

CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, September 10, 2012 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston

AGENDA

I. ROLL CALL

II. ADJUSTMENTS TO THE AGENDA

III. CORRESPONDENCE

IV. PUBLIC HEARINGS:

- a) An application submitted by Sebago Technics, Inc. on behalf of Cumberland Farms, LLC to consider an application submitted by Sebago Technics on behalf of Cumberland Farms, Inc. to construct a 4,513 s.f. convenience store with four fuel dispensers at 753-793 Sabattus Street.

V. OTHER BUSINESS:

- a) De minimis change request: Greyhound Service at J&S Oil, 1103 Lisbon Street.
- b) Discussion regarding recreation/open space district.
- c) Any other business Planning Board Members may have relating to the duties of the Lewiston Planning Board.

VI. READING OF THE MINUTES: Motion to adopt the draft minutes from the August 27, 2012 meeting.

VII. ADJOURNMENT



CITY OF LEWISTON



Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 6, 2012
RE: September 10, 2012 Planning Board Agenda Item IV(a)

An application submitted by Sebago Technics, Inc. on behalf of Cumberland Farms, Inc. to construct a 4,513 s.f. convenience store with four fuel dispensers at 753-793 Sabattus Street.

Sebago Technics, Inc. on behalf of Cumberland Farms, Inc. has submitted an application to construct a 4,513 s.f. convenience store with four fuel dispensers at 753-793 Sabattus Street. This 53,566 s.f. lot is located in the Highway Business (HB) district in which said uses are permitted. The lot currently consists of three parcels at 753, 791, and 793 Sabattus Street containing a carwash, laundromat, used cars sales, automotive repair and reconditioning. These parcels will be combined and the structures demolished for the new development.

Staff has been working closely with the applicant's representatives and notes the following with respect to the proposed development:

- Vehicular traffic from the development is projected to generate 159 AM peak hour trips and 180 PM peak hour trips. Since the number of trips exceeds 100, the project is subject to the City's delegated review from DOT for the issuance of a traffic movement permit (TMP). A traffic analysis has been provide by Sebago Technics and reviewed to the satisfaction of the City's peer traffic reviewer HNTB. As part of the site improvements, three existing curb cuts will be eliminated and access will be limited to two curb cuts, one on Sabattus Street and the other on Wildwood Drive. A draft TMP has been included as part of the application. No off site mitigation is being proposed. On site mitigation includes the following:
 1. Fuel deliveries from the west shall be restricted from entering the site using Wildwood Derive entrance due to the insufficient curb radius at Sabattus Street and Wildwood Drive.
 2. Fuel tanker trucks shall be restricted from making deliveries during the AM and PM peak traffic hours. These restricted times are from 6:30 AM to 8:30 AM and 4:30 PM to 6:30 PM.

Staff acknowledges enforcing these restrictions will be challenging to administer. However, placing said restrictions on the property provides the City an enforcement mechanism if necessary.

- The development will result in 30,194 square feet of impervious area; a decrease of approximately 10,714 square feet. This is being achieved by adding a significant amount of green space to the site. The end result is less stormwater entering the city's stormwater system. Drainage has been reviewed to the satisfaction of Public Works; however, the following should be noted:

1. Public Works remains concerned that the existing drainage system may not be adequate to handle the stormwater from this site, which could cause localized flooding on the Cumberland Farms site. Any future remediation necessary if flooding occurs on the site as a result of this deficiency will be the responsibility of the applicant. The applicant is aware of the City's concern and does not believe drainage on the site will be an issue.
2. Sheet 5 of 11: Storm drain lines SD1, SD2, SD3, SD4, and SD5 must be revised to be 8" diameter pipes. The applicant has acknowledged the need for this revision.

Staff recommends as a condition of approval to be noted on the plan that no certificate of occupancy be issued for this development until written verification by a professional engineer is provided to the city that all stormwater improvements have been completed in accordance with the approved plan.

