

To: Cumberland Planning Board
From: Carla Nixon, Town Planner
Date: February 14, 2019
Subject: Major Site Plan Amendment – Yarmouth Boat Yard

1. Request/Project Description:

The Applicant is Yarmouth Boat Yard. Steve Arnold of Yarmouth Boat Yard is the Applicant's representative. Yarmouth Boat Yard currently has an 11,900 sf boat storage building on the site. The Applicant is requesting an amendment to an approved site plan that would revise the entrance to the site and allow for the construction of another 11,900 sf boat storage building.

The 4.4 acre parcel is located at 199 Middle Road, as shown on Tax Assessor Map R02, Lot 27 A in the Rural Industrial Zoning District.

Tom Greer, P.E. of Walsh Engineering, prepared the site plan application and will represent the Applicant at the Planning Board meeting.

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

- 3. WAIVER REQUESTS:** Waiver from Chapter 229, Section 10 H – Exterior Lighting. Applicant has stated that the wall lights on the new building will be the same as the existing building. This building is well buffered from neighbors.

Town Planner's Comment: *Is the waiver (above) necessary? The approved plan shows 1 fixture for the boat storage building that has motion detection and is fully shielded.*

4. Department Head Reviews:

William Longley, Code Enforcement Officer: No comments

Charles Rumsey, Police Chief: No comments

Dan Small, Fire Chief:

1. As identified on Sheet C1.0 General Notes #13 the building shall be protected with a fire protection sprinkler system.

2. Buildings should be equipped with a fire alarm system that is monitored by an approved fire alarm company. The system should have a remote annunciator panel located at the main entrance that can be silenced with the push of one button from this location. The strobe or other visual alarm signaling devices shall remain active when the system is silenced. The alarm system shall identify the exact location of each individual initiation device with plain text at the fire alarm panel.

3. The building shall be equipped with a hinged key box approved by the fire department.

4. Access to the building shall be adequate enough to accommodate fire department vehicles.

2. LANDS AND CONSERVATION COMMISSION REVIEW: No comments

3. Town Engineer's Review: Jeff Read, P.E., Sevee and Maher Engineers

PROJECT DESCRIPTION

The Applicant proposes to modify the site entrance and construct a second, 11,900 square foot boat storage building on the property. Site access located on an access easement shared with Coastal Landscaping on adjacent Lot A. Proposed modifications to the Coastal Landscaping property have been submitted for review under a separate application.

Chapter 229: Site Plan Review

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

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

Section 229-10-B. – Traffic, circulation and parking – SME has reviewed and has no comments.

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

Section 229-10-D. – Water, sewer, and fire protection - SME has reviewed and has no comments.

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

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

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

Section 229-10-H. – Exterior lighting

1. SME has reviewed the waiver request for exterior lighting and supports the waiver as written. Please verify proposed exterior fixtures are shielded and full cut-off to minimize impact to abutting properties. If conditions change and revised lighting is proposed, SME recommends the applicant provide revised cut sheets and an updated photometrics plan for review.

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

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

Section 229-10-K. – Storage of materials

2. Please verify this facility is for boat storage only and that no boat or engine maintenance, or storage of hazardous materials will occur on site.

Section 229-10-L. – Capacity of the applicant – SME reviewed and has no comments.

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

Chapter 315: Zoning

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

Chapter 242: Stormwater Management

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

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.

A. Utilization of the Site

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

The site had been previously developed for industrial uses. The groundcover is gravel. There are no evident environmentally sensitive areas on the site. The proposed amendment to add another boat storage building on the site is an appropriate utilization of the site.

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

B. Traffic, Circulation and Parking

(1) Traffic Access and Parking

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

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

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

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

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

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

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

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

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

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

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

(2) Access way Location and Spacing

Access ways must meet the following standards:

(a) Private entrance / exits must be located at least fifty (50) feet from the closest un-signalized intersection and one hundred fifty (150) feet from the closest signalized intersection, as measured from the point of tangency for the corner to the point of tangency for the access way. This requirement may be reduced if the shape of the site does not allow conformance with this standard.

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

(3) Internal Vehicular Circulation

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

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

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

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

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

(4) Parking Layout and Design

Off street parking must conform to the following standards:

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

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

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

| Parking Angle | Stall Width | Skew Width | Stall Depth | Aisle Width |
|---------------|-------------|------------|-------------|--------------|
| 90° | 9'-0" | | 18'-0" | 24'-0" 2-way |
| 60° | 8'-6" | 10'-6" | 18'-0" | 16'-0" 1-way |
| 45° | 8'-6" | 12'-9" | 17'-6" | 12'-0" 1-way |
| 30° | 8'-6" | 17'-0" | 17'-0" | 12'-0" 1 way |

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

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

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

The Town Engineer has reviewed the proposed amendments and found them to be in conformance with these standards.

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

(5) Building and Parking Placement

(a) 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.

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

(6) Pedestrian Circulation

The site plan must provide for a system of pedestrian ways within the development appropriate to the type and scale of development. This system must connect the major building entrances/ exits with parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project. The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space or recreation areas. The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect the amenities such as parks or open space on or adjacent to the site.

There are no changes to the parking. The building is located in an area that is appropriate. Due to the use of the building, there is no need for pedestrian ways.

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

C. Stormwater Management and Erosion Control

(1) Stormwater Management

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

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

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

(c) The applicant must demonstrate that on - and off-site downstream channel or system capacity is sufficient to carry the flow without adverse effects, including but not limited to, flooding and erosion of shoreland

areas, or that he / she will be responsible for whatever improvements are needed to provide the required increase in capacity and / or mitigation.

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

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

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

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

(2) Erosion Control

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

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

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

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

D. Water, Sewer, Utilities and Fire Protection

(1) Water Supply Provisions

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

(2) Sewage Disposal Provisions

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

(3) Utilities

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

(4) Fire Protection

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

There is a well on site. Public sewer is provided by the Portland Water District. An ability to serve letter from the Portland Water District is on file. There is electrical service on site. The Fire Chief has reviewed the plans and has no recommendations.

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

E. Water Protection

(1) Groundwater Protection

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

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

(2) Water Quality

All aspects of the project must be designed so that:

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

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

There will be no outdoor storage of environmentally harmful products.

(3) Aquifer Protection

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

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

F. Floodplain Management

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

The site is not located within a floodplain. See Attachment 9 for a FEMA Flood map of the area.

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

G. Historic and Archaeological Resources

If any portion of the site has been identified as containing historic or archaeological resources, the development must include appropriate measures

for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

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

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

H. Exterior Lighting

The proposed development must have adequate exterior lighting to provide for its safe use during nighttime hours, if such use is contemplated. All exterior lighting must be designed and shielded to avoid undue glare, adverse impact on neighboring properties and rights - of way, and the unnecessary lighting of the night sky.

The site plan show an appropriate amount of limited lighting on the new building.

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

I. Buffering and Landscaping

(1) Buffering of Adjacent Uses

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

(2) Landscaping

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

Landscaping was done around the perimeter of the site following the original approval. No additional landscaping is proposed around the proposed building, however new landscaping is shown for the revised entrance area.

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

J. Noise

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

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 once the boat storage building is built.

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

K. Storage of Materials

(1) Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals or other articles of salvage or refuse must have sufficient setbacks and screening (such as a stockade fence or a dense evergreen hedge) to provide a visual buffer sufficient to minimize their impact on abutting residential uses and users of public streets.

(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.

(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 will be no outdoor storage of petroleum products. There is no dumpster shown on the plan.

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

L. Capacity of the Applicant

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

Technical Ability: The applicant has retained Walsh Engineering to prepare the amended site plan.

Financial Capacity: The applicant has provided a letter from Androscoggin Bank stating that the applicant has the capacity to finance the project as proposed.

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

M. Design Design and Performance Standards

The project is not subject to any Design Standards.

LIMITATION OF APPROVAL:

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

229-12 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.

X. CONDITIONS OF APPROVAL

1. Any outstanding fees shall be paid to the Town prior to the issuance of a building permit.



Site Plan Application

For

191 Middle Road
Cumberland, Maine

January 14, 2019

Submitted to:

Town of Cumberland
290 Tuttle Rd
Cumberland, Maine 04021

Submitted by:

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

191 Middle Road, Cumberland
Site Plan Application

Table of Contents

| | |
|------------|---|
| Section 1 | Cover Letter |
| Section 2 | Site Plan Application, Checklist & Authorization Letter |
| Section 3 | Waiver Request |
| Section 4 | USGS Location Map |
| Section 5 | Deeds |
| Section 6 | Technical Ability |
| Section 7 | Financial Capacity |
| Section 8 | Abutters List |
| Section 9 | FEMA Flood Maps |
| Section 10 | Photos |
| Section 11 | Stormwater Report |

Drawing List

| | |
|------|---------------------------|
| C1.0 | Subdivision Plan |
| C1.1 | Site Plan |
| C2.1 | Site Details |
| 1 | Landscape & Planting Plan |

File: 534

January 14, 2019

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

RE: Site Plan Application, 191 Middle Road

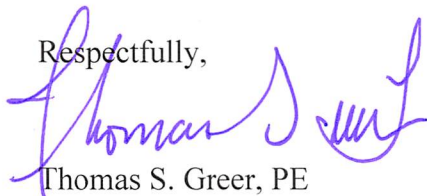
Dear Carla,

Attached are revised drawings for 191 Middle Road. Yarmouth Boat Yard will be revising the entrance to the site and adding another building for indoor storage of boats. The original approval was for a 14,000 sq. ft. facility. The building was reduced in size to 11,900 during the construction process. The new building will match the 11,900 sq. ft. building

Attached are the stormwater calculations showing no increase in stormwater flows.

Let me know if you have any questions.

Respectfully,



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

cc: Steve Arnold, Craig Wright, File
Enc.

**SITE PLAN REVIEW
Town of Cumberland**

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

Applicant's name 191 Middle LLC

Applicant's address 72 Lafayette St, Yarmouth ME 04096

Cell phone _____ Home phone _____ Office phone (207) 846-9050

Email Address Steve@ybyboats.com

Project address 191 Middle Road

Project name 191 Middle Road

Describe project Add a building to Yarmouth Boat Yard.

Number of employees No new employees will be added

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

Project review and notice fee \$2,150.00

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

Contact information: Cell: _____ Office: 207.553.9898

What is the applicant's interest in the property?

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

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

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

Boundary Survey

Submitted? Yes _____ No X Previously Submitted

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

Building Information

Are there existing buildings on the site? Yes X No _____ Number: 1

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

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

Describe: Boat Storage

Number of new buildings 1

Square footage 11,900

Number of floor levels including basement 1, no basement

ParkingNumber of existing parking spaces 7Number of new parking spaces 7Number of handicapped spaces 0Will parking area be paved? X Yes No**Entrance**Location: At EasementWidth Length Is it paved? X Yes No If not, do you plan to pave it?

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

See C1.1

Utilities

Existing

Water: Public water Well X (Show location on site plan.)**Sewer/septic:** Public sewer X Private septic Show location on site plan and submit HHE-200 septic design or location of passing test pit locations if new system is proposed. Also show any wells on abutting properties within 200 feet of the site.**Electric:** On site? Yes X No

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

SignsNumber: No Sign ChangeSize: Material:

Submit sign design and completed sign application.

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

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

Natural Features

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

River Stream Wetland X Pond Lake Stone walls Are there any other historic or natural features? No**Lighting**Will there be any exterior lights? Yes X No Show location on site plan (e.g., pole fixtures, wall packs on building) and provide fixture and lumen information.**Trees**

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

A small area of existing trees to be cleared.

