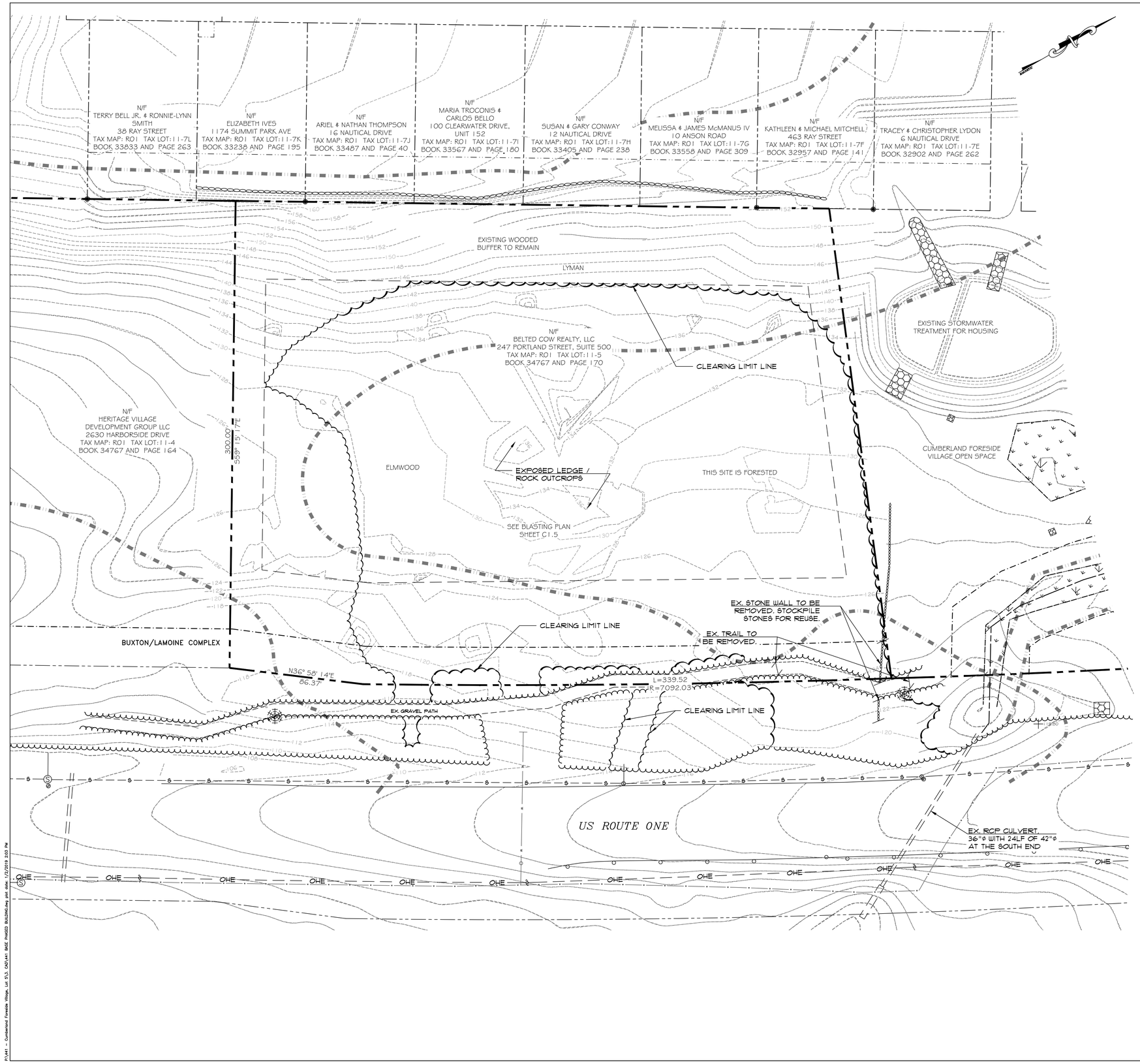
Sheet Title:
SITE PLAN
PHASE 1

| | |
|---|---|
| Job No.: | 441 |
| Date: | 8/28/18 |
| Scale: | AS SHOWN |
| Drawn: | JWG |
| Checked: | TSG |

Sheet No.: C1.1

MAP: R01 / LOT: 11-5

P:\441 - Cumberland Foreside Village, Lot 5\3_CAD\441 BASE PHASE1 BUILDING.dwg plot date: 1/3/2019 3:00 PM




## LEGEND

### EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPER
- EDGE OF PAVEMEN
- EDGE OF GRAVEL
- CONTOURS
- WETLAND LIMIT
- WETLAND
- WATERCOURSE
- SANITARY SEWER
- OVERHEAD UTILITY
- WATER LINE
- SEWER MANHOLE
- UTILITY POLE
- TREE
- TREELINE
- GUARDRAIL
- BENCHMARK
- STONE WALL
- SOILS BOUNDARY

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.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U.S. ROUTE ONE
CUMBERLAND, MAINE

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

| Rev. | Date | Description | Drawn | Check |
|---|---|---|---|---|
| 1 | 11/26/18 | PHASE 1 DOCUMENTS | JWG | TSG |
| 2 | 1/2/19 | 14,000 SF BUILDING | JWG | TSG |

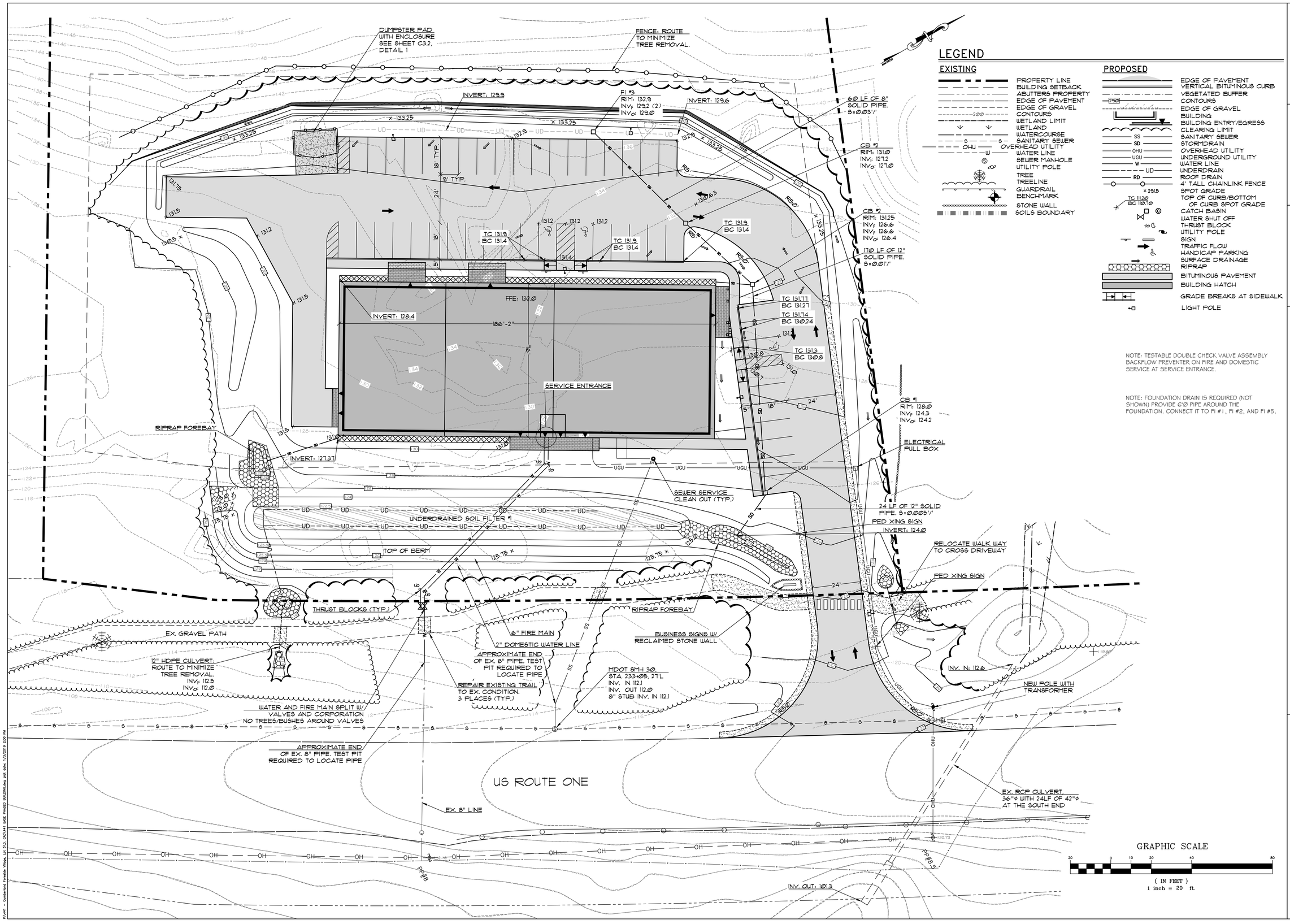
Sheet Title:

# EXISTING CONDITIONS AND DEMOLITION PLAN

| | | |
|---|---|---|
| Job No.: | 441 | Sheet No.: |
| Date: | 8/28/18 | C1.2 |
| Scale: | AS SHOWN | |
| Drawn: | JWG | |
| Checked: | TSG | |

MAP: R01 / LOT: 11-5

P:\441 - Cumberland Foreside Village, Lot 5\3_CAD\441 BASE PHASED BUILDING.dwg plot date: 1/2/2019 2:03 PM




## LEGEND

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- PROPERTY LINE
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- EDGE OF PAVEMENT
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- EDGE OF PAVEMENT
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- BUILDING
- BUILDING ENTRY/EGRESS
- CLEARING LIMIT
- SANITARY SEWER
- STORMDRAIN
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- WATER LINE
- UNDERDRAIN
- ROOF DRAIN
- 4' TALL CHAINLINK FENCE
- SPOT GRADE
- TOP OF CURB/BOTTOM OF CURB SPOT GRADE
- CATCH BASIN
- WATER SHUT OFF
- THRUST BLOCK
- UTILITY POLE
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- SURFACE DRAINAGE
- RIPRAP
- BITUMINOUS PAVEMENT
- BUILDING HATCH
- GRADE BREAKS AT SIDEWALK
- LIGHT POLE

NOTE: TESTABLE DOUBLE CHECK VALVE ASSEMBLY BACKFLOW PREVENTER ON FIRE AND DOMESTIC SERVICE AT SERVICE ENTRANCE.

NOTE: FOUNDATION DRAIN IS REQUIRED (NOT SHOWN) PROVIDE 6"Ø PIPE AROUND THE FOUNDATION. CONNECT IT TO FI #1, FI #2, AND FI #5.


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U.S. ROUTE ONE
CUMBERLAND, MAINE

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

| Rev. | Date | Description | Drawn | Check |
|---|---|---|---|---|
| 1 | 10/3/18 | DEP COMMENT RESPONCE | JWG | TSG |
| 2 | 11/26/18 | PHASE 1 DOCUMENTS | JWG | TSG |
| 3 | 1/2/19 | 14,000 SF BUILDING | JWG | TSG |
| 4 | 1/4/19 | Rev'd per Architectural Plans | JWG | TSG |

Sheet Title:

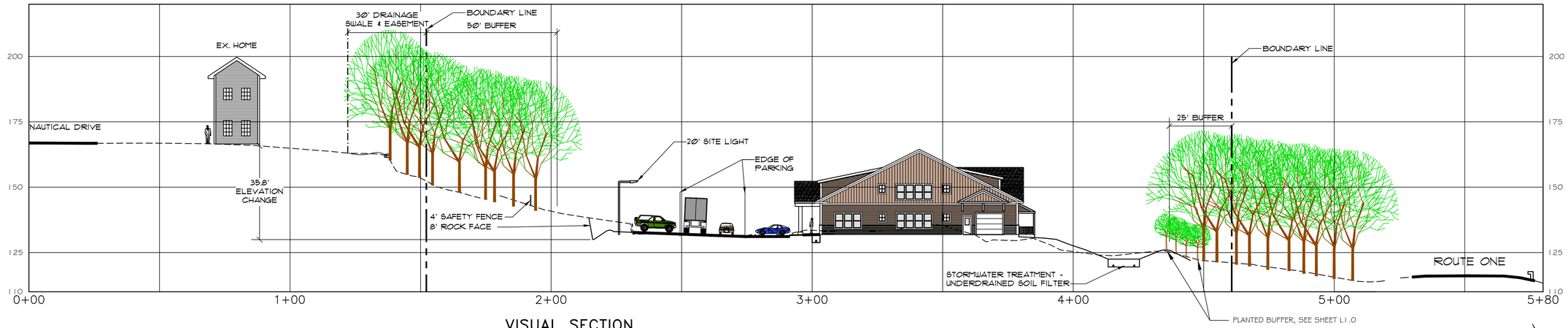
# GRADING AND UTILITY PLAN

| | |
|---|---|
| Job No.: | 441 |
| Date: | 8/28/18 |
| Scale: | AS SHOWN |
| Drawn: | JWG |
| Checked: | TSG |

Sheet No.: C1.3

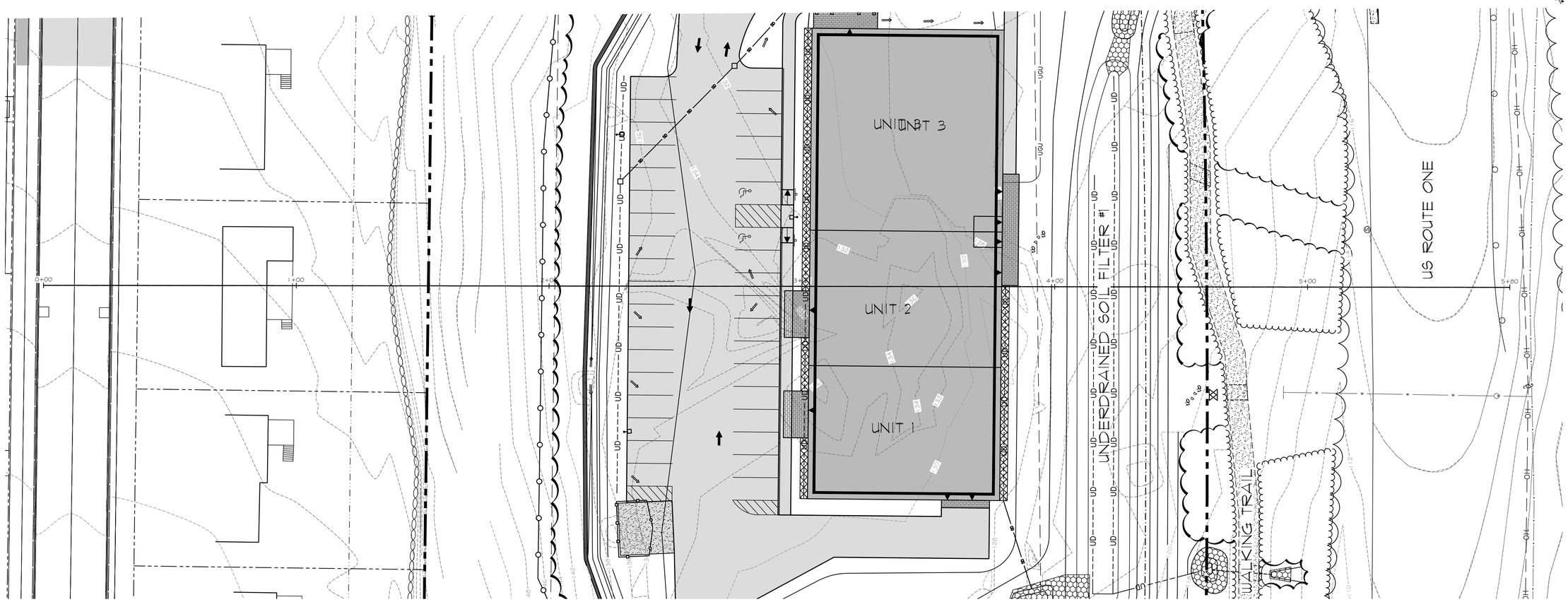
MAP: R01 / LOT: 11-5

P:\441 - Cumberland Foreside Village, LLC (FV)\ CAD\441 BASE PHASED BUILDING.dwg plot date: 1/2/2019 3:00 PM




## VISUAL SECTION

SCALE: HORIZ. 1"=20'
VERT. 1"=20'




## VISUAL SECTION PLAN

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.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YARMOUTH, ME 04096

| Rev. | Date | Description | Drawn | Check |
|---|---|---|---|---|
| 1 | 11/26/18 | PHASE 1 DOCUMENTS | JWG | TSG |
| 2 | 1/2/19 | 14,000 SF BUILDING | JWG | TSG |
| 3 | 1/4/19 | Rev'd per Architectural Plans | JWG | TSG |

Sheet Title:
CROSS-SECTION

| | |
|---|---|
| Job No.: | 441 |
| Date: | 8/28/18 |
| Scale: | AS SHOWN |
| Drawn: | JWG |
| Checked: | TSG |

Sheet No.: C1.4

MAP: R01 / LOT: 11-5

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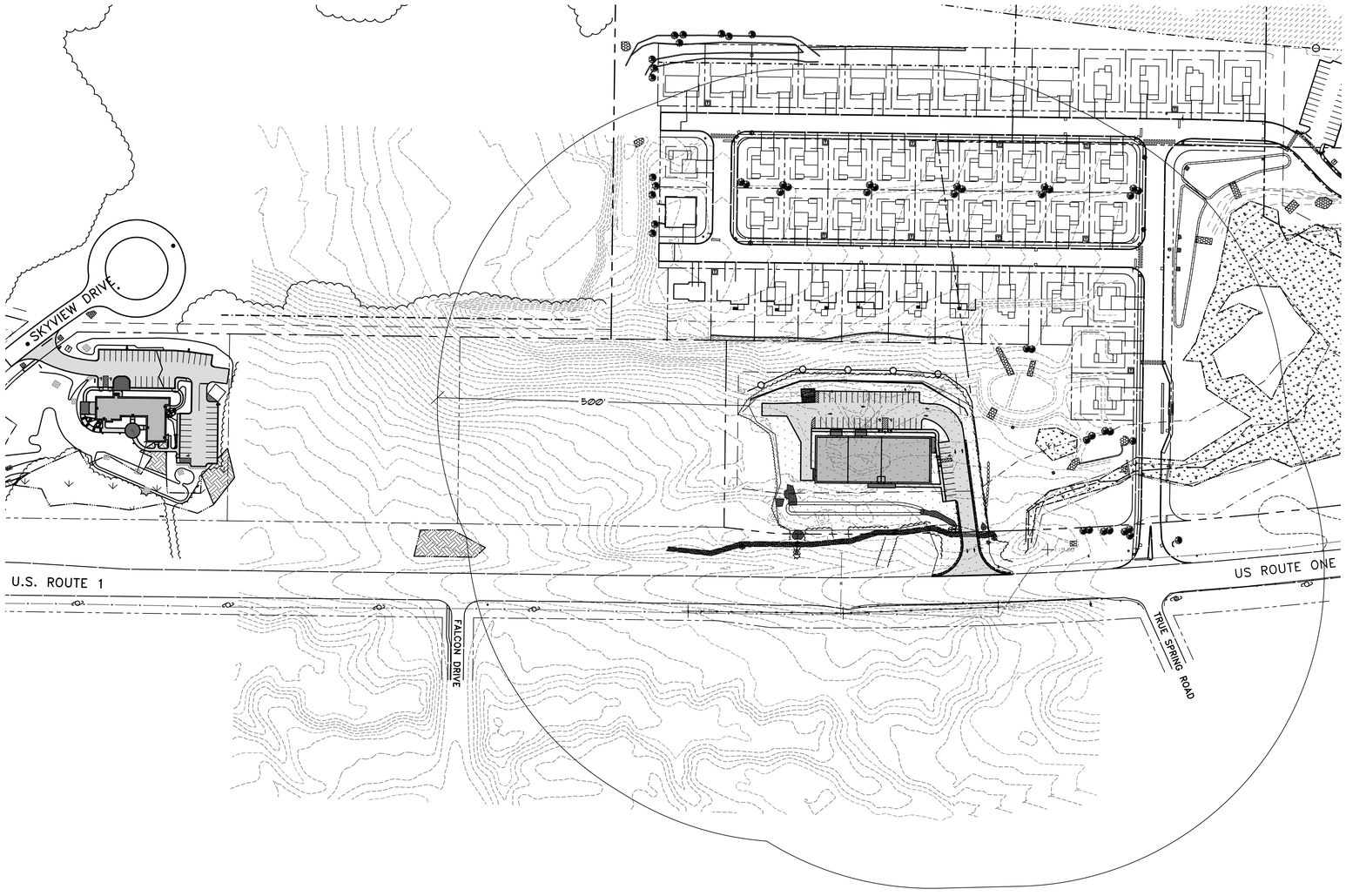


ROCK REMOVAL GUIDELINES:

THESE GUIDELINES APPLY TO ROCK REMOVAL ASSOCIATED WITH THE CONSTRUCTION OF THE BUILDING, ROAD, AND UTILITIES AT CUMBERLAND FORESIDE VILLAGE, LOT 5, BELTED COW. ROCK EXCAVATION IS THE REMOVAL AND DISPOSAL OF MATERIALS THAT CANNOT BE EXCAVATED WITHOUT MODERN, TRACK-MOUNTED, HEAVY-DUTY EXCAVATING EQUIPMENT, WITHOUT DRILLING, BLASTING, OR RIPPING. TYPICAL MATERIALS CLASSIFIED AS ROCK ARE SOLID ROCK, ROCK IN LEDGES, AND ROCKHARD CEMENTITIOUS AGGREGATE DEPOSITS ONE CUBIC YARD OR MORE IN VOLUME.

