# Planning Board Meeting May 23, 2023 – 7:00 PM Town Office Conference Room



**Meeting Materials** 

# Planning Board Tuesday, May 23, 2023 7:00 PM – Town Office Conference Room

#### CALL TO ORDER

#### **MINUTES**

April 25, 2023

#### **COMMUNICATIONS**

#### **OLD BUSINESS**

#### **NEW BUSINESS**

Formal Site Plan Application - Richard Gill - 83 Bunting Lane - Map 17 Lot 11

Formal Site Plan Application – Tom and Corie Learned – Off Maine Street – Map 10 Lot 52

Road Name Application - Tom and Corie Learned - White Oak Hill Road - Map 10 Lot 55

Findings of Fact and Conclusions of Law for:

Formal Shoreland Zoning Application – Kord and Pauline Veinote – 119 Chickadee Lane – Map 37 Lot 10

#### **ANY OTHER BUSINESS**

#### **ADJOURNMENT**

#### POLAND PLANNING BOARD MINUTES OF MEETING April 25, 2023

Approved on , 2023

<u>CALL TO ORDER</u> – Chairperson George Greenwood called the meeting to order at 7:00pm with Members Cheryl Skilling, Jon Gilson, James Porter, James Walker, and CEO Scott Neal present.

<u>MINUTES</u> – <u>March 28, 2023</u> – Member Porter moved to approve the minutes with a minor change. Member Walker seconded the motion. Discussion: None Vote: 5-yes 0-no

#### **COMMUNICATIONS** – None

#### <u>OLD BUSINESS</u> – <u>Formal Site Plan – Timothy and Amanda McAlister – Off Kinney</u> Woods Lane – Map 10 Lot 82 Sublot 5E

The Board approved the Formal Site Plan on February 14, 2023. However, a waiver for the backlot driveway to originate from a paved street was not originally requested at the February 14<sup>th</sup> meeting and no one realized this until after the meeting. The Applicant is now requesting this waiver.

Member Porter moved to approve the waiver. Member Skilling seconded the motion. Discussion: None Vote: 5- yes 0- no

# <u>NEW BUSINESS</u> – <u>Formal Shoreland Zoning Application – Peter and Jane Savas – 219 Black Island Road – Map 25 Lot 27</u>

Phil Richardson from Richardson Landscape Service presented the project to the Board. The Applicant would like to remove existing hardscape and install a new patio, front entrance, walkway etc., and revegetate. The Board would like the application filled in more to reflect changes in the lot as well as a more detailed site drawing.

Member Porter moved to approve the checklist as complete. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

Member Porter moved to approve the Formal Shoreland Zoning Application with the following conditions: no public hearing, no site walk, update the application and give a more detailed site drawing to be put in a future packet for the Board to review. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

# <u>Formal Site Plan Review – Jonathan MacLean, JEM Property Management, LLC – 1505 Maine Street – Map 15 Lot 7</u>

The Applicant has requested the application to be tabled.

Member Porter Moved to table to Formal Site Plan Review. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

#### POLAND PLANNING BOARD MINUTES OF MEETING April 25, 2023

Approved on , 2023

<u>Formal Shoreland Zoning Application – Kord and Pauline Veinote – 119 Chickadee</u> Lane – Map 37 Lot 10

Keith Morse of JKL Land Surveying and Kord Veinote presented the project to the Board. The Applicant is requesting a change of use from a shed on the property to a house. The Applicant would then like to move the house back to the greatest practical extent from the resource and would like waivers to reduce the setbacks to 20' from 30' and for the requirement for a formal stormwater management plan.

The Board went through  $\S504.4.A.1. - 8$ . to decide if the change of use can be granted. Member Porter moved to approve the change of use based on the criteria of  $\S504.4.A.1. - 8$ . Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

The Board then reviewed the rest of the proposed shoreland project.

Ken Knight a neighbor of the Applicant will be giving them an easement on his property for the septic. Mr. Knight fully supports the Applicant and their project.

Member Porter moved to approve the checklist as complete. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

Member Porter moved to approve the Formal Site Plan Review with the following conditions: no public hearing, no site walk, the setbacks are waived to 20', the pavers near the resource need to be removed, the Applicant must get a planting plan from Androscoggin Valley Soil and Water Conservation District, the temporary structure on the property must be removed, the Applicant must get a Permit By Rule, an HHE-200 must be submitted to the Code Office, and the formal stormwater management plan is waived. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

<u>Major Subdivision Application – Lawrence Roakes – Knoll Road – Map 13 Lots 33, 33A,</u> and 36

The Applicant has requested the application to be tabled.

Member Porter Moved to table to Formal Site Plan Review. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

#### POLAND PLANNING BOARD MINUTES OF MEETING April 25, 2023

Approved on \_\_\_\_\_\_, 2023

Findings of Fact and Conclusions of Law for:

<u>Formal Site Plan Review – Tom and Corrie Learned – White Oak Hill – Map 10 Lot 55</u>

Member Porter moved to approve the Findings of Fact. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

<u>Formal Site Plan – Timothy and Amanda McAlister – Off Kinney Woods Lane</u> – Map 10 Lot 82 Sublot 5E

Member Porter moved to approve the Findings of Fact. Member Skilling seconded the motion. Discussion: None Vote: 5-yes 0-no

#### **ANY OTHER BUSINESS** – None

<u>ADJOURN</u> – Member Porter moved to adjourn the meeting at 8:01 p.m. Member Gilson seconded the motion. Discussion: None Vote: 5-yes 0-no

Recorded by: Sarah Merrill

Plannin	g Board
George Greenwood, Chairperson	James Porter, Vice Chairperson
Cheryl Skilling, Secretary	James Walker, Member
Jonathan Gilson, Member	



# **Site Plan Review Application**

to the

### **Town of Poland**

for

**Bunting Lane Back Lot Drive** 

on behalf of

Richard Gill P.O. Box 147 West Poland, Maine 04291

May 2023



May 5, 2023 220001

Scott Neal, Code Enforcement Officer Town of Poland 1231 Maine Street Poland, ME 04274

RE: Site Plan Review Application – Bunting Lane Back Lot Drive 83 Bunting Lane, Poland, Maine 04291

#### Dear Scott:

On behalf of the applicant, Richard Gill, we are pleased to submit the enclosed materials for Site Plan Review. The applicant is proposing to formalize a back lot drive extending from Megquire Hill Road over the existing private access, Bunting Lane. The purpose to design this is such they can obtain road frontage built to a town standard for proposed lot being cut out of the main larger parcel.

To create frontage will require they bring the section of Bunting Lane up to a Backlot standard. Bunting Lane currently serves access to the to their existing house and a neighboring summer home with shorefront to Thompson Lake. The Gil property is situated within the watershed of Thompson Lake, but the proposed improvements are well outside the 250-foot shoreland zoning district.

**Background:** The proposed project site is located at 83 Bunting Lane and is identified as lot 11 on the Town of Poland Tax Map 17 in the Rural Residential I district. The current ±13.8-acre lake house parcel identified as lot 11 will be split into a 7.79-acre lot with the existing house and shorefront, new 60ft right-of-way for Bunting Lane, and a new 5.05-acre lot that abuts Megquire Hill Road as depicted on a division plan from Sawyer Engineering & Surveying dated 12/29/2022. The existing site consists of a narrow access ranging in width from 10-12 feet that extends through undeveloped forested land to access the existing house on the shorefront to Thompson Lake.

Wetlands exist along the northerly boundary line near Megquire Hill Road and towards the middle of the property just south of the steep slope at the end of the proposed Bunting Lane right-of-way.

**Project Description:** The applicant is proposing to formalize Bunting Lane into a backlot drive to access the existing lake house and future developments. The Backlot Drive features a 12' travel width with a 2' total gravel base. Grassed surfaced shoulder on each side and will follow the existing travel way extending approximately 1,250 ft south towards Thompson Lake. A hammerhead turnaround built to the Backlot Drive standards for the Town of Poland is located at the end of the proposed Bunting Lane. The proposed Backlot Drive will remain private and be maintained by the applicant. The plans include provisions for diverting and dispersing the stormwater from the road to the existing wetlands by means of level spreaders and riprap end sections into designated stormwater buffer areas.

The northerly third of the Bunting Lane slopes to a wetland located just off of Megquire Hill Road while the remainder of the site slopes to Thompson Lake to the South. Impacts to these wetlands have been

avoided and due to the presence of the vernal pool we have used the required 100-foot setback, to also serve a s a wooded buffer for the very modest increase in road surface.

Additionally, the lower section of the proposed road will also utilize a 50'wooded buffer to provide treatment for the road surface runoff form the shoulders and the slight widening for the travel way. The proposed access improvements do not warrant any DEP permits as they are under the threshold for new impervious surfaces, but we did provide drainage improvements where collected runoff has been directed to provide treatment and avoid erosion and assist with surface conditions to avoid flooding, soil saturation conditions, and winter icing. Road surfaces will be appropriately sloped, and shaped with well-draining MDOT specified gravel materials meeting Town Standards, and culvert outlets will be protected with stone riprap.

**Closure:** Overall the backlot driveway, will provide improved surface conditions and dimensions allowing for a mid-point turnaround on Bunting Lane. This project will not be making improvements beyond the newly created lot and hammerhead terminus. Overall, there is a very minimal increase of under 2000 SF of new road surfaces created, based on the design following the existing Bunting Lane travel way, and where the proposed shoulders will be gravel based and loamed and seeded to provide a grass surface to further assist in the phosphorus export uptake, and stormwater treatment. Additionally, the backlot driveway improvements are well outside the 250 ft Shoreland Zoning setback form the shoreline of Thompson Lake.

The Gils wish to make the necessary improvements over the section of Bunting Lane this year to bring the new lot in compliance to build a home. We look forward to working with you during the review of this application. Please do not hesitate to contact us if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.

James Seymour, PE Senior Project Manager



# Town of Poland, Maine Planning Board

### Formal Site Plan Review

#### **Instructions:**

- 1. Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
- 2. Fill out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages.
- 3. Use the "Submission Checklist" on pages 5 and 6 to make sure submission requirements are met.
  - a. The checklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code.
    - i. The actual Code wording may be found on-line at <a href="www.polandtownoffice.org">www.polandtownoffice.org</a>. Go to the "Code Enforcement" page, select "Comprehensive Land Use Code" at that bottom of the page. Hardcopies are available for purchase at the town office.
  - b. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
  - c. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
- 4. NUMBER OF COPIES OF THE APPLICATION AND DUE DATE
  - a. A total of at least ten (10) copies of the plans and one PDF copy (on either cd or usb) are needed. Be sure to make a copy for yourself.
  - b. The Code Enforcement Office must receive the original application, an additional 9 copies, and a digital PDF copy (either cd or usb) with appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to be put on the upcoming agenda.
  - c. If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
  - d. The application must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.
- 5. Check with this office to make sure that all departments have responded to your application prior to the meeting.

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PROJECT NAME: Bunting Lane
Date of Planning Board Review: / / Application #
LOT INFORMATION:
Tax Assessor's         Map #_ 17         Lot #_ 11         Sub lot #
Watershed: Thompson Lake
Property's Road Location: Bunting Lane off of Megquire Hill Road
Lot Size: ±13.8-acres
Year lot created: 2022 est. (If unknown, give best estimate with "est." after date)
Zoning District(s): Rural Residential i Flood Zone: no Aquifer Overlay: no
Current use of lot: undeveloped forested land and a residential lake house.
LAND OWNER(s):
Name(s) Richard Gill
Company
207.000.5404
Mail Address: P.O. BOX 147 Main Phone 207-998-5434
Town/State/Zip West Poland, Maine 04291 Alternate Phone:

Applicant is:	er, write "Same" below and continue to a to construct on or use the land, or copyon:	ContractorRenterBunext block below. If not the landowner, s y of a contract to buy from the landowner	ubmit a letter of
Company_			
Mail Addres	SS: SAME	Main Phone:SAME	<u>-</u> -
Town/State/	/Zip SAME	Alternate Phone:	-
THIS APPL Commel Industria Institutio Governr Open Sp	al nal nental	x New Development Change In Use Expansion of Use Expansion of Structure(s) Resumption of Use	
(This page if  1. General Does the X No a. Is to b. Is to i)  c. Is to i)	his lot have any development? (If No, go to there an existing Well X No there an existing Septic System X No If yes, submit a copy of a septic permit, of there an existing Road Entry No If yes, will there be any changes/modifica No (If no, submit copy of appropriate road exy structures to be removed	or drawing(s) showing size & location.	YesYesYesXYesXYes town road.)Yes
a. Siz or b. Siz or c. Siz d. Siz e. We	g Land Development & Improvements Note of lawns Acres we of fields Acres we of driveways/roads we of other non-vegetated areas etlands already filled	1200 F	NA Sq. Ft.  NA Sq. Ft.  NA Sq. Ft.  T ROAD LENGTH EDEVELOPMENT Sq. Ft.  NA Sq. Ft.  O Sq. Ft.
a. Gro b. To	g Main Structure ound Footprint tal Gross Floor Space <i>(exterior dimensions</i> ad Frontage Setback	s of all floors)	NA Sq. Ft. NA Sq. Ft. NA Ft.

	d.	Side Setback					NA	Ft.	
	e.	Rear Setback					NA	Ft.	
	f.	Distance to Great Pond		Χ	_Not applicable (over 250	<u> </u>	NA	Ft.	
	g.	Distance to Stream			_Not applicable (over 250	<u> </u>	NA	Ft.	
	ĥ.	Distance to Wetlands			_Not applicable (over 250		NA	Ft.	
4.	Fοι	ındation Type	Full Basemen	nt	Frost Walls	Slab		Piers	
5.	Exi	sting Accessory Structure(s)							
	a.	Total Number of Structures					NA		
	b.	Total Ground Footprint					NA	Sq.	Ft
	C.	Total Floor Space					NA	Sq.	Ft
	d.	Closest Road Setback					NA	Ft.	
	e.	Closest Side Setback					NA	Ft.	
	f.	Closest Rear Setback					NA	Ft.	
	g.	Distance to Great Pond		Χ	_Not applicable (over 250	•	NA	Ft.	
	h.	Distance to Streams			_Not applicable (over 250		NA	Ft.	
	İ.	Distance to Wetlands			_Not applicable (over 250		NA	Ft.	
6.	<u>Tot</u>	al Existing Impervious Surfaces						Sq.	Ft
	a.	Add 2c +2d + 3a + 5b							
PR		SED DEVELOPMENT:				0			
1.		tlands to be impacted	,			0		Sq.	Ft
2.		v footprint(s) and developed area(s	S):			0		C~	Г.
		Changes in building footprint(s) Changes in driveway/roadway			17.2	42 EXISTING; 2	) FOO NEV	Sq.	
		Changes in patios, walkways, etc.				42 EXISTING, 2	2,300 INEV	<u>v.    </u> Sq. <u> </u> Sq.	
		TOTAL (2a+2b+2c)				<u> </u>			Ft
3.	Per	centage of lot covered by impervio	us surfaces:			3.3%		<u> </u>	•
	a.	(Equals [areas on line 6 page 2 +		1/[Tot	al lot area measured in sq	ft.] * 100%)			

#### **SUBMISSIONS:**

- 1. Attach drawings and/or statements describing the following items, if applicable:
  - a. Provide a copy of deed and Tax Assessor's information card.
  - b. Provide a map of the general area showing land features within at least ½ mile of this lot.
  - c. Provide site plan(s) of your lot with <u>existing</u> development and its dimensions shown.
  - d. Provide site plan(s) of your lot with proposed development and its dimensions shown.
    - . (May be combined on existing development drawing.)
  - e. Provide detailed plans of proposed structural development and changes.
  - f. Provide statements or drawings of methods of infrastructure:
    - i. Water supply
    - ii. Sewage disposal
    - iii. Fire protection
    - iv. Electricity
    - v. Solid waste disposal
  - g. Type, size, and location of signs.
  - h. Number of parking spaces.
  - i. Provide phosphorus loading calculation if in a great pond watershed area.
  - i. Anticipated date for start of construction.
  - k. Anticipated date for completion of construction.
  - Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
    - i. (Use checklist starting on page 6 for summary of usual requirements.)
  - m. Other requirements unique to your project added by the Planning Board.

2. List all state and federal approvals, permits, and licenses required, if any, for the project:

This includes but is not limited to the following:

- 1. State highway entrance permit.
- 2. Soil disturbances involving more than one acre.
- 3. Impact on more than 4,300 square feet of any type wetland.
- 4. Soil disturbances within 100 feet of lakes, rivers or streams.
- 5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
- 6. Timber harvesting.
- 7. Flood zones.
- 8. Discharges and emissions

#### **DISCLOSURE: (READ BEFORE SIGNING)**

- I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the
  information in this document is to the best of my knowledge true and accurate. I agree to comply with all the Town of
  Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any
  permit(s) approved for this application.
- I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2009
- 3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
- 4. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
- 5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
- 6. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
- 7. I understand that a **Certificate of Occupancy or Compliance** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
- 8. I understand that the **approval becomes invalid if** construction or use has not commenced within twelve (12) months of the Planning Board's approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
- 9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
- 10. I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District and/or Superior Court.
- 11. I understand that all state and federal permits are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.

Applicant's Signature(s)

Date

5/8/23

#### **Submission CHECKLIST**

The <u>following list is a short summary</u> of the information required in Chapter 509.8 of the Comprehensive Land Use Code for the Town of Poland, Maine. Please checkmark or place an "X" in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required. Columns on the right are for the Planning Board's use.

For Applicant Use		Jse			For Planning Board Use				
Provided	Waiver Request	Not Applicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable		
Х	,		1. Site Plan Drawings				.,		
Х			2. Signed copy of application						
Χ			3.a. Name & address of owner						
Χ			Name of development						
Χ			Name & address of abutters within 500' of lot for development						
Χ			Map of general location						
Х			Show all contiguous properties						
Х			Names, Map, & lot #'s on drawings						
Х			Copy of deeds, agreements						
Χ			Engineer/ designer of plans						
Х			Existing Conditions (Site Plan)						
Х			Zoning Districts on and/or abutting project's lot shown						
Х			Bearings & Distances shown on drawings						
Χ			Location of utilities, culverts, drains						
Х			Location, name of existing r/w						
			Location, dimensions of existing structures						
Χ			Location, dimensions of existing roads, walks, parking, loading, etc.						
Х			Location of intersection within 200'						
Х			Location of open drains, wetlands, wildlife areas, historic sites, etc.						
Χ			Direction of surface drainage						
Х			100-yr. Floodplain						
		Х	Signs						
Χ			Easement, covenants, restrictions						
Х			Proposed Development (Site Plan)						
Х			Location & dimensions of all new structures. New development delineated from existing development						
		Χ	Setback dimensions shown & met						
		Χ	Exterior lighting (Will meet full cutoff requirements)						
		Χ	Incineration devices						
		Χ	Noise of machinery and operations						
		Χ	Type of odors generated						
		Χ	Septic system and other soils reports						
		Х	Water supply						
		Х	Raw & finished materials stored outside						
Χ			Contours shown at PB specified intervals						
Χ			Curbs, sidewalks, drives, fences, retaining walls, parking, etc.						
		Х	Landscaping plan						
Χ			Easements, r/w, legal restrictions						
Χ			Abutters' property lines, names						
			TRAFFIC DATA						

For Applicant Use		Jse			For Planning Board Use					
Provided	Waiver Not Request Applicable		Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable			
		Х	Peak hour traffic							
		Χ	Traffic counts							
		Х	Traffic accident data							
		Х	Road capacities							
		Х	Traffic signs, signals							
			STORMWATER & EROSION							
Х			Method for handling stormwater shown							
Х			Flow direction							
Χ			Catch basins, dry wells, ditches, etc.							
		Х	Engineering Analysis of stormwater							
Χ			Erosion control measures							
			Hydrologist groundwater impact							
		Χ	Utility plans for all utilities							
Χ			Cross-section profile of roads, walks							
		Χ	Construction drawings of roads, utilities							
Χ			Cost analysis of project and financial capability demonstrated							
		Х	Phosphorus control plan if in watershed of a great pond							
		Х	Submission of waiver requests							
		Х	Copies of state, federal applications, permits, &/or licenses required for this project.							
			Condition A.							
			Condition B.							
			Condition C.							
			Condition D.							
			Condition E.							