LandscapingIs there existing landscaping on the site? Yes X No Show type and location on site plan.

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

Yes, see Landscape Plan

Buffering

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

Erosion Control

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

Stormwater Management Plan

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

Fire Protection

Location of nearest hydrant n/a Sprinklers? Yes No X

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

Trash

Will trash be stored inside X outside . 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.

 See Attached List

Financial Capacity

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

- Zoning district: RI - Rural Industrial
- Minimum lot size: 60,000 s. f.
- Classification of proposed use: Boat Storage
- Parcel size: 4.4 acres
- Frontage: 150'
- Setbacks: Front 100' Side 30' Rear 65'
- Board of Appeals Required? no
- Tax Map R02 Lot 27A Deed book 33085 Deed page 240
- Floodplain map number FM2301620016C & FM2301620018C Designation Zone C
- Vernal pool identified? No
- Is parcel in a subdivision? No
- Outside agency permits required:
MDEP Tier 1 n/a MDEP Tier 2 n/a Army Corps of Engineers n/a
MDEP general construction (stormwater) permit (for disturbance of 1 acre or more)
- MDOT entrance permit n/a
- MDOT traffic movement permit n/a
- Traffic study required n/a
- Hydrogeologic evaluation n/a
- Market study n/a
- Route 1 Design Guidelines? n/a
- Route 100, VMU or TCD Design Standards? n/a

Applicant's signature

Submission date:

Thomas J. Agnet
1/14/19

PLANNING BOARD SITE PLAN REVIEW **SUBMISSION CHECKLIST**

FOR ALL PROJECTS:

| Submission Requirement | Provide Location in Application Packet (e.g., plan sheet number, binder section, narrative | If requesting a waiver, indicate below: |
|---|---|--|
| <i>Example: Erosion Control</i> | <i>Plan Sheet E-1</i> | |
| General Information: | | |
| Completed Site Plan Application Form | Application Section 2 | |
| Names and addresses of all consultants | Application Section 6 | |
| Narrative describing existing conditions and the proposed project | Application, Section 1, Cover Letter | |
| Evidence of right, title or interest (deed, option, etc.) | Application, Section 5 | |
| Names and Addresses of all property owners within 200 feet | Application, Section 8 | |
| Boundaries of all contiguous property under control of owner | C1.0 & C1.1 | |
| Tax map and lot numbers | C1.0 | |
| Area of the parcel | C1.0 - 4.4 Acres | |
| FEMA Floodplain designation & map # | Application, Section 9 | |
| Zoning classification | Rural Industrial (RI) | |
| Evidence of technical and financial capability to carry out the project | Section 6 & 7 | |
| Boundary survey | Previously Submitted | |
| List of waiver requests on separate sheet with reason for request. | Application, Section 3 | |
| Proposed solid waste disposal plan | Carry out, Private Hauler | |
| | | |
| Existing Conditions Plan showing: | | |
| Name, registration number and seal of person who prepared plan | C1.0, C1.1 & C2.1 | |
| North arrow, date, scale, legend | C1.0 & C1.1 | |
| Area of the parcel | C1.0 & C1.1 | |
| Setbacks and building envelope | C1.0 & C1.1 | |
| Utilities, including sewer & water, culverts & drains, on-site sewage | C1.1 | |
| Location of any septic systems | C1.1 | |
| Location, names, widths of existing public or private streets ROW's | C1.0 & C1.1 | |

| | | |
|---|-------------------------------------|--|
| | | |
| Location, dimension of ground floor elevation of all existing buildings | C1.1 | |
| | | |
| Location, dimension of existing driveways, parking, loading, walkways | C1.1 | |
| Location of intersecting roads & driveways within 200 feet of the site | C1.0 & C1.1 | |
| Wetland areas | C1.0 & C1.1 | |
| Natural and historic features such as water bodies, stands of trees, streams, graveyards, stonewalls, floodplains | n/a | |
| Direction of existing surface water drainage across the site & off site | C1.1 | |
| Location, front view, dimensions and lighting of existing signs | n/a, identical to existing building | |
| Location and dimensions of existing easements & copies of documents | C1.0 | |
| Location of nearest fire hydrant or water supply for fire protection | n/a | |
| | | |
| Proposed Development Site Plan showing: | | |
| Name of development | C1.1 | |
| Date | C1.0, C1.1, & C2.1 | |
| North arrow | C1.0, C1.1, & C2.1 | |
| Scale | C1.0, C1.1, & C2.1 | |
| Legend | C1.0 & C1.1 | |
| Landscape plan | Sheet 1 of 1 | |
| Stormwater management | Section 11 | |
| Wetland delineation | C1.0 & C1.1 | |
| Current & proposed stands of trees | C1.1 | |
| Erosion control plan | C1.1 | |
| Landscape plan | Sheet 1 of 1 | |
| Lighting/photometric plan | Section 3 | |
| Location and dimensions of all proposed buildings | C1.1 | |
| Location and size of utilities, including sewer, water, culverts and drains | C1.1 | |
| Location and dimension of proposed on-site septic system; test pit locations and nitrate plumes | n/a | |
| Location of wells on subject property and within 200' of the site | C1.1 | |
| Location, names and widths of existing and proposed streets and ROW's | C1.0 & C1.1 | |

| | | |
|---|---------------------------|--|
| Location and dimensions of all accessways and loading and unloading facilities | C1.1 | |
| | | |
| Location and dimension of all existing and proposed pedestrian ways | C1.1 | |
| Location, dimension and # of spaces of proposed parking areas, including handicapped spaces | C1.1 | |
| Total floor area and ground coverage of each proposed building and structure | C1.1 | |
| Proposed sign location and sign lighting | n/a | |
| Proposed lighting location and details | Section 3 | |
| Covenants and deed restrictions proposed | n/a | |
| Snow storage location | C1.1 | |
| Solid waste storage location and fencing/buffering | n/a, trash stored indoors | |
| Location of all fire protection | n/a | |
| Location of all temporary & permanent monuments | C1.0 | |
| Street plans and profiles | n/a | |

ADDITIONAL REQUIREMENTS FOR MAJOR SITE PLAN PROJECTS:

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

To Whom It May Concern,

By this letter, the undersigned authorizes Walsh Engineering Associates, Inc. to act as the agent for the undersigned in the preparation and submission of all Federal, State, and Local City permit applications and relevant documents and correspondence for all necessary permits for the construction on the property at 72 Lafayette Street, Yarmouth and 191 Middle Road, Cumberland to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,


Signature(s)

11/6/18
Date

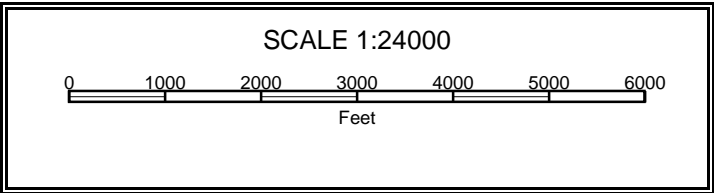
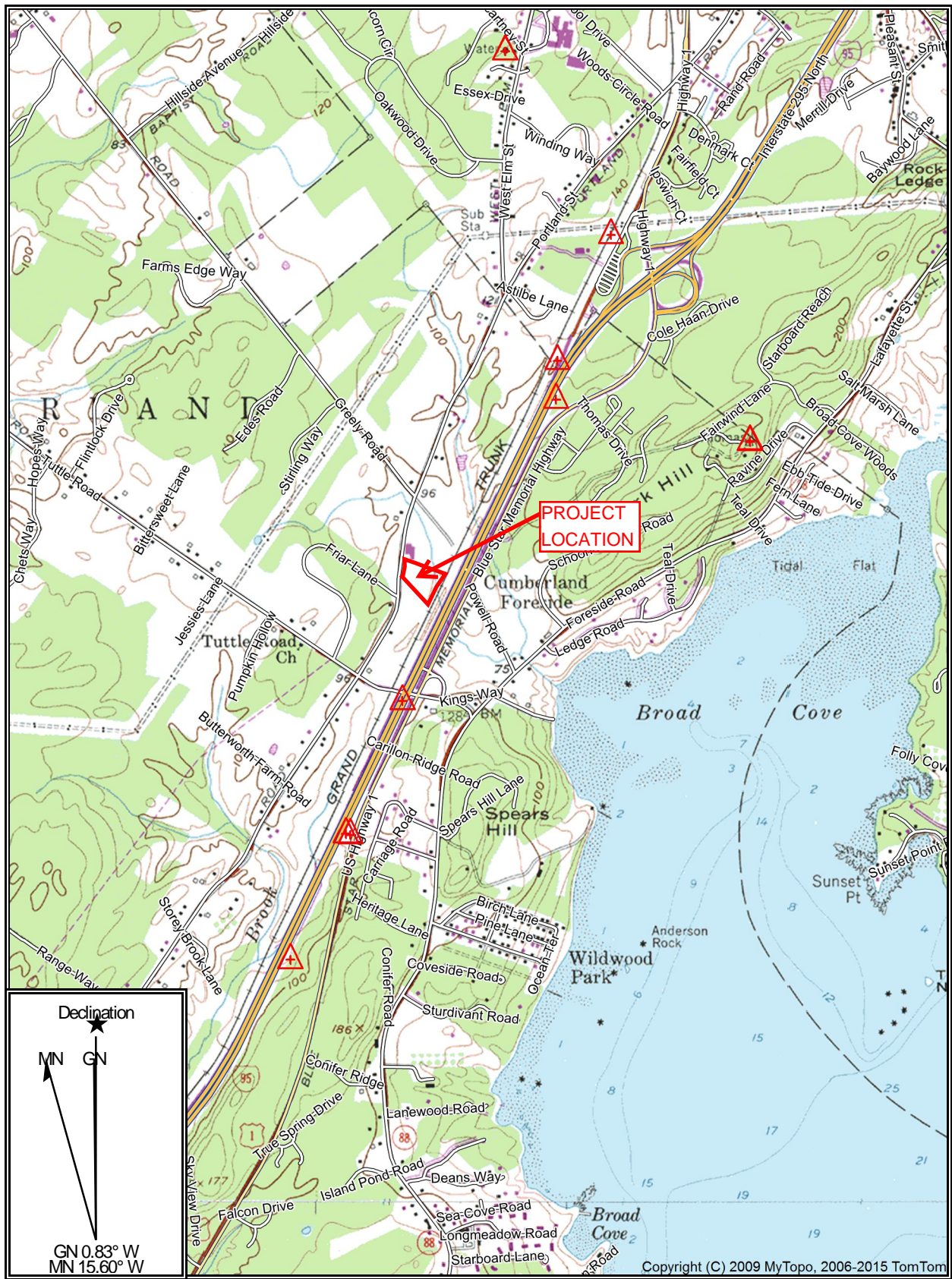
Steve ARNOLD
Owner(s)

191 MIDDLE ROAD

WAIVER REQUEST

Site Plan Review Ordinance Chapter 229, Section 10H Exterior Lighting.

The wall lights on the new building will be the same as the existing building. This building is well buffered from the neighbors.