NOTIFICATIONS:

1. THE CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE ABUTTING PROPERTIES A MINIMUM OF ONE WEEK IN ADVANCE OF PRE-BLAST SURVEYS. A WRITTEN SCHEDULE OF THE LIKELY BLASTING WILL BE FILED WITH THE PLANNING DEPARTMENT PRIOR TO CONSTRUCTION AND WILL BE UPDATED MONTHLY UNTIL THE WORK IS COMPLETE.

BLASTING PROCEDURES:

ALL BLASTING WILL BE PERFORMED IN ACCORDANCE WITH ALL PERTINENT PROVISIONS OF THE "MANUAL OF ACCIDENT PREVENTION IN CONSTRUCTION" ISSUED BY THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA, INC., AND MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS SECTION 105.2.7, "USE OF EXPLOSIVES". BLASTING THROUGH THE OVERBURDEN WILL BE ALLOWED UNDER THE FOLLOWING CONDITIONS:

1. ALL BLASTS MUST BE COVERED WITH APPROPRIATE MATS AND/OR EARTH.

2. DRILLING EQUIPMENT WILL BE EQUIPPED WITH SUITABLE DUST CONTROL APPARATUS THAT MUST BE KEPT IN REPAIR AND USED DURING ALL DRILLING OPERATIONS.

3. BLASTING WILL NOT PRODUCE PEAK PARTICLE VELOCITIES IN EXCESS THOSE SHOWN IN FIGURE B-1 APPENDIX B, U.S. BUREAU OF MINES REPORT OF INVESTIGATIONS 8507, AT THE CLOSEST STRUCTURE OR WATER SUPPLY WELL.

4. SOUND FROM CONSTRUCTION OF DEVELOPMENTS.

   (a) THE SOUND FROM CONSTRUCTION ACTIVITIES BETWEEN 7:00 P.M. AND 7:00 A.M. IS SUBJECT TO THE FOLLOWING LIMITS:

   (i) SOUND FROM NIGHTTIME CONSTRUCTION ACTIVITIES SHALL BE SUBJECT TO THE NIGHTTIME ROUTINE OPERATION SOUND LEVEL LIMITS CONTAINED IN SECTION 10. "NOISE CONTROL", C. "NOISE LEVEL LIMITS" SUBSECTIONS 1(a) AND 1(b) OF MAINE DEP CHAPTER 375 "NO ADVERSE EFFECT STANDARDS OF THE SITE LOCATION OF DEVELOPMENT".

   (ii) IF CONSTRUCTION ACTIVITIES ARE CONDUCTED CONCURRENTLY WITH ROUTINE OPERATION, THEN THE COMBINED TOTAL OF CONSTRUCTION AND ROUTINE OPERATION SOUND SHALL BE SUBJECT TO THE NIGHTTIME ROUTINE OPERATION SOUND LEVEL LIMITS CONTAINED IN SUBSECTIONS 1(a) AND 1(b).

   (iii) HIGHER LEVELS OF NIGHTTIME CONSTRUCTION SOUND ARE PERMITTED WHEN A DULY ISSUED PERMIT AUTHORIZING NIGHTTIME CONSTRUCTION SOUND IN EXCESS OF THESE LIMITS HAS BEEN GRANTED BY:

1. THE LOCAL MUNICIPALITY WHEN THE DURATION OF THE NIGHTTIME CONSTRUCTION ACTIVITY IS LESS THAN OR EQUAL TO 90 DAYS.

2. THE LOCAL MUNICIPALITY AND THE BOARD WHEN THE DURATION OF THE NIGHTTIME CONSTRUCTION ACTIVITY IS GREATER THAN 90 DAYS.

   (b) SOUND FROM CONSTRUCTION ACTIVITIES BETWEEN 7:00 A.M. AND 7:00 P.M. SHALL NOT EXCEED THE FOLLOWING LIMITS AT ANY PROTECTED LOCATION:

| DURATION OF ACTIVITY | HOURLY SOUND LEVEL LIMIT |
|---|---|
| 12 HOURS | 87 DBA |
| 8 HOURS | 90 DBA |
| 6 HOURS | 92 DBA |
| 4 HOURS | 95 DBA |
| 3 HOURS | 97 DBA |
| 2 HOURS | 100 DBA |
| 1 HOUR OR LESS | 105 DBA |

   (c) ALL EQUIPMENT USED IN CONSTRUCTION ON DEVELOPMENT SITES SHALL COMPLY WITH APPLICABLE FEDERAL NOISE REGULATIONS AND SHALL INCLUDE ENVIRONMENTAL NOISE CONTROL DEVICES IN PROPER WORKING CONDITION, AS ORIGINALLY PROVIDED WITH THE EQUIPMENT BY ITS MANUFACTURER.

5. ALL BLASTS MUST BE MONITORED USING FIELD SEISMOGRAPHS. ALL FIELD SEISMOGRAPHS MUST RECORD THE FULL ANALOG WAVE FORM OF EACH OF THE 3 MUTUALLY PERPENDICULAR COMPONENTS OF MOTION IN TERMS OF PARTICLE VELOCITY. ALL SEISMOGRAPHS MUST BE CAPABLE OF SENSOR CHECK AND MUST BE CALIBRATED ACCORDING TO THE MANUFACTURERS RECOMMENDATIONS.

6. TO THE EXTENT POSSIBLE, BLASTING WILL BE ACCOMPLISHED TOWARD AN OPEN FACE FOR RELIEF PURPOSES.

7. FLYROCK. THE CONTRACTOR IS TO CONTROL FLYROCK WITH MATS OR OTHER SUITABLE COVER TO PREVENT FLYROCK FROM ENTERING ANY WETLANDS.

PRE-BLAST SURVEY:

1. THE CONTRACTOR WILL CONDUCT A PRE-BLAST SURVEY OF ALL STRUCTURES WITHIN 500' OF THE BLAST AREA, AND PROVIDE THE TOWN WITH A WRITTEN REPORT OF THE PRE-BLAST SURVEY PRIOR TO ANY BLASTING. AT A MINIMUM THE SURVEY WILL COVER THE EXTERIOR OF EACH BUILDING, INCLUDING EXPOSED FOUNDATIONS. INTERIOR SURVEYS ARE AT THE DISCRETION OF THE INDIVIDUAL PROPERTY OWNERS. VIDEOTAPE WITH VOICE MUST BE EMPLOYED AND CLEAR IDENTIFICATION OF EACH STRUCTURE AND PART OF THAT STRUCTURE IS REQUIRED.

2. THE REPORT SUBMITTED TO THE TOWN ENGINEER MUST INCLUDE AS A MINIMUM A LIST OF THE HOMES AND OTHER BUILDINGS INSPECTED AND INDICATE THE TYPE OF INSPECTION.

TEST BLAST:

1. THE BLASTING CONTRACTOR WILL DEVELOP A TEST SHOT UNDER THE OBSERVATION OF THE TOWN'S DESIGNATED INSPECTOR. THE TEST SHOT MUST BE INSTRUMENTED WITH AT LEAST TWO (2) RECORDING SEISMOGRAPHS ORIENTED AT RIGHT ANGLES TO EACH OTHER AND SPACED EQUIDISTANT FROM THE SHOT. THE SHOT AND SEISMOGRAPHS SHOULD BE ORIENTED TO PROVIDE DATA PARALLEL AND PERPENDICULAR TO THE GENERAL BEDROCK TREND AT THE SITE.

RECORDS:

1. THE CONTRACTOR WILL PROVIDE THE TOWN WITH A BLASTING LOG FOR ALL BLASTS INCLUDING THE TEST BLASTS. THE BLASTING LOG MUST CONTAIN THE FOLLOWING INFORMATION:

   a. NAME OF BLASTING COMPANY OF BLASTING CONTRACTOR.
   b. LOCATION, DATE, AND TIME OF BLAST.
   c. NAMES, SIGNATURE, AND SOCIAL SECURITY NUMBER OF BLASTER.
   d. TYPE OF MATERIAL BLASTED.
   e. NUMBER AND SPACING OF HOLES AND DEPTH OF BURDEN OR STEMMING.
   f. DIAMETER AND DEPTH OF HOLES.
   g. TYPE OF EXPLOSIVES USED.
   h. TOTAL AMOUNT OF EXPLOSIVES USED.
   i. MAXIMUM AMOUNT OF EXPLOSIVES USED PER DELAY PERIOD OF 8 MILLISECONDS OR GREATER.
   j. MAXIMUM NUMBER OF HOLES PER DELAY PERIOD OF 8 MILLISECONDS OR GREATER.
   k. METHOD OF FIRING AND TYPE OF CIRCUIT.
   l. DIRECTION AND DISTANCE IN FEET TO THE NEAREST DWELLING, PUBLIC BUILDING, SCHOOL, CHURCH OR COMMERCIAL OR INSTITUTIONAL BUILDING NEITHER OWNED NOR CONTROLLED BY THE DEVELOPER.
   m. WEATHER CONDITIONS, INCLUDING FACTORS SUCH AS WIND DIRECTION AND CLOUD COVER.
   n. HEIGHT OR LENGTH OF STEMMING.
   o. AMOUNT OF MATS OR OTHER PROTECTION USED.
   p. TYPE OF DETONATORS USED AND DELAY PERIODS USED.
   q. THE EXACT LOCATION OF EACH SEISMOGRAPH AND THE DISTANCE OF EACH SEISMOGRAPH FROM THE BLAST.
   r. SEISMOGRAPHIC READINGS.
   s. NAME AND SIGNATURE OF THE PERSON OPERATING EACH SEISMOGRAPH.
   t. NAMES OF THE PERSON AND THE FIRM ANALYZING THE SEISMOGRAPHIC DATA.

SHEET LEGEND

AREAS OF ASSUMED BLASTING FOR ROCK REMOVAL

GRAPHIC SCALE

100 0 50 100 200 400

( IN FEET )
1 inch = 100 ft.


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STATE OF MAINE
1/4/19
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER

BELTED COW HEADQUARTERS
U.S. ROUTE ONE
CUMBERLAND, MAINE

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

| Rev. | Date | Description | Drawn | Check |
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| 1 | 11/26/18 | PHASE 1 DOCUMENTS | JWG | TSG |
| 2 | 1/2/19 | 14,000 SF BUILDING | JWG | TSG |
| 3 | 1/4/19 | Rev'd per Architectural Plans | JWG | TSG |

Sheet Title:
BLASTING PLAN

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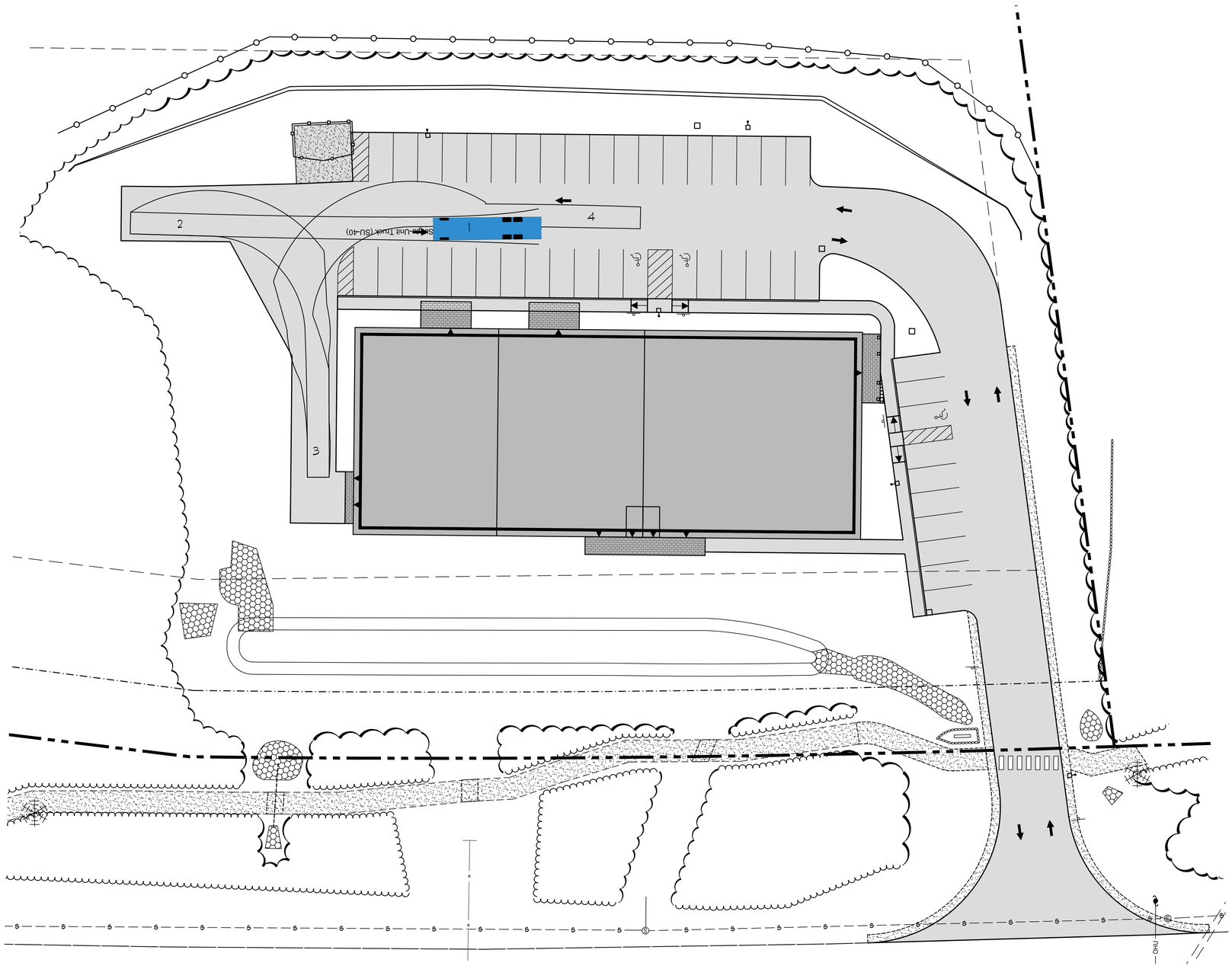
|---|---|
| Job No.: | 441 |
| Date: | 8/28/18 |
| Scale: | AS SHOWN |
| Drawn: | JWG |
| Checked: | TSG |

Sheet No.: C1.5

MAP: R01 / LOT: 11-5

P:\441 - Cumberland Foreside Village, Lot 5\3. CAD\441 BASE PHASED BUILDING.dwg plot date: 1/2/2019 1:09 PM




STEP 1

SCALE: 1"=20'

GRAPHIC SCALE

20 0 10 20 40 80

( IN FEET )
1 inch = 20 ft.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Sheet Title:

LOADING / UNLOADING TRUCK PLAN

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|---|---|
| Job No.: | 441 |
| Date: | 8/28/18 |
| Scale: | AS SHOWN |
| Drawn: | JWG |
| Checked: | TSG |

Sheet No.: C1.6

MAP: R01 / LOT: 11-5

P:\441 - Cumberland Foreside Village, Lot 5\3. CAD\441 BASE PHASED BUILDING.dwg plot date: 1/3/2019 1:09 PM

## CONSTRUCTION OVERSIGHT

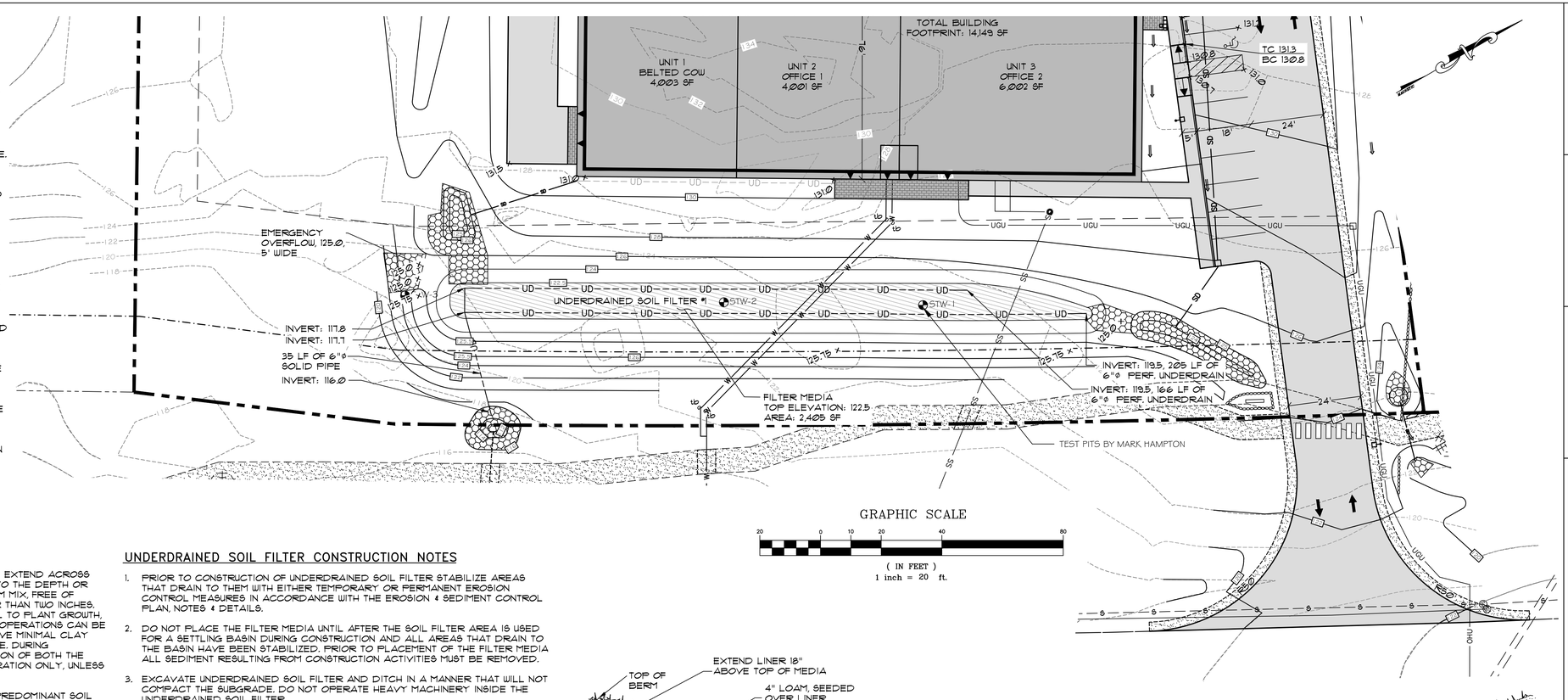
INSPECTION OF THE FILTER BASIN MUST BE COMPLETED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. ALL MATERIAL INTENDED FOR THE FILTER BASIN MUST BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THE MATERIAL CONFORMS TO ALL DEP SPECIFICATIONS.