- The existing parcels are nonconforming with respect to many of the space and bulk standards, including side and rear yard and setbacks, front yard and setbacks, and impervious area. Combining the parcels will result in conformance with all space and bulk standards of the HB district with the exception of the 10' side yard requirement along the easterly property line. The applicant is requesting a side yard modification to construct a sidewalk 5' from the side property line. The applicant has referenced the applicable modification criteria of Article IX, Section 3(9) and (10) on sheet 3. Staff supports the requested modification.
- Staff met with the abutting property owner at 21 Randall Road, Mr. LeClair. Apparently, he and another Randall Road property owner have had issues with kids crossing through the woods between their properties and Wildwood Carwash. On sheet 3 a proposed 6' high vinyl fence is to be installed along the easterly property line. There is also a 5' cut into ledge or a comparable height retaining wall toward the end of this fencing. Mr. LeClair requested that the gap between the proposed fence and retaining wall be closed off with an extension of the fencing. It appears an 18'-20' length of fencing would be needed. This concern was shared with the applicant, who has agreed to continue the proposed fencing in this area, to be shown on a revised plan.

No other concerns have been raised by city staff. Therefore, approval is recommended with the following conditions to be noted on the plan:

1. No certificate of occupancy is issued for this development until written verification by a professional engineer is provided to the city that all stormwater improvements have been completed in accordance with the approved plan.
2. No building permit be issued until revised site plans have been provided noting the following:
 - Sheet 3 is revised to show a 6' high vinyl fence to be installed along the easterly property line from Sabattus Street to the proposed dumpster location and retaining wall.
 - Sheet 5 is revised with SD1, SD2, SD3, SD4, and SD5 to be 8" diameter pipes.
3. Fuel deliveries from the west shall be restricted from entering the site using Wildwood Drive entrance due to the insufficient curb radius at Sabattus Street and Wildwood Drive.

4. Fuel tanker trucks shall be restricted from making deliveries during the AM and PM peak traffic hours. These restricted times are from 6:30 AM to 8:30 AM and 4:30 PM to 6:30 PM.

ACTIONS NECESSARY

1. Make a motion to consider an application submitted by Sebago Technics, Inc. on behalf of Cumberland Farms, Inc to construct a 4,513 s.f. convenience store with four fuel dispensers at 753-793 Sabattus Streets;
2. Obtain input on the application;
3. Make a determination that the application is complete;
4. Make finding that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article IX, Section 3(9) and (10) and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Cumberland Farms, Inc. to construct a 4,513 s.f. convenience store with four fuel dispensers at 753-793 Sabattus Streets subject to any concerns raised by the Planning Board or staff.



Department of Public Works
David A. Jones, P.E., Director

DATE: September 5, 2012
TO: David Hediger, Planning Director
FROM: Ryan Barnes, P.E., Project Engineer RJB
SUBJECT: 753-793 Sabattus Street

Lewiston Public Works has the following comments at this time upon reviewing the application:

1. The calculations provided by the consultant show that the impervious area and drainage volume have been reduced. They did not demonstrate that the existing closed drainage system in Wildwood Drive is adequate for this flow. The Department understands that the flows are not being increased by this project, however, we are concerned that the existing drainage system may not be adequate to handle the stormwater from this site, which could cause localized flooding on the site. Any future remediation necessary if flooding occurs on the site as a result of this deficiency will be the responsibility of the applicant.
2. SD1, SD2, SD3, SD4, and SD5 shall be revised to be 8" diameter pipes.

The City of Lewiston does not discriminate against or exclude individuals from its municipal facilities, and/or in the delivery of its programs, activities and services based on an individual person's ethnic origin, color, religion, sex, age, physical or mental disability, veteran status, or inability to speak English. For more information about this policy, contact or call Compliance Officer Mike Paradis at (V) 207-513-3003, (TTY) 207-513-3007, or email mparadis@ci.lewiston.me.us.

LEWISTON FIRE DEPARTMENT
Fire Prevention Bureau

Central Fire Station
2 College Street
Lewiston, ME 04240
(207) 513-3002 ext. 3605
Fax # (207) 784-6138
Cell# (207) 577-0559
pouellette@ci.lewiston.me.us

Plan /Code Review

From: Fire Inspector \ Certified Fire Investigator Paul Ouellette

Date: 8-8-2012

Project: **753-7938 Sabattus St. – Cumberland Farms**

Concerns / Issues:

No issues or concerns at this time.