WARRANTY DEED
(Maine Statutory Short Form)

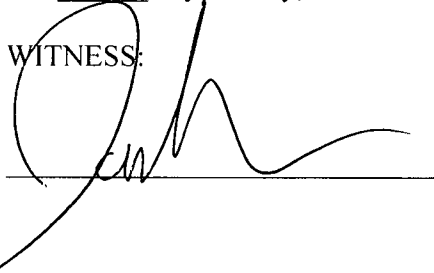
199 MIDDLE ROAD LLC, a Maine limited liability company with a mailing address of 77 Blackstrap Road, Cumberland, Maine 04021 (the "Grantor"), for consideration paid, grants to **199 MIDDLE LLC**, a Maine limited liability company with a mailing address of 72 Lafayette Street, Yarmouth, Maine 04096 (the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

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

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

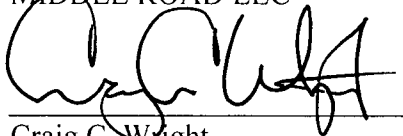
In Witness Whereof, 199 MIDDLE ROAD LLC has caused this instrument to be executed this 4th day of May, 2016.

WITNESS:



199 MIDDLE ROAD LLC

By:



Craig C. Wright

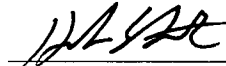
Its: Member

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

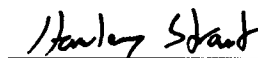
May 4, 2016

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

Before me,



~~Notary Public~~ / Attorney At Law



Print name

My commission expires: _____

MAINE REAL ESTATE TAX PAID

EXHIBIT A

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

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

Thence along the following courses and distances:

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

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

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

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

EXHIBIT B

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

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

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

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

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

All other terms and conditions shall remain the same.

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

191 MIDDLE ROAD

TECHNICAL ABILITY
CONSULTANTS

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



Town of Cumberland
290 Tuttle Road
Cumberland, ME 04021

November 13, 2018

To whom it may concern:

In my capacity as Mr. Arnold's Commercial Loan Officer at Androscoggin Bank, I am writing to inform you that I believe that he and his business ventures do have the capacity to finance the subject projects as proposed.

Should you have any questions please feel free to contact me at 207-376-3657 or via email at ZOvington@AndroscogginBank.com.

Sincerely,

A handwritten signature in black ink that reads 'Zach M. Ovington'.

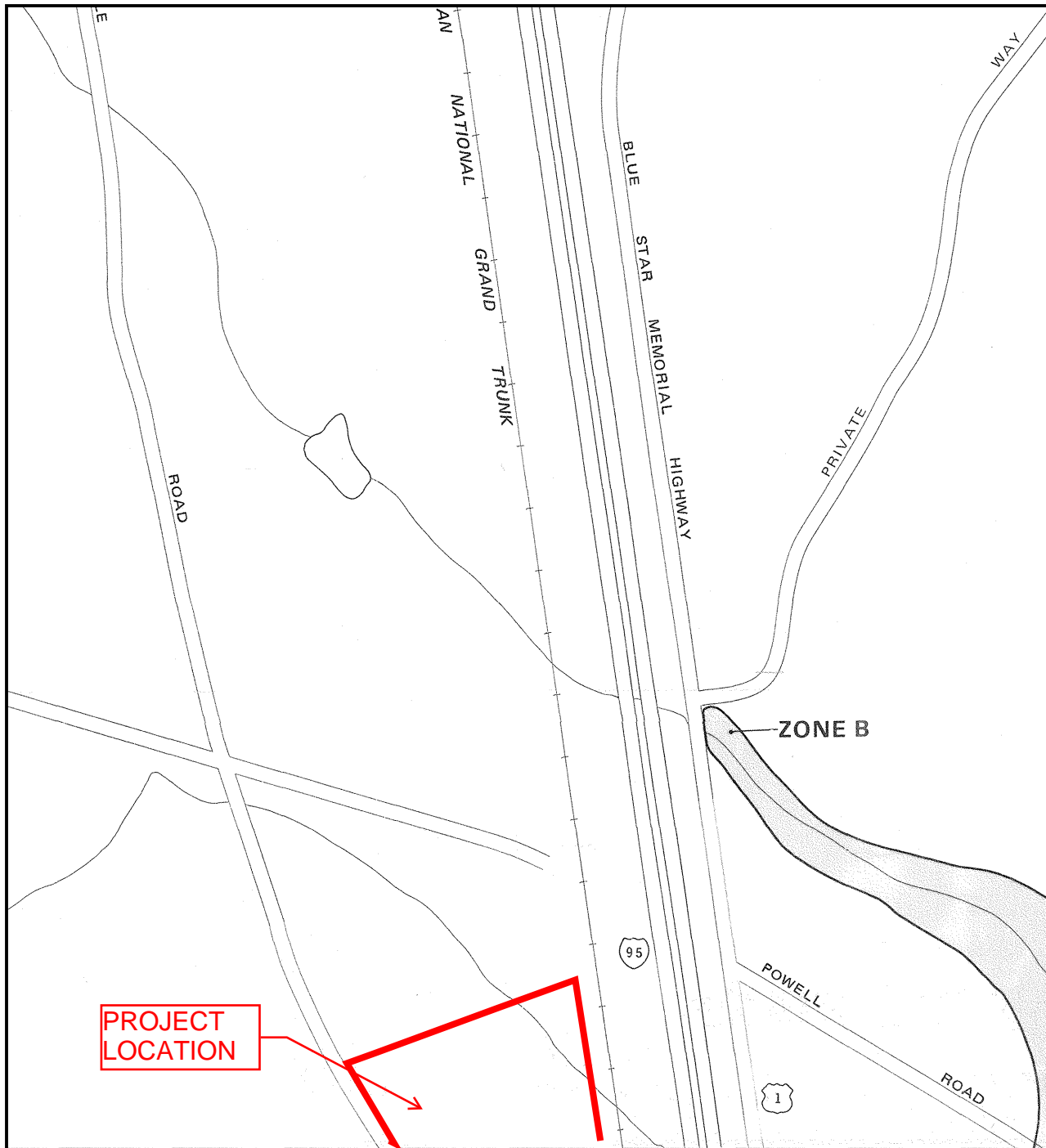
Zach Ovington
Commercial Loan Officer
Androscoggin Bank

WEAGLE ERIK C & PAIGE L
46 FRIAR LANE
CUMBERLAND CTR, ME 04021

SPUGNARDI DALE W
189 MIDDLE ROAD
CUMBERLAND, ME 04021

199 MIDDLE ROAD LLC
199 MIDDLE ROAD, UNIT 2
CUMBERLAND, ME 04021

CHANDLER JOHN G
93 TUTTLE ROAD
CUMBERLAND, ME 04021



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
CUMBERLAND, MAINE
CUMBERLAND COUNTY

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

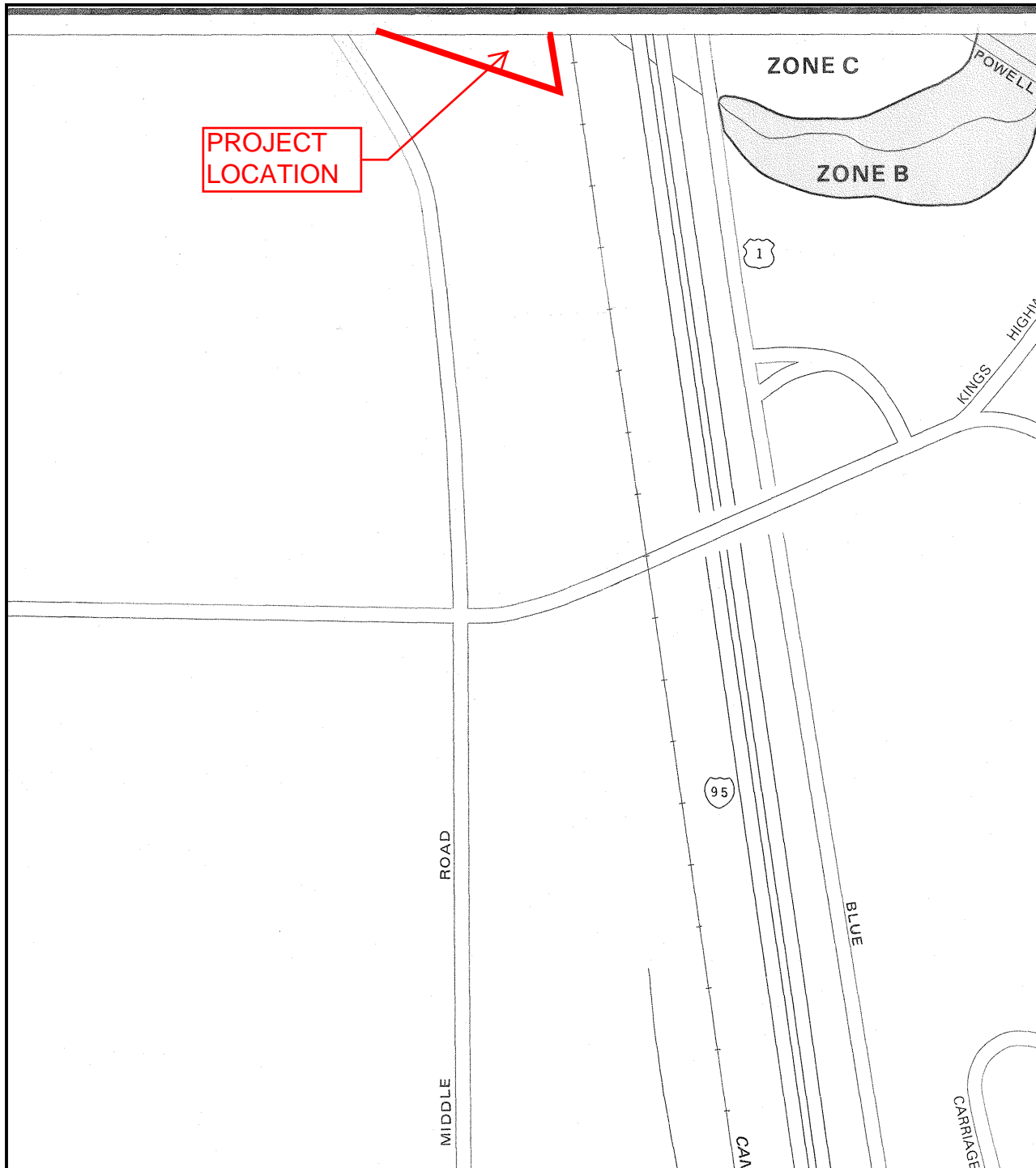
COMMUNITY-PANEL NUMBER
230162 0016 C

MAP REVISED:
OCTOBER 15, 1985



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



APPROXIMATE SCALE

400 0 400 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM
FLOOD INSURANCE RATE MAP

TOWN OF
CUMBERLAND, MAINE
CUMBERLAND COUNTY

PANEL 18 OF 25
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230162 0018 C

MAP REVISED:
OCTOBER 15, 1985



Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov









STORMWATER MANAGEMENT REPORT

191 & 199 Middle Road

Cumberland, Maine

November 7, 2018

Project Description:

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

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

Changes to the Site:

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

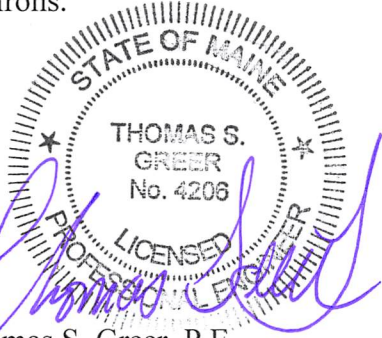
Methodology:

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

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

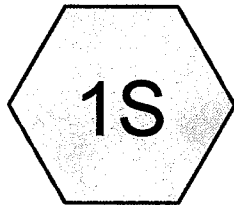
Results

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



Thomas S. Greer, P.E.