This application was first looked at by the Planning of the review process.	Board on	<u>//</u> b	out does	not create v	ested rights i	n the initiation
By vote of the Board this application requires an on If yes, an onsite inspection is scheduled for	-site inspecti /	on: /	_at	Yes :	AM	No PM
By vote of the Board this application requires a publif yes, public hearing is scheduled for	lic hearing: /	1	at	Yes :	AM	No PM
Conditions of Approval for Formal Site Review:						
Planning Board Chair				D	) Date	1

Site Review and Shoreland Zoning Review Fees:

Type of fee	<u>Fee</u>	<u>Units or Comments</u>
Application – sketch plans, Rough design	\$75.00	Each application (no other fees)
Application – formal	\$150.00	Each application + fees below
Notification of Abutters	\$0.75 per	All abutters within 500 ft. of the property must be notified.
Approval extension, Planning Board Approval only	\$50.00	One extension only (no other fees)
Escrow, minimum amount	\$700.00	When required by Planning Board
Extension of approval	\$100.00	Before approval expires
Auto graveyards, recycle business	\$5.00	Per vehicle storage slot (parking space)
Junkyard, Storage Lots	\$1.50	Per ft of outside storage
Residential Towers	\$20.00 + \$5.00	Based on Cost of Work
	per \$1,000.00	
Commercial Towers	\$20.00 + \$10.00	Based on Cost of Work
	per \$1,000.00	
Notifications	\$.75	Each Notification, First Class Mail sent by Town

- 1. Building and Structures may include up to five times the footprint area of the building for grounds improvements, exclusive of the building footprint, as part of the building review fee.
- 2. <u>Building and Grounds Improvement Fees</u>. The sum of these two fees may be limited to \$2,500.00 per application at the discretion of the Planning Board. (Junkyards, auto graveyards, recycling business, and towers excluded.
- 3. Reduced Fees: The Planning Board may, upon application therefore, allow a reduced total site review fees to \$50.00 in any case which it determines that the work for which the permit is sought will be performed within the Shoreland Zone. The project shall be intended solely for the purpose of protecting a Great Pond, Stream, River, or other Natural Resources through the implementation of Conservation, Best Management Practices, or other environmental safeguards. Also, the project shall not result in the enlargement of any building or structure or an intensification of the existing use of the property.
- 4. Review Escrow Funds may be used by the Town to pay for professional reviews an advice requested by the Planning Board or Code Enforcement Officer related to the applicant's proposed development. Review escrow funds deposited by the applicant not spent during the course of the Town's review shall be returned to the developer within sixty days after the Planning Board's decision on the application is final. If Professional review and advice fees exceed the amount deposited, the developer shall pay the amount outstanding before final approval or any permit is granted.

Based on Cost of Work
Each Notification, First Class Mail sent by Town

# Town of Poland, Maine PLANNING BOARD AGENDA REQUEST

conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office  Map 17 Lot 11 Sub-lot
Applicant's Name:  Mailing Address: Town, State, Zip:  Home Phone: Work Phone:  RICHARD GILL  ABOX 147 83 BUNTING LAVE  TOURS, State, Zip:  Hours:  RICHARD GILL  ABOX 147 83 BUNTING LAVE  Hours:  Hours:  Hours:  Hours:
Type of application: Sketch Plan X Site Review Shoreland Subdivision Informational Road location for project: BUNTING LANE
Zoning: RR (RURAL RESIDENTIAL) Lake Watershed: THOMPSON Nature of business to be discussed (Brief description): BACK LOT & BACK LOT DRIVEWAY
Sasinoso to be discussed (Birch description). Brek Eet & BACK Eet Birth Eevan
IMPORTANT - READ CAREFULLY:  This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming agenda.
<ul> <li>New business is scheduled on the agenda in the order this office receives this form.</li> <li>If you want your application reviewed for contents prior to the meeting, it must be in this office 14 days before the meeting.</li> </ul>
<ul> <li>Should the Board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.</li> </ul>
Unfinished business is conducted before new business is addressed.  Applicant's Signature:  Date:  Date:
OFFICE USE ONLY:  Request Taken By: Date:// Time::a.m. p.m.

# **Table of Contents**

Cover Letter Application Agent Authorization Form

Exhibit 1	Title, Right or Interest
Exhibit 2	Technical and Financial Capacity
Exhibit 3	Site Location Map
Exhibit 4	Town of Poland Tax Map
Exhibit 5	500ft Abutters
Exhibit 6	NRCS Soils Information
Exhibit 7	FEMA Flood Map

Title, Right or Interest

NOT NOT
AN AN
OFFICIAL OFFICIAL
COPY COPY

# SHORT FORM BUITCLAIM DEED WITH COVENANT

OFFICIAL

OFFICIAL

Joann Ellsworth, of Coe Cob. Connecticut, and Richard J. Gill. of Bwansea, Massachusetts. FOR CONSIDERATION PAID, grants to Bunting Lane, LLC, a Maine limited liability company duly authorized and existing under the laws of the State of Maine, whose mailing address is 19 Pond Place, Cos Cob, Connecticut 06807, WITH QUITCLAIM COVENANT, certain real property, together with the buildings and improvements thereon, located in Poland, Androscoggin County, Maine, being more particularly bounded and described as follows:

Two (2) certain lots or parcels of land with any buildings thereon, situated in said Poland, and being the same premises conveyed to Samuel R. Penney, Jr. by Leotine R. Stiles by two warranty deeds, the first being dated April 16, 1942 and recorded in the Androscoggin County Registry of Deeds in Book 532. Page 75, and the second being dated July 27, 1945, and recorded in said Registry of Deeds in Book 564, Page 271. excepting therefore, however, that portion of the premises conveyed by Samuel R. Penney, Jr. to Deane R. and Evelyn H. Quinton by warranty deed dated August 22, 1951 and recorded in said Registry of Deeds in Book 681, Page 118.

This conveyance is made subject to all restrictions contained in the aforesaid deeds and is also subject to a certain right-of-way and easement conveyed by Samuel R. Penney, Jr. to C. W. Hayden et al by deed dated December 13, 1948, and recorded in said Registry of Deeds in Book 619, Page 314.

Also conveying a beneficial right-of-way and easement, in common with others described in a deed from Leotine R. Stiles to Samuel R. Penney et als. dated December 1, 1948, and recorded in said Registry of Deeds in Book 619, Page 313 and an easement to David M. MacMahon and J. Mary MacMahon dated July 28, 2005 and recorded in said Registry of Deeds in Book 6548, Page 40.

Being the same premises conveyed to the Kathryn C. Gill Revocable Trust by deed of The Gills, LLC, dated February 4, 2010, and recorded in said Registry of Deeds in Book 7885. Page 49. Further reference is made to a deed from the Kathryn C, Gill Revocable Trust to the Grantors herein of even date to be recorded herewith.

WITNESS:

Name:

AU HER

Richard J. Gill

N O T	N O T
A N	A N
OFFICIAL	OFFICIAL ///
angelia fra	Sour Musytr
Name: N O T	Joann Bilsworth
A N	A N
OFFICIAL	OFFICIAL
COPY	COPY
State of Connecticut	11
County of ARGELL , ss. PETHWICH	Valenber 25, 2020.

PERSONALLY APPEARED the above-named Joann Ellsworth and acknowledged the foregoing instrument to be her free act and deed.

Before me)

etary Public

Lynda Derenzis Notary Public-Connecticut My Commission Expires November 30, 2024

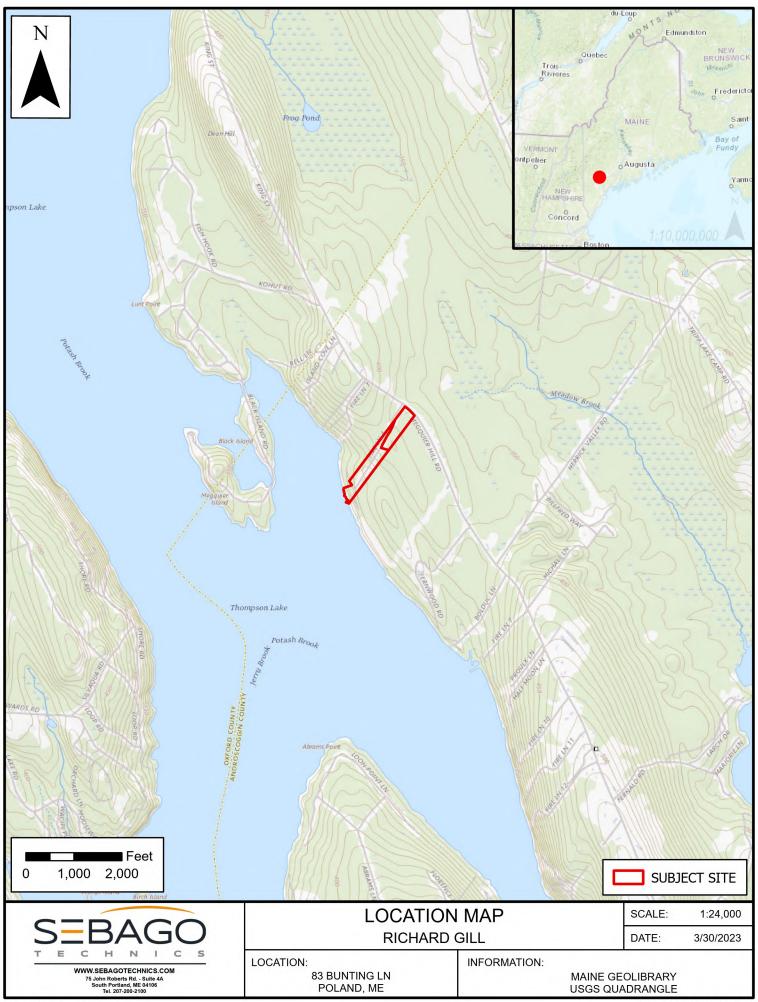
P:\CLIENTS\G\Gill, K-Est\Real Estate\Quitclaim with covenant(Poland).docx

**Technical and Financial Capacity** 

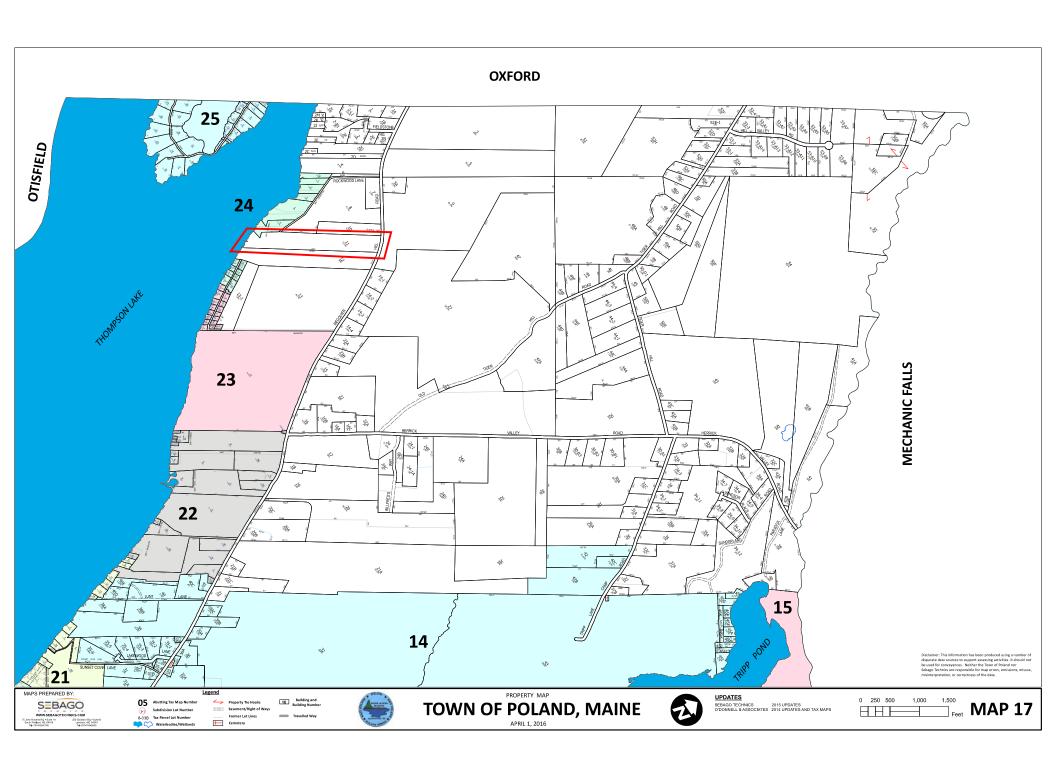
#### **Technical Ability**

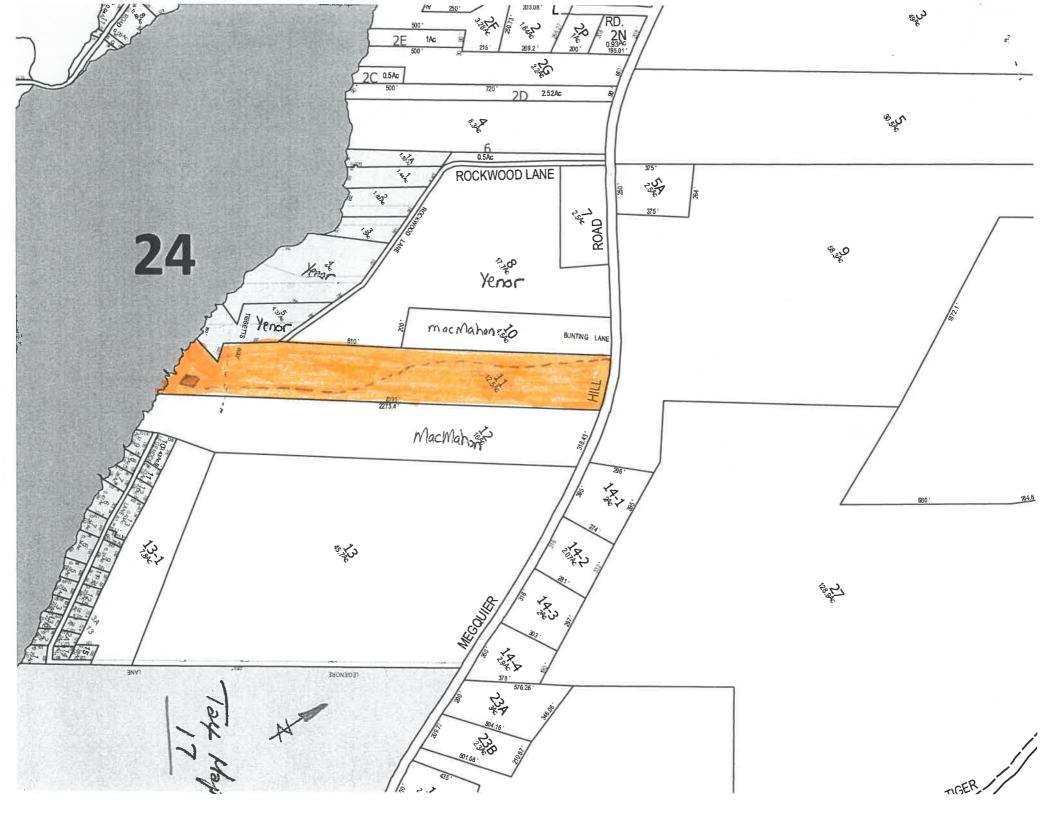
**Sebago Technics, Inc. (STI)** is a multi-disciplinary engineering firm that offers a wide range of services specializing in land development, planning, permitting, and engineering design services. We maintain a staff of multi-disciplinary professionals to provide services in the areas of general civil engineering, road and utility infrastructure design, construction management, permitting, landscape architecture, soil science, wetlands science, land surveying, and environmental engineering. Over the years, we have found our depth of services to be a key element in meeting the customer's needs with timely and responsive services.

**Site Location Map** 



**Town of Poland Tax Map** 







#### Property Card: 83 BUNTING LANE

Poland, ME



Parcel ID: 0017-0011 Trio Account #: 1936

Owner: BUNTING LANE, LLC

Co-Owner:

Mailing Address: 19 POND PLACE

COS COB, CT 06807

Valuation	Building Sketch	
Card Number: 1		
Acreage: 12.5		
11 13/-1 0E00 000	l l	

Land Value: \$590,380 Building Value: \$363,180 Total Value: \$363,180

Taxes: \$13,328

### NO SKETCH AVAILABLE

#### **Building Information**

Year Built: 1989 Remodled: 0

Living Area (sqft): 792 Basement: Full Basement Finished Basement: 792 Number of Rooms: 7 Number of Bedrooms: 3

Number of Full Baths: 3 Number of Half Baths: 0 Stories:

Exterior Walls: WOOD SHINGLE Roofing Materials: Asphalt Shingles

Foundation: Concrete Insulation: Full

Fireplace: 0

Heating: Hot Water BB

A/C: None Attic: None

**500ft Abutters** 



#### Subject Property:

Parcel Number: CAMA Number: 0017-0011

0017-0011

Property Address: 83 BUNTING LANE

Mailing Address: BUNTING LANE, LLC

19 POND PLACE

COS COB, CT 06807

Abutters:

Parcel Number:

0017-0007

CAMA Number:

0017-0007

Property Address: 707 MEGQUIER HILL RD.

Parcel Number:

CAMA Number:

0017-0008

Property Address:

0017-0008

MEGQUIER HILL RD.

Parcel Number:

0017-0009 0017-0009

CAMA Number: Property Address: 704 MEGQUIER HILL RD.

Parcel Number: CAMA Number: 0017-0009-A 0017-0009-A

0017-0010

0017-0012

0017-0012

0017-0013

0017-0013-0001

0017-0013-0001

0017-0014-0001

0017-0014-0001

0017-0027

0017-0027

LEGENDRE LANE

Property Address: 664 MEGQUIER HILL RD.

Parcel Number: CAMA Number:

0017-0010 **BUNTING LANE** 

Property Address:

Parcel Number: **CAMA Number:** 

Property Address: 91-95 BUNTING LANE

Parcel Number: 0017-0013

CAMA Number:

Property Address: 639 MEGQUIER HILL RD.

Parcel Number:

**CAMA Number:** Property Address:

Parcel Number:

CAMA Number:

Property Address: 650 MEGQUIER HILL RD.

Parcel Number:

1/3/2023

CAMA Number:

Property Address: OLD TIGER HILL RD.

Mailing Address: BENNETT, MARGARET M. - ESTATE MARGARET M. COX C/O NANCY

SHANNING

POLAND, ME 04274 7525

Mailing Address: YENOR, JON R

87 HOWARD RD

GREENWICH, CT 06831

BUTLER, BRUCE Mailing Address:

704 MEGQUIER HILL ROAD

POLAND, ME 04274

MACMAHON, DAVID M 95 BUNTING LANE

MACMAHON, DAVID M

639 MEGQUIER HILL ROAD

AURILIO, VINCENT G. & MARY LYNNE

POLAND, ME 04274

95 BUNTING LANE

POLAND, ME 04274

Mailing Address: MORIN, MAURICE R

664 MEGQUIER HILL ROD

POLAND, ME 04274

Mailing Address:

Mailing Address:

POLAND, ME 04274

Mailing Address: LEONARD, TIMOTHY C

Mailing Address:

4 WINDSOR DR. BOW, NH 03304

Mailing Address: LALIBERTE, DAVID C

**Trustees** 

650 MEGQUIER HILL ROAD

POLAND, ME 04274

Mailing Address: SMITH, ROGER C

c/o HM PAYSON & CO PO BOX 31 PORTLAND, ME 04112 0031



#### 500 feet Abutters List Report

Poland, ME January 03, 2023

Parcel Number: CAMA Number: 0024-0004

0024-0004

Property Address: 121 BUNTING LANE

Mailing Address: YENOR, JON R

87 HOWARD RD

GREENWICH, CT 06831

Parcel Number: CAMA Number: 0024-0005

0024-0005 Property Address: 9 TIBBETTS WAY

126 LEGENDRE LANE

130 LEGENDRE LANE

Mailing Address: YENOR, JON R

87 HOWARD RD GREENWICH, CT 06831

Parcel Number: **CAMA Number:** 

0024-0007

0024-0007

Mailing Address: AURILIO, VINCENT G. & MARY LYNNE

**Trustees** 

4 WINDSOR DR. BOW, NH 03304

Parcel Number: **CAMA Number:** 

Property Address:

Property Address:

0024-0008 0024-0008 Mailing Address:

SEDGWICK, PETER E 78 BAYBERRY DR.

