Date	February 14, 2019
To	Town of Cumberland Planning Board
From	Carla Nixon, Town Planner
Subject	**Major Site Review Amendment: Coastal Landscaping (199 Middle Road)**

I. REQUEST:

The Applicant is Craig Wright, owner of Coastal Inc. The Applicant owns an 8.62 acre property located in the Rural Industrial district at 199 Middle Road. The parcel is shown on Tax Assessor's Map R02, Lot 27.

On March 29, 2016, the Planning Board granted Major Site Plan and Major Subdivision Approval for a commercial project named 199 Middle Road that was owned entirely by Mr. Wright. At that time, Mr. Wright had requested that the Planning Board grant subdivision approval to create 2 separate lots (shown as Lot A and Lot B on the plans). Lot B was to be developed with a new building for indoor boat storage. Lot A was for the land and the existing building to be split into three separate businesses units. In addition to the required subdivision approval, site plan review was needed for each of the the 3 businesses that were to rent space in the existing building.

Following Planning Board approval, Lot B was sold to Yarmouth Board Yard. (There are proposed changes to Lot B that will be considered at tonight's meeting, however only changes to the site plan for Lot A are included in this review).

The proposed amendments to Lot A are to revise the parking area so that it has separate access from the stone material storage areas owned by the Applicant. The amended plan also shows revised landscaping and revised equipment storage areas.

Also being reviewed is a 2400 sf salt shed that has been constructed on the site without prior Planning Board Site Plan Review and approval.

The applicant is represented by Thomas Greer, P.E. Walsh Engineering.

II. PROJECT HISTORY:

March 29, 2016: Planning Board granted Major Site Plan and Major Subdivision Approval for 199 Middle Road.

III. PROJECT OVERVIEW:

Zoning: Rural Industrial (RI)

Classification of Existing Uses: Light Industrial, Associated Retail, Construction Operations, Contractor's Space.

Lot Size: Lot A is 8.62 acres (minimum lot size is 60,000 sf)

Days & Hours of Operation: Generally open from 7:00 a.m. to 7:00 p.m. except that of Coastal Landscaping and Road Repair which may be open 24 hours per day.

Employees: There are currently 32-35 employees that work in the three business that share the building and parking area.

Parking: Existing: 41, Proposed: 37

Site Access: There are currently 3 access point along Middle Road. This plan increases the number to 4. All access drives to be paved as will the parking area in front of the building on Lot A. The remainder of the site will remain gravel.

Flood Map: FEMA Maps # 230162 0016 C and 0018 C (areas of minimal flooding)

Utilities: Public sewer; private water.

Lighting Plan: No new lighting is proposed.

Signage: No changes proposed for existing sign.

Buffering: There is a 45' no cut buffer along the southerly boundary line.

Historical Features: None

Solid Waste: 2 dumpsters (Note: screening of dumpsters is a Condition of Approval)

Aquifer Protection Area: No.

IV. DEPARTMENT HEAD REVIEWS:

William Longley, Code Enforcement Officer: No comments
Charles Rumsey, Police Chief: No comments
Dan Small, Fire Chief: No comments

V. LANDS AND CONSERVATION COMMISSION REVIEW: No comments

VI. WAIVER REQUESTS:

As per Section 229-4 of the Site Plan Ordinance, where the Planning Board or Town Planner finds that there are special circumstances of a particular plan that make a particular submission requirement of standard inapplicable, a waiver may be granted, provided that such waiver will not have the effect of nullifying the intent and purposes of the Comprehensive Plan. The applicant shall submit, in writing, the reason for the requested waiver. In granting waivers or modifications the Planning Board or Town Planner may requires such conditions that will substantially secure the objectives off the standards so waive or modified.

1. Separation between the proposed customer parking area entrances and adjacent employee/commercial site entrances to the north and the south are less than 75 feet. Applicant requests a waiver from Section 229-10-B (2)(b).
2. Some of the new parking spaces outlined on the updated site plan extend into the 15-foot parking setback from the front property line. Applicant requests a waiver from Section 229-10-B (4)(b).
3. The chart of parking requirements on C1.1 does not appear to match up with the parking required in Chapter 315-57 Parking and Loading within the Zoning Ordinance. As listed in the Ordinance, retail parking requires a space for every 250 square feet and industrial use requires a space for every 1.2 employees.

VII. PLANNER'S COMMENTS:

Are existing dumpsters fenced? If not, this is a proposed condition of approval.

VIII. PEER REVIEW ENGINEER'S COMMENTS: Jeff Read, P.E. Sevee and Maher Engineers. *(Note: see below this to find the responses from the Applicant's engineer)*

PROJECT DESCRIPTION

The Applicants proposes to modify the site entrance and improve the customer parking area between the existing retail space and Middle Road. Proposed improvements include three landscaped islands across the front of the site and a separate parking area for customers. A portion of the reconstructed site entrance is located on an access easement shared with Yarmouth Boatyard on adjacent Lot B. Proposed modifications to the Yarmouth Boatyard property have been submitted for review under a separate application.

Chapter 229: Site Plan Review

SME has evaluated the application for conformance with all sections of the Site Plan Review Ordinance. The following are our findings and comments on each section of Section 229-10 Approval Standards and Criteria.

Section 229-10-A. – Utilization of the Site – SME reviewed and has no comments.

Section 229-10-B. – Traffic, circulation and parking

4. Separation between the proposed customer parking area entrances and adjacent employee/commercial site entrances to the north and the south are less than 75 feet. SME recommends the Applicant reconfigure the accessways to meet the standard or request a waiver from Section 229-10-B (2)(b).
5. Some of the new parking spaces outlined on the updated site plan extend into the 15-foot parking setback from the front property line. SME recommends the Applicant reconfigure the parking to meet the standard or request a waiver from Section 229-10-B (4)(b).
6. The chart of parking requirements on C1.1 does not appear to match up with the parking required in Chapter 315-57 Parking and Loading within the Zoning Ordinance. As listed in the Ordinance, retail parking requires a space for every 250 square feet and industrial use requires a space for every 1.2 employees.

Section 229-10-C. – Stormwater management and erosion control - SME reviewed and has no comments.

Section 229-10-D. – Water, sewer, and fire protection

7. Please verify the sanitary manhole rim and cover will not conflict with the curbing for the landscaped island at the building entrance.

Section 229-10-E. – Water Protection – SME has reviewed and has no comments.

Section 229-10-F. – Floodplain management – SME has reviewed and has no comments.

Section 229-10-G. – Historic and archaeological resources – SME has reviewed and has no comments.

Section 229-10-H. – Exterior lighting – SME has reviewed and has no comments.

Section 229-10-I. – Buffering and landscaping– SME has reviewed and has no comments.

Section 229-10-J. – Noise – SME reviewed and has no comments.

Section 229-10-K. – Storage of materials – SME reviewed and has no comments.

Section 229-10-L. – Capacity of the applicant

8. Please provide evidence of the Applicant's financial capacity to complete the proposed improvements in accordance with the submitted plan.

Section 229-10-M. – Design and performance standards – SME reviewed and has no comments.

Chapter 315: Zoning

SME has evaluated the application for conformance with the applicable sections of the Zoning Ordinance. The project meets the requirements of the applicable sections of Chapter 315.

Chapter 242: Stormwater Management

9. This project site is within the Town's regulated Urbanized Area and is subject to the Town's Stormwater Management Ordinance, Chapter 242. Please provide a Post-Construction Stormwater Management Plan in accordance with the requirements of Chapter 242.

Response from Walsh Engineering to Peer Review Comments:

Chapter 229: Site Plan Review

SME has evaluated the application for conformance with all sections of the Site Plan Review Ordinance. The following are our findings and comments on each section of Section 229-10 Approval Standards and Criteria.

Section 229-10-B. – Traffic, circulation and parking

1. *Separation between the proposed customer parking area entrances and adjacent employee/commercial site entrances to the north and the south are less than 75 feet. SME recommends the Applicant reconfigure the accessways to meet the standard or request a waiver from Section 229-10-B(2)(b).*

   The ordinance states *"b. private accessways in or out of the development must be separated by 75' if possible."* In this instance it is not possible to have reasonable access to the front parking spaces and be 75' from the two entrances to the back of the site. This option, we believe, will provide the best traffic flow for the site by separating the customer parking from the employee and delivery parking. We do not think a waiver is required just a positive finding from the board.
2. *Some of the new parking spaces outlined on the updated site plan extend into the 15-foot parking setback from the front property line. SME recommends the Applicant reconfigure the parking to meet the standard or request a waiver from Section 229-10-B(4)(b).*

   We request a waiver from Section 229-10(4)b Parking in the 15' setback. The drive aisle is within the setback area. This is required due to the location of the existing building. When the 90º parking is laid out it requires a 7.5 foot encroachment into the setback. Angled parking was eliminated because customers would park a truck and trailer across the front of the site. We believe this layout provides the safest and best function for the site.
3. *The chart of parking requirements on C1.1 does not appear to match up with the parking required in Chapter 315-57 Parking and Loading within the Zoning Ordinance. As listed in the Ordinance, retail parking requires a space for every 250 square feet and industrial use requires a space for every 1.2 employees.*

   The site has operated for the last two years successfully with the parking as shown. Overflow parking is available around the building and joint parking with the boat yard is available. The parking is adequate for the owner's purposes.

Section 229-10-D. – Water, sewer, and fire protection

4. *Please verify the sanitary manhole rim and cover will not conflict with the curbing for the landscaped island at the building entrance.*
   We believe the sewer manhole will end up in the island and be raised to grade for access. The symbol on the drawing is larger than the manhole cover.

Section 229-10-L. – Capacity of the applicant

5. *Please provide evidence of the Applicant's financial capacity to complete the proposed improvements in accordance with the submitted plan.*
   See attached letter.

Chapter 229 – SITE PLAN REVIEW

SECTION 229-10: APPROVAL STANDARDS AND CRITERIA

The following criteria shall be used by the Planning Board in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board determines that the applicant has failed to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant who must produce evidence sufficient to warrant a finding that all applicable criteria have been met.

A. Utilization of the Site

Utilization of the Site - The plan for the development, including buildings, lots, and support facilities, must reflect the natural capabilities of the site to support development. Environmentally sensitive areas, including but not limited to, wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, and sand and gravel aquifers must be maintained and preserved to the maximum extent. The development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

There are no known environmentally sensitive areas on the parcel. The site is not located within habitat for rare and endangered plants and animals, or significant wildlife or fisheries habitat.

Based on the above findings of fact, the Board finds the standards of this section have been met.

B. Traffic, Circulation and Parking

(1)1 Traffic Access and Parking

Vehicular access to and from the development must be safe and convenient.

(a) Any driveway or proposed street must be designed so as to provide the minimum sight distance according to the Maine Department of Transportation standards, to the maximum extent possible.

(b) Points of access and egress must be located to avoid hazardous conflicts with existing turning movements and traffic flows.

(c) The grade of any proposed drive or street must be not more than +3% for a minimum of two (2) car lengths, or forty (40) feet, from the intersection.

(d) The intersection of any access/egress drive or proposed street must function: (a) at a Level of Service D, or better, following development if the project will generate one thousand (1,000) or more vehicle trips per twenty-four (24) hour period; or (b) at a level which will allow safe access into and out of the project if less than one thousand (1,000) trips are generated.

(e) Where a lot has frontage on two (2) or more streets, the primary access to and egress from the lot must be provided from the street where there is less potential for traffic congestion and for traffic and pedestrians hazards. Access from other streets may be allowed if it is safe and does not promote short cutting through the site.

(f) Where it is necessary to safeguard against hazards to traffic and pedestrians and/ or to avoid traffic congestion, the applicant shall be responsible for providing turning lanes, traffic directional islands, and traffic controls within public streets.

(g) Access ways must be designed and have sufficient capacity to avoid queuing of entering vehicles on any public street.

(h) The following criteria must be used to limit the number of driveways serving a proposed project:

[1] No use which generates less than one hundred (1) vehicle trips per day shall have more than one (1) two-way driveway onto a single roadway. Such driveway must be no greater than thirty (30) feet wide.

[2] No use which generates one hundred (1) or more vehicle trips per day shall have more than two (2) points of entry from and two (2) points of egress to a single roadway. The combined width of all access ways must not exceed sixty (60) feet.

(2) Access way Location and Spacing

Access ways must meet the following standards:

(a) Private entrance / exits must be located at least fifty (50) feet from the closest un-signalized intersection and one hundred fifty (150) feet from the closest signalized intersection, as measured from the point of tangency for the corner to the point of tangency for the access way.

This requirement may be reduced if the shape of the site does not allow conformance with this standard.

(b) Private access ways in or out of a development must be separated by a minimum of seventy-five (75) feet where possible.

(3) Internal Vehicular Circulation

The layout of the site must provide for the safe movement of passenger, service, and emergency vehicles through the site.

(a) Projects that will be served by delivery vehicles must provide a clear route for such vehicles with appropriate geometric design to allow turning and backing.

(b) Clear routes of access must be provided and maintained for emergency vehicles to and around buildings and must be posted with appropriate signage (fire lane - no parking).

(c) The layout and design of parking areas must provide for safe and convenient circulation of vehicles throughout the lot.

(d) All roadways must be designed to harmonize with the topographic and natural features of the site insofar as practical by minimizing filling, grading, excavation, or other similar activities which result in unstable soil conditions and soil erosion, by fitting the development to the natural contour of the land and avoiding substantial areas of excessive grade and tree removal, and by retaining existing vegetation during construction. The road network must provide for vehicular, pedestrian, and cyclist safety, all season emergency access, snow storage, and delivery and collection services.

