

Date November 15, 2017
To Town of Cumberland Planning Board
From Carla Nixon, Town Planner
Subject **Major Site Plan Amendment– Casco Systems Office Building
197 Gray Road**

1. REQUEST/PROJECT DESCRIPTION:

The applicant is Grun Development, LLC, currently located at 110 Marginal Way, Suite 110, Portland, Maine. 04101. The applicant is requesting an amendment to an approved site plan for a portion (known as Condominium Unit 1) of the entire development to expand the size of a proposed office building from 13,000 sf to 20,376 sf. The building will be sold to Casco Systems, Inc. who will occupy it upon completion of construction. The proposed development is located on Gray Road (adjacent to Copp Motors) as shown on Tax Assessor Map U 20, Lot 70 A.

The use, classified as Office Commercial, is a permitted use in the Village Center Commercial (VCC) district.

Peter Beigle, LLA, of Land Design Solutions, prepared the site plan application. Peter Tubbs, P.E., sealed the site plan and will represent the owner at the Planning Board meeting.

This project is subject to review under the provisions of the Site Plan Ordinance and the Route 100 Design Standards.

1. PROJECT HISTORY:

- Sketch Plan Review: October 20, 2015
- Site Walk: November 4, 2015
- Major Site Plan Approval: December 15, 2015
- One Year Site Plan Approval Extension: December, 2016

2. PROPOSED CHANGES:

1. Building
2. Additional parking lot islands
3. Revised septic system design
4. Enhanced landscaping
5. Natural gas connection (so removal of above ground propane tanks.
6. Catch basins
7. Buffering

3. DESCRIPTION:

Proposed Use:	Office Commercial
Access:	A paved 32' wide entrance will extend 85' into the site.
Employees:	55

Parking:	65 w/ 4 HC spaces. Space for 28 additional spaces as demand warrants.
Water:	Public
Sewer:	Septic
Electrical:	Underground from Route 100.
Wetland Impact:	0
Floodplain:	Map # 230162 0015B - Designation: Zone C (area of minimal flooding)
Fire Protection:	Nearest hydrant is 555' north of proposed entrance.
Solid Waste Disposal:	Enclosed dumpster proposed.
Days/Hours of Operation:	9:00 a.m. to 5:00 p.m. Monday-Friday
Signs:	The sign location is shown on the site plan.

Outside Agency Approvals:

MDEP Stormwater Permit: Required

MDOT Entrance Permit: Required.

Portland Water District: Ability to serve letter dated 10/15/15 on file.

Central Maine Power: Ability to serve letter on file, dated 11/23/15

Maine Historic Preservation Commission: Letter on file dated 11/17/15

Maine Dept. of Inland Fisheries & Wildlife: Letter on file dated 12/10/15

4. WAIVER REQUESTS: None requested by applicant

Chapter 229 – SITE PLAN REVIEW

SECTION 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.

10.1 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. The site is located over a significant sand and gravel aquifer. The site has been designed to provide open space which will allow for natural recharge of the aquifer. A sand and gravel aquifer map of the area, and response letters from the Maine Natural Areas Program, US Fish and Wildlife and the Maine Department of Inland Fisheries and Wildlife were included in the original submission.

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

10.2 Traffic, Circulation and Parking

10.2.1 Traffic Access and Parking

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

10.2.1.1 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.

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

10.2.1.3 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.

10.2.1.4 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.

10.2.1.5 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.

10.2.1.6 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.

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

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

- a. No use which generates less than one hundred (100) 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.
- b. No use which generates one hundred (100) 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.

10.2.2 Access way Location and Spacing

Access ways must meet the following standards:

10.2.2.1 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.

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

10.2.3 Internal Vehicular Circulation

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

10.2.3.1 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.

10.2.3.2 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).

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

10.2.3.4 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.

10.2.4 Parking Layout and Design

Off street parking must conform to the following standards:

10.2.4.1 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.

10.2.4.2 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.

10.2.4.3 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

10.2.4.4 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.

10.2.4.5 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.

10.2.4.6 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.

10.2.5 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.

10.2.6 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.

A paved access drive is proposed to enter the site from Route 100. The change of use from manufacturing to office, and a decrease in anticipated employees, results in a lower trip generation than was previously approved. The updated numbers for the currently proposed project is forecast to generate 40 and 38 AM and PM peak hour trip ends respectively. This level of trip generation does not require a MaineDOT traffic movement permit. A Traffic Study was conducted and included in the original submission A Maine DOT Entrance Permit was included in the original submission. Sight distances at the site driveway exceed the Town and Maine DOT requirements. The crash data indicates that there are no high crash locations in the immediate vicinity.

The off street parking area conforms to the Town of Cumberland parking standards and provides for safe vehicular circulation.

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

10.3 Stormwater Management and Erosion Control

10.3.1 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.

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

10.3.1.2 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.

10.3.1.3 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.

10.3.1.4 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.

10.3.1.5 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.

10.3.1.6 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.

10.3.1.7 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.

10.3.2 Erosion Control

10.3.2.1 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.

10.3.2.2 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.

A complete stormwater report was included in the original submission and was revised for this amendment. The updated report showed no increase in stormwater runoff as a result of this building expansion because additional landscaped parking islands have been included. An erosion control report was included in the original submission.

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

10.4 Water, Sewer, Utilities and Fire Protection

10.4.1 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.

10.4.2 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.

10.4.3 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.

10.4.4 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.

No changes to the site's water, sewer or fire protection are proposed. Ability to serve letters were included in the original submission. An updated HHE-200 Septic system design was included in the application.

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

10.5 Water Protection

10.5.1 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 produce 2,000 gallons or greater per day of wastewater. Storage of fuels or chemicals is not anticipated.

10.5.2 Water Quality

All aspects of the project must be designed so that:

10.5.2.1 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.

10.5.2.2 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.

There is no outdoor storage of petroleum products. Underground propane tanks are not part of this amendment.

10.5.3 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 located within the Town Aquifer Protection Area, but the plan for an office building with a septic system will not adversely affect the aquifer.

Based on the materials included in the application, the Board finds that the standards of this section have been met.

10.6 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 11 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.

10.7 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 was included with the original submission.

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

10.8 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.

A lighting plan was included in the original submission. No changes are proposed.

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

10.9 Buffering and Landscaping

10.9.1 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.

10.9.2 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 original submission a revised plan showing new landscaped parking islands was submitted. A 25' landscaped easement is provided along the Route 100 property line as required by Route 100 Guidelines.

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

10.0 Noise

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

Potential point source generators of noise are the heating and ventilation equipment and delivery trucks. With these design considerations it is not anticipated that this development would generate excessive noise beyond the limits of the site.

Development maintenance activities may produce elevated noise levels periodically. The noise could come from, but is not limited to, the operation of lawn mowers, snow removal equipment, and sweeper/vacuum trucks. The buffer areas provided are expected to minimize noise impact on adjacent properties.

There will be a period of time during the construction phase that may create elevated noise levels compared to normal operation of the development, but will not be permanent noises associated with the development. Anticipated noises that could possibly occur during construction could come from, but are not limited to, equipment noise.

It is anticipated that no adverse impact will occur on the surrounding area.

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

10.11 Storage of Materials

10.11.1 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.

10.11.2 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.

10.11.3 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.

There is no outdoor storage of petroleum products.

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

10.12 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: *Grun Development, LLC has retained a licensed land surveyor, a professional engineer and licensed landscape architect to prepare plans and the application.*

Financial Capacity: *Has been met through provision of a letter of credit.*

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

10.13 Design and Performance Standards

10.13.1 Route 100 Design Standards

All development in the Village Center Commercial, Village Office Commercial I and II, and the MUZ Districts shall be consistent with the Town of Cumberland Route 100 Design Standards; in making determination of consistency, the Planning Board may utilize peer review analysis provided by qualified design professionals.

The project is subject to the Route 100 Design Standards.

Compliance with Route 100 Design Standards

The development will be in general compliance with the Route 100 Design Standards. Specifically, the development has been designed by a licensed Civil Engineer to provide the qualities desired by the Design Standard. The proposed building has been set back from Route 100 which along with existing and proposed vegetation will provide a visual buffer to the Route 100 corridor. The building architecture consists of gabled roofs and clapboard siding. Building elevations are included in. Since the proposed development footprint is compact, open space has been provided around the development. The large open space onsite provides for ample area for snow storage. Erosion and sedimentation control will be in accordance with the MDEP BMP's. Stormwater runoff will be controlled through a level lip spreader... Municipal water service will be utilized for the development. Electrical, telephone, and cable service will be underground to minimize visual distractions along the Route 100 corridor. The onsite lighting will be fully shielded to limit light trespass. The minimum illumination required to provide safe lighting levels at the building has been provided.

1.2 Site Planning and Design

1.1 Master Planning

On properties that are large enough to accommodate more than a single structure, developers will be expected to prepare a conceptual master plan to show the Planning Board the general location of future buildings, parking lots, circulation patterns, open space, utilities, provisions for stormwater management, and other components of site development.

On sites with multiple buildings, the outdoor space defined by the structures should be designed as a focal point for the development, with provisions for seating and other outdoor use. Landscaping, bollards and other site features should maintain a safe separation between vehicles and pedestrians.

FINDING: The entire parcel has been master planned to be built out in three phases. All future parking areas and building locations are shown on the master plan.

1.2 Professional Design

Developers shall have their site plans designed by licensed professionals (civil engineers, architects or landscape architects) as required by State of Maine professional licensing requirements to address the health, safety, welfare and visual pleasure of the general public, during all hours of operation and all seasons of the year.

FINDING: A professional civil engineer and licensed landscape architect designed the revised plan.

1.3 Vehicular Access

Development along Cumberland's Route 100 corridor should promote safe, user-friendly and efficient vehicular movement while reducing both the number of trips on the roadway and the number of curb cuts wherever possible. The vehicular movements discussed in this chapter, both on-site and off-site, shall be designed by a professional engineer and shall be in conformance with all Maine Department of Transportation requirements.

FINDING: There is an MDOT Entrance Permit on file.

1.3.1 Route 100 Curb Cuts

To promote vehicular, bicycle and pedestrian safety, the number of curb cuts on Route 100 should be kept to a minimum. Adjacent uses are encouraged to use shared driveways wherever possible, thereby

reducing the number of turning motions onto and off of Route 100. This practice will increase motorist, bicycle and pedestrian safety, and has the added environmental benefit of helping to reduce impervious (paved) area.

Driveways and their associated turning movements should be carefully designed and spaced to reduce interruptions in Route 100's level of service and to promote safe and easily understandable vehicular movements. Where curb cuts will interrupt sidewalks, ADA requires that the cross slope not exceed 2% in order to maintain accessibility.

New driveways and existing driveways for which the use has changed or expanded require a Maine Department of Transportation "Driveway Entrance Permit." The Planning Board will not grant project approval until the Town has been provided a copy of the permit, or alternately, until the applicant provides the Town a letter from the DOT stating that such a permit is not required. The MDOT may also require a Traffic Movement permit if the number of vehicle trips exceeds the threshold established by the MDOT.

FINDING: There are no changes to the access points approved in the previous plan.

1.3.2 Site Circulation

Internal vehicular movement on each site should be designed to achieve the following goals: to ensure the safety of motorists, delivery vehicles, pedestrians and cyclists by providing clear cues to the motorist as to where to drive or park, etc., once they enter the site. Landscaping, to reduce impervious areas, is encouraged as much possible.

Every effort should be made to restrict paved surfaces to a maximum of two sides of the building. The site should not feature a building surrounded by drive lanes and parking.

To ensure safe and easily understandable circulation, parking spaces, directional arrows, crosswalks and other markings on the ground should be painted on the pavement paint or shown by other suitable methods.

FINDING: The revised site plan illustrates the above requirements.

1.3.3 Driveways between Parcels

Driveways between adjacent parcels should be used where feasible in order to make deliveries easier and reduce unnecessary trips and turning movements on Route 100.

These driveways should provide safe, direct access between adjacent lots, but only where the paved areas of the two adjacent lots are reasonably close together. However, they are inappropriate where they would require excessive impervious (paved) area or impose undue financial burden on the owner.

All such driveways between parcels should have pedestrian walkways when possible.

FINDING: N/A

1.4 Building Placement

Objective: Buildings should be placed on their sites in a way that is sensitive to existing site conditions and respectful of adjacent uses.

1.4.1 Location of Building on the Site

In placing the building on the site, the designer should carefully consider the building's relationship to existing site features such as the size of the site, existing vegetation and topography, drainage, etc., as well as the abutting land uses.

The site design should make every effort to avoid creating a building surrounded by parking lot. In addition, buildings should generally be square to Route 100 and should avoid unusual geometry in building placement unless the site requires it.

FINDING: There were no changes to the previous plan. The building sits perpendicular to Route 100, however the design of the master plan shows that the site will feature multiple buildings facing one another with shared parking in the middle.

1.4.2 Building Entrances

The building's main entrance should be a dominant architectural feature of the building, clearly demarcated by the site design and landscaping. Main entrances should front onto the most convenient parking area.

At building entrance areas and drop-off areas, site furnishings such as benches, sitting walls and, if appropriate, bicycle racks should be encouraged. Additional plantings may be desirable at these points to clearly identify the building entrance and to invite pedestrians into it.

Where building entrances do not face Route 100, the Route 100 façade should still be made interesting and attractive to drivers on Route 100.

FINDING: The façade facing Route 100 is interesting and attractive.

1.4.3 Building Setbacks

If adjacent building facades are parallel with Route 100 and buildings have consistent setbacks from Route 100, the visual effect from the road will be orderly and attractive.

Side and rear building setbacks must conform to the requirements of the underlying zone.

FINDING: The location of the building is consistent with the setback of other buildings along the corridor.

1.4.4 Hillside Development

When a proposed development is located on a hillside that is visible from Route 100 or from other public areas, its presence will be much more obvious than development on a level site. Because of this, it is even more important that the structure be designed to fit harmoniously into the visual environment. The use of berms and plantings, where appropriate, will help soften the impact of buildings located in open fields.

Site clearing should also be minimized and vegetation should be retained or provided to minimize the visual impact of the development. Issues of drainage, run-off and erosion should also be closely examined.

FINDING: N/A

1.4.5 Universal Accessibility

Development of all properties, buildings, parking lots, crosswalks, walkways and other site features must comply with the applicable standards of the Americans with Disabilities Act (ADA).

FINDING: All ADA requirements will be complied with.

1.5 Parking

Objective: Development should provide safe, convenient and attractive parking. Parking lots should be designed to complement adjacent buildings, the site and the Route 100 corridor without becoming a dominant visual element. Every effort should be made to break up the scale of parking lots by reducing

the amount of pavement visible from the road. Careful attention should be given to circulation, landscaping, lighting and walkways.

FINDING: The parking areas feature landscaping, lighting and walkways.

1.5.1 Location

Parking lots should be located to the side or rear of buildings. Parking should only be placed between the building and Route 100 if natural site constraints such as wetlands or topography, allow no other option. If parking must be built between the building and Route 100, it should be limited, if at all possible, to only one row of parking spaces and be adequately buffered.

FINDING: Parking is located to the side and rear of the building.

1.5.2 Landscaping

A 25' landscaping easement to the Town of Cumberland will be required of each new development that is on Route 100. This easement will provide an area for the Town to install curbing, if needed, a sidewalk and the planting of trees. Beyond this easement, the developer will provide adequate landscaping to insure that views from Route 100 are attractive and to buffer the presence of the parking and buildings.

Parking should be separated from the building by a landscaped strip a minimum of five to ten feet wide.

Landscaping around and within parking lots will shade hot surfaces and visually soften the appearance of the hard surfaces. Parking lots should be designed and landscaped to create a pedestrian-friendly environment. A landscaped border around parking lots is encouraged, and landscaping should screen the parking area from adjacent residential uses. Tree plantings between rows of parking are very desirable. Granite curbs, while more expensive, are more attractive and require less maintenance than asphalt ones.

Where there are trees in the 25' landscaping easement between Route 100 and the building, existing healthy trees should be maintained in their natural state. Where there are few or no trees in the 25' buffer, the buffer area should be landscaped either with trees, or with flowering shrubs, fencing, or such architectural elements as stone walls.

Where plantings do not survive, or grow to a point where they no longer serve as effective buffers, they shall be replaced or enhanced to meet the intent of the approved plan.

FINDING: The above landscaping elements have been incorporated into the site plan.

1.5.3 Snow Storage

Provision should be made for snow storage in the design of all parking areas, and these areas should be indicated on the site plan. The area used for snow storage should not conflict with proposed landscaping or circulation patterns. These areas should be sited to avoid problems with visibility, drainage or icing during winter months.

FINDING: There is ample area for snow storage within the site.

1.5.4 Impervious Surfaces

The amount of paved surface required for parking, driveways and service areas should be limited as much as possible in order to provide green space, reduce run-off and preserve site character. This will have the added benefit of reducing construction and maintenance costs.

FINDING: The amount of proposed parking is consistent with this requirement.

1.6 Service Areas

Objective: Service areas include exterior dumpsters, recycling facilities, mechanical units, loading docks and other similar uses. Service areas associated with uses along Route 100 should be designed to meet the needs of the facility with a minimum of visual, odor or noise problems. They should be the smallest size needed to fit the specific requirements of the building and its intended operation, and should be fully screened from view by either plantings or architectural elements such as attractive fences.

1.6.1 Location

Service areas should, if possible, be located so that they are not visible from Route 100 or from the building entrance. Locations that face abutting residential properties should also be avoided wherever possible.

Dumpster, recycling facilities and other outdoor service facilities should be consolidated into a single site location, in accordance with appropriate life safety requirements.

FINDING: The dumpster is located to the rear of the building and will be fenced.

1.6.2 Design

Service areas should be designed to accommodate the turning movements of anticipated vehicles, and should be separated from other vehicle movements, parking areas and pedestrian routes.

Wherever possible, service drives should be separated from areas where people will be walking by landscaped islands, grade changes, berms, or other devices to minimize conflicts.

Gates on enclosures should be designed to prevent sagging or binding. Wooden fencing is always preferred, but where chain link is necessary for safety considerations, it should be screened by landscaping and painted a dark color, or coated with dark vinyl.

FINDING: The above elements have been incorporated into the site plan.

1.6.3 Buffering/Screening

Service areas should be screened to minimize visibility from sensitive viewpoints such as Route 100, nearby residential dwellings, public open space, pedestrian pathways, and building entrances. Landscape screening may consist of evergreen trees, shrubs, and/or planted earth berms. Architectural screening may consist of walls, fences or shed structures, and should complement the design of the main structure through repetition of materials, detailing, scale and color.

Where plantings do not survive, or where they grow to a point where they no longer serve as effective screens, they shall be replaced or supplemented to meet the intent of the plan as approved by the Planning Board.

FINDING: The above elements have been incorporated into the site plan.

1.7 Open Space

Objective: In order to provide an attractive, hospitable and usable environment, future development along Route 100 should have generous amounts of open space and attractive site details for such elements as pavement, curbing, sitting and other public areas, landscaping, planters, walls, signage, lighting, bollards, waste receptacles and other elements in the landscape.

FINDING: Considering that the adjacent land will be developed and may include more open space, this objective has been met.

1.7.1 Internal Walkways

Internal walkways should invite pedestrians onto the property and make them feel welcome.

Walkways extending the full length of a commercial building are encouraged along any façade that features a customer entrance and an abutting parking area. Such walkways should be located five to ten feet from the face of the building to allow for planting beds. Such walkways should be shown on the project's landscaping plan.

Wherever feasible, interconnections between adjacent properties should be developed to encourage pedestrian movement and reduce vehicle trips.

At a minimum bituminous concrete should be used as the primary material for internal walkways, except that for entrance areas and other special features the use of brick or special paving shall be encouraged. Walkways should be separated from parking areas and travel lanes by raised curbing. Granite is strongly preferred for its durability, appearance and low maintenance requirements.

Driveway crosswalks should be marked by a change in pavement texture, pattern or color to maximize pedestrian safety in parking and other potentially hazardous areas.

FINDING: The above elements have been incorporated into the site plan.



1.7.2 Landscaping

Where there are trees in the 25' buffer between Route 100 and the building, existing healthy trees should be maintained in their natural state. Where there are few or no trees in the 75' buffer, the buffer area should be landscaped either with trees, or with flowering shrubs, fencing, or such architectural elements as stone walls.

Where plantings do not survive, or grow to a point where they no longer serve as effective buffers, they shall be replaced or enhanced to meet the intent of the approved plan.

FINDING: The above elements have been incorporated into the site plan.

1.7.3 Usable Open Space

Whenever possible, site plans should provide inviting open spaces where people can sit, relax and socialize. Open spaces should be thought of as outdoor rooms, with consideration to ground surfaces, landscaping, lighting and other physical elements. Examples of such spaces include a forecourt outside a building entrance, or a peaceful place outdoors where employees can sit down and eat lunch or have breaks.

FINDING: The above elements have been incorporated into the site plan.

1.8 Buffering of Adjacent Uses

Objective: Buffering or screening may be necessary to effectively separate quite different land uses such as housing and office or commercial buildings. Plantings, earth berms, stone walls, grade changes, fences, distance and other means can be used to create the necessary visual and psychological separation.

1.8.1 Appropriateness

The selection of the proper type of buffer should result from considering existing site conditions, distances to property lines, the intensity (size, number of users) of the proposed land use, and the degree of concern expressed by the Planning Department, Planning Board, and abutting landowners. Discussions regarding the need for buffers, and appropriate sizes and types, should begin at the sketch plan stage of review.

FINDING: The above elements have been incorporated into the site plan.

1.8.2 Design

Buffers and screens should be considered an integral part of the site and landscaping plans. Stone walls, plantings, fencing, landforms, berms, and other materials used for buffers should be similar in form, texture, scale and appearance to other landscape elements. Structural measures, such as screening walls, should likewise be related to the architecture in terms of scale, materials, forms and surface treatment.

FINDING: The above elements have been incorporated into the site plan.

1.8.3 Maintenance

Where plantings do not survive, or where they grow to a point where they no longer serve as effective buffers, they shall be replaced or supplemented to meet the intent of the plan as approved by the Planning Board.

1.9 Erosion, Sedimentation and Stormwater Management

Objective: Protecting the natural environment in Cumberland is as much a priority in these design guidelines as protecting the visual environment. A developer should take every measure possible in the construction and operation of a project to ensure that little or no adverse impact to the natural environment occurs. These measures should be as visually attractive as possible.

1.10.1 Erosion and Sedimentation

Before any site work, construction or the disturbance of any soil occurs on a property, methods, techniques, designs, practices and other means to control erosion and sedimentation, as approved or required by the Maine Department of Environmental Protection, shall be in place. For guidance developers should refer to “Maine Erosion and Sedimentation Control Handbook for Construction – Best Management Practices,” produced by the Cumberland County Soil and Water Conservation District and the Maine DEP.