NORTH YARMOUTH, ME 04097

Parcel Number: CAMA Number:

0024-0009

0024-0009

134 LEGENDRE LANE Property Address:

Mailing Address: MARCOTTE, RONALD V

JANICE (BOUCHLES) MARCOTTE 69

WASHINGTON ST., UNIT 5

NEWBURYPORT, MA 01950 2367

Parcel Number: **CAMA Number:** 

0024-0010 0024-0010

Property Address: **LEGENDRE LANE**  Mailing Address:

MARCOTTE, RONALD V

JANICE (BOUCHLES) MARCOTTE 69

WASHINGTON ST., UNIT 5 NEWBURYPORT, MA 01950 2367

Parcel Number:

0024-0011

**CAMA Number:** 0024-0011 Property Address: LEGENDRE LANE Mailing Address:

SEDGWICK, PETER E

78 BAYBERRY DR.

NORTH YARMOUTH, ME 04097

Parcel Number:

0024-0012

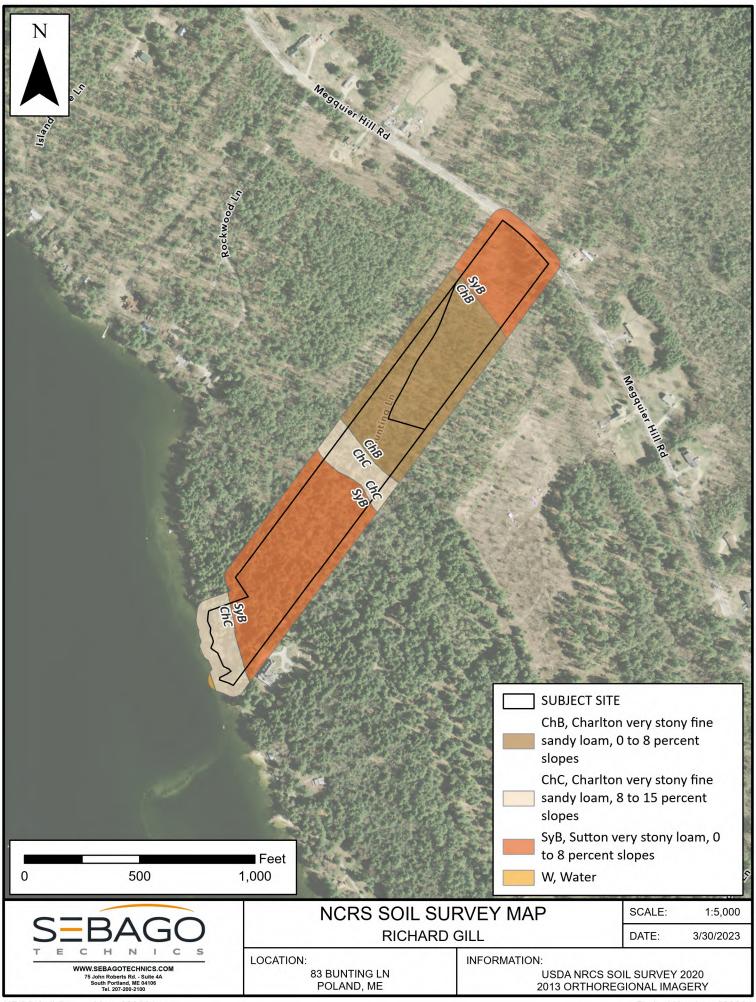
CAMA Number: Property Address: 125 LEGENDRE LANE

0024-0012

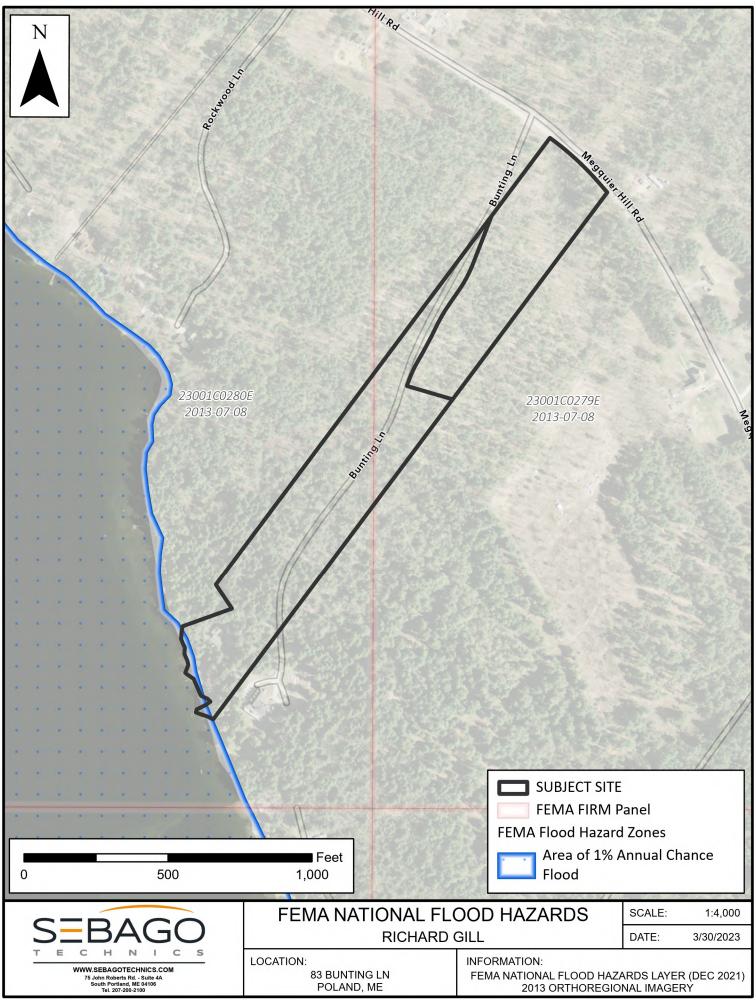
Mailing Address: AURILIO REVOCABLE TRUST

4 WINDSOR ROAD BOW, NH 03304

**NRCS Soils Map** 



**FEMA Flood Map** 



### National Flood Hazard Layer FIRMette

23001C0286E

eff. 7/8/2013

1.500

250

500

1 000

Feet

2 000

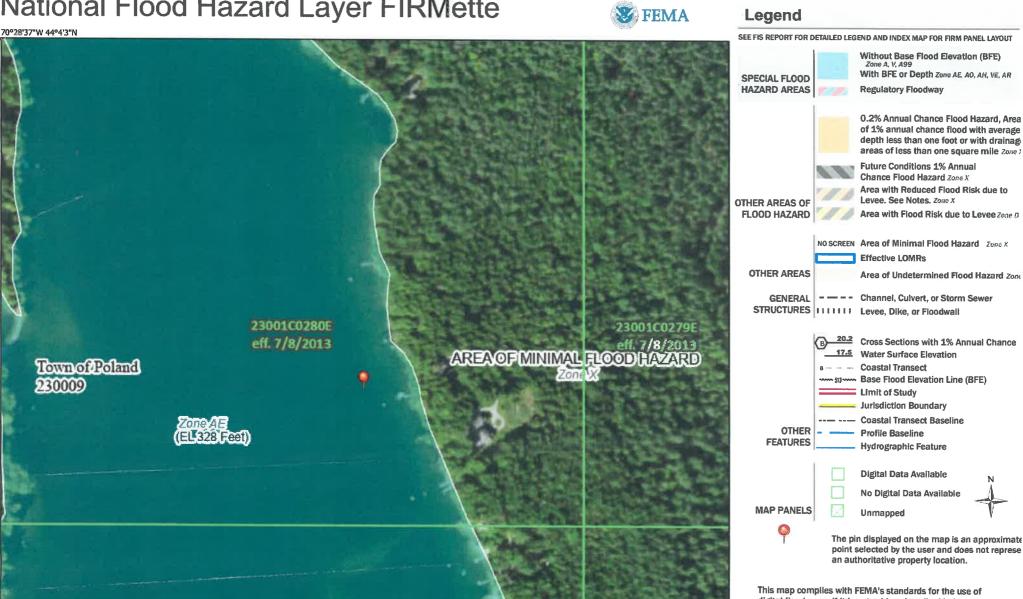
1:6,000



23001C0287E

eff. 7/8/2013

70°28'W 44°3'37"N



digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/3/2023 at 1:21 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels. legend, scale bar, map creation date, community identifiers. FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

# BUNTING LANE

# 83 BUNTING LANE POLAND, MAINE

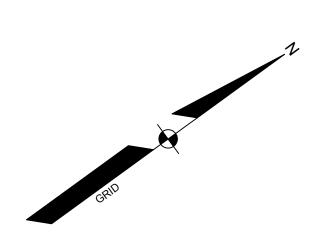
# APPLICANT:

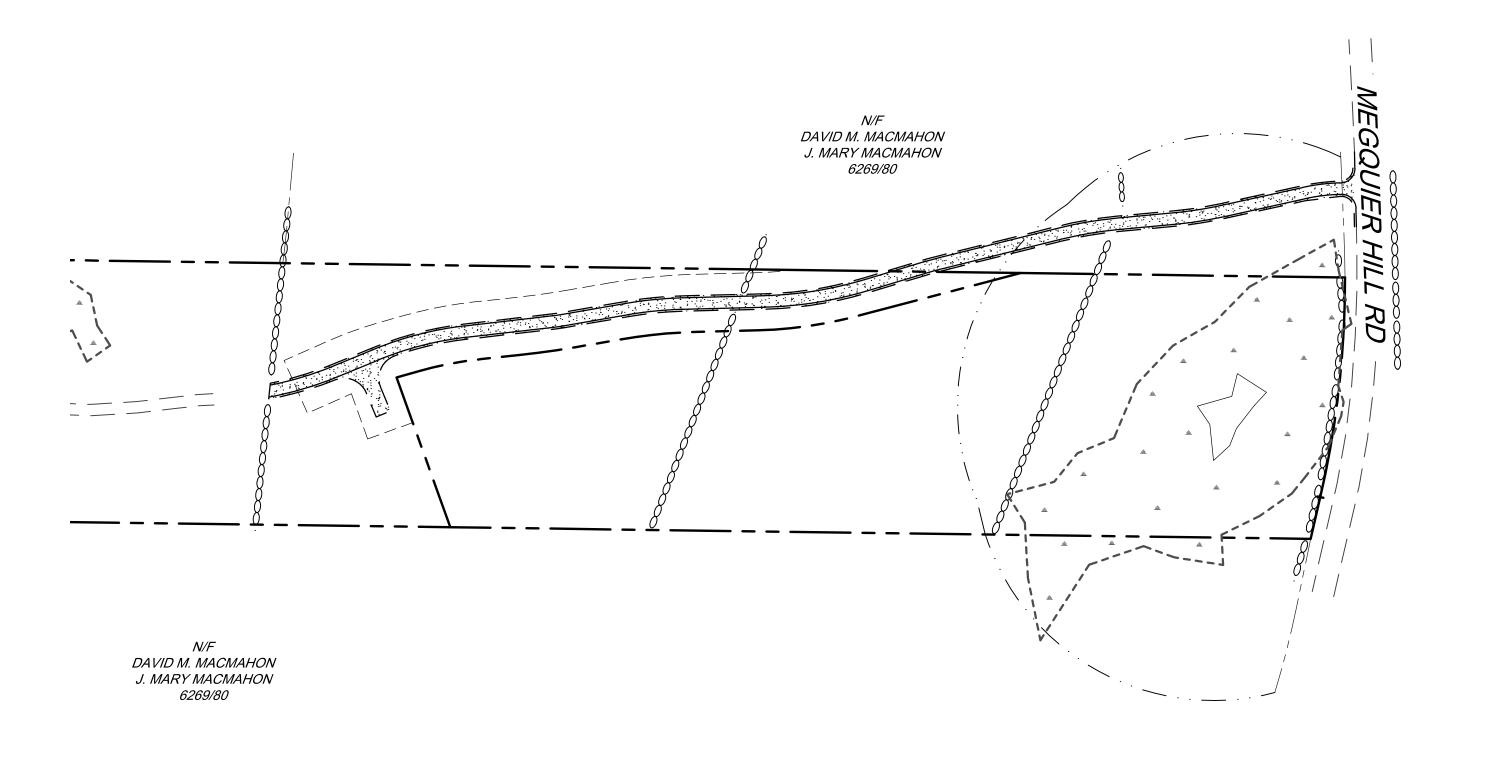
RICHARD GILL

PO BOX 147 WEST POLAND, MAINE 04291

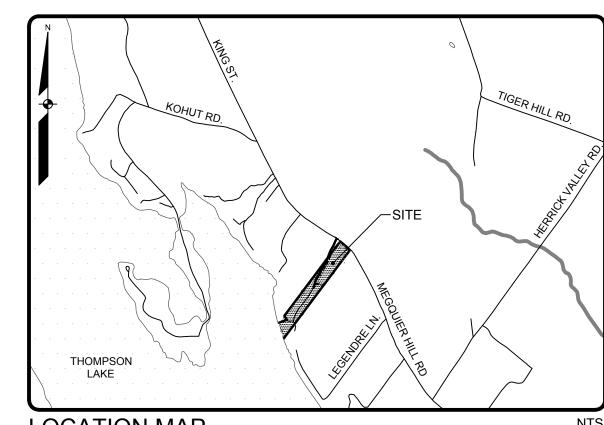
# ENGINEER/SURVEYOR/ LANDSCAPE ARCHITECT:







(IN FEET) 1 INCH = 100FT.

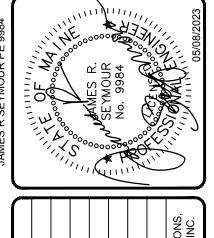


LOCATION MAP

# Sheet List Table

SHEET TITLE

- **COVER SHEET**
- NOTES & LEGEND
- SITE PLAN
- PLAN & PROFILE
- **EROSION CONTROL NOTES**
- **EROSION CONTROL DETAILS**
- SITE DETAILS
- 1 OF 1 EXISTING CONDITIONS PLAN





DESIGNED	REM	
DRAWN	ABB	
CHECKED	JRS	
DATE	02/21/2023	
SCALE	1" = 100'	
PROJECT	220001	

SHEET 1 OF 7

LEGEND EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W. DEED LINE/R.O.W.	
	TIE LINE	
	SETBACK	
	EASEMENT	
	BUFFER	
	FLOODPLAIN FLOODWAY	
	CENTERLINE	
•	MONUMENT	•
0	IRON PIPE/ROD	•
0	DRILL HOLE	•
C1/L1	DEED CALL	
C1/L1	CURVE/LINE NO. SOILS	C1/L1
	ZONE LINE	
<del></del>	ZONE LINE ON PL	
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK	
	SURVEY CONTROL	
	TEST PIT	
MW-1	MONITORING WELL	
→ B-1	BORING	
<u> </u>		
	DECK/STEPS/ OVERHANG	
	EDGE WETLAND	
77 17	WETLANDS	
Ţ	UPLANDS	
	STREAM LEDGE	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	EDGE CONCRETE	A
	PAVEMENT PAINT	
	EDGE GRAVEL CURB LINE	
	EDGE OF WATER	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	TREELINE	
120118	CONTOURS	120—
×120.00	SPOT GRADE	+120.00
o	CHAIN LINK FENCE	ox
	STOCKADE FENCE	
	GUARD RAIL	<del>T T T T</del>
• • • • • • • • • • • • • • • • • • • •		
	RETAINING WALL	
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5 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7	CONIFEROUS TREE	(x)
Entry.	MULCH LINE	
0	BOLLARD	•
<del></del>	SIGN	• •
+ + + -	RAILROAD	
G	GAS	G GV
≻  [GM]	GAS GATE VALVE GAS METER	M
<u>G</u>	GAS MANHOLE	
W	WATER	W
w	WATER GATE VALVE	WV NSO
,	WATER SHUT OFF	,
- <del>-</del>	HYDRANT WATER MANHOLE	<del></del>
(W)	WELL WELL	
•		(VV)
s	SANITARY SEWER	s
	SANITARY SEWER FORCE MAIN	
		s
FM	FORCE MAIN	s
FM	FORCE MAIN SANITARY MANHOLE	
FM (S) SD	FORCE MAIN SANITARY MANHOLE STORM DRAIN	
FM	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN	
FM — SD — UD — ©	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE	
FM — SD — UD — D	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE CATCH BASIN	SD SD OHU
FM — SD — UD — DD — □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE CATCH BASIN OVERHEAD UTILITY	SD SD OHU
FM — SD — UD — D	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE CATCH BASIN OVERHEAD UTILITY UNDERGROUND UTILITY TRANSFORMER PAD ELECTRICAL MANHOLE	SD SD OHU
FM — SD — UD — DD — DD — DD — DD — DD — DD	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE  CATCH BASIN OVERHEAD UTILITY UNDERGROUND UTILITY TRANSFORMER PAD ELECTRICAL MANHOLE ELECTRIC METER	SD SD OHU
FM — SS — SD — UD — DS — UD — UGU — T	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE  CATCH BASIN OVERHEAD UTILITY UNDERGROUND UTILITY TRANSFORMER PAD ELECTRICAL MANHOLE ELECTRIC METER HVAC UNIT	SD
FM————————————————————————————————————	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE  CATCH BASIN OVERHEAD UTILITY UNDERGROUND UTILITY TRANSFORMER PAD ELECTRICAL MANHOLE ELECTRIC METER	SD
FM — SD — UD — DD — DD — DD — DD — DD — DD	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE  CATCH BASIN OVERHEAD UTILITY UNDERGROUND UTILITY TRANSFORMER PAD ELECTRICAL MANHOLE ELECTRIC METER HVAC UNIT TELEPHONE MANHOLE	SD SD OHU OHU
FM — SS — SD — UD — DD — DD — DD — DD — DD	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE  CATCH BASIN OVERHEAD UTILITY UNDERGROUND UTILITY TRANSFORMER PAD ELECTRICAL MANHOLE ELECTRIC METER HVAC UNIT TELEPHONE MANHOLE LIGHT POLE	SD SD OHU OHU
FM — SS — SD — UD — DD — DD — DD — DD — DD	FORCE MAIN  SANITARY MANHOLE  STORM DRAIN  UNDER DRAIN  DRAINAGE MANHOLE  CATCH BASIN  OVERHEAD UTILITY  UNDERGROUND UTILITY  TRANSFORMER PAD  ELECTRICAL MANHOLE  ELECTRIC METER  HVAC UNIT  TELEPHONE MANHOLE  LIGHT POLE  UTILITY POLE  GUY WIRE  DRAINAGE DITCH	SD SD OHU OHU
FM — SD — UD — DD — □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE  CATCH BASIN OVERHEAD UTILITY UNDERGROUND UTILITY TRANSFORMER PAD ELECTRICAL MANHOLE ELECTRIC METER HVAC UNIT TELEPHONE MANHOLE LIGHT POLE UTILITY POLE GUY WIRE	SD SD OHU OHU
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FM — SS — SD — UD — DD — DD — DD — DD — DD	FORCE MAIN SANITARY MANHOLE STORM DRAIN UNDER DRAIN DRAINAGE MANHOLE  CATCH BASIN OVERHEAD UTILITY UNDERGROUND UTILITY TRANSFORMER PAD ELECTRICAL MANHOLE ELECTRIC METER HVAC UNIT TELEPHONE MANHOLE LIGHT POLE UTILITY POLE GUY WIRE DRAINAGE DITCH EROSION CONTROL BLANKET	SD SD OHU OHU OHU  OUGU  T E
FM — SD — UD — DD — □ □ □ □ □ □ □ □ □ □ □ □ □ □ □ □	FORCE MAIN  SANITARY MANHOLE  STORM DRAIN  UNDER DRAIN  DRAINAGE MANHOLE  CATCH BASIN  OVERHEAD UTILITY  UNDERGROUND UTILITY  TRANSFORMER PAD  ELECTRICAL MANHOLE  ELECTRIC METER  HVAC UNIT  TELEPHONE MANHOLE  LIGHT POLE  UTILITY POLE  GUY WIRE  DRAINAGE DITCH  EROSION CONTROL  BLANKET  FILTER BARRIER	SD SD OHU OHU OHU  OUGU  T E

#### GENERAL NOTES

- DEED FROM JOANN ELLSWORTH AND RICHARD J. GILL TO BUNTING LANE, LLC. AS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 10573 PAGE 204.
- 2. PLAN OF "STILES COTTAGE LOTS LAKE THOMPSON" POLAND, MAINE AS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 8 PAGE 443
- 3. SEMENT DEED FROM KATHRYN C. GILL TO DAVID M.MACMAHON AND J. MARY MACMAHON RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 6548 PAGE 39.
- 4. BUNTING LANE IS A COMMON RIGHT OF WAY FOR ALL PURPOSES FOR THE BENEFIT OF AT LEAST THE YENOR/BRECKER MACMAHON AND BUNTING LANE LLC PROPERTIES.
- 5. EXISTING HOUSE LOT -FRONTAGE ON BUNTING LANE R.O.W. = 750'± LOT AREA = 7.79 ACRES ±