*CONSTRUCTION INSPECTIONS:* AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION WILL OCCUR:

- AFTER THE THE FILTER HAS BEEN CONSTRUCTED TO SUBGRADE.
- AFTER INSTALLATION OF THE FILTER LINER.
- AFTER INSTALLATION OF THE UNDERDRAIN PIPES HAVE BEEN INSTALLED BUT NOT BACKFILLED.
- AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO INSTALLATION OF THE SOIL FILTER MEDIA.
- AFTER THE SOIL FILTER MEDIA HAS BEEN INSTALLED, SEEDED AND MULCHED.
- AFTER ONE YEAR TO INSPECT VEGETATION AND MAKE CORRECTIONS.

*TESTING AND SUBMITTALS:* THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:

- SUBMIT SAMPLES OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
- PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES# 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL.
- PERFORM A PERMEABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698.




## SOIL FILTER MEDIA NOTES

1. THE SOIL FILTER MUST BE AT LEAST 12 INCHES DEEP AND MUST EXTEND ACROSS THE BOTTOM OF THE ENTIRE FILTER AREA AND UP THE SIDES TO THE DEPTH OR ELEVATION SPECIFIED. THIS SOIL MIXTURE SHALL BE A UNIFORM MIX, FREE OF STONES, STUMPS, ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. NO OTHER MATERIALS OR SUBSTANCES THAT MAY BE HARMFUL TO PLANT GROWTH, OR PROVE A HINDRANCE TO THE PLANTING OR MAINTENANCE OPERATIONS CAN BE MIXED WITHIN THE FILTER. THE RESULTANT MIXTURE SHOULD HAVE MINIMAL CLAY CONTENT WITH NO LESS THAN 8% FINES PASSING THE #200 SIEVE. DURING CONSTRUCTION, CARE SHOULD BE TAKEN TO AVOID COMPACTION OF BOTH THE GRAVEL AND SOIL FILTER. COMPACTION SHOULD BE BY SATURATION ONLY, UNLESS SPECIAL LOW COMPACTION EQUIPMENT IS AVAILABLE.
2. CARE SHOULD BE TAKEN, ESPECIALLY IN AREAS WHERE THE PREDOMINANT SOIL AND OVERBURDEN CONTAINS MARINE CLAY, TO BE SURE THAT THE SAND AND TOPSOIL USED IN THE MIXTURE HAVE VERY LITTLE OR NO CLAY CONTENT. USE OF SOILS WITH MORE THAN 2% CLAY CONTENT COULD CAUSE FAILURE OF THE SYSTEM.
3. THE SOIL FILTER MEDIA MUST BE COMPOSED OF A THOROUGHLY BLENDED MIXTURE OF MATERIALS MEETING THE SPECIFICATIONS IN **TABLE B**. ADJUST THE PROPORTIONS BASED ON THE ORGANIC CONTENT AND AMOUNT OF FINES OF EACH COMPONENT. IF THE SAND IS VERY CLEAN OR THE MULCH IS RELATIVELY COARSE, USE MORE MULCH AND LESS SAND WHILE STAYING WITHIN THE ESTABLISHED RANGES. IF THE SAND IS SILTY OR THE MULCH LOAMY, USE MORE SAND AND LESS MULCH.

**TABLE A** — ME DOT SPECIFICATIONS FOR UNDERDRAINS (MDOT #703.22)

| SIEVE SIZE | % BY WEIGHT |
|---|---|
| UNDERDRAIN TYPE C | |
| 1" | 100 |
| 3/4" | 90-100 |
| 3/8" | 0-75 |
| #4 | 0-25 |
| #10 | 0-5 |
| | |

**TABLE B** — SOIL FILTER MEDIA

| FILTER MEDIA | MIXTURE BY VOLUME | SPECIFICATION |
|---|---|---|
| SAND | 70%-80% | MEDOT SPECIFICATION #703.01 FINE AGGREGATE FOR CONCRETE (SEE **TABLE C**) |
| MULCH | 20%-30% | MODERATELY FINE, SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 8%-10% PASSING THE 200 SIEVE |

**TABLE C** — ME DOT SPECIFICATIONS FOR UNDERDRAINS (MDOT #703.01)

| SIEVE SIZE | % BY WEIGHT |
|---|---|
| 3/8" | 100 |
| #4 | 95-100 |
| #8 | 80-100 |
| #16 | 50-85 |
| #30 | 25-60 |
| #60 | 10-30 |
| #100 | 2-10 |
| #200 | 0-5 |

## SOIL LINER NOTES

THE COMPACT SOIL LINER SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. A LIQUID LIMIT GREATER THAN OR EQUAL TO 20, AND A PLASTICITY INDEX GREATER THAN OR EQUAL TO 8 BUT LESS THAN OR EQUAL TO 30, AS DETERMINED USING ASTM D-4318, STANDARD TEST METHODS FOR LIQUID LIMIT, PLASTIC LIMIT, AND PLASTICITY INDEX OF SOILS. GLACIAL TILL SOILS DO NOT NEED TO MEET LIQUID LIMIT AND PLASTICITY INDEX REQUIREMENTS.
2. A MINIMUM FINES CONTENT OF 35%.
3. A MAXIMUM PARTICLE SIZE OF LESS THAN OR EQUAL TO 3 INCHES.
4. HAVE A MINIMUM IN-PLACE DENSITY OF 92% OF THE MAXIMUM DRY DENSITY AS MEASURED BY ASTM D-698, STANDARD TEST METHOD FOR LABORATORY COMPACTION CHARACTERISTICS OF SOIL USING STANDARD EFFORT (12,400 FT-LBF/FT3 (600 KN-M/M3)).
5. BE COMPACTED USING A KNEADING ACTION TO REMOLD THE SOIL WITHIN 0-4% ABOVE OPTIMUM MOISTURE CONTENT AS DETERMINED USING ASTM D-698.
6. HAVE A MAXIMUM COMPACTED LIFT THICKNESS OF 9 INCHES AND PROVIDE A MEANS TO ENSURE LIFT INTERFACE BONDING.

## UNDERDRAINED SOIL FILTER CONSTRUCTION NOTES

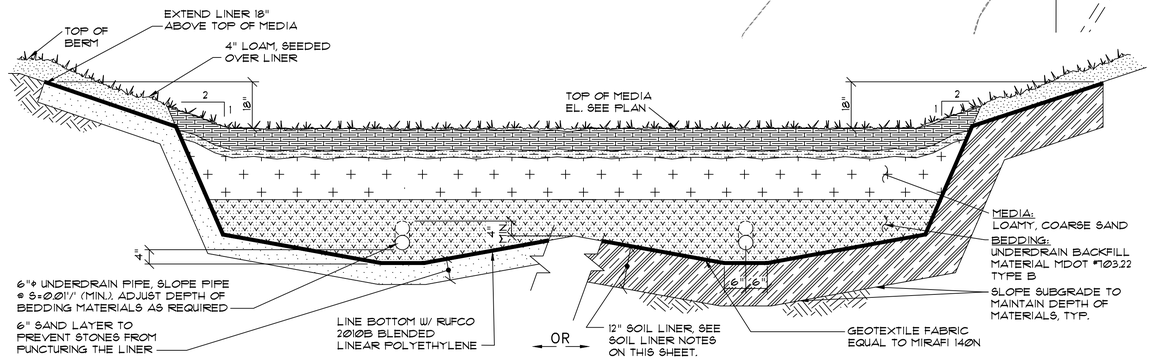
1. PRIOR TO CONSTRUCTION OF UNDERDRAINED SOIL FILTER STABILIZE AREAS THAT DRAIN TO THEM WITH EITHER TEMPORARY OR PERMANENT EROSION CONTROL MEASURES IN ACCORDANCE WITH THE EROSION & SEDIMENT CONTROL PLAN, NOTES & DETAILS.
2. DO NOT PLACE THE FILTER MEDIA UNTIL AFTER THE SOIL FILTER AREA IS USED FOR A SETTLING BASIN DURING CONSTRUCTION AND ALL AREAS THAT DRAIN TO THE BASIN HAVE BEEN STABILIZED. PRIOR TO PLACEMENT OF THE FILTER MEDIA ALL SEDIMENT RESULTING FROM CONSTRUCTION ACTIVITIES MUST BE REMOVED.
3. EXCAVATE UNDERDRAINED SOIL FILTER AND DITCH IN A MANNER THAT WILL NOT COMPACT THE SUBGRADE. DO NOT OPERATE HEAVY MACHINERY INSIDE THE UNDERDRAINED SOIL FILTER.
4. THE TOP 6" OF SOIL FILTER MEDIA SHALL CONSIST OF LOAM TOPSOIL WITH 5-8% HUMIFIED ORGANIC MATTER. SCREENED TOPSOIL FROM THE DEVELOPMENT MAY BE APPROPRIATE BUT SHOULD BE TESTED FOR ORGANIC CONTENT. THE MEDIA SHOULD HAVE SUFFICIENT NUTRIENT CONTENT TO SUPPORT A GOOD STAND OF GRASS TYPE VEGETATION, OR ORGANIC MATTER (SUCH AS SUPERHUMUS OR EQUIVALENT) CAN BE ADDED IF NECESSARY AND PROVIDED THAT THE TEXTURE IS SUITABLE.
5. IF 20 MIL GEOMEMBRANE IS USED:
   THE CONTRACTOR SHALL PROVIDE DETAILS FOR THE PROPOSED RUFCO 2010B BLENDED LINEAR POLYETHYLENE LINER SYSTEM TO BE INSTALLED WITHIN THE SOIL FILTER BASIN. INFORMATION SHALL INCLUDE MANUFACTURER'S SPECIFICATIONS AND INSTALLATION PROCEDURES THAT ADDRESS:
   - SEAMING OF LINER PANELS
   - BOOT INSTALLATION FOR PIPE PENETRATIONS
   - SEAM TESTING PROCEDURES
   - METHOD OF SUBGRADE PREPARATION
   - PLACEMENT AND COMPACTION OF STONE (TO MINIMIZE RISK OF PUNCTURING OF INSTALLED LINER)
6. PLACE UNDERDRAIN BEDDING, UNDERDRAIN PIPE AND BACKFILL MATERIAL IN A MANNER THAT DOES NOT COMPACT THE SUBGRADE, BEDDING OR BACKFILL.
7. PLACE SOIL FILTER BED OVER THE PREPARED SURFACES WITH AN EXCAVATOR WORKING FROM OUTSIDE THE SWALE OR DITCH SO THAT WHEN SHAPED TO FINISH GRADE DEPTH IS AT LEAST 18 INCHES. DO NOT COMPACT.
8. SUBMIT SAMPLES OF THE SCREENED SOIL FILTER BED MATERIAL TO A SOIL TESTING LABORATORY FOR TESTING TO DETERMINE LIME AND FERTILIZER APPLICATION NECESSARY FOR THE TOPSOIL FILTER TO GROW GRASS.
9. APPLY LIMESTONE AND FERTILIZER OVER THE TOPSOIL FILTER ACCORDING TO THE SOIL TEST RECOMMENDATIONS USING LIGHT SPREADING EQUIPMENT. WORK LIME AND FERTILIZER INTO TOPSOIL FILTER TO A DEPTH OF 2 INCHES USING LIGHT EQUIPMENT.
10. APPLY SEED UNIFORMLY BY HAND, CYCLONE SEEDER, DRILL OR HYDROSEEDER (USING A SLURRY INCLUDING SEED AND FERTILIZER).

| SEED MIXTURE | LBS/ACRE | LBS/1000 SF |
|---|---|---|
| CREEPING RED FESCUE (FENNLAWN, ENSYLVA OR WINTERGREEN) | 20 | 0.46 |
| RED TOP | 2 | 0.05 |
| TALL FESCUE (KENTUCKY 31) | 20 | 0.46 |
| TOTAL | 42 | 0.97 |

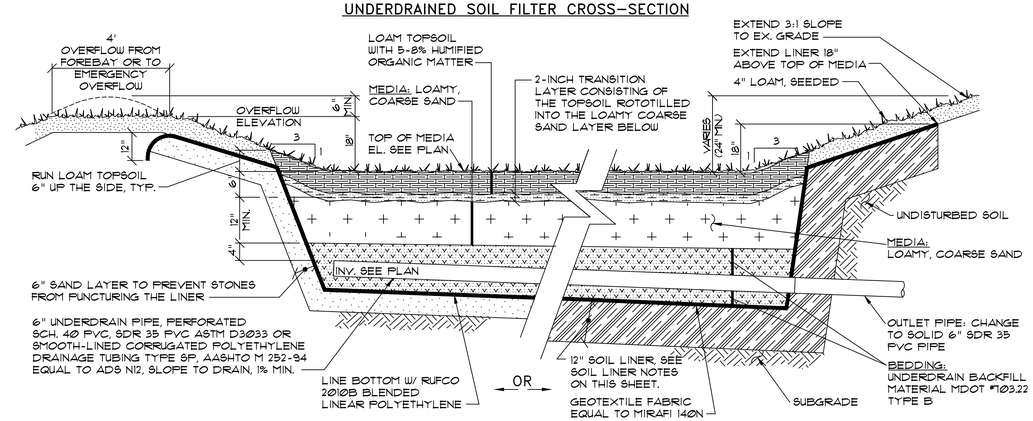
11. MAINTENANCE: GRASS SHOULD BE MOWED NO MORE THAN 2 TIMES PER GROWING SEASON TO MAINTAIN GRASS HEIGHTS LESS THAN 12 INCHES. REMOVE CLIPPINGS. REMOVE SEDIMENT BUILD-UP WHEN IT HAS ACCUMULATED TO APPROXIMATELY 25% OF CHANNEL CAPACITY.
12. IF BEDROCK IS ENCOUNTERED IN THE UNDERDRAINED SOIL FILTER, OVER EXCAVATE AND REPLACE WITH ONE FOOT OF SOIL.

1 UNDERDRAINED SOIL FILTER NOTES

NOT TO SCALE




UNDERDRAINED SOIL FILTER CROSS-SECTION




UNDERDRAINED SOIL FILTER LONGITUDINAL SECTION

2 UNDERDRAINED SOIL FILTER SECTIONS

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STATE OF MAINE 1/4/19 THOMAS S. GREER No. 4206 LICENSED PROFESSIONAL ENGINEER

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CUMBERLAND, MAINE

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

| Rev. | Date | Description | Drawn | Check |
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| 1 | 10/3/18 | DEP COMMENT RESPONCE | JWG | TSG |
| 2 | 11/29/18 | PHASE 1 DOCUMENTS | JWG | TSG |
| 3 | 1/2/19 | 14,000 SF BUILDING | JWG | TSG |
| 4 | 1/4/19 | Rev'd per Architectural Plans | JWG | TSG |

Sheet Title:

UNDERDRAIN SOIL FILTER PLAN

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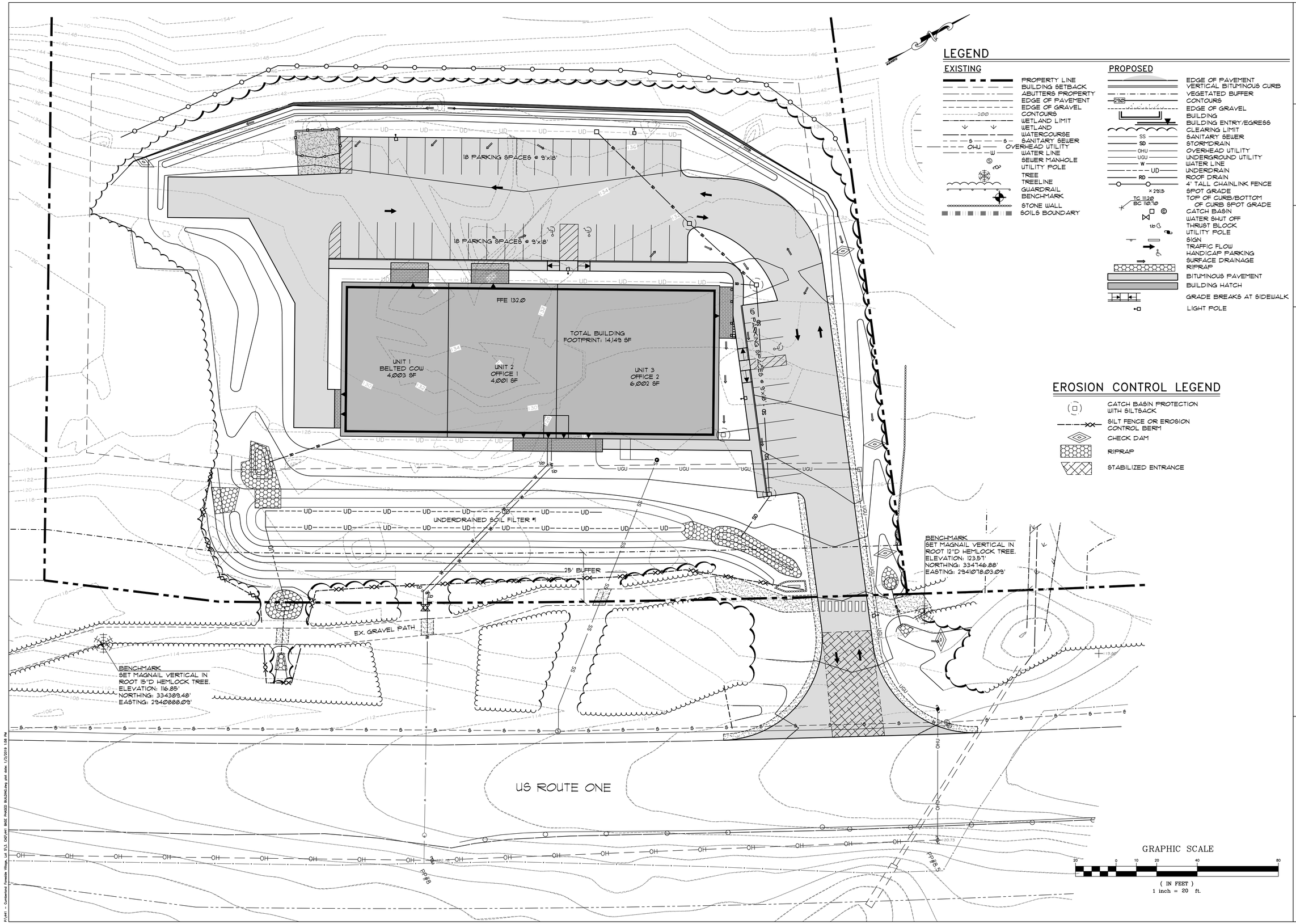
|---|---|
| Job No.: | 441 |
| Date: | 8/28/18 |
| Scale: | AS SHOWN |
| Drawn: | JWG |
| Checked: | TSG |
| Sheet No.: | C2.0 |

MAP: R01 / LOT: 11-5

P:\441 - Cumberland Foreside Village, Lot 9\3. CAD\441 BASE PINNED BUILDING.dwg plot date: 1/3/2019 1:59 PM




## LEGEND

### EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- CONTOURS
- WETLAND LIMIT
- WETLAND
- WATERCOURSE
- SANITARY SEWER
- OVERHEAD UTILITY
- WATER LINE
- SEWER MANHOLE
- UTILITY POLE
- TREE
- TREELINE
- GUARDRAIL
- BENCHMARK
- STONE WALL
- SOILS BOUNDARY

### PROPOSED

- EDGE OF PAVEMENT
- VERTICAL BITUMINOUS CURB
- VEGETATED BUFFER
- CONTOURS
- EDGE OF GRAVEL
- BUILDING
- BUILDING ENTRY/EGRESS
- CLEARING LIMIT
- SANITARY SEWER
- STORMDRAIN
- OVERHEAD UTILITY
- UNDERGROUND UTILITY
- WATER LINE
- UNDERDRAIN
- ROOF DRAIN
- 4' TALL CHAINLINK FENCE
- SPOT GRADE
- TOP OF CURB/BOTTOM OF CURB SPOT GRADE
- CATCH BASIN
- WATER SHUT OFF
- THRUST BLOCK
- UTILITY POLE
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- SURFACE DRAINAGE
- RIPRAP
- BITUMINOUS PAVEMENT
- BUILDING HATCH
- GRADE BREAKS AT SIDEWALK
- LIGHT POLE

## EROSION CONTROL LEGEND

- CATCH BASIN PROTECTION WITH SILTSACK
- SILT FENCE OR EROSION CONTROL BERM
- CHECK DAM
- RIPRAP
- STABILIZED ENTRANCE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Sheet Title:
# EROSION CONTROL PLAN

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|---|---|
| Job No.: 441 | Sheet No.: C2.1 |
| Date: 8/28/18 | |
| Scale: AS SHOWN | |
| Drawn: JWG | |
| Checked: TSG | |

MAP: R01 / LOT: 11-5

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# EROSION CONTROL NOTES

## GENERAL:

THE DRAWINGS DEPICT THE REQUIRED SOIL EROSION CONTROL MEASURES. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CONSTRUCTION SITE IN SUCH A MANNER THAT:

1. SOIL EROSION IS KEPT TO A MINIMUM.
2. NO SEDIMENT LEAVES THE CONSTRUCTION SITE PROPER.
3. ALL POSSIBLE MEASURES ARE EMPLOYED TO PREVENT SEDIMENT FROM ENTERING DRAINAGE COURSES AND WETLANDS EVEN BEYOND THE DETAILS SHOWN ON THIS PLAN IF NECESSARY.

1. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENT CONTROL BMPS PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003.
2. THE CONTRACTOR IS RESPONSIBLE FOR ALL FINES RESULTING FROM EROSION OR SEDIMENTATION FROM THE SITE TO SURROUNDING PROPERTIES, WATERBODIES, OR WETLAND AS A RESULT OF THIS PROJECT.
3. LOAM AND SEED ALL DISTURBED AREAS AS SOON AS POSSIBLE AFTER DISTURBANCE, BUT NO LONGER THAN 7 DAYS. LOAM AND SEED ANY DISTURBED AREA WITHIN 75' OF WETLANDS OR WATERBODEIS WITHIN 48 HOURS OR PRIOR TO AND STORM EVENT. USE WINTER SEED RATES AND SPECIFICATIONS IF APPROPRIATE.
4. INSPECT SOIL EROSION MEASURES WEEKLY AND AFTER SIGNIFICANT STORM EVENTS. MAKE ALL NECESSARY REPAIRS TO FACILITIES AS SOON AS POSSIBLE, BUT NO LONGER THAN 2 DAYS. CLEAN AND RESET SILT FENCES AND STONE CHECK DAMS WHICH ACCUMULATE SEDIMENT AND DEBRIS.
5. PROTECT AND STABILIZE ALL AREAS NOT SCHEDULED FOR EROSION PREVENTION OR STABILIZATION BUT THAT SHOW SIGNS OF EROSION. NOTIFY OWNER OF ANY SIGNIFICANT EROSION PROBLEM.
6. APPLY MULCH TO BARE SOILS WITHIN 7 DAYS OF INITIAL DISTURBANCE OF SOILS, WITHIN 48 HOURS IF WITHIN 75' OF WETLAND OR WATERBODY, PRIOR TO ANY RAIN EVENT, OR PRIOR TO ANY WORK SHUTDOWN LASTING MORE THAN ONE DAY.
7. TEMPORARILY SEED WITHIN 7 DAYS ANY AREA WHICH WILL BE LEFT DISTURBED AND UNWORKED FOR MORE THAN 14 DAYS WITH THE TEMPORARY SEED MIX LISTED BELOW. IF AREA IS WITHIN 75' OF A WETLAND OR WATERBODY, SEED WITHIN 48 HOURS. PERMANENTLY SEED ANY AREA WHICH CAN BE LOAMED AS SOON AS POSSIBLE WITH THE PERMANENT SEED MIX LISTED BELOW. DO NOT USE PERMANENT SEED MIX AFTER SEPTEMBER 15.
8. MULCH ALL AREAS SEEDED SO THAT SOIL IS NOT VISIBLE THROUGH THE MULCH REGARDLESS OF THE APPLICATION RATE. DURING THE GROWING SEASON (APRIL 15 - SEPT. 30) USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
   - -THE BASE OF GRASSED WATERWAYS
   - -SLOPES STEEPER THAN 15%
   - -WITHIN 100 ft. OF STREAMS AND WETLANDS

   BETWEEN OCT. 1 AND APRIL 14 USE EROSION CONTROL MESH (OR MULCH AND NETTING) ON:
   - -SIDE SLOPES OF GRASSED WATERWAYS
   - -SLOPES STEEPER THAN 8%
9. FOLLOW SILT FENCE MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS FOR INSTALLATION OF SILT FENCE. SECURE ENTIRE BOTTOM OF FENCE EITHER BY BURYING BOTTOM OF FENCE IN A TRENCH OR BERMING WITH SOIL OR CHIPPED GRUBBINGS. REFER TO SILT FENCE DETAILS.
10. PLACE AND GRADE LOAM IN A REASONABLY UNIFORM MANNER. WORK LIME AND FERTILIZER INTO THE SOIL TO A DEPTH OF 4 INCHES WITH A DISC, SPRING TOOTH HARROW OR OTHER SUITABLE EQUIPMENT. CONTINUE TILLAGE UNTIL A REASONABLY UNIFORM SEED BED IS PREPARED. REMOVE FROM SURFACE ALL STONES LARGER THAN 2" AND ALL OTHER UNSUITABLE MATERIAL. LIME AND FERTILIZER SHOULD BE MIXED INTO SOIL PRIOR TO ROLLING EXCEPT IF INCLUDED IN HYDROSEED MIXTURE. PERMANENT STABLILIZATION OF REVEGETATED AREAS IS CONSIDERED AS 90% CATCH.
11. DITCHES AND CHANNELS DESIGNATED TO BE LINED WITH RIPRAP AND/OR EROSION CONTROL MESH MUST BE INSTALLED WITHIN 48 HOURS OF COMPLETING THE GRADING OF THAT SECTION OF DITCH OR CHANNEL.
12. ALL CATCH BASINS, NEW OR EXISTING, THAT MAY RECEIVE RUNOFF FROM DISTURBED AREAS MUST BE PROTECTED BY INSTALLING AND MAINTAINING SILT SACKS DURING CONSTRUCTION.
13. WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE OR EROSION CONTROL MIX LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

## TOPSOIL:

1. SUITABLE TOPSOIL SALVAGED FROM SITE OR SCREENED, LOOSE AND FRIABLE SANDY LOAM OR LOAM AS DEFINED BY THE USDA SOIL CONSERVATION SERVICE CLASSIFICATION SYSTEM, FREE FROM ADMIXTURE OF SUBSOIL, REFUSE, LARGE STONES, CLODS, ROOTS, WEEDS, RHIZOMES OR OTHER UNDESIREABLE FOREIGN MATTER AS DETERMINED BY THE INSPECTING AUTHORITY. CONTRACTOR SHALL SUBMIT REPORTS OF LOAM TEST RESULTS PERFORMED BY AN INDEPENDENT TESTING LABORATORY FOR TOPSOIL FROM DIFFERENT SOURCES PRIOR TO PLACING. THE COST OF TESTING SHALL BE INCIDENTAL TO THE COST OF TOPSOIL. TOPSOIL SHALL MEET THE FOLLOWING SPECIFICATIONS:
2. MATERIAL

   SAND - 0.08 IN. TO 0.002 IN. DIAMETER (% BY VOLUME) . . . . . . 45 - 75
   SILT - 0.002 IN. TO 0.00008 IN. DIAMETER (% BY VOLUME) . . . 20 - 40
   CLAY - LESS THAN 0.00008 IN. DIAMETER (% BY VOLUME) . . . . 5 - 15

   ORGANICS (SHALL MEET THE REQUIREMENTS OF MDOT STANDARD SPECIFICATION 717.09 PEAT HUMUS) (% BY VOLUME) . 10 - 20

   NUTRIENTS:
   CALCIUM (CA) (% SATURATION) . . . . . . . . . 60 - 80
   MAGNESIUM (MG) (% SATURATION) . . . . . . . 10 - 25
   POTASSIUM (K) (% SATURATION) . . . . . . . . 2.1 - 3.0
   PHOSPHORUS (P) (POUNDS/ACRE) . . . . . . 10 - 40
   PH . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . . 6.0 - 6.5

   PERMEABILITY (INCHES PER HOUR) . . . . . 3 - 10

   MAXIMUM STONE SIZE (INCHES) . . . . . . . . . 3/4

## SEEDING:

USE PERMANENT SEED MIXES AND RATES BETWEEN 5/15 AND 9/30.
USE TEMPORARY SEED MIXES FOR PERIODS LESS THAN 12 MONTHS. IF USING TEMPORARY SEED MIXES AND RATES BETWEEN 10/1 AND 5/14, RE-SEED WITH PERMANENT SEED MIX AFTER 5/15.

## PERMANENT SEED:

MDOT 717.03(a) METHOD NUMBER 3

## TEMPORARY SEED:

| | | |
|---|---|---|
| OATS | 80.00 LBS/ACRE | 4/01 - 5/14 |
| ANNUAL RYEGRASS | 40.00 LBS/ACRE | |
| SUDANGRASS | 40.00 LBS/ACRE | 5/15 - 8/14 |
| ANNUAL RYEGRASS | 80.00 LBS/ACRE | 5/15 - 9/14 |
| WINTER RYE | 112.00 LBS/ACRE | 9/15 - 9/30 |
| WINTER RYE (W/ MULCH COVER) | 112.00 LBS/ACRE | 10/01 - 3/31 |

## LIME AND FERTILIZER:

APPLY GROUND LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 3 TONS PER ACRE (138 POUNDS PER 1000 SQUARE FEET). APPLY FERTILIZER (10-20-20) AT A RATE OF 800 POUNDS PER ACRE (18.4 POUNDS PER 1000 SQUARE FEET).

## MULCH:

| | | |
|---|---|---|
| STRAW OR HAY (ANCHORED) | 70 - 90 LBS | PROTECTED AREAS |
| STRAW OR HAY (ANCHORED) | 185 - 275 LBS | WINDY AREAS |
| SHREDDED OR CHOPPED | 185 - 275 LBS | |
| JUTE MESH | AS REQUIRED | MODERATE TO HIGH VELOCITY AREAS & |
| EXCELSIOR MAT | AS REQUIRED | STEEP SLOPES |

## MULCH ANCHORING

| | |
|---|---|
| PEG AND TWINE | LIQUID ASPHALT |
| MULCH NETTING | WOOD CELLULOSE FIBER |
| ASPHALT EMULSION | CHEMICAL TACK |

## HOUSEKEEPING

THE DEVELOPER IS RESPONSIBLE FOR NOTIFYING THE CONTRACTOR AND OWNER OF THE HOUSEKEEPING STANDARDS.

1. SPILL PREVENTION: THE CONTRACTOR AND OWNERS NEED TO TAKE CARE WITH CONSTRUCTION AND WASTE MATERIALS SUCH THAT CONTAMINATES DO NOT ENTER THE STORMWATER. THE STORAGE OF MATERIALS SUCH AS PAINT, PETROLEUM PRODUCTS, CLEANING AGENTS AND THE LIKE ARE TO BE STORED IN WATERTIGHT CONTAINERS. THE USE OF THE PRODUCTS SHOULD BE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. WHEN FUELING EQUIPMENT, INCLUDING SNOWBLOWERS AND LAWNMOWERS, HAVE OIL ABSORBENT PADS AVAILABLE BELOW THE FUELING.

   STAGING AREAS ARE NOTED ON THE PLANS FOR THE CONTRACTOR'S USE. REFUELING OF SMALL ENGINES BY THE OWNER SHOULD OCCUR IN THE GARAGE OR ON A PAVED SURFACE.

   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/EMERGSPILLRESP/
2. GROUNDWATER PROTECTION: PROTECTION OF THE GROUNDWATER IS REQUIRED BY THE CONTRACTOR AND OWNER. PETROLEUM PRODUCTS SHOULD BE STORED IN MANUFACTURED CANS DESIGNED FOR THE PURPOSE. SPILL PREVENTIONS PROCEDURES SHOULD BE FOLLOWED.
3. FUGITIVE SEDIMENT AND DUST: THE CONTRACTOR IS REQUIRED TO MINIMIZE DUST FROM THE CONSTRUCTION OPERATION. THE ROAD SHOULD BE SWEPT REGULARLY (WEEKLY) AND PRIOR TO ANY RAIN EVENT. THE GRAVEL AREAS ARE TO BE WATERED REGULARLY TO MINIMIZE DUST. ANY MUD THAT IS TRACKED OFF SITE SHOULD BE CLEANED UP PRIOR TO IT DRYING AND BECOMING A DUST ISSUE.

   DO NOT USE OIL TO CONTROL DUST.

   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: CONSTRUCTION MATERIALS AND CONSTRUCTION DEBRIS SHOULD BE COVERED TO PREVENT RAINWATER FROM WASHING CONTAMINANTS OFF THE SITE. ANY FERTILIZERS, CLEANING PRODUCTS, HERBICIDES SHOULD BE PROTECTED FROM THE WEATHER AND USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

   NOTE ANY CONTAMINANTS THAT ARE WASHED OFF THE SITE BY RAINWATER IS A VIOLATION OF THE CLEAN WATERS ACT.

   STORAGE HANDLING AND DISPOSAL OF SOLID WASTE ITEMS MUST COMPLY WITH MAINE'S SOLID WASTE MANAGEMENT RULES. LACK OF APPROPRIATE POLLUTANT CONTROL MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARDS.

   THIS PROJECT HAS A WRITTEN EROSION CONTROL PLAN AND STORMWATER MAINTENANCE PLAN. MODIFICATIONS TO THE PLAN MUST BE APPROVED BY THE TOWN.

MAINTENANCE OF STORMWATER TREATMENT AND CONTROL SYSTEMS MUST OCCUR REGULARLY. THE STORMWATER MAINTENANCE REPORT PROVIDES INSPECTION DETAILS AND TIME LINES FOR DOING THE INSPECTIONS AND REPORTING TO THE TOWN AND DEP.

## STABILIZING SITE FOR THE WINTER:

1. STANDARD CONDITIONS REQUIRING THE TIMELY STABILIZATION OF DITCHES AND CHANNELS - THE CONTRACTOR WILL CONSTRUCT AND STABILIZE ALL STONE-LINED DITCHES AND CHANNELS ON THE SITE BY NOVEMBER 1. THE CONTRACTOR WILL CONSTRUCT AND STABILIZE ALL GRASS-LINED DITCHES AND CHANNELS ON THE SITE BY SEPTEMBER 15. IF THE CONTRACTOR FAILS TO STABILIZE A DITCH OR CHANNEL TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER:

   a. INSTALL A SOD LINING IN THE DITCH - THE CONTRACTOR WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. 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, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.

   b. INSTALL A STONE LINING IN THE DITCH - THE CONTRACTOR WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 1. THE CONTRACTOR WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD CONDITIONS REQUIRING THE TIMELY STABILIZATION OF DISTURBED SLOPES - THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 1. THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) IS A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, 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 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BEFORE NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF WOODWASTE COMPOST AS DESCRIBED IN ITEM C OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM D OF THIS CONDITION.

   b. STABILIZE THE SLOPE WITH SOD - THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

   c. STABILIZE THE SLOPE WITH WOODWASTE COMPOST - THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOODWASTE COMPOST ON THE SLOPE BY NOVEMBER 1. PRIOR TO PLACING THE WOODWASTE COMPOST, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE CONTRACTOR WILL NOT USE WOODWASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

   d. STABILIZE THE SLOPE WITH STONE RIPRAP - THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 1. THE CONTRACTOR WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR DRAINAGE AND SOIL SEPARATION.

3. STANDARD CONDITIONS REQUIRING THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. 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. STABILIZING THE SOIL WITH TEMPORARY VEGETATION - BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 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 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 C OF THIS STANDARD CONDITION.

   b. STABILIZE THE SOIL WITH SOD - THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

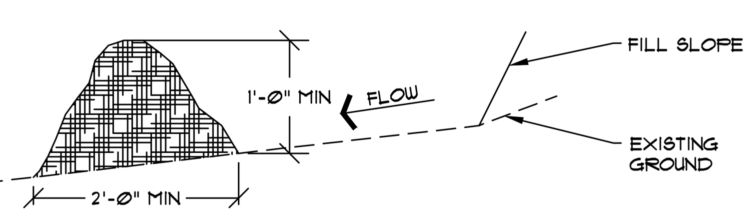
   c. STABILIZE THE SOIL WITH MULCH - BY NOVEMBER 1 THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE CONTRACTOR WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

## WINTER CONSTRUCTION:

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIP RAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT; VEGETATION, MULCHING, EROSION CONTROL MATS, RIP RAP OR GRAVEL BASE ON A ROAD. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

1. SOIL STOCKPILES
   STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER-WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS/ACRE) OR WITH A FOUR INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND WILL BE REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.
2. NATURAL RESOURCES PROTECTION
   ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.
3. SEDIMENT BARRIERS
   DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF EROSION CONTROL MIX SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.
4. MULCHING
   ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LBS./1,000 S.F. OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN MULCHED WITH STRAW OR HAY AT A RATE OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

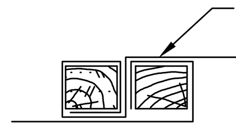
   BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL TACK, OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1, MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY.
5. MULCHING ON SLOPES AND DITCHES
   SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAT 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPE GREATER THAN 8%. EROSION CONTROL MIX CAN BE USED AS A SUBSTITUTE FOR EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.
6. SEEDING
   BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. AFTER NOVEMBER 1 IF THE EXPOSED AREA HAS BEEN LOAMED AND FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND BE SEEDED AT AN APPLICATION RATE OF 5 LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75 % CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL AREAS DISTURBED IN THE WINTER SHALL BE VEGETATED IN THE SPRING.
7. TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION
   WATER FROM CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE OR EROSION CONTROL MIX LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING, ICING, AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.
8. INSPECTION AND MONITORING
   MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGED AND/OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.