FINDING: The erosion and stormwater management plan has been reviewed and approved by the Town Engineer and will require Maine DEP permitting; receipt of the MDEP permit is a condition of approval.

1.10 Utilities

Objective: It is important to make efficient use of the utility infrastructure that exists along the Route 100 corridor, and to ensure that utility connections to individual development lots are as inconspicuous as possible.

FINDING: Utilities will be underground from Route 100

1.10.1 Water and Sewer

All proposed development along the Route 100 Corridor must connect to the municipal water supply and the municipal sewer, wherever such connections are available. Proposed connections are subject to review by the Town and/or its peer reviewers.

FINDING: Project will connect to public water located along Route 100. There is no sewer availability.

1.10.2 Electric, Telephone and Cable

Electric, telephone, cable and other wired connections from existing utilities on Route 100 should be made to individual development lots via underground conduit wherever possible. This prevents the accumulation of unsightly overhead wires, and preserves the natural character of the corridor.

FINDING: Utilities will be underground from Route 100

2. Building Types

The purpose of these guidelines is to encourage architectural styles within the Route 100 corridor that draw their inspiration from traditional New England examples. “Vernacular” or commonly used styles that are well represented in Cumberland are center-chimney Federal buildings in brick or clapboard, 100 and a half story Greek Revival “capess” with dormers, in white clapboard with corner pilasters or columns, and Victorians buildings with more steeply pitched roofs, porches and gingerbread trim. Except for mill buildings, the scale and nature of older commercial buildings in towns like Cumberland and Yarmouth, was similar to that of houses of the same period. Modern interpretations and versions of these styles, are entirely appropriate and encouraged. Because of their larger size, traditional barns are also sometimes used as inspiration for modern commercial buildings.

2.1 General Architectural Form

Traditional New England buildings look like they do because of the climate, the materials and technologies available for building and the styles and fads of the 19th century. This is what is meant when people talk about “vernacular architecture”. It is the architecture that develops in a particular geographic area. Typically, while there may be architects who work in a particular “vernacular”, vernacular architecture evolves over time and is not the product of a particular person’s powerful vision.

These guidelines encourage the use of materials and forms that are characteristic of the construction of ordinary houses and commercial buildings of 19th century in northern New England, and particularly in Maine. Modern interpretations and versions of these materials and forms are entirely appropriate and encouraged.

FINDING: These elements have been incorporated into the design of the building.

2.1.1 Roofs

Because of the need to shed snow, New England roofs have generally been pitched rather than flat. Federal roofs are sometimes gambrel-shaped. In the Greek Revival style they are often gabled or have dormers, and have decorative “returns” at the bottom edge of the gable or dormers, suggesting the pediment of a Greek temple. Victorian houses typically have more steeply sloped roofs. Flat roofs are to be avoided.

FINDING: These elements have been incorporated into the design of the building.

2.1.2 Windows

Windows are typically vertical rectangles, often with two or more panes of glass. They may have shutters. If shutters are used, each should be wide enough to actually cover half of the window. Horizontal and vertical “lights”, rows of small panes of New England buildings such as parapets. Where parapets are used to break up a flat roofline, the height of glass, are common over and next to doors. Window frames often have a decorative wood or stone pediment over them.

FINDING: These elements have been incorporated into the design of the building.

2.1.3 Detailing

Each historical period also has its characteristic embellishments. Federal buildings may have a decorative fanlight over the entrance door. Greek Revival buildings have corner-boards in the form of pilasters or even rows of actual columns across 100 façade, below a pediment. Victorian buildings use a wealth of turned columns and decorative scroll-work and shingle-work. Too many embellishments can look “busy”, and mixing the details of several periods or styles can also spoil the desired effect. Modern interpretations of older styles often used simplified forms to suggest the details that were more elaborately defined in earlier periods.

FINDING: These elements have been incorporated into the design of the building.

2.1.4 Building Materials

Traditional siding materials common to Northern New England are brick, painted clapboard and either painted or unpainted shingles. Contemporary materials that have the same visual characteristics as traditional materials (e.g., cementitious clapboards or vinyl siding) are acceptable if attention is paid to detailing (e.g., corners, trim at openings, changes in material). Metal cladding is not permitted.

Common traditional roofing materials are shingles – cedar originally or asphalt now, as well as standing seam metal. Where visible, the roofing color should be selected to complement the color and texture of the building’s façade. Roofing colors are usually darker than the color of the façade.

Colors commonly found in historic New England houses vary by period. In the Federal and Greek Revival periods, white was the most common color, often with green or black shutters. But houses were not infrequently painted “sober” colors such as dull mustard or gray. In the Victorian period much brighter colors were often used, with trim in complementary colors. The characteristic colors for barns are white, barn red, or weathered shingle.

FINDING: These elements have been incorporated into the design of the building.



2.2 Large Scale Buildings

Objective: Due to their visibility and mass, the design of new large structures (10,000 square feet or greater) have the ability to greatly enhance or detract from Route 100’s visual character. These structures should be designed as attractive pieces of commercial architecture that are responsive to their site and compatible with adjacent development.

FINDING: These elements have been incorporated into the design of the building.

2.2.1 Design and Massing

Large structures should be designed so that their large mass is broken up into smaller visual components through the use of clustered volumes, projections, recesses and varied façade treatment. The design should provide variation to add shadow and depth and a feeling of reduced scale.

FINDING: These elements have been incorporated into the design of the building.

2.2.2 Site Design

Wherever possible, large buildings should fit into the existing topography and vegetation, and should not require dramatic grade changes around their perimeter. Landscaping, site walls, pedestrian amenities and existing trees can be effective in reducing the apparent scale of large buildings.

FINDING: These elements have been incorporated into the design of the building.

2.2.3 Architectural Details

Large structures should have the same degree of detailing found in well-designed smaller and medium sized buildings along the Route 100 corridor. Architectural details can be used to reduce the scale and

uniformity of large buildings. Elements such as colonnades, pilasters, gable ends, awnings, display windows and appropriately positioned light fixtures can be effective means of achieving a human scale.

FINDING: These elements have been incorporated into the design of the building.

2.2.4 Facades and Exterior Walls

Unbroken facades in excess of 80 feet are overwhelming whether they are visible from Route 100, other roadways or pedestrian areas, or when they abut residential areas. Breaking up the plane of the wall can reduce this sense of overwhelming scale. Where the plane of the wall is broken, the offset should be proportionate to the building's height and length. A general rule of thumb for such projections or recesses is that their depth shall be at least 3% of the façade's length, and they shall extend for at least 20% of the façade's length.

Other devices to add interest to long walls include strong shadow lines, changes in rooflines, pilasters and similar architectural details, as well as patterns in the surface material and wall openings. All façade elements should be coordinated with the landscape plan.

Facades of commercial buildings that face Route 100 or other roadways should have transparent openings (e.g. display windows or entry areas) along 30% or more of the length of the ground floor. Blank or unadorned walls facing public roads, residential neighborhoods, or abutting properties are boring and unattractive.

FINDING: These elements have been incorporated into the design of the building.

2.2.5 Building Entrances

Large structures should have clearly defined and highly visible entrances emphasized through such devices as significant variations in rooflines or cornice lines, changes in materials, porticos, landscape treatments, distinctive lighting or other architectural treatments.

FINDING: These elements have been incorporated into the design of the building.

2.3 Linear Commercial Buildings

Objective: Linear commercial structures, such as multi-tenant offices or commercial buildings may be appropriate along Route 100 provided that they are designed with façade and roofline elements that reduce their sense of large scale and add visual interest.

2.3.1 Design

Buildings with multiple storefronts should be visually unified through the use of complementary architectural forms, similar materials and colors, consistent details, and a uniform signage size and mounting system.

FINDING: These elements have been incorporated into the design of the building.

2.3.2 Façade Design

The use of covered walkways, arcades, or open colonnades is strongly encouraged along long facades to provide shelter, encourage people to walk from store to store, and to visually unite the structure. Pedestrian entrances to each business or tenant should be clearly defined and easily accessible.

FINDING: N/A

2.3.3 Focal Points

Linear commercial buildings can include a focal point – such as a raised entranceway or clock tower, or other architectural element – to add visual interest and help reduce the scale of the building.

FINDING: These elements have been incorporated into the design of the building.

2.3.4 Façade Offsets

Variations in the plane of the front façade add visual interest. They also create opportunities for common entries, and social or landscaped spaces.

FINDING: *These elements have been incorporated into the design of the building.*

2.3.5 Rooflines

Variations in rooflines, detailing, cornice lines and building heights should be incorporated into the design to break up the scale of linear commercial buildings.

FINDING: *These elements have been incorporated into the design of the building.*

2.4 Smaller Freestanding Commercial Buildings

Objective: Smaller freestanding commercial buildings can easily make use of traditional New England building forms and should be designed to be attractive pieces of architecture, expressive of their use and compatible with surrounding buildings.

2.4.1 Single Use Buildings

Buildings that are constructed for use by a single business are generally smaller in scale than multi-tenant buildings. Single use buildings should be designed to be attractive and architecturally cohesive. To the greatest extent possible, the same materials, window types and roof types should be used throughout.

FINDING: *These elements have been incorporated into the design of the building.*

□

2.4.2 Franchise Design

Franchise architecture with highly contrasting color schemes, non-traditional forms, reflective siding and roof materials are not related to any traditional New England style. They are buildings that are stylized to the point where the structure is a form of advertising. However, franchises have been willing to use existing “vernacular” buildings, and sometimes have designs that somewhat reflect local styles.

FINDING: *N/A*

2.4.3 Mixed Use Buildings

Buildings containing mixed uses (e.g., health club on the first floor with professional offices on the second floor) are encouraged. The architecture of a mixed-use building can reflect the different uses on the upper floors by a difference in façade treatment, as long as the building has a unified design theme.

FINDING: *N/A*

2.5 Residential Structures

Objective: Cumberland’s future housing stock in the Route 100 corridor should be well designed and constructed, and is encouraged to have some connection to the traditional styles of New England residential architecture. The large mass of multiplex dwellings, can be broken up by façade articulation and architectural detailing in order to reduce their apparent size.

FINDING: *N/A*

□

2.6 Residential Care Facilities

Objective: Ensure that the future needs of Cumberland’s aging population are met in healthy and well-designed facilities, and that the architecture and site design of such facilities fit into the Cumberland context.

FINDING: N/A

2.7 Hotels

Objective: To ensure that any future hotels in the Town of Cumberland are in keeping with the character of the surrounding area, and that the scale and design respects the architectural context of the region.

Using traditional building materials and colors is encouraged, and the use of large blocks of bright, primary colors is discouraged.

The signage and lighting standards contained in this publication will help as well.

FINDING: N/A

2.7.1 All Building Types: Awnings and Canopies

Awnings and canopies can enhance the appearance and function of a building by providing shade, shelter, shadow patterns, and visual interest. Where awnings are used, they should complement the overall design and color of the building.

Whether fixed or retractable, awnings and canopies should be an integral element of the architecture. They should be located directly over windows and doors to provide protection from the elements. Awnings or canopies should not be used as light sources or advertising features. Graphics and wording located on canopies and awnings will be considered part of the total signage area. Any such graphics shall be designed as an integral part of the signage program for the property, and coordinated with other sign elements in terms of typeface, color and spacing.

3 Signage

Signs play a central role in providing much-needed information and setting the tone for the Route 100 corridor. They inform motorists and pedestrians, and have a direct effect on the overall appearance of the roadway. Signage should not create visual clutter along the roadway, yet must provide basic, legible information about commercial goods and services. Signs should be compatible with the architecture and the context of the development.

3.1 Sign Design

Objective: Commercial uses along Route 100 in Cumberland should be identified by attractive, legible signs that serve the need of the individual business, while complementing the site and the architecture. All signage shall comply with the requirements of the Zoning Ordinance of the Town of Cumberland.

3.1.1 Signage Plan

For development proposals requiring one or more signs, the applicant shall provide a detailed signage plan as part of Site Plan or Subdivision review. The signage plan should show the location of all signs on a site plan drawing and on building elevations, as well as sign construction details, dimensions, elevations, etc., and accurate graphic representations of the proposed wording.

FINDING: The sign location is depicted on the site plan. Sign design will be in conformance with these standards at time of sign permit application.

3.1.2 Sign Location

Signs should be placed in locations that do not interfere with the safe and logical usage of the site. They should not block motorists' lines of sight or create hazards for pedestrians or bicyclists. Roof mounted signs are not encouraged.

FINDING: This has been met.

3.1.3 Sign Design

The shape and materials and finish of all proposed signage should complement the architectural features of the associated building. Simple geometric forms are preferable for all signs. All signage shall comply with the requirements of the Zoning Ordinance of the Town of Cumberland.

FINDING: Sign design will be in conformance with these standards at time of sign permit application.

3.1.4 Sign Colors

Signs should be limited to two or three contrasting colors that are clearly complimentary to the colors of the associated building.

FINDING: Sign design will be in conformance with these standards at time of sign permit application.

3.1.5 Sign Content

To ensure a clear and easily readable message, a single sign with a minimum of informational content should be used. As a general rule no more than about 30 letters should be used on any sign.

Lettering on any sign intended to be read by passing motorists needs to be legible at the posted speed limit. In general a minimum letter height of 6 inches is appropriate. Smaller letters can require motorists to slow down thereby creating traffic and safety hazards. Upper and lower case lettering is preferred to all upper case, as it is easier to read.

The use of variable message "reader boards", sponsor logos, slogans or other messages that promote products or services other than the tenants' are not permitted.

Signage for any proposed development should prominently feature its assigned street address to facilitate general way-finding and e-911 emergency response.

FINDING: Sign design will be in conformance with these standards at time of sign permit application.

3.2 Sign Type

Objective: To ensure that any sign type complements the architecture of the associated building, and to ensure that they are attractively designed and functional while clearly delivering the intended information.

3.2.1 Building Mounted Signs

Building or façade mounted signs should be designed as an integral element of the architecture, and should not obscure any of the architectural details of the building. Signage should be mounted on vertical surfaces and should not project past or interfere with any fascia trim. Signs should be located a minimum of 18" from the edge of a vertical wall, however the overall proportions of both the wall and sign should be taken into consideration in the placement of the sign.

Flush mounted (flat) signage should be mounted with concealed hardware. Perpendicularly mounted hanging signs should be mounted with hardware designed to complement the building's architecture. All metal hardware should be corrosion and rust resistant to prevent staining or discoloration of the building.

FINDING; N/A

3.2.2 Freestanding Signs

An alternative to a façade-mounted sign is a freestanding "pylon" sign. These signs are typically located between the building and the roadway right-of-way, adjacent to the site's vehicular entry point.

As with façade-mounted signage, design and content standards shall apply. Because freestanding signs amount to architecture themselves, it is important that they be carefully designed to complement the associated building. This will entail similar forms, materials, colors and finishes. Landscaping surrounding the base of such signs shall be consistent with the landscaping of the entire site.

Where a freestanding sign lists multiple tenants, there should be an apparent hierarchy: i.e., Address, name of the building or development, primary tenant, other tenants.

FINDING: Sign design will be in conformance with these standards at time of sign permit application.

3.2.3 Wayfinding Signs

To prevent visual clutter and motorist confusion, additional smaller signs indicating site circulation are generally discouraged. However they are sometimes needed to clarify complex circulation patterns. Wayfinding signage is also sometimes required to indicate different areas of site usage, such as secondary building entries, loading, or service areas. The Planning Board shall exercise its discretion in the requirement or prohibition of such signs.

Where required, wayfinding signage should be unobtrusive, no taller than absolutely necessary, and shall complement the overall architecture and signage plan in terms of materials, color, form and finishes.

FINDING: N/A

3.3 Sign Illumination

Only externally lit signs are permitted in the Route 100 corridor because, compared with internally lit signs, the direction and intensity of the light can be more easily controlled. Externally illuminated signs are made of an opaque material and have a dedicated light fixture or fixtures mounted in close proximity, aimed directly at the sign face. The illumination level on the vertical surface of the sign should create a noticeable contrast with the surrounding building or landscape without causing undue reflection or glare.

Lighting fixtures should be located, aimed and shielded such that light is only directed onto the surface of the sign. Wherever possible, fixtures should be mounted above the sign and be aimed downward to prevent illumination of the sky.

FINDING: TBD

Outdoor lighting is used to identify businesses and illuminate roadways, parking lots, yards, sidewalks and buildings. When well designed and properly installed it can be very useful in providing us with better visibility, safety, and a sense of security, while at the same time minimizing energy use and operating costs. If outdoor lighting is not well designed or is improperly installed it can be a costly and inefficient nuisance. The main issues are glare (hampering the safety of motorists and pedestrians rather than enhancing it), light trespass (shining onto neighboring properties and into residential windows), energy waste (lighting too brightly or lighting areas other than intended or necessary), and sky glow (lighting shining outward and upward washing out views of the nighttime sky).

4.1 Good Lighting

Objective: Good lighting does only the job it is intended to do, and with minimum adverse impact on the environment. Common sense and respect for neighbors goes a long way toward attaining this goal.

The applicant should provide sufficient lighting for the job without over-illuminating.

Fixtures should be fully shielded, giving off no light above the horizontal plane. They should also direct the light onto the intended areas. Fully shielded produce very little glare, which can dazzle the eyes of motorists and pedestrians.

FINDING: *These elements have been incorporated into the design of the building.*

4.2 The Lighting Plan

Objective: As part of Site Plan or Subdivision review the Planning Board may, at its discretion, require that a lighting plan be provided. It should be prepared by a professional with expertise in lighting design. The intent of the lighting plan is to show how the least amount of light possible will be provided to achieve the lighting requirements.

4.2.1 Elements of the Lighting Plan

In addition to meeting the requirements of the Zoning Ordinance, the Lighting Plan should contain a narrative that describes the hierarchy of site lighting, describes how lighting will be used to provide safety and security, and describes how it will achieve aesthetic goals. The Lighting Plan should include specifications and illustrations of all proposed fixtures, including mounting heights, photometric data, and other descriptive information. It should also include a maintenance and replacement schedule for the fixtures and bulbs.

The Planning Board may require a photometric diagram that shows illumination levels from all externally and internally visible light sources, including signage.

The location and design of lighting systems should complement adjacent buildings, pedestrian routes, and site plan features. Pole fixtures should be proportionate to the buildings and spaces they are designed to illuminate.

Buffers, screen walls, fencing and other landscape elements should be coordinated with the lighting plan to avoid dark spots and potential hiding places.

Where proposed lighting abuts residential areas, parking lot lighting and other use-related site lighting should be substantially reduced in intensity within one hour of the business closing.

FINDING: *These elements have been incorporated into the design of the building.*

4.3 Types of Lighting

4.3.1 Façade and Landscaping Lighting

Lighting on the front of a building can highlight architectural features or details of a building and add depth and interest to landscaping. This style of lighting should not be used to wash an entire façade in light or light the entire yard. Rather should be used to emphasize particular aspects of the project. All fixtures should be located, aimed and shielded so that they only illuminate the façade or particular plantings and do not illuminate nearby roadways, sidewalks or adjacent properties. For lighting a façade, the fixtures should be designed to illuminate the portion of the face of the building from above, aimed downward, to eliminate skyglow.

4.3.2 Parking Lot and Driveway Lighting

Parking lot and driveway lighting should be designed to provide the minimum lighting necessary for safety and visibility. Poles and fixtures should be in proportion to the roadways and areas they are intended to illuminate.

All fixtures should be fully shielded or “cut-off” style, such that no light is cast above the horizontal plane. Decorative fixtures are strongly encouraged as long as they meet the cut-off criteria, and their design and color complement the architecture.

FINDING: These elements have been incorporated into the design of the building.

4.3.3 Pedestrian Lighting

Places where people walk, such as sidewalks, stairs, sitting areas, curbs and landscaping should be adequately but not excessively illuminated.

Mounting heights for pedestrian lighting should be appropriate in design and scale for the project and its setting. Bollard fixtures of 3' to 4' in height and ornamental fixtures of up to 12' in height are encouraged. Fixtures should be a maximum of 100 watts and should not create glare or light trespass onto abutting properties.

FINDING: These elements have been incorporated into the design of the building.

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 de minimus 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. Demolition permits will be acquired at least 10 days prior to the date of demolition.
3. A preconstruction conference shall be held prior to the start of building construction.
4. There shall be no indoor or outdoor storage of any hazardous materials.
5. The applicant shall obtain a sign permit from the Town of Cumberland that shows consistency with the Route 100 Standards.
6. The applicant shall comply with all state and local fire regulations.

Land Design Solutions

Land Planning, Site Planning and Landscape Architecture

November 14, 2017

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

**RE: West Cumberland Office Facility
Site Plan Amendment**

Dear Carla,

Land Design Solutions has been retained by the developer/applicant (Green SIP Construction) to assist with amending the previously approved site plan for a 12,960 s.f. office facility located on the condominium unit 1 site at 197 Gray Road in West Cumberland. A Site Plan Approval was obtained for this office building in April 2017. The developer and applicant Green SIP Construction has worked out a deal to construct the office facility and sell it to Casco Systems. Casco Systems is a Control & Automation Solutions Company who's work focuses on the application of technology to protect, control, automate and integrate power systems for utility, power generation and industrial clients throughout North America. Their staff consists of engineers, project managers and technology specialists. Casco Systems is currently located at 160 Longwoods Road in Cumberland and in need of a larger space. Besides needing a larger space Casco Systems wants to be in a building that reflects the pride they take in their work and in their growing company.

Casco Systems is a growing company with approximately 25 employees at the present time. Their long range plan is to grow to approximately 50 employees and be able to accommodate all of them at the proposed facility. The proposed plan shows a larger building footprint (20,500 s.f.) and other minor changes from the plan that was approved in April.

Revisions to the site plan consist of the following:

1. Building
2. Additional parking lot islands
3. Revised septic system design
4. Enhanced landscaping
5. Natural gas connection

6. Catch basins
7. Buffering

Plan Revision Explanations:

1. Building: The proposed building is approximately 100 feet longer (7,416 s.f.). The original approved building was approximately 12,960 s.f., the proposed building is 20,376 s.f. Casco Systems requires 12,466 s.f. of office space and 7,910 s.f. of additional support space for; conference room, lab, warehouse/shop, supply storage, restrooms, wellness room & recreation area. More detailing such as dormers have been added to the exterior of the building to enhance the main entrance and break up the length of the building.
2. Parking Lot Islands: The parking lot islands have been enlarged and one island added in order to accommodate the enhanced landscape that Casco Systems desires for their new home.
3. Septic System: The septic system design has been revised to reflect a reduction in users. The original system was based on a manufacturing facility which had many more employees than the 50 Casco Systems is building for. A revised HHE-200 is included as part of this submission.
4. Landscaping: Casco Systems works with clients nationally and internationally and they would like a facility that reflects the pride they have in their company. An enhanced landscape is proposed to reflect this desire. The entrances and walk are proposed to be brick, the parking lot islands have been enlarged for plant health and to accommodate additional plant material. Sloped granite curbing is proposed around the parking lot islands to protect the plants. Additional buffering is proposed along the property line.
5. Natural Gas: The original building proposed installing an underground propane tank, the proposed building is utilizing the natural gas line which services this area.
6. Catch Basins: Two catch basins have been located in the parking area to assist with stormwater drainage in the parking lot.
7. Buffering: Additional landscape buffering has been added along the property line with the adjacent properties.