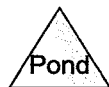
Walsh Engineering Associates, Inc.



EXISTING SITE 2016



DEVELOPED SITE
2018



Routing Diagram for 199 MIDDLE ROAD, TSG 534
Prepared by Hewlett-Packard Company, Printed 11/6/2018
HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 2 YEAR Rainfall=3.10"

Printed 11/6/2018

Page 2

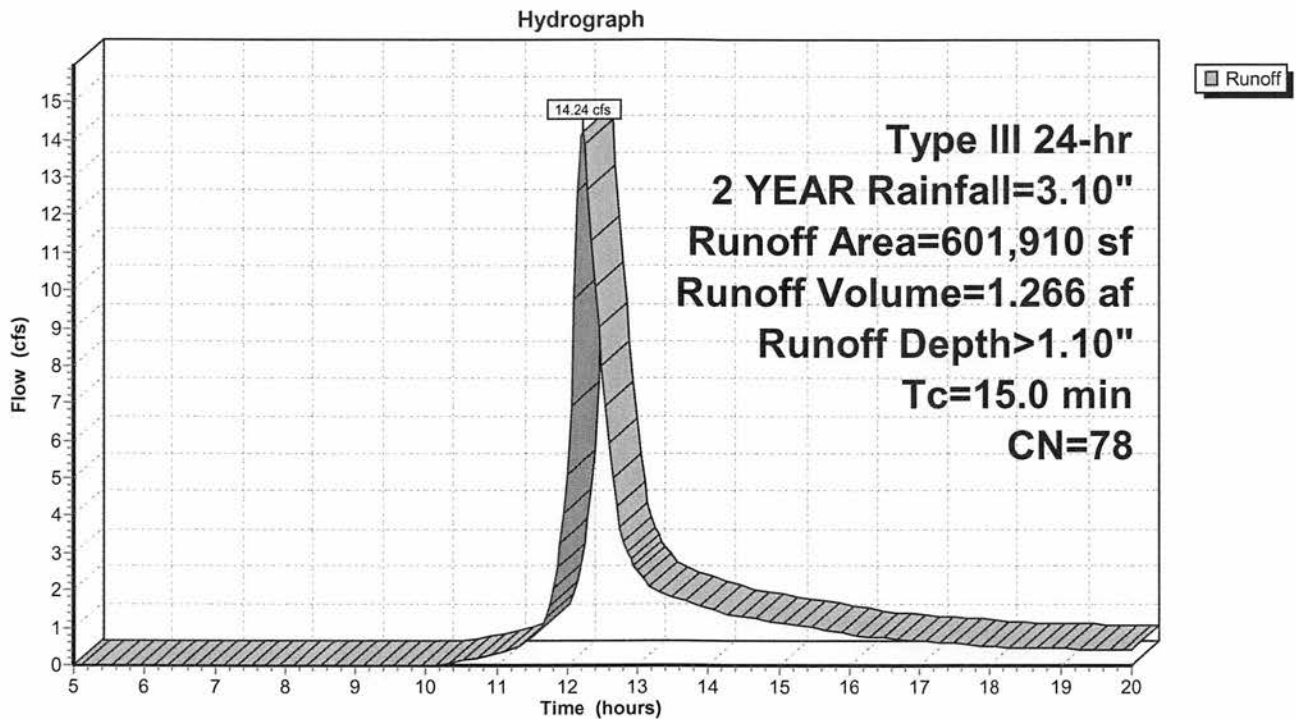
Summary for Subcatchment 1S: EXISTING SITE 2016

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

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

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

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

Subcatchment 1S: EXISTING SITE 2016

199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 2 YEAR Rainfall=3.10"

Printed 11/6/2018

Page 3

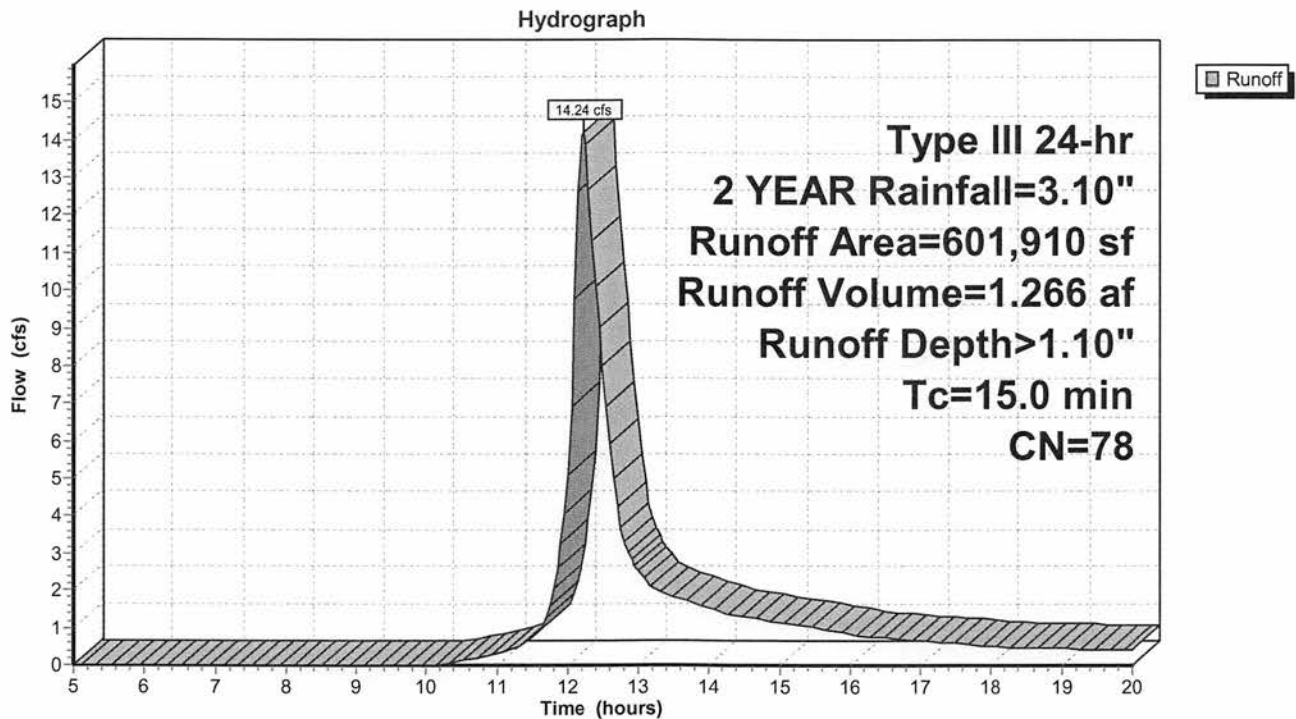
Summary for Subcatchment 2S: DEVELOPED SITE 2018

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

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

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

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

Subcatchment 2S: DEVELOPED SITE 2018

199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 10 YEAR Rainfall=4.60"

Printed 11/6/2018

Page 4

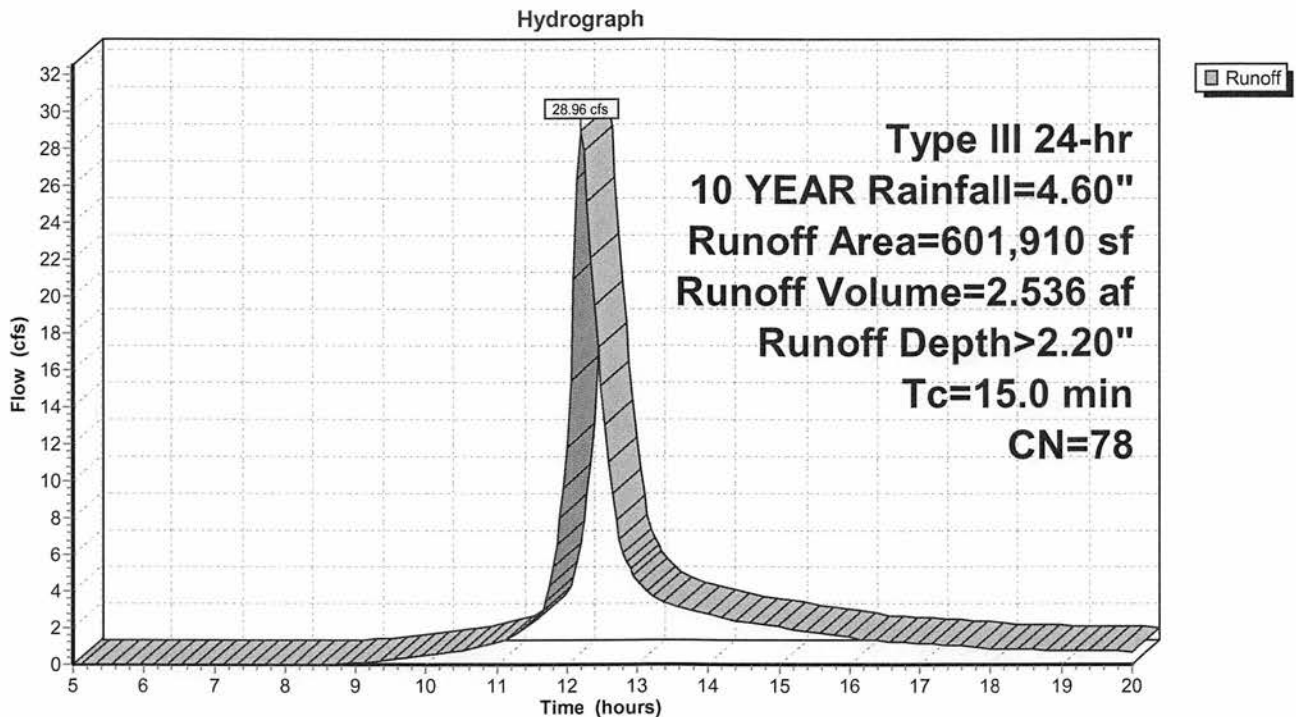
Summary for Subcatchment 1S: EXISTING SITE 2016