(4) Parking Layout and Design

Off street parking must conform to the following standards:

(a) Parking areas with more than two (2) parking spaces must be arranged so that it is not necessary for vehicles to back into the street.

(b) All parking spaces, access drives, and impervious surfaces must be located at least fifteen (15) feet from any side or rear lot line, except where standards for buffer yards require a greater distance. No parking spaces or asphalt type surface shall be located within fifteen (15) feet of the front property line. Parking lots on adjoining lots may be connected by accessways not exceeding twenty-four (24) feet in width.

(c) Parking stalls and aisle layout must conform to the following standards.

Parking Angle	Stall Width	Skew Width	Stall Depth	Aisle Width

90°	9'-0"		18'-0"	24'-0" 2-way
60°	8'-6"	10'-6"	18'-0"	16'-0" 1-way
45°	8'-6"	12'-9"	17'-6"	12'-0" 1-way
30°	8'-6"	17'-0"	17'-0"	12'-0" 1 way

(d) In lots utilizing diagonal parking, the direction of proper traffic flow must be indicated by signs, pavement markings or other permanent indications and maintained as necessary.

(e) Parking areas must be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles.

(f) Provisions must be made to restrict the "overhang" of parked vehicles when it might restrict traffic flow on adjacent through roads, restrict pedestrian or bicycle movement on adjacent walkways, or damage landscape materials.

The Town Engineer has reviewed the amended parking, access and circulation plan. Several comments were made which were responded to by the Applicant's engineer and included herein. The Planning Board will need to approve the waiver requests related to these comments.

With approval of the requested waivers, the Board finds the standards of this section have been met.

(5) Building and Parking Placement

10.2.5.1 The site design should avoid creating a building surrounded by a parking lot. Parking should be to the side and preferably in the back. In rural, uncongested areas buildings should be set well back from the road so as to conform to the rural character of the area. If the parking is in front, a generous, landscaped buffer between road and parking lot is to be provided. Unused areas should be kept natural, as field, forest, wetland, etc.

10.2.5.2 Where two or more buildings are proposed, the buildings should be grouped and linked with sidewalks; tree planting should be used to provide shade and break up the scale of the site. Parking areas should be separated from the building by a minimum of five (5) to ten (10) feet. Plantings should be provided along the building edge, particularly where building facades consist of long or unbroken walls.

(6) Pedestrian Circulation

The site plan must provide for a system of pedestrian ways within the development appropriate to the type and scale of development. This system must connect the major building entrances/ exits with parking areas and with existing sidewalks, if they exist or are planned in the

vicinity of the project. The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space or recreation areas. The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect the amenities such as parks or open space on or adjacent to the site.

There is a building and parking and pedestrian plans are appropriate to the type and scale of the development.

Based on the above findings of fact, the Board finds the standards of this section have been met.

C. Stormwater Management and Erosion Control

(1) Stormwater Management

Adequate provisions must be made for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other surfaces, through a stormwater drainage system and maintenance plan, which must not have adverse impacts on abutting or downstream properties.

(a) To the extent possible, the plan must retain stormwater on the site using the natural features of the site.

(b) Unless the discharge is directly to the ocean or major river segment, stormwater runoff systems must detain or retain water such that the rate of flow from the site after development does not exceed the predevelopment rate.

(c) The applicant must demonstrate that on - and off-site downstream channel or system capacity is sufficient to carry the flow without adverse effects, including but not limited to, flooding and erosion of shoreland areas, or that he / she will be responsible for whatever improvements are needed to provide the required increase in capacity and / or mitigation.

(d) All natural drainage ways must be preserved at their natural gradients and must not be filled or converted to a closed system unless approved as part of the site plan review.

(e) The design of the stormwater drainage system must provide for the disposal of stormwater without damage to streets, adjacent properties, downstream properties, soils, and vegetation.

(f) The design of the storm drainage systems must be fully cognizant of upstream runoff which must pass over or through the site to be developed and provide for this movement.

(g) The biological and chemical properties of the receiving waters must not be degraded by the stormwater runoff from the development site. The use of oil and grease traps in manholes, the use of on-site vegetated waterways, and vegetated buffer strips along waterways and drainage swales, and the reduction in use of deicing salts and fertilizers may be required, especially where the development stormwater discharges into a gravel aquifer area or other water supply source, or a great pond.

(2) Erosion Control

(a) All building, site, and roadway designs and layouts must harmonize with existing topography and conserve desirable natural surroundings to the fullest extent possible, such that filling, excavation and earth moving activity must be kept to a minimum. Parking lots on sloped sites must be terraced to avoid undue cut and fill, and / or the need for retaining walls. Natural vegetation must be preserved and protected wherever possible.

(b) Soil erosion and sedimentation of watercourses and water bodies must be minimized by an active program meeting the requirements of the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, dated March 1991, and as amended from time to time.

The Town Engineer has reviewed and approved the stormwater and erosion control plan.

Based on the above findings of fact, the Board finds the standards of this section have been met.

D. Water, Sewer, Utilities and Fire Protection

(1) Water Supply Provisions

The development must be provided with a system of water supply that provides each use with an adequate supply of water. If the project is to be served by a public water supply, the applicant must secure and submit a written statement from the supplier that the proposed water supply system conforms with its design and construction standards, will not result in an undue burden on the source of distribution system, and will be installed in a manner adequate to provide needed domestic and fire protection flows.

(2) Sewage Disposal Provisions

The development must be provided with a method of disposing of sewage which is in compliance with the State Plumbing Code. If provisions are proposed for on-site waste disposal, all such systems must conform to the Subsurface Wastewater Disposal Rules.

(3) Utilities

The development must be provided with electrical, telephone, and telecommunication service adequate to meet the anticipated use of the project. New utility lines and facilities must be screened from view to the extent feasible. If the service in the street or on adjoining lots is underground, the new service must be placed underground.

(4) Fire Protection

The site design must comply with the Fire Protection Ordinance. The Fire Chief shall issue the applicant a "Certificate of Compliance" once the applicant has met the design requirement of the Town's Fire Protection Ordinance.

There are no new utilities required for this amendment. All changes are external to the existing building.

Based on the above findings of fact, the Board finds the standards of this section have been met.

E. Water Protection

(1) Groundwater Protection

The proposed site development and use must not adversely impact either the quality or quantity of groundwater available to abutting properties or to the public water supply systems. Applicants whose projects involve on-site water supply or sewage disposal systems with a capacity of two thousand (2,000) gallons per day or greater must demonstrate that the groundwater at the property line will comply, following development, with the standards for safe drinking water as established by the State of Maine.

The project will not utilize subsurface water or produce 2,000 gallons or greater per day of wastewater. Storage of fuels or chemicals is not anticipated.

(2) Water Quality

All aspects of the project must be designed so that:

(a) No person shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxious, toxicity, or temperature that may run off, seep, percolate, or wash into surface or groundwaters so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.

(b) All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, must meet the standards of the Maine Department of Environmental Protection and the State Fire Marshall's Office.

The amendment includes the approval of an existing salt storage shed. The shed has been constructed to contain the salt and not allow it to leach into the soil. There is no existing or proposed outdoor storage of petroleum products.

(3) Aquifer Protection

If the site is located within the Town Aquifer Protection Area, a positive finding by the Board that the proposed plan will not adversely affect the aquifer is required.

The site is not located within the Town Aquifer Protection Area.

F. Floodplain Management

If any portion of the site is located within a special flood hazard area as identified by the Federal Emergency Management Agency, all use and development of that portion of the site must be consistent with the Town's Floodplain management provisions.

The site is not located within a floodplain. See Attachment 7 for a FEMA Flood map of the area.

Based on the above finding of fact, the Board finds the standards of this section have been met.

G. Historic and Archaeological Resources

If any portion of the site has been identified as containing historic or archaeological resources, the development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

A letter from the Maine Historic Preservation Commission stating that there was no historic or archaeological resources on the site was submitted as part of the subdivision review.

Based on the above finding of fact, the Board finds the standards of this section have been met.

H. Exterior Lighting

The proposed development must have adequate exterior lighting to provide for its safe use during nighttime hours, if such use is contemplated. All exterior lighting must be designed and shielded to avoid undue glare, adverse impact on

neighboring properties and rights - of way, and the unnecessary lighting of the night sky.

There are no changes to the lighting proposed as part of this amendment.

Based on the above findings of fact, the Board finds the standards of this section have been met.

I. Buffering and Landscaping

(1) Buffering of Adjacent Uses

The development must provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas. The buffer may be provided by distance, landscaping, fencing, changes in grade, and / or a combination of these or other techniques.

(2) Landscaping

Landscaping must be provided as part of site design. The landscape plan for the entire site must use landscape materials to integrate the various elements on site, preserve and enhance the particular identity of the site, and create a pleasing site character. The landscaping should define street edges, break up parking areas, soften the appearance of the development, and protect abutting properties.

A landscaping plan is included in the plan set; it shows a mixture of plantings that are suitable to the site.

Based on the above findings of fact, the Board finds the standards of this section have been met.

J. Noise

The development must control noise levels such that it will not create a nuisance for neighboring properties.

No noise will be generated by changes proposed in this amendment.

Based on the above findings of fact, the Board finds the standards of this section have been met.

K. Storage of Materials

(1) Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals or other articles of salvage or refuse must have sufficient setbacks and screening

(such as a stockade fence or a dense evergreen hedge) to provide a visual buffer sufficient to minimize their impact on abutting residential uses and users of public streets.

The use of this property is for the storage and sale of landscaping materials. As part of the original site plan approval, the Applicant installed numerous trees and plants to buffer the storage areas. Additional landscaping is proposed around the revised entrance areas that are part of this site plan amendment.

(2) All dumpsters or similar large collection receptacles for trash or other wastes must be located on level surfaces which are paved or graveled. Where the dumpster or receptacle is located in a yard which abuts a residential or institutional use or a public street, it must be screened by fencing or landscaping.

This is applicable to the project. Existing dumpsters must be screened.

(3) Where a potential safety hazard to children is likely to arise, physical screening sufficient to deter small children from entering the premises must be provided and maintained in good condition.

The business is located in the Rural Industrial zoning district. There is outside storage of materials, however they are low piles of stacked stone or piles of sand and do not pose a safety hazard to children.

Based on the above findings of fact, the Board finds the standards of this section have been met.

L. Capacity of the Applicant

The applicant must demonstrate that he / she has the financial and technical capacity to carry out the project in accordance with this ordinance and the approved plan.

- ***Technical Ability: The Applicant has retained Walsh Engineering to prepare the application.***

- ***Financial Capacity: The Applicant has provided a letter from Machias Savings Bank dated February 13, 2019 that states the Applicant has the capacity and funds to upgrade the front parking areas.***

Based on the above findings of fact, the Board finds the standards of this section have been met.

M. Design and Performance Standards:

The project is not subject to any Town Design Standards

LIMITATION OF APPROVAL:

Construction of the improvements covered by any site plan approval must be substantially commenced within twelve (12) months of the date upon which the approval was granted. If construction has not been substantially commenced and substantially completed within the specified period, the approval shall be null and void. The applicant may request an extension of the approval deadline prior to expiration of the period. Such request must be in writing and must be made to the Planning Board. The Planning Board may grant up to two (2), six (6) month extensions to the periods if the approved plan conforms to the ordinances in effect at the time the extension is granted and any and all federal and state approvals and permits are current.

STANDARD CONDITION OF APPROVAL:

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted by the applicant. Any variation from the plans, proposals and supporting documents, except deminimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

PROPOSED CONDITIONS OF APPROVAL:

1. All outstanding fees shall be paid prior the issuance of a building permit.
2. Any existing dumpsters to be fenced as required prior to the preconstruction conference.
3. There shall be no indoor or outdoor storage of any hazardous materials.
4. The applicant shall comply with all state and local fire regulations.

WALSH
ENGINEERING ASSOCIATES, INC.

Site Plan Application

For

199 Middle Road
Cumberland, Maine

January 14, 2019

Submitted to:
Town of Cumberland
290 Tuttle Rd
Cumberland, Maine 04021

Submitted by:
Walsh Engineering Associates, Inc.
One Karen Drive, Suite 2A
Westbrook, Maine 04092

199 Middle Road, Cumberland
Site Plan Application

Table of Contents

Drawing List

WALSH
ENGINEERING ASSOCIATES, INC.

File: 534

January 14, 2019

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

RE: Site Plan Application, 199 Middle Road

Dear Carla,

Attached are revised plans for 199 Middle Road. The changes to the plan are for the parking across the front of the site. Based on the past year of experience, we would like to revise the parking so it has separate access from the boat yard and from the material storage area.

The parking has been revised to have perpendicular parking for the store fronts. This will be accessed by two separate curb cuts.

We are also showing revised landscaping and revised equipment storage areas.

Both owners, Craig Wright and Steve Arnold are both agreeable to the plan.

Let me know if you have any questions.

Respectfully,

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

cc: Craig Wright, Steve Arnold, File
Enc.

SITE PLAN REVIEW
Town of Cumberland

Appendix C
Planning Board Site Plan Review Application

Applicant's name 199 Middle Road LLC

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

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

Email Address craig@clcme.com

Project address 199 Middle Road

Project name 199 Middle Road

Describe project Revise parking.