Inspector Ouellette



SITE PLAN APPLICATION

for

**Cumberland Farms
753-793 Sabattus Street
Lewiston, ME 04240
Tax Map 119, Lots 266, 267 & 269**

on behalf of

**Cumberland Farms, Inc.
100 Crossing Boulevard
Framingham, MA 01702**



August 30, 2012

Cumberland Farms
Site Plan Application
Table of Contents

EXHIBIT 1	Cover Letter
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EXHIBIT 6	Technical Capacity
EXHIBIT 7	Financial Capacity
EXHIBIT 8	Draft Traffic Movement Permit
EXHIBIT 9	Stormwater/Erosion Control Letter Erosion and Sediment Control Plan Notice of Intent for Coverage under the Maine State General Construction Permit
EXHIBIT 10	Drainage Calculations
EXHIBIT 11	Soils Map
EXHIBIT 12	Floor Plans, Elevations, Signage and Lighting Plans
EXHIBIT 13	Site Plan Drawings

Exhibit 1
Cover Letter

August 30, 2012
11373

Mr. David Hediger, City Planner
City of Lewiston
Planning and Code Enforcement Department
27 Pine Street
Lewiston, ME 04240-7201

Site Plan Re-Submission
Review Comments and Responses
Cumberland Farms, 753 - 793 Sabattus Street, Lewiston, ME

Dear David:

On behalf of our client, Cumberland Farm, Inc., we are submitting the enclosed package for revised Site Plan review by the City of Lewiston Planning Board. The subject parcel is under contract by Cumberland Farms, Inc. ("Cumberland") and is located at 753 - 793 Sabattus Street. Assessor's records identify the parcels as Lots 266 and 267 on the City of Lewiston Assessor's Map 119. Current/past parcel uses include car sales and service, a car wash and a laundromat. The subject parcels are zoned Highway Business (HB) within which district both retail and gas uses are permitted by right.

Cumberland now proposes to raze the existing buildings and to redevelop the entire parcel to include a 4513 square foot (s.f.) convenience store with 4 fuel dispensers (one offering diesel fuel). The existing underground tanks will be replaced with 2-20,000 gal., double-wall fiberglass compartment tanks (one tank with 12,000 gal. regular gas and 8,000 gal. premium gas and the other tank with 12,000 gal. regular gas and 8,000 gal. diesel). Additional amenities/improvements include:

- Construction of a canopy over gas islands with green stripe providing fire suppression and lighting
- Proposed *Red Box* video kiosk in front of store
- CO2 tank w/enclosure to be installed at the rear of the store
- Dumpster w/enclosure
- Air tower for customer convenience
- Installation of protective bollards at parking spaces in front of the store
- Extensive landscaping throughout the project

The site plan shows pedestrian access from sidewalks (existing/future) along Sabattus Street. The site proposes an outside terrace sitting area with a decorative metal railing. The building exterior has been designed with a northern exterior with a clapboard look with stone veneer on the bottom 3' of the building's frontage and sides. The roof will be a standing seam metal bonnet roof with a gabled entryway and dormers on the front of the building.

Pursuant to our discussions at the Traffic Movement Permit (TMP) Scoping Meeting, access to the site has been changed to indicate one full access to Sabattus Street along the eastern property boundary and a full access to Wildwood Drive.

Response to staff comments are as follows:

Review Comments from You and Comments from the Code Enforcement Department per Your Memo dated August 17, 2012.

1. *Sheet 3: plan should call out existing paved area abutting the property at 4 Wildwood Drive. Also note and/or detail should be provided for proposed stockade fence.*

The existing parking/access improvements have been called out to remain. The fence has been called out as a 6' high white vinyl fence as it has been called out along the eastern property line.

2. *Sheet 3: pavement is proposed within 5' of westerly property line. The Highway Business district requires a 10' yard unless a modification is requested referencing the specifics of Article IX, Sections 9 and 10. Zoning analysis table should reflect district yard requirements.*

The proposed sidewalk from Sabattus Street to the building is within the side yard at the point where it turns towards the building. The zoning analysis table has been changed to reflect the required yards for the property. In addition, we have noted the request for a waiver for this sidewalk in accordance with Article IX, Sections 3.0 & 3.10 of the City's Ordinances.