BUNTING LANE R.O.W. = 0.96 ACRES

- TOTAL AREA OF LAND CURRENTLY OWNED BY BUNTING LANE. LLC = 13.8 ACRES
- 6. VERNAL POOL SURVEYS WERE CONDUCTED IN SPRING OF 2022 DURING THE SURVEY PERIODS RECOMMENDED BY MDIFW FOR THIS PART OF MAINE.
- 7. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
- 8 CONTRACTOR SHALL VISIT THE SITE AND FAMILIARIZE HIM OR HERSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS AS TO THE COST THEREOF. CONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIM OR HERSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS AND DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF
- 9. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
- 10. PROVIDE ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND OWNER'S REQUIREMENTS UNLESS SPECIFICALLY OTHERWISE INDICATED OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- 11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO FABRICATION AND ERECTION OF ANY MATERIAL. ANY UNUSUAL CONDITIONS SHALL BE REPORTED TO THE ATTENTION OF THE ENGINEER.
- 12. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
- 13. CONTRACTOR SHALL INCORPORATE PROVISIONS AS NECESSARY IN CONSTRUCTION TO PROTECT EXISTING STRUCTURES, PHYSICAL FEATURES, AND MAINTAIN SITE STABILITY DURING CONSTRUCTION. CONTRACTOR SHALL RESTORE ALL AREAS TO ORIGINAL CONDITION AND AS DIRECTED BY DESIGN DRAWINGS.
- 14. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- 15. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" PUBLISHED BY THE BUREAU OF LAND AND WATER QUALITY OF THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL
- 16. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
- 17. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM
- 18. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
- 19. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
- 20. THE CONTRACTOR SHALL BE FULLY AND SOLELY RESPONSIBLE FOR THE REMOVAL, REPLACEMENT AND RECTIFICATION OF ALL DAMAGED AND DEFECTIVE MATERIAL AND WORKMANSHIP IN CONNECTION WITH THE CONTRACT WORK THE CONTRACTOR SHALL REPLACE OR REPAIR AS DIRECTED BY THE OWNER ALL SUCH DAMAGED OR DEFECTIVE MATERIALS WHICH APPEAR WITHIN A PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.
- 21. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL STATE OR FEDERAL LAWS AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.
- 22. WHERE THE TERMS "APPROVED EQUAL", "OTHER APPROVED", "EQUAL TO", "ACCEPTABLE" OR OTHER GENERAL QUALIFYING TERMS ARE USED IN THESE NOTES. IT SHALL BE UNDERSTOOD THAT REFERENCE IS MADE TO THE RULING AND JUDGEMENT OF SEBAGO TECHNICS, INC.
- 23. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
- 24. THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE SET OF CONSTRUCTION DRAWINGS ON SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES.
- 25. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
- 26. DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. ANY MODIFICATION TO SUIT FIELD DIMENSION AND CONDITION SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO ANY WORK
- 27. BEFORE THE FINAL ACCEPTANCE OF THE PROJECT, THE CONTRACTOR SHALL REMOVE ALL EQUIPMENT AND MATERIALS, REPAIR OR REPLACE PRIVATE OR PUBLIC PROPERTY WHICH MAY HAVE BEEN DAMAGED OR DESTROYED DURING CONSTRUCTION, CLEAN THE AREAS WITHIN AND ADJACENT TO THE PROJECT WHICH HAVE BEEN OBSTRUCTED BY HIS/HER OPERATIONS, AND LEAVE THE PROJECT AREA NEAT AND PRESENTABLE.
- 28. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING FLOW THROUGH THE EXISTING CLOSED STORM DRAINAGE SYSTEM DURING CONSTRUCTION AND SHALL SUBMIT A WORK PLAN FOR

APPROVAL BY THE DESIGN ENGINEER.

#### **UTILITY DEMOLITION NOTES**

- I. PROTECT EXISTING BOUNDARY LINE MONUMENTATION. IF DISTURBED, EXISTING MONUMENTATION TO BE RESET BY A PROFESSIONAL LAND SURVEYOR.
- 2. DEMOLITION OF UTILITIES REQUIRING TREE REMOVAL SHALL BE COORDINATED WITH THE OWNER AND IN ACCORDANCE WITH PROJECT PLANS.
- 3. UTILITY DEMOLITION SHALL BE COMPLETED IN COORDINATION WITH NEW INFRASTRUCTURE. CONTRACTOR SHALL ENSURE EXISTING SURFACE DRAINAGE IS MAINTAINED DURING
- 4. EXISTING SEWER AND STORM DRAINAGE INFRASTRUCTURE TO REMAIN ACTIVE DURING CONSTRUCTION AND UPON COMPLETION OF PROJECT. DEMOLITION/CONSTRUCTION ACTIVITIES SHALL NOT INTERFERE OR IMPEDE EXISTING FLOWS. CONTRACTOR SHALL PROVIDE BYPASS PUMPING AS REQUIRED DURING SEWER AND STORM DEMOLITION AND NEW CONSTRUCTION. DAMAGE TO EXISTING SEWER INFRASTRUCTURE SHALL BE REPAIRED BY CONTRACTOR AT THEIR
- 5. DEMOLITION SHOWN IS FOR MAJOR SITE ELEMENTS TO BE DEMOLISHED. OTHER MINOR DEMOLITION MAY BE REQUIRED AS PART OF CONSTRUCTION AND SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. COORDINATE ALL DEMOLITION WORK WITH SITE AND BUILDING DRAWINGS.
- 6. PRIOR TO ANY DEMOLITION, THE CONTRACTOR SHALL SUBMIT A SEQUENCE OF DEMOLITION PLANS TO THE OWNER. THIS PLAN SHALL DEPICT LOCATIONS OF PROPOSED TERMINATIONS AND ANY TEMPORARY SERVICES THAT WILL BE NEEDED.
- 8. CONTRACTOR REQUIRED TO CONFIRM/MAINTAIN BENCHMARKS. IF IMPACTED CONTRACTOR IS RESPONSIBLE FOR NOTIFICATION/RELOCATION AND COORDINATION WITH PROJECT TEAM.

#### **GRADING & EROSION NOTES**

- 1. SIDESLOPES SHALL NOT BE STEEPER THAN 3:1 (H:V) EXCEPT AS OTHERWISE IDENTIFIED ON THIS PLAN. ALL SIDESLOPES STEEPER THAN 3:1 (H: V) SHALL BE LINED WITH EROSION CONTROL BLANKET, OR ADDITIONAL MEASURES AS INDICATED.
- 2. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENT CONTROL BMPS" MANUAL PUBLISHED BY BUREAU OF LAND AND VATER QUALITY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
- 3. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT RESTORED WITH IMPERVIOUS SURFACES (BUILDINGS, PAVEMENTS, WALKS, ETC.) SHALL RECEIVE LOAM AND SEED PER DETAIL
- 4. SEE UTILITY DRAWINGS FOR PIPE AND STRUCTURE DATA TABLES.

#### **CONSTRUCTION PLAN**

- 1. PROVIDE EROSION CONTROL MEASURES PRIOR TO SITE DISTURBANCE.
- 2. WETLANDS, ASSOCIATED SETBACKS AND STREAM SETBACKS TO BE STAKED BY OWNER PRIOR TO SITE DISTURBANCE.
- 3. BEFORE TREE CLEARING, REFER TO PLANS FOR WOODED BUFFER LOCATIONS. TREES SHALL NOT BE CLEARED WITHIN DESIGNATED WOODED BUFFER AREAS.
- 4. GRADING AND CLEARING LIMITS SHALL NOT ENCROACH ON ADJACENT PROPERTIES UNLESS NOTED OTHERWISE ON THE PLANS.
- 5. OPEN AREAS SHALL BE LIMITED TO AREAS BEING WORKED IN. THE AREA STRIPPED OF EXISTING VEGETATION AT ANY GIVEN TIME SHALL BE MINIMIZED AND BE PHASED WHERE PRACTICAL SO THAT AREAS ARE REVEGETATED AND PERMANENTLY STABILIZED BEFORE ADDITIONAL AREAS ARE STRIPPED OF EXISTING VEGETATION. STABILIZE CONSTRUCTION AREAS BY USE OF RIPRAP. SEED. MULCH, OR OTHER GROUND COVER WITHIN ONE WEEK FROM THE TIME IT WAS ACTIVELY WORKED. SURFACES SHALL BE STABILIZED PRIOR TO DIRECTING STORMWATER RUNOFF TOWARD STORMWATER BMPS. PLEASE REFER TO DRAINAGE PLANS FOR WATERSHED AREAS.

#### LANDSCAPE NOTES

PRIOR TO PLACING LOAM.

- 1. PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN
- 2. SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF "U.S.A. STANDARD FOR NURSERY STOCK," BY THE AMERICAN ASSOCIATION OF NURSERYMEN,
- 3. ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
- 4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, PRUNING. STAKING OR GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
- 5. PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BY THE CONTRACTOR AND A PERIOD OF TWO YEARS THEREAFTER BY THE OWNER FROM DATE OF INSTALLATION DURING THE ONE YEAR GUARANTEE PERIOD, DEAD PLANT MATERIAL SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE ONE YEAR PERIOD, THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.
- 6. ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
- 7. EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- 8. THE LANDSCAPE CONTRACTOR IS ADVISED OF THE PRESENCE OF THE UNDERGROUND UTILITIES AND SHALL VERIFY THE EXISTENCE AND LOCATION OF SAME BEFORE COMMENCING AND DIGGING OPERATIONS THE LANDSCAPE CONTRACTOR SHALL REPLACE OR REPAIR UTILITIES. PAVING, WALKS, CURBING, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
- 9. ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
- 10. THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SODDED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR
- 11. ANY DEVIATION FROM THE LANDSCAPE PLAN, INCLUDING PLANT LOCATION, SELECTION, SIZE, QUANTITY OR CONDITION SHALL BE REVIEWED AND APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT (AND MUNICIPAL AUTHORITY, IF APPLICABLE) PRIOR TO INSTALLATION ON SITE.
- 12. WHERE INDICATED ON PLAN, PLANTING SOIL MIXTURE FOR PERENNIAL AND ANNUAL FLOWER BED AREAS SHALL CONSIST OF FOUR PARTS TOPSOIL, TWO PARTS SPHAGNUM PEAT MOSS, AND ONE PART HORTICULTURAL PERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8
- 13. DURING CLEANING OF SITE AND PRIOR TO TREE AND SHRUB INSTALLATION, CONTRACTOR SHALL REMOVE INVASIVE PLANTS. AREAS WHERE INVASIVE PLANTS ARE REMOVED AND NO OTHER PLANTING IS PROPOSED, AREA SHALL BE LOAM AND SEEDED.

- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS. INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION. PROTECT EXISTING ONSITE SEWER PIPE AND ADJUST MANHOLE RIMS TO GRADE WHERE APPLICABLE.
- ALL GRAVITY CONDUIT PIPES SHALL BE INSTALLED USING A PIPE LASER AND TARGET SYSTEM THROUGH THE PIPE. ON PIPE RUNS 50 FEET OR LESS, THE CONTRACTOR SHALL REQUEST ENGINEER'S APPROVAL TO USE OR NOT USE A GROUND LASER.
- 3. MAINTAIN MINIMUM 5'-6" OF COVER ABOVE TOP OF WATER SERVICE PIPE.
- MAINTAIN MINIMUM 10 FEET HORIZONTAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES. MAINTAIN MINIMUM 18 INCHES VERTICAL SEPARATION BETWEEN WATER SERVICES AND OTHER UTILITIES.
- LOWER OR RAISE WATER SERVICES AS REQUIRED TO MAINTAIN MINIMUM 12 INCH VERTICAL SEPARATION FROM OTHER UTILITIES. WATER SERVICES CROSSING SEWERS SHALL MAINTAIN 12 INCH MINIMUM SEPARATION BETWEEN THE BOTTOM OF WATER LINE AND TOP OF SEWER UNLESS NOTED OTHERWISE ON THE PLANS
- SEWER PIPE SHALL BE SDR 35 PVC OR APPROVED EQUAL.
- APPROVED EQUAL UNLESS NOTED OTHERWISE ON THE UTILITY PLANS. WATER PIPE AND FITTINGS SHALL CONFORM TO THE DISTRICT HAVING JURISDICTION'S SPECIFICATIONS. MAIN WATER SERVICE PIPE SHALL BE DUCTILE IRON, CLASS 52 PUSH-ON PIPE MEETING THE REQUIREMENTS OF AWWA/ANSI C-111/A21.11 (LATEST REVISION). PIPE SHALL BE CEMENT-LINED AWWA/ANSI C104/A21.4 WITH LINING TWICE THE THICKNESS SPECIFIED, AND COATED TWICE WITH A BITUMINOUS SEAL COATING. PROVIDE THRUST BLOCKS AT ALL WATER

STORMDRAIN SHALL BE ADS N-12 DUAL WALL HDPE PIPE WITH SMOOTH-WALLED INTERIOR OR

- COORDINATE ALL UTILITY LOCATIONS AND INVERTS AT BUILDING WITH ARCHITECTURAL, STRUCTURAL AND PLUMBING DRAWINGS.
- WATER SERVICE ENTRANCE DESIGNS TO INCLUDE METERS AND BACKFLOW PREVENTERS TO MEET ALL STANDARDS AND REQUIREMENTS OF THE DISTRICT HAVING JURISDICTION.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY GRADE CHANGES THAT WILL IMPACT STORM DRAINAGE INFRASTRUCTURE OR OTHER UTILITIES.
- 10. UTILITIES WITHIN 5 FEET FROM FACE OF BUILDING ARE COORDINATED ON RELEVANT M.E.P. DRAWINGS. CONTRACTOR SHALL COORDINATE INVERTS, CONNECTIONS AND MATERIALS WITH ALL
- 11. CONTRACTOR SHALL FURNISH AND INSTALL TRENCHING. MATERIALS AND BACKFILL FOR ALL UTILITIES. ELECTRICAL AND TELECOM/DATA PROVIDERS WILL PULL PRIMARY SERVICE TO TRANSFORMER AND PANEL. CONTRACTOR RESPONSIBLE FOR TIMING AND COORDINATION WITH UTILITIES AND DRAWINGS. COORDINATE WITH ELECTRICAL DRAWINGS FOR CONDUIT SCHEDULE,
- 12. COORDINATE ALL WATER RELATED WORK WITH DISTRICT HAVING JURISDICTION.
- 13. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIFLD OBSERVATIONS BY THE SURVEYOR AND BY INFORMATION PROVIDED BY UTILITY COMPANIES THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT DIG SAFE (811) AT LEAST THREE (3) BUT NOT MORE THAN THIRTY (30) DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION TO VERIFY HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES.
- 14. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED. DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
- 15. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

#### TYPICAL ABBREVIATIONS

ABOVE FINISH GRADE APPROXIMATELY APPROX BOTTOM OF CURB

BITUMINOUS CONCRETE CURB BITUMINOUS BLDG BUII DING **BOTTOM OF WALL** CATCH BASIN

CONC CONCRETE CONT CONTINUOUS DUCTILE IRON DIAMETER DMH DRAIN MANHOLE

E.W.

FI EVATION FLEV FFE FINISH FLOOR ELEVATION FINISH GRADE FIN. GR

EACH WAY

FTG FOOTING HIGH DENSITY POLYETHYLENE HDPE HGT HEIGHT HMA HOT MIX ASPHALT

LINEAR FEET ON CENTER

POLYVINYL CHLORIDE PORTLAND WATER DISTRICT **RADIUS** ROWRIGHT OF WAY

**SCHEDULE** SLIPFORM CONCRETE SLOPED CURB SCSC SLIPFORM CONCRETE VERTICAL CURB SCVC

SQUARE FEET

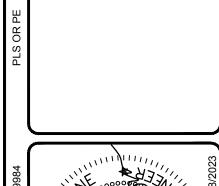
STORM DRAIN SLOPED GRANITE CURB SGC

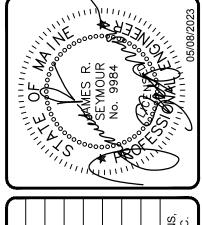
SEWER MANHOLE SPECS SPECIFICATIONS SANITARY SEWER SALVAGED SLOPED GRANITE CURB SSGC

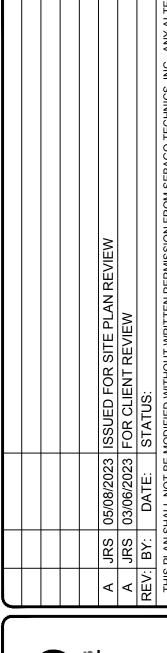
SALVAGED VERTICAL GRANITE CURB TOP OF CURB TOP OF WALL

TYP TYPICAL

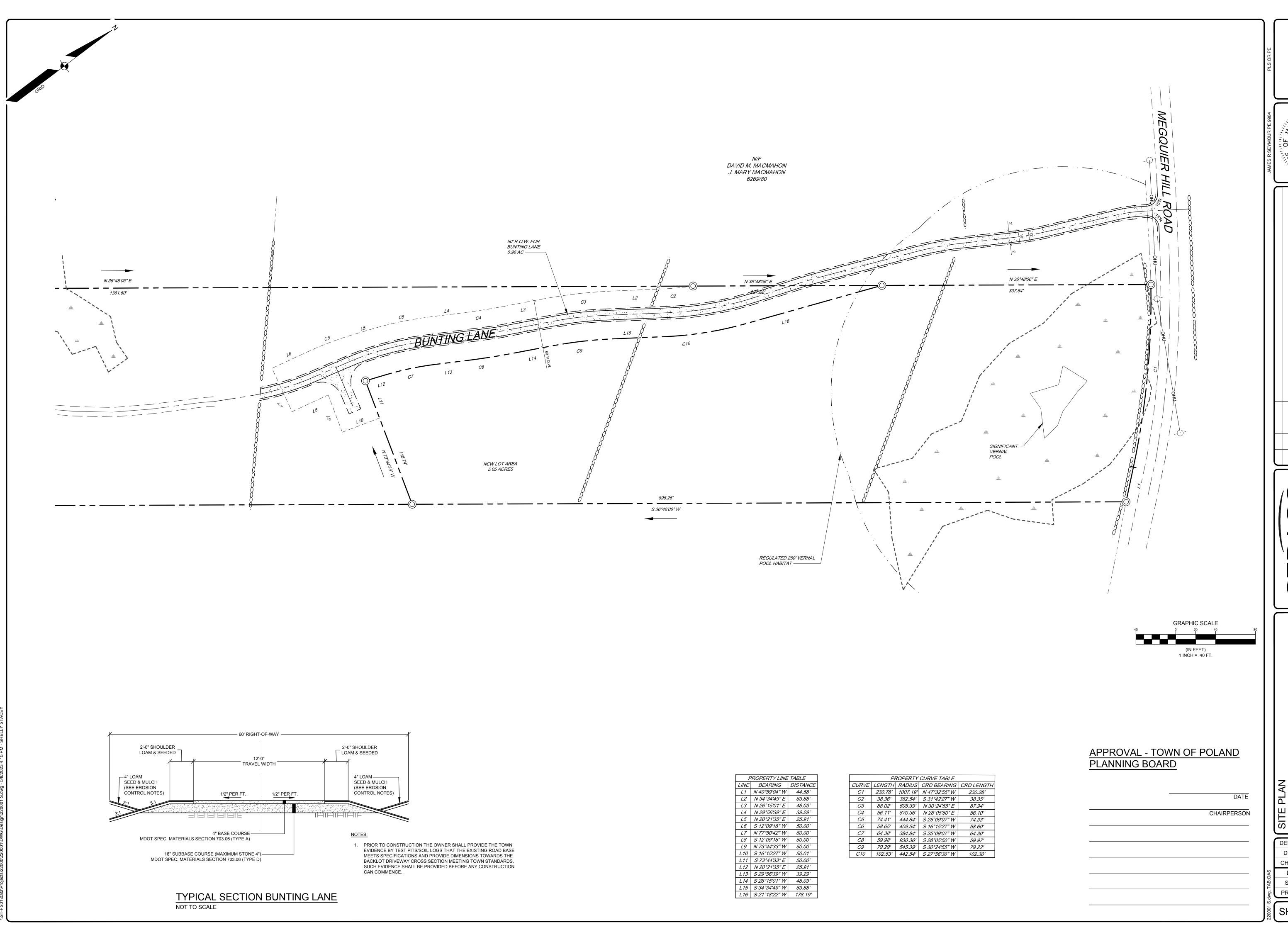
VERTICAL GRANITE CURB VGC VERIFY IN FIELD