Number of employees No new employees will be added

Days and hours of operation 7 days a week / same hours

Project review and notice fee $2,150.00

Name of representative Thomas S. Greer, P.E.

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 Previously Submitted

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 X No _____ Number: 2
Will they be removed? Yes _____ No X (Note: A demolition permit is required 10 days prior to demolition.)

Will a new structure(s) be built on the site? Yes _____ No X
Describe: _____
Number of new buildings _____
Square footage _____
Number of floor levels including basement _____

Parking
Number of existing parking spaces 33
Number of new parking spaces 39
Number of handicapped spaces 2
Will parking area be paved? X Yes ___No

Entrance
Location: At Easement
Width_____Length _____
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 C1.1

Utilities
Existing
Water: Public water_____Well X (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: No Sign Change
Size:_____
Material: _____
Submit sign design and completed sign application.
Will the sign be lighted?_____Submit information on type and wattage of lights.
Show location of sign(s) on the site plan.

Natural Features
Show location of any of the following on the site plan:
River_____Stream_____Wetland X Pond _____ Lake _____ Stone walls _____
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.
There will be no trees removed.

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

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

Buffering
Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences.
Existing Buffer to remain.

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.
Yes. Provided.

Fire Protection
Location of nearest hydrant n/a Sprinklers? Yes _____ No _____
Do you plan to have an alarm system? Yes_____No_____Please contact the Fire/EMS Department at 829-4573 to discuss any Town or state requirements.

Trash
Will trash be stored inside x 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 Attached List

Financial Capacity
Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank n/a

- Zoning district: RI - Rural Industrial
- Minimum lot size: 60,000 s. f.
- Classification of proposed use: Retail
- Parcel size: 8.62 acres
- Frontage: 150'
- Setbacks: Front 100' Side 30' Rear 65'
- Board of Appeals Required? no
- Tax Map R02 Lot 27 Deed book 32621 Deed page 187
- Floodplain map number FM23016200016C Designation Zone C
- Vernal pool identified? No
- Is parcel in a subdivision? No
- 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 n/a
- MDOT traffic movement permit n/a
- Traffic study required n/a
- Hydrogeologic evaluation n/a
- Market study n/a
- Route 1 Design Guidelines? n/a
- Route 100, VMU or TCD Design Standards? n/a

Applicant's signature Thomas Greif

Submission date: 1/14/19

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	Application Section 2	
Names and addresses of all consultants	Application Section 5	
Narrative describing existing conditions and the proposed project	Application, Section 1, Cover Letter	
Evidence of right, title or interest (deed, option, etc.)	Application, Section 4	
Names and Addresses of all property owners within 200 feet	Application, Section 6	
Boundaries of all contiguous property under control of owner	C1.0 & C1.1	
Tax map and lot numbers	C1.0	
Area of the parcel	C1.0 - 8.62 Acres	
FEMA Floodplain designation & map #	Application, Section 7	
Zoning classification	Rural Industrial (RI)	
Evidence of technical and financial capability to carry out the project	n/a	
Boundary survey	Previously Submitted	
List of waiver requests on separate sheet with reason for request.	n/a	
Proposed solid waste disposal plan	n/a, no change to existing plan	
Existing Conditions Plan showing:		
Name, registration number and seal of person who prepared plan	C1.0, C1.1, C2.1 & Sheet 1 of 1	
North arrow, date, scale, legend	C1.0, C1.1 & Sheet 1 of 1	
Area of the parcel	C1.0 & C1.1	
Setbacks and building envelope	C1.0 & C1.1	
Utilities, including sewer & water, culverts & drains, on-site sewage	C1.1	
Location of any septic systems	C1.1	
Location, names, widths of existing public or private streets ROW's	C1.0 & C1.1	

Location, dimension of ground floor elevation of all existing buildings	C1.1	
Location, dimension of existing driveways, parking, loading, walkways	C1.1	
Location of intersecting roads & driveways within 200 feet of the site	C1.0 & C1.1	
Wetland areas	C1.0 & C1.1	
Natural and historic features such as water bodies, stands of trees, streams, graveyards, stonewalls, floodplains	n/a	
Direction of existing surface water drainage across the site & off site	C1.1	
Location, front view, dimensions and lighting of existing signs	n/a	
Location and dimensions of existing easements & copies of documents	C1.0	
Location of nearest fire hydrant or water supply for fire protection	n/a	
Proposed Development Site Plan showing:		
Name of development	C1.1	
Date	C1.0, C1.1, C2.1 & Sheet 1 of 1	
North arrow	C1.0, C1.1, C2.1 & Sheet 1 of 1	
Scale	C1.0, C1.1, C2.1 & Sheet 1 of 1	
Legend	C1.0 & C1.1	
Landscape plan	Sheet 1 of 1	
Stormwater management	Section 9	
Wetland delineation	C1.0 & C1.1	
Current & proposed stands of trees	C1.1	
Erosion control plan	C1.1	
Landscape plan	Sheet 1 of 1	
Lighting/photometric plan	n/a	
Location and dimensions of all proposed buildings	C1.1	
Location and size of utilities, including sewer, water, culverts and drains	C1.1	
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	C1.1	
Location, names and widths of existing and proposed streets and ROW's	C1.0 & C1.1	

Location and dimensions of all accessways and loading and unloading facilities	C1.1	
Location and dimension of all existing and proposed pedestrian ways	C1.1	
Location, dimension and # of spaces of proposed parking areas, including handicapped spaces	C1.1	
Total floor area and ground coverage of each proposed building and structure	C1.1	
Proposed sign location and sign lighting	n/a	
Proposed lighting location and details	n/a	
Covenants and deed restrictions proposed	n/a	
Snow storage location	C1.1	
Solid waste storage location and fencing/buffering	C1.1	
Location of all fire protection	n/a	
Location of all temporary & permanent monuments	C1.0	
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	n/a	
Hydro geologic evaluation	n/a	
Traffic Study	n/a	
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 199 Middle Road, Cumberland, Maine 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,

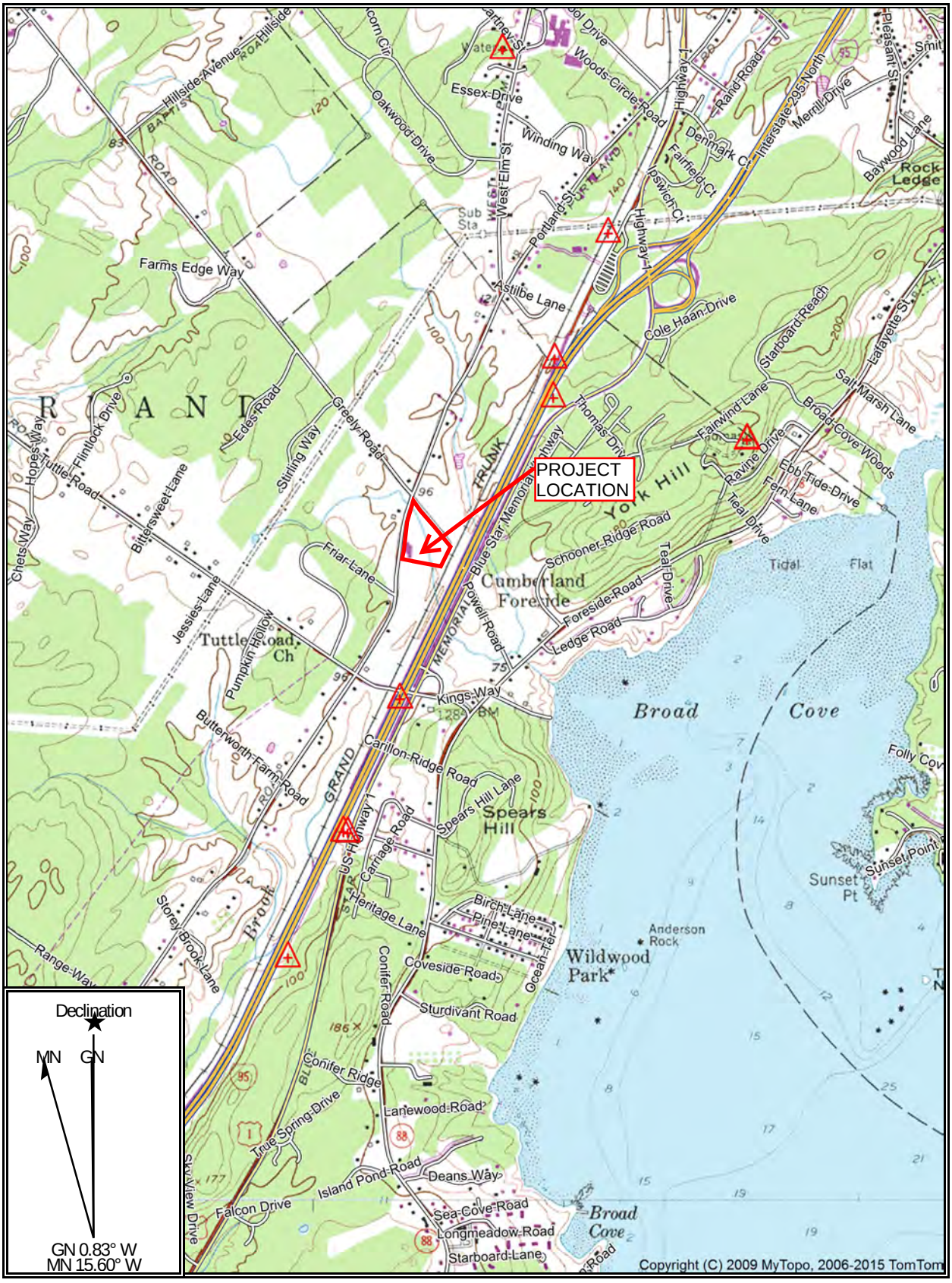
Signature(s)

President

Owner(s)

1/11/19

Date



SCALE 1:24000

0 1000 2000 3000 4000 5000 6000

Feet

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT

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

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

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

AEC REALTY OF MAINE, LLC

By: _____

Print Name: Daniel W Hazelton

Title: Gen. Mgr. of ME.

_____

Witness

State of Maine
County of Cumberland, ss September 25, 2015

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

Before me,

_____

Notary Public/Attorney At Law
Commission Expires:
Print Name:

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

Exhibit A

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

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

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

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

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

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

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

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

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

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

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

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

199 MIDDLE ROAD

TECHNICAL ABILITY
CONSULTANTS

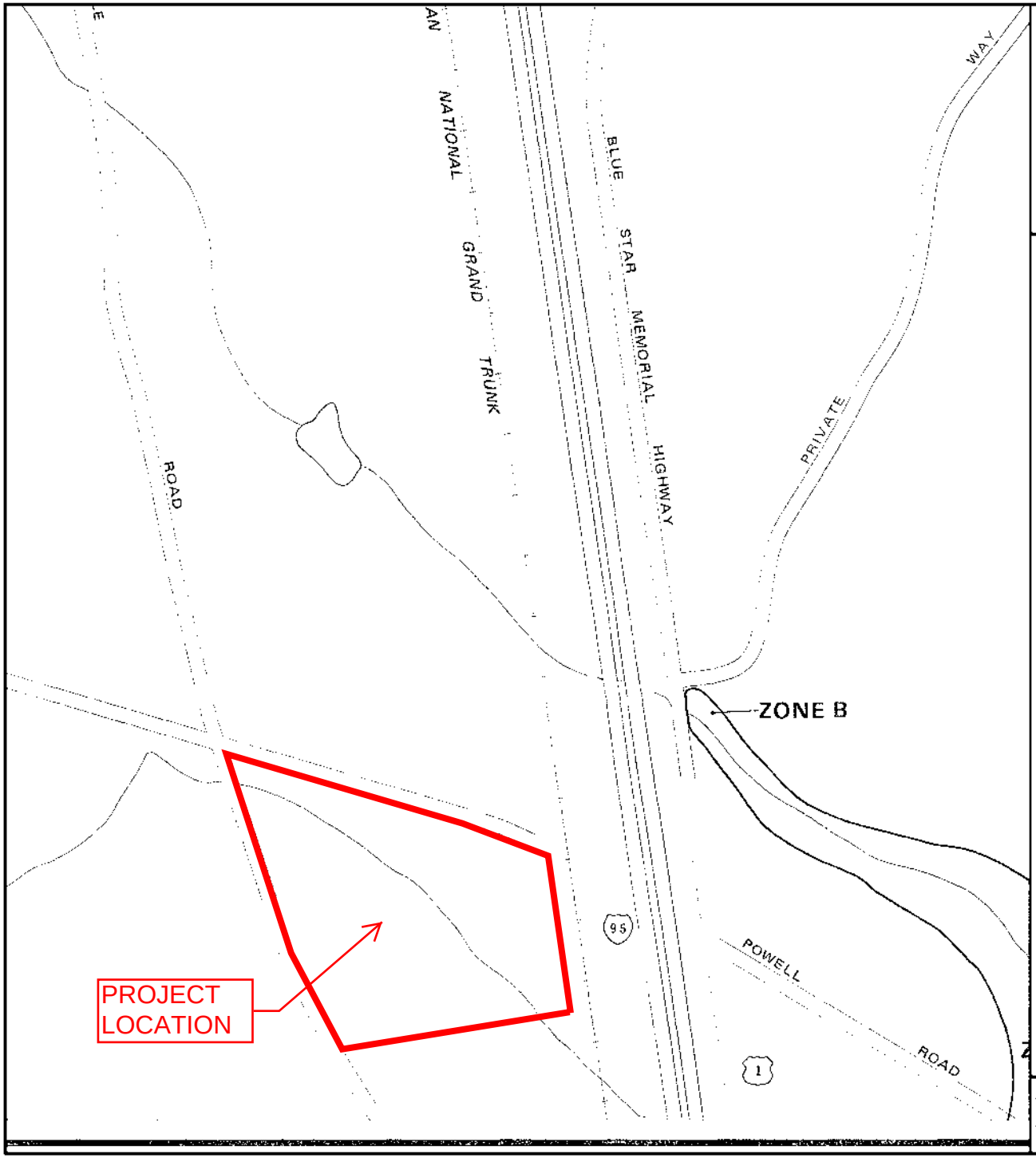
Thomas S. Greer
Walsh Engineering Associates, Inc.
One Karen Drive, Suite 2A
Westbrook, ME 04092
(207) 553-9898