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

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

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

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

Subcatchment 1S: EXISTING SITE 2016

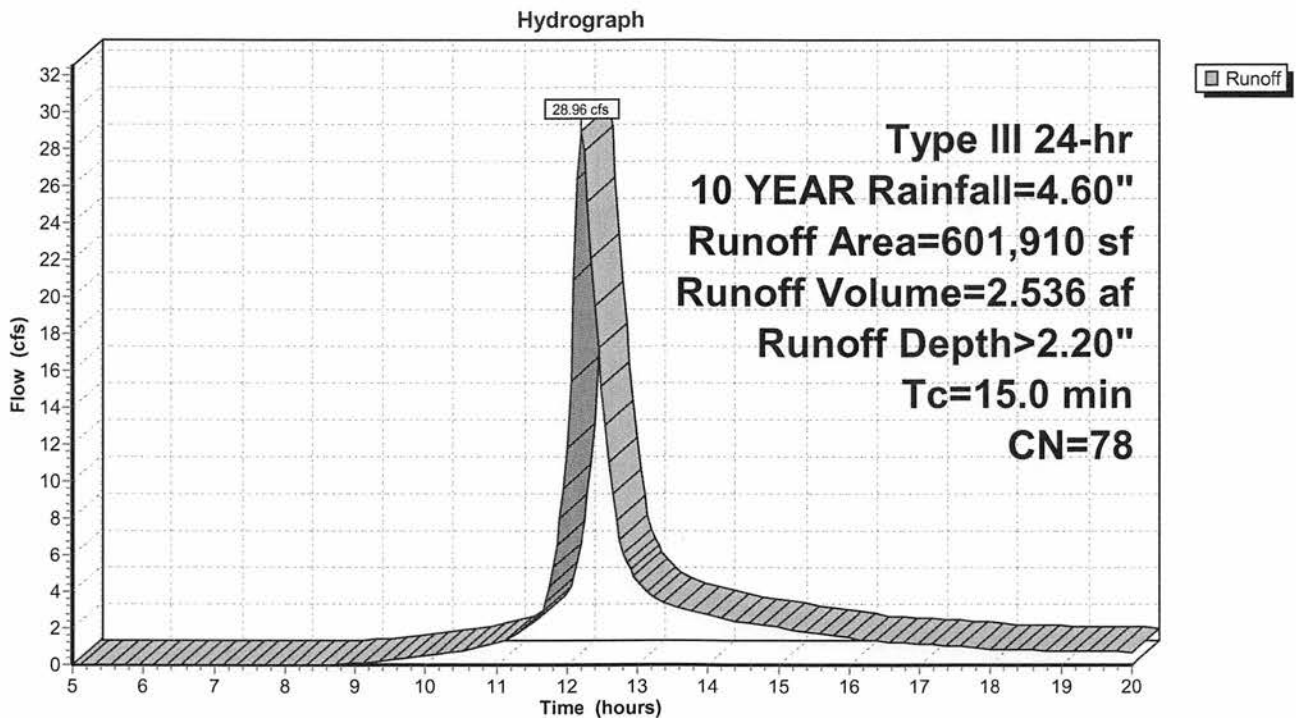
Summary for Subcatchment 2S: DEVELOPED SITE 2018

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

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

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

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

Subcatchment 2S: DEVELOPED SITE 2018

199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 25 YEAR Rainfall=5.80"

Printed 11/6/2018

Page 6

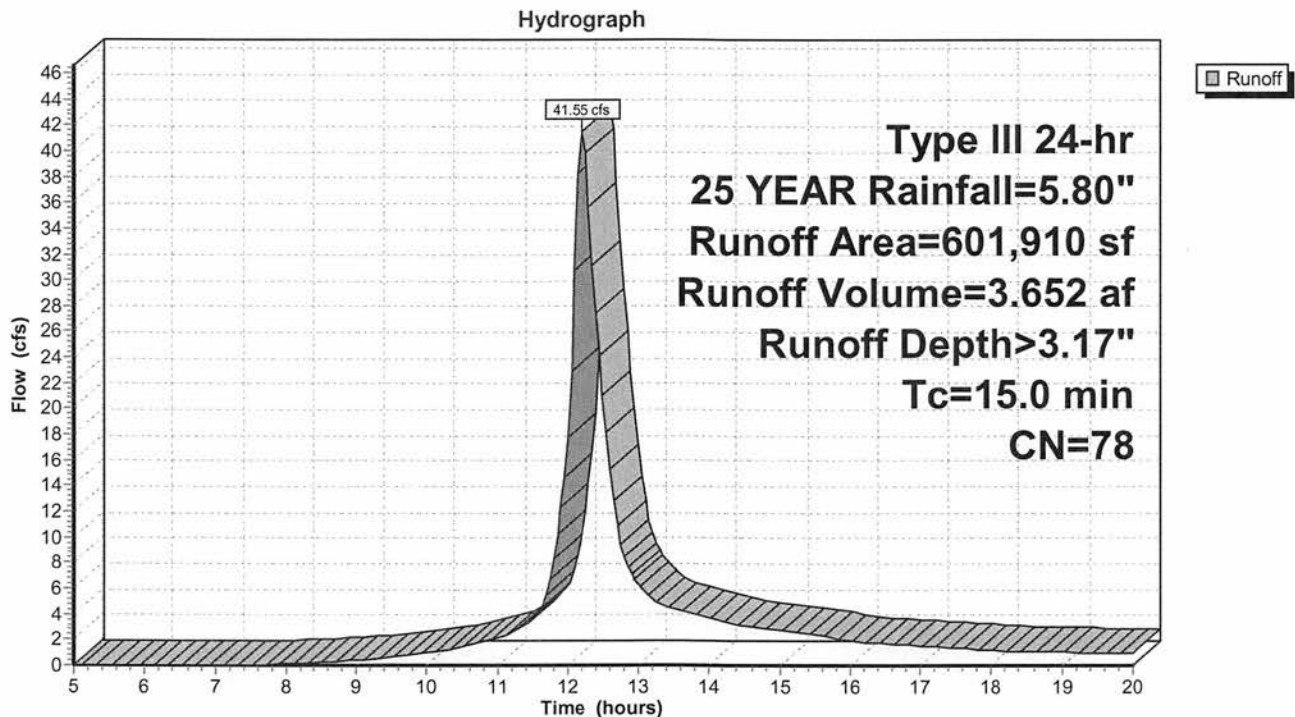
Summary for Subcatchment 1S: EXISTING SITE 2016

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

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

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

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

Subcatchment 1S: EXISTING SITE 2016

199 MIDDLE ROAD, TSG 534

Prepared by Hewlett-Packard Company

HydroCAD® 10.00-16 s/n 01454 © 2015 HydroCAD Software Solutions LLC

Type III 24-hr 25 YEAR Rainfall=5.80"

Printed 11/6/2018

Page 7

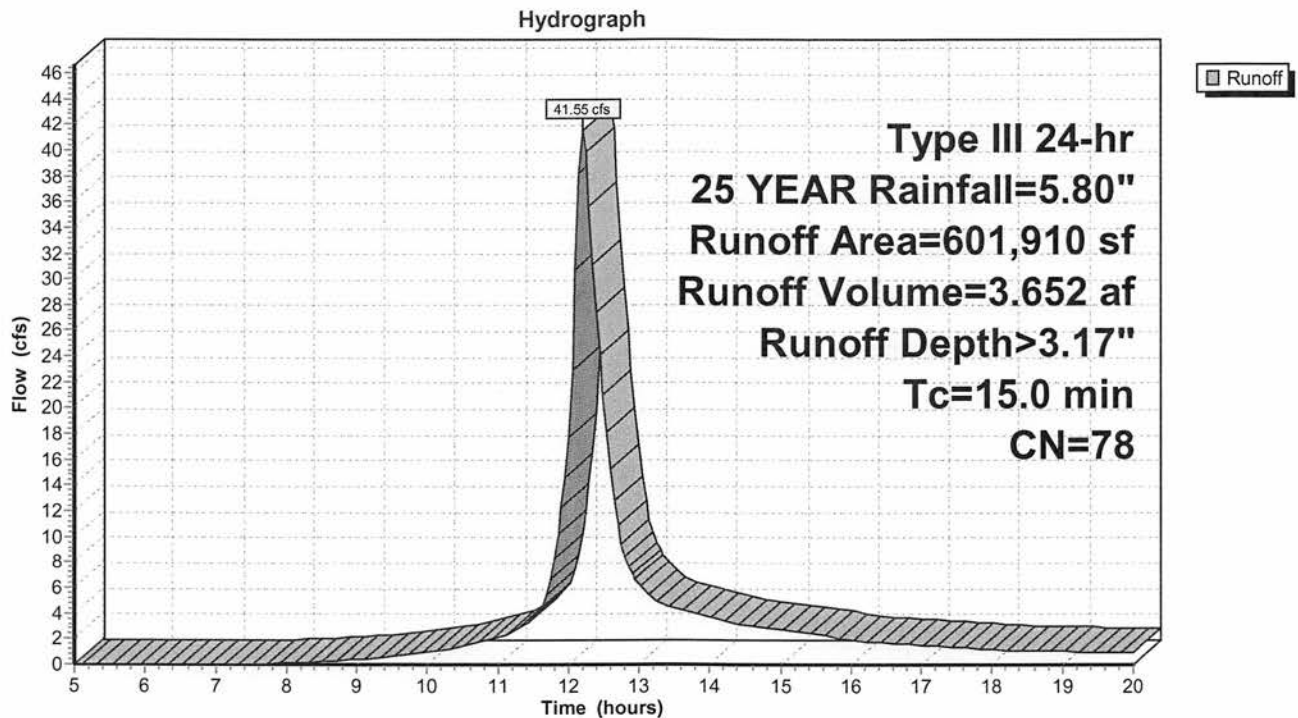
Summary for Subcatchment 2S: DEVELOPED SITE 2018

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

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

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

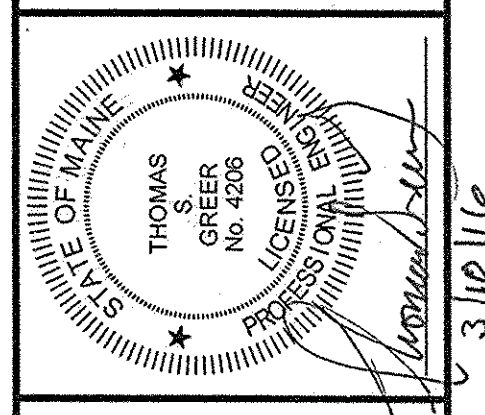
| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|-------------|------------------|------------------|----------------------|-------------------|----------------------|
| 15.0 | | | | | Direct Entry, DIRECT |

Subcatchment 2S: DEVELOPED SITE 2018

ZONE INFORMATION

| | |
|--|-------------------------------------|
| ZONE: RURAL INDUSTRIAL, RI | REQUIRED |
| PERMITTED USES: LIGHT MANUFACTURING & ASSOCIATED RETAIL, WAREHOUSING AND WHOLESALE DISTRIBUTION AND ASSOCIATED RETAIL. | |
| SPACE STANDARDS | REQUIRED |
| MINIMUM LOT SIZE | 60,000 SQ. FT. |
| MINIMUM STREET FRONTAGE | 150 FEET |
| MINIMUM FRONT YARD | 100 FEET |
| MINIMUM REAR YARD | 65 FEET |
| MINIMUM SIDE YARD (LOT A) | 30 FEET (COMBINED MINIMUM 15 FEET) |
| MINIMUM SIDE YARD (LOT B) | 50 FEET (COMBINED MINIMUM 100 FEET) |