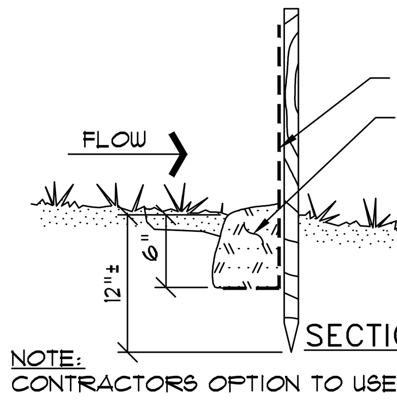

NOTES:

1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS.
   WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.
   EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" IN DIAMETER.
   EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
   THE MIX COMPOSITION SHALL MEET THE FOLLOWING STANDARDS:
   A. ORGANIC MATERIAL: BETWEEN 20% - 100% (DRY WEIGHT BASIS)
   B. PARTICLE SIZE: BY WEIGHT, 100% PASSING 6" SCREEN, 70-85% PASSING 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 LESS THAN 4.0 MMHOS/CM.
   F. PH: 5.0 - 8.0
2. ON SLOPES LESS THAN 5% OR AT THE BOTTOM OF SLOPES 2:1 OR LESS UP TO 20 FEET LONG, THE BARRIER MUST CONFORM TO THE ABOVE DIMENSIONS. ON THE LONGER OR STEEPER SLOPES, THE BARRIER SHOULD BE WIDER TO ACCOMMODATE THE ADDITIONAL FLOW.
3. THE BARRIER MUST BE PLACED ALONG A RELATIVELY LEVEL ELEVATION. IT MAY BE NECESSARY TO CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES THAT WOULD ENABLE FINES TO WASH UNDER THE BARRIER THROUGH THE GRASS BLADES OR PLANT STEMS.
4. LOCATIONS WHERE OTHER BMP'S SHOULD BE USED:
   A. AT LOW POINTS OF CONCENTRATED FLOW
   B. BELOW CULVERT OUTLET APRONS
   C. WHERE A PREVIOUS STAND-ALONE EROSION CONTROL MIX APPLICATION HAS FAILED
   D. AT THE BOTTOM OF STEEP PERIMETER SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM (LARGE UPGRADIENT WATERSHED)
   E. AROUND CATCH BASINS AND CLOSED STORM DRAIN SYSTEMS.
5. THE EROSION CONTROL MIX BARRIERS SHOULD BE INSPECTED REGULARLY AND AFTER EACH LARGE RAINFALL. REPAIR ALL DAMAGED SECTIONS OF BERM IMMEDIATELY BY REPLACING OR ADDING ADDITIONAL MATERIAL PLACED ON THE BERM TO THE DESIRED HEIGHT AND WIDTH.
6. IT MAY BE NECESSARY TO REINFORCE THE BARRIER WITH SILT FENCE OR STONE CHECK DAMS IF THERE ARE SIGNS OF UNDERCUTTING OR THE IMPOUNDMENT OF LARGE VOLUMES OF WATER.
7. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
8. REPLACE SECTIONS OF BERM THAT DECOMPOSE, BECOME CLOGGED WITH SEDIMENT OR OTHERWISE BECOME INEFFECTIVE. THE BARRIER SHOULD BE RESHAPED AS NEEDED.
9. EROSION CONTROL MIX BARRIERS CAN BE LEFT IN PLACE AFTER CONSTRUCTION. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER BARRIER IS NO LONGER REQUIRED SHOULD BE SPREAD TO CONFORM TO THE EXISTING GRADE AND BE SEEDED AND MULCHED. WOODY VEGETATION CAN BE PLANTED INTO THE BARRIERS, OR THEY CAN BE OVER-SEEDED WITH LEGUMES. IF THE BARRIER NEEDS TO BE REMOVED, IT CAN BE SPREAD OUT INTO THE LANDSCAPE.

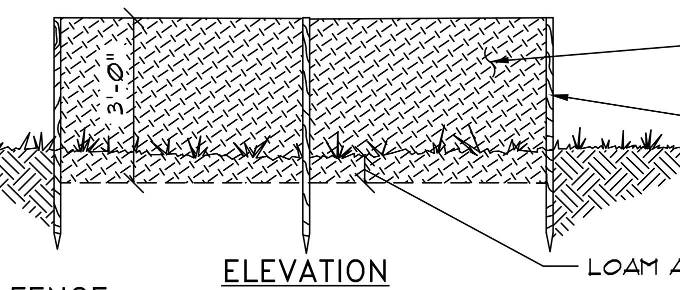
EROSION CONTROL MIX SEDIMENT BARRIER




OVERLAP JOINTS




SECTION



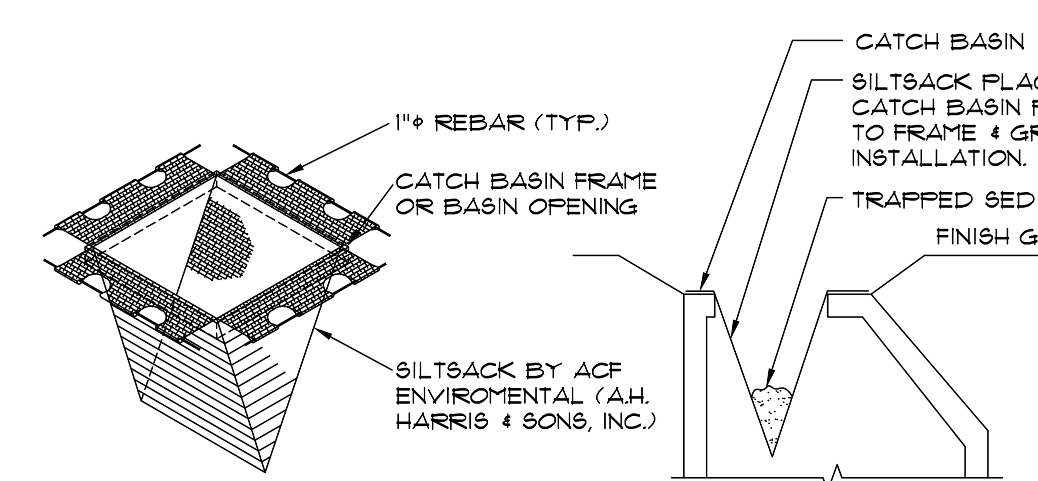

ELEVATION

NOTE:
CONTRACTORS OPTION TO USE SEDIMENT BARRIER OR SILT FENCE FOR SLOPE PROTECTION.

SILT FENCE

1 SURFACE DRAINAGE SEDIMENT CONTROL

NOT TO SCALE




SILTSACK

NEW INSTALLATION

2 CATCH BASIN PROTECTION

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STATE OF MAINE
11/29/18
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER

BELTED COW HEADQUARTERS
U.S. ROUTE ONE
CUMBERLAND, MAINE

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

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Sheet Title:
EROSION CONTROL NOTES & DETAILS

| | | |
|---|---|---|
| Job No.: | 441 | Sheet No.: |
| Date: | 8/28/18 | C3.0 |
| Scale: | AS SHOWN | |
| Drawn: | JWG | |
| Checked: | TSG | |

MAP: R01 / LOT: 11-5

P:\441 - Cumberland Foreside Village, Lot 5\3. CAD\441 BASE PHASED BUILDING.dwg plot date: 11/29/2018 9:27 AM

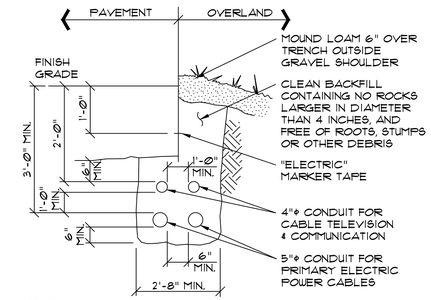
| CONSTRUCTION | USE |
|---|---|
| 1 1/4" HMA MDOT 9.5mm<br>2 1/4" HMA MDOT 19.0mm<br>4" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A<br>15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D<br>COMPACTED SUBGRADE | BITUMINOUS<br>ACCESS ROAD<br>PARKING LOT |
| 2 - 1" LAYERS OF HMA MDOT 9.5mm<br>12" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A<br>COMPACTED SUBGRADE | BITUMINOUS<br>SIDEWALKS |
| 4" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A<br>15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D<br>COMPACTED SUBGRADE | GRAVEL<br>PATH |
| 4" TOPSOIL, NO STONES OVER 3/4" DIA.<br>GRANULAR MATERIAL IN FILL AREAS<br>COMPACTED SUBGRADE | GRASS<br>ALL DISTURBED AREAS |

NOTES:

1. HMA = HOT MIX ASPHALT.
   MDOT = MAINE DEPARTMENT OF TRANSPORTATION.
2. ALL COURSE THICKNESS AFTER FINAL COMPACTION.

## 7 SCHEDULE OF SURFACE FINISHES

NOT TO SCALE

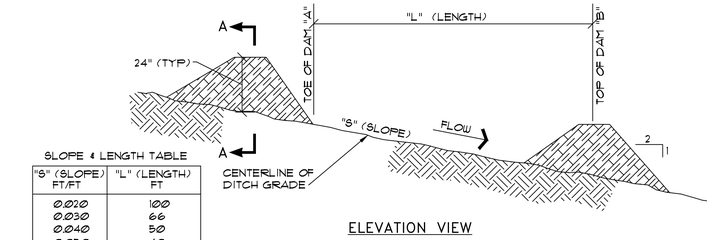



NOTES:

1. INSTALLATION SHALL NOT ALLOW INTER-TWINING OF CABLES.
2. DIRECT BURY ELECTRICAL CABLES MAY BE USED IF ALLOWED BY CENTRAL MAINE POWER.
3. DIRECT BURY CABLES EXCEPT UNDER PAVED AREAS. PROVIDE SCH. 40 PVC CONDUIT UNDER PAVED AREAS, EXTEND CONDUIT 5'-0" BEYOND EDGE OF PAVEMENT.
4. CONFIRM CONDUIT SIZES WITH INDIVIDUAL UTILITY COMPANIES PRIOR TO INTALLATION.
5. COORDINATE FINAL LAYOUT WITH INDIVIDUAL UTILITY COMPANIES.

## 4 CABLE TRENCH SECTION

NOT TO SCALE

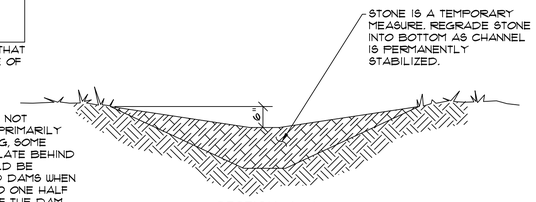



ELEVATION VIEW

SLOPE & LENGTH TABLE

| "S" (SLOPE) FT/FT | "L" (LENGTH) FT |
|---|---|
| 0.020 | 100 |
| 0.030 | 66 |
| 0.040 | 50 |
| 0.050 | 40 |
| 0.080 | 25 |
| 0.100 | 20 |
| 0.120 | 17 |
| 0.150 | 13 |

L = THE DISTANCE SUCH THAT POINTS A AND B ARE OF EQUAL ELEVATION



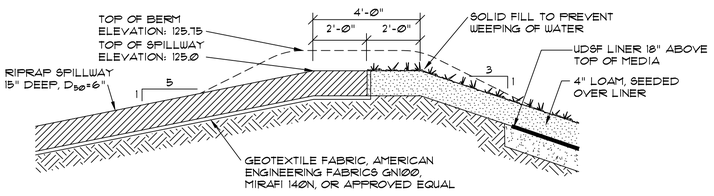

SECTION A–A

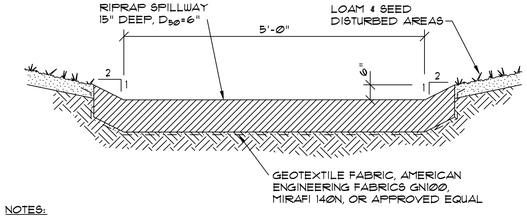
NOTES:

1. WHILE THIS PRACTICE IS NOT INTENDED TO BE USED PRIMARILY FOR SEDIMENT TRAPPING, SOME SEDIMENT WILL ACCUMULATE BEHIND DAMS. SEDIMENT SHOULD BE REMOVED FROM BEHIND DAMS WHEN IT HAS ACCUMULATED TO ONE HALF THE ORIGINAL HEIGHT OF THE DAM.
2. STONE: 2"-3" CRUSHED STONE (MDOT 703.31)

## 1 STONE CHECK DAM DETAIL

NOT TO SCALE



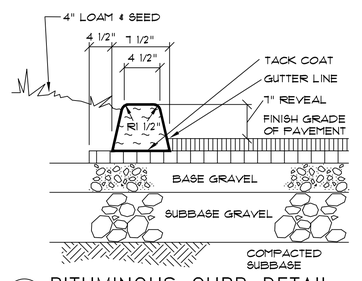




NOTES:

1. SUBGRADE PREPARATION: SHAPE THE SUBGRADE TO THE LINES AND GRADES AS SHOWN ON THE DRAWINGS AND AS SHOWN ON THE DETAILS. REMOVE ALL ORGANIC MATTER, DEBRIS AND SOIL THAT IS TOO WET TO SUPPORT RIPRAP. IF FILL IS REQUIRED PROVIDE SUITABLE SOIL FROM ON SITE OR COMMON BORROW (MDOT 703.18) COMPACTED TO A DENSITY APPROXIMATELY THAT OF THE SURROUNDING UNDISTURBED SOIL BUT NOT LESS THAN 92% (ASTM D1557).
2. GEOTEXTILE FABRIC: PLACE AND ANCHOR GEOTEXTILE (FILTER FABRIC) IMMEDIATELY AFTER SUBGRADE PREPARATION IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
3. STONE PLACEMENT: PLACE RIPRAP IMMEDIATELY AFTER PLACING GEOTEXTILE FABRIC. PLACE RIPRAP SO THAT IT PRODUCES A DENSE, WELL-GRADED MASS OF STONE WITH A MINIMUM OF VOIDS
4. MAINTENANCE: INSPECT RIPRAP FOLLOWING SIGNIFICANT RAINFALL EVENTS (3 INCHES OR MORE IN 24 HOURS) AND AFTER THE SPRING THAW. REPAIR DAMAGED AREAS IMMEDIATELY.
5. RIPRAP: SOUND DURABLE ROCK WHICH WILL NOT DISINTEGRATE BY EXPOSURE TO WATER OR WEATHER. EITHER FIELD STONE OR ROUGH, UNEVEN QUARRY STONE MAY BE USED. STONES SHALL BE ANGULAR AND AS NEARLY RECTANGULAR IN CROSS-SECTION AS PRACTICABLE. DO NOT USE ROUNDED BOULDERS OR COBBLES. USE A WELL GRADED MIXTURE OF STONE SIZES WITH 50 PERCENT OF THE MIXTURE BY WEIGHT BEING LARGER THAN THE D SIZE SPECIFIED AND 50 PERCENT SMALLER.

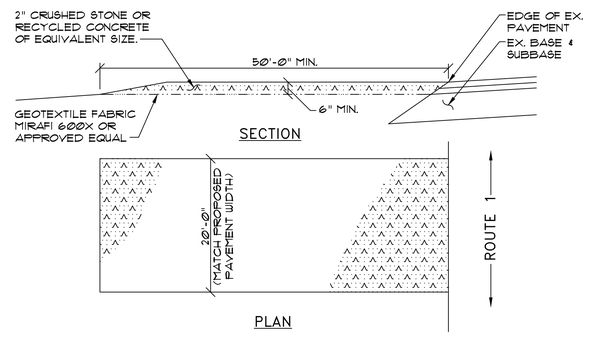
## 8 EMERGENCY OVERFLOW SECTION

NOT TO SCALE




## 5 BITUMINOUS CURB DETAIL

NOT TO SCALE

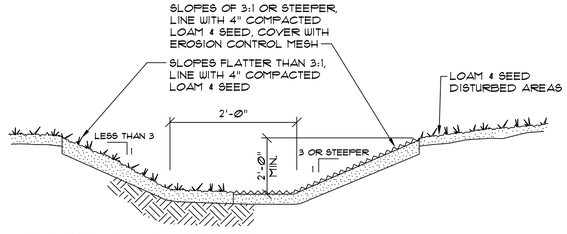



NOTES:

1. MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.
2. REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH ROAD CONSTRUCTION & PAVEMENT.

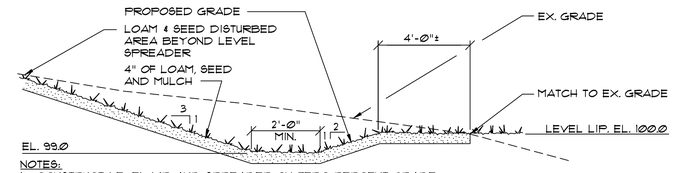
## 2 STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE




## 6 GRASS DITCH SECTION

NOT TO SCALE




NOTES:

1. CONSTRUCT LEVEL LIP AND SPREADER ON ZERO PERCENT GRADE.
2. DO NOT CONSTRUCT LEVEL SPREADER ON FILL.
3. STORM RUNOFF CONVERTED TO SHEET FLOW SHALL OUTLET ONTO STABILIZED AREA. WATER SHALL NOT BE CHANNELIZED IMMEDIATELY BELOW POINT OF DISCHARGE.

## 3 LEVEL SPREADER SECTION

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STATE OF MAINE
11/29/18
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Sheet Title:

SITE DETAILS

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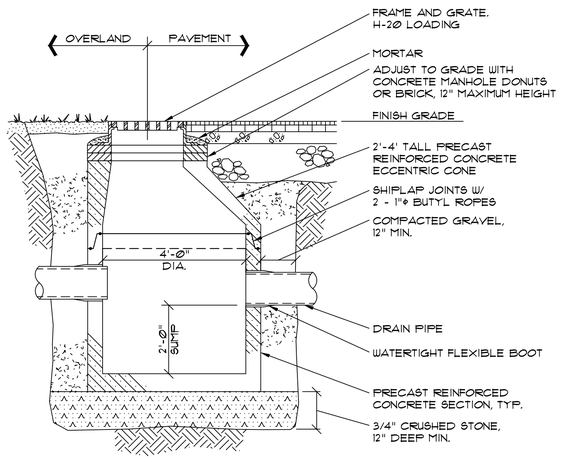
| Job No.: 441 | Sheet No.: |
| Date: 8/28/18 | C3.1 |
| Scale: AS SHOWN | |
| Drawn: JWG | |
| Checked: TSG | |

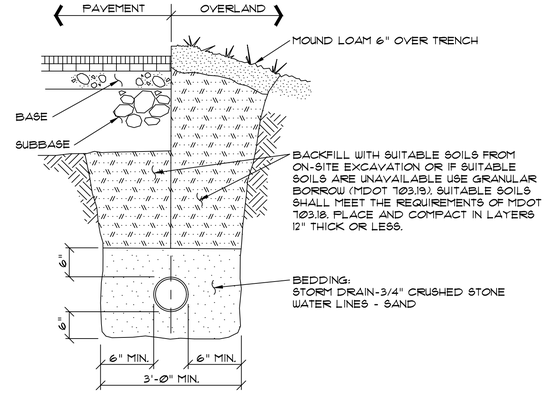
MAP: R01 / LOT: 11-5

F:\441 - Cumberland Foreside Village, LLC\3.3_CAD\441 BASE PHASE3 BUILDING.dwg plot date: 11/29/2018 9:28 AM




6 TYPICAL CATCH BASIN SECTION

NOT TO SCALE




3 TYPICAL TRENCH SECTION

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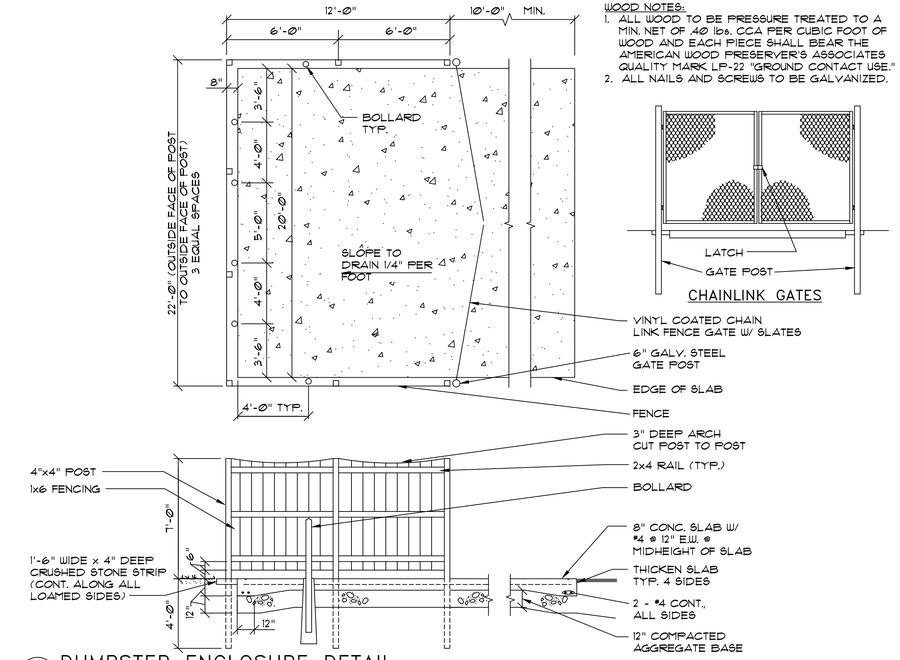
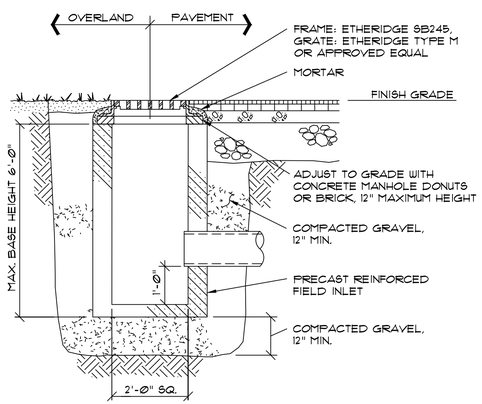



WOOD NOTES:
1. ALL WOOD TO BE PRESSURE TREATED TO A MIN. NET OF .40 lbs. CCA PER CUBIC FOOT OF WOOD AND EACH PIECE SHALL BEAR THE AMERICAN WOOD PRESERVER'S ASSOCIATES QUALITY MARK LP-22 "GROUND CONTACT USE."
2. ALL NAILS AND SCREWS TO BE GALVANIZED.