Additional Information:

- A. Stormwater Management: The impervious area approved with the original plan was approximately 1.17 acres. The impervious area on the proposed plan is 1.17

- acres so no additional impervious area is proposed. Aside from the addition of two catch basins located in the parking to assist with drainage the proposed grading and drainage is similar to the previously approved plan and ties into the previously approved tie in point (catch basin #1). A DEP stormwater permit was previously approved and submitted to the Town with a previous submission.
- B. Traffic: The office building approved in April 2017 forecast to generate 40 and 38 AM and PM peak hour trip ends respectively. The proposed Casco Systems facility is forecast to generate 50 AM and PM peak hour trips based on future employee growth projection. No changes are proposed to the entrance and entrance drive. The driveway entrance permit from MDOT was submitted to the Town with a previous submission.
- C. Lighting: Light poles and fixtures have been adjusted to account for the additional building length and the enlarged parking lot islands, and light bollards have been added at the building entrances. The originally approved light fixture style has not been changed and remains as approved previously. A catalog cut sheet of the proposed bollard light is included with this submission.
- D. Architectural Building Materials
- Siding is proposed to be quality vinyl clapboard in CertainTeed's Natural Clay color
 - Trim is proposed to be quality manufactured cellular pvc in CertainTeed's Heritage Cream color.
 - The Gables are proposed to be quality vinyl shingle in CertainTeeds Terra Cotta color.
 - Roofing is proposed to be asphalt architectural shingles in Landmark Pro Series Max Def Moire Black color.
- E. Construction & Schedule: The developer/applicant has previously submitted a performance guarantee to the Town which remains unchanged. The developer /applicant previously provided the Town with construction and permanent loan commitments for the project. Construction on components of the previously approved project began in early November with an anticipated April 30th end of construction.

The following Documents are included with this submission:

1. Planning Board Site Plan Review Application Appendix "C"
2. Right, Title or Interest.

3. Revised HHE-200 Septic System Design

4. Light Bollard catalog cut sheet.

5. Plans

C-102 Site Layout & Utility Plan

C-103 Grading, Drainage and Erosion Control Plan

L-101 Landscape Plan

- Photometric Plan
- Architectural Building Elevations (11x17)
- Architectural Building Elevations (11x17)

We request that we be placed on the next available Planning Board agenda to discuss the proposed project with the Planning Board.

Sincerely,

A handwritten signature in black ink that reads "Peter B. Biegel". The signature is fluid and cursive, with the first name "Peter" and last name "Biegel" clearly legible.

Peter B. Biegel, ASLA
Maine Licensed Landscape Architect

APPENDIX "C"

PLANNING BOARD SITE PLAN REVIEW APPLICATION

Applicant's Name: Green SIP Construction, Inc. / Grun Development LLC

Applicant's Address: 110 Marginal Way, Unit 193, Portland, ME 04101

Cell Phone: 207-899-6263 Home Phone _____ Office Phone 207-415-4793

Project Address 193 Gray Road, Cumberland, Maine

Project Name West Cumberland - Route 100 - Office re Casco Systems - Amendment to Prior Approval

Describe Project To be built 20,376 square foot single story office building on Unit 1 of West Cumberland Subdivision

Number of employees Estimated employee occupancy of 25 existing employees expanding to a total of 50

Days and Hours of operation Office hours 8 a.m to 5 p.m with possible overtime

Project Review and Notice Fee \$750.00

Name of Representative: James Schmidt (Green SIP), Marlene Eaton (Grun / Green SIP) , Peter Biegel, Kevin Mahoney

Contact Information: Cell: 207-899-6263 Office: 207-415-4793

PLEASE SUBMIT 15 COPIES OF ENTIRE SUBMISSION PACKET

DEADLINE IS 3 WEEKS PRIOR TO NEXT SCHEDULED PLANNING BOARD MEETING WHICH IS USUALLY HELD ON THE 3RD TUESDAY OF EACH MONTH.

What is the applicant's interest in the property?

Own ☒ Lease _____ Purchase and Sale agreement ☒ (provide copy of document)

Boundary Survey

Submitted?: yes ☒ no _____

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

Building Information:

Are there existing buildings on the site? yes ☒ no _____ Number: Two

Will they be removed? yes ☒ no _____ (note: a demolition permit is required 10 days prior to demolition)

Will a new structure(s) be built on the site? yes ☒ no _____

Describe: Single Story Office Building with warehouse storage space

Number of new buildings One

Square footage 20,376

Number of floor levels including basement One

Parking:

Number of existing parking spaces n/a
Number of new parking spaces 72
Number of handicapped spaces 3

Entrance:

Location: _____
Width 24 feet Length 35 feet
Is it paved? _____ yes: x no: _____ if not, do you plan to paved it?
Where will snow storage for entrance and parking be located? Show on site plan.

Utilities:

Water: Public Water x Well _____ (Show location on site plan)

Sewer/Septic: Public sewer _____ Private septic xx (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' 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: One (to be applied for)

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 n/a stream n/a wetland n/a pond n/a lake n/a stone walls n/a are there any other historic or natural features? None

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 and photometric plan.

Trees:

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

Landscaping:

Is there existing landscaping on the site? yes _____ no x Show type and location on site plan.

Is new landscaping proposed? (Note: if property has frontage on Route 100, a 25' landscape easement to the Town is required)

Buffering:

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

Erosion Control:

Has an erosion and sedimentation control plan been submitted: yes X no

Stormwater Management Plan

Provided 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 Department at 829-4573 to discuss any town or state requirements (829-4573)

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.

Gorrill Palmer, Land Design Solutions, Peter Tubbs, Mark Cenci, Perkins Thompson

Financial Capacity

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

Zoning District: VCC

Minimum Lot Size: Classification of proposed use: Office

Parcel Size: 1.98 Frontage: 300 feet

Setbacks: Front 45 Side 15 Rear n/a

Is Board of Appeals Required? no

Tax Map U20 Lot 70A Deed Book ^{Multiple} Deed Page

Floodplain map number Designation

Vernal Pool Identified? none

Is parcel in a subdivision? YES

Outside Agency Permits Required:

MDEP Tier 1 ^{Attached} MDEP Tier 2 Army Corps of Engineers

MDEP General Construction (stormwater) Permit (for disturbance of 1 acre or more)

MDOT Entrance Permit ¹⁷¹⁸⁰

MDOT Traffic Movement Permit n/a

Traffic Study Required Submitted

Hydrogeologic Evaluation ^{Submitted}

Market Study n/a

Route 1 Design Guidelines?

Route 100, VMU, or TCD Design Standards? Complied

Applicant's Signature Marlene H. Eaton Digitally signed by Marlene H. Eaton
Date: 2017.10.31 14:22:18 -04'00'

Submission Date: 10-31-2017



Addendum 2 to Agreement

Addendum to contract dated October 12, 2015

between James Burgess (hereinafter "Seller")

and Green Sip Construction LLC (hereinafter "Buyer")

property 195 Gray Road, Cumberland,

Buyer and seller agree to an extension of the closing to be ~~October 31~~, 2017
on or before this date. Until the date of closing the buyer will pay \$900.00 a
month to James Burgess.

November 30, 2017

JB
11-30-17

Parties acknowledge Agency's advice to seek legal, tax and other professional advice as necessary in connection with sale/purchase of property.

[Signature] 05-30-2017
Buyer Date
Green Sip Construction LLC

[Signature]
Seller Date
James Burgess

8-31-17

Buyer Date

Seller Date

Dennis R. Allen and Patricia Benoit-Allen, both of 12 Allen's Court Way in the Town of Cumberland, County of Cumberland and State of Maine, as joint tenants, for consideration paid, grant, convey and forever quitclaim to **Green SIP Construction, Inc.** of Cumberland, County of Cumberland and State of Maine, whose mailing address is 110 Marginal Way, Suite 110, Portland, Maine 04101, with quitclaim covenant, certain lots or parcels of land situated in the Town of Cumberland, County of Cumberland and State of Maine, more particularly bounded and described on Exhibit A hereto.

Being the premises described in a Deed of Sale by Personal Representative and Trustee Deed dated December 4, 2002 and recorded in the Cumberland County Registry of Deeds Book 18572, Page 185.

IN WITNESS WHEREOF, the said **Dennis R. Allen and Patricia Benoit-Allen** have caused this instrument to be sealed as their free act and deed this 18th day of April, 2017.

MAINE REAL ESTATE TAX PAID

Karen J M Herrick
WITNESS

By: Dennis R Allen
Dennis R. Allen

Karen J M Herrick
WITNESS

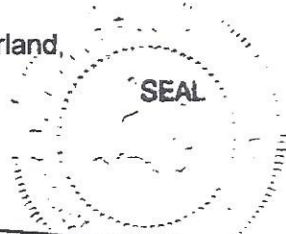
By: Patricia Benoit-Allen
Patricia Benoit-Allen

STATE OF MAINE
COUNTY OF CUMBERLAND

April 18, 2017

Personally appeared before me the above-named **Dennis R. Allen** of Cumberland, Maine and acknowledged the above-instrument to be his free act and deed.

Kristy L O'Donnell
Notary Public/Attorney-at-Law



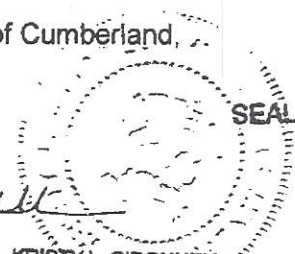
KRISTY L. O'DONNELL
Notary Public, Maine
My Commission Expires March 22, 2019

STATE OF MAINE
COUNTY OF CUMBERLAND

April 18, 2017

Personally appeared before me the above-named **Patricia Benoit-Allen** of Cumberland, Maine and acknowledged the above-instrument to be her free act and deed.

Kristy L O'Donnell
Notary Public/Attorney-at-Law



KRISTY L. O'DONNELL
Notary Public, Maine
My Commission Expires March 22, 2019

Exhibit A

PARCEL ONE:

A certain lot or parcel of land with the buildings thereon located on the Easterly side of Gray Road a.k.a. Route 100 in the Town of Cumberland, County of Cumberland and State of Maine being more particularly described as follows:

Commencing on the easterly side of the State Highway leading from Portland to Gray, at the Southwesterly corner of a thirty-five (35) acre lot or parcel of land conveyed to Bruce I Corcoran by Lizzie M. Snow, by warranty deed dated May 26, 1939, and recorded in the Cumberland County Registry of Deeds, Book 1578, Page 371; thence in a general easterly direction, and along the northerly side line of land now or formerly of one Spinney, a distance of One Hundred (100) feet to a point, thence in a northerly direction, and parallel with said highway, a distance of One Hundred (100) feet to a point; thence in a general westerly direction, and parallel with the said Northerly side line of said Spinney land, a distance of One Hundred (100) feet to the Easterly side of said highway; thence in a Southerly direction along the easterly side of said highway, a distance of One Hundred (100) feet to the point of beginning.

PARCEL TWO:

Another certain lot or parcel of land situated in said Town of Cumberland, County of Cumberland and State of Maine, on the Easterly side of the highway leading from Portland to Gray, bounded and described as follows:

Commencing at the point on said highway at the northerly corner of lot 1 above described; thence easterly and along said division line a distance of one hundred (100) feet; thence northerly a distance of twenty-five (25) feet; thence westerly a distance of one hundred (100) feet; thence southerly along the easterly side of said highway a distance of twenty-five (25) feet to the point of beginning.

Being the premises described in a deed from Robert Huff, Guardian of Mildred Hjort to Robert D. Allen and Decedent Cathleen Allen as joint tenants dated May 27, 1980 and recorded at the Cumberland County Registry of Deeds in Book 4623, Page 150. The said Robert D. Allen having died on September 11, 1995 and Decedent being his surviving joint tenant.

Received
Recorded Register of Deeds
May 15, 2017 10:46:06A
Cumberland County
Nancy A. Lane

Dennis R. Allen and Patricia Benoit-Allen, both of 12 Allen's Court Way in the Town of Cumberland, County of Cumberland and State of Maine, as joint tenants, for consideration paid, grant, convey and forever quitclaim to **Green SIP Construction, Inc.** of Cumberland, County of Cumberland and State of Maine, whose mailing address is 110 Marginal Way, Suite 110, Portland, Maine 04101, with quitclaim covenant, certain lots or parcels of land situated in the Town of Cumberland, County of Cumberland and State of Maine, more particularly bounded and described on Exhibit A hereto.

Being a portion of the premises conveyed to Grantors herein by deed of Dennis R. Allen and recorded in Book 24390, Page 265.

IN WITNESS WHEREOF, the said **Dennis R. Allen and Patricia Benoit-Allen** have caused this instrument to be sealed as their free act and deed this 18th day of April, 2017.

WITNESS

By: Dennis R. Allen
Dennis R. Allen

WITNESS

By: Patricia Benoit Allen
Patricia Benoit-Allen

STATE OF MAINE
COUNTY OF CUMBERLAND

April 18, 2017

Personally appeared before me the above-named **Dennis R. Allen** of Cumberland, Maine and acknowledged the above-instrument to be his free act and deed.

Kristy L. O'Donnell
Notary Public/Attorney-at-Law

STATE OF MAINE
COUNTY OF CUMBERLAND

April 18, 2017

KRISTY L. O'DONNELL
Notary Public, Maine
My Commission Expires March 22, 2019

Personally appeared before me the above-named **Patricia Benoit-Allen** of Cumberland, Maine and acknowledged the above-instrument to be her free act and deed.

Kristy L. O'Donnell
Notary Public/Attorney-at-Law

KRISTY L. O'DONNELL
Notary Public, Maine
My Commission Expires March 22, 2019

MAINE REAL ESTATE TAX PAID

Exhibit A

PARCEL ONE:

A certain lot or parcel of land with the buildings thereon located on the Easterly side of Gray Road a.k.a. Route 100 in the Town of Cumberland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at the Northwestern corner of land now or formerly of Dennis R. Allen (18, 103/210) on the assumed Easterly side line of Gray Road;

Thence N 04°40'33" E along the assumed Easterly side line of the said Gray Road 167.57 feet to a point marked with a 5/8" capped rebar (#1328) set in the ground;

Thence S 85° 21'28" E across land of the Grantors 460.00 feet to a point marked with a 5/8" capped rebar (#1328) set in the ground;

Thence S 04°40'33" W continuing across land of the Grantors 467.84 feet to a point;

Thence N 85°19'27" W to the Northeasterly corner of and along the Northerly boundary of land now or formerly of Ronald W. Copp Sr. (17,829/265) a distance of 360.00 feet to the Southeasterly corner of land now or formerly of Dennis R. Allen (18,103/210);

Thence N 04°40'33" E along the Easterly boundary of land of the said Allen (18,572/185) a distance of 100.00 feet to a point on the Southerly boundary of other land of Dennis R. Allen (18,103/210);

Thence S 85°19'27" E along the Southerly boundary of land of the said Allen 100.00 feet to the Southerly corner of land of the said Allen;

Thence N 04°40'33" E along the Easterly boundary of land of the said Allen 200.00 feet to the Northeasterly corner of land of the said Allen;

Thence N 85°19'22" W along the Northerly boundary of land of the said Allen 200.00 feet to the point of beginning.

Containing 3.79 acres

All bearings are referenced to Magnetic North.

Exhibit A

PARCEL TWO:

Another certain lot or parcel of land situated off the Easterly side of Route 100 in the Town of Cumberland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at an iron pipe found set in the ground on the Northerly side line of the Skillin Road at the Southeasterly corner of land now or formerly of Farris (8931/110);

Thence N 04°01'06" E along land of the said Farris 250.00 feet to a 5/8" capped rebar set in the ground;

Thence N 85°58'54" W continuing along land of the said Farris 108.00 feet to a 5/8" capped rebar set in the ground;

Thence S 04°01'06" W continuing along land of the said Farris 55.36 feet to an iron pipe found set in the ground at the Northeasterly corner of land now or formerly of Cox (14,946/132);

Thence N 86°51'20" W along land of the said Cox and land now or formerly of Espeaignette (15,423/109) a distance of 191.24 feet to a 5/8" capped rebar set in the ground on the Easterly side line of land now or formerly of Wetzel (9162/274);

Thence N 05°34'19" E along land of the said Wetzel 49.85 feet to a 5/8" capped rebar set in the ground;

Thence N 86°51'20" W continuing along land of said Wetzel 59.13 feet to a 5/8" capped rebar set in the ground at land now or formerly of Ronald W. Copp, Sr. (17,829/265);

Thence N 04°40'33" E along land of the said Copp 173.15 feet to land of the Grantor;

Thence S 85°19'27" E along land of the Grantor 160.00 feet to a point;

Thence N 04°40'33" E continuing along land of the Grantor 467.84 feet to the Northeasterly corner of land of Grantor;

Thence S 85°21'28" E across land of the Grantor 40.88 feet to a point;

Thence N 69°38'14" E continuing across land of the Grantor 218.23 feet to the Northwesterly corner of other land now or formerly of the Grantor;

Thence S 04°01'06" W along the said other land of the Grantor and land now or formerly of Merrill 961.35 feet to the said sideline of the Skillin Road;

Thence S 84°43'40" W along the said side line of Skillin Road 50.66 feet to the point of beginning.

Containing 4.86 acres.

All bearings are Magnetic of the year 2000.

Subject to the rights of others in and to the use of Tammy Land, so-called, as shown as "Tammy Lane" on plan entitled "Standard Boundary Survey on Route 100 in Cumberland, Maine for Phillip Allen", prepared by Wayne T. Wood & Co. dated September 2004, and to be recorded at the Cumberland County Registry of Deeds.

Received
Recorded Register of Deeds
Apr 20, 2017 03:45:50P
Cumberland County
Nancy A. Lane

PROPERTY LOCATION		>> CAUTION: LPI APPROVAL REQUIRED <<	
City, Town, or Plantation	CUMBERLAND	Town/City	Permit #
Street or Road	197 GRAY ROAD	Date Permit Issued	Fee: \$ Double Fee Charged []
Subdivision, Lot #			L.P.I. #
OWNER/APPLICANT INFORMATION		Local Plumbing Inspector Signature	
Name (last, first, MI)	GREEN SIP CONSTRUCTION INC	<input type="checkbox"/> Owner <input type="checkbox"/> Town <input type="checkbox"/> State	
Mailing Address of Owner/Applicant		The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.	
Daytime Tel. #		Municipal Tax Map # Lot #	
OWNER OR APPLICANT STATEMENT		CAUTION: INSPECTION REQUIRED	
I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.		I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.	
Signature of Owner or Applicant Date		(1st) date approved	
		Local Plumbing Inspector Signature (2nd) date approved	

PERMIT INFORMATION		
TYPE OF APPLICATION	THIS APPLICATION REQUIRES	DISPOSAL SYSTEM COMPONENTS
<input checked="" type="checkbox"/> First Time System <input type="checkbox"/> Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> Expanded System <input type="checkbox"/> <25% Expansion <input type="checkbox"/> >25% Expansion <input type="checkbox"/> Experimental System <input type="checkbox"/> Seasonal Conversion	<input checked="" type="checkbox"/> No Rule Variance <input type="checkbox"/> First Time System Variance <input type="checkbox"/> Local Plumbing Inspector Approval <input type="checkbox"/> State & Local Plumbing Inspector Approval <input type="checkbox"/> Replacement System Variance <input type="checkbox"/> Local Plumbing Inspector Approval <input type="checkbox"/> State & Local Plumbing Inspector Approval <input type="checkbox"/> Minimum Lot Size Variance <input type="checkbox"/> Seasonal Conversion Permit	<input checked="" type="checkbox"/> Complete Non-engineered System <input type="checkbox"/> Primitive System (graywater & alt. toilet) <input type="checkbox"/> Alternative Toilet, specify: _____ <input type="checkbox"/> Non-engineered Treatment Tank (only) <input type="checkbox"/> Holding Tank, _____ gallons <input type="checkbox"/> Non-engineered Disposal Field (only) <input type="checkbox"/> Separated Laundry System <input type="checkbox"/> Complete Engineered System (2000 gpd or more) <input type="checkbox"/> Engineered Treatment Tank (only) <input type="checkbox"/> Engineered Disposal Field (only) <input type="checkbox"/> Pre-treatment, specify: _____ <input type="checkbox"/> Miscellaneous Components
SIZE OF PROPERTY	DISPOSAL SYSTEM TO SERVE	TYPE OF WATER SUPPLY
9.8 SQ. FT. ACRES	<input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> Other: OFFICE BUILDING (specify) Current Use <input type="checkbox"/> Seasonal <input type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	<input type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Private <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other
SHORELAND ZONING		
Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK	DISPOSAL FIELD TYPE & SIZE	GARBAGE DISPOSAL UNIT	DESIGN FLOW
<input checked="" type="checkbox"/> Concrete <input type="checkbox"/> Regular <input type="checkbox"/> Low Profile <input type="checkbox"/> Plastic <input type="checkbox"/> Other: _____ CAPACITY: 1500 GAL.	<input checked="" type="checkbox"/> Stone Bed <input type="checkbox"/> Stone Trench <input type="checkbox"/> Proprietary Device <input type="checkbox"/> cluster array <input type="checkbox"/> Linear <input type="checkbox"/> regular load <input type="checkbox"/> H-20 load <input type="checkbox"/> Other: _____ SIZE: 1595 sq. ft. in. ft.	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> multi-compartment tank <input type="checkbox"/> tanks in series <input type="checkbox"/> increase in tank capacity <input type="checkbox"/> Filter on Tank Outlet	600 gallons per day BASED ON: <input type="checkbox"/> Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> Table 4C (other facilities) SHOW CALCULATIONS for other facilities 50 EMPLOYEES AT 12 GPD EACH <input type="checkbox"/> Section 4G (meter readings) ATTACH WATER METER DATA
SOIL DATA & DESIGN CLASS	DISPOSAL FIELD SIZING	EFFLUENT/EJECTOR PUMP	LATITUDE AND LONGITUDE
PROFILE 5, B CONDITION at Observation Hole # TP 1 Depth _____ of Most Limiting Soil Factor	<input checked="" type="checkbox"/> Medium—2.6 sq. ft. / gpd <input type="checkbox"/> Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> Large—4.1 sq. ft. / gpd <input type="checkbox"/> Extra Large—5.0 sq. ft. / gpd	<input checked="" type="checkbox"/> Not Required <input type="checkbox"/> May Be Required <input type="checkbox"/> Required Specify only for engineered systems: DOSE: _____ gallons	at center of disposal area Lat. 43 d 49 m 00 s '5 Lon. 70 d 18 m 44 s '07 If g.p.s., state margin of error: _____

SITE EVALUATOR STATEMENT			
I certify that on 11-20-15 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).			
Site Evaluator Signature	262	11-6-17	
MARK CENCI	SE #	Date	
Site Evaluator Name Printed	329-3524	Telephone Number	E-mail Address

Note : Changes to or deviations from the design should be confirmed with the Site Evaluator.