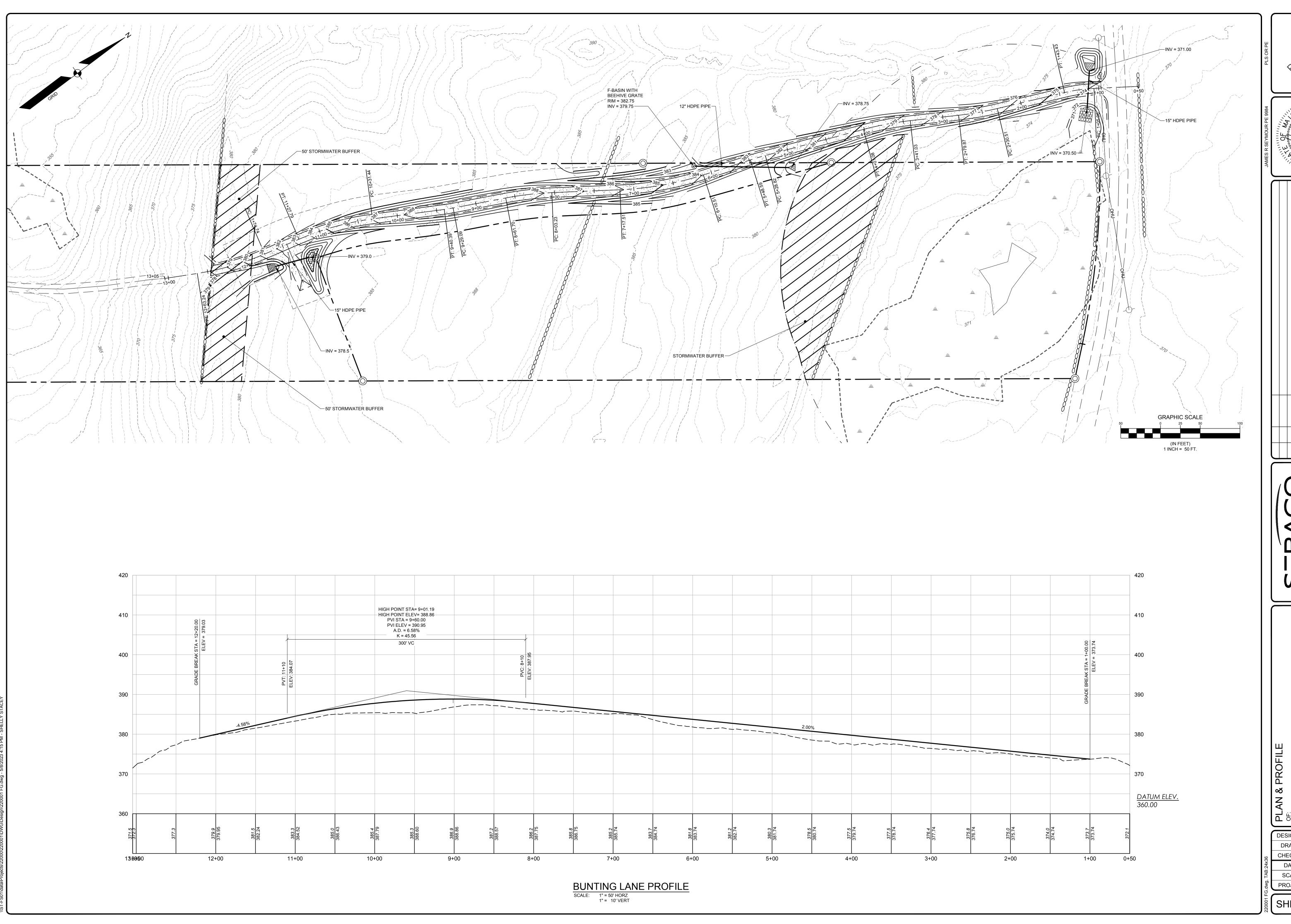
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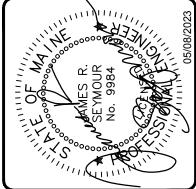
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SHEET 4 OF 7

#### **EROSION CONTROL MEASURES**

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS (SILT FENCE) WILL BE STAKED/INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST, ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. THE PLACEMENT OF SEDIMENT BARRIERS SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

PRIOR TO ANY CLEARING OR GRUBBING, A CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL PREPARE A DETAILED SCHEDULE AND MARKED UP PLAN INDICATING AREAS AND COMPONENTS OF THE WORK AND KEY DATES SHOWING DATE OF DISTURBANCE AND COMPLETION OF THE WORK. THE CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH THE MUNICIPAL STAFF, THREE COPIES OF THE SCHEDULE AND MARKED UP PLAN SHALL BE PROVIDED TO THE MUNICIPALITY THREE DAYS PRIOR TO THE SCHEDULED. PRE-CONSTRUCTION MEETING. SPECIAL ATTENTION SHALL BE GIVEN TO THE 14 DAY LIMIT OF DISTURBANCE IN THE SCHEDULE ADDRESSING TEMPORARY AND PERMANENT VEGETATION MEASURES.

#### CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD, SUCH AS ACTIVE EXCAVATION AND ACTIVE GRADING. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS ACTIVELY OCCURRING OR CAN BE MULCHED IN THE SAME DAY. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN SEVEN (7) DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100 FEET OF STREAMS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL WITHIN SEVEN (7) DAYS. REFER TO WINTER EROSION CONTROL NOTES FOR THE TREATMENT OF OPEN AREAS AFTER OCTOBER 1ST OF THE CONSTRUCTION YEAR.

THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

EROSION CONTROL APPLICATIONS & MEASURES
THE PLACEMENT OF EROSION CONTROL MEASURES SHALL BE COMPLETED IN ACCORDANCE WITH GUIDELINES ESTABLISHED IN BEST MANAGEMENT PRACTICES AND IN ACCORDANCE WITH THE EROSION CONTROL PLAN AND DETAILS IN THE PLAN SET.

ALL DISTURBED AREAS SHALL BE MULCHED WITH MATERIALS SPECIFIED BELOW PRIOR TO ANY STORM EVENT. ALL DISTURBED AREAS NOT FINAL GRADED WITHIN 14 DAYS SHALL BE MULCHED. DISTURBED AREAS ADJACENT TO NATURAL RESOURCES THAT ARE NOT GRADED WITHIN SEVEN (7) DAYS SHALL BE MULCHED. ALSO, AREAS, WHICH HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED, SHALL BE MULCHED IMMEDIATELY FOLLOWING SEEDING. EROSION CONTROL BLANKETS ARE RECOMMENDED TO BE USED AT THE BASE OF GRASSED WATERWAYS AND ON SLOPES GREATER THAN 33%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).

#### HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).

EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.

EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

#### 2. SOIL STOCKPILES:

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES. AND STORMWATER SHALL BE PREVENTED FROM RUNNING ONTO THE STOCKPILE.

#### 3. NATURAL RESOURCES PROTECTION:

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES SHALL BE MULCHED USING TEMPORARY MULCHING (AS DESCRIBED IN PART 1 OF THIS SECTION) WITHIN 7 DAYS OF EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4 OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM

#### 4. SEDIMENT BARRIERS:

THE RESOURCE.

PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, SEDIMENT BARRIERS SHALL BE STAKED ACROSS THE SLOPE(S), ON THE CONTOUR AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT PROPERTY LINE OR WATERCOURSE TO PROTECT AGAINST CONSTRUCTION RELATED EROSION. SEDIMENT BARRIERS SHALL BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT

SILT FENCE: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE EFFECTIVE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. IT IS RECOMMENDED THAT SILT FENCE BE REMOVED BY CUTTING THE FENCE MATERIALS AT GROUND LEVEL SO AS TO AVOID ADDITIONAL SOIL DISTURBANCE

HAY BALES: SHALL NOT BE INSTALLED ADJACENT TO WETLAND. INSTALL PER THE DETAIL ON THE PLANS. BALES SHALL BE WIRE-BOUND OR STRING-TIED AND THESE BINDINGS MUST REMAIN PARALLEL WITH THE GROUND SURFACE DURING INSTALLATION TO PREVENT DETERIORATION OF THE BINDINGS. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL NOT BE USED ADJACENT TO WETLANDS. INSTALL PER THE DETAIL ON THE PLANS. THE MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. THE MIX COMPOSITION SHALL MEET THE STANDARDS DESCRIBED WITHIN THE MDEP BEST MANAGEMENT PRACTICES. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER. EROSION CONTROL MIX BERMS SHALL NOT BE USED AT THE BOTTOM OF STEEP SLOPES (>8%) OR SLOPES WITH FLOWING WATER.

CONTINUOUS CONTAINED BERM: SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THIS SEDIMENT BARRIER IS EROSION CONTROL MIX PLACED WITHIN A SYNTHETIC TUBULAR NETTING AND PERFORMS AS A STURDY SEDIMENT BARRIER THAT WORKS WELL ON HARD GROUND SUCH AS FROZEN CONDITIONS, TRAVELED AREAS OR PAVEMENT. NO TRENCHING IS REQUIRED FOR INSTALLATION OF THIS BARRIER.

#### TEMPORARY CHECK DAMS:

SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. CHECK DAMS ARE TO BE PLACED WITHIN DITCHES/ SWALES AS SPECIFIED ON THE DESIGN PLANS IMMEDIATELY AFTER FINAL GRADING. CHECK DAMS SHALL BE 2 FEET HIGH. TEMPORARY CHECK DAMS MAY BE REMOVED ONLY AFTER THE ROADWAYS ARE PAVED AND THE VEGETATED SWALE ARE ESTABLISHED WITH AT LEAST 90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

STONE CHECK DAMS: STONE DAMS SHOULD BE CONSTRUCTED OF 2 TO 3 INCH STONE AND PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

HAY BALE CHECK DAMS: BALES SHALL BE WIRE-BOUND OR STRING-TIED. BALES SHALL BE INSTALLED WITHIN A MINIMUM 4 INCH DEEP TRENCH LINE WITH ENDS OF ADJACENT BALES TIGHTLY ABUTTING ONE ANOTHER. HAY BALES SHALL BE PLACED SUCH THAT COMPLETE COVERAGE OF THE SWALE IS OBTAINED AND THAT THE CENTER OF THE DAM IS 6 INCHES LOWER THAT THE OUTER EDGES.

MANUFACTURED CHECK DAMS: MANUFACTURED CHECK DAMS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF AUTHORIZED BY THE PROPER LOCAL, STATE OR FEDERAL REGULATING AGENCIES. THESE UNITS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURE'S RECOMMENDATIONS.

#### 6. STORMDRAIN INLET PROTECTION:

INLET PROTECTION SHALL BE PLACED AROUND A STORMDRAIN DROP INLET OR CURB INLET PRIOR TO PERMANENT STABILIZATION OF THE IMMEDIATE AND UPSTREAM DISTURBED AREAS. THEY SHALL BE CONSTRUCTED IN A MANNER THAT WILL FACILITATE CLEAN-OUT AND DISPOSAL OF TRAPPED SEDIMENTS AND MINIMIZE INTERFERENCE WITH CONSTRUCTION ACTIVITIES. ANY RESULTANT PONDING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

#### HAY BALE DROP INLET PROTECTION: WE DO NOT RECOMMEND THE USE OF HAY BALES AS INLET PROTECTION.

CONCRETE BLOCK AND STONE INLET SEDIMENT FILTER (DROP OR CURB INLET): SHALL BE INSTALLED PER THE DETAIL ON THE PLANS. THE HEIGHT OF THE CONCRETE BLOCK BARRIER CAN VARY BUT MUST BE BETWEEN 12 AND 24 INCHES TALL. A MINIMUM OF 1 INCH CRUSHED STONE SHALL BE USED.

MANUFACTURED SEDIMENT BARRIERS AND FILTER (DROP OR CURB INLET): MANUFACTURED FILTERS, AS SPECIFIED IN THE DETAIL ON THE PLANS, MAY BE USED IF INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

#### 7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEPT TO FURTHER MINIMIZE THE TRACKING OF MUD. DUST OR DEBRIS FROM THE CONSTRUCTION AREA. THE TERM "SWEEP" IS UNDERSTOOD TO MEAN REMOVAL AND RECOVERY OF TRACKED SEDIMENT WITH A STREET SWEEPER, NOT BRUSHING THE MATERIAL INTO SWALES OR STRUCTURES WITH A MECHANICAL BROOM. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS. THE CONTRACTOR SHALL MAINTAIN THE STABILIZED CONSTRUCTION ENTRANCE UNTIL ALL DISTURBED AREAS ARE STABILIZED.

DUST CONTROL DURING CONSTRUCTION SHALL BE ACHIEVED BY THE USE OF A WATERING TRUCK TO PERIODICALLY SPRINKLE THE EXPOSED ROADWAY AREAS AS NECESSARY TO REDUCE DUST DURING THE DRY MONTHS. APPLYING OTHER DUST CONTROL PRODUCTS SUCH AS CALCIUM CHLORIDE OR OTHER MANUFACTURED. PRODUCTS ARE ALLOWED IF AUTHORIZED BY THE PROPER LOCAL. STATE AND/OR FEDERAL REGULATING AGENCIES. HOWEVER, IT IS THE CONTRACTOR'S ULTIMATE RESPONSIBILITY TO MITIGATE DUST AND SOIL LOSS FROM THE SITE. IF OFFSITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NOT LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS.

#### **TEMPORARY VEGETATION:**

TEMPORARY VEGETATION SHALL BE APPLIED TO DISTURBED AREAS THAT WILL NOT RECEIVE FINAL GRADING FOR PERIODS UP TO 12 MONTHS. THIS PROCEDURE SHOULD BE USED EXTENSIVELY IN AREAS ADJACENT TO NATURAL RESOURCES. SEEDBED PREPARATION AND APPLICATION OF SEED SHALL BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDS (FAST GROWING AND SHORT LIVING) SHALL BE SELECTED FROM THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUALS FOR CONTRACTORS AND ENGINEERS, LATEST REVISION. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

#### PERMANENT VEGETATION:

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOAMED AND SEEDED. THE APPLICATION OF SEED SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR, PLEASE REFER TO THE WINTER EROSION CONTROL NOTES FOR MORE DETAIL. REVEGETATION MEASURES SHALL CONSIST OF THE FOLLOWING:

#### **SEEDBED PREPARATION:**

- A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL
- B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

**APPLICATION RATE** 10-20-20 FERTILIZER 18.4 LBS./1,000 S.F

(N-P205-K20 OR EQUAL)

GROUND LIMESTONE (50% 138 LBS./1,000 S.F CALCIUM & MAGNESIUM OXIDE)

C. WORK LIME AND FERTILIZER INTO THE SOIL AS NEARLY AS PRACTICAL TO A DEPTH OF 4 INCHES WITH PROPER EQUIPMENT, ROLL THE AREA TO FIRM THE SEEDBED EXCEPT ON CLAY OR SILTY SOILS OR COARSE SAND.

#### APPLICATION OF SEED:

SEEDING: SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: CONSERVATION MIX)

SEED TYPE FESCUE, FAWN 0.34 LBS/1,000 S.F. (15 LBS/ACRE) BIRD'S FOOT TREFOIL, VARIETY NOT STATED 0.28 LBS/1.000 S.F. (12 LBS/ACRE) ANNUAL RYEGRASS 0.18 LBS/1.000 S.F. (8 LBS/ACRE) 0.18 LBS/1,000 S.F. (8 LBS/ACRE) TIMOTHY, CLIMAX ALSIKE CLOVER 0.11 LBS/1,000 S.F. (5 LBS/ACRE) REDTOP 0.05 LBS/1,000 S.F. (2 LBS/ACRE

NOTE: A SPECIFIC SEED MIXTURE SHOULD BE CHOSEN TO MATCH THE SOILS CONDITION OF THE SITE. VARIOUS AGENCIES CAN RECOMMEND SEED MIXTURES. MDEP RECOMMENDED SEED MIXTURES ARE IN THE EROSION AND SEDIMENT CONTROL BMP MANUAL DATED 2016 OR LATEST REVISION.

- HYDROSEEDING: SHALL BE CONDUCTED ON PREPARED AREAS WITH SLOPES LESS THAN 2:1. LIME AND FERTILIZER MAY BE APPLIED SIMULTANEOUSLY WITH THE SEED. RECOMMENDED SEEDING RATES MUST BE INCREASED BY 10% WHEN HYDROSEEDING.
- C. MULCHING: SHALL COMMENCE IMMEDIATELY AFTER SEED IS APPLIED. REFER TO THE TEMPORARY MULCHING SECTION OF THIS NARRATIVE FOR DETAILS.

FOLLOWING SEEDBED PREPARATION, SOD CAN BE APPLIED IN LIEU OF SEEDING IN AREAS WHERE IMMEDIATE VEGETATION IS MOST BENEFICIAL SUCH AS DITCHES, AROUND STORMWATER DROP INLETS AND AREAS OF AESTHETIC VALUE. SOD SHOULD BE LAID AT RIGHT ANGLES TO THE DIRECTION OF FLOW, STARTING AT THE LOWEST ELEVATION. SOD SHOULD BE ROLLED OR TAMPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN, WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED DOWN, IRRIGATE THE SOD IMMEDIATELY AFTER INSTALLATION. IN MOST CASES, SOD CAN BE ESTABLISHED BETWEEN APRIL 1ST AND NOVEMBER 15TH OF THE CONSTRUCTION YEAR, HOWEVER, REFER TO THE WINTER EROSION CONTROL NOTES FOR ANY ACTIVITIES AFTER OCTOBER 1ST.

#### STANDARDS FOR TIMELY STABILIZATION:

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE CONTRACTOR WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE ONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE MDEP WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

- A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD
- B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS. ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER
- C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H·1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE
- D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A GISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL

- FOR LATE FALL AND WINTER. A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED
- SOIL BEFORE NOVEMBER 15. THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE PLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL
- C. STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.
- 1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, AND AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM REPAIRS NO LATER THAN THE END OF THE NEXT WORKDAY, TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN WITHIN SEVEN (7) DAYS.
- 2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY FAILURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.

#### HOUSEKEEPING:

- 1. SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER. WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- 2. GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES REDUCTION IN INFILTRATION RATE AND CONSEQUENT FLOODING AND DESTABILIZATION
- 3. FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUDIAND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS. THAT EXPERIENCE FUGITIVE DUST PROBLEMS. SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- 4. DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS. TRASH. FERTILIZERS, PESTICIDES. HERBICIDES. DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- 5. EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA. EITHER THROUGH GRAVITY OR PUMPING. MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- 6. <u>AUTHORIZED NON-STORMWATER DISCHARGES</u>. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER ISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE: A. DISCHARGES FROM FIREFIGHTING ACTIVITY: FIRE HYDRANT FI USHINGS:
- C. VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS D. DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS;
- E. ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS; F. PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF
- DETERGENTS ARE NOT USED: G. UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
- UNCONTAMINATED GROUNDWATER OR SPRING WATER FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- UNCONTAMINATED EXCAVATION DEWATERING K. POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
- L. LANDSCAPE IRRIGATION.
- ITHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER,
  - OTHER THAN THOSE DISCHARGES. SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING A. WASTEWATER FROM THE WASHOUT OR CLEAN OUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS; B. FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
  - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
  - D. TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

#### WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 1 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH RATE SHALL BE A MINIMUM OF 150 LBS./1,000 S.F. (3 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. THE CONTRACTOR MUST INSTALL ANY ADDED MEASURES WHICH MAY BE NECESSARY TO CONTROL FROSION/SEDIMENTATION FROM THE SITE DEPENDENT UPON THE ACTUAL SITE AND WEATHER CONDITIONS. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, IN ORDER TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION.

#### SOIL STOCKPILES

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES

#### NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (I.E. SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.

PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND

#### SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS SHALL CONSIST OF WOOD WASTE FILTER BERMS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

#### MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1.000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW WILL BE REMOVED DOWN TO A ONE-INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING. THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1.000 SQUARE FEET (3TONS/ACRE) AND ADEQUATELY ANCHORED THAT GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH.