3. *Sheet 3: please demonstrate proposed sign location meets applicable criteria of MRSA Title 23, §1914, Section 4. Waiver from MDOT is an option. Sign may be relocated to larger green space on corner of Wildwood and Sabattus to meet statute. Verify sign location will not create a sight distance issue.*

We have been in contact with Robert St. Clair of the Maine Department of Transportation relative to the waiver. We have made a request of the Planner Director for the required letter from the City on the waiver request. We anticipate submitting for this waiver prior to the Planning Board meeting of September 10.

4. *Sheet 3: light poles-detail and/or note should be provided for pole height (recommended not to exceed 25' high) with cut off fixtures.*

The light poles locations are only shown for reference on the Site Plan. The poles are called out on the Lighting Plan as 14' poles with 2' bases.

5. *Sheet 3: Verify driveway entrance signs will not exceed 4 square feet per side.*

Included with this submission is a plan that details the driveway entrance sigs and confirms that the size does not exceed 4 square feet (s.f.).

6. *Sheet 6: staff appreciates the amount of landscaping proposed. Three spruce trees are proposed along the front yard on Sabattus Street. These may become a sight distance issue once mature. Plantings in front yard should be deciduous, 2.5" caliper, spaced 30'-50'.*

The Landscape Plan has been revised to change the trees along Sabattus Street to all deciduous trees.

7. *Sheets 9 and 10: plans with details of underground fuel tanks do not need to be included with development review submittal.*

As noted.

8. *Proposed sign plan: total square footage of ground sign cannot exceed 84 square feet per side. Also, please note all proposed signs require separate sign permits.*

The project signage has been revised; the square footage of the sign per side is now 73.50 s.f.

9. *Traffic: traffic analysis has been reviewed to the satisfaction of peer reviewer HNTB. Given concerns with this being a high traffic location with constrained access for fuel deliveries, staff recommends the traffic movement permit be amended to include under "on-site mitigation" the following:*

- a. *Fuel tanker trucks shall be restricted from making deliveries during the AM and PM peak traffic hours. These restricted times are from 6:30 AM to 8:30AM and from 4:30 PM to 6:30 PM.*

The draft TMP has been revised to include the stated condition.

10. *Evidences of technical and financial capacity must be provided.*

Included in this resubmission are a list of projects that Cumberland Farms has completed within the last five years, technical capacity information for Sebago Technics and a letter from the Chief Financial Officer of Cumberland Farms indicating the company has sufficient funds to complete the project.

11. *Prior to a certificate of occupancy being issued, written verification by a professional engineer must be provided to the city that all stormwater water improvements have been completed in accordance with the approved plan.*

As noted.

12. *Cover sheet must contain signature block and expiration language of Article XIII, Section 11.*

Cover sheet has been revised to include the language of Article XIII, Section 11.

Review Comments from David Jones, P.E., Director, Department of Public Works dated August 17, 2012.

We have received and review your comments per your memo dated August 17, 2012. Comments are indicated in italics with our response following.

Plan Set

1. *Sheet 2 - the storm drain pipe located on the east side of Wildwood Drive labeled 10" Vit. Clay is actually an 8" Asbestos Cement Pipe, the 12" Vit. Clay pipe is actually a 12" Asbestos Cement Pipe.*

The pipes have been relabeled as indicated.

- 2. Sheet 3 - The truncated domes within the City Right of Way shall be cast iron plates placed in concrete.*

The callout on the Site Plan has been revised to indicate that the truncated cones will be an iron plate cast in concrete.

- 3. Sheet 4 - Note #18 shall be revised so that all granite curb removed from the City Right of Way and not reset shall be returned to the City.*

The note has been revised to indicate that the reuse of existing granite curbs in Sabattus Street and Wildwood Drive and that any unused curb shall be returned to the City.

- 4. Sheet 5 - Yard Drain 5 shall be revised to be a 4' Catchbasin with a 2' sump to collect silt prior to entering the City system.*

YD-5 has been changed CB-5, a 4' diam. catch basin with a 2' sump.

- 5. All connections to existing catchbasins shall be made by coring the structure and the connection shall be booted.*

The connections to the existing structures are called out as cored connections. In addition, a detail for a booted connection to existing structures has been added to the plans on Sheet 11 of 11.