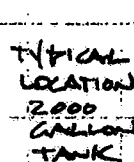
Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 787-5673 Fax: (207) 787-3165

Street, Road, Subdivision
197 GRAY ROAD

Owner or Applicant Name
GREEN SIP CONSTRUCTION

SITE PLAN Scale 1" = 100 ft.

SITE LOCATION PLAN
(map from Maine Atlas recommended)



PROPOSED

OFFICE
BUILDING

NIF
COPP

GRAY ROAD

(Location of Observation Holes Shown Above)

Observation Hole # _____ ☐ Test Pit ☐ Boring

^a Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0			DR. BSN.	
6				
12	COBBLY		RED	
18	GRAVELLY SAND		BROWN	
24		LOOSE		
30				NONE
36				
42	FINE SAND			
48				

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
5	B	0.3	—	
		Percent	Depth	

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
	0			
	6			
	12			
	18			
	24			
	30			
	36			
	42			
	48			

Soil Classification		Slope	Landing Factor	<input type="checkbox"/> Groundwater <input type="checkbox"/> Restrictive Layer <input type="checkbox"/> Bedrock <input type="checkbox"/> Pit Depth
Profile	Condition	Percent	Depth	

Site Evaluator Signature

SE #

Date 11-8-17

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-2872 Fax: (207) 287-3165

Town, City, Plantation

CUMBERLAND

Street, Road, Subdivision

197 GRAY ROAD

Owner or Applicant Name

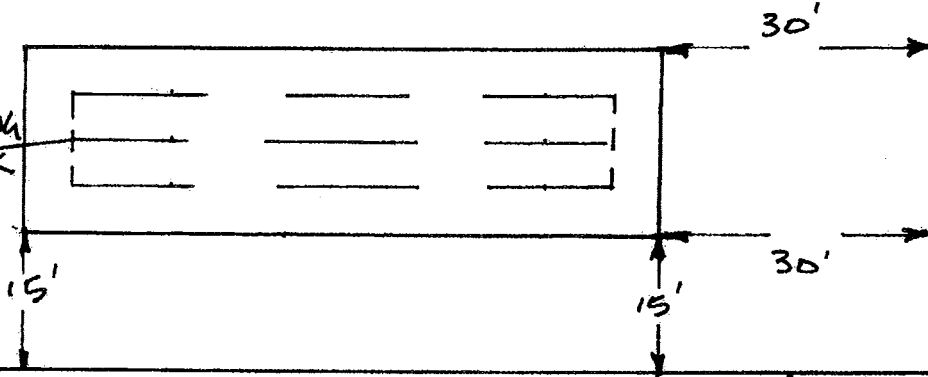
GREEN SIP CONSTRUCTION

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale: 1" = 20' ft.

PIPE & STONE BED
20' x 70'
3-60' LENGTHS OF
PERFORATED PIPE
5' APART

5 DR. 35 PIPING
TO SEPTIC TANK



N/F COPP

PROPERTY
LINES

BACKFILL REQUIREMENTS

Depth of Backfill (upslope) 0
Depth of Backfill (downslope) 0
DEPTHS AT CROSS-SECTION (shown below)

CONSTRUCTION ELEVATIONS

Finished Grade Elevation TO BE SET
Top of PIPES BE SET
Bottom of Disposal Field BE SET

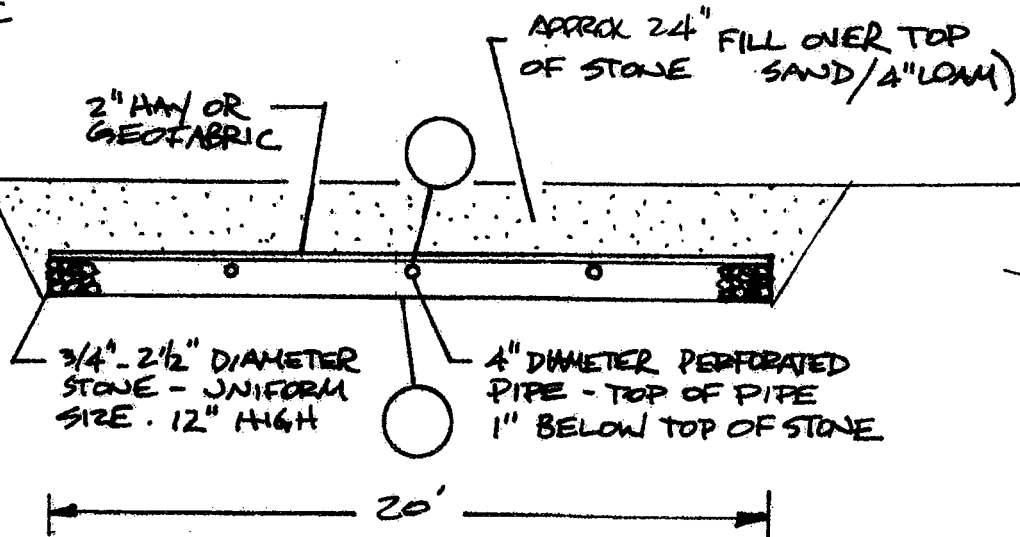
ELEVATION REFERENCE POINT

Location & Description: TO BE SET AT TIME OF CONSTRUCTION
Reference Elevation is: 0.0' or: _____

SCARIFY ALL
GROUND TO BE
FILLED. USE
GRAVELLY COARSE
SAND FILL.

DISPOSAL FIELD CROSS SECTION

Scales:
Vertical: 1" = 5' ft.
Horizontal: 1" = 5' ft.



Mark Oleni

262

11-8-17

Site Evaluator Signature

SE #

Date

Page 3 of 3

HHE-200 Rev. 10/02



D-Series LED Bollard



d^{series}

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED								
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish (required)
DSXB LED	Asymmetric 12C 12 LEDs ¹	350 350 mA 450 450 mA ^{3,4} 530 530 mA 700 700 mA	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted AMBLW Amber limited wavelength ^{3,4}	ASY Asymmetric ¹ SYM Symmetric ²	MVOLT ⁵ 120 ⁵ 208 ⁵ 240 ⁵ 277 ⁵ 347 ⁴	Shipped installed PE Photoelectric cell, button type DMG 0-10V dimming driver (no controls) ELCW Emergency battery backup ⁶	Shipped installed SF Single fuse (120, 277, 347V) ^{4,7} DF Double fuse (208, 240V) ^{4,7} H24 24" overall height H30 30" overall height H36 36" overall height FG Ground-fault festoon outlet L/AB Without anchor bolts L/AB4 4-bolt retrofit base without anchor bolts ⁸	DWHXD White DNAXD Natural aluminum DDBXD Dark bronze DBLXD Black DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

- Only available in the 12C, ASY version.
- Only available in the 16C, SYM version.
- Only available with 450 AMBLW version.
- Not available with ELCW.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- MRAB U not available with L/AB4 option.



One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.279.8041 • www.lithonia.com
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Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1					
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1					
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1					
	Amber 450	16																348	22	1	0	1
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0					
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1					
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1					
	Amber 450	20																419	21	1	0	1

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

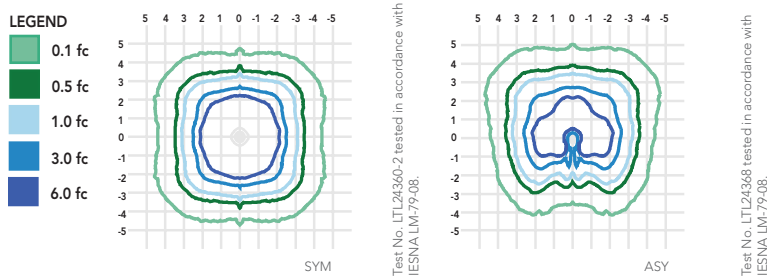
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Bollard homepage](#).

Isofootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three ½" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

WARRANTY

Five-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.



APPENDIX "C"

PLANNING BOARD SITE PLAN REVIEW APPLICATION

Applicant's Name: _____

Applicant's Address: _____

Cell Phone: _____ Home Phone _____ Office Phone _____

Project Address _____

Project Name _____

Describe Project _____

Number of employees _____

Days and Hours of operation _____

Project Review and Notice Fee _____

Name of Representative: _____

Contact Information: Cell: _____ Office: _____

PLEASE SUBMIT 15 COPIES OF ENTIRE SUBMISSION PACKET

DEADLINE IS 3 WEEKS PRIOR TO NEXT SCHEDULED PLANNING BOARD MEETING WHICH IS USUALLY HELD ON THE 3RD TUESDAY OF EACH MONTH.

What is the applicant's interest in the property?

Own _____ Lease _____ Purchase and Sale agreement _____ (provide copy of document)

Boundary Survey

Submitted?: yes _____ no _____

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

Building Information:

Are there existing buildings on the site? yes _____ no _____ 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 _____ no _____

Describe: _____

Number of new buildings _____

Square footage _____

Number of floor levels including basement _____

Parking:

Number of existing parking spaces _____
Number of new parking spaces _____
Number of handicapped spaces _____

Entrance:

Location: _____
Width _____ Length _____
Is it paved? _____ yes: _____ no: _____ if not, do you plan to paved it?
Where will snow storage for entrance and parking be located? Show on site plan.

Utilities:

Water: Public Water _____ Well _____ (Show location on site plan)

Sewer/Septic: Public sewer _____ 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' of the site.

Electric: On site? yes _____ no _____

Show location of existing and proposed utilities on the site plan and indicate if they are above or below ground.

Signs:

Number: _____

Size: _____

Material: _____

Submit sign design and completed sign application.

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

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

Natural Features:

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

river _____ stream _____ wetland _____ pond _____ lake _____ stone walls _____ are there any other historic or natural features? _____

Lighting:

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

Trees:

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

Landscaping:

Is there existing landscaping on the site? yes _____ no _____ Show type and location on site plan.

Is new landscaping proposed? (Note: if property has frontage on Route 100, a 25' landscape easement to the Town is required)

Buffering:

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

Erosion Control:

Has an erosion and sedimentation control plan been submitted: yes _____ no _____

Stormwater Management Plan

Provided 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 _____ no _____

Do you plan to have an alarm system? yes _____ no _____ Please contact the Fire Department at 829-4573 to discuss any town or state requirements (829-4573)

Trash

Will trash be stored inside _____ outside _____. If outside, will a dumpster be used? yes _____ 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. _____

Financial Capacity

Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank _____

Zoning District: _____

Minimum Lot Size: _____ **Classification of proposed use:** _____

Parcel Size: _____ **Frontage:** _____

Setbacks: Front _____ **Side** _____ **Rear** _____

Is Board of Appeals Required? _____

Tax Map _____ **Lot** _____ **Deed Book** _____ **Deed Page** _____

Floodplain map number _____ **Designation** _____

Vernal Pool Identified?_____

Is parcel in a subdivision?_____

Outside Agency Permits Required:

MDEP Tier 1_____ MDEP Tier 2 _____ Army Corps of Engineers_____

MDEP General Construction (stormwater) Permit (for disturbance of 1 acre or more)

MDOT Entrance Permit_____

MDOT Traffic Movement Permit_____

Traffic Study Required_____

Hydrogeologic Evaluation_____

Market Study_____

Route 1 Design Guidelines?

Route 100, VMU, or TCD Design Standards? _____

Applicant's Signature_____

Submission Date:_____

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. Health & Human Services
Div of Environmental Health, 11 SHS
(207) 287-5672 Fax: (207) 287-4172

PROPERTY LOCATION

>> CAUTION: LPI APPROVAL REQUIRED <<

City, Town, or Plantation CUMBERLAND

Street or Road 197 GRAY ROAD

Subdivision, Lot # _____

Town/City _____ Permit # _____

Date Permit Issued 1/1/ Fee: \$ _____ Double Fee Charged []

OWNER/APPLICANT INFORMATION

Name (last, first, MI) GREEN SIP CONSTRUCTION INC ☒ Owner ☐ Applicant

Mailing Address of Owner/Applicant _____

Daytime Tel. # _____

Local Plumbing Inspector Signature _____

L.P.I. # _____

☐ Owner ☐ Town ☐ State

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant _____ Date _____

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) date approved _____

Local Plumbing Inspector Signature _____

(2nd) date approved _____

PERMIT INFORMATION

TYPE OF APPLICATION <input checked="" type="checkbox"/> First Time System <input type="checkbox"/> Replacement System Type replaced: _____ Year installed: _____ <input type="checkbox"/> Expanded System a. <25% Expansion b. >25% Expansion <input type="checkbox"/> Experimental System <input type="checkbox"/> Seasonal Conversion	THIS APPLICATION REQUIRES <input checked="" type="checkbox"/> No Rule Variance <input type="checkbox"/> First Time System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> Replacement System Variance a. Local Plumbing Inspector Approval b. State & Local Plumbing Inspector Approval <input type="checkbox"/> Minimum Lot Size Variance <input type="checkbox"/> Seasonal Conversion Permit	DISPOSAL SYSTEM COMPONENTS <input checked="" type="checkbox"/> Complete Non-engineered System <input type="checkbox"/> Primitive System (graywater & alt. toilet) <input type="checkbox"/> Alternative Toilet, specify: _____ <input type="checkbox"/> Non-engineered Treatment Tank (only) <input type="checkbox"/> Holding Tank, _____ gallons <input type="checkbox"/> Non-engineered Disposal Field (only) <input type="checkbox"/> Separated Laundry System <input type="checkbox"/> Complete Engineered System (2000 gpd or more) <input type="checkbox"/> Engineered Treatment Tank (only) <input type="checkbox"/> Engineered Disposal Field (only) <input type="checkbox"/> Pre-treatment, specify: _____ <input type="checkbox"/> Miscellaneous Components
SIZE OF PROPERTY <u>9.8</u> SQ. FT. <input checked="" type="checkbox"/> ACRES SHORELAND ZONING <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	DISPOSAL SYSTEM TO SERVE <input type="checkbox"/> Single Family Dwelling Unit, No. of Bedrooms: _____ <input type="checkbox"/> Multiple Family Dwelling, No. of Units: _____ <input checked="" type="checkbox"/> Other: <u>OFFICE BUILDING</u> (specify) Current Use <input type="checkbox"/> Seasonal <input checked="" type="checkbox"/> Year Round <input type="checkbox"/> Undeveloped	TYPE OF WATER SUPPLY <input type="checkbox"/> Drilled Well <input type="checkbox"/> Dug Well <input type="checkbox"/> Private <input checked="" type="checkbox"/> Public <input type="checkbox"/> Other

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK <input checked="" type="checkbox"/> Concrete a. Regular b. Low Profile <input type="checkbox"/> Plastic <input type="checkbox"/> Other: _____ CAPACITY: <u>1500</u> GAL.	DISPOSAL FIELD TYPE & SIZE <input checked="" type="checkbox"/> Stone Bed <input type="checkbox"/> Stone Trench <input type="checkbox"/> Proprietary Device a. cluster array <input type="checkbox"/> Linear b. regular load <input type="checkbox"/> H-20 load <input type="checkbox"/> Other: _____ SIZE: <u>1595</u> sq. ft. <input checked="" type="checkbox"/> ft. <input type="checkbox"/> in. ft.	GARBAGE DISPOSAL UNIT <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes <input type="checkbox"/> Maybe If Yes or Maybe, specify one below: <input type="checkbox"/> multi-compartment tank <input type="checkbox"/> tanks in series <input type="checkbox"/> increase in tank capacity <input type="checkbox"/> Filter on Tank Outlet	DESIGN FLOW <u>600</u> gallons per day BASED ON: <input type="checkbox"/> Table 4A (dwelling unit(s)) <input checked="" type="checkbox"/> Table 4C (other facilities) SHOW CALCULATIONS for other facilities <u>50 EMPLOYEES AT 12 GPD EACH</u> <input type="checkbox"/> Section 4G (meter readings) ATTACH WATER METER DATA
SOIL DATA & DESIGN CLASS PROFILE <u>51 B</u> CONDITION <u>TP7</u> at Observation Hole # <u>TP7</u> Depth <u>—</u> " of Most Limiting Soil Factor	DISPOSAL FIELD SIZING <input checked="" type="checkbox"/> Medium—2.6 sq. ft. / gpd <input type="checkbox"/> Medium—Large 3.3 sq. ft. / gpd <input type="checkbox"/> Large—4.1 sq. ft. / gpd <input type="checkbox"/> Extra Large—5.0 sq. ft. / gpd	EFFLUENT/EJECTOR PUMP <input checked="" type="checkbox"/> Not Required <input type="checkbox"/> May Be Required <input type="checkbox"/> Required Specify only for engineered systems: DOSE: _____ gallons	LATITUDE AND LONGITUDE at center of disposal area Lat. <u>43</u> d <u>49</u> m <u>00</u> s <u>15</u> Lon. <u>70</u> d <u>18</u> m <u>44</u> s <u>04</u> if g.p.s, state margin of error: _____

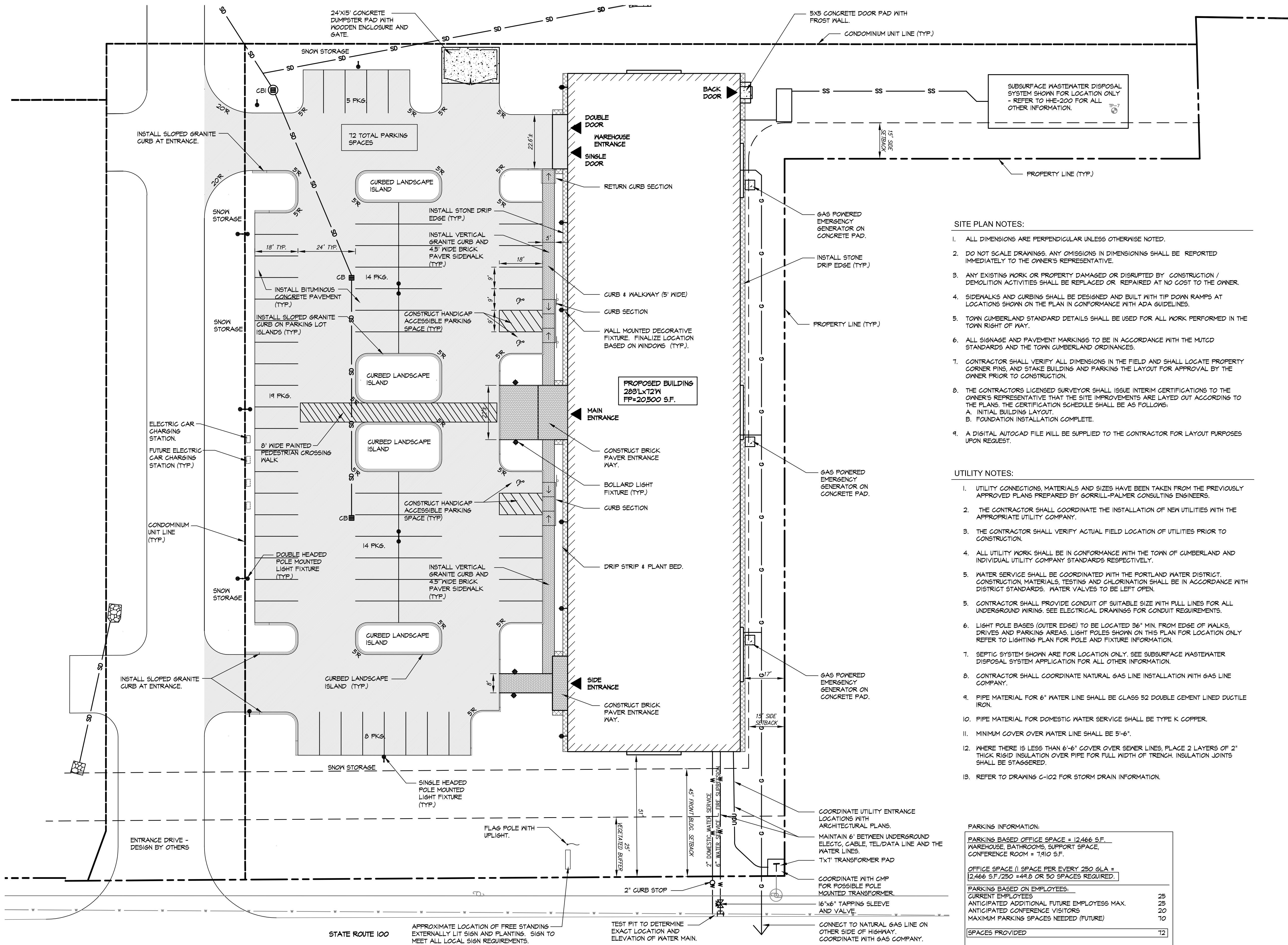
SITE EVALUATOR STATEMENT

I certify that on 11-20-15 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature Mark CenciSE # 262Date 11-6-17Site Evaluator Name Printed MARK CENCITelephone Number 329-3524

E-mail Address _____

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.



THESE PLANS HAVE BEEN PREPARED ONLY FOR SITE IMPROVEMENTS ASSOCIATED WITH THE CASCO SYSTEMS OFFICE BUILDING AND ASSOCIATED PARKING KNOWN ON THE PREVIOUSLY APPROVED PLANS AS CONDOMINIUM UNIT 1. THESE PROPOSED PLANS ARE BASED ON THE INFORMATION SHOWN ON THE PLANS TITLED "WEST CUMBERLAND MULTIPLEX UNIT 1" AND "WEST CUMBERLAND MANUFACTURING FACILITY" DATED 5/11/16, DESIGNED AND PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS AND APPROVED BY THE MAINE DEP, THE TOWN OF CUMBERLAND AND THE MAINE DOT.

- GENERAL PROJECT NOTES:
- BOUNDARY SURVEY AND EXISTING CONDITIONS INFORMATION WAS PREPARED BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING LLC. OF CUMBERLAND MAINE FOR GORRILL-PALMER CONSULTING ENGINEERS.
 - PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
 - CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, STREET OPENINGS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
 - ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
 - WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ADJUSTED, ABANDONED AND/OR CAPPED OR DEMOLISHED, AS REQUIRED.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL REVIEW ALL DRAWINGS FOR ADDITIONAL INFORMATION.
 - THE CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITY TO THE LIMITS SHOWN ON THE PLANS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS GOVERNING THE CONSTRUCTION ACTIVITIES.