BETWEEN THE DATES OF SEPTEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. WHEN GROUND SURFACE IS NOT VISIBLE THOUGH THE MULCH THEN COVER IS SUFFICIENT. AFTER NOVEMBER 1ST. MULCH AND ANCHORING OF ALL BARE SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORK DAY

#### 5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 5%. EROSION CONTROL BLANKETS SHALL BE USED IN LIEU OF MULCH IN ALL DRAINAGE WAYS WITH SLOPES 8%. EROSION CONTROL MIX CAN BE USED TO SUBSTITUTE EROSION CONTROL BLANKETS ON ALL SLOPES EXCEPT DITCHES.

#### SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1ST, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS BEEN LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MUI CHED. DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND FABRIC NETTING ANCHORED WITH STAPLES. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING. SEED TYPE SHALL BE WINTER RYE.

#### INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AT A MINIMUM, AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/ OR UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

#### STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V).

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

INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS. ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.

INSTALL A STONE LINING IN THE DITCH --THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15.

THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER

THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY

RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION. STABILIZE THE SLOPE WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION NCLUDES THE APPLICANT PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE

NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE

ABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

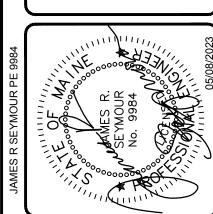
STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

3. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS -- BY SEPTEMBER 15 THE APPLICANT WILL SEED AND MULCH ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15%. IF THE APPLICANT FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT

STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION NCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

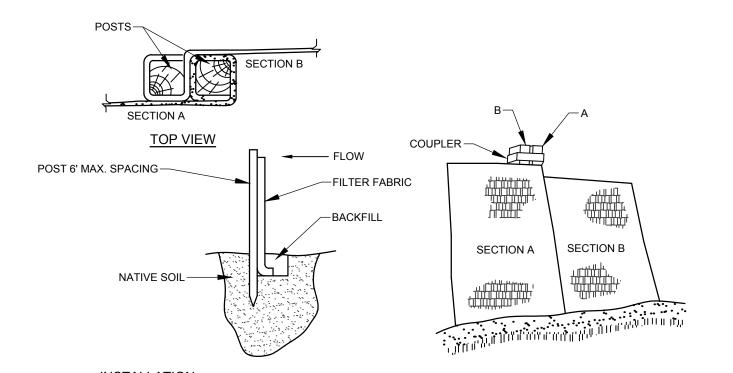
LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF

STABILIZE THE SOIL WITH MULCH -- BY NOVEMBER 15 THE APPLICANT WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. PRIOR TO APPLYING THE MULCH, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED AREA. IMMEDIATELY AFTER APPLYING THE MULCH, THE APPLICANT WILL ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL



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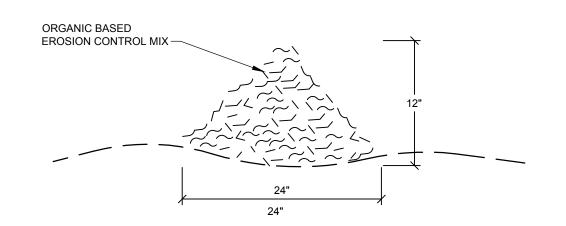
DESIGNED REM DRAWN ABB CHECKED JRS DATE 02/21/2023 SCALE N/A **PROJECT** 220001



#### **INSTALLATION:**

- 1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
- 2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
- 3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE
- 4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH, BACKFILL THE TRENCH AND TAMP THE SOIL. TOE-IN CAN ALSO BE ACCOMPLISHED BY LAYING THE FABRIC FLAP ON UNDISTURBED GROUND AND PILING AND TAMPING FILL AT THE BASE, BUT MUST BE ACCOMPANIED BY AN INTERCEPTION DITCH.
- 5. JOIN SECTION AS SHOWN ABOVE.
- 6. BARRIER SHALL BE MIRAFI SILT FENCE OR EQUAL.

# FILTER BARRIER



#### COMPOSITION:

EROSION CONTROL MIX SHALL BE MANUFACTURED ON OR OFF THE PROJECT SITE SUCH THAT ITS COMPOSITION IS IN ACCORDANCE WITH THE MDEP MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL. LAST REVISED 3/2003 OR LATER. IT MUST CONSIST PRIMARILY OF ORGANIC MATERIAL, SEPARATED AT THE POINT OF GENERATION, AND MAY INCLUDE: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK, OR ACCEPTABLE MANUFACTURED PRODUCTS. WOOD AND BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS WILL NOT BE ACCEPTABLE AS THE ORGANIC COMPONENT OF THE MIX.

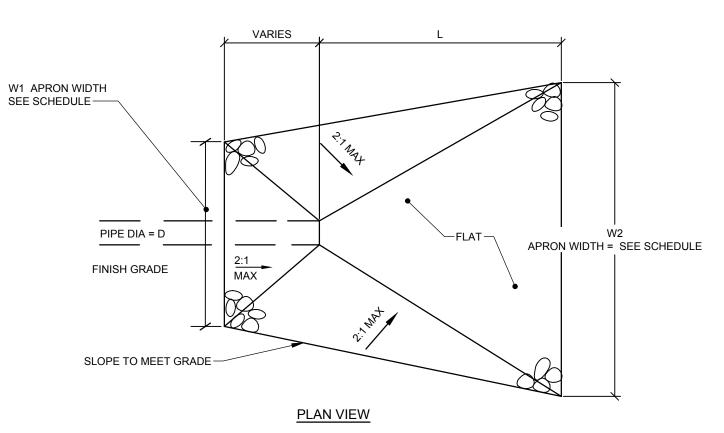
#### **INSTALLATION:** 1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.

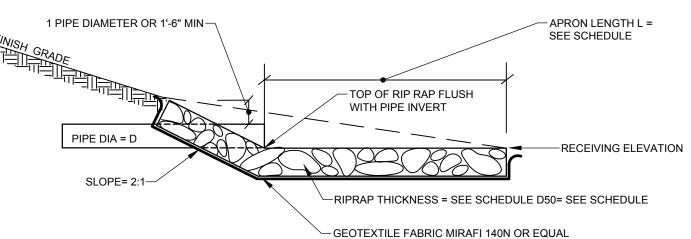
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH

3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL

4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OF CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

#### **EROSION CONTROL MIX BERM**





#### **SECTION VIEW**

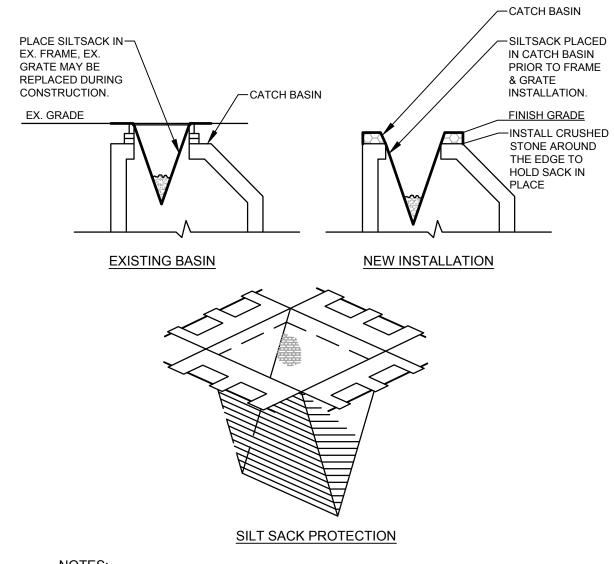
#### TYPICAL RIPRAP APRON SCHEDULE

CULVERT DIAMETER - D (IN.)	APRON LENGTH - L (FT.)	WIDTH -W1 (FT)	WIDTH -W2 (FT)	RIPRAP D50 (IN.)	RIPRAP THICKNESS (IN.)
12	8	3	9	6	14
15	10	4	12	6	14
18	13	5	15	7	16
24	18	6	20	8	18
36	29	9	32	11	25
42	33	11	37	12	27
48	39	12	43	16	36

1. RIPRAP TO BE PROCESSED ANGULAR ROCK.

- 2. RIPRAP GRADIATION SHALL BE A WELL GRADED MIX FROM ABOUT 1.5 TIMES D SIZE TO 25 PERCENT OF THE D SIZE.
- 3. THE RIPRAP STONES SHALL BE CAREFULLY PLACED FROM THE TOE OF THE SLOPE UPWARD.
- 4. STONES SHALL BE LOWERED TO THE SLOPE AND NOT BE ALLOWED TO DROP MORE THAN 12" ONTO THE GEOTEXTILE.
- 5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE.

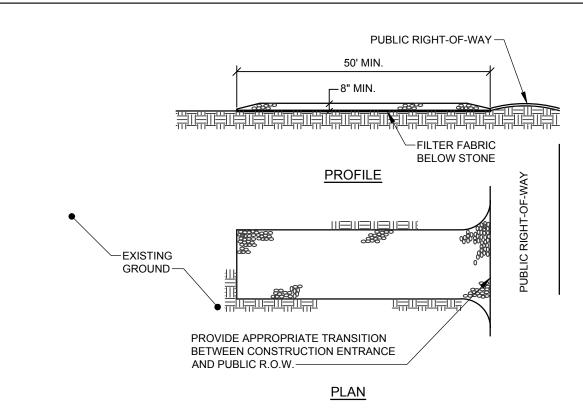
#### RIPRAP APRON



NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG II) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES

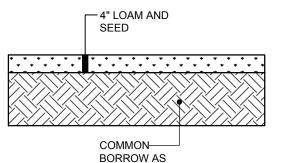
OF THE SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

# CATCH BASIN PROTECTION DETAIL



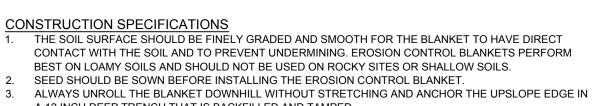
- 1. STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2"). USE CRUSHED STONE.
- 2. LENGTH- AS SHOWN ON PLANS, MIN. 50 FEET.
- 3. THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
- 4. WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
- 5. MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.

#### STABILIZED CONSTRUCTION ENTRANCE NOT TO SCALE

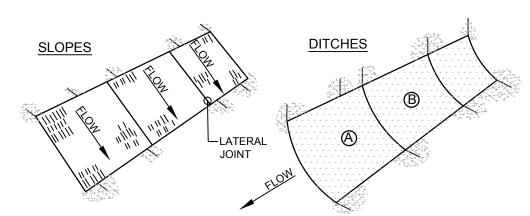


LOAM & SEED SECTION NOT TO SCALE

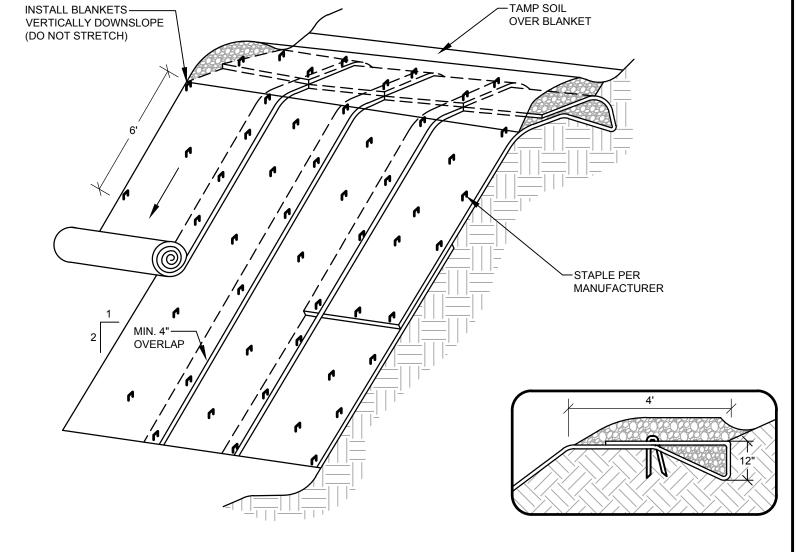
REQUIRED



A 12 INCH DEEP TRENCH THAT IS BACKFILLED AND TAMPED. 4. OVERLAP SHINGLE STYLE A MINIMUM OF 12 INCHES AT THE TOP OF EACH ROW AND 4 INCHES AT THE EDGES OF PARALLEL ROWS. ANCHOR ALONG THE OVERLAP WITH A MAXIMUM SPACING OF 3 FEET OR AS REQUIRED BY THE MANUFACTURER.



- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH AND BACKFILL AND TAMP
- TRENCHING SECURE END WITH STAPLES AT 6" SPACING, 4" DOWN FROM EXPOSED END.
- 2. FLOW DIRECTION JOINTS TO HAVE UPPER END OF LOWER STRIP BURIED WITH UPPER LAYERS OVERLAPPED 4" AND STAPLED. OVERLAP B OVER A. 3. LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS. STAPLE 18" ON CENTER.
- 4. STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER. 5. WIRE STAPLES TO BE MIN OF #11 WIRE 6" LONG AND 1-1/2" WIDE. 6. USE NORTH AMERICAN GREEN DS 150 OR APPROVED EQUAL.

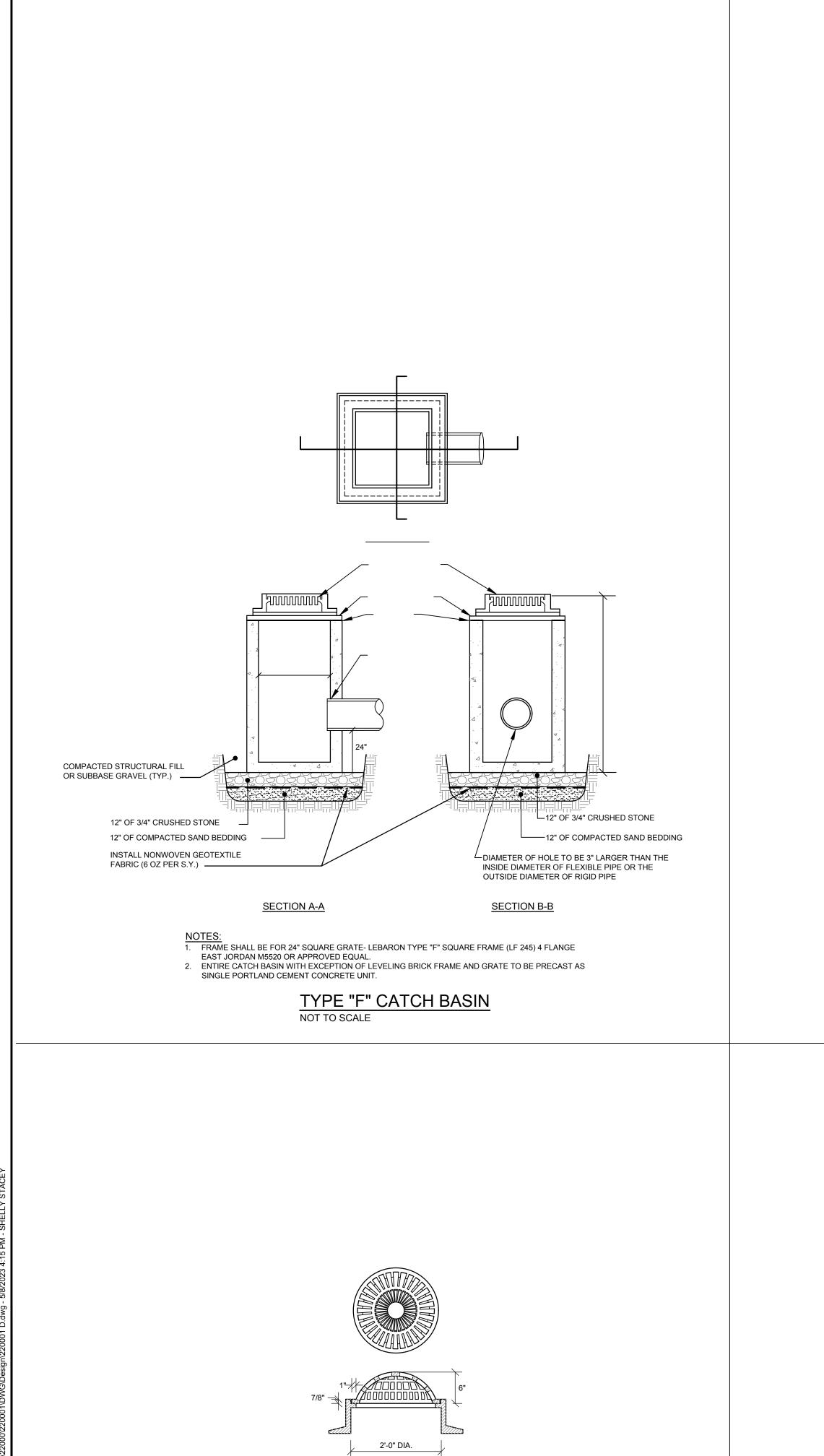


**EROSION CONTROL BLANKET** NOT TO SCALE

**DESIGNED** 

REM DRAWN ABB CHECKED JRS DATE 02/21/2023 SCALE N.T.S. PROJECT 220001

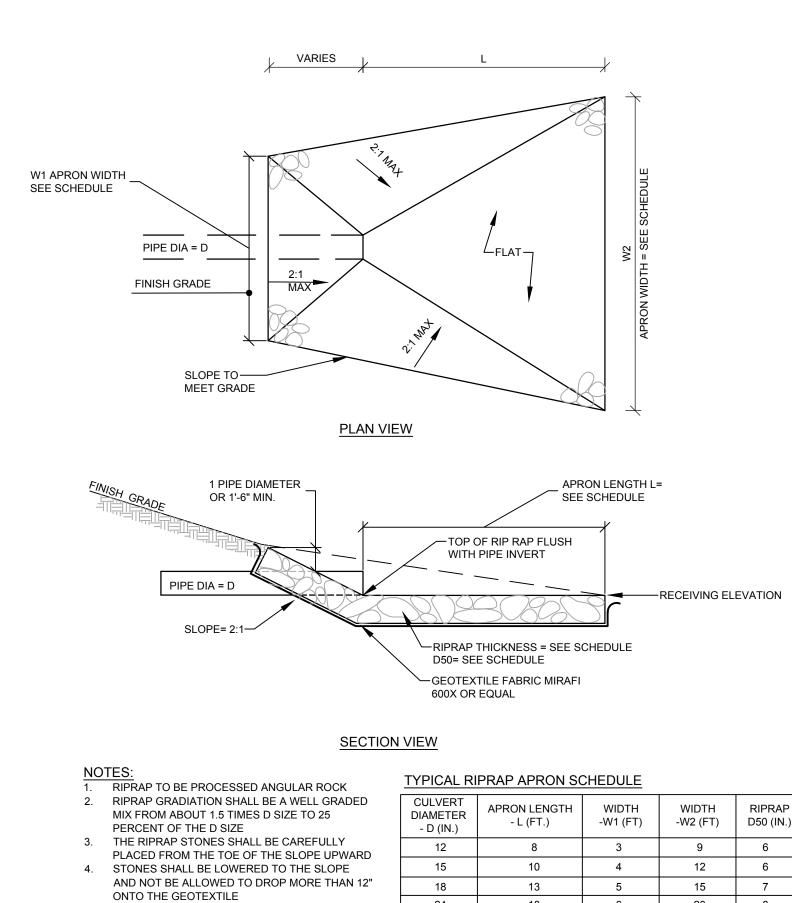
SHEET 6 OF 7



NOTES: NEENAH FOUNDRY #R-4353 OR APPROVED EQUAL

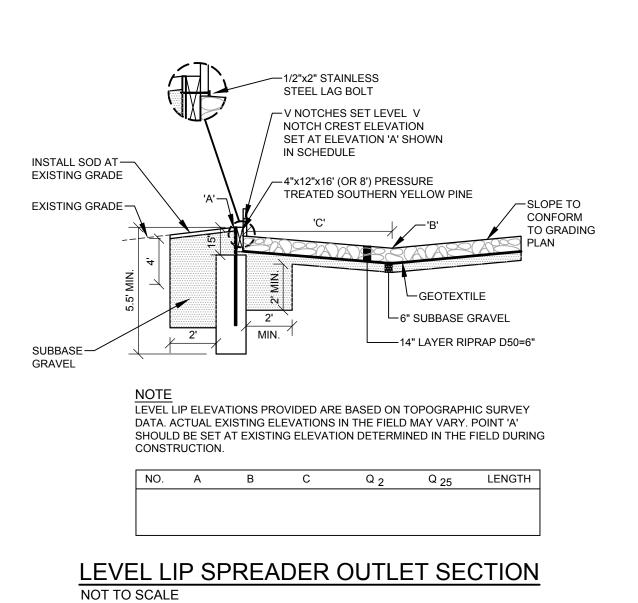
NOT TO SCALE

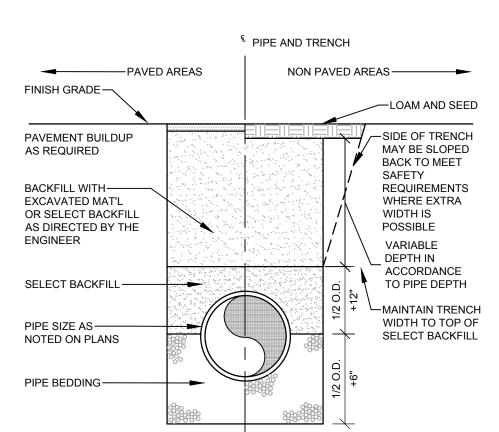
**BEEHIVE GRATE** 



#### WIDTH RIPRAP -W2 (FT) D50 (IN.) THICKNESS 24 20 5. THE FINISHED SURFACE SHALL BE A RELATIVELY SMOOTH, UNIFORMLY SLOPED SURFACE 36 11 32 25 37 12 39 12 43 16 36