PINKHAM & GREER
CIVIL ENGINEERS
28 VANNAH AVE. PORTLAND, ME 04103
TEL: 207.761.5342 FAX: 207.761.4243



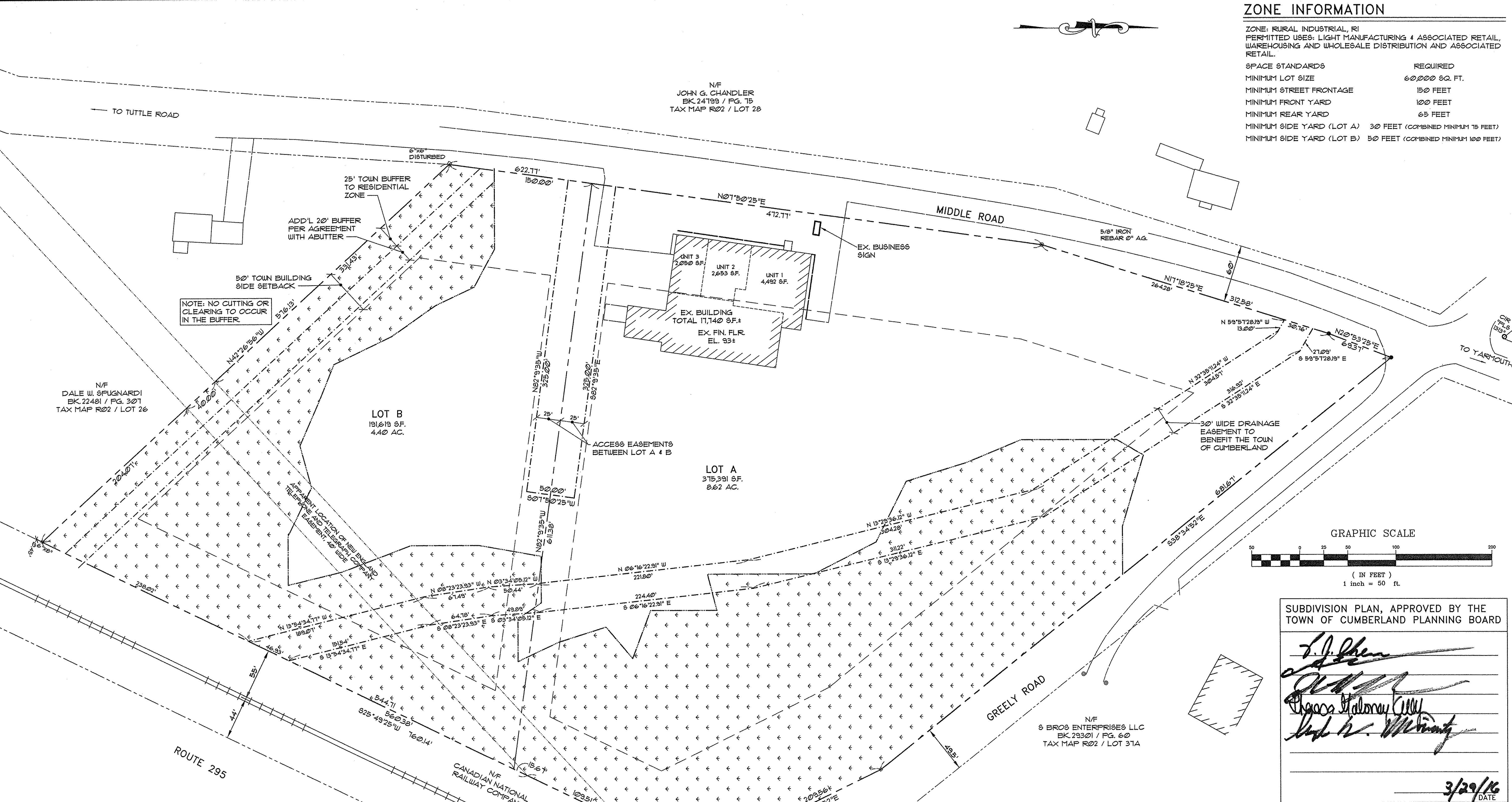
| REV. | DATE | DESCRIPTION |
|------|---------|---|
| 2 | 3/10/16 | FOR PLANNING BOARD SIGNATURES |
| 1 | 2/16/16 | REV'D PER NEIGHBOR AGREEMENTS & TOWN REVIEW |

| | |
|------------------------|--------------|
| SCALE: AS SHOWN | DRN BY: JDC |
| DATE: JANUARY 28, 2016 | DESC BY: TSG |
| PROJECT: 15174 | CHK BY: JDC |

199 MIDDLE ROAD, LLC
77 BLACKSTRAP ROAD
CUMBERLAND, MAINE

C1.0

MAP/LOT: R02/27



CONDITIONS OF APPROVAL

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

LEGEND

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

GENERAL NOTES

- OWNER/APPLICANT: 199 MIDDLE ROAD, LLC, 77 BLACKSTRAP ROAD, CUMBERLAND, MAINE, CUMBERLAND COUNTY, REGISTRY OF DEEDS BK. 32621, PG. 181, DATE 9/25/15.
- ENGINEER: PINKHAM & GREER CIVIL ENGINEERS, 28 VANNAH AVENUE, PORTLAND, MAINE, 04103.
- BOUNDARY BY TITCOMB ASSOCIATES, 133 GRAY ROAD, FALMOUTH, MAINE.
- TOPOGRAPHY TAKEN FROM STATE OF MAINE OFFICE OF GIS DATA CATALOG, ELEVATION AND DERIVED PRODUCTS, ELEVATION CONTOURS (2' INTERVAL FROM LIDAR), TOWN OF CUMBERLAND. ADDITIONAL TOPOGRAPHY ON THE WEST SIDE OF THE SITE IS BY BOUNDARY POINTS, PO BOX 115, CUMBERLAND, MAINE. BENCHMARK: SURVEY NAIL IN BASE OF POLE 11, 15' ABOVE GRADE, ELEVATION 94.00'
- WETLAND MAPPING: MARK HAMPTON ASSOCIATES, INC., PORTLAND, MAINE.
- SOILS MAPPING: TAKEN FROM SOIL CONSERVATION STUDY OF CUMBERLAND COUNTY ARE CLASSIFIED AS MADE LAND WITH SCANTIC (8s) ALONG THE EAST AND SOUTHEAST EDGES OF THE PARCEL.
- ZONE: RURAL INDUSTRIAL PROPOSED USE: LIGHT MANUFACTURING AND ASSOCIATED RETAIL, CONSTRUCTION OPERATIONS, CONTRACTOR'S SPACE.
- TAX MAP REFERENCE: MAP R02 / LOT 27.
- TOTAL PARCEL = 13.02 acres
- WAIVERS: NONE AT THIS TIME.
- CALL DIG-SAFE PRIOR TO COMMENCING WORK, 811 OR 1-888-DIG-SAFE.
- LOT IS CURRENTLY SERVICED BY PUBLIC SEWER, PRIVATE WELL FOR WATER, OVERHEAD POWER, TELEPHONE AND CABLE.
- FIRE PROTECTION: THE BUILDING HAS A SPRINKLER SYSTEM.
- ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL BMPs" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION, MARCH 2003.

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

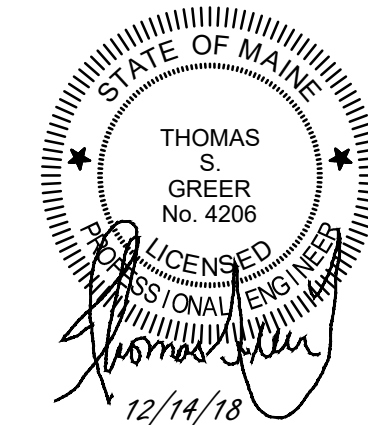
State of Maine, Cumberland SS.
Registry of Deeds
Received March 30, 2016
at 11:28 AM and recorded in
Plan Book 216 Page 90
Attest: [Signature] Register

ZONE: RURAL INDUSTRIAL, R1
PERMITTED USES: LIGHT MANUFACTURING & ASSOCIATED RETAIL,
WAREHOUSING AND WHOLESALE DISTRIBUTION AND ASSOCIATED
RETAIL.

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

One Karen Dr., Suite 2A | Westbrook, Maine 04095
 ph: 207.553.9898 | www.walsh-eng.com

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199 MIDDLE ROAD
CUMBERLAND, MAINE

COASTAL LAWN CARE
199 MIDDLE ROAD, LLC

77 BLACKSTRAP ROAD
CUMBERLAND, MAINE

YARMOUTH BOAT YARD
199 MIDDLE, LLC

72 LAFAYETTE ROAD
YARMOUTH, MAINE

| | |
|-----------------------|-----------------|
| TOTAL PARCEL: | 567,010 SQ. FT. |
| ROAD SHOULDER: | 34,900 SQ. FT. |
| <hr/> | |
| TOTAL RENOVATED SITE: | 601,910 SQ. FT. |

| <u>AREAS</u> | <u>EXISTING</u> | <u>PROPOSED 2016</u> | <u>DIFFERENCE 2016</u> | <u>DIFFERENCE 2018</u> | <u>TOTAL 2018</u> |
|--------------|-----------------|----------------------|------------------------|------------------------|-------------------|
| BUILDINGS | 17,820 SQ. FT. | 32,440 SQ. FT. | + 14,620 SQ. FT. | + 11,900 SQ. FT. | 44,340 SQ. FT. |
| PAVEMENT | 18,933 SQ. FT. | 23,017 SQ. FT. | + 4,084 SQ. FT. | + 3,381 SQ. FT. | 19,630 SQ. FT. |
| GRAVEL | 164,505 SQ. FT. | 145,133 SQ. FT. | - 19,172 SQ. FT. | - 1,855 SQ. FT. | 144,548 SQ. FT. |
| VEGETATED | 400,653 SQ. FT. | 400,720 SQ. FT. | + 67 SQ. FT. | - 7,328 SQ. FT. | 393,392 SQ. FT. |


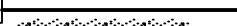










| | UNIT 1 | UNIT 2 | UNIT 3 | BOAT STORAGE | |
|---------------------------|---------------|---------------------|---------------------|--------------------|-------|
| TOTAL BUILDING AREA: | 4,492 SQ. FT. | 2,653 SQ. FT. | 2,050 SQ. FT. | 2 x 11,900 SQ. FT. | TOTAL |
| RETAIL SPACE: | 2246 SQ. FT. | 1,326 SQ. FT. | 1,025 SQ. FT. | - | |
| REQUIRED PARKING: | 12.5 | 7.4 | 5.1 | 0 | 26 |
| INDUSTRIAL USE EMPLOYEES: | 5 | | 3 | 0 | |
| REQUIRED PARKING: | 6.0 | 3.6 | 3.6 | 0 | 14 |
| | | REQUIRED: 40 SPACES | PROVIDED: 45 SPACES | | |

PARKING REQUIREMENTS: RETAIL = 1 SPACE PER / 180 SQ. FT.
INDUSTRIAL USE EMPLOYEES = 12 SPACE / 1 EMPLOYEE

EXISTING

PROPERTY LINE
 BUILDING SETBACK
 ABUTTERS PROPERTY
 NE T4T EASEMENT
 ACCESS EASEMENT
 RESIDENTIAL BUFFER
 EDGE OF PAVEMENT
 CONTOUR
 BUILDING
 EDGE OF GRAVEL
 CURB
 WETLAND EDGE
 WETLAND
 CULVERT
 OVERHEAD UTILITY
 GAS MAIN
 SANITARY SEWER
 SPOT GRADE
 SEWER MANHOLE
 UTILITY POLE
 UTILITY POLE W/ GUY WIRE
 UTILITY POLE W/ AREA LIGHT
 WALL MOUNTED LIGHT
 MOTION DETECTOR
 BOUND FOUND
 CAFFED IRON ROD
 5/8" CAFFED IRON ROD
 SET IN 2006
 CHAINLINK FENCE
 WOOD RAIL FENCE
 WELL
 RAILROAD TRACKS
 TREE
 DUMPSTER

PROPOSED

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

EROSION CONTROL

---ooo--- EROSION CONTROL BERM
 STABILIZED CONSTRUCTION ENTRANCE

SIGNS

STOP
HANDICAP PARKING-VAN ACCESSIBLE

| | |
|--------------|---------------|
| <u>LOT B</u> | |
| IMPACT #1 | 1,042 SQ. FT. |
| IMPACT #2 | 391 SQ. FT. |
| TOTAL: | 1,439 SQ. FT. |