199 MIDDLE LLC
72 LAFAYETTE ST
YARMOUTH, ME 04096

CHANDLER JOHN G
93 TUTTLE ROAD
CUMBERLAND, ME 04021

S BROS ENTERPRISES LLC
215 MIDDLE ROAD
CUMBERLAND, ME 04021

COLBY THOMAS H II
218 MIDDLE ROAD
CUMBERLAND, ME 04021



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF
CUMBERLAND, MAINE
CUMBERLAND COUNTY

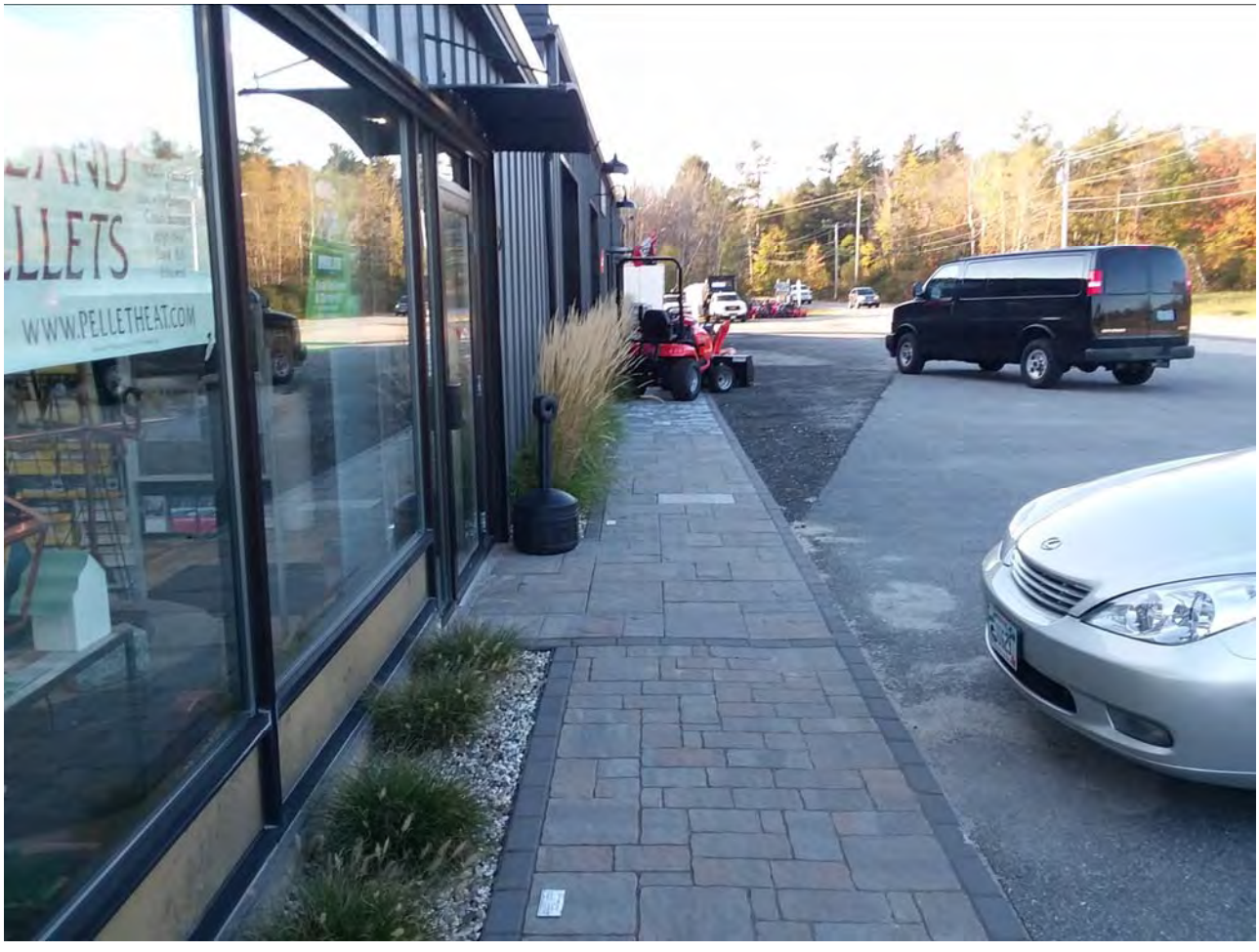
PANEL 16 OF 25
(SEE MAP INDEX FOR PANELS NOT PRINTED)

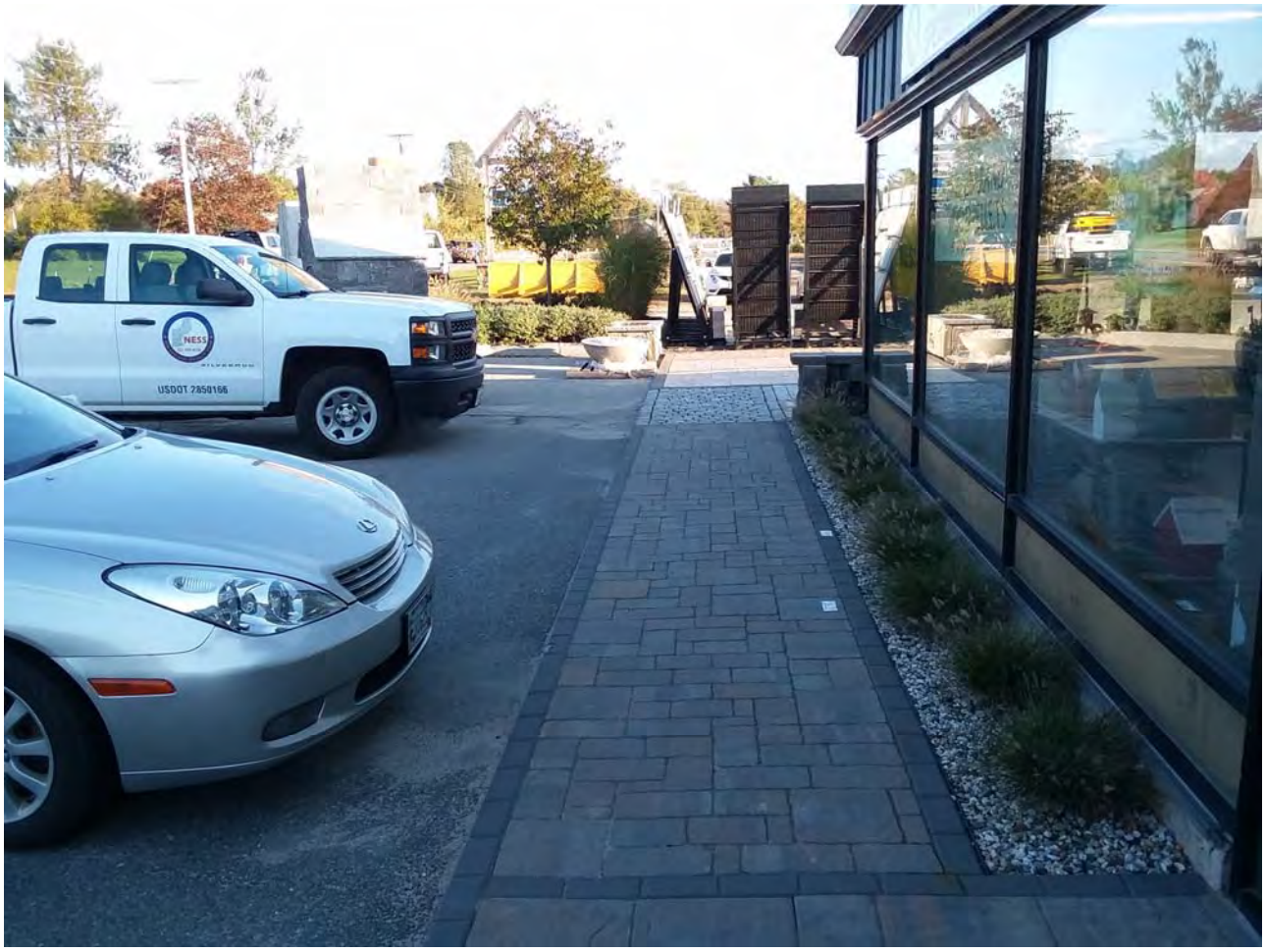
COMMUNITY-PANEL NUMBER
230162 0016 C

MAP REVISED:
OCTOBER 15, 1985

Federal Emergency Management Agency


NEW ENGLAND SPECIALTY STONE
Ironside OUTDOOR POWER
DEWS DOOR


WWW.PELLETHEAT.COM


USDOT 2850166


YARMOUTH
BOAT YARD
207-846-9050

WALSH
ENGINEERING ASSOCIATES, INC.

STORMWATER MANAGEMENT REPORT
191 & 199 Middle Road
Cumberland,Maine
November 7, 2018

Project Description:

This project amends the existing site plan. It consists of revising the parking across the front of the site and adding another 11,900 square foot boat storage building. The parking across the front of the site was not completed with the last approval. The original parking plan called for one way traffic across the front of the stores with two access locations.

The current plan call for perpendicular parking across the store fronts with separate access locations for the rear of the site. This provides distinct parking for customers with employees parking around the sides and back of the building.

Changes to the Site:

This plan provides for the three landscaped islands across the front of the site, and modified the parking. It adds an 11,900 square foot building with a gravel pad around it for winter boat storage. The new construction will add 7,328 square feet of new impervious, this is a 3.5% increase.

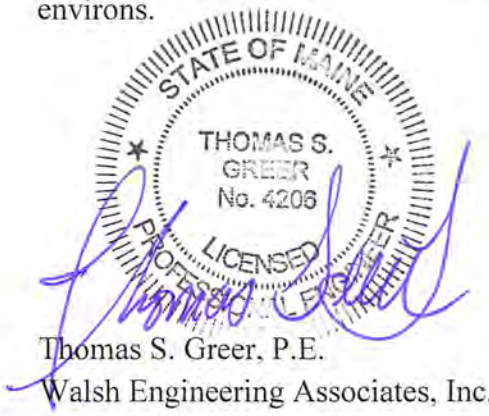
Methodology:

This stormwater analysis was performed using HydroCad Software based on TR-55 modeling conditions. This model requires assumptions as to the land cover, slopes and soils. These are enhanced by the topography mapping, soils mapping, and on-site observations. The flows were determined using a Type III coastal storm and rainfall totals for the 24-hour period for a 2-year storm, 3.1", for a 10-year storm, 4.6", for a 25-year storm, 5.8", and for a 100-year storm, 8.1". These data are published in the manual for Stormwater Management for Maine: Best Management Practices, published by the Maine Department of Environmental Protection.

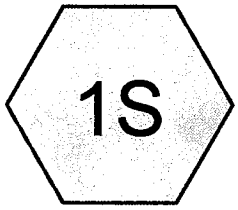
Peak Flow (cfs)		
	Existing	Developed
2 yr	14.24	14.24
10 yr	28.96	28.96
25 yr	41.55	41.55

Results

The peak flows leaving the site do not change as a result of the additional impervious area. No unreasonable impacts will occur as a result of stormwater from this site to downstream properties or environs.

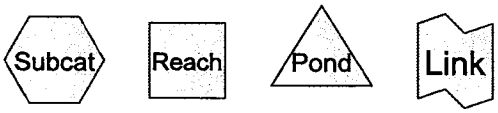


Thomas S. Greer, P.E.
Walsh Engineering Associates, Inc.