- SITE PLAN NOTES:
- ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
 - DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED AT NO COST TO THE OWNER.
 - SIDEWALKS AND CURBINGS SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT LOCATIONS SHOWN ON THE PLAN IN CONFORMANCE WITH ADA GUIDELINES.
 - TOWN CUMBERLAND STANDARD DETAILS SHALL BE USED FOR ALL WORK PERFORMED IN THE TOWN RIGHT OF WAY.
 - ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MUTCD STANDARDS AND THE TOWN CUMBERLAND ORDINANCES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL LOCATE PROPERTY CORNER PINS, AND STAKE BUILDING AND PARKING THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR'S LICENSED SURVEYOR SHALL ISSUE INTERIM CERTIFICATIONS TO THE OWNER'S REPRESENTATIVE THAT THE SITE IMPROVEMENTS ARE LAYED OUT ACCORDING TO THE PLANS. THE CERTIFICATION SCHEDULE SHALL BE AS FOLLOWS:
A. INITIAL BUILDING LAYOUT.
B. FOUNDATION INSTALLATION COMPLETE.
 - A DIGITAL AUTOCAD FILE WILL BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST.

- UTILITY NOTES:
- UTILITY CONNECTIONS, MATERIALS AND SIZES HAVE BEEN TAKEN FROM THE PREVIOUSLY APPROVED PLANS PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
 - THE CONTRACTOR SHALL VERIFY ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE TOWN OF CUMBERLAND AND INDIVIDUAL UTILITY COMPANY STANDARDS RESPECTIVELY.
 - WATER SERVICE SHALL BE COORDINATED WITH THE PORTLAND WATER DISTRICT. CONSTRUCTION MATERIALS, TESTING AND CHLORINATION SHALL BE IN ACCORDANCE WITH DISTRICT STANDARDS. WATER VALVES TO BE LEFT OPEN.
 - CONTRACTOR SHALL PROVIDE CONDUIT OF SUITABLE SIZE WITH FULL LINES FOR ALL UNDERGROUND WIRING. SEE ELECTRICAL DRAWINGS FOR CONDUIT REQUIREMENTS.
 - LIGHT POLE BASES (OUTER EDGE) TO BE LOCATED 36" MIN. FROM EDGE OF WALKS, DRIVES AND PARKING AREAS. LIGHT POLES SHOWN ON THIS PLAN FOR LOCATION ONLY REFER TO LIGHTING PLAN FOR POLE AND FIXTURE INFORMATION.
 - SEPTIC SYSTEM SHOWN ARE FOR LOCATION ONLY. SEE SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION FOR ALL OTHER INFORMATION.
 - CONTRACTOR SHALL COORDINATE NATURAL GAS LINE INSTALLATION WITH GAS LINE COMPANY.
 - PIPE MATERIAL FOR 8" WATER LINE SHALL BE CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON.
 - PIPE MATERIAL FOR DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER.
 - MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
 - WHERE THERE IS LESS THAN 6'-6" COVER OVER SEWER LINES, PLACE 2 LAYERS OF 2" THICK RIGID INSULATION OVER PIPE FOR FULL WIDTH OF TRENCH. INSULATION JOINTS SHALL BE STAGGERED.
 - REFER TO DRAWING C-102 FOR STORM DRAIN INFORMATION.

PARKING INFORMATION:

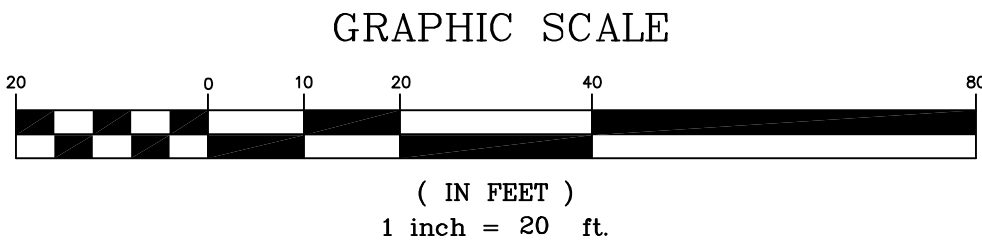
PARKING BASED OFFICE SPACE ± 12,466 S.F.	
WAREHOUSE, BATHROOMS, SUPPORT SPACE, CONFERENCE ROOM ± 7,910 S.F.	
OFFICE SPACE (1 SPACE PER EVERY 250 GLA ± 12,466 S.F./250 ± 49.8 OR 50 SPACES REQUIRED.)	
PARKING BASED ON EMPLOYEES:	
CURRENT EMPLOYEES	25
ANTICIPATED ADDITIONAL FUTURE EMPLOYEES MAX.	25
ANTICIPATED CONFERENCE VISITORS	20
MAXIMUM PARKING SPACES NEEDED (FUTURE)	70
SPACES PROVIDED	72

LEGEND:

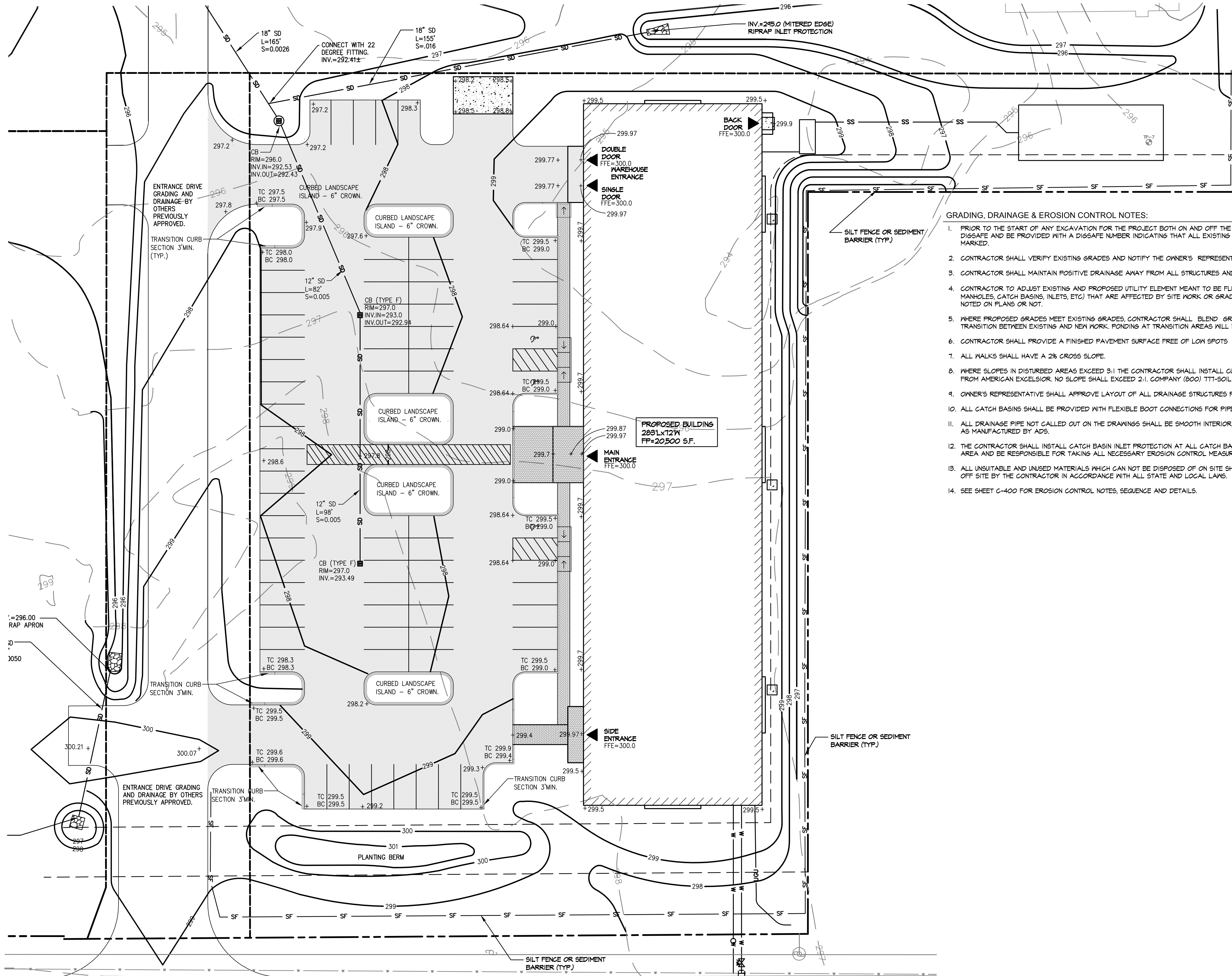
PROPERTY BOUNDARY	---
CONDOMINIUM UNIT DIVISION LINE	---
PROPERTY LINE SETBACK	---
EDGE OF PAVEMENT	---
VERTICAL GRANITE CURB	---
SLOPED GRANITE CURB	---
STORMWATER PIPE	SD
WATER SERVICE	W
UNDERGROUND UTILITIES	UGU
SEWER SERVICE LINE	SS
NATURAL GAS LINE	G
BITUMINOUS CONCRETE PAVEMENT	[Pattern]
CONCRETE PAVEMENT	[Pattern]
BRICK PAVEMENT	[Pattern]
STONE DRIP EDGE	[Symbol]
CATCH BASIN	[Symbol]
RIPRAP APRON	[Symbol]
STEEL PROTECTIVE BOLLARD	[Symbol]
SIGN	[Symbol]
POLE MOUNTED DOUBLE LIGHT FIXTURE	[Symbol]
POLE MOUNTED SINGLE LIGHT FIXTURE	[Symbol]
BUILDING MOUNTED LIGHT FIXTURE	[Symbol]
BOLLARD LIGHT	[Symbol]

ZONING INFORMATION:

ZONE: VCC	REQ.	PROPOSED
BUILDING SETBACKS		
FRONT	45'	51'
SIDE	15'	17'
REAR	50'	NA
VEGETATED BUFFERS		
FRONT	25'	>25'
REAR	25'	NA

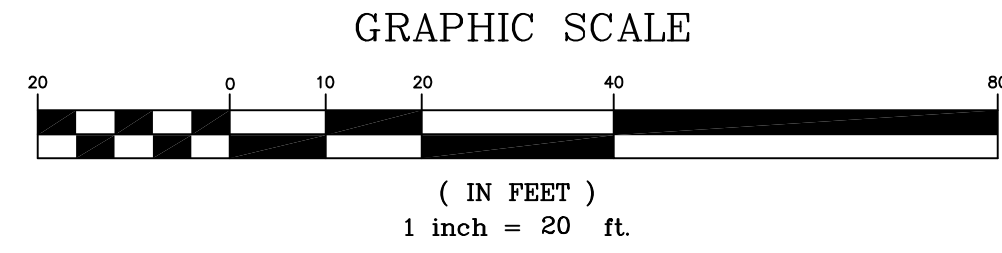


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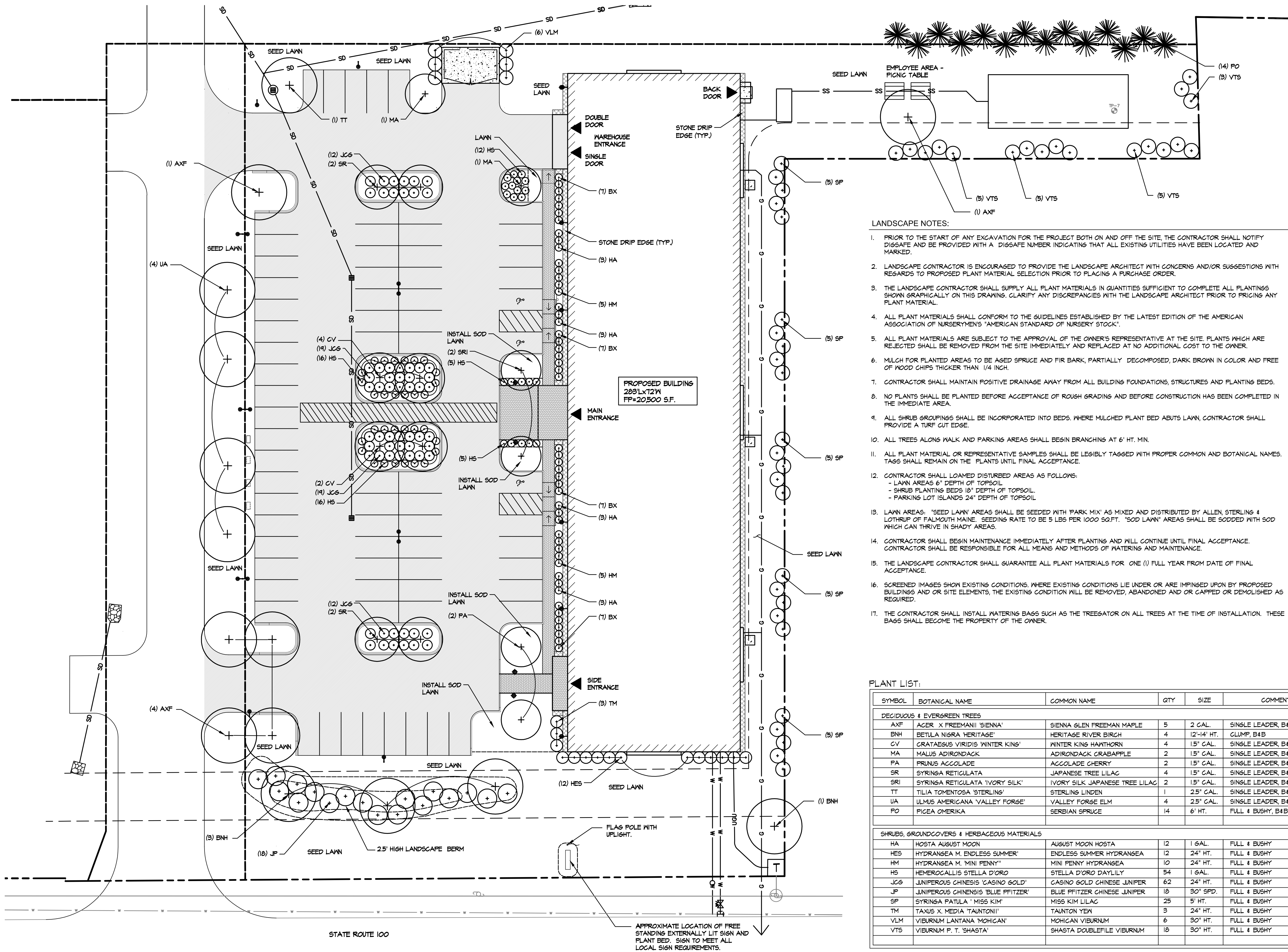


- GRADING, DRAINAGE & EROSION CONTROL NOTES:
1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
 3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
 4. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
 5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
 6. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
 7. ALL WALKS SHALL HAVE A 2% CROSS SLOPE.
 8. WHERE SLOPES IN DISTURBED AREAS EXCEED 3:1 THE CONTRACTOR SHALL INSTALL CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR. NO SLOPE SHALL EXCEED 2:1. COMPANY (BOG) TTT-SOIL OR APPROVED EQUAL.
 9. OWNER'S REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
 10. ALL CATCH BASINS SHALL BE PROVIDED WITH FLEXIBLE BOOT CONNECTIONS FOR PIPES.
 11. ALL DRAINAGE PIPE NOT CALLED OUT ON THE DRAWINGS SHALL BE SMOOTH INTERIOR, CORRUGATED EXTERIOR, HDPE, N-12 AS MANUFACTURED BY ADS.
 12. THE CONTRACTOR SHALL INSTALL CATCH BASIN INLET PROTECTION AT ALL CATCH BASIN INLETS WITHIN THE DISTURBED AREA AND BE RESPONSIBLE FOR TAKING ALL NECESSARY EROSION CONTROL MEASURES. SEE SHEET C-400.
 13. ALL UNSUITABLE AND UNUSED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
 14. SEE SHEET C-400 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.

LEGEND:	
PROPERTY BOUNDARY	---
CONDOMINIUM UNIT DIVISION LINE	----
PROPERTY LINE SETBACK	----
EDGE OF PAVEMENT	----
VERTICAL GRANITE CURB	=====
SLOPED GRANITE CURB	=====
STORMWATER PIPE	SD SD
WATER SERVICE	W W
UNDERGROUND UTILITIES	UGU
SEWER SERVICE LINE	SS SS
BITUMINOUS CONCRETE PAVEMENT	[Pattern]
CONCRETE PAVEMENT	[Pattern]
BRICK PAVEMENT	[Pattern]
STONE DRIP EDGE	[Pattern]
CATCH BASIN	[Symbol]
RIPRAP APRON	[Symbol]
STEEL PROTECTIVE BOLLARD	[Symbol]
SIGN	[Symbol]
POLE MOUNTED DOUBLE LIGHT FIXTURE	[Symbol]
POLE MOUNTED SINGLE LIGHT FIXTURE	[Symbol]
BUILDING MOUNTED LIGHT FIXTURE	[Symbol]
BOLLARD LIGHT	[Symbol]
SILT FENCE OR SEDIMENT BARRIER	SF
PROPOSED CONTOUR	TC 299.5
TOP OF CURB	BC 299.5
BOTTOM OF CURB	299.3+
SPOT GRADE	299.3+



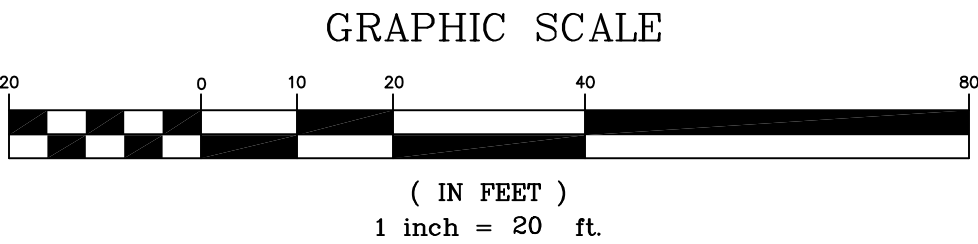
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


- LANDSCAPE NOTES:
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 - LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
 - THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S 'AMERICAN STANDARD OF NURSERY STOCK'.
 - ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
 - NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ADJUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
 - ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
 - ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LESIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
 - LAWN AREAS 6" DEPTH OF TOPSOIL.
 - SHRUB PLANTING BEDS 18" DEPTH OF TOPSOIL.
 - PARKING LOT ISLANDS 24" DEPTH OF TOPSOIL.
 - LAWN AREAS: "SEED LAWN" AREAS SHALL BE SEEDED WITH "PARK MIX" AS MIXED AND DISTRIBUTED BY ALLEN, STERLING & LOTHROP OF FALMOUTH MAINE. SEEDING RATE TO BE 5 LBS PER 1000 SQ.FT. "SOD LAWN" AREAS SHALL BE SODDED WITH SOD WHICH CAN THRIVE IN SHADY AREAS.
 - CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTINGS AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
 - SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
 - THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR ON ALL TREES AT THE TIME OF INSTALLATION. THESE BAGS SHALL BECOME THE PROPERTY OF THE OWNER.

PLANT LIST:					
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS & EVERGREEN TREES					
AXF	ACER X FREEMANII 'SIENNA'	SIENNA GLEN FREEMAN MAPLE	5	2 GAL.	SINGLE LEADER, B4B
BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	4	12"X14" HT.	CLUMP, B4B
CV	CRATAEGUS VIRIDIS 'WINTER KINS'	WINTER KINS HAWTHORN	4	13" GAL.	SINGLE LEADER, B4B, SPECIMEN
MA	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	2	13" GAL.	SINGLE LEADER, B4B
PA	PRUNUS ACCOLADE	ACCOLADE CHERRY	2	13" GAL.	SINGLE LEADER, B4B
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	4	13" GAL.	SINGLE LEADER, B4B
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2	13" GAL.	SINGLE LEADER, B4B, SPECIMEN
TT	TILIA TOMENTOSA 'STERLING'	STERLING LINDEN	1	2.5" GAL.	SINGLE LEADER, B4B
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	4	2.5" GAL.	SINGLE LEADER, B4B
PO	PICEA OMERIKA	SERBIAN SPRUCE	14	6' HT.	FULL & BUSHY, B4B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
HA	HOSTA AUGUST MOON	AUGUST MOON HOSTA	12	1 GAL.	FULL & BUSHY
HES	HYDRANGEA M. ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	12	24" HT.	FULL & BUSHY
HM	HYDRANGEA M. 'MINI PENNY'	MINI PENNY HYDRANGEA	10	24" HT.	FULL & BUSHY
HS	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILY	54	1 GAL.	FULL & BUSHY
JC6	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	62	24" HT.	FULL & BUSHY
JP	JUNIPERUS CHINENSIS 'BLUE PFITZER'	BLUE PFITZER CHINESE JUNIPER	18	30" SPD.	FULL & BUSHY
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	25	5' HT.	FULL & BUSHY
TM	TAXUS X MEDIA 'TAUNTONI'	TAUNTON YEW	3	24" HT.	FULL & BUSHY
VLM	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	6	30" HT.	FULL & BUSHY
VTS	VIBURNUM P. T. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	18	30" HT.	FULL & BUSHY



LEGEND:	
PROPERTY BOUNDARY	---
CONDOMINIUM UNIT DIVISION LINE	----
PROPERTY LINE SETBACK	----
EDGE OF PAVEMENT	=====
VERTICAL GRANITE CURB	=====
SLOPED GRANITE CURB	=====
STORMWATER PIPE	SD SD
WATER SERVICE	W W
UNDERGROUND UTILITIES	UQU
SEWER SERVICE LINE	SS SS
BITUMINOUS CONCRETE PAVEMENT	[Pattern]
CONCRETE PAVEMENT	[Pattern]
BRICK PAVEMENT	[Pattern]
STONE DRIP EDGE	[Symbol]
CATCH BASIN	[Symbol]
RIPRAP APRON	[Symbol]
STEEL PROTECTIVE BOLLARD	[Symbol]
SIGN	[Symbol]
POLE MOUNTED DOUBLE LIGHT FIXTURE	[Symbol]
POLE MOUNTED SINGLE LIGHT FIXTURE	[Symbol]
BUILDING MOUNTED LIGHT FIXTURE	[Symbol]
BOLLARD LIGHT	[Symbol]