- 6. Sheet 5 - The proposed 10" stormdrain from the site is entering an existing 8" AC pipe (see comment 1), the applicant shall demonstrate that the existing 8" AC Pipe and 12" AC pipe on Wildwood Boulevard have adequate capacity to handle the flow from the site and roadway. If the pipes do not have adequate capacity they shall be upsized by the applicant.*

Calculations are enclosed that demonstrates that less runoff from the site will be going to the catch basin at the end of the 8" ACP pipe than from the current site configuration. The discharge pipe to this catch basin has been reduced to 8" to force for ponding in the depression on the project during higher intensities. The calculations also show that additional runoff goes into the catch basin on Wildwood Drive adjacent to corner as result of the diversion of the existing direct discharge from the site to the curb line of Sabattus Street being captured by the on-site system. Because of the short length of the 12" ACP, the calculations indicate an insignificant head condition from the entire contributing area.

As this project is less impervious than the existing site, the net impact to the existing City system, the trunk line in Sabattus Street is less.

- 7. Sheet 7 - the construction scheduled assumes a Spring 2012 start date, please revise the schedule with the anticipated schedule.*

The dates in the construction schedule have been updated to reflect a Fall/Winter 2012 start date.

8. *Sheet 11 - The vertical Granite Curb detail shall be revised to include concrete backfill within the City Right of Way.*

The Vertical Granite Curb detail has been revised to reflect the use of concrete backfill.

9. *Sheet 11 - The Typical Trench Section detail shall be revised to include ¾" Crushed stone backfill to 6" above the pipes within the City Right of Way.*

The Typical Trench Section detail has been revised to reflect the use of ¾" crushed stone backfill to above the pipes.

10. *Sheet 11 - The Typical Tipdown Curb Installation detail shall be revised to show 7' tipdowns in the City Right of Way.*

The Typical Tipdown Curb installation detail has been revised to reflect 7' tipdowns.

11. *Sheet 11 - The Typical Pavement Joint Section detail shall be revised to reference HMA 9.5mm and HMA 19.0MM rather than the Grade B and C mixes specified.*

The Typical Pavement Joint Section has been changed to indicate 12.5 HMA and 19.0 HMA in lieu of the Grade C and Grade B pavements, respectively. The section for paving indicates a 1½" surface course which is at the upper range of thickness for a 9.5 HMA so 12.5 HMA has been specified.

12. *Sheet 11 - The Bituminous Sidewalk detail shall be revised to reference HMA 9.5mm rather than Grade C mix as specified.*

The Bituminous Sidewalk detail has been changed to indicate a 9.5 HMA in lieu of the Grade C pavement.

Enclosed in this submission are the following:

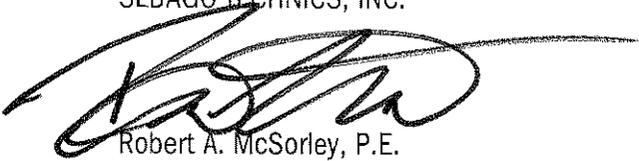
1. Twelve (12) copies of the Site Plan Package including this Cover Letter, Site Plan Application, Checklist and other exhibits as referenced in the application form.
2. Twelve (12) copies of the Site Plan, Signage Plans, Floor Plan and Proposed Building Elevations (11" x 17").
3. Three (3) copies of the Site Plan, Signage Plans, Floor Plan and Proposed Building Elevations (24" x 36").
4. One (1) fee (check in the amount of \$1,000.00 for TMP Application fee).
5. Two (2) fees (checks in the amounts of \$500.00 application fee and \$200.00 public newspaper notices). **Previously submitted.**

Please review this submission at your earliest possible convenience and schedule this application for the September 10 agenda of City's Planning Board. If you have any questions relative to the items submitted, do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read 'R. McSorley', with a long horizontal flourish extending to the right.