EXISTING SITE 2016

DEVELOPED SITE 2018



Routing Diagram for 199 MIDDLE ROAD, TSG 534
Prepared by Hewlett-Packard Company, Printed 11/6/2018

Summary for Subcatchment 1S: EXISTING SITE 2016

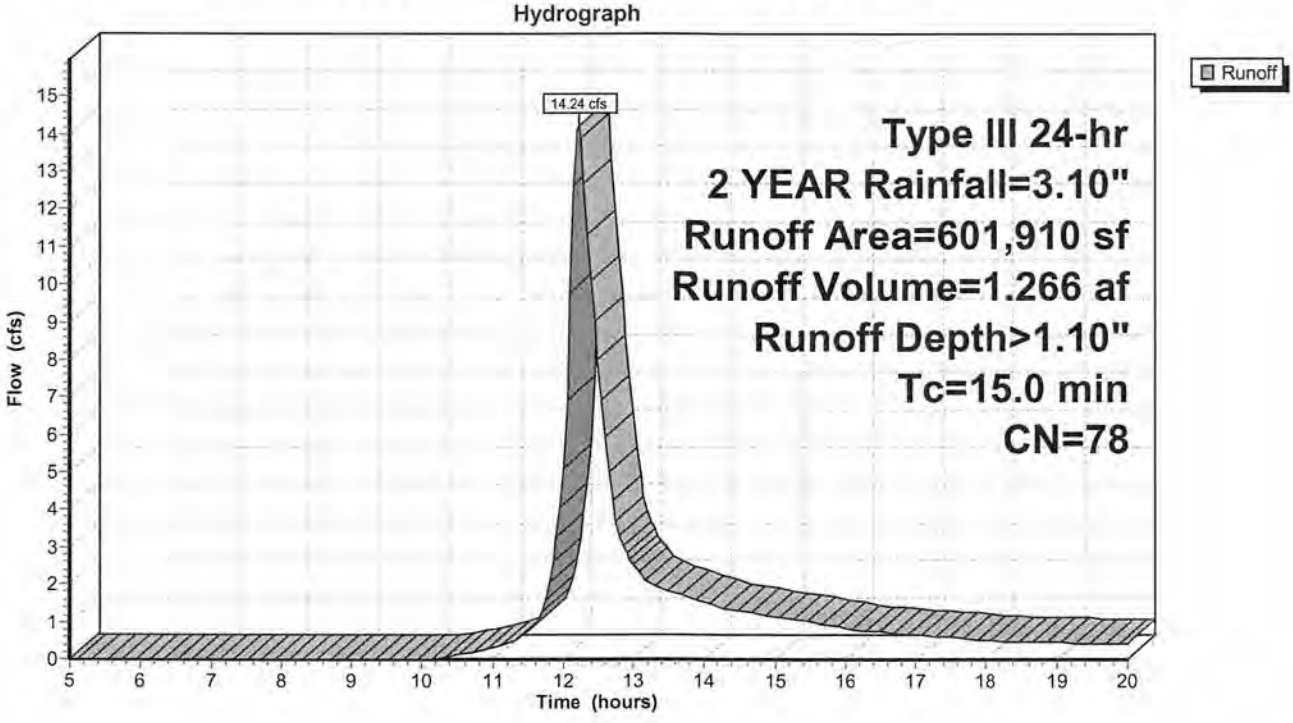
Runoff = 14.24 cfs @ 12.22 hrs, Volume= 1.266 af, Depth> 1.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.10"

	Area (sf)	CN	Description
*	32,440	98	BUILDINGS
*	23,017	98	PAVED
*	145,733	93	GRAVEL
*	400,720	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	546,453		90.79% Pervious Area
	55,457		9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry, DIRECT**

Subcatchment 1S: EXISTING SITE 2016



Summary for Subcatchment 2S: DEVELOPED SITE 2018

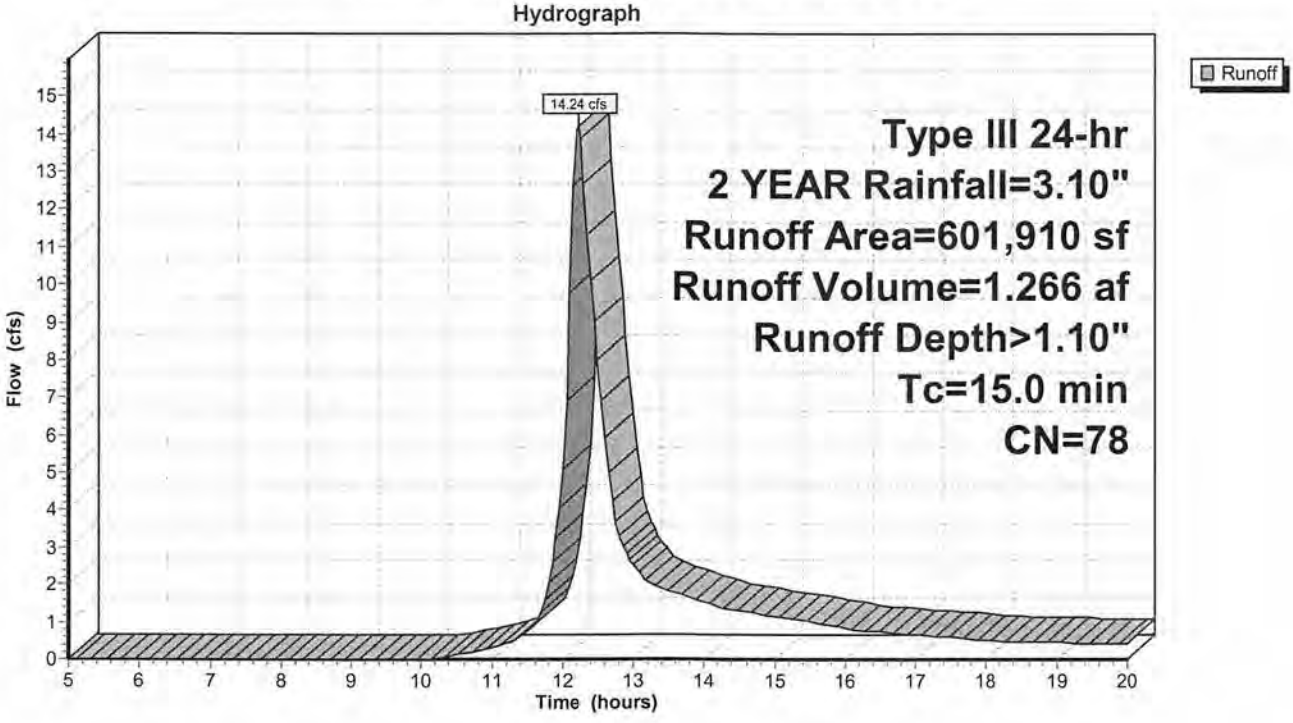
Runoff = 14.24 cfs @ 12.22 hrs, Volume= 1.266 af, Depth> 1.10"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 2 YEAR Rainfall=3.10"

	Area (sf)	CN	Description
*	44,340	98	BUILDINGS
*	19,630	98	PAVED
*	144,548	93	GRAVEL
*	393,392	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	537,940		89.37% Pervious Area
	63,970		10.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry, DIRECT**

Subcatchment 2S: DEVELOPED SITE 2018



Summary for Subcatchment 1S: EXISTING SITE 2016

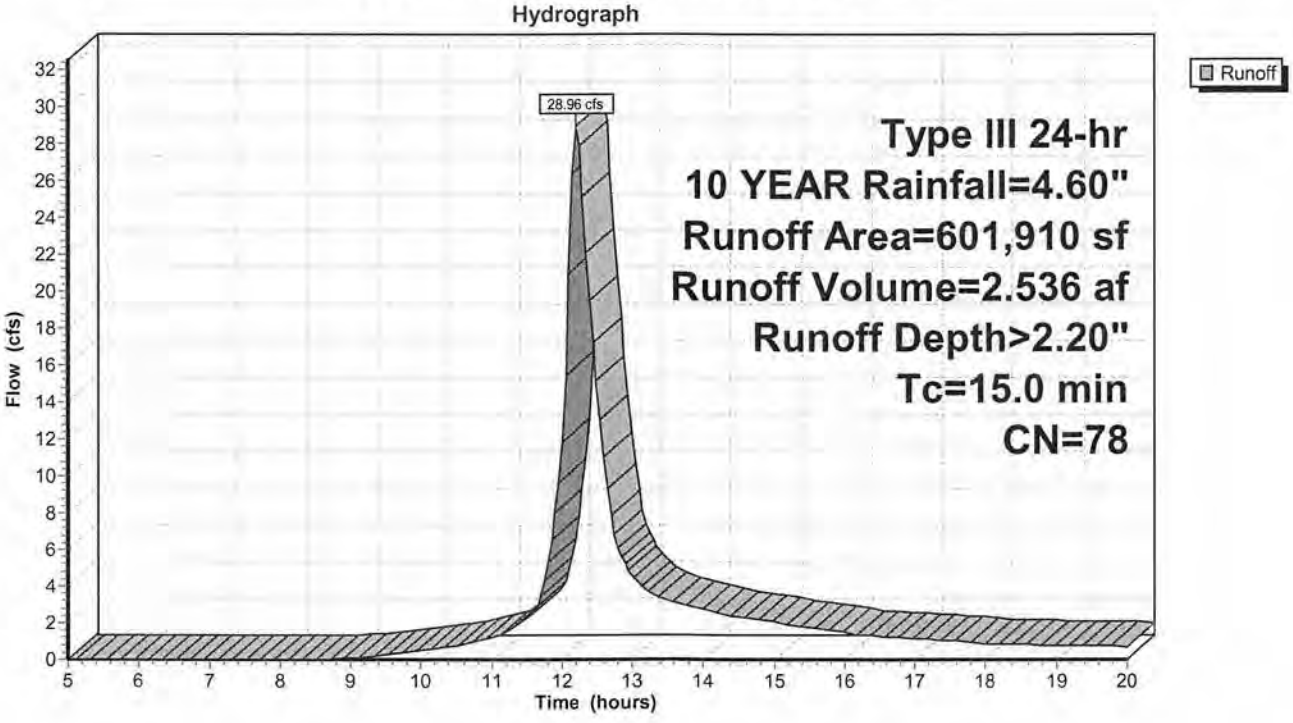
Runoff = 28.96 cfs @ 12.21 hrs, Volume= 2.536 af, Depth> 2.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.60"

	Area (sf)	CN	Description
*	32,440	98	BUILDINGS
*	23,017	98	PAVED
*	145,733	93	GRAVEL
*	400,720	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	546,453		90.79% Pervious Area
	55,457		9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry, DIRECT**

Subcatchment 1S: EXISTING SITE 2016



Summary for Subcatchment 2S: DEVELOPED SITE 2018

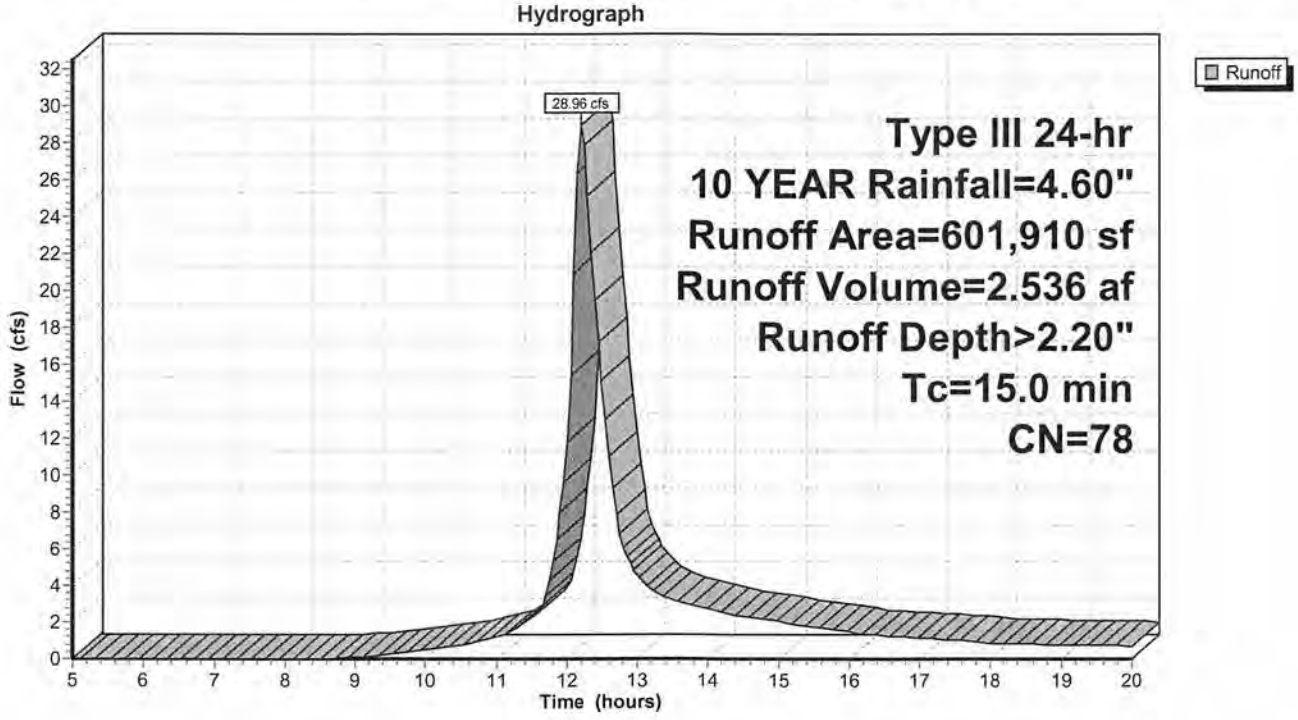
Runoff = 28.96 cfs @ 12.21 hrs, Volume= 2.536 af, Depth> 2.20"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 10 YEAR Rainfall=4.60"

	Area (sf)	CN	Description
*	44,340	98	BUILDINGS
*	19,630	98	PAVED
*	144,548	93	GRAVEL
*	393,392	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	537,940		89.37% Pervious Area
	63,970		10.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry, DIRECT**