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Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	4	Lithonia Lighting	DSXB LED 16C 700 30K SYM	D-SERIES BOLLARD; mounted at 3ft	LED	1	DSXB_LED_16C_700_30K_SYM.ies	1634	0.9	39
	S2-4	5	Antique Street Lamps	EHL16 ST 63LED 350mA 3K GCF R4 MVOLT 1DS ANBK	EUROTIQUE HANOVER SERIES; mounted at 16ft	LED	1	EH16XT_63LED_350mA_50K_R4_MVOLT_1DS_ANWH.ies	6279	0.9	143.2
	S4	4	Antique Street Lamps	EHL16 ST 63LED 350mA 3K GCF R4 MVOLT 1DS ANBK	EUROTIQUE HANOVER SERIES; mounted at 16ft	LED	1	EH16XT_63LED_350mA_50K_R4_MVOLT_1DS_ANWH.ies	6279	0.9	71.6
	WM4	6	Antique Street Lamps	EHL16 ST 49LED 350mA 3K GCF R4 MVOLT 1DS ANBK	EUROTIQUE HANOVER SERIES; mounted at 12ft	LED	1	EML17_GCF_XT_49LED_350mA_40K_SR4.ies	4964	0.9	58.8

Statistics

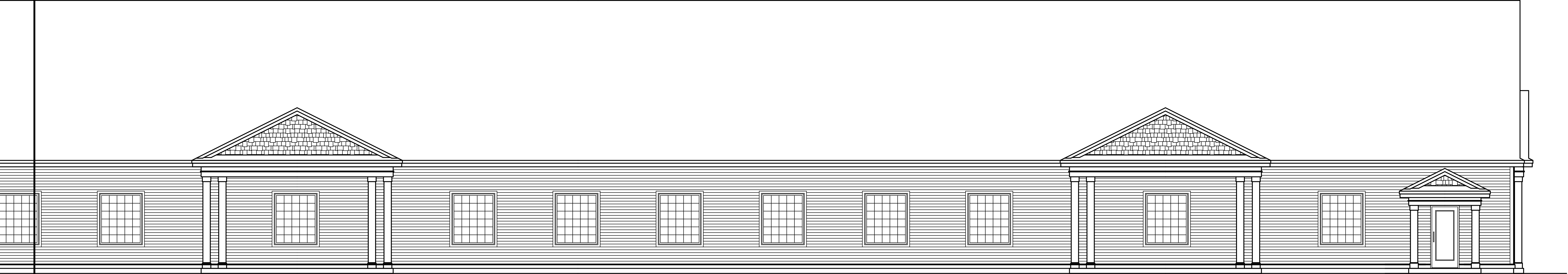
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot		0.2 fc	8.2 fc	0.0 fc	N/A	N/A
Parking Lot		1.7 fc	6.1 fc	0.0 fc	N/A	N/A



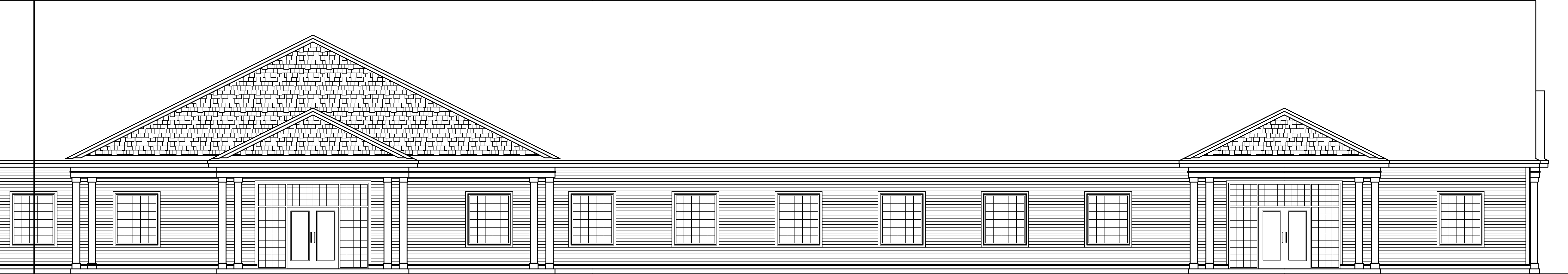
CASCO SYSTEMS FACILITY
Site Lighting Layout

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
10/31/2017
Scale
1"=20'
Drawing No.
Summary

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF MAINE RESIDENTIAL DESIGN. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE PRODUCT OF ANY ARCHITECT. NEITHER MAINE RESIDENTIAL DESIGN OR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT BY PROVIDING YOU WITH THIS INFORMATION MAINE RESIDENTIAL DESIGN DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.



BACK ELEVATION



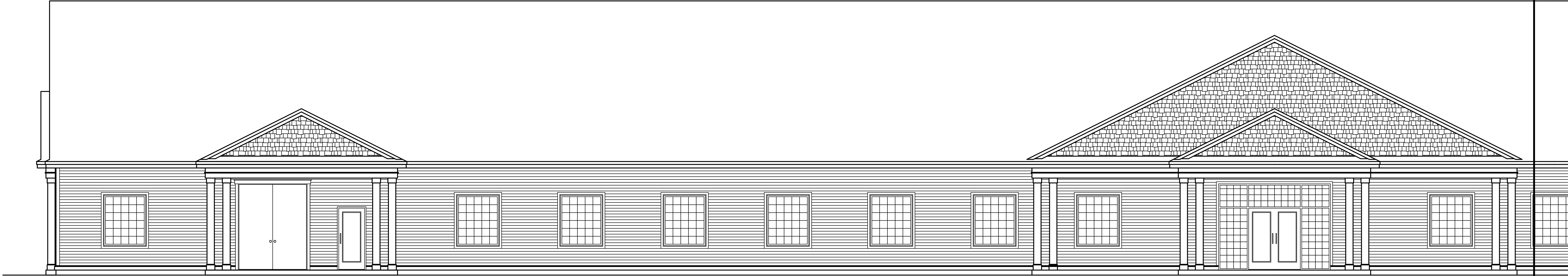
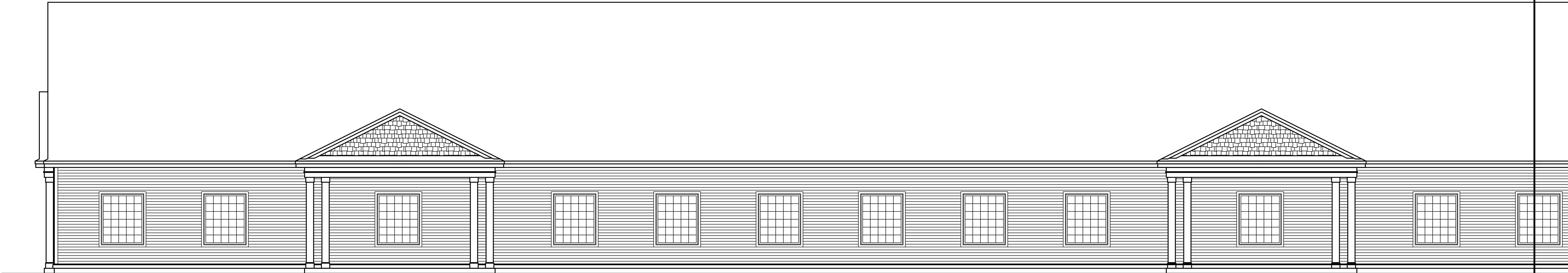
FRONT ELEVATION

D-SIZE SHEET @ 1:64



MAINE RESIDENTIAL DESIGN	FILE NAME
CASCO, ME. 207-627-3362	1 OF 10
JOB: GRUN DEVELOPMENT LLC	SCALE: 3/16"=1'-0"
DISCIPTION: CASCO SYSTEMS OFFICE	DATE:
	DRAWN BY:MEJ
	APPROVED:

THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF MAINE RESIDENTIAL DESIGN. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE PRODUCT OF ANY ARCHITECT, NEITHER MAINE RESIDENTIAL DESIGN OR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT BY PROVIDING YOU WITH THIS INFORMATION MAINE RESIDENTIAL DESIGN DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.



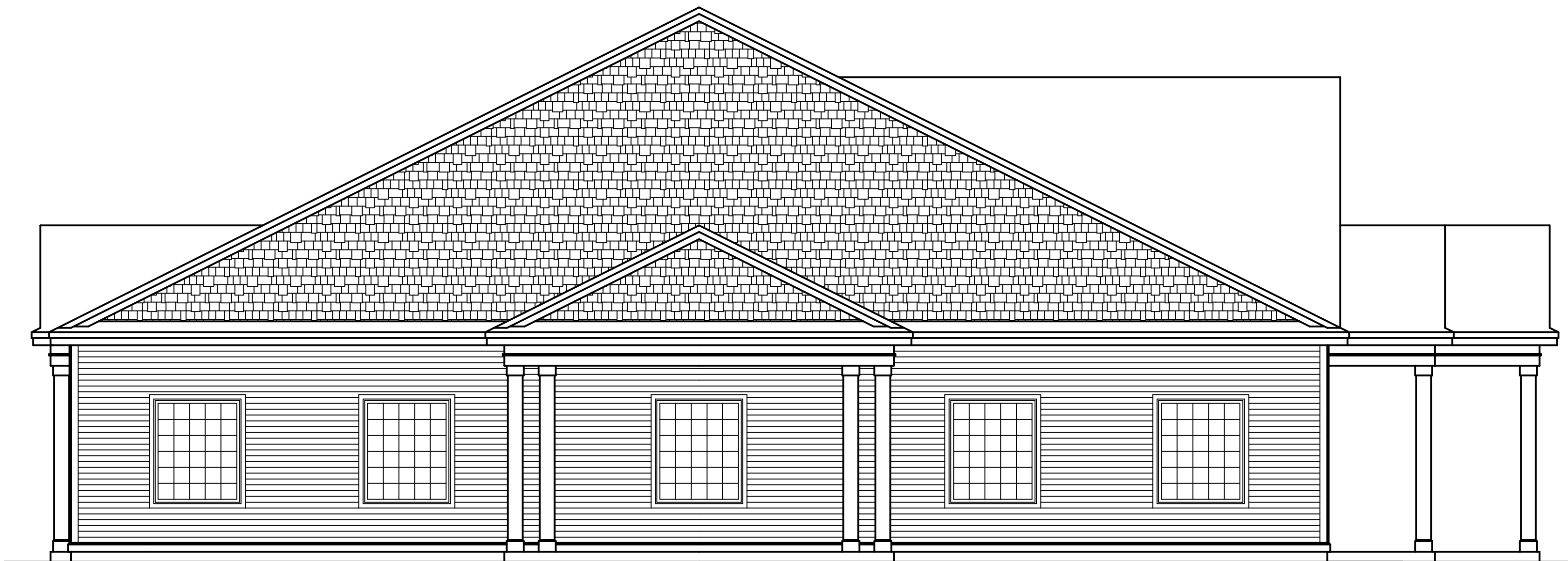
FRONT ELEVATION



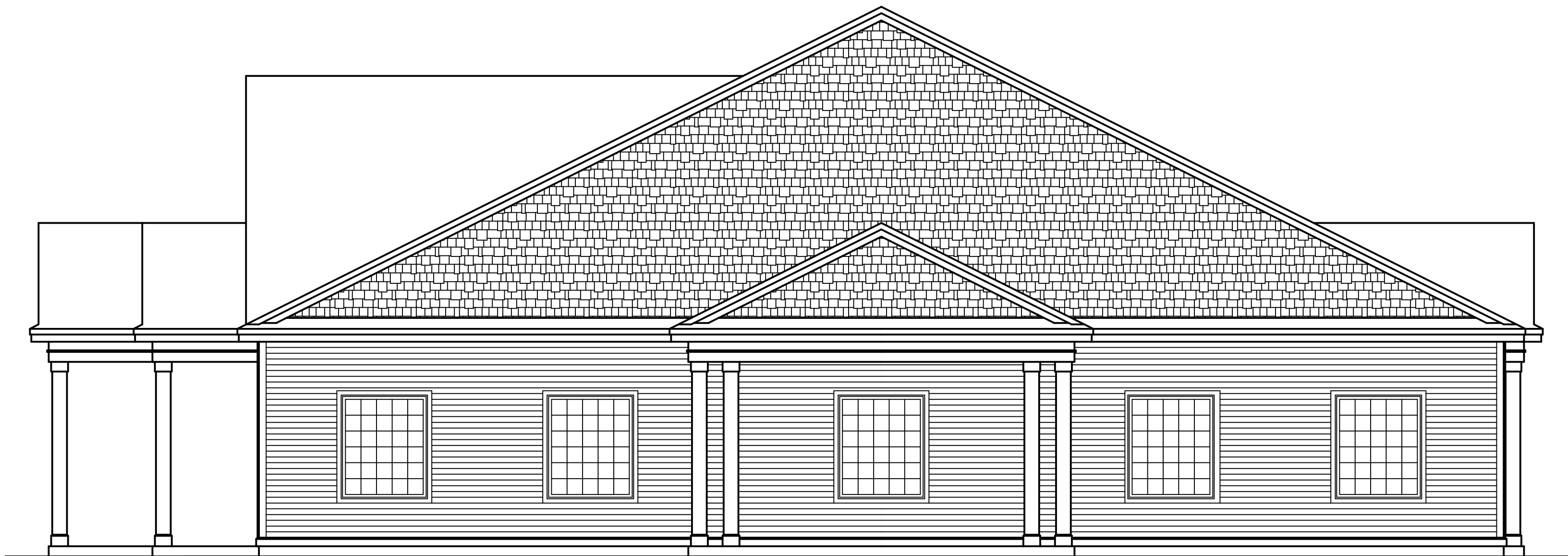
D-SIZE SHEET @ 1:64

MAINE RESIDENTIAL DESIGN	FILE NAME
CASCO, ME. 207-627-3362	1 OF 10
JOB: GRUN DEVELOPMENT LLC	SCALE: 3/16"=1'-0"
DISCIPTION: CASCO SYSTEMS OFFICE	DATE:
	DRAWN BY:MEJ
	APPROVED:

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LEFT ELEVATION



RIGHT ELEVATION



D-SIZE SHEET @ 1:64

MAINE RESIDENTIAL DESIGN	FILE NAME
CASCO, ME. 207-627-3362	3 OF 10
JOB: GRUN DEVELOPMENT LLC	SCALE: 3/16"=1'-0"
DISCIPTION: CASCO SYSTEMS OFFICE	DATE:
	DRAWN BY:MEJ
	APPROVED:

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax: (207) 287-3185

Town, City, Plantation

CUMBERLAND

Street, Road, Subdivision

197 GRAY ROAD

Owner or Applicant Name

GREEN SIP CONSTRUCTION

SITE PLAN Scale 1" = 100 ft.

SITE LOCATION PLAN
(map from Maine Atlas recommended)

TYPICAL
LOCATION
2000
GALLON
TANK

0.3%

TP7

PROPOSED

OFFICE

BUILDING

N/F
COPP

GRAY ROAD

SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # TP7 ☒ Test Pit ☐ Boring

Depth of organic horizon above mineral soil

Observation Hole # ☐ Test Pit ☐ Boring

Depth of organic horizon above mineral soil

Texture	Consistency	Color	Mottling
0		DK. BRN.	
6			
12		RED	
18		BROWN	
24	LOOSE		
30			NONE
36			
42			
48			
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth
5	B	0.3	—

Texture	Consistency	Color	Mottling
0			
6			
12			
18			
24			
30			
36			
42			
48			
Soil Profile	Classification Condition	Slope Percent	Limiting Factor Depth

Site Evaluator Signature

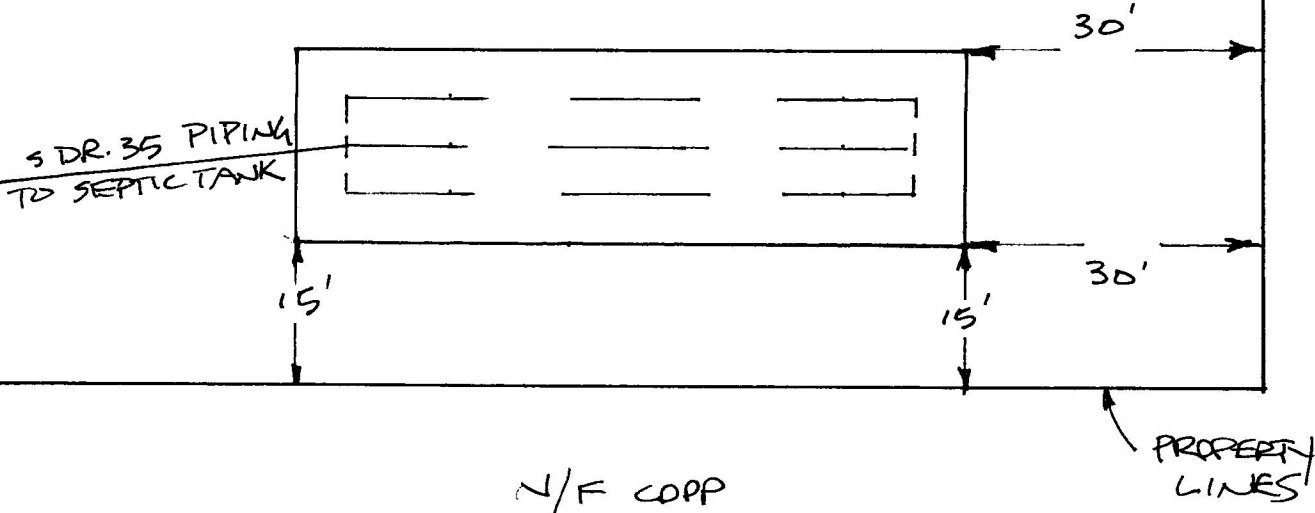
SE #

Date 11-8-17

Page 2 of 3
HHE-200 Rev. 10/02

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION		Maine Department of Human Services Division of Health Engineering, Station 10 (207) 287-5672 Fax: (207) 287-3165
Town, City, Plantation CUMBERLAND	Street, Road, Subdivision 197 GRAY ROAD	Owner or Applicant Name GREEN SIP CONSTRUCTION
SUBSURFACE WASTEWATER DISPOSAL PLAN		Scale: 1" = <u>20</u> ft.

PIPE & STONE BED
20' x 70'
3 - 60' LENGTHS OF
PERFORATED PIPE
5' APART

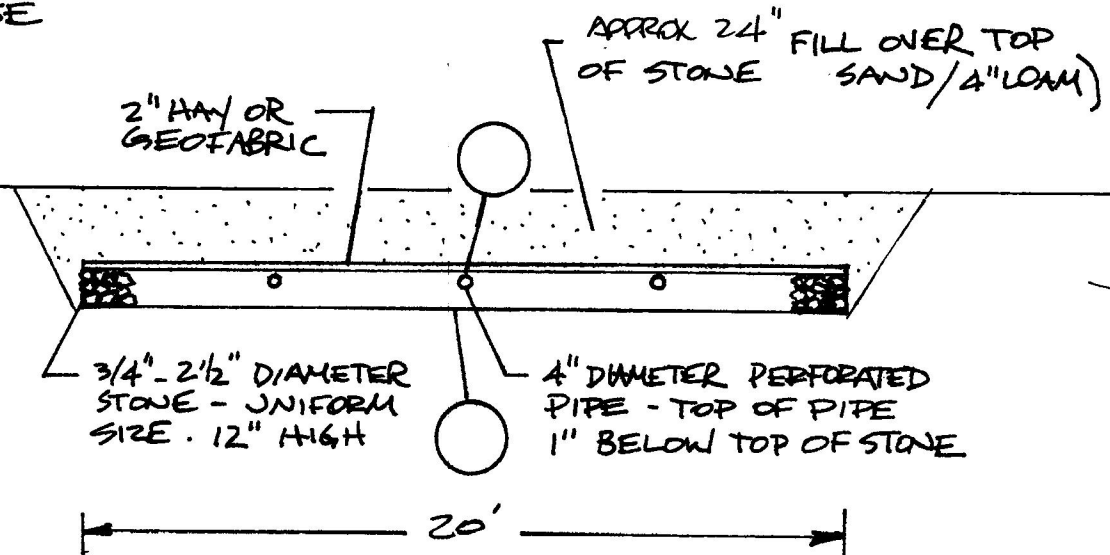


BACKFILL REQUIREMENTS		CONSTRUCTION ELEVATIONS		ELEVATION REFERENCE POINT
Depth of Backfill (upslope) <u>0</u>	Finished Grade Elevation <u>TO BE SET</u>	Location & Description: <u>TO BE SET AT TIME OF CONSTRUCTION</u>		
Depth of Backfill (downslope) <u>0</u>	Top of PIPES <u>BE SET</u>	Reference Elevation is: 0.0" or: _____		
DEPTHS AT CROSS-SECTION (shown below)		Reference Elevation is: 0.0" or: _____		

SCARIFY ALL GROUND TO BE FILLED. USE GRAVELLY COARSE SAND FILL.

DISPOSAL FIELD CROSS SECTION

Scales:
Vertical: 1" = 5 ft.
Horizontal: 1" = 5 ft.



Site Evaluator Signature <i>Mark Oleni</i>	SE # 262	Date 11-8-17	Page 3 of 3 HHE-200 Rev. 10/02
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STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR

PAUL MERCER
COMMISSIONER

June 2017

Green SIP Construction, LLC
110 Marginal Way, Suite 110
Portland, ME 04101

RE: Stormwater Management Law Application, Cumberland, DEP #L-26821-NJ-B-A

Dear Mr. Schmidt:

Please find enclosed a signed copy of your Department of Environmental Protection land use permit. You will note that the permit includes a description of your project, findings of fact that relate to the approval criteria the Department used in evaluating your project, and conditions that are based on those findings and the particulars of your project. Please take several moments to read your permit carefully, paying particular attention to the conditions of the approval. The Department reviews every application thoroughly and strives to formulate reasonable conditions of approval within the context of the Department's environmental laws. You will also find attached some materials that describe the Department's appeal procedures for your information.

If you have any questions about the permit, please contact me directly. I can be reached at (207) 287-6115 or at erle.townsend@maine.gov

Sincerely,

Erle Townsend, Project Manager
Department of Environmental Protection

pc: File

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

GREEN SIP CONSTRUCTION, LLC) STORMWATER MANAGEMENT LAW
Cumberland, Cumberland County)
WEST CUMBERLAND MULTIPLEX UNITS) AMENDMENT
L-26821-NJ-B-A (Approval)) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S.A. § 420-D, and Chapter 500 of the Department's Regulations (06-096 CMR 500-502, effective August 12, 2015), the Department of Environmental Protection has considered the application of GREEN SIP CONSTRUCTION, LLC with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. History of Project: In Department Order #L-26821-NI-A-N, the Department approved redevelopment of 2.1 acres on a 9.6 acre parcel for a manufacturing facility and associated parking, 1.9 acres of which were to be impervious area. The proposal included a stormwater management plan consisting of a stone berm level lip spreader and a meadow buffer.