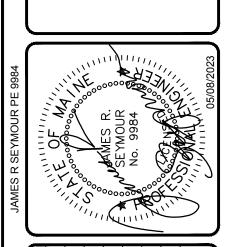
#### RIPRAP APRON NOT TO SCALE





<u>'</u>							
TRENC	H BACKFILL SCH	H BACKFILL SCHEDULE					
PIPE TYPE	PIPE BEDDING MATERIAL	SELECT BACKFILL					
CORRUGATED METAL DUCTILE IRON REINFORCED CONCRETE	MDOT 703.22 TYPE B UD BACKFILL	MDOT 703.22 TYPE B UD BACKFILL					
PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE					
PERFORATED PVC-SDR 35 HDPE	MDOT 703.13 3/4" CRUSHED STONE	MDOT 703.22 TYPE B UD BACKFILL, OR MDOT 703.13 3/4" CRUSHED STONE					

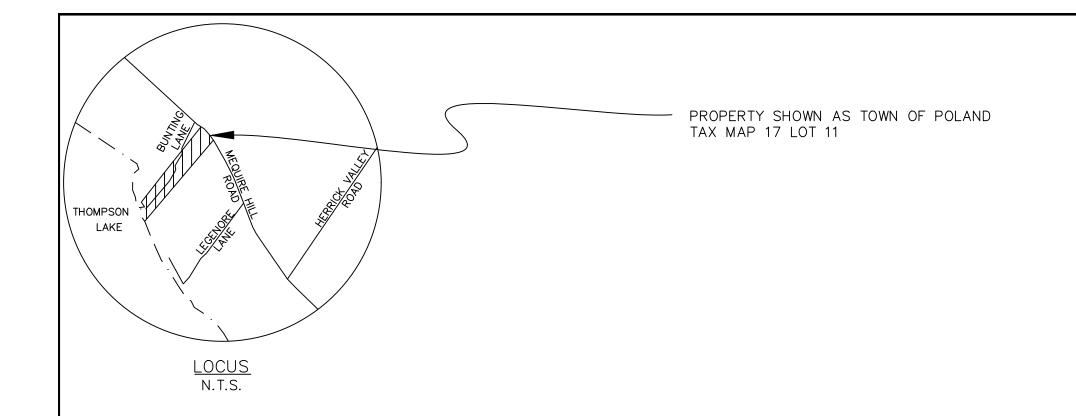
NOTE:
ALL BRACING AND SHEETING SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL MEET ALL STATE AND O.S.H.A. SAFETY STANDARDS. TRENCH SECTION NOT TO SCALE

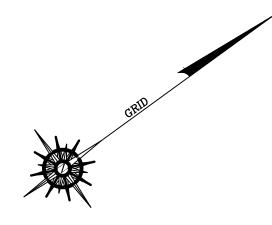


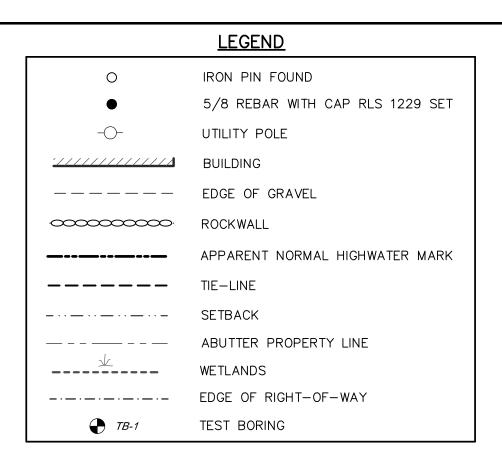
A JRS 05/08/2023 ISSUED FOR SITE PLAN REVIEW A JRS 03/06/2023 FOR CLIENT REVIEW REV: BY: DATE: STATUS:
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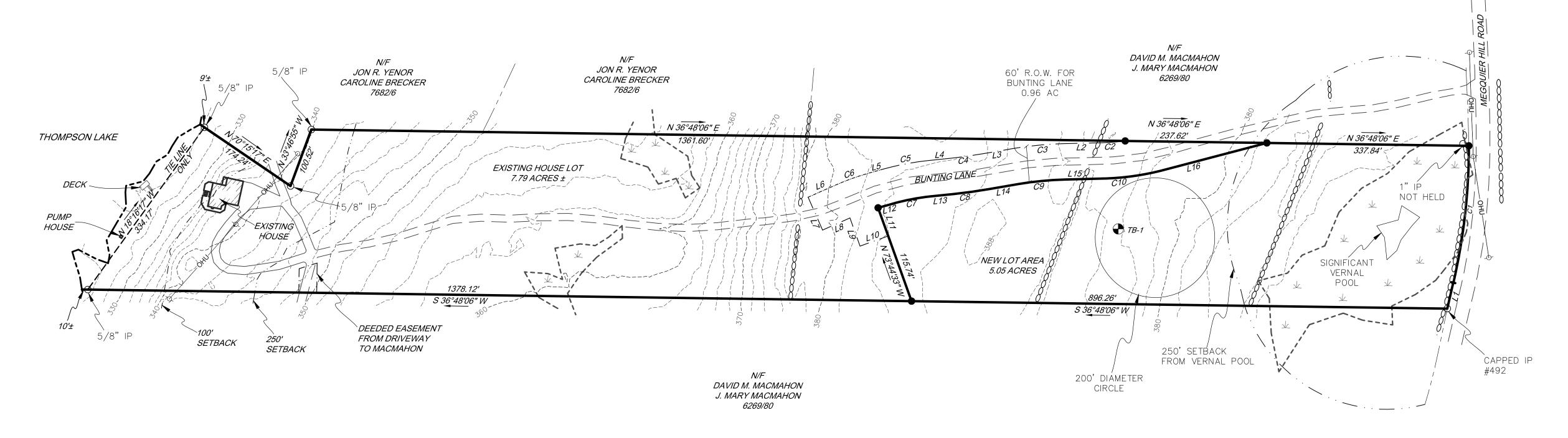
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DRAWN	ABB
CHECKED	JRS
DATE	02/21/2023
SCALE	N.T.S.
PROJECT	220001
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SHEET 7 OF 7









#### REFERENCE IS MADE TO THE FOLLOWING:

- DEED FROM JOANN ELLSWORTH AND RICHARD J. GILL TO BUNTING LANE, LLC. AS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 10573 PAGE 204.
- 2) PLAN OF "STILES COTTAGE LOTS LAKE THOMPSON" POLAND, MAINE AS RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS PLAN BOOK 8 PAGE 443.
- 3) EASEMENT DEED FROM KATHRYN C. GILL TO DAVID M.MACMAHON AND J. MARY MACMAHON RECORDED IN ANDROSCOGGIN COUNTY REGISTRY OF DEEDS BOOK 6548 PAGE 39.

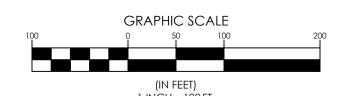
#### NOTES

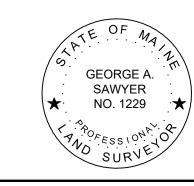
- BUNTING LANE IS A COMMON RIGHT OF WAY FOR ALL PURPOSES FOR THE BENEFIT OF AT LEAST THE YENOR/BRECKER, MACMAHON, AND BUNTING LANE, LLC PROPERTIES.
- 2) EXISTING HOUSE LOT FRONTAGE ON BUNTING LANE R.O.W. = 750' $\pm$  LOT AREA = 7.79 ACRES  $\pm$
- 3) BUNTING LANE R.O.W. = 0.96 ACRES
- 4) TOTAL AREA OF LAND CURRENTLY OWNED BY BUNTING LANE, LLC = 13.8 ACRES  $\pm$

LINE	BEARING	DISTANCE
L1	N 40°59'04" W	44.58′
L2	N 34°34'49" E	63.88′
L3	N 26°15'01" E	48.03'
L4	N 29°56'39" E	39.29'
L5	N 20°21'35" E	<i>25.91'</i>
L6	S 12°09'18" W	50.00'
<i>L7</i>	N 77°50'42" W	60.00'
L8	S 12°09'18" W	50.00'
L9	N 73°44'33" W	50.00'
L10	S 16°15'27" W	50.01'
L11	S 73°44'33" E	50.00'
L12	N 20°21'35" E	25.91'
L13	S 29°56'39" W	39.29'
L14	S 26°15′01" W	48.03'
L15	S 34°34'49" W	63.88′
L16	S 21°18′22" W	178.19'

PROPERTY LINE TABLE

PROPERTY CURVE TABLE						
CURVE	LENGTH	RADIUS	CRD BEARING	CRD LENGTH		
C1	230.78'	1007.19'	N 47°32'55" W	230.28'		
C2	38.36'	382.54'	S 31°42'27" W	38.35'		
<i>C3</i>	88.02'	605.39'	N 30°24'55" E	87.94'		
C4	56.11'	870.36'	N 28°05'50" E	<i>56.10'</i>		
C5	74.41'	444.84'	S 25°09'07" W	74.33'		
<i>C6</i>	58.65'	409.54'	S 16°15'27" W	<i>58.60'</i>		
<i>C7</i>	64.38'	384.84'	S 25°09'07" W	64.30'		
C8	59.98'	930.36'	S 28°05'50" W	<i>59.97'</i>		
C9	79.29'	545.39'	S 30°24'55" W	79.22'		
C10	102.53'	442.54'	S 27°56'36" W	102.30'		





## DIVISION PLAN 83 BUNTING LANE POLAND, MAINE

RECORD OWNER:

BUNTING LANE, LLC

83 BUNTING LANE POLAND, MAINE 04274

SAWYER ENGINEERING & SURVEYING
A Division Of SEBAGO TECHNICS, INC.
2 ELM STREET
BRIDGTON, MAINE 04009

SURVEY BY DATE DRAFTSMAN PROJECT # PLAN NO.
A.CAMERON 12/19/2022 S.THOMPSON 220001 122 - 3

# Town of Poland, Maine PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: \[ \frac{may}{\sqrt{g}} \sqrt{\sqrt{g}} \].
Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office
Map: <u>/0</u> Lot: <u>52</u> Sub-lot
Applicant's Name: Tom Learned  Mailing Address: 1143 MAINE ST. POLAND, ME.  Town, State, Zip: POLAND MAINE 04274'  Home Phone: 207 2123051 Hours: 24 Hours  Work Phone: Hours:
Type of application: Sketch Plan Site Review Shoreland Subdivision Informational  Road location for project:  Zoning: Downtown Lake Watershed: Range Pond  Nature of business to be discussed (Brief description): Create 2-backots on existing  27 Acre Parce
IMPORTANT - READ CAREFULLY:  This Office must receive the original application, plus nine (9) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming agenda.
<ul> <li>New business is scheduled on the agenda in the order this office receives this form.</li> <li>If you want your application reviewed for contents prior to the meeting, it must be in this office 14 days before the meeting.</li> <li>Should the Board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.</li> <li>Unfinished business is conducted before new business is addressed.</li> </ul>
Applicant's Signature: Yom Learned Date: May 1/2/23
OFFICE USE ONLY:         Date:/



# Town of Poland, Maine Planning Board

# Formal Site Plan Review

# Instructions:

1.	R	Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.						
2.	F	fill out the forms on pages 1 through 6. Obtain or get copies of information as required by the application on these pages.						
3.								
	a. The checklist is a summary of the standard requirements in Section 509.8 of the Comprehensive Land Use Code.							
	i. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page, select							
	"Comprehensive Land Use Code" at that bottom of the page. Hardcopies are available for purchase at the town office.							
	b	Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items						
		stated as "On File" are indeed in the town office.						
	C	Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.						
4.	N	NUMBER OF COPIES OF THE APPLICATION AND DUE DATE						
	а							
	- b	The Code Enforcement Office must receive the original application, an additional 9 copies, and a digital PDF copy (either cd or usb) with						
		appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to be put on the upcoming agenda.						
	C	If review for missing information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to						
		the meeting.						
	d	The application must be on file for public review for at least 10 days prior to the meeting. Applications received after the Agenda is posted						
-		may not be reviewed by the Board for your scheduled meeting date.						
5		Check with this office to make sure that all departments have responded to your application prior to the meeting.						
F	PRO	JECT NAME: BACK LOTS/BACK LOT DRIVEWAY						
1	Date	of Planning Board Review: May / 23 / 23 Application #						
_								
		NFORMATION:						
Ta	x As	ssessor's Map # 10 Lot # 52 Sub lot #						
Wa	aters	shed: RANGE POND						
Pro	ner	ty's Road Location: Philips Way						
		e: 27 Acres or Sq. Ft. Road Frontage: 199.86 Ft.						
Ye	ar ic	ot created: 1968 (If unknown, give best estimate with "est." after date),						
Zo	ning	District(s): Downtown Flood Zone: N/A Aquifer Overlay: N/A						
Cu	rren	tuse of lot: Existing lot of Record						
_								
L	ANE	DOWNER(s):						
1	lame	OOWNER(s): Tom and Corie Learned						
"	TVallic(s)							
1								
	-	pany						
		11112 main st						
M	ail A	Address: 1143 Maine st						
-								
F								
T	owr	n/State/Zip foland ME 04274 Alternate Phone:						

App If la per info	ndo miss rma	ANT or CONTACT PERSON:  It is:	of ne following
Con	npar	ny	
iviai	I Auc	dress:Main Phone:	
Tov	vn/St	tate/ZipAlternate Phone:	
	Com Indu Insti	PPLICATION IS FOR:  Immercial Instrial	
EX	ISTII	NG LOT CONDITIONS:	
(Th		age is to describe what is on your lot currently)	
1.		neral es this lot have any development? (If No. go to "Proposed Development")  Ye	c
	X	es this lot have any development? (If No, go to "Proposed Development")  No	
	a.	Is there an existing WellYe	S
		No	
	b.	Is there an existing Septic SystemYe	S
	C.	i) If yes, submit a copy of a septic permit, or drawing(s) showing size & location.  Is there an existing Road Entry  No	S
		i) If yes, will there be any changes/modifications?	S
		No	
	d.	ii) (If no, submit copy of appropriate road entry application if entrance is onto a state or town road.)  Any structures to be removed Ye	S .
	u.	No	
		i) If yes, submit information about the structure to be removed and how any debris will be disposed of	f.
2.		isting Land Development & Improvements NOT Including Buildings	0- 54
	a.	Size of lawns or Acres	Sq. Ft.
	b.	Size of fields	Sq. Ft.
		or Acres	
	C.	Size of driveways/roads	Sq. Ft.
	d.	Size of other non-vegetated areas	Sq. Ft.
0	e.	Wetlands already filled	Sq. Ft.
3.		isting Main Structure Ground Footprint	Sa Et
	a. b.	Total Gross Floor Space (exterior dimensions of all floors)	Sq. Ft. Sq. Ft.
	C.	Road Frontage Setback	Oq. 1 t.

2. List all state and federal approvals, permits, and licenses required, if any, for the project:

This includes but is not limited to the following:

- State highway entrance permit.
- 2. Soil disturbances involving more than one acre.
- Impact on more than 4,300 square feet of any type wetland.
- Soil disturbances within 100 feet of lakes, rivers or streams.
- 5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
- Timber harvesting.
- Flood zones.
- Discharges and emissions

# DISCLOSURE: (READ BEFORE SIGNING)

- I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the
  information in this document is to the best of my knowledge true and accurate. I agree to comply with all the Town of
  Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any
  permit(s) approved for this application.
- I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2009
- 3. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
- I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
- 5. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
- I understand that all necessary Building and Use Permits shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
- 7. I understand that a Certificate of Occupancy or Compliance shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
- 8. I understand that the approval becomes invalid if construction or use has not commenced within twelve (12) months of the Planning Board's approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
- 9. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
- 10. I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District and/or Superior Court.
- 11. I understand that all state and federal permits are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.

Form Learned May 1123

Applicant's Signature(s)

Date

	d. Side Setback				_Ft.
	e. Rear Setback		Not applicable (over 250')		Ft.
	f. Distance to Great Pond		Not applicable (over 250')		-Ft
	g. Distance to Stream		Not applicable (over 250')	_	
	h. Distance to Wetlands	F. II D	Not applicable (over 250')	Clob	Ft. Piers
4.	Foundation Type	Full Basement	Frost Walls	Slab	rieis
5.	Existing Accessory Structure(s)				
	a. Total Number of Structures				
	b. Total Ground Footprint				_Sq. Ft.
	c. Total Floor Space				Sq. Ft.
	d. Closest Road Setback				Ft.
	e. Closest Side Setback			The state of the s	Ft.
	f. Closest Rear Setback				Ft.
	g. Distance to Great Pond		Not applicable (over 250')		Ft.
	h. Distance to Streams		Not applicable (over 250')		Ft.
	i. Distance to Wetlands		Not applicable (over 250')		Ft.
6.	Total Existing Impervious Surfac	es			Sq. Ft.
	a. Add 2c +2d + 3a + 5b				
PF	ROPOSED DEVELOPMENT:			_	
1.	Wetlands to be impacted			0	Sq. Ft.
2.		A.7-111-7-1			C~ Ft
	a. Changes in building footprint(s)			7960	_Sq. Ft.
	<ul> <li>b. Changes in driveway/roadway</li> <li>c. Changes in patios, walkways, e</li> </ul>	ato		2000	Sq. Ft. Sq. Ft.
	d. TOTAL (2a+2b+2c)	510.			Sq. Ft.
3.	Percentage of lot covered by imper	vious surfaces:		Det .24	-%
	a. (Equals [areas on line 6 page 2		Total lot area measured in sq. ft.] *		

# SUBMISSIONS:

- 1. Attach drawings and/or statements describing the following items, if applicable:
  - a. Provide a copy of deed and Tax Assessor's information card.
  - b. Provide a map of the general area showing land features within at least ½ mile of this lot.
  - c. Provide site plan(s) of your lot with existing development and its dimensions shown.
  - d. Provide site plan(s) of your lot with proposed development and its dimensions shown.
    - . (May be combined on existing development drawing.)
  - e. Provide detailed plans of proposed structural development and changes.
  - f. Provide statements or drawings of methods of infrastructure:
    - Water supply
    - ii. Sewage disposal
    - iii. Fire protection
    - iv. Electricity
    - v. Solid waste disposal
  - Type, size, and location of signs.
  - h. Number of parking spaces.
  - i. Provide phosphorus loading calculation if in a great pond watershed area.
  - j. Anticipated date for start of construction.
  - k. Anticipated date for completion of construction.
  - Standard submissions requirements shall follow Section 509.8 of the Comprehensive Land Use Code. Copies of the Code are available for viewing at the Town Office and Library. Copies are available for purchase (\$25.00) in the Code Enforcement Office.
    - i. (Use checklist starting on page 6 for summary of usual requirements.)
  - m. Other requirements unique to your project added by the Planning Board.

# Submission CHECKLIST

The <u>following list is a short summary</u> of the information required in Chapter 509.8 of the Comprehensive Land Use Code for the Town of Poland, Maine. Please checkmark or place an "X" in the left-hand columns if the information has been provided, if you request a waiver from submitting the information, or you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required. Columns on the right are for the Planning Board's use.