Subcatchment 2S: DEVELOPED SITE 2018



Summary for Subcatchment 1S: EXISTING SITE 2016

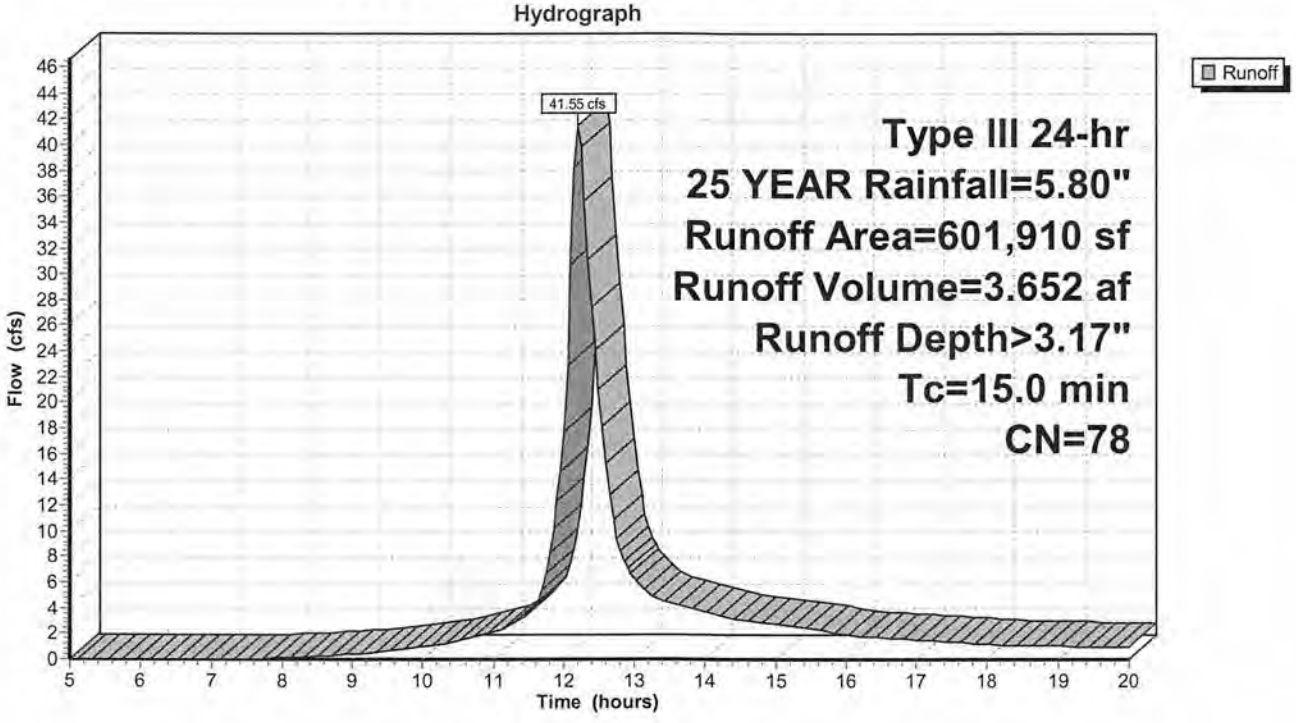
Runoff = 41.55 cfs @ 12.21 hrs, Volume= 3.652 af, Depth> 3.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=5.80"

	Area (sf)	CN	Description
*	32,440	98	BUILDINGS
*	23,017	98	PAVED
*	145,733	93	GRAVEL
*	400,720	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	546,453		90.79% Pervious Area
	55,457		9.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry, DIRECT**

Subcatchment 1S: EXISTING SITE 2016



Summary for Subcatchment 2S: DEVELOPED SITE 2018

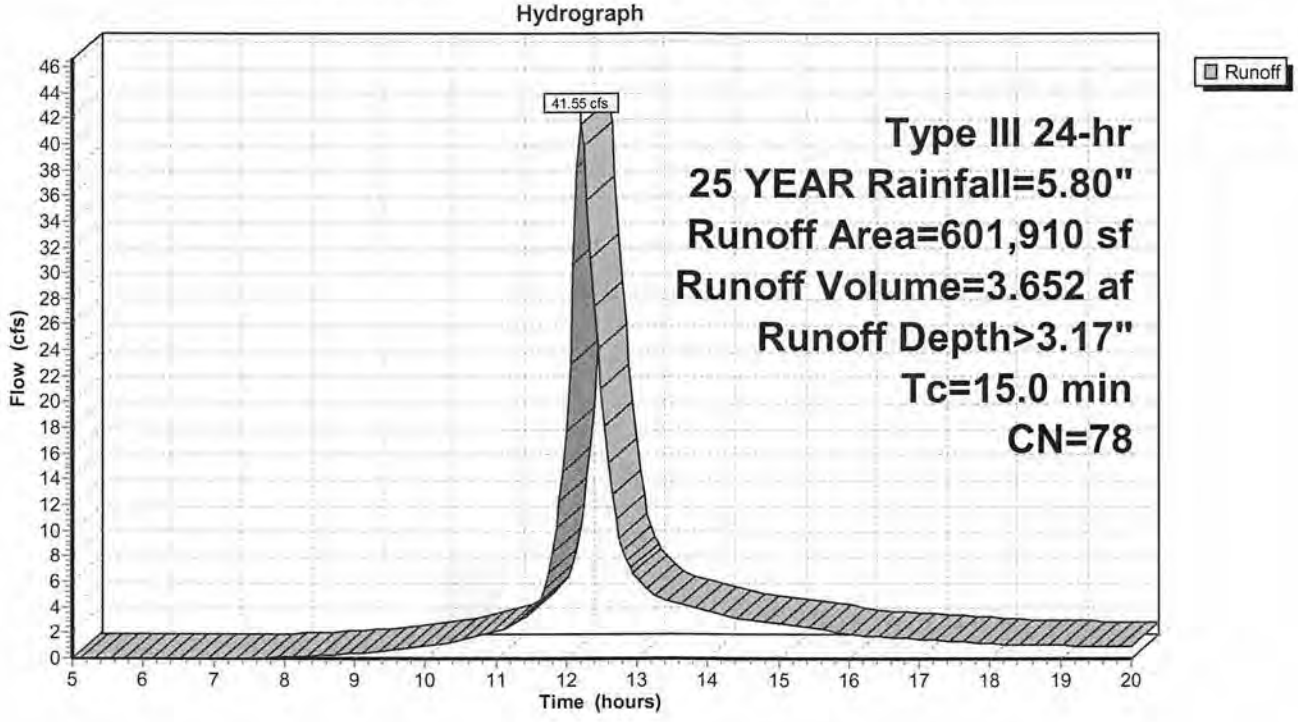
Runoff = 41.55 cfs @ 12.21 hrs, Volume= 3.652 af, Depth> 3.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr 25 YEAR Rainfall=5.80"

	Area (sf)	CN	Description
*	44,340	98	BUILDINGS
*	19,630	98	PAVED
*	144,548	93	GRAVEL
*	393,392	70	VEGITATED, D SOILS
	601,910	78	Weighted Average
	537,940		89.37% Pervious Area
	63,970		10.63% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					**Direct Entry, DIRECT**

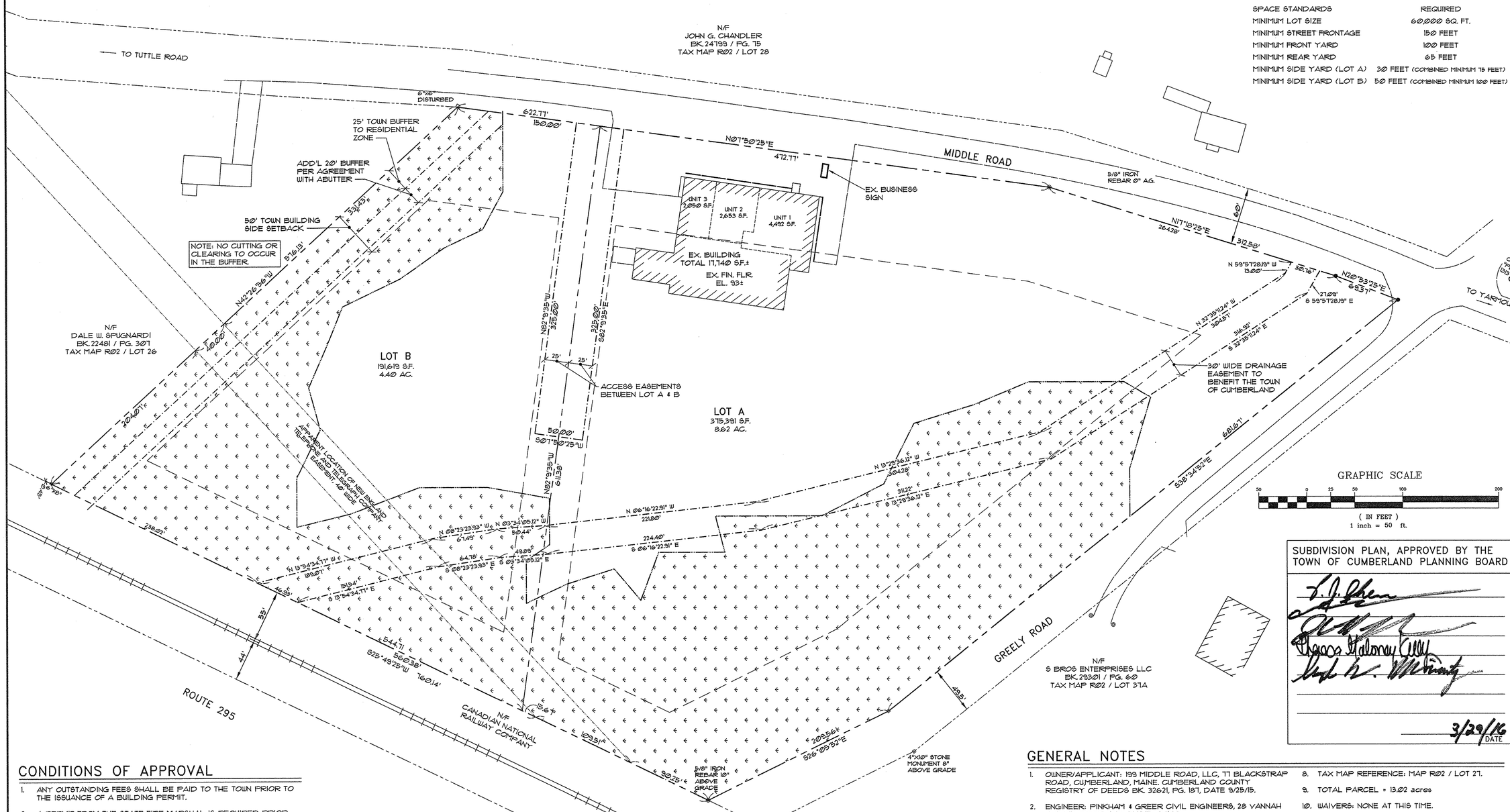
Subcatchment 2S: DEVELOPED SITE 2018



ZONE INFORMATION

ZONE: RURAL INDUSTRIAL, RI
PERMITTED USES: LIGHT MANUFACTURING & ASSOCIATED RETAIL, WAREHOUSING AND WHOLESALE DISTRIBUTION AND ASSOCIATED RETAIL.

SPACE STANDARDS	REQUIRED
MINIMUM LOT SIZE	60,000 SQ. FT.
MINIMUM STREET FRONTAGE	150 FEET
MINIMUM FRONT YARD	100 FEET
MINIMUM REAR YARD	65 FEET
MINIMUM SIDE YARD (LOT A)	30 FEET (COMBINED MINIMUM 75 FEET)
MINIMUM SIDE YARD (LOT B)	50 FEET (COMBINED MINIMUM 100 FEET)



GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SUBDIVISION PLAN, APPROVED BY THE TOWN OF CUMBERLAND PLANNING BOARD

3/29/16 DATE

CONDITIONS OF APPROVAL

1. ANY OUTSTANDING FEES SHALL BE PAID TO THE TOWN PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
2. A PERMIT FROM THE STATE FIRE MARSHAL IS REQUIRED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
3. INFORMATION ON THE MATERIALS TO BE STORED IN THE NEW BUILDINGS IS REQUIRED TO BE SUBMITTED TO AND APPROVED BY, THE TOWN PLANNER AND TOWN ENGINEER PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
4. A SIGN PERMIT IS REQUIRED PRIOR TO MAKING ANY CHANGES TO THE LOCATION OR APPEARANCE OF THE EXISTING SIGN, OR FOR THE CONSTRUCTION OF A NEW SIGN.
5. THE APPLICANT SHALL PROVIDE AN EASEMENT TO THE TOWN OF CUMBERLAND TO ALLOW IMPROVEMENTS FOR THE DRAINAGE OF WATER FROM GREELY AND MIDDLE ROADS. THE LOCATION OF THE DRAINAGE EASEMENT WILL BE SHOWN ON THE FINAL PLAN TO BE SIGNED BY THE PLANNING BOARD.
6. ANY IMPROVEMENTS SUCH AS PLANTINGS OR FENCING SHALL BE INSTALLED AND MAINTAINED BY THE APPLICANT AND SHALL BE PLACED IN THE ROW AT THE APPLICANT'S OWN RISK.
7. THE APPLICANT SHALL PROVIDE A PERFORMANCE GUARANTEE IN AN AMOUNT ACCEPTABLE TO THE TOWN MANAGER FOR THE COSTS OF THE LANDSCAPING AND EROSION CONTROL WORK. THIS SHALL BE PROVIDED TO THE TOWN MANAGER PRIOR TO THE ISSUANCE OF THE NEXT BUILDING PERMIT.