Robert A. McSorley, P.E.
Senior Project Manager

CCB:ccb/kn

Enc.

cc: Dawn Johnson, Cumberland Farms
Kathleen Sousa, Cumberland Farms

Exhibit 2

Application/Checklist

Zoning Summary

1. Property is located in the Highway Business zoning district.
 2. Parcel Area: 1.23 acres / 53,566 square feet(sf).

PLEASE REFER TO ZONING
CHART ON SITE PLAN

Regulations	<u>Required/Allowed</u>	<u>Provided</u>
Min Lot Area	<u>20,000 sf</u>	<u>/ 53,566 sf</u>
Street Frontage	<u>150'</u>	<u>/ 280' / 215'</u>
Min Front Yard	<u>30'</u>	<u>/ Bldg 114.38' / 79.80'</u>
Min Rear Yard	<u>20'</u>	<u>/</u>
Min Side Yard	<u>20'</u>	<u>/ Bldg 20'</u>
Max. Building Height	<u>65'</u>	<u>/ 31'</u>
Use Designation	<u>Retail Store</u>	<u>/ Gasoline Service Station</u>
Parking Requirement	<u>1 space/ per 250 square feet of floor area</u>	
Total Parking:	<u>/</u>	
Overlay zoning districts (if any):	<u>N/A</u>	
Urban impaired stream watershed?	<u>YES/NO If yes, watershed name</u> <u>NO</u>	

DEVELOPMENT REVIEW APPLICATION SUBMISSION

Submission shall include payment of fee and fifteen (15) complete packets containing the following materials:

1. Full size plans containing the information found in the attached sample plan checklist.
2. Application form that is completed and signed.
3. Cover letter stating the nature of the project.
4. All written submittals including evidence of right, title and interest.
5. Copy of the checklist completed for the proposal listing the material contained in the submitted application.

Refer to the application checklist for a detailed list of submittal requirements.

L/A's development review process and requirements have been made similar for convenience and to encourage development. Each City's ordinances are available online at their prospective websites:

Auburn: www.auburnmaine.org under City Departments/ Planning and Permitting/Land Use Division/Zoning Ordinance
Lewiston: <http://www.ci.lewiston.me.us/clerk/ordinances.htm> Refer to Appendix A of the Code of Ordinances

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, I certify that the City's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for development review only; a Performance Guarantee, Inspection Fee, Building Permit Application and other associated fees and permits will be required prior to construction.

Signature of Applicant: Cumberland Farms, Inc. By: <u>Kathleen Sousa</u>	Date: <u>7/27/12</u>
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Kathleen A. Sousa, Land Planning Manager

PROJECT DATA

The following information is required where applicable, in order to complete the application

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	40,908	sq. ft.
Proposed Total Paved Area	25,681	sq. ft.
Proposed Total Impervious Area	30,194	sq. ft.
Proposed Impervious Net Change	(-)10,714	sq. ft.
Impervious surface ratio existing	76.3	% of lot area
Impervious surface ratio proposed	56.4	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	9,184	sq. ft.
Proposed Building Footprint	4,513	sq. ft.
Proposed Building Footprint Net change	(-)4,671	sq. ft.
Existing Total Building Floor Area	9,184	sq. ft.
Proposed Total Building Floor Area	4,513	sq. ft.
Proposed Building Floor Area Net Change	(-)4,671	sq. ft.
New Building	yes	(yes or no)
Building Area/Lot coverage existing	17.1	% of lot area
Building Area/Lot coverage proposed	8.4	% of lot area

ZONING

Existing	Highway Business (HB)
Proposed, if applicable	Highway Business (HB)

LAND USE

Existing	Car Wash, Laundromat, Car Sales and Service
Proposed	Convenience Store w/Fuel

RESIDENTIAL, IF APPLICABLE N/A

Existing Number of Residential Units	_____
Proposed Number of Residential Units	_____
Subdivision, Proposed Number of Lots	_____

PARKING SPACES

Existing Number of Parking Spaces	_____
Proposed Number of Parking Spaces	16 spaces, 4 Fuel island/total 20
Required Number of Parking Spaces	18
Number of Handicapped Parking Spaces	1

ESTIMATED COST OF PROJECT

\$1.1M

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT N/A

Existing Impervious Area	_____	sq. ft.
Proposed Disturbed Area	_____	sq. ft.
Proposed Impervious Area	_____	sq. ft.