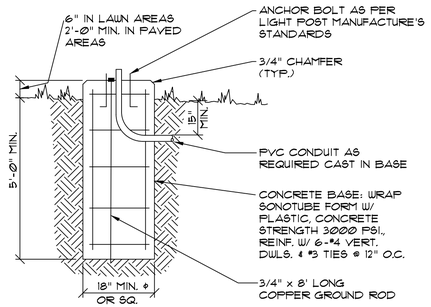
1 DUMPSTER ENCLOSURE DETAIL

NOT TO SCALE



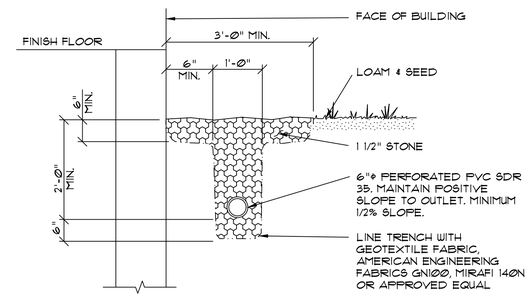

7 FIELD INLET DETAIL

NOT TO SCALE



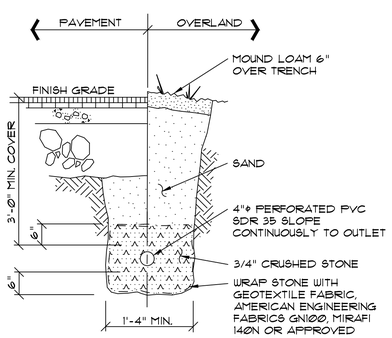

4 LIGHT POLE BASE DETAIL

NOT TO SCALE



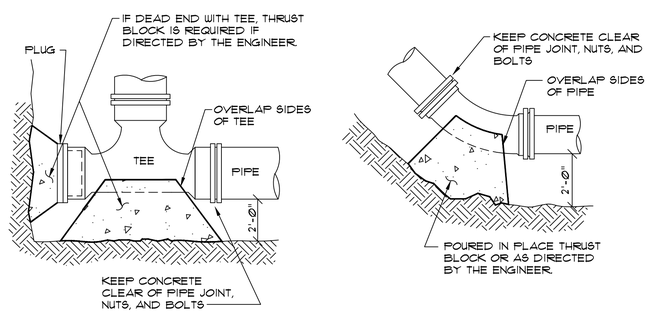

9 STONE DRIPSTRIP SECTION

NOT TO SCALE




8 UNDERDRAIN TRENCH SECTION

NOT TO SCALE



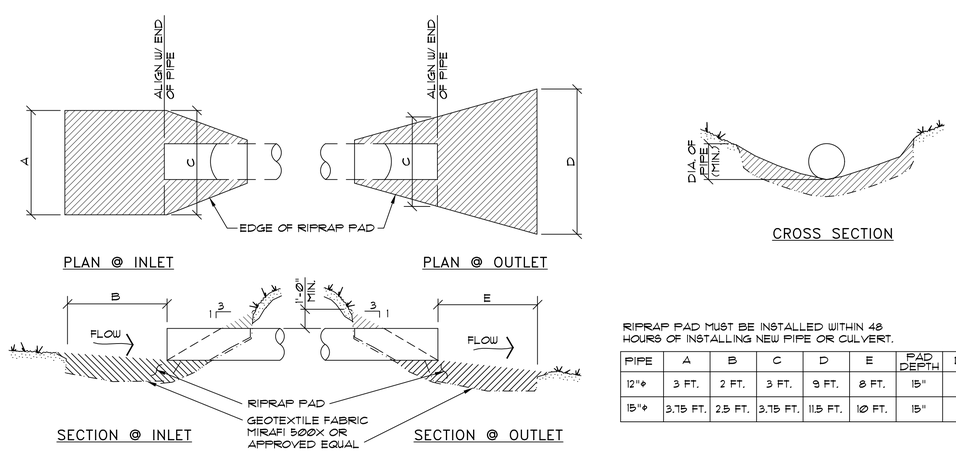

| THRUST AT FITTINGS IN Lbs. AT 100 Lbs. PER SQUARE INCH WATER PRESSURE. | | | |
|---|---|---|---|
| PIPE SIZE IN | 90° ELBOW | 45° ELBOW | VALVES, TEES AND DEAD ENDS |
| 4" | 2,600 | 1,420 | 1,850 |
| 6" | 5,400 | 2,900 | 3,800 |
| 8" | 9,300 | 5,000 | 6,500 |
| 10" | 13,900 | 7,550 | 10,850 |
| 12" | 19,700 | 10,800 | 13,900 |

| MINIMUM THRUST BLOCK BEARING AREA REQ'D AGAINST UNDISTURBED MATERIAL (sq. ft.) | | | | | |
|---|---|---|---|---|---|
| PIPE SIZE | 90° BEND | TEE | PLUG | 45° BEND | 22 1/2° AND SMALLER |
| 16" | 28 | 22 | 20 | 15 | 8 |
| 12" | 16 | 14 | 11 | 9 | 4 |
| 8" | 7 | 6 | 5 | 4 | 2 |
| 6" | 5 | 4 | 3 | 2 | 2 |

1. SIZE OF THRUST BLOCK MAY BE INCREASED BY THE ENGINEER TO MEET SOIL CONDITIONS FOUND DURING CONSTRUCTION.
2. FOR PIPES 6" OR SMALLER USE THRUST BLOCK FOR 6" PIPE.

5 THRUST BLOCK DETAIL

NOT TO SCALE




RIPRAP PAD MUST BE INSTALLED WITHIN 48 HOURS OF INSTALLING NEW PIPE OR CULVERT.

| PIPE | A | B | C | D | E | PAD DEPTH | $D_{50}$ |
|---|---|---|---|---|---|---|---|
| 12"ø | 3 FT. | 2 FT. | 3 FT. | 9 FT. | 8 FT. | 15" | 6" |
| 15"ø | 3.75 FT. | 2.5 FT. | 3.75 FT. | 11.5 FT. | 10 FT. | 15" | 6" |

2 PIPE INLET/OUTLET DETAILS

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STATE OF MAINE 11/29/18 THOMAS S. GREER No. 4206 LICENSED PROFESSIONAL ENGINEER

BELTED COW HEADQUARTERS
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Sheet Title:
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| Checked: | TSG |

Sheet No.: C3.2

MAP: R01 / LOT: 11-5

P:\441 - Cumberland Foreside Village, Lot 5\3. CAD\441 BASE PHASE0 BUILDING.dwg plot date: 11/29/2018 9:28 AM

## PLANT LEGEND

| | | | |
|---|---|---|---|
| CT | CANOPY TREE | ET | EVERGREEN TREE |
| UT | UNDERSTORY TREE | GC | GROUND COVER |
| SH | SHRUB | CLB | CLIMBING VINE |

## LANDSCAPE PLANT LIST

| TYPE | QTY | NAME | SPECIES | SIZE |
|---|---|---|---|---|
| CT | 19 | RED MAPLE | ACER RUBRUM | 2-2.5" CAL. |
| CTI | 16 | RED OAK | QUERCUS RUBRA | 2-2.5" CAL. |
| UT | 8 | MOOSESTRIPE MAPLE | ACER PENSYLVANICUM | 8-10 FT HT |
| UTI | 11 | SERVICEBERRY | AMELANCHIER CANADENSIS | 7-8 FT HT (multistem) |
| UTI | 20 | SERVICEBERRY | AMELANCHIER CANADENSIS | 5-6 FT HT (multistem) |
| ET | 6 | WHITE SPRUCE | PICEA GLAUCA | 6-7 FT HT |
| ETI | 8 | EASTERN WHITE PINE | PINUS STROBUS | 6-7 FT HT |
| SH | 32 | WITHEROD VIBURNUM | VIBURNUM CASSINOIDES | 24-30" HT |
| SHI | 23 | WINTERVBERRY | ILEX VERTICILLATA | 2.5-3 FT HT |
| SH2 | 19 | WITCH HAZEL | HAMAMELIS VIRGINIANA | 2.5-3 FT HT |

## LANDSCAPE PLANTING SYMBOLS

CT - CANOPY TREE

UT - UNDERSTORY TREE

SH - SHRUB

ET - EVERGREEN TREE

GROUNDCOVER

## SEED MIXTURE

| TYPE | QTY | NAME | RATE |
|---|---|---|---|
| SEED | SF | SEED MIX | 1.72#/ 1,000SF |

ALL DISTURBED AREAS NOT OTHERWISE TREATED SHALL BE SEEDED WITH A WHITE CLOVER, SHEEP FESCUE AND ANNUAL RYE MIX AS FOLLOWS.

SEED MIX:

| | | |
|---|---|---|
| WHITE CLOVER | 13.4% | .23#/ 1,000SF |
| SHEEP FESCUE | 46.6% | .8#/ 1,000SF |
| ANNUAL RYE | 40% | .69#/ 1,000SF |

PLANTING NOTES:

1. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANTS IN QUANTITIES SUFFICIENT TO COMPLETE THE WORK SHOWN ON THE PLAN.

2. ANY SUBSTITUTION OF SPECIFIED PLANTS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT. ONLY NATIVE SPECIES AND/OR VARIETIES WILL BE ACCEPTABLE.

3. ALL TREE, SHRUB, VINE, AND PLANT BED (GROUNDCOVERS, PERENNIALS, BULBS, ETC.) LOCATIONS SHALL BE STAKED OR MARKED BY CONTRACTOR AND THEN APPROVED BY THE LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO PLANTING. CONTRACTOR MUST GIVE A MINIMUM 3 DAY NOTICE BETWEEN STAKING AND PLANTING.

4. CHALK MARK NORTH AT TREE BASE PRIOR TO DIGGING AT NURSERY. REPLANT ON SITE WITH SAME NORTH ORIENTATION FOR ALL TREES.

5. ALL PLANTS INSTALLED SHALL MEET THE SPECIFICATIONS OF THE AMERICAN STANDARD FOR NURSERY STOCK (LATEST ADDITION) AS SET FORTH BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.

6. ALL PLANTS SHALL BE DELIVERED TO THE SITE FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.

7. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE EXISTENCE OF UNDERGROUND UTILITIES, THE LOCATION OF WHICH SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO ANY EXCAVATION OPERATIONS. SHOULD THE LOCATION OF PROPOSED PLANTINGS CONFLICT WITH ANY OF SAID UTILITIES, ADJUST PLANT LOCATIONS ACCORDINGLY AFTER CONSULTATION WITH THE LANDSCAPE ARCHITECT.

8 .PLANTING TREES AND SHRUBS: EXCAVATE PLANTING PITS WITH SLOPING SIDES, AND WITH BOTTOM OF EXCAVATION RAISED IN CENTER FOR DRAINAGE. LOOSEN HARD SUBSOIL IN BOTTOM OF EXCAVATION, AND LOOSEN SOIL ON SIDES OF SLOPES. SET PLANTS IN CENTER OF PIT WITH TOP OF BALL RAISED SLIGHTLY ABOVE FINISH GRADES. PLACE A SETTING LAYER OF COMPACTED PLANTING MIX. REMOVE BURLAP AND WIRE BASKETS FROM TOP OF BALLS. ON SIDES, FOLD BACK WIRE AND REMOVE UPPER PORTIONS OF BURLAP. DO NOT USE PLANT IF ROOT BALL IS CRACKED OR BROKEN. IF CONTAINER, REMOVE CONTAINER AND SCOUR PERIMETER SOIL AND ROOTS. PLACE PLANTING MIX AROUND BALL/CONTAINER IN LAYERS, TAMPING TO ELIMINATE VOIDS AND AIR POCKETS. DO NOT COVER TOP OF ROOT BALL. PRUNE, THIN, AND SHAPE AFTER PLANTING.

9. MULCH PLANTING BEDS AND TREE PITS WITH 2" FINELY SHREDDED AND AGED PINE BARK MULCH OR AS SPECIFIED ON THE PLAN.

10. ALL DISTURBED LAWN AREAS TO BE LOAMED AND SEEDED AS NECESSARY AT NO ADDITIONAL COST TO OWNER(S).

11. REFER TO DRAWING L1.1 FOR PLANTING DETAILS AND LOAM AND SEEDING DETAILS.

12. GRADES SHOWN REPRESENT PROPOSED GRADES PER CONTRACT. CONTRACTOR TO VERIFY GRADES AS NEEDED.

13. PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) YEAR AFTER PLANTING. ANY DEAD, UNSIGHTLY, OR UNHEALTHY PLANTS SHALL BE REPLACED IN KIND AT NO COST TO THE OWNER(S).

14. THE CONTRACTOR SHALL REPLACE OR REPAIR TO ORIGINAL CONDITION ANY AND ALL UTILITIES, PAVING, CURBING, ETC., DAMAGED AS A RESULT OF THEIR OPERATIONS AT NO ADDITIONAL COST TO THE OWNER(S).

15. A PRE-CONSTRUCTION MEETING SHALL BE HELD PRIOR TO LANDSCAPE CONTRACTOR BEGINNING CONSTRUCTION OR ORDERING PLANT MATERIALS.

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.

PRELIMINARY PLAN - NOT FOR CONSTRUCTION

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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Scott Strynar
Landscape Architect, LLC.
98 Meehan Lane
North Berwick, ME 03906
(t) 207-957-4441
www.scottstrynarla.com

LICENSED LANDSCAPE ARCHITECT
SCOTT M. STRYNAR
NO. 2148

BELTED COW HEADQUARTERS
U.S. ROUTE ONE
CUMBERLAND, MAINE

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

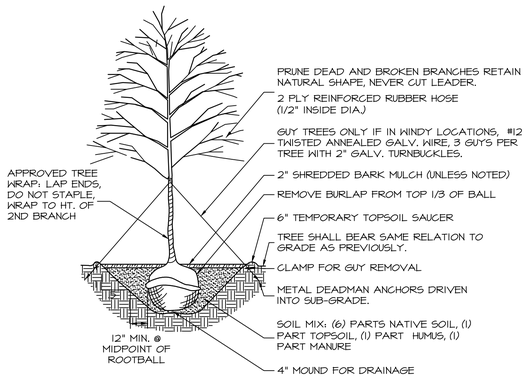
| Rev. | Date | Description | Drawn | Check |
|---|---|---|---|---|
| 1 | 8/29 | P. UTIL EDITS | SS | SS |

Sheet Title:
LANDSCAPE PLAN

| | |
|---|---|
| Job No.: | 999 |
| Date: | 7/10/18 |
| Scale: | AS SHOWN |
| Drawn: | TS/SS |
| Checked: | |

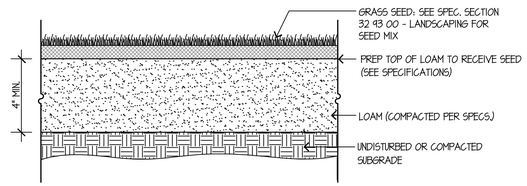
Sheet No.: L1.0

MAP: R01 / LOT: 11-5



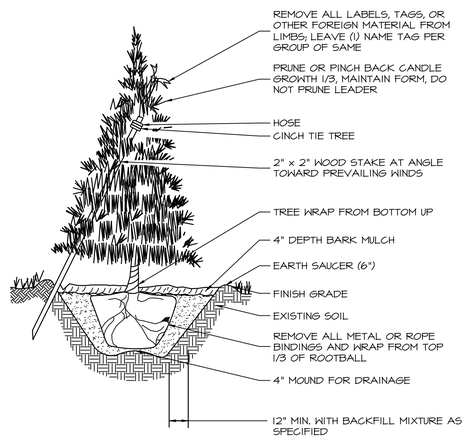

1 / L1.1 TREE PLANTING INSTALLATION

NOT TO SCALE



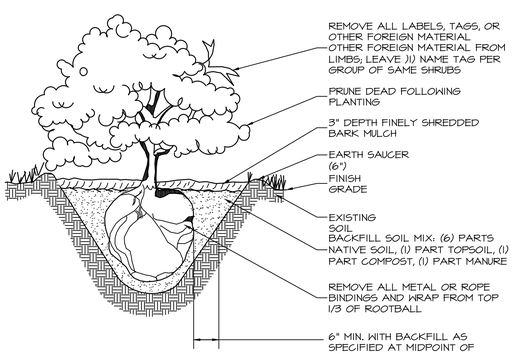

4 / L1.1 LOAM & SEED

NOT TO SCALE




2 / L1.1 EVERGREEN TREE PLANTING

NOT TO SCALE




3 / L1.1 SHRUB PLANTING INSTALLATION

NOT TO SCALE

PRELIMINARY PLAN - NOT FOR CONSTRUCTION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LICENSED LANDSCAPE ARCHITECT
SCOTT M. STRYNAR
NO. 3148
STATE OF MAINE