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

[illegible]

| | |
|--|-------------|
| | |
| | Sheet Title |

SITE PLAN

| | |
|----------|---------------|
| Job No.: | 534 |
| Date: | DEC. 29, 2015 |

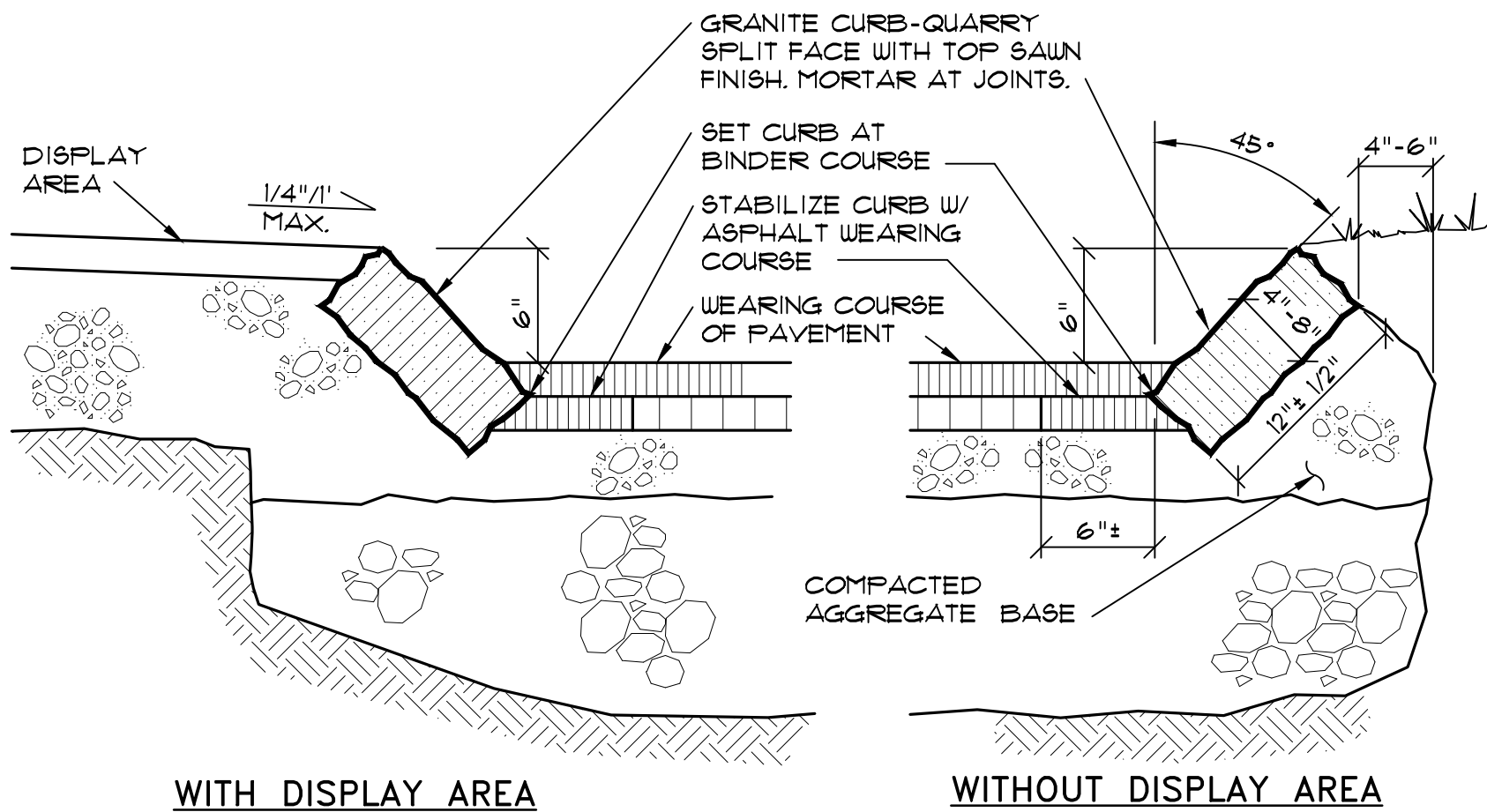
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Drawn: JDC

| | |
|----------|-----|
| Checked: | TSG |
|----------|-----|

TAX MAP P03 / LOTS 27 & 27.