1. If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with MDEP.
2. If the proposed impervious area is greater than one acre including any impervious area created since 11/16/05, then the applicant shall apply for a MDEP Stormwater Management Permit, Chapter 500, with the City.
3. If total impervious area (including structures, pavement, etc) is greater than 3 acres since 1971 but less than 7 acres, then the applicant shall apply for a Site Location of Development Permit with the City. If more than 7 acres then the application shall be made to MDEP unless determined otherwise.
4. If the development is a subdivision of more than 20 acres but less than 100 acres then the applicant shall apply for a Site Location of Development Permit with the City. If more than 100 acres then the application shall be made to MDEP unless determined otherwise.

TRAFFIC ESTIMATE

Total traffic estimated in the peak hour-existing (Since July 1, 1997)	35	passenger car equivalents (PCE)
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Total traffic estimated in the peak hour-proposed (Since July 1, 1997) 221 passenger car
equivalents (PCE)

If the proposed increase in traffic exceeds 100 one-way trips in the peak hour then a traffic movement permit will be
required.



Development Review Checklist

City of Auburn Planning and Permitting Department
City of Lewiston Department of Planning and Code Enforcement



THE FOLLOWING INFORMATION IS REQUIRED WHERE APPLICABLE TO BE SUBMITTED FOR AN APPLICATION TO BE COMPLETE

PROJECT NAME: Cumberland Farms

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 753-793 Sabattus St. at Wildwood Drive
Map 119, Lots 266, 267 & 269

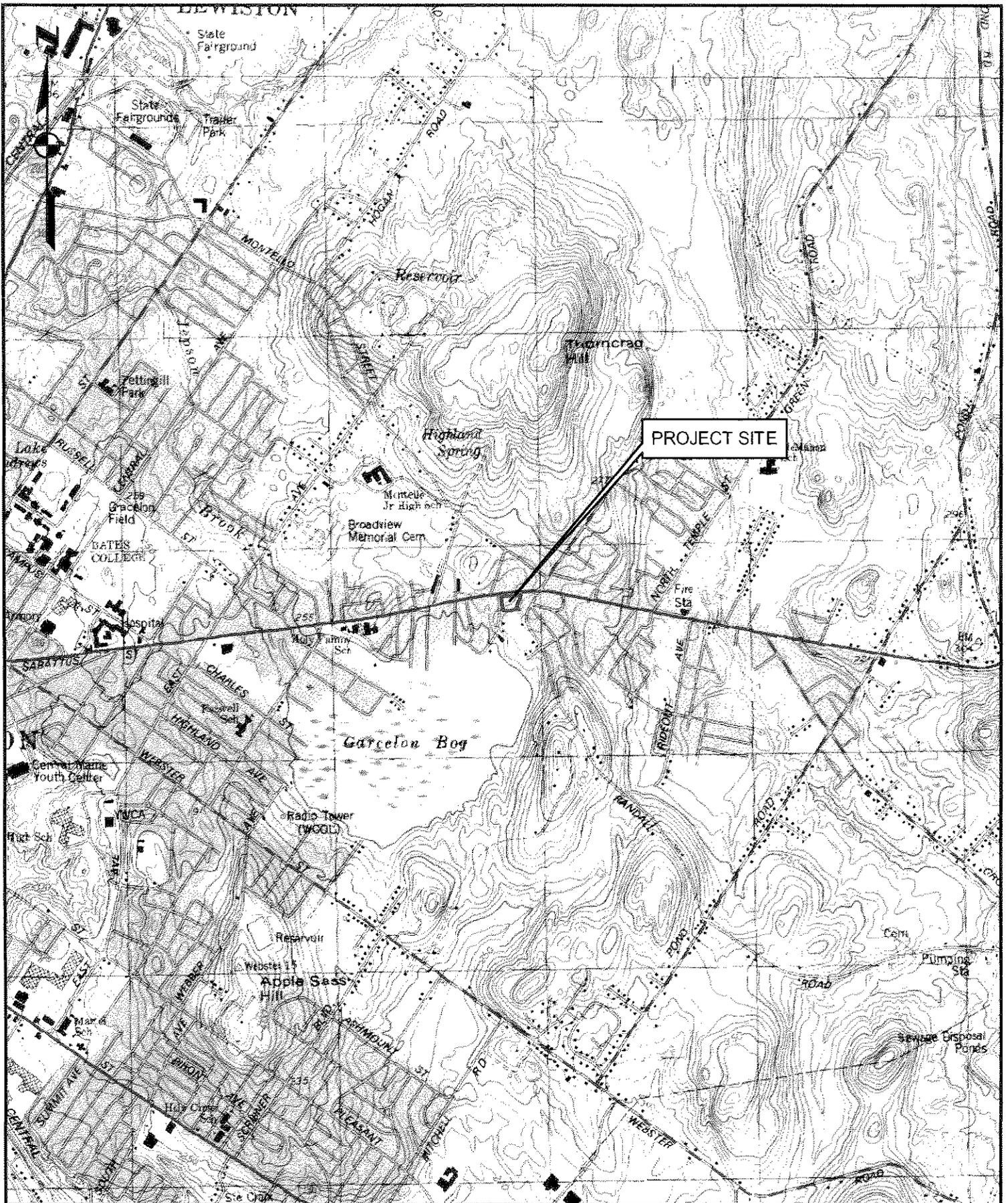
Required Information		Check Submitted		Applicable Ordinance	
		Applicant	Staff	Lewiston	Auburn
Site Plan					
	Owner's Names/Address	X			
	Names of Development	X			
	Professionally Prepared Plan	X			
	Tax Map or Street/Parcel Number	X			
	Zoning of Property	X			
	Distance to Property Lines	X			
	Boundaries of Abutting land	X			
	Show Setbacks, Yards and Buffers	X			
	Airport Area of Influence (Auburn only)				
	Parking Space Calcs	X			
	Drive Openings/Locations	X			
	Subdivision Restrictions	NA			
	Proposed Use	X			
	PB/BOA/Other Restrictions	NA			
	Fire Department Review				
	Open Space/Lot Coverage	X			
	Lot Layout (Lewiston only)				
	Existing Building (s)	X			
	Existing Streets, etc.	X			
	Existing Driveways, etc.	X			
	Proposed Building(s)	X			
	Proposed Driveways	X			
Landscape Plan					
	Greenspace Requirements	X			
	Setbacks to Parking	X			
	Buffer Requirements	X			
	Street Tree Requirements	X			
	Screened Dumpsters	X			