LEGEND

EXISTING

- PROPERTY LINE
- BUILDING SETBACK
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- BUILDING
- CURB
- WETLAND EDGE
- WETLAND
- BOUND FOUND
- CAPPED IRON ROD
- 5/8" CAPPED IRON ROD SET IN 2006
- RAILROAD TRACKS

PROPOSED

- LOT LINE
- EASEMENT
- RESIDENTIAL BUFFER

State of Maine, Cumberland SS.
Registry of Deeds
Received March 30, 2016
at 11 h 39 m A M and recorded in
Plan Book 2116 Page 90
Attest: Register

GENERAL NOTES

1. OWNER/APPLICANT: 199 MIDDLE ROAD, LLC, 77 BLACKSTRAP ROAD, CUMBERLAND, MAINE. CUMBERLAND COUNTY REGISTRY OF DEEDS BK. 32621, PG. 187, DATE 9/25/15.
2. ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
3. BOUNDARY BY TITCOMB ASSOCIATES, 133 GRAY ROAD, FALMOUTH, MAINE.
4. TOPOGRAPHY TAKEN FROM STATE OF MAINE OFFICE OF GIS DATA CATALOG, ELEVATION AND DERIVED PRODUCTS, ELEVATION CONTOURS (2' INTERVAL FROM LIDAR), TOWN OF CUMBERLAND.
   ADDITIONAL TOPOGRAPHY ON THE WEST SIDE OF THE SITE IS BY BOUNDARY POINTS, PO BOX 115, CUMBERLAND, MAINE.
   BENCHMARK: SURVEY NAIL IN BASE OF POLE 11, 15" ABOVE GRADE, ELEVATION 94.00'
5. WETLAND MAPPING: MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
6. SOILS MAPPING: TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY ARE CLASSIFIED AS MADE LAND WITH SCANTIC (Sn) ALONG THE EAST AND SOUTHEAST EDGES OF THE PARCEL.
7. ZONE: RURAL INDUSTRIAL
   PROPOSED USE: LIGHT MANUFACTURING AND ASSOCIATED RETAIL, CONSTRUCTION OPERATIONS, CONTRACTOR'S SPACE.
8. TAX MAP REFERENCE: MAP R02 / LOT 27.
9. TOTAL PARCEL = 13.02 acres
10. WAIVERS: NONE AT THIS TIME.
11. CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
12. LOT IS CURRENTLY SERVICED BY PUBLIC SEWER, PRIVATE WELL FOR WATER, OVERHEAD POWER, TELEPHONE AND CABLE.
13. FIRE PROTECTION: THE BUILDING HAS A SPRINKLER SYSTEM.
14. 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 2003.

THIS SUBDIVISION PLAN DIVIDES THE PROPERTY INTO TWO LOTS, A AND B AND SUBDIVIDES THE BUILDING INTO 3 LEASE AREAS, UNITS 1, 2, AND 3.

PINKHAM & GREER
CIVIL ENGINEERS
28 VANNAH AVE., PORTLAND, ME. 04103
TEL. 207.781.5242 FAX. 207.781.4245

STATE OF MAINE — THOMAS J. GREER No. 4205 — LICENSED PROFESSIONAL ENGINEER
3/10/16

REV.	DATE	DESCRIPTION
2	3/10/16	FOR PLANNING BOARD SIGNATURES
1	2/9/16	REVD PER NEIGHBOR AGREEMENTS & TOWN REVIEW

199 MIDDLE ROAD, LLC
77 BLACKSTRAP ROAD
CUMBERLAND, MAINE

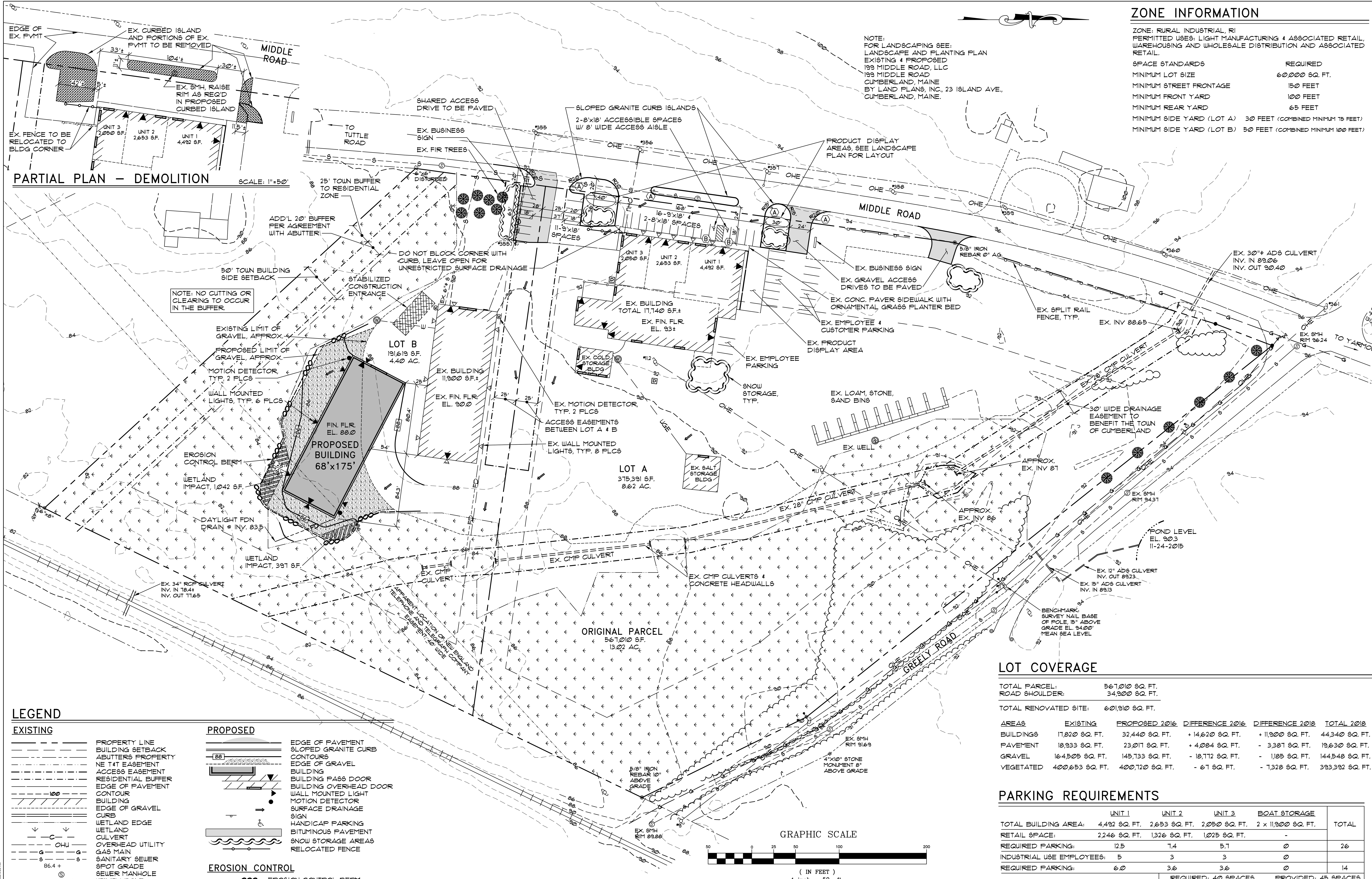
SCALE: AS SHOWN
DATE: JANUARY 26, 2016
PROJECT: 15174
DRN BY: JDC
DESG BY: TSG
CHK BY: TJG

199 MIDDLE ROAD
CUMBERLAND, MAINE

SUBDIVISION PLAN

C1.0

MAP/LOT R02 / 27



ZONE INFORMATION

ZONE: RURAL INDUSTRIAL, RI
PERMITTED USES: LIGHT MANUFACTURING & ASSOCIATED RETAIL, WAREHOUSING AND WHOLESALE DISTRIBUTION AND ASSOCIATED RETAIL.

SPACE STANDARDS	REQUIRED
MINIMUM LOT SIZE	60,000 SQ. FT.
MINIMUM STREET FRONTAGE	150 FEET
MINIMUM FRONT YARD	100 FEET
MINIMUM REAR YARD	65 FEET
MINIMUM SIDE YARD (LOT A)	30 FEET (COMBINED MINIMUM 75 FEET)
MINIMUM SIDE YARD (LOT B)	50 FEET (COMBINED MINIMUM 100 FEET)

LOT COVERAGE

TOTAL PARCEL: 567,010 SQ. FT.
ROAD SHOULDER: 34,900 SQ. FT.

TOTAL RENOVATED SITE: 601,910 SQ. FT.

AREAS	EXISTING	PROPOSED 2016	DIFFERENCE 2016	DIFFERENCE 2018	TOTAL 2018
BUILDINGS	17,820 SQ. FT.	32,440 SQ. FT.	+ 14,620 SQ. FT.	+ 11,900 SQ. FT.	44,340 SQ. FT.
PAVEMENT	18,933 SQ. FT.	23,017 SQ. FT.	+ 4,084 SQ. FT.	- 3,387 SQ. FT.	19,630 SQ. FT.
GRAVEL	164,505 SQ. FT.	145,733 SQ. FT.	- 18,772 SQ. FT.	- 1,185 SQ. FT.	144,548 SQ. FT.
VEGETATED	400,653 SQ. FT.	400,720 SQ. FT.	- 67 SQ. FT.	- 7,328 SQ. FT.	393,392 SQ. FT.

PARKING REQUIREMENTS

	UNIT 1	UNIT 2	UNIT 3	BOAT STORAGE	TOTAL
TOTAL BUILDING AREA:	4,492 SQ. FT.	2,653 SQ. FT.	2,050 SQ. FT.	2 x 11,900 SQ. FT.	
RETAIL SPACE:	2,246 SQ. FT.	1,326 SQ. FT.	1,025 SQ. FT.	-	
REQUIRED PARKING:	12.5	7.4	5.7	0	26
INDUSTRIAL USE EMPLOYEES:	5	3	3	0	
REQUIRED PARKING:	6.0	3.6	3.6	0	14
			REQUIRED: 40 SPACES	PROVIDED: 45 SPACES	

PARKING REQUIREMENTS: RETAIL = 1 SPACE PER / 180 SQ. FT.
INDUSTRIAL USE EMPLOYEES = 1.2 SPACE / 1 EMPLOYEE

LEGEND

EXISTING

PROPERTY LINE
BUILDING SETBACK
ABUTTERS PROPERTY
NE T&T EASEMENT
ACCESS EASEMENT
RESIDENTIAL BUFFER
EDGE OF PAVEMENT
CONTOUR
BUILDING
EDGE OF GRAVEL
CURB
WETLAND EDGE
WETLAND
CULVERT
OVERHEAD UTILITY
GAS MAIN
SANITARY SEWER
SPOT GRADE
SEWER MANHOLE
UTILITY POLE
UTILITY POLE W/ GUY WIRE
UTILITY POLE W/ AREA LIGHT
WALL MOUNTED LIGHT
MOTION DETECTOR
BOUND FOUND
CAPPED IRON ROD
5/8" CAPPED IRON ROD SET IN 2006
CHAINLINK FENCE
WOOD RAIL FENCE
WELL
RAILROAD TRACKS
TREE
DUMPSTER

PROPOSED

EDGE OF PAVEMENT
SLOPED GRANITE CURB
CONTOURS
EDGE OF GRAVEL
BUILDING
BUILDING PASS DOOR
BUILDING OVERHEAD DOOR
WALL MOUNTED LIGHT
MOTION DETECTOR
SURFACE DRAINAGE
SIGN
HANDICAP PARKING
BITUMINOUS PAVEMENT
SNOW STORAGE AREAS
RELOCATED FENCE

EROSION CONTROL

EROSION CONTROL BERM
STABILIZED CONSTRUCTION ENTRANCE

SIGNS

(A) STOP
(B) HANDICAP PARKING-VAN ACCESSIBLE

WETLAND IMPACT

LOT B	
IMPACT #1	1,042 SQ. FT.
IMPACT #2	397 SQ. FT.
TOTAL:	1,439 SQ. FT.

THIS SITE PLAN APPROVAL IS FOR THE RECONFIGURATION OF PARKING AREAS ON LOTS A & B AND ADDING AN ADDITIONAL 11,900 SQ. FT. SQ. FT. BOAT STORAGE BUILDING TO LOT B.

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

STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER
12/14/18

199 MIDDLE ROAD
CUMBERLAND, MAINE

YARMOUTH BOAT YARD
199 MIDDLE, LLC
72 LAFAYETTE ROAD
YARMOUTH, MAINE

COASTAL LAWN CARE
199 MIDDLE ROAD, LLC
77 BLACKSTRAP ROAD
CUMBERLAND, MAINE

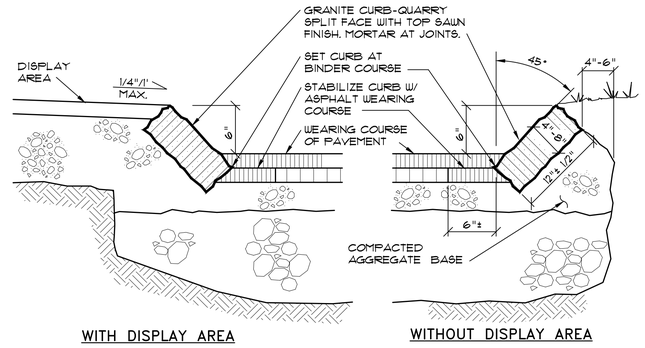
Rev.	Date	Description	Drawn	Check
FOR PREVIOUS VERIONS OF THESE PLANS AND SUPPORTING DOCUMENTS SEE PINKHAM & GREER PROJECT #15174 & 16186				
6	12/14/18	ADD ADD'L BLDG, REVISE CUSTOMER PARKING	JDC	TSG

Sheet Title:
SITE PLAN

Job No.:	534
Date:	DEC. 29, 2015
Scale:	AS SHOWN
Drawn:	JDC
Checked:	TSG

Sheet No.: C1.1

TAX MAP R02 / LOTS 27 & 27A



NOTES:

1. MINIMUM LENGTH OF THE CURB SECTIONS SHALL BE 3'-Ø".
2. FOR ALL CURBS WITH RADIUS LESS THAN 15' INSTALL STONES CUT TO THE RADIUS REQUIRED (NOT STRAIGHT SECTIONS).