B. Summary: The applicant proposes to construct five four-unit multiplex residential structures and associated paved parking and roadway areas known as the West Cumberland Multiplex Units. The proposed project will result in 2.87 acres of new impervious area and 3 acres of developed area. The proposed stormwater management system will consist of a three-cell, grassed underdrained soil filter for treatment of the entire site, including the runoff from the previously approved redevelopment described above. This project will result in 8.7 acres of cumulative developed area and 2.87 acres of cumulative impervious area for this site. The project is indicated on a set of plans the first of which is entitled "Updated Master/Subdivision Plan," prepared by Gorrill Palmer and dated February 28, 2017. The project site is located off Gray Road in the Town of Cumberland.

C. Current Use of the Site: The site of the proposed project is currently developed with a general store, a residence, parking areas, gravel roads, and mowed field area.

2. STORMWATER STANDARDS:

The proposed project includes approximately 3 acres of developed area, of which 2.87 acres is impervious area. It lies within the watershed of the Piscataqua River. The applicant submitted a stormwater management plan based on the Basic and General Standards contained in Department Rules, Chapter 500. The proposed stormwater

management system consists of three grassed underdrained soil filters with incorporated flood storage, and drainage collection structures.

A. Basic Standards:

(1) Erosion and Sedimentation Control: The applicant submitted an Erosion and Sedimentation Control Plan that is based on the performance standards contained in Appendix A of Chapter 500 and the Best Management Practices outlined in the Maine Erosion and Sediment Control BMPs, which were developed by the Department. This plan and plan sheets containing erosion control details were reviewed by the Bureau of Land Resources (BLR).

Erosion control details will be included on the final construction plans and the erosion control narrative will be included in the project specifications to be provided to the construction contractor.

(2) Inspection and Maintenance: The applicant submitted a maintenance plan that addresses both short- and long-term maintenance requirements. The maintenance plan is based on the standards contained in Appendix B of Chapter 500. The applicant will be responsible for the maintenance of the stormwater management system until such time as the Applicant is replaced by the Condominium Association as the responsible party in accordance with Section 16(a) of the Declaration of Condominium described below.

The applicant submitted a draft Declaration of Condominium, which includes the maintenance plan and describes how the stormwater management system will be maintained pursuant to 38 M.R.S.A. § 420-D. BLR staff reviewed and commented on the plan, and the applicant revised it to address those comments. Prior to the start of construction, the applicant must provide an executed five-year inspection and maintenance contract for the maintenance of the stormwater structures to the BLR for review.

Storm sewer grit and sediment materials removed from stormwater control structures during maintenance activities must be disposed of in compliance with the Maine Solid Waste Management Rules.

(3) Housekeeping: The proposed project will comply with the performance standards outlined in Appendix C of Chapter 500.

Based on BLR's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in Chapter 500(4)(B), provided the applicant submits an inspection and maintenance contract as described above.

B. General Standards:

The applicant's stormwater management plan includes general treatment measures that will mitigate for the increased frequency and duration of channel erosive flows due to

runoff from smaller storms, provide for effective treatment of pollutants in stormwater, and mitigate potential temperature impacts. This mitigation is being achieved by using Best Management Practices that will control runoff from no less than 95% of the impervious area and no less than 80% of the developed area.

The stormwater management system proposed by the applicant was reviewed by BLR. After a final review, BLR commented that the proposed stormwater management system is designed in accordance with the Chapter 500 General Standards.

Based on the stormwater system's design and BLR's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 General Standards.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. § 420-D, and Chapters 500, 501 and 502 of the Department's Regulations:

- A. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 Basic Standards for: (1) erosion and sediment control; (2) inspection and maintenance; (3) housekeeping; and (4) grading and construction activity.
- B. The applicant has made adequate provision to ensure that the proposed project will meet the Chapter 500 General Standards.

THEREFORE, the Department APPROVES the above noted application of GREEN SIP CONSTRUCTION, LLC to construct a stormwater management system as described above in Cumberland, Maine, SUBJECT TO THE FOLLOWING CONDITIONS, and all applicable standards and regulations:

- 1. The Standard Conditions of Approval, a copy attached.
- 2. In addition to any specific erosion control measures described in this order, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
- 3. Prior to the start of construction, the applicant must provide an executed five-year inspection and maintenance contract for the maintenance of the stormwater structures to the BLR for review.
- 4. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This

License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

5. Storm sewer grit and sediment materials removed from stormwater control structures shall be disposed of in compliance with the Maine Solid Waste Management Rules.

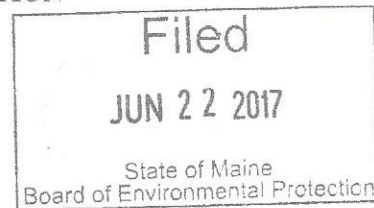
THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 22ND DAY OF JUNE, 2017.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: _____

For: Paul Mercer, Commissioner



PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

ET/L26821BA/ATS#81646

STORMWATER STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL

Standard conditions of approval. Unless otherwise specifically stated in the approval, a department approval is subject to the following standard conditions pursuant to Chapter 500 Stormwater Management Law.

- (1) Approval of variations from plans. The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents must be reviewed and approved by the department prior to implementation. Any variation undertaken without approval of the department is in violation of 38 M.R.S.A. §420-D(8) and is subject to penalties under 38 M.R.S.A. §349.
- (2) Compliance with all terms and conditions of approval. The applicant shall submit all reports and information requested by the department demonstrating that the applicant has complied or will comply with all terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
- (3) Advertising. Advertising relating to matters included in this application may not refer to this approval unless it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
- (4) Transfer of project. Unless otherwise provided in this approval, the applicant may not sell, lease, assign, or otherwise transfer the project or any portion thereof without written approval by the department where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval may only be granted if the applicant or transferee demonstrates to the department that the transferee agrees to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant. Approval of a transfer of the permit must be applied for no later than two weeks after any transfer of property subject to the license.
- (5) Time frame for approvals. If the construction or operation of the activity is not begun within four years, this approval shall lapse and the applicant shall reapply to the department for a new approval. The applicant may not begin construction or operation of the project until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- (6) Certification. Contracts must specify that "all work is to comply with the conditions of the Stormwater Permit." Work done by a contractor or subcontractor pursuant to this approval may not begin before the contractor and any subcontractors have been shown a copy of this approval with the conditions by the developer, and the owner and each contractor and subcontractor has certified, on a form provided by the department, that the approval and conditions have been received and read, and that the work will be carried out in accordance

with the approval and conditions. Completed certification forms must be forwarded to the department.

- (7) Maintenance. The components of the stormwater management system must be adequately maintained to ensure that the system operates as designed, and as approved by the department.
- (8) Recertification requirement. Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the department.
 - (a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
 - (b) All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the facilities.
 - (c) The erosion and stormwater maintenance plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the department, and the maintenance log is being maintained.
- (9) Severability. The invalidity or unenforceability of any provision, or part thereof, of this permit shall not affect the remainder of the provision or any other provisions. This permit shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

November 16, 2005 (revised December 27, 2011)



DEP INFORMATION SHEET

Appealing a Department Licensing Decision

Dated: March 2012

Contact: (207) 287-2811

SUMMARY

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's ("DEP") Commissioner: (1) in an administrative process before the Board of Environmental Protection ("Board"); or (2) in a judicial process before Maine's Superior Court. An aggrieved person seeking review of a licensing decision over which the Board had original jurisdiction may seek judicial review in Maine's Superior Court.

A judicial appeal of final action by the Commissioner or the Board regarding an application for an expedited wind energy development (35-A M.R.S.A. § 3451(4)) or a general permit for an offshore wind energy demonstration project (38 M.R.S.A. § 480-HH(1)) or a general permit for a tidal energy demonstration project (38 M.R.S.A. § 636-A) must be taken to the Supreme Judicial Court sitting as the Law Court.

This INFORMATION SHEET, in conjunction with a review of the statutory and regulatory provisions referred to herein, can help a person to understand his or her rights and obligations in filing an administrative or judicial appeal.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

The laws concerning the DEP's *Organization and Powers*, 38 M.R.S.A. §§ 341-D(4) & 346, the *Maine Administrative Procedure Act*, 5 M.R.S.A. § 11001, and the DEP's *Rules Concerning the Processing of Applications and Other Administrative Matters* ("Chapter 2"), 06-096 CMR 2 (April 1, 2003).

HOW LONG YOU HAVE TO SUBMIT AN APPEAL TO THE BOARD

The Board must receive a written appeal within 30 days of the date on which the Commissioner's decision was filed with the Board. Appeals filed after 30 calendar days of the date on which the Commissioner's decision was filed with the Board will be rejected.

HOW TO SUBMIT AN APPEAL TO THE BOARD

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, c/o Department of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017; faxes are acceptable for purposes of meeting the deadline when followed by the Board's receipt of mailed original documents within five (5) working days. Receipt on a particular day must be by 5:00 PM at DEP's offices in Augusta; materials received after 5:00 PM are not considered received until the following day. The person appealing a licensing decision must also send the DEP's Commissioner a copy of the appeal documents and if the person appealing is not the applicant in the license proceeding at issue the applicant must also be sent a copy of the appeal documents. All of the information listed in the next section must be submitted at the time the appeal is filed. Only the extraordinary circumstances described at the end of that section will justify evidence not in the DEP's record at the time of decision being added to the record for consideration by the Board as part of an appeal.

WHAT YOUR APPEAL PAPERWORK MUST CONTAIN

Appeal materials must contain the following information at the time submitted:

1. *Aggrieved Status.* The appeal must explain how the person filing the appeal has standing to maintain an appeal. This requires an explanation of how the person filing the appeal may suffer a particularized injury as a result of the Commissioner's decision.
2. *The findings, conclusions or conditions objected to or believed to be in error.* Specific references and facts regarding the appellant's issues with the decision must be provided in the notice of appeal.
3. *The basis of the objections or challenge.* If possible, specific regulations, statutes or other facts should be referenced. This may include citing omissions of relevant requirements, and errors believed to have been made in interpretations, conclusions, and relevant requirements.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.
5. *All the matters to be contested.* The Board will limit its consideration to those arguments specifically raised in the written notice of appeal.
6. *Request for hearing.* The Board will hear presentations on appeals at its regularly scheduled meetings, unless a public hearing on the appeal is requested and granted. A request for public hearing on an appeal must be filed as part of the notice of appeal.
7. *New or additional evidence to be offered.* The Board may allow new or additional evidence, referred to as supplemental evidence, to be considered by the Board in an appeal only when the evidence is relevant and material and that the person seeking to add information to the record can show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process or that the evidence itself is newly discovered and could not have been presented earlier in the process. Specific requirements for additional evidence are found in Chapter 2.

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license application file is public information, subject to any applicable statutory exceptions, made easily accessible by DEP. Upon request, the DEP will make the material available during normal working hours, provide space to review the file, and provide opportunity for photocopying materials. There is a charge for copies or copying services.
2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing your appeal.* DEP staff will provide this information on request and answer questions regarding applicable requirements.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed the license normally remains in effect pending the processing of the appeal. A license holder may proceed with a project pending the outcome of an appeal but the license holder runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will formally acknowledge receipt of an appeal, including the name of the DEP project manager assigned to the specific appeal. The notice of appeal, any materials accepted by the Board Chair as supplementary evidence, and any materials submitted in response to the appeal will be sent to Board members with a recommendation from DEP staff. Persons filing appeals and interested persons are notified in advance of the date set for Board consideration of an appeal or request for public hearing. With or without holding a public hearing, the Board may affirm, amend, or reverse a Commissioner decision or remand the matter to the Commissioner for further proceedings. The Board will notify the appellant, a license holder, and interested persons of its decision.

II. JUDICIAL APPEALS

Maine law generally allows aggrieved persons to appeal final Commissioner or Board licensing decisions to Maine's Superior Court, see 38 M.R.S.A. § 346(1); 06-096 CMR 2; 5 M.R.S.A. § 11001; & M.R. Civ. P. 80C. A party's appeal must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other person, an appeal must be filed within 40 days of the date the decision was rendered. Failure to file a timely appeal will result in the Board's or the Commissioner's decision becoming final.

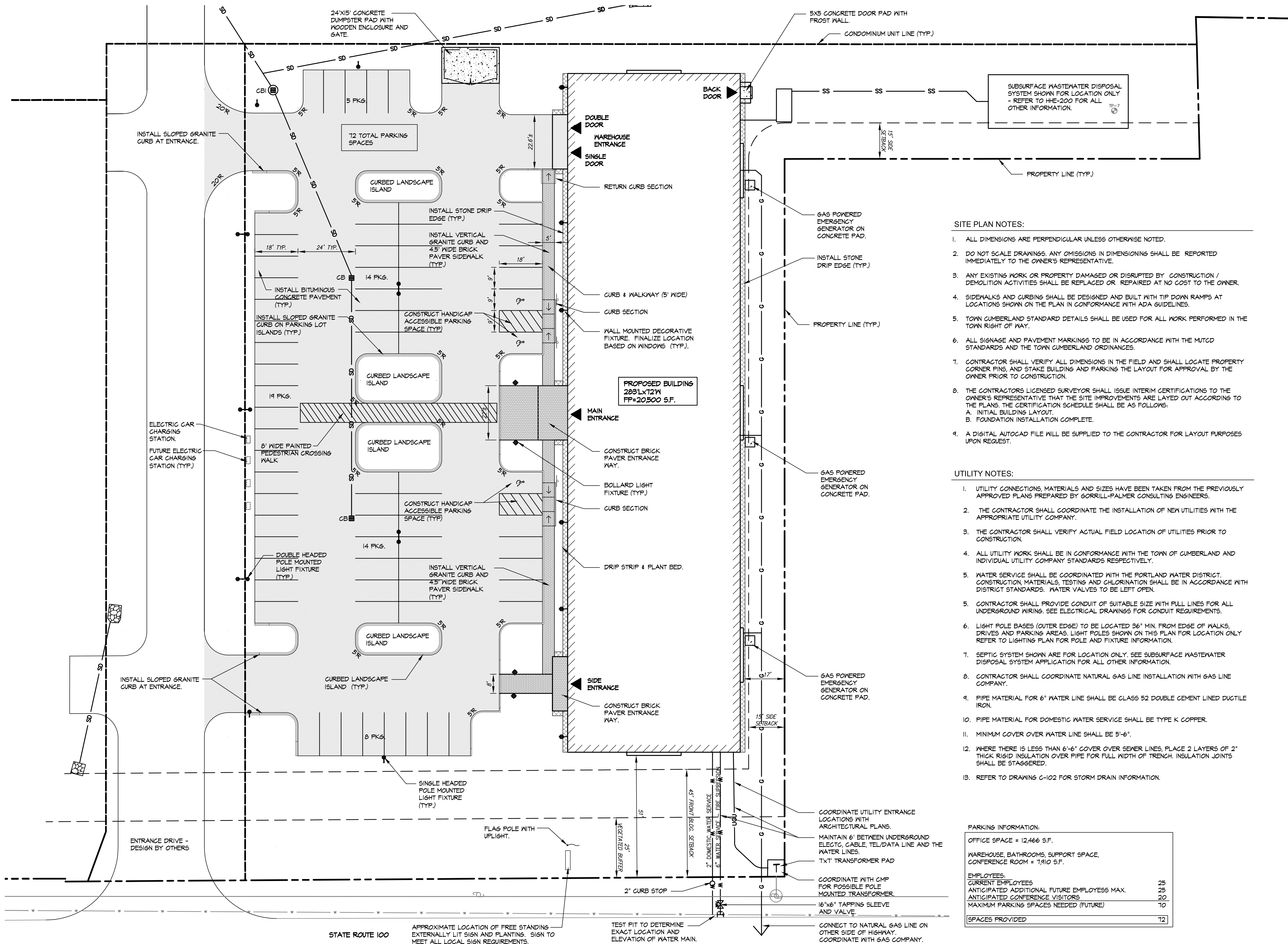
An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. See 38 M.R.S.A. § 346(4).

Maine's Administrative Procedure Act, DEP statutes governing a particular matter, and the Maine Rules of Civil Procedure must be consulted for the substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal process, for administrative appeals contact the Board's Executive Analyst at (207) 287-2452 or for judicial appeals contact the court clerk's office in which your appeal will be filed.

Note: The DEP provides this INFORMATION SHEET for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.



THESE PLANS HAVE BEEN PREPARED ONLY FOR SITE IMPROVEMENTS ASSOCIATED WITH THE CASCO SYSTEMS OFFICE BUILDING AND ASSOCIATED PARKING KNOWN ON THE PREVIOUSLY APPROVED PLANS AS CONDOMINIUM UNIT 1. THESE PROPOSED PLANS ARE BASED ON THE INFORMATION SHOWN ON THE PLANS TITLED "WEST CUMBERLAND MULTIPLEX UNITS" AND "WEST CUMBERLAND MANUFACTURING FACILITY" DATED 5/11/16, DESIGNED AND PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS AND APPROVED BY THE MAINE DEP, THE TOWN OF CUMBERLAND AND THE MAINE DOT.

- GENERAL PROJECT NOTES:
- BOUNDARY SURVEY AND EXISTING CONDITIONS INFORMATION WAS PREPARED BY BOUNDARY POINTS PROFESSIONAL LAND SURVEYING LLC. OF CUMBERLAND MAINE FOR GORRILL-PALMER CONSULTING ENGINEERS.
 - PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT, BOTH ON-SITE AND OFF-SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND CLEARLY MARKED.
 - CONTRACTOR SHALL THOROUGHLY FAMILIARIZE THEMSELVES WITH ALL DRAWINGS AND SITE CONDITIONS PRIOR TO BIDDING AND PRIOR TO CONSTRUCTION.
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO FAMILIARIZE THEMSELVES WITH THE CONDITIONS OF ALL PERMITS AND APPROVALS AND CONDUCT THE WORK IN ACCORDANCE WITH THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL ADDITIONAL PERMITS, STREET OPENINGS, NOTICES AND FEES NECESSARY TO COMPLETE THE WORK.
 - ANY DISCREPANCIES BETWEEN DRAWINGS AND SITE CONDITIONS AS WELL AS MANUFACTURER'S RECOMMENDATIONS SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND RESOLUTION PRIOR TO BIDDING OR CONSTRUCTION.
 - WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND/OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ADJUSTED, ABANDONED AND/OR CAPPED OR DEMOLISHED, AS REQUIRED.
 - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES EMPLOYED TO PERFORM WORK SHOWN ON THESE PLANS.
 - CONTRACTOR SHALL REVIEW ALL DRAWINGS FOR ADDITIONAL INFORMATION.
 - THE CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITY TO THE LIMITS SHOWN ON THE PLANS, UNLESS OTHERWISE AUTHORIZED BY THE OWNER'S REPRESENTATIVE.
 - THE CONTRACTOR SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS GOVERNING THE CONSTRUCTION ACTIVITIES.

- SITE PLAN NOTES:
- ALL DIMENSIONS ARE PERPENDICULAR UNLESS OTHERWISE NOTED.
 - DO NOT SCALE DRAWINGS. ANY OMISSIONS IN DIMENSIONING SHALL BE REPORTED IMMEDIATELY TO THE OWNER'S REPRESENTATIVE.
 - ANY EXISTING WORK OR PROPERTY DAMAGED OR DISRUPTED BY CONSTRUCTION / DEMOLITION ACTIVITIES SHALL BE REPLACED OR REPAIRED AT NO COST TO THE OWNER.
 - SIDEWALKS AND CURBINGS SHALL BE DESIGNED AND BUILT WITH TIP DOWN RAMPS AT LOCATIONS SHOWN ON THE PLAN IN CONFORMANCE WITH ADA GUIDELINES.
 - TOWN CUMBERLAND STANDARD DETAILS SHALL BE USED FOR ALL WORK PERFORMED IN THE TOWN RIGHT OF WAY.
 - ALL SIGNAGE AND PAVEMENT MARKINGS TO BE IN ACCORDANCE WITH THE MUTCD STANDARDS AND THE TOWN CUMBERLAND ORDINANCES.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL LOCATE PROPERTY CORNER PINS, AND STAKE BUILDING AND PARKING THE LAYOUT FOR APPROVAL BY THE OWNER PRIOR TO CONSTRUCTION.
 - THE CONTRACTOR'S LICENSED SURVEYOR SHALL ISSUE INTERIM CERTIFICATIONS TO THE OWNER'S REPRESENTATIVE THAT THE SITE IMPROVEMENTS ARE LAYED OUT ACCORDING TO THE PLANS. THE CERTIFICATION SCHEDULE SHALL BE AS FOLLOWS:
A. INITIAL BUILDING LAYOUT.
B. FOUNDATION INSTALLATION COMPLETE.
 - A DIGITAL AUTOCAD FILE WILL BE SUPPLIED TO THE CONTRACTOR FOR LAYOUT PURPOSES UPON REQUEST.

- UTILITY NOTES:
- UTILITY CONNECTIONS, MATERIALS AND SIZES HAVE BEEN TAKEN FROM THE PREVIOUSLY APPROVED PLANS PREPARED BY GORRILL-PALMER CONSULTING ENGINEERS.
 - THE CONTRACTOR SHALL COORDINATE THE INSTALLATION OF NEW UTILITIES WITH THE APPROPRIATE UTILITY COMPANY.
 - THE CONTRACTOR SHALL VERIFY ACTUAL FIELD LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.
 - ALL UTILITY WORK SHALL BE IN CONFORMANCE WITH THE TOWN OF CUMBERLAND AND INDIVIDUAL UTILITY COMPANY STANDARDS RESPECTIVELY.
 - WATER SERVICE SHALL BE COORDINATED WITH THE PORTLAND WATER DISTRICT. CONSTRUCTION MATERIALS, TESTING AND CHLORINATION SHALL BE IN ACCORDANCE WITH DISTRICT STANDARDS. WATER VALVES TO BE LEFT OPEN.
 - CONTRACTOR SHALL PROVIDE CONDUIT OF SUITABLE SIZE WITH FULL LINES FOR ALL UNDERGROUND WIRING. SEE ELECTRICAL DRAWINGS FOR CONDUIT REQUIREMENTS.
 - LIGHT POLE BASES (OUTER EDGE) TO BE LOCATED 36" MIN. FROM EDGE OF WALKS, DRIVES AND PARKING AREAS. LIGHT POLES SHOWN ON THIS PLAN FOR LOCATION ONLY REFER TO LIGHTING PLAN FOR POLE AND FIXTURE INFORMATION.
 - SEPTIC SYSTEM SHOWN ARE FOR LOCATION ONLY. SEE SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION FOR ALL OTHER INFORMATION.
 - CONTRACTOR SHALL COORDINATE NATURAL GAS LINE INSTALLATION WITH GAS LINE COMPANY.
 - PIPE MATERIAL FOR 8" WATER LINE SHALL BE CLASS 52 DOUBLE CEMENT LINED DUCTILE IRON.
 - PIPE MATERIAL FOR DOMESTIC WATER SERVICE SHALL BE TYPE K COPPER.
 - MINIMUM COVER OVER WATER LINE SHALL BE 5'-6".
 - WHERE THERE IS LESS THAN 6'-6" COVER OVER SEWER LINES, PLACE 2 LAYERS OF 2" THICK RIGID INSULATION OVER PIPE FOR FULL WIDTH OF TRENCH. INSULATION JOINTS SHALL BE STAGGERED.
 - REFER TO DRAWING C-102 FOR STORM DRAIN INFORMATION.