	Additional Design Guidelines	NA			
	Planting Schedule	X			
Stormwater & Erosion Control Plan					
	Compliance w/ chapter 500	X			
	Show Existing Surface Drainage	X			
	Direction of Flow	X			
	Location of Catch Basins, etc.	X			
	Drainage Calculations	NA			
	Erosion Control Measures	X			
	Maine Construction General Permit	X			
	Bonding and Inspection Fees				
	Post-Construction Stormwater Plan				
	Inspection/monitoring requirements				
	Third Party Inspections (Lewiston only)				
Lighting Plan					
	Full cut-off fixtures	X			
	Meets Parking Lot Requirements	X			
Traffic Information					
	Access Management	X			
	Signage	X			
	PCE - Trips in Peak Hour	X			
	Vehicular Movements	X			
	Safety Concerns	X			
	Pedestrian Circulation	X			
	Police Traffic				
	Engineering Traffic				
Utility Plan					
	Water	X			
	Adequacy of Water Supply	X			
	Water main extension agreement	NA			
	Sewer				
	Available city capacity	X			
	Electric	X			
	Natural Gas	X			
	Cable/Phone	X			
Natural Resources					
	Shoreland Zone	NA			
	Flood Plain	NA			
	Wetlands or Streams	NA			
	Urban Impaired Stream	X			
	Phosphorus Check	NA			
	Aquifer/Groundwater Protection	NA			
	Applicable State Permits	X			

	No Name Pond Watershed (Lewiston only)	NA			
	Lake Auburn Watershed (Auburn only)				
	Taylor Pond Watershed (Auburn only)				
Right Title or Interest					
	Verify	X			
	Document Existing Easements, Covenants, etc.	X			
Technical & Financial Capacity					
	Cost Est./Financial Capacity	X			
	Performance Guarantee				
State Subdivision Law		NA			
	Verify/Check				
	Covenants/Deed Restrictions				
	Offers of Conveyance to City				
	Association Documents				
	Location of Proposed Streets & Sidewalks				
	Proposed Lot Lines, etc.				
	Data to Determine Lots, etc