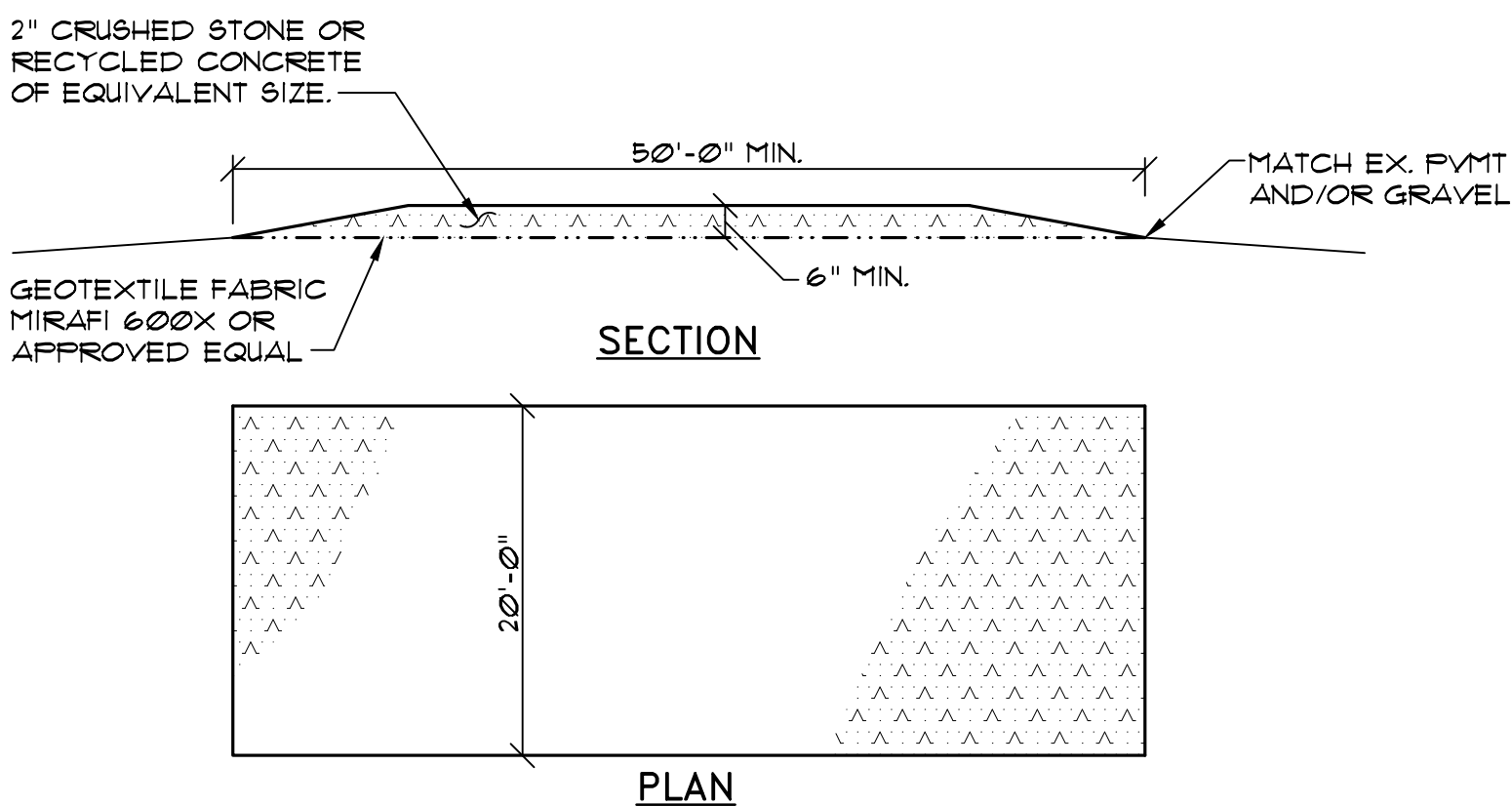
C1.1



- NOTES:
1. MINIMUM LENGTH OF THE CURB SECTIONS SHALL BE 3'-0\"/>

2 SLOPED GRANITE CURB SECTIONS

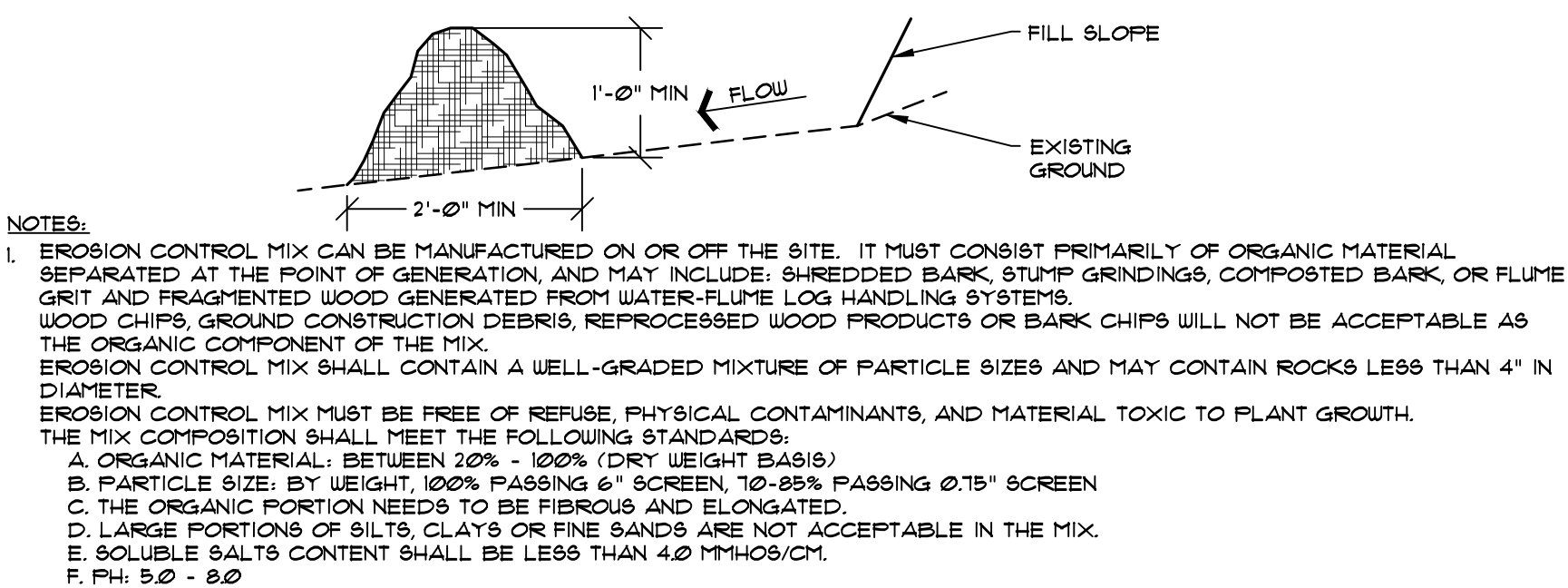
NOT TO SCALE



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

4 STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE



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

7 EROSION CONTROL MIX SEDIMENT BARRIER

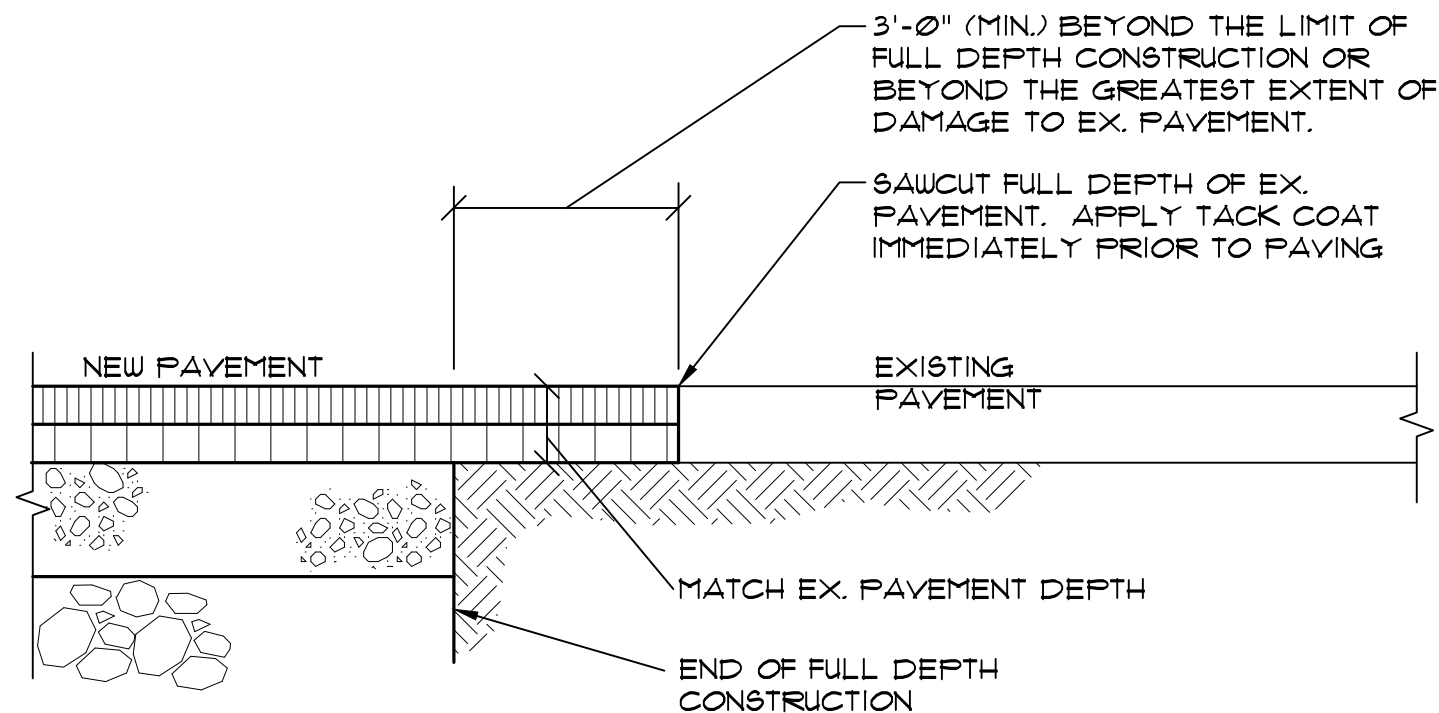
NOT TO SCALE

| CONSTRUCTION | USE |
|--------------|--|
| | BITUMINOUS ACCESS DRIVES & PARKING LOT |
| | GRAVEL |
| | GRASS ALL DISTURBED AREAS |

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

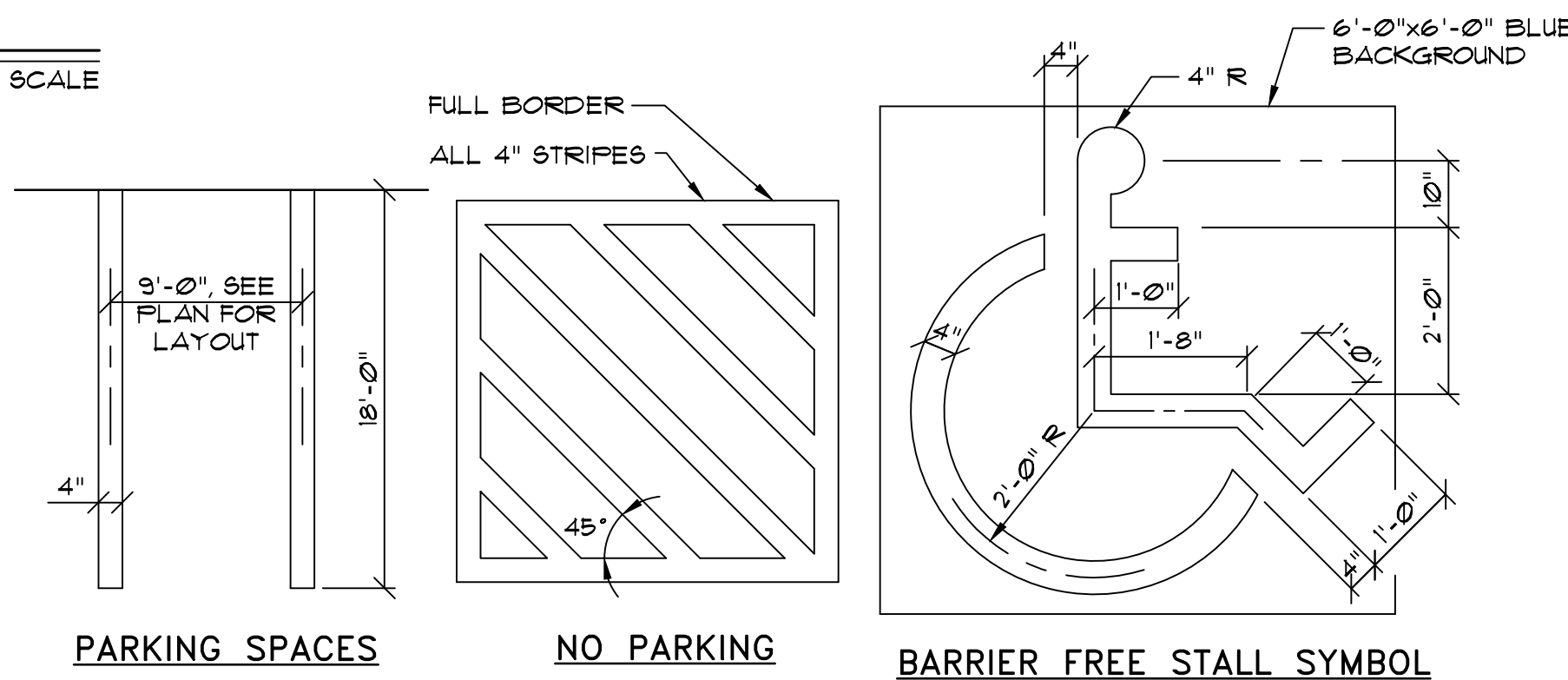
1 SCHEDULE OF SURFACE FINISHES

NOT TO SCALE



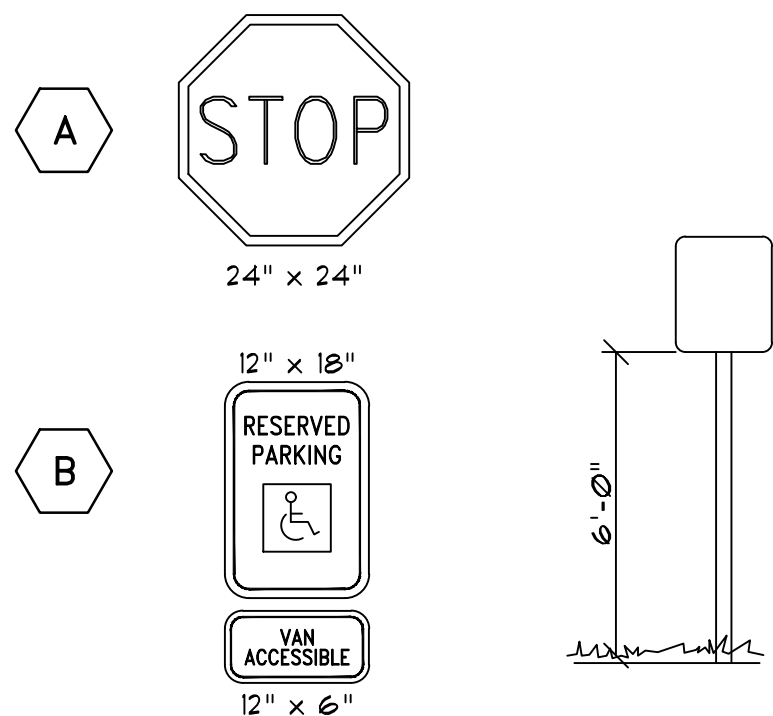
3 PAVEMENT CUTTING & MATCHING SECTION

NOT TO SCALE



5 STRIPING DETAILS

NOT TO SCALE



- NOTES:
1. ALL PERMANENT SIGNS ON THIS PROJECT ARE CLASSIFIED UNDER SECTION 645.03(b) TYPE 1 REGULATORY WARNING AND ROUTE MARKER ASSEMBLY SIGNS.
 2. SIGN MATERIAL SHALL BE AS SPECIFIED IN SECTION 719 OF THE MDOT STANDARD SPECIFICATIONS.
 3. POSTS SHALL BE METAL CHANNELS AS SPECIFIED IN SECTION 720.02.
 4. POSTS IN THE PUBLIC RIGHT-OF-WAY TO BE ON BREAKAWAY POSTS AS SPECIFIED IN SECTION 720 OF THE MDOT STANDARD SPECIFICATIONS.

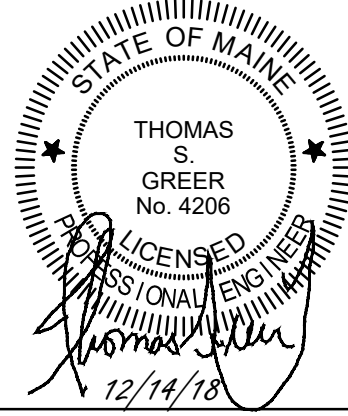
6 ROAD SIGN LEGEND

NOT TO SCALE

WALSH
ENGINEERING ASSOCIATES, INC.

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

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199 MIDDLE ROAD
CUMBERLAND, MAINE

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

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

| Rev. | Date | Description | Drawn | Check |
|------|----------|--|-------|-------|
| 3 | 12/14/18 | KDD ADD, BLDG, REVISE CUSTOMER PARKING | JDC | TSG |

Sheet Title:

SITE DETAILS

Job No.: 534

Date: DEC 29, 2015

Scale: AS SHOWN

Drawn: JDC

Checked: TSG

C2.1

TAX-MAP-R02-LOTS 27 & 27A

Prepared For:

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

Prepared By:



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

LANDSCAPE & PLANTING PLAN

EXISTING & PROPOSED

199 MIDDLE ROAD, LLC
199 MIDDLE ROAD
CUMBERLAND, MAINE

REVISIONS

DATE

DATE
DECEMBER 7, 2018

SCALE
1:20

SHEET NUMBER

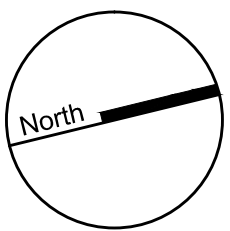
1

SHEET 1 OF 1

Middle Road

Middle Road

0' 5' 10' 20' 40'



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