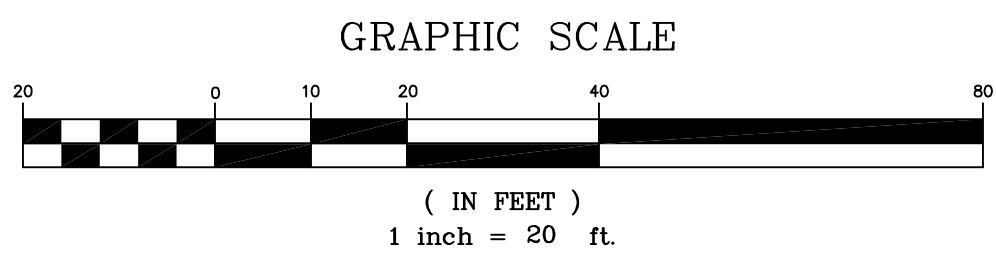
PARKING INFORMATION:	
OFFICE SPACE = 12,466 S.F.	
WAREHOUSE, BATHROOMS, SUPPORT SPACE, CONFERENCE ROOM = 7,910 S.F.	
EMPLOYEES:	
CURRENT EMPLOYEES	25
ANTICIPATED ADDITIONAL FUTURE EMPLOYEES MAX.	25
ANTICIPATED CONFERENCE VISITORS	20
MAXIMUM PARKING SPACES NEEDED (FUTURE)	70
SPACES PROVIDED	72

LEGEND:

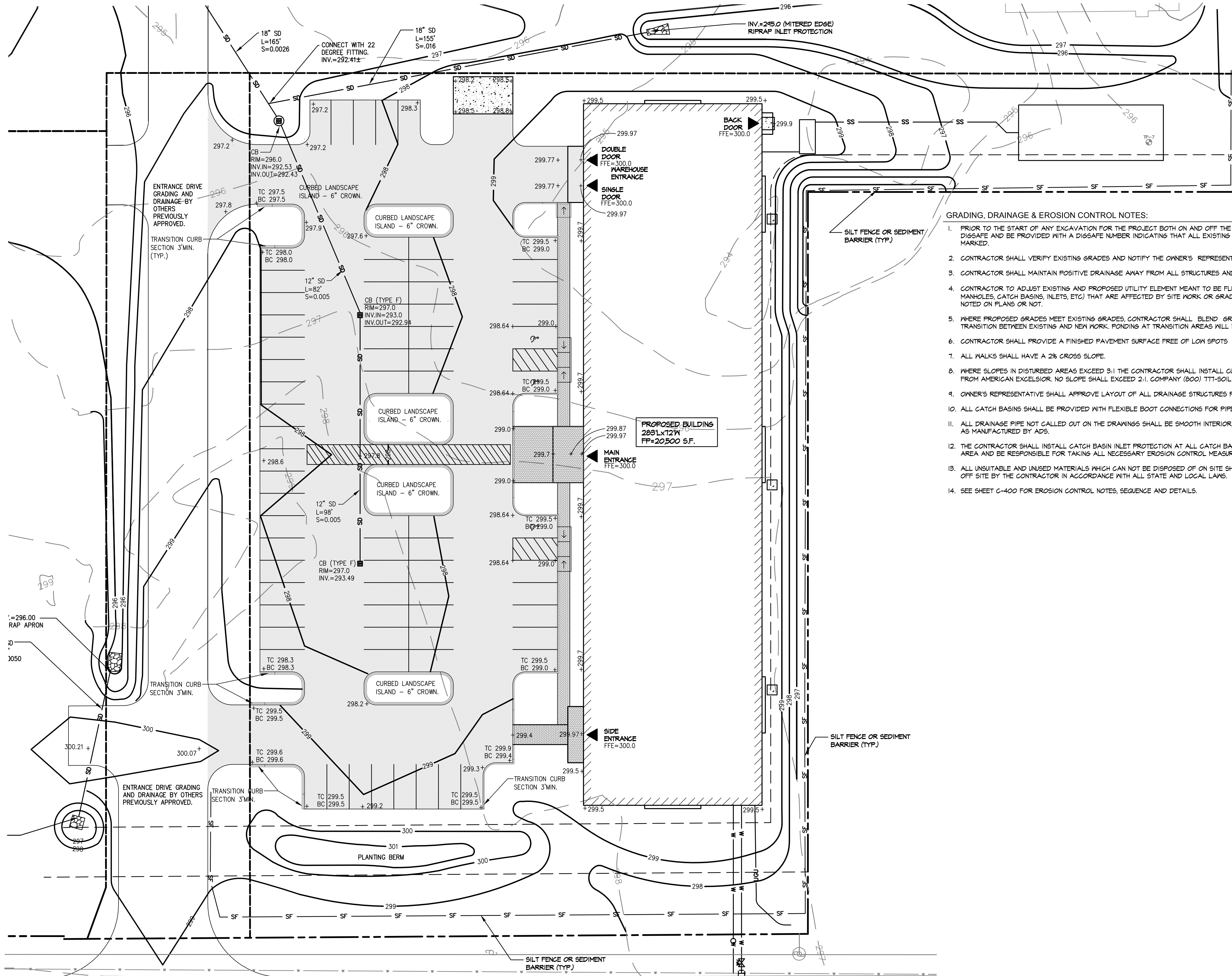
PROPERTY BOUNDARY	---
CONDOMINIUM UNIT DIVISION LINE	---
PROPERTY LINE SETBACK	---
EDGE OF PAVEMENT	---
VERTICAL GRANITE CURB	---
SLOPED GRANITE CURB	---
STORMWATER PIPE	SD
WATER SERVICE	W
UNDERGROUND UTILITIES	UGU
SEWER SERVICE LINE	SS
NATURAL GAS LINE	G
BITUMINOUS CONCRETE PAVEMENT	[Pattern]
CONCRETE PAVEMENT	[Pattern]
BRICK PAVEMENT	[Pattern]
STONE DRIP EDGE	[Symbol]
CATCH BASIN	[Symbol]
RIPRAP APRON	[Symbol]
STEEL PROTECTIVE BOLLARD	[Symbol]
SIGN	[Symbol]
POLE MOUNTED DOUBLE LIGHT FIXTURE	[Symbol]
POLE MOUNTED SINGLE LIGHT FIXTURE	[Symbol]
BUILDING MOUNTED LIGHT FIXTURE	[Symbol]
BOLLARD LIGHT	[Symbol]

ZONING INFORMATION:

ZONE: VCC	REQ.	PROPOSED
BUILDING SETBACKS		
FRONT	45'	51'
SIDE	15'	17'
REAR	50'	NA
VEGETATED BUFFERS		
FRONT	25'	>25'
REAR	25'	NA

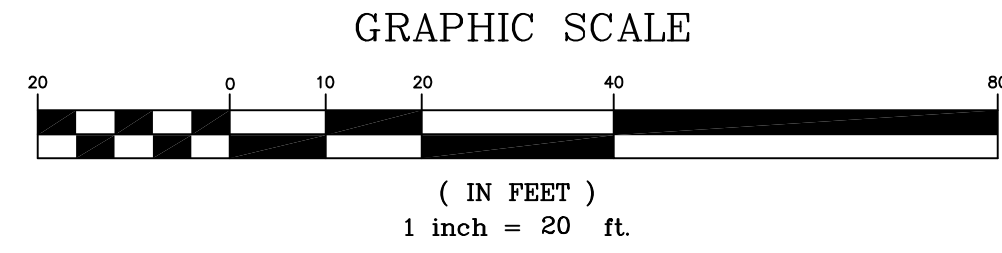


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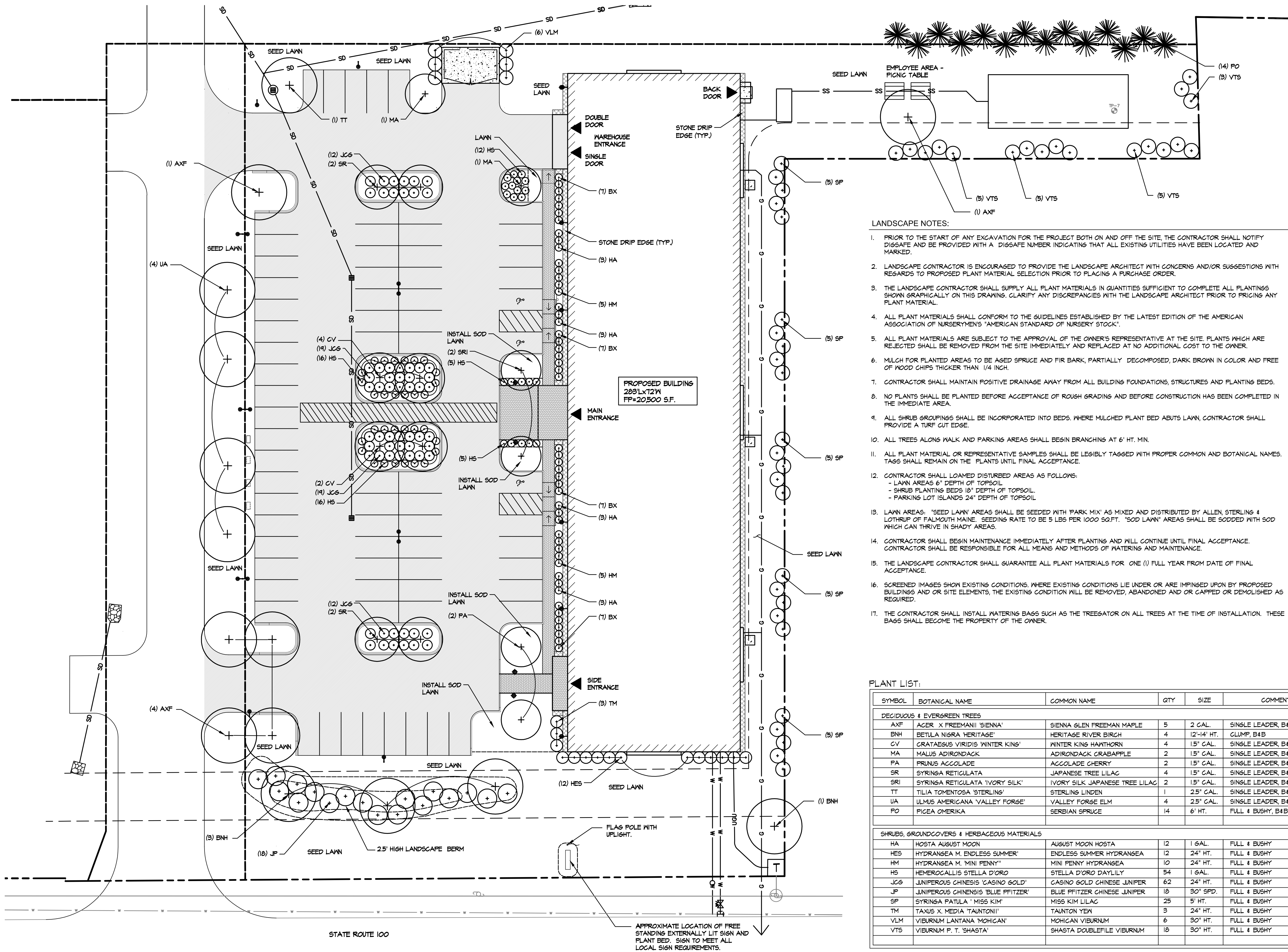


- GRADING, DRAINAGE & EROSION CONTROL NOTES:
1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 2. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
 3. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES AND PLANTING BEDS.
 4. CONTRACTOR TO ADJUST EXISTING AND PROPOSED UTILITY ELEMENT MEANT TO BE FLUSH WITH GRADE (CLEAN-OUTS, UTILITY MANHOLES, CATCH BASINS, INLETS, ETC) THAT ARE AFFECTED BY SITE WORK OR GRADE CHANGES, WHETHER SPECIFICALLY NOTED ON PLANS OR NOT.
 5. WHERE PROPOSED GRADES MEET EXISTING GRADES, CONTRACTOR SHALL BLEND GRADES TO PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING AND NEW WORK. PONDING AT TRANSITION AREAS WILL NOT BE ALLOWED.
 6. CONTRACTOR SHALL PROVIDE A FINISHED PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS.
 7. ALL WALKS SHALL HAVE A 2% CROSS SLOPE.
 8. WHERE SLOPES IN DISTURBED AREAS EXCEED 3:1 THE CONTRACTOR SHALL INSTALL CURLEX II EROSION CONTROL BLANKET FROM AMERICAN EXCELSIOR. NO SLOPE SHALL EXCEED 2:1. COMPANY (BOG) TTT-SOIL OR APPROVED EQUAL.
 9. OWNER'S REPRESENTATIVE SHALL APPROVE LAYOUT OF ALL DRAINAGE STRUCTURES PRIOR TO INSTALLATION.
 10. ALL CATCH BASINS SHALL BE PROVIDED WITH FLEXIBLE BOOT CONNECTIONS FOR PIPES.
 11. ALL DRAINAGE PIPE NOT CALLED OUT ON THE DRAWINGS SHALL BE SMOOTH INTERIOR, CORRUGATED EXTERIOR, HDPE, N-12 AS MANUFACTURED BY ADS.
 12. THE CONTRACTOR SHALL INSTALL CATCH BASIN INLET PROTECTION AT ALL CATCH BASIN INLETS WITHIN THE DISTURBED AREA AND BE RESPONSIBLE FOR TAKING ALL NECESSARY EROSION CONTROL MEASURES. SEE SHEET C-400.
 13. ALL UNSUITABLE AND UNUSED MATERIALS WHICH CAN NOT BE DISPOSED OF ON SITE SHALL BE REMOVED AND DISPOSED OF OFF SITE BY THE CONTRACTOR IN ACCORDANCE WITH ALL STATE AND LOCAL LAWS.
 14. SEE SHEET C-400 FOR EROSION CONTROL NOTES, SEQUENCE AND DETAILS.

LEGEND:	
PROPERTY BOUNDARY	---
CONDOMINIUM UNIT DIVISION LINE	----
PROPERTY LINE SETBACK	----
EDGE OF PAVEMENT	----
VERTICAL GRANITE CURB	=====
SLOPED GRANITE CURB	=====
STORMWATER PIPE	SD SD
WATER SERVICE	W W
UNDERGROUND UTILITIES	UGU
SEWER SERVICE LINE	SS SS
BITUMINOUS CONCRETE PAVEMENT	[Pattern]
CONCRETE PAVEMENT	[Pattern]
BRICK PAVEMENT	[Pattern]
STONE DRIP EDGE	[Pattern]
CATCH BASIN	[Symbol]
RIPRAP APRON	[Symbol]
STEEL PROTECTIVE BOLLARD	[Symbol]
SIGN	[Symbol]
POLE MOUNTED DOUBLE LIGHT FIXTURE	[Symbol]
POLE MOUNTED SINGLE LIGHT FIXTURE	[Symbol]
BUILDING MOUNTED LIGHT FIXTURE	[Symbol]
BOLLARD LIGHT	[Symbol]
SILT FENCE OR SEDIMENT BARRIER	SF
PROPOSED CONTOUR	TC 299.5
TOP OF CURB	BC 299.5
BOTTOM OF CURB	299.3+
SPOT GRADE	299.3+



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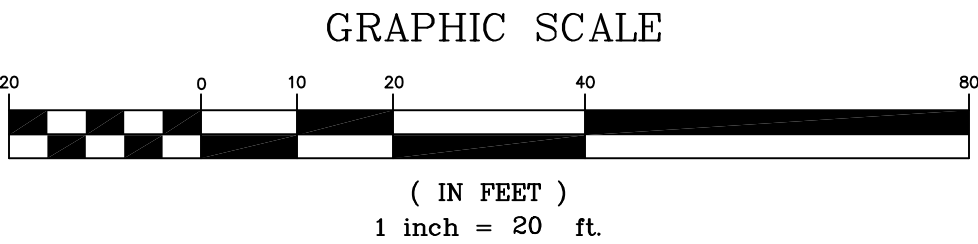
- LANDSCAPE NOTES:
- PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
 - LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
 - THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
 - ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S 'AMERICAN STANDARD OF NURSERY STOCK'.
 - ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
 - MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
 - CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
 - NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
 - ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ADJUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
 - ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
 - ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LESIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
 - CONTRACTOR SHALL LOAMED DISTURBED AREAS AS FOLLOWS:
 - LAWN AREAS 6" DEPTH OF TOPSOIL.
 - SHRUB PLANTING BEDS 18" DEPTH OF TOPSOIL.
 - PARKING LOT ISLANDS 24" DEPTH OF TOPSOIL.
 - LAWN AREAS: "SEED LAWN" AREAS SHALL BE SEEDDED WITH "PARK MIX" AS MIXED AND DISTRIBUTED BY ALLEN, STERLING & LOTHROP OF FALMOUTH MAINE. SEEDING RATE TO BE 5 LBS PER 1000 SQ.FT. "SOD LAWN" AREAS SHALL BE SODDED WITH SOD WHICH CAN THRIVE IN SHADY AREAS.
 - CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTINGS AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
 - THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
 - SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
 - THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR ON ALL TREES AT THE TIME OF INSTALLATION. THESE BAGS SHALL BECOME THE PROPERTY OF THE OWNER.

PLANT LIST:





SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS & EVERGREEN TREES					
AXF	ACER X FREEMANII 'SIENNA'	SIENNA GLEN FREEMAN MAPLE	5	2 GAL.	SINGLE LEADER, B4B
BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	4	12"x14" HT.	CLUMP, B4B
CV	CRATAEGUS VIRIDIS 'WINTER KINS'	WINTER KINS HAWTHORN	4	13" CAL.	SINGLE LEADER, B4B, SPECIMEN
MA	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	2	13" CAL.	SINGLE LEADER, B4B
PA	PRUNUS ACCOLADE	ACCOLADE CHERRY	2	13" CAL.	SINGLE LEADER, B4B
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	4	13" CAL.	SINGLE LEADER, B4B
SRI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE TREE LILAC	2	13" CAL.	SINGLE LEADER, B4B, SPECIMEN
TT	TILIA TOMENTOSA 'STERLING'	STERLING LINDEN	1	2.5" CAL.	SINGLE LEADER, B4B
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	4	2.5" CAL.	SINGLE LEADER, B4B
PO	PICEA OMERIKA	SERBIAN SPRUCE	14	6' HT.	FULL & BUSHY, B4B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
HA	HOSTA AUGUST MOON	AUGUST MOON HOSTA	12	1 GAL.	FULL & BUSHY
HES	HYDRANGEA M. ENDLESS SUMMER'	ENDLESS SUMMER HYDRANGEA	12	24" HT.	FULL & BUSHY
HM	HYDRANGEA M. 'MINI PENNY'	MINI PENNY HYDRANGEA	10	24" HT.	FULL & BUSHY
HS	HEMEROCALLIS STELLA D'ORO	STELLA D'ORO DAYLILY	54	1 GAL.	FULL & BUSHY
JC6	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD CHINESE JUNIPER	62	24" HT.	FULL & BUSHY
JP	JUNIPERUS CHINENSIS 'BLUE PFITZER'	BLUE PFITZER CHINESE JUNIPER	18	30" SPD.	FULL & BUSHY
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	25	5' HT.	FULL & BUSHY
TM	TAXUS X MEDIA 'TAUNTONI'	TAUNTON YEW	3	24" HT.	FULL & BUSHY
VLM	VIBURNUM LANTANA 'MOHICAN'	MOHICAN VIBURNUM	6	30" HT.	FULL & BUSHY
VTS	VIBURNUM P. T. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	18	30" HT.	FULL & BUSHY

LEGEND:



PROPERTY BOUNDARY	---
CONDOMINIUM UNIT DIVISION LINE	----
PROPERTY LINE SETBACK	----
EDGE OF PAVEMENT	=====
VERTICAL GRANITE CURB	=====
SLOPED GRANITE CURB	=====
STORMWATER PIPE	SD SD
WATER SERVICE	W W
UNDERGROUND UTILITIES	UQU
SEWER SERVICE LINE	SS SS
BITUMINOUS CONCRETE PAVEMENT	[Pattern]
CONCRETE PAVEMENT	[Pattern]
BRICK PAVEMENT	[Pattern]
STONE DRIP EDGE	[Symbol]
CATCH BASIN	[Symbol]
RIPRAP APRON	[Symbol]
STEEL PROTECTIVE BOLLARD	[Symbol]
SIGN	[Symbol]
POLE MOUNTED DOUBLE LIGHT FIXTURE	[Symbol]
POLE MOUNTED SINGLE LIGHT FIXTURE	[Symbol]
BUILDING MOUNTED LIGHT FIXTURE	[Symbol]
BOLLARD LIGHT	[Symbol]



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Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	B	4	Lithonia Lighting	DSXB LED 16C 700 30K SYM	D-SERIES BOLLARD; mounted at 3ft	LED	1	DSXB_LED_16C_700_30K_SYM.ies	1634	0.9	39
	S2-4	5	Antique Street Lamps	EHL16 ST 63LED 350mA 3K GCF R4 MVOLT 1DS ANBK	EUROTIQUE HANOVER SERIES; mounted at 16ft	LED	1	EH16XT_63LED_350mA_50K_R4_MVOLT_1DS_ANWH.ies	6279	0.9	143.2
	S4	4	Antique Street Lamps	EHL16 ST 63LED 350mA 3K GCF R4 MVOLT 1DS ANBK	EUROTIQUE HANOVER SERIES; mounted at 16ft	LED	1	EH16XT_63LED_350mA_50K_R4_MVOLT_1DS_ANWH.ies	6279	0.9	71.6
	WM4	6	Antique Street Lamps	EHL16 ST 49LED 350mA 3K GCF R4 MVOLT 1DS ANBK	EUROTIQUE HANOVER SERIES; mounted at 12ft	LED	1	EML17_GCF_XT_49LED_350mA_40K_SR4.ies	4964	0.9	58.8

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Outside of Parking Lot		0.2 fc	8.2 fc	0.0 fc	N/A	N/A
Parking Lot		1.7 fc	6.1 fc	0.0 fc	N/A	N/A



CASCO SYSTEMS FACILITY Site Lighting Layout

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
10/31/2017
Scale
1"=20'
Drawing No.
Summary