BELTED COW HEADQUARTERS
U.S. ROUTE ONE
CUMBERLAND, MAINE

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

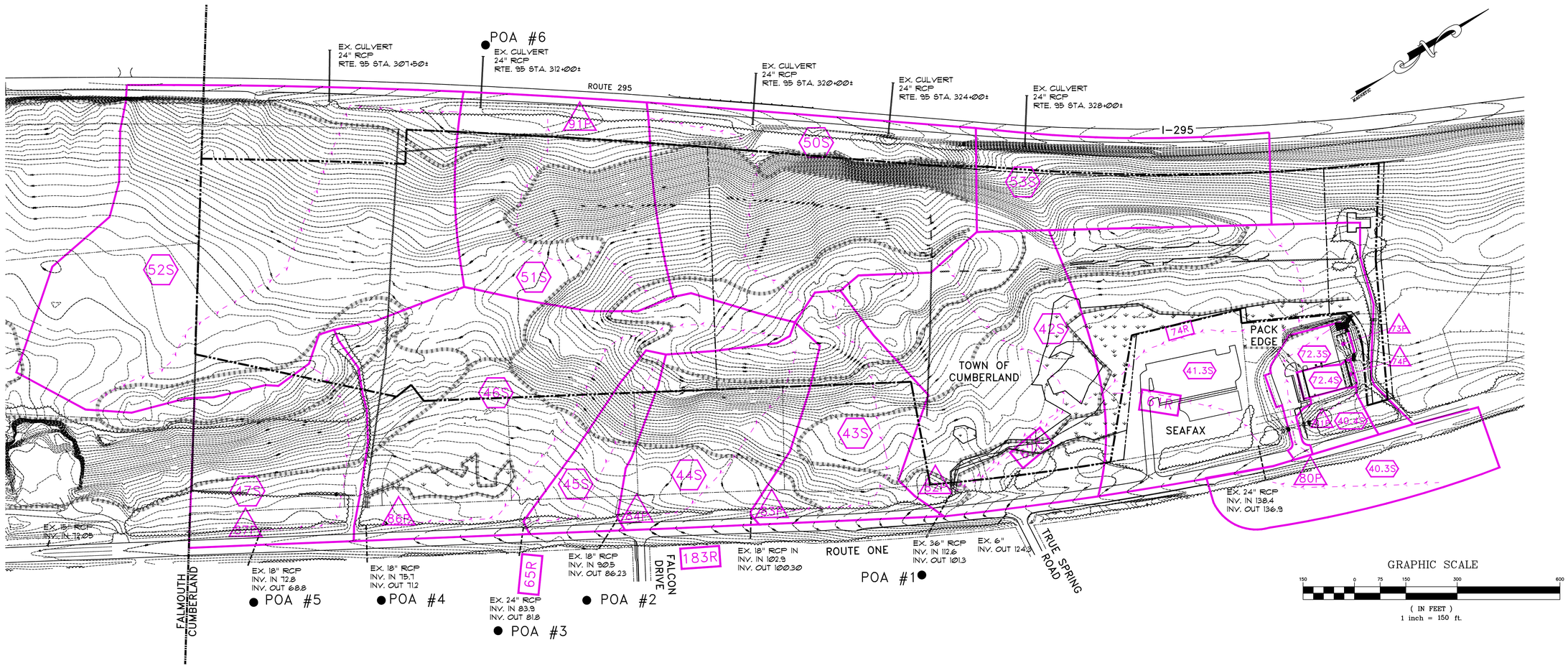
| Rev. | Date | Description | Drawn | Check |
|---|---|---|---|---|
| | | | | |

Sheet Title:
LANDSCAPE DETAILS

| | | | |
|---|---|---|---|
| Job No.: | 999 | Sheet No.: | L1.1 |
| Date: | 6/24/18 | | |
| Scale: | AS SHOWN | | |
| Drawn: | TS/SS | | |
| Checked: | | | |

MAP: R01 / LOT: 11-5

\\Server-nas\work\Projects\101-MAS\999-Belted Cow\CAD\A41 BASE for M-S Landscape Plan-SSX.dwg pltd date: 7/16/2018




## LEGEND

### EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EDGE OF PAVEMENT
- 120 CONTOURS
- EDGE OF GRAVEL
- SOILS BOUNDARY
- WETLAND LIMIT
- WETLAND
- WATERCOURSE
- ZONING DISTRICT
- TOWN LINE
- ----C---- CULVERT
- TREELINE
- GUARDRAIL
- TP #1 TEST PIT

## DRAINAGE LEGEND

- SUBCATCHMENT PERIMETER
- 10S SUBCATCHMENT NUMBER
- POA #1 POINT OF ANALYSIS
- TIME OF CONCENTRATION (Tc PATH)
- 10R REACH
- 10P POND

## TIME OF CONCENTRATION

SUBCATCHMENT 40.3S
100' @ 0.010'/' SHEET FLOW
440' @ 0.010'/' SHA. CONC. FLOW

SUBCATCHMENT 40.4S
100' @ 0.010'/' SHEET FLOW
100' @ 0.010'/' SHA. CONC. FLOW

SUBCATCHMENT 41.3S
100' @ 0.040'/' SHEET FLOW
835' @ 0.010'/' SHA. CONC. FLOW

SUBCATCHMENT 42.3S
100' @ 0.150'/' SHEET FLOW
150' @ 0.150'/' SHA. CONC. FLOW
250' @ 0.050'/' SHA. CONC. FLOW
475' @ 0.070'/' SHA. CONC. FLOW

SUBCATCHMENT 72.3S
5 MINUTES DIRECT ENTRY

SUBCATCHMENT 72.4S
5 MINUTES DIRECT ENTRY

SUBCATCHMENT 42S
100' @ 0.15'/' SHEET FLOW
150' @ 0.15'/' SHA. CONC. FLOW
250' @ 0.05'/' SHA. CONC. FLOW
475' @ 0.02'/' SHA. CONC. FLOW

SUBCATCHMENT 43S
200' @ 0.10'/' SHEET FLOW
800' @ 0.0625'/' SHA. CONC. FLOW

SUBCATCHMENT 44S
100' @ 0.05'/' SHEET FLOW
700' @ 0.10'/' SHA. CONC. FLOW

SUBCATCHMENT 45S
100' @ 0.100'/' SHEET FLOW
565' @ 0.100'/' SHA. CONC. FLOW

SUBCATCHMENT 46S
100' @ 0.250'/' SHEET FLOW
500' @ 0.150'/' SHA. CONC. FLOW
900' @ 0.02'/' SHA. CONC. FLOW

SUBCATCHMENT 47S
100' @ 0.100'/' SHEET FLOW
535' @ 0.093'/' SHA. CONC. FLOW

SUBCATCHMENT 50S
100' @ 0.050'/' SHEET FLOW
740' @ 0.150'/' SHA. CONC. FLOW

SUBCATCHMENT 51S
100' @ 0.150'/' SHEET FLOW
750' @ 0.120'/' SHA. CONC. FLOW

SUBCATCHMENT 52S
100' @ 0.020'/' SHEET FLOW
500' @ 0.040'/' SHA. CONC. FLOW
900' @ 0.055'/' SHA. CONC. FLOW

SUBCATCHMENT 53S
7 MINUTES DIRECT ENTRY

| REV. | DATE | DESCRIPTION |
|---|---|---|
| 5 | 10/2/18 | RE-ISSUED FOR LOT 5. |
| 4 | 3/9/15 | UPDATED TO CURRENT EXISTING CONDITIONS |
| 3 | 1/8/07 | REVISED PER TOWN REVIEW |
| 2 | 11/30/06 | REVISED PER TOWN COMMENTS |
| 1 | 6/23/06 | REVISED FOR MEDEP SUBMITTAL |

STATE OF MAINE
10/2/18
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER

PINKHAM & GREER
CONSULTING ENGINEERS, INC.
FALMOUTH, MAINE

CUMBERLAND FORESIDE VILLAGE LLC
50 GRAY ROAD FALMOUTH, ME 04105

CUMBERLAND FORESIDE VILLAGE
CUMBERLAND, MAINE

DRAINAGE ANALYSIS
EXISTING CONDITIONS

| | | | |
|---|---|---|---|
| SCALE: | AS SHOWN | DRN BY: | SJM |
| DATE: | JUNE 21, 2006 | DESG BY: | DPD |
| PROJECT: | 06120/14163 | CHK BY: | |

D1.0

## DRAINAGE LEGEND

- SUBCATCHMENT PERIMETER
- 43.1S — SUBCATCHMENT NUMBER
- POA #1 — POINT OF ANALYSIS
- TIME OF CONCENTRATION (Tc PATH)
- 44R — REACH
- 83P — POND

## TREATMENT AREA

UDSF #1

## TIME OF CONCENTRATION

SUBCATCHMENT 43.1
15.2 MIN. 90' @ 0.04'/' SHEET FLOW
2.2 MIN. 199' @ 0.035'/' SHA. CONC. FLOW

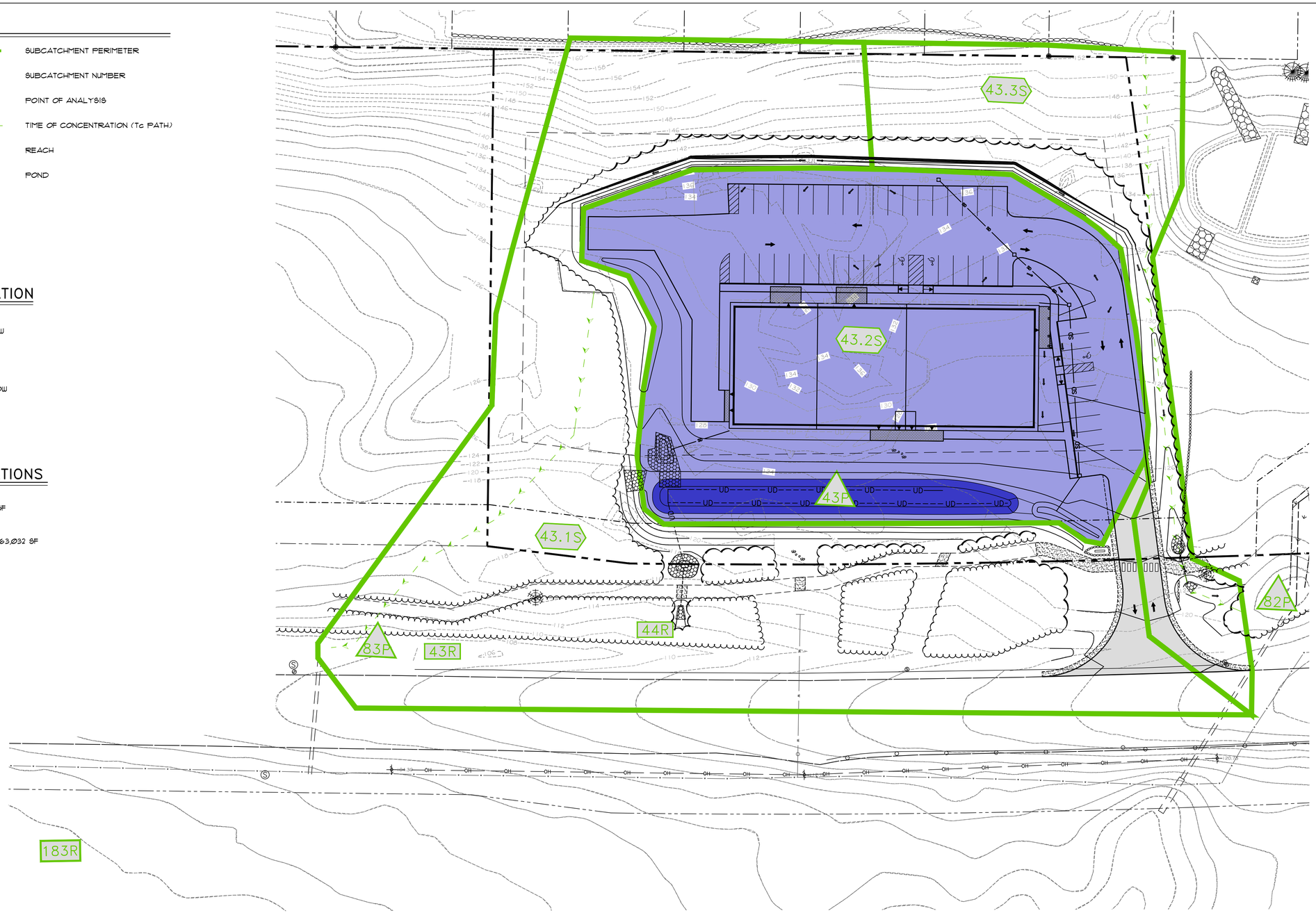
SUBCATCHMENT 43.2
6 MIN. DIRECT ENTRY

SUBCATCHMENT 43.3
8.7 MIN. 100' @ 0.20'/' SHEET FLOW
0.6 MIN. 80' @ 0.025'/' SHA. CONC. FLOW
0.1 MIN. 78' @ 0.064'/' PIPE CHANNEL

## TREATMENT CALCULATIONS

TOTAL IMPERVIOUS AREA: 38,793 SF
TOTAL TREATED IMPERVIOUS: 37,774 SF
% TREATED: 97.4%

TOTAL DEVELOPED AREA: 76,255 SF
TOTAL TREATED DEVELOPED AREA: 63,032 SF
% TREATED: 82.7%




## LEGEND

### EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- WETLAND LIMIT
- WETLAND
- TOWN LINE
- SANITARY SEWER
- WATER LINE
- CATCH BASIN
- SEWER MANHOLE
- STONE WALL

### PROPOSED

- LOT LINE
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- BUILDING
- STORMDRAIN
- WATER LINE
- WATER SHUT OFF
- CENTERLINE
- SPOT GRADE
- CATCH BASIN
- SANITARY MANHOLE
- BITUMINOUS PAVEMENT

| UNDERDRAIN SOIL FILTER SIZING CALCULATIONS | | | | | CHANNEL PROTECTION VOLUME | |
|---|---|---|---|---|---|---|
| DEVICE | IMP. (SF) | LS. (SF) | 1" OFF IMP. | 0.4" OFF LS | VOL. REQ. (CF) | VOL. PROV. (CF) |
| UDSF #1 | 37,774 | 25,258 | 3,148 | 842 | 3,990 | 4,859 |

IMP. = IMPERVIOUS AREA DRAINING TO DEVICE.
LS. = LANDSCAPE AREA DRAINING TO DEVICE.
VOL. = VOLUME
REQ. = REQUIRED
PROV. = PROVIDED
VOLUME REQUIRED = 1" OFF IMP. + 0.4" OFF LS.

GRAPHIC SCALE

30 0 15 30 60 120

( IN FEET )
1 inch = 30 ft.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ph: 207.553.9898 | www.walsh-eng.com


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STATE OF MAINE
1/4/19
THOMAS S. GREER
No. 4206
LICENSED PROFESSIONAL ENGINEER

BELTED COW HEADQUARTERS
U.S. ROUTE ONE
CUMBERLAND, MAINE

BELTED COW
247 PORTLAND STREET
SUITE 500
YARMOUTH, ME 04096

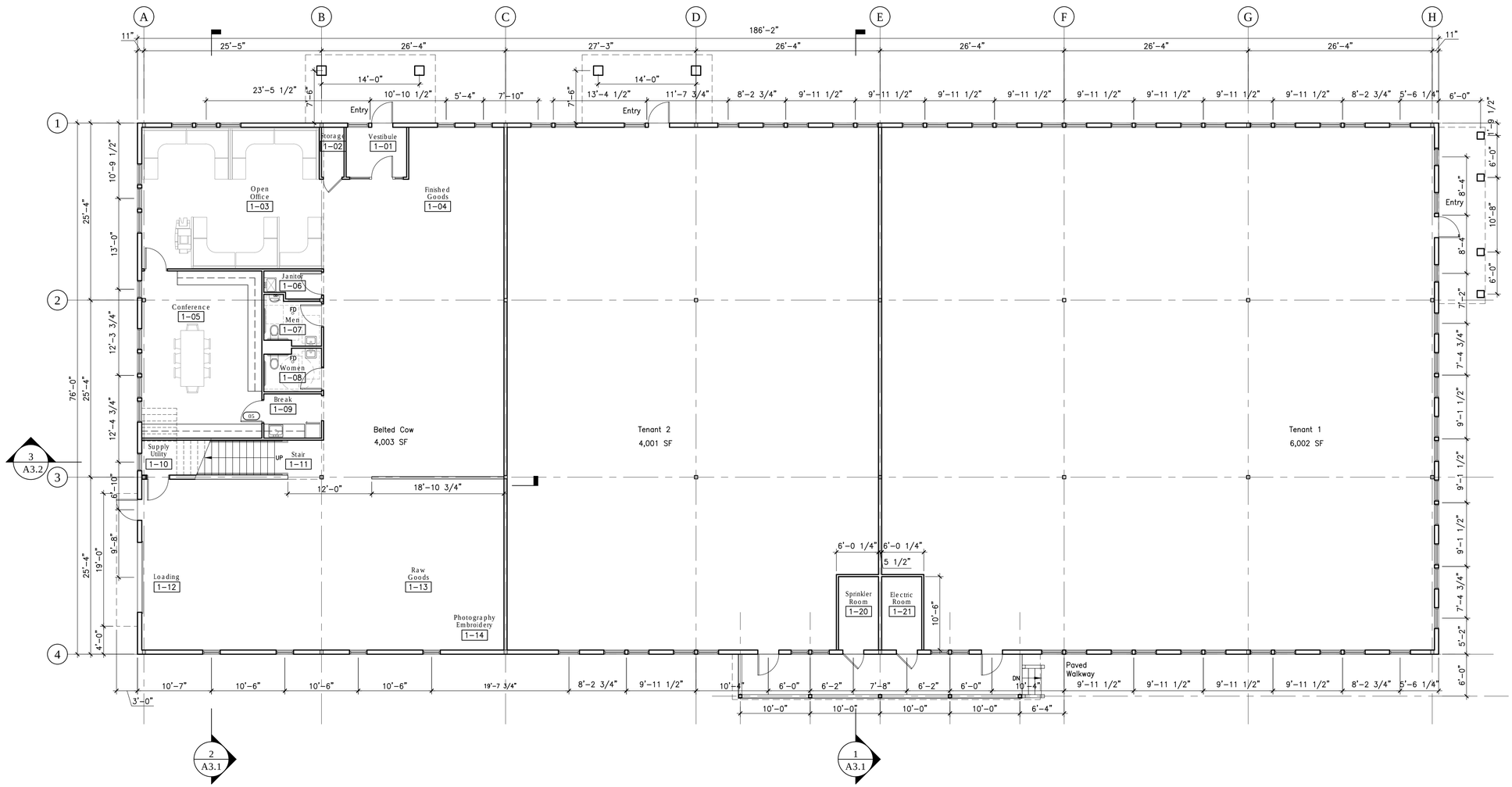
| Rev. | Date | Description | Drawn | Check |
|---|---|---|---|---|
| 1 | 10/3/18 | DEP COMMENT RESPONCE | JWG | TSG |
| 2 | 11/26/18 | PHASE 1 DOCUMENTS | JWG | TSG |
| 3 | 1/2/19 | 14,000 SF BUILDING | JWG | TSG |
| 4 | 1/4/19 | Rev'd per Architectural Plans | JWG | TSG |

Sheet Title:
DRAINAGE ANALYSIS - DEVELOPED CONDITIONS & TREATMENT PLAN

| | |
|---|---|
| Job No.: 441 | Sheet No.: D2.0 |
| Date: 8/28/18 | |
| Scale: AS SHOWN | |
| Drawn: JWG | |
| Checked: TSG | |

MAP: R01 / LOT: 11-5

P:\441 - Cumberland Foreside Village, Lot 9\3. CAD\441 BASE PHASED BUILDING.dwg plot date: 1/3/2019 1:08 PM




1 Proposed First Floor Plan

Scale: 1/8" = 1'-0"


David Matero
Architecture

100 Front Street
Suite 40
Bath, Maine 04530
207.389.4278
info@davidmatero.com


Plan
N

Consultants

Revisions

Belted Cow Company

Route One
Cumberland, Maine

Job Number: 18.027
Date: 01.02.19
Scale: 1/8" = 1'-0"

Drawing Title:

First Floor Plan

A1.1

Not For Construction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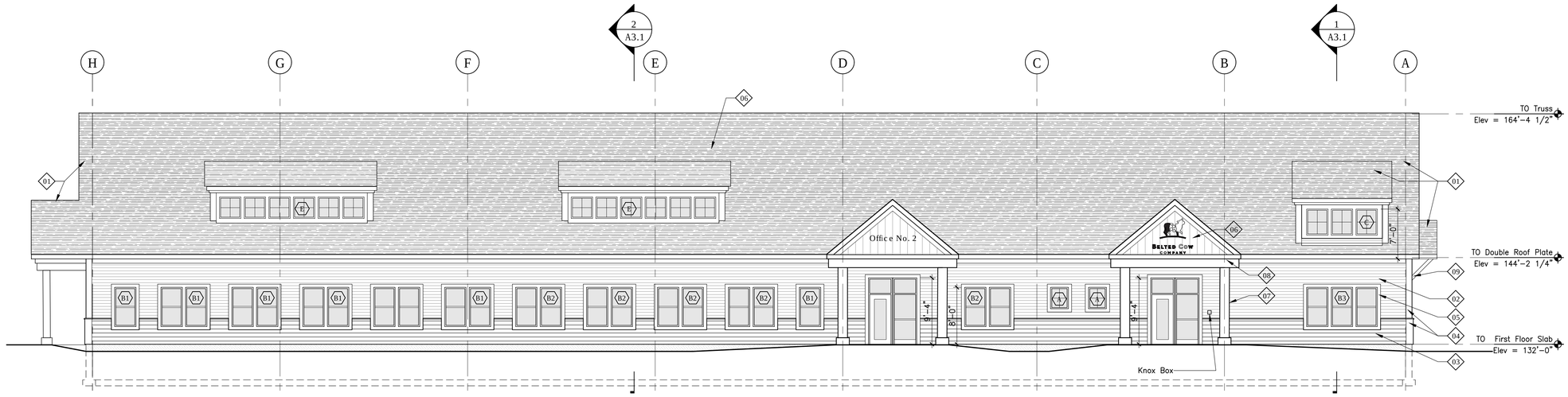
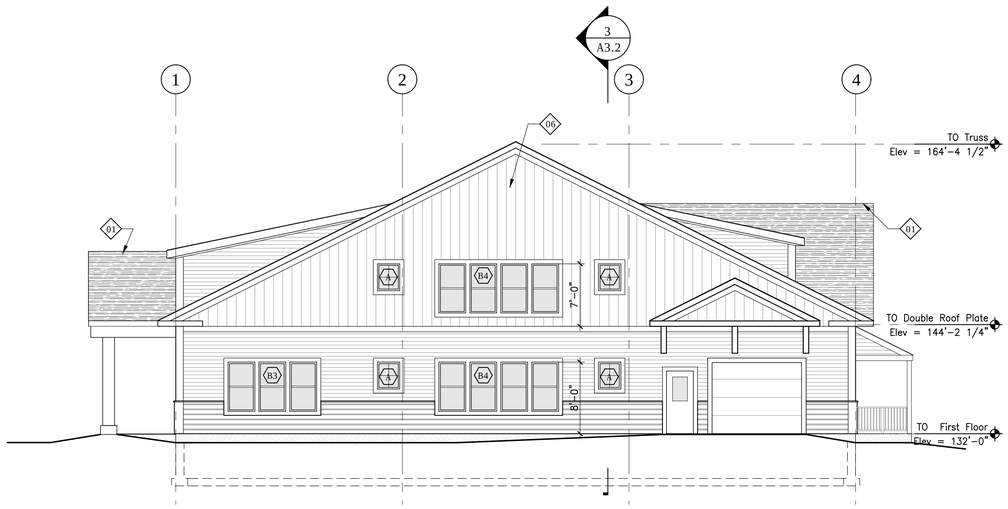
## Elevation Legend

01. Architectural Asphalt Roof Shingles
02. Fiber cement clapboard siding – prefinished
03. Boral 1x8 bevel siding at watertable with horizontal wood beveled cap
04. 1x Boral trim vertical board at corners
05. 1x6 Boral window trim
06. 1x12 Fiber cement siding run vertically @ gable ends
07. Posts – refer to Structural Dwgs, wrap with 1x Boral all exposed sides
08. 1x8 Boral fascia board with vinyl soffit
09. Douglas fir brackets
10. PVC railing system
11. Concrete landing and steps



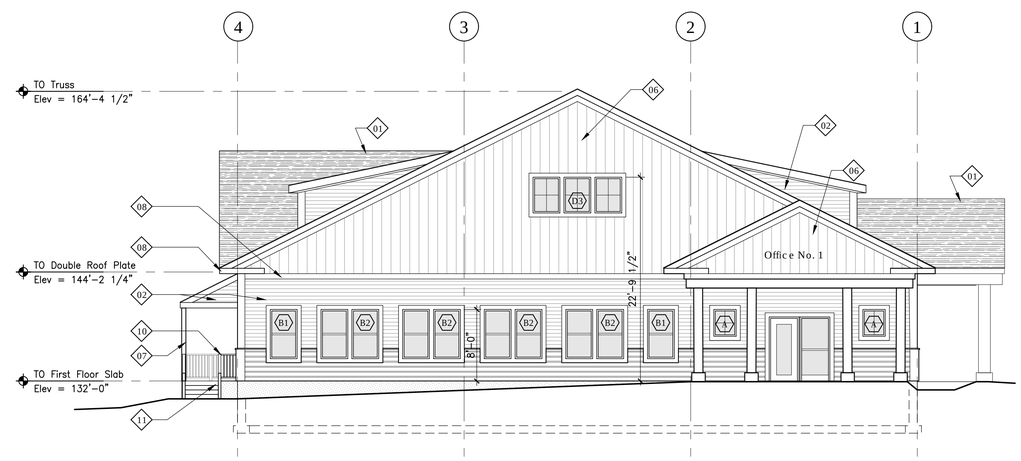

1 North Exterior Elevation

Scale: 1/8" = 1'-0"



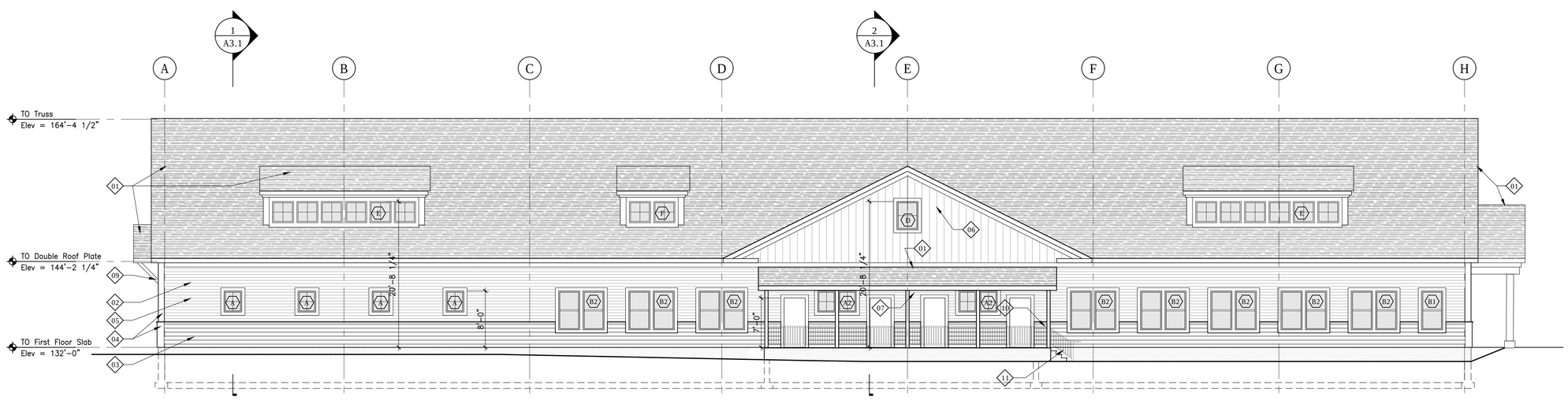

3 West Exterior Elevation

Scale: 1/8" = 1'-0"




2 East Exterior Elevation

Scale: 1/8" = 1'-0"




4 South [Route 1] Exterior Elevation

Scale: 1/8" = 1'-0"


David Matero
Architecture

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info@davidmatero.com


Plan
N

Consultants

Revisions

Belted Cow Company

Route One
Cumberland, Maine

Job Number: 18.027
Date: 01.02.19
Scale: 1/8" = 1'-0"

Drawing Title:

Proposed Elevations

A2.1

Not For Construction


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## EASEMENT TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| E-L1 | 49.98 | N84°10'10"E |
| E-L2 | 27.06 | S59°15'17"E |
| E-L3 | 50.00 | S30°44'43"W |
| E-L4 | 37.52' | S84°10'10"W |
| E-L5 | 33.91' | S84°10'10"W |
| E-L6 | 32.03' | S30°44'33"W |
| E-L7 | 60.00' | N31°42'16"W |
| E-L8 | 60.00' | S80°06'33"W |
| E-L9 | 60.00' | N58°40'48"W |
| E-L10 | 40.00' | N46°11'29"W |
| E-L11 | 32.00' | N08°03'52"W |
| E-L12 | 30.00' | N48°15'26"E |
| E-L13 | 37.86' | N44°53'07"E |

| CURVE | LENGTH | RADIUS |
|---|---|---|
| E-C1 | 89.81' | 1501.00 |
| E-C2 | 44.89' | 166.00 |
| E-C3 | 99.96' | 166.00 |
| E-C4 | 120.04' | 356.00 |
| E-C5 | 39.62' | 1691.00 |

## LOT LINE TABLE

| LINE | LENGTH | BEARING |
|---|---|---|
| L2 | 50.00 | N85°14'51"E |
| L3 | 27.06 | S59°15'17"E |
| L4 | 27.06 | N59°15'17"W |

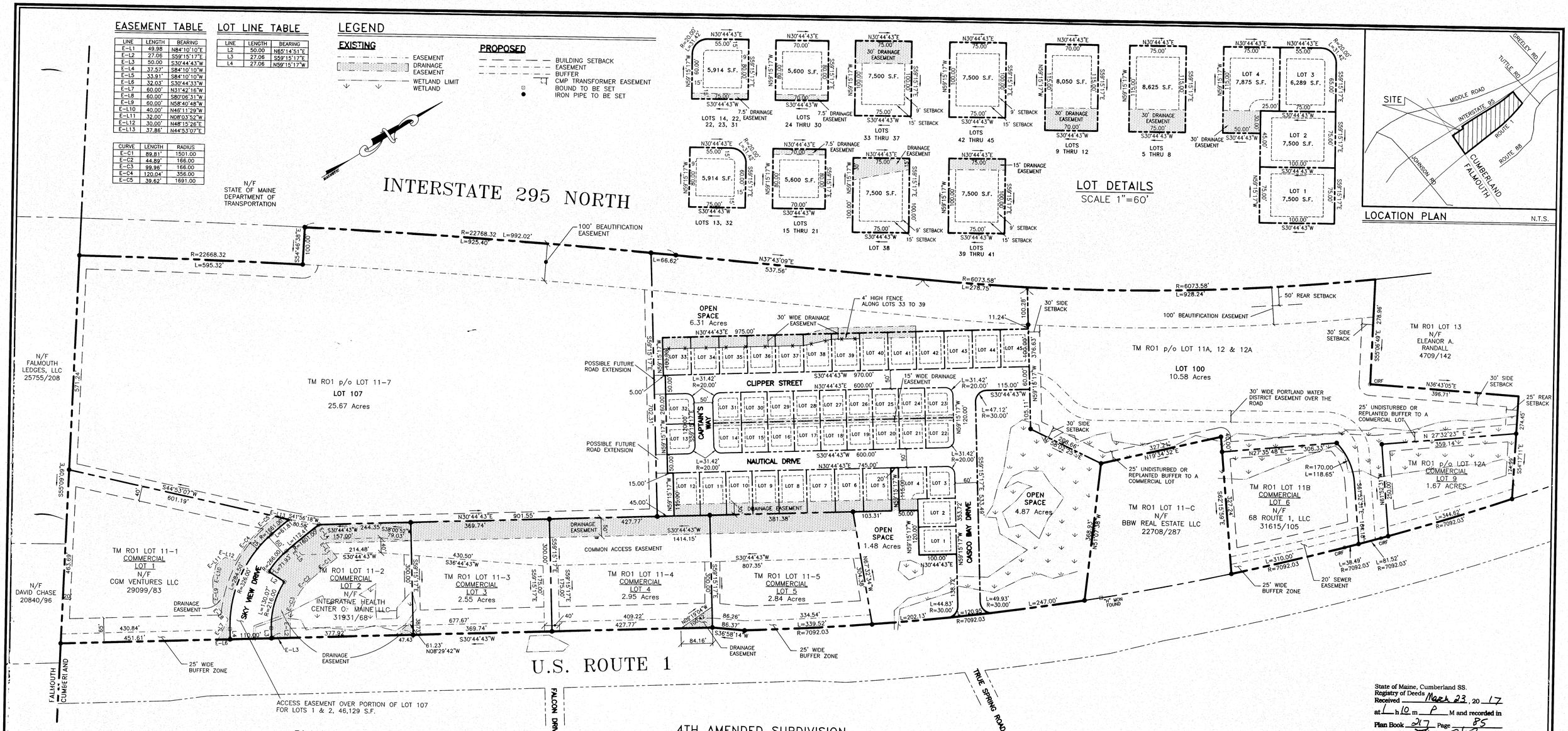
## LEGEND

**EXISTING**

- EASEMENT
- DRAINAGE EASEMENT
- WETLAND LIMIT
- WETLAND

**PROPOSED**

- BUILDING SETBACK
- EASEMENT
- BUFFER
- CMP TRANSFORMER EASEMENT
- BOUND TO BE SET
- IRON PIPE TO BE SET




AMENDED SUBDIVISION PLAN, APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

3/21/17
DATE

SCALE : 1" = 120'

0' 60' 120' 240'

## PLAN REFERENCE

BOUNDARY INFORMATION TAKEN FROM "BOUNDARY PLAN, CUMBERLAND FORESIDE VILLAGE, U.S. ROUTE ONE, CUMBERLAND MAINE, MADE FOR CUMBERLAND FORESIDE VILLAGE, LLC 50 GRAY ROAD, FALMOUTH, MAINE" BY OWEN HASKELL, INC., 16 CASCO STREET, PORTLAND, ME 04101, JUNE 07, 2006, REV. 3 01-08-07.

## ZONE INFORMATION

CUMBERLAND: CONTRACT ZONE

| SPACE STANDARDS: | CONTRACT ZONE RESIDENTIAL | CONTRACT ZONE COMMERCIAL | CONTRACT ZONE ASSISTED LIVING | CONTRACT ZONE WAREHOUSE | CONTRACT ZONE MULTI FAMILY |
|---|---|---|---|---|---|
| MINIMUM LOT SIZE: | 5,000 S.F. | | | | |
| MINIMUM FRONTAGE: | 50 FEET | 150 FEET | 150 FEET | 150 FEET | |
| MINIMUM FRONT SETBACK: | 15 FEET | 25 FEET | 50 FEET | 25 FEET | 50 FEET |
| MINIMUM SIDE SETBACK: | 9 FEET | 20 FEET | 30 FEET | 25 FEET | 30 FEET |
| MINIMUM REAR SETBACK: | 15 FEET | 40 FEET | 50 FEET | 25 FEET | 50 FEET |
| DRIVEWAY SETBACK: | 5 FEET | 10 FEET | | | 5 FEET |

NOTE:
REFER TO AMENDED AND RESTATED CONTRACT ZONING AGREEMENT BY AND BETWEEN THE TOWN OF CUMBERLAND AND CUMBERLAND FORESIDE VILLAGE, LLC TO BE RECORDED FOR FURTHER INFORMATION.

IF AN ASSISTED LIVING FACILITY, DUPLEX OR MULTIPLEX DWELLING IS ADJACENT TO A COMMERCIAL LOT, THERE SHALL BE A 25 FOOT BUFFER OF UNDISTURBED OR REPLANTED VEGETATION. THE DEVELOPER SHALL PROVIDE FOR ADDITIONAL PLANTINGS, AS APPROVED BY THE PLANNING BOARD, WITHIN THE 25 FOOT UNDISTURBED BUFFER WHERE EXISTING CONDITIONS DO NOT PROVIDE ADEQUATE SCREENING BETWEEN THE PROPERTIES.

ANY BUILDING THAT IS CONSTRUCTED FOR THE SOLE PURPOSE OF AND USED EXCLUSIVELY IN CONNECTION WITH THE DEVELOPMENT OF MULTIPLEX DWELLINGS AND LOCATED ON THE SAME LOT AS THE MULTIPLEX DWELLINGS, SUCH AS A COMMUNITY CENTER OR RENTAL OFFICE, SHALL BE SUBJECT TO THE SETBACK REQUIREMENTS OF THIS SECTION; PROVIDED, HOWEVER, THAT THE REAR SETBACK FOR SUCH BUILDING SHALL BE NOT LESS THAN 25 FEET.

## 4TH AMENDED SUBDIVISION CONDITIONS OF APPROVAL

1. BETTER DEMARCATION OF DRAINAGE EASEMENTS INCLUDING THE 30' EASEMENT BEHIND LOTS 33-41, THE 15' EASEMENT BETWEEN THE DOUBLE ROW OF HOUSES AND THE ORIGINAL EASEMENT NEAR ROUTE 1 ARE NEEDED ON THE PLAN.

2. IDENTIFICATION OF THE FENCING IS NEEDED ON THE PLAN.

## WAIVERS GRANTED

1. SCALE OF SUBDIVISION PLAT

## NOTES

1. OWNERS OF RECORD:
   CUMBERLAND FORESIDE VILLAGE, LLC, 50 GRAY ROAD, FALMOUTH, MAINE
   BOOK 23549, PAGE 231
   BOOK 23628, PAGE 23
   BOOK 29433, PAGE 72
   BOOK 31615, PAGE 105
   BOOK 32477, PAGE 266
   BOOK 32827, PAGE 24

2. MARKERS TO BE SET AT ALL CORNERS.

3. THE APPROVAL OF THIS PLAN BY THE PLANNING BOARD DOES NOT CONSTITUTE ACCEPTANCE BY THE TOWN OF ANY STREET, EASEMENT, OPEN SPACE AREA, PARK, PLAYGROUND, OR OTHER RECREATION AREA THEREON.

4. PROJECT HAS AN APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT. PERMIT NO. L-21578-39-L-A.

5. PROJECT HAS AN APPROVED MAINE DEPARTMENT OF TRANSPORTATION PERMIT. PERMIT ID NO. 01-00070-A-M.

## CERTIFICATION

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

JAN. 26, 2017
DATE

JOHN W. SWAN, PLS NO. 1038

STATE OF MAINE
JOHN W. SWAN
1038
PROFESSIONAL LAND SURVEYOR

State of Maine, Cumberland SS.
Registry of Deeds
Received March 23, 20 17
at 1 h 10 m P M and recorded in
Plan Book 217 Page 85
Attest: Register

THIS PLAN AMENDS THE PREVIOUSLY APPROVED THIRD AMENDED FINAL SUBDIVISION PLAN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 216, PAGE 335, AUGUST 18, 2016

# FOURTH AMENDED SUBDIVISION PLAN
# CUMBERLAND FORESIDE VILLAGE

U.S ROUTE ONE, CUMBERLAND, MAINE
MADE FOR OWNER OF RECORD
**CUMBERLAND FORESIDE VILLAGE, LLC**
50 GRAY ROAD, FALMOUTH, MAINE


OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS


| | | | |
|---|---|---|---|
| Drwn By | RWC | Date | Job No. |
| Trace By | RWC | JANUARY 26, 2017 | 2001-219 C |
| Check By | JWS | Scale | Drwg. No. |
| Book No. | FILE | 1" = 120' | 1-SD |