For	Applicant l	icant Use	For Planning Board Use				
Provided	Waiver Request	Not Applicable	Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable
X			Site Plan Drawings				
X			2. Signed copy of application				
1	1		3.a. Name & address of owner				
X			Name of development				
X			Name & address of abutters within 500' of lot for development				
X			Map of general location				
×			Show all contiguous properties		X		
X			Names, Map, & lot #'s on drawings	NOT THE REAL PROPERTY.			
X			Copy of deeds, agreements		× 1		
×			Engineer/ designer of plans				
X			Existing Conditions (Site Plan)			WENT 5	
V			Zoning Districts on and/or abutting project's lot shown				
7			Bearings & Distances shown on drawings	THE RESIDENCE		48	
×			Location of utilities, culverts, drains				
V			Location, name of existing r/w				
		X	Location, dimensions of existing structures				
×		/-	Location, dimensions of existing roads, walks, parking, loading, etc.				
X			Location of intersection within 200'				
^		X	Location of open drains, wetlands, wildlife areas, historic sites, etc.				
1			Direction of surface drainage				
^		X	100-yr. Floodplain				
		X	Signs				
1			Easement, covenants, restrictions				
			Proposed Development (Site Plan)			N. De	
		X	Location & dimensions of all new structures. New development delineated from existing development				
		X	Setback dimensions shown & met				
		X	Exterior lighting (Will meet full cutoff requirements)				
		X	Incineration devices				
		V	Noise of machinery and operations				
		Ŷ	Type of odors generated				
		1	Septic system and other soils reports				
		-	Water supply				
-		1	Raw & finished materials stored outside				1 3 10
		_	Contours shown at PB specified intervals				
<u>X</u>		1	Curbs, sidewalks, drives, fences, retaining walls, parking, etc.				
		5	Landscaping plan		194		
. /			Easements, r/w, legal restrictions				
X			Abutters' property lines, names		BUTTO		
X		-					
		X	TRAFFIC DATA				

Provided Waiver Not Request Applicable		Jse		For Planning Board Use			
			Section 509.8.A Submission requirements	Received	On File	Waived	Not Applicable
			Peak hour traffic				
		X	Traffic counts				
		X	Traffic accident data				
		X	Road capacities				
		X	Traffic signs, signals				
			STORMWATER & EROSION				
		*	Method for handling stormwater shown				
X		Tille	Flow direction				
X			Catch basins, dry wells, ditches, etc.				
		X	Engineering Analysis of stormwater				1
×		1	Erosion control measures				
		X	Hydrologist groundwater impact				
X			Utility plans for all utilities				
X			Cross-section profile of roads, walks				
X			Construction drawings of roads, utilities				
X			Cost analysis of project and financial capability demonstrated				A L
		X	Phosphorus control plan if in watershed of a great pond				
			Submission of waiver requests				1
		X	Copies of state, federal applications, permits, &/or licenses required for this project.				
			Condition A.				X
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				

This application was first looked at by the Planning Board on / / of the review process.	_but does not create vested rights	in the initiation
By vote of the Board this application requires an on-site inspection:  If yes, an onsite inspection is scheduled for ///	YesAM	No PM
By vote of the Board this application requires a public hearing:  If yes, public hearing is scheduled for //	Yes atAM	No PM
Conditions of Approval for Formal Site Review:		
Planning Board Chair	Date /	



# Town of Poland, Maine

**Contact** Home

**Admin** 

#### Last Updated 05/12/2023

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Map/Lot 0010-0052

Book 10781

**Page** 84

Account 1117

Location OFF MAINE ST.

Owner LEARNED, THOMAS

1143 MAINE ST

POLAND ME 04274

-Assessment-

Land 19,800 **Building Taxable** 19,800

Property Information

Type Residential Acreage 23.00 Zone Residential Neighborhood Table 3 **Street Type** None **Topography** Rolling **Topography** Rough **Utilities** None

Description	Type	Units	Value
Rear Land 2	Acres	18.00	13,500
Rear Land 1	Acres	5.00	6,250
		23.00	19,800

Tax Detail as of 05/12/2023			
Year	Mil Rate	Original	Remaining
2023	14.66	290.27	0.00
2022	15.1	298.98	0.00
2021	14.98	296.60	0.00
2020	14.98	296.60	0.00
2019	14.98	296.60	0.00
2018	14.74	291.12	0.00
2017	14.39	284.20	0.00
2016	14.2	280.45	0.00
2015	14	276.50	0.00
2014	13.65	269.59	0.00
		2,880.91	0.00

Sale History				
Previous Owner	Sale Date	Sale Price		
KIMBALL, RONALD B	6/18/2021	25,000		

Back to List



#### Learned/Poland Backlot Assoc.

Agreement:	May 11,2023
<b>J</b>	- <b>J</b> ,

Scope:

To ensure proper maintenance of The Learned/Poland Back Lot Driveway year round. Known in the Town of Poland, Maine as Map 10 Lot 52

This is a binding agreement by all parties agreeing to uphold this instrument as fact and provide any and all required funding and or manpower to maintain, grade, clear ditches of organics, plow snow, remove and trim trees and clear the equalizer culverts.

Also to add gravel and crushed stone as needed.

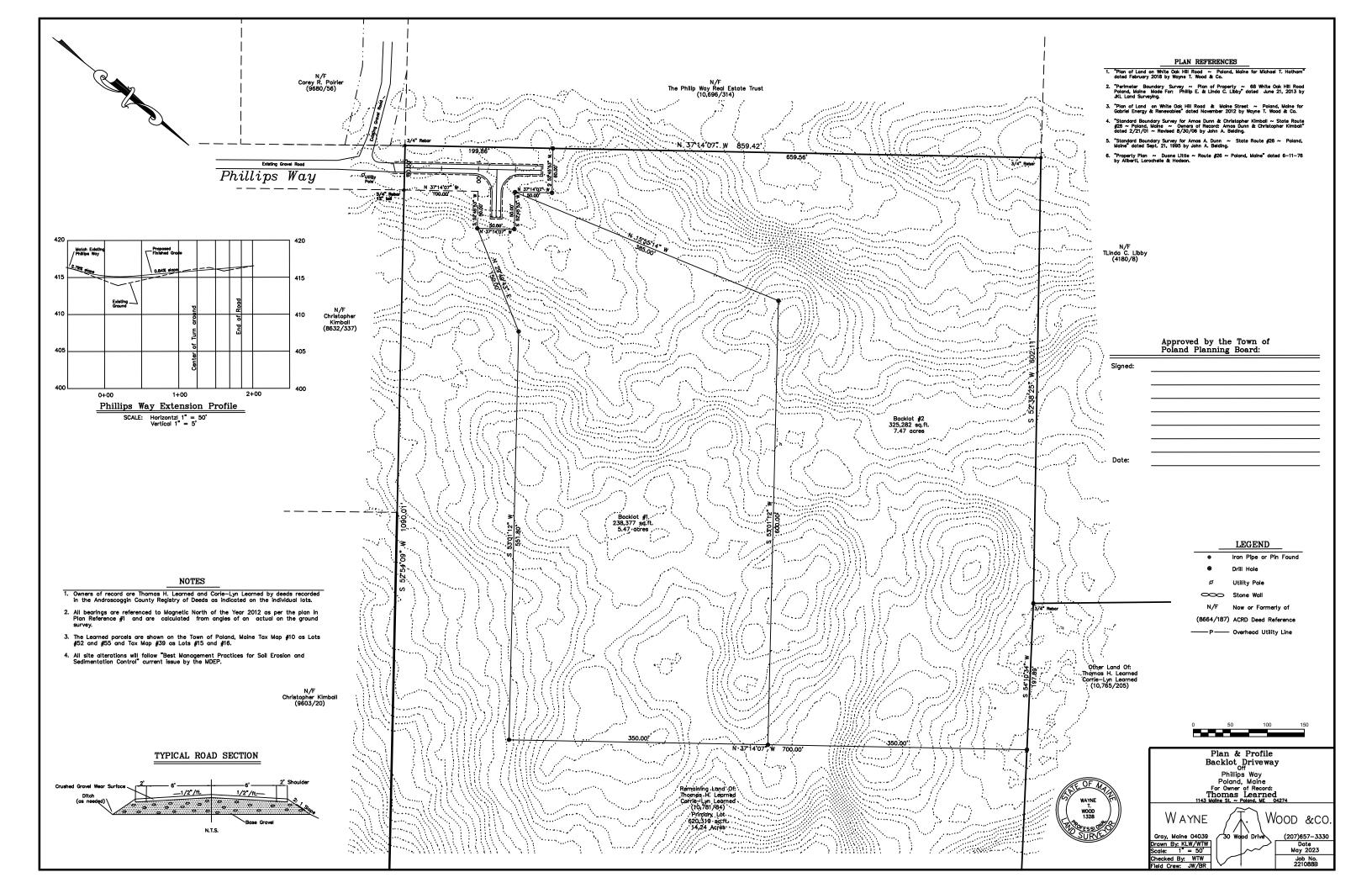
This contract is for all parties that reside on this backlot driveway now and in the future. For all heirs and assigns forever.

This deeded right of way maintenance agreement will be an instrument to acquire funds for this contract, if needed, in a Court of Law

I/ we agree to adhere to and enforce any and all maintenance projects going forward and share responsibilities equally as described.

Learned
Date;
ed
Date;
ecca Poland Date;





#### **TOWN OF POLAND**



#### **Road Name Application**

Parcel ID #:

0010-0055

Closest Existing Road: White Oak Hill Rd			
Property Owner/Applicant Information			
Owner Name: Tom + Conie Learned			
Mailing Address: 1143 Mainest. Poland, ME 04274			
Phone Number: (207) 213 - 305 1			
Email Address: info@learnedexCavation, com			
Name request for new road:			
1st Choice: ROCKy Acres Ln.			
2nd Choice: Roid St.			
3rd Choice:			
I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the			
information in this document is to the best of my knowledge true and accurate.			
Applicant Signature: Date: 5/5/23			
CEO STATEMENT			
I have checked the Town of Poland road names and find the following:			
None of the names suggested are in use or similar to other road names			
Another road is using one of the names:			
One or more of the names is similar to an existing road:			
CEO Signature:			
PLANNING BOARD			
The Planning Board recommends the following name:			
Chairperson Signature: Date:			
BOARD OF SELECTPERSONS			
The Board of Selectpersons Approves the following name:			
Chairperson Signature:Date:			

CEO Office Tel: 207-998-4604

E-mail: planningadmin@polandtownoffice.org



#### **Planning Board Office**

1231 Maine Street, Poland, Maine 04274-7328

#### **Findings of Fact & Conclusion of Law**

**Date:** April 25, 2023

**Application Type:** Formal Shoreland Zoning Application

Owner's Name: Kord and Pauline Veinote (253 Fletcher Road, Auburn, ME 04210)

Located at: 119 Chickadee Lane

Parcel ID: 0037-0010

**Zoning Districts:** Rural Residential 2 and Limited Residential

#### **Project Description**

On April 25, 2023, Mr. and Mrs. Veinote and their agent Keith Morse submitted a Formal Shoreland Zoning Application for a change of use of an existing shed to a single family home. The previous single family home burned in 1978. The remaining shed was then converted to a cottage until an RV was located on the property. With the approval of the change of use the Applicant proposes to remove the newly approved single family home and relocate a new single family home behind the 100' mark from normal high water of Middle Range Pond and remove the RV. The proposed new construction will reduce the existing lot coverage from 22.6 percent to 18.5 percent.

#### <u>504.4 – Nonconforming Uses</u>

- **A.1** That the proposed expansion/change of use will not create a traffic hazard nor increase an existing traffic hazard. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- **A.2** That the amount of parking required to meet the minimum requirements for the proposed use exists on the site or will be otherwise provided in accordance with this Code. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- **A.3** That the amount of noise, odors, vibrations, smoke, dust, and air discharges of the proposed expansion/change of use shall be equal to or less than the present use. Based on the information above and in the record the Planning Board finds that this criterion will be met.

- **A.4** That the rate of surface water runoff from the site will not be increased. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- **A.5** That the hours of operation of the expansion/change of use will be compatible with the existing surrounding land uses. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- **A.6** That the proposed expansion/change of use will not increase the adverse impact on surrounding properties. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- **A.7** That the expansion/change of use of the nonconforming use will not encroach further on the required setbacks. Based on the information above and in the record the Planning Board finds that this criterion will be met.
- **A.8** Should the expansion/change of use of the nonconforming use require Site Plan Review, approval shall be obtained prior to any expansion/change of use. Based on the information above and in the record the Planning Board finds that this criterion will be met.

# 303.2.G. – In addition to the standards contained elsewhere in the Comprehensive Land Use Code (CLUC), the Planning Board shall consider the following in the shoreland area as defined:

#### 1. Will maintain safe and healthful conditions.

The proposed building will not interfere with the general health or safety of any neighbors. Based on this information the Board finds that this criterion will be met.

2. Will not result in water pollution, erosion, or sedimentation to surface waters.

Based on the plan submitted the Board finds that the issues of water pollution, erosion, or sedimentation to surface waters have been properly addressed. Based on this information the Board finds that this criterion will be met.

3. Will adequately provide for disposal of all wastewater.

A new subsurface waste system has been proposed on a neighboring property with an easement. Based on this information the Board finds that this criterion will be met.

4. Will not have an adverse impact on spawning grounds, fish, aquatic life, birds, or other wildlife habitat.

The structure is located completely on land and will not have an impact on the spawning grounds, fish, aquatic life, birds, or other wildlife habitat. Based on this information the Board finds this criterion will be met.

5. Will conserve shore cover and visual, as well as actual, points of access to inland waters. The Applicant is proposing to revegetate all disturbed areas. Based on this information above and in the record the Board finds that this criterion will be met.

## 6. Will protect archaeological and historic resources as designated in the Town of Poland Comprehensive Plan.

The parcel and abutting parcels do not appear to be associated with any archaeological or historic resources as designated in the Comprehensive Plan. Therefore, the Board finds that this section is not applicable.

#### 7. Will avoid problems associated with floodplain development and use.

The new structure proposed with this application will be outside the AE flood zone. Based on this information above and in the record the Board finds that this criterion will be met.

#### <u>504.3 – Nonconforming Structures</u>

#### 504.3.A. – Expansions of Nonconforming Structures

The Applicant is not proposing an expansion of the existing structure inside the 100' setback; therefore, the Board finds that this section is not applicable.

#### **504.3.B.** – Relocations of Nonconforming Structures

The Applicant has proposed to remove the shed with the change of use and build a new structure behind the 100' mark. Based on the information above and in the record the Board finds that this criterion will be met.

#### **504.3.C.** – Reconstruction or Replacement of Nonconforming Structures

The Board must determine if the proposed structure meets the setbacks to the greatest practical extent. The Board considered the size of the lot, the slope of the land, the potential for soil erosion, the location of other similar structures on the adjacent property, the location of the existing rain gardens and underdrainage, the location of the existing septic system, and the type and amount of vegetation that may need to be removed if the structure would be relocated. The Applicant has proposed to remove the shed with the change of use and build a new structure behind the 100' mark. The proposed new construction will reduce the existing impervious surfaces from 22.6% to 18.5%. Based on the information above and in the record the Board finds that this criterion will be met.

#### 504.3.D. – Change of Use of a Nonconforming Structure

The Applicant has proposed a change of use of the shed to a single family dwelling. Based on the information above and in the record the Board finds that this criterion will be met.

# 504.3.E – Planning Board Special Review for a Legal Nonconforming Single Family Dwelling Located in a Shoreland Zoning District

Setback reductions for 20' side setbacks have been proposed, and the new structure will be 100' from the resource. Based on this information the Board finds that this criterion will be met.

#### 508.27 – Shoreland Zoning Standards

#### **508.27.B.** – Principal and Accessory Structures

Chapter 5 §504.3 provides the performance standards for relocation and/or reconstruction of nonconforming structures. The Applicant has not proposed any new accessory structures; therefore, the Board finds that this section is not applicable.

#### 508.27.C. – Multiple Principal Structures

This application does not include multiple principal structures; therefore, the Board finds that this section is not applicable.

#### 508.27. D. – Piers, Docks, Wharves, Bridges, and Other Structures and Uses

This application does not include any piers, docks, wharves, bridges, or similar structures; therefore, the Board finds that this section is not applicable.

#### 508.27.E. – Individual Private Campsites

This application does not include any individual private campsites; therefore, the Board finds that this section is not applicable.

#### 508.27.F - Parking Areas

There are no proposed parking areas with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

#### 508.27.G. - Roads and Driveways

There are no proposed driveway changes with this application nor is the parcel located in the Resource Protection Shoreland Zoning District; therefore, the Board finds that this section is not applicable.

#### 508.27.H. - Stormwater Runoff

The phosphorus calculation form submitted with the application shows the required 30 points. The Planning Board has waived the requirement for a formal stormwater management plan. Based on this information and in the record the Board finds that this criterion will be met.

#### 508.27.I. – Essential Services

The Applicant is not proposing to install any new electrical poles, transmission lines, satellite dishes, generators, hydrants etc.; therefore, the Board finds that this section is not applicable.

#### 508.27.J. – Mineral Exploration and Excavating Permits

The application is not for mineral exploration or any other mining or gravel pit operations; therefore, the Board finds that this section is not applicable.

#### 508.27.K. - Agriculture

The Applicant is not proposing any livestock grazing areas, manure stockpiles, or any agriculture activates within the parcel; therefore, the Board finds that this section is not applicable.

# 508.27.M. – Clearing or Removal of Vegetation for Development Other than Timber Harvesting or Individual Private Campsites

Any proposed removal of vegetation will be permitted by the Code Enforcement Office and a replanting plan will be needed. Based on this information the Board finds that this criterion will be met.

#### **Conclusion**

- The application checklist was approved as complete on April 25, 2023, at which time the Board voted to waive the requirement for a site walk and public hearing.
- The Applicant has provided the Board with a Deed (Book 4944, Page 70) showing reasonable right, title, or interest in the property.
- The Board has concluded that they have the jurisdiction to review the application under Chapter 5 §504.3 (Nonconforming Structures).

Therefore, the Town of Poland Planning Board hereby approves (5-0) with the following conditions, the application for Kord and Pauline Veinote, for a change of use and relocation/reconstruction of an existing shed to new 934 square foot single family dwelling located outside the 100' mark as described in the application dated April 11, 2023, the site plan dated December 13, 2022, and the above findings of facts.

#### **Conditions of Approval**

- Soil Erosion Control and Stormwater Management Measures shall be in place prior to construction. The Code Enforcement Officer may require additional measures to be taken.
- Soil disturbance during the period March 1st to May 1st is prohibited.
- Any disturbed soils shall be revegetated immediately upon completion of construction and any disturbed soil within 100-ft. of the high-water mark shall be revegetated per the approved plan.
- This approval will expire twelve (12) months from the date of Board approval if the project or the use has not been started within this allotted time.
- Building/use permits shall be obtained prior to the start of construction/use.
- A certified person in erosion control practices by the Maine Department of Environmental Protection must be present at the site each day earthmoving activity occurs for a duration that is sufficient to ensure that proper erosion and sedimentation control practices are followed. This is required until erosion and sedimentation control measures have been installed, which will either stay in place permanently or stay in place until the area is sufficiently covered with vegetation necessary to prevent soil erosion.
- The Applicant has agreed to follow the recommendations by Androscoggin County Soil and Water Conservation District regarding pre and post stormwater, erosion, and phosphorus issues within the parcel.
- Plan approval is also conditioned upon compliance by the Applicant with the Plans and specifications which have been received by the Board in connection with the development proposal as well as with any oral or written commitments regarding the project which were specifically made by the Applicant to the Board in the course of its deliberations.
- The Applicant must apply for and obtain all applicable permits for the proposed development

under the Natural Resources Protection Act, Title 38 M.R.S.A. section 480-C, the Site Location of Development Act, the Erosion and Sedimentation Control law, Title 38 M.R.S.A. section 420-C, the Stormwater Management Law, the Federal Clean Waters Act as delegated to the State of Maine, and all other applicable state and federal laws regulating the use or development of land.

- The new site plan must be recorded with the Androscoggin County Registry of Deeds within 90 days of approval.
- The pavers near the resource must be removed.
- All temporary structures must be removed.
- A new HHE-200 must be submitted to the Code Office prior to construction.

Pursuant to Section 304.5.B of the CLUC anyone aggrieved of this decision may file a written appeal within thirty (30) days of date of this decision in accordance with Rule 80-B of the Maine Rules of Civil Procedure.

# Date Approved: April 25, 2023 Poland Planning Board

George Greenwood, Chairperson	James Porter, Vice -Chairperson
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Cheryl Skilling, Secretary	James Walker, Member
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Jonathan Gilson, Member	
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