2 SLOPED GRANITE CURB SECTIONS

NOT TO SCALE

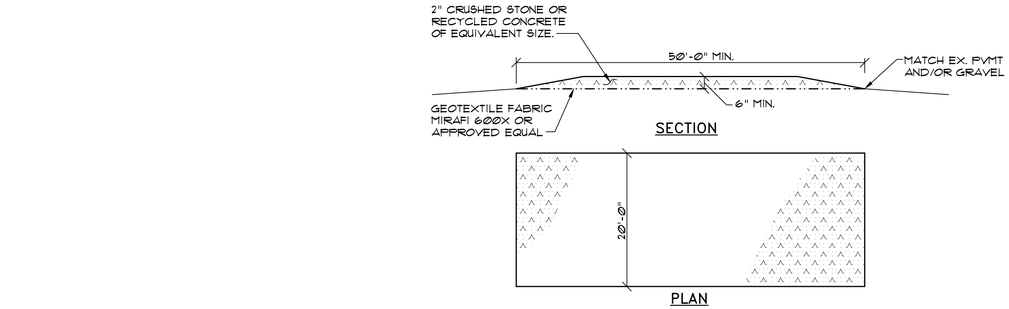
CONSTRUCTION	USE
1 1/4" HMA MDOT 9.5mm 2 1/4" HMA MDOT 19.0mm 4" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D COMPACTED SUBGRADE	BITUMINOUS ACCESS DRIVES & PARKING LOT
4" COMPACTED AGGREGATE BASE, MDOT 703.06(a) TYPE A 15" COMPACTED AGGREGATE SUBBASE, MDOT 703.06(b) TYPE D COMPACTED SUBGRADE	GRAVEL
4" TOPSOIL, NO STONES OVER 3/4" DIA. GRANULAR MATERIAL IN FILL AREAS COMPACTED SUBGRADE	GRASS ALL DISTURBED AREAS

NOTES:

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

1 SCHEDULE OF SURFACE FINISHES

NOT TO SCALE



NOTES:

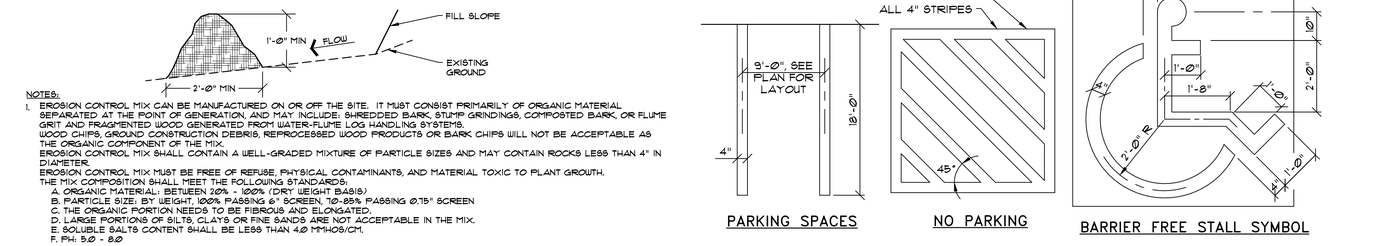
1. MAINTAIN ENTRANCE IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF WASHING IS REQUIRED PREVENT SEDIMENT FROM ENTERING WATERWAYS, DITCHES OR STORM DRAINS.
2. REMOVE STABILIZED CONSTRUCTION ENTRANCE TO FINISH GRADING GRAVEL AREA & ENTRANCE PAVEMENT.

4 STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

3 PAVEMENT CUTTING & MATCHING SECTION

NOT TO SCALE



NOTES:

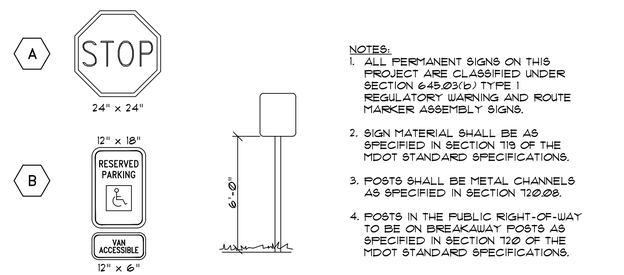
1. EROSION CONTROL MIX CAN BE MANUFACTURED ON OR OFF THE SITE. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR FLUME GRIT AND FRAGMENTED WOOD GENERATED FROM WATER-FLUME LOG HANDLING SYSTEMS.
   WOOD 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 Ø.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.

7 EROSION CONTROL MIX SEDIMENT BARRIER

NOT TO SCALE

5 STRIPING DETAILS

NOT TO SCALE



NOTES:

1. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.Ø3(b) TYPE I REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
2. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
3. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.08.
4. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.

6 ROAD SIGN LEGEND

NOT TO SCALE

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

STATE OF MAINE
THOMAS S. GREER No. 4206
LICENSED PROFESSIONAL ENGINEER
12/14/18

199 MIDDLE ROAD
CUMBERLAND, MAINE

YARMOUTH BOAT YARD
199 MIDDLE, LLC
72 LAFAYETTE ROAD
YARMOUTH, MAINE

COASTAL LAWN CARE
199 MIDDLE ROAD, LLC
77 BLACKSTRAP ROAD
CUMBERLAND, MAINE

Rev.	Date	Description	Drawn	Check
FOR PREVIOUS VERIONS OF THESE PLANS AND SUPPORTING DOCUMENTS SEE PINKHAM & GREER PROJECT #15174 & 16186				
3	12/14/18	ADD ADDL BLDG. REVISE CUSTOMER PARKING	JDC	TSG

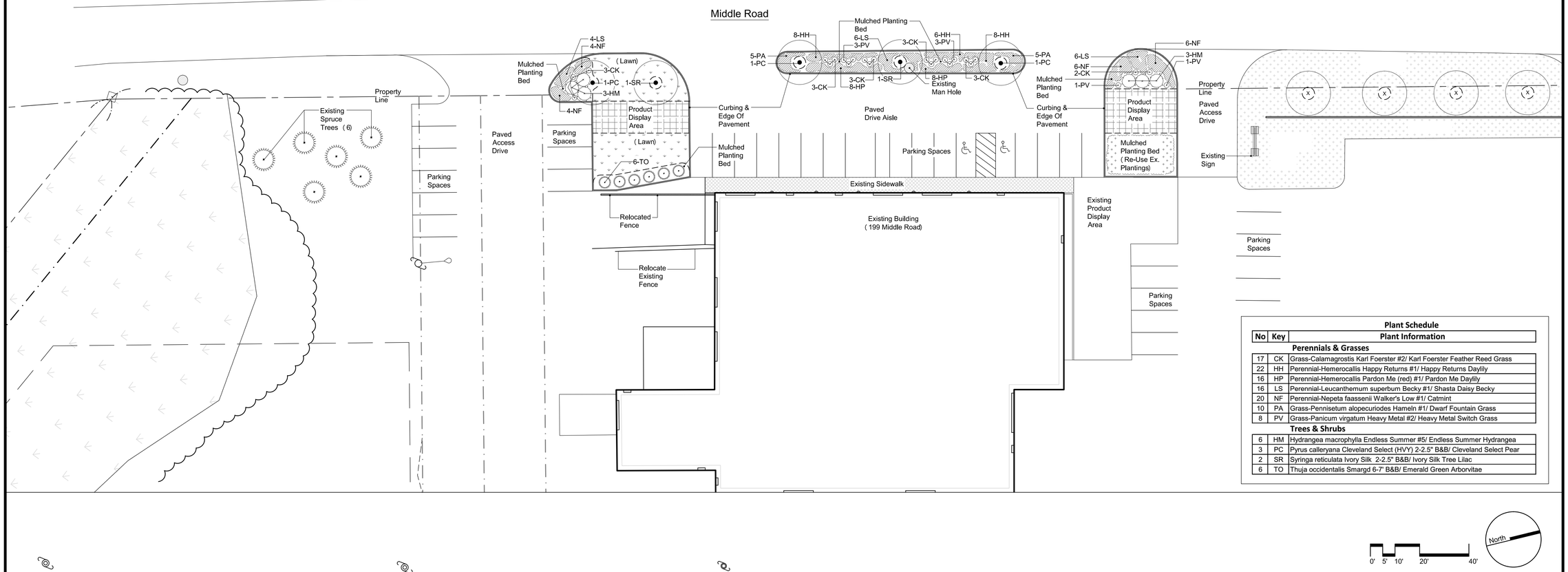
Sheet Title:

SITE DETAILS

Job No.: 534	Sheet No.: C2.1
Date: DEC. 29, 2015	
Scale: AS SHOWN	
Drawn: JDC	
Checked: TSG	

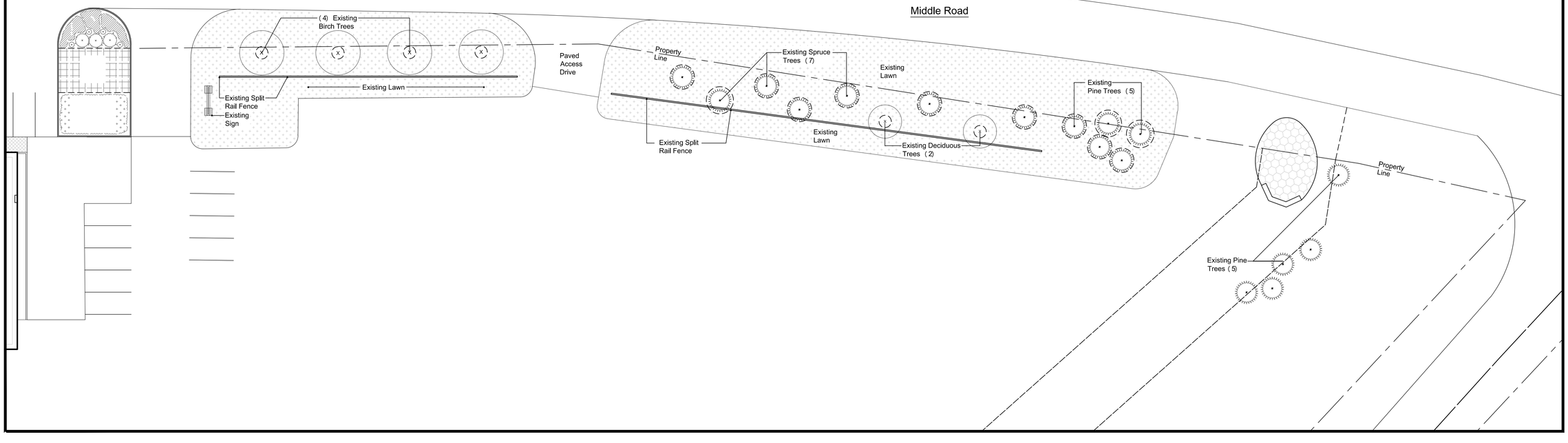
TAX MAP R02 / LOTS 27 & 27A

P:\534 - 199 Middle Road, Cumberland\DWG_CAD\34 - DETAILS.dwg, plot date: 12/14/2018 9:07 AM



Plant Schedule

No	Key	Plant Information
		Perennials & Grasses
17	CK	Grass-Calamagrostis Karl Foerster #2/ Karl Foerster Feather Reed Grass
22	HH	Perennial-Hemerocallis Happy Returns #1/ Happy Returns Daylily
16	HP	Perennial-Hemerocallis Pardon Me (red) #1/ Pardon Me Daylily
16	LS	Perennial-Leucanthemum superbum Becky #1/ Shasta Daisy Becky
20	NF	Perennial-Nepeta faassenii Walker's Low #1/ Catmint
10	PA	Grass-Pennisetum alopecuriodes Hameln #1/ Dwarf Fountain Grass
8	PV	Grass-Panicum virgatum Heavy Metal #2/ Heavy Metal Switch Grass
		Trees & Shrubs
6	HM	Hydrangea macrophylla Endless Summer #5/ Endless Summer Hydrangea
3	PC	Pyrus calleryana Cleveland Select (HVY) 2-2.5" B&B/ Cleveland Select Pear
2	SR	Syringa reticulata Ivory Silk 2-2.5" B&B/ Ivory Silk Tree Lilac
6	TO	Thuja occidentalis Smargd 6-7' B&B/ Emerald Green Arborvitae



Prepared For:

199 Middle Road, LLC
77 Blackstrap Road
Cumberland, ME 04021

Prepared By:

Land Plans, Inc.
www.landplansinc.com
(207) 347 0123

Landscape & Planting Plan

Existing & Proposed

199 Middle Road, LLC
199 Middle Road
Cumberland, Maine

Revisions	Date

Date
December 7, 2018

Scale
1:20

Sheet Number

1

sheet 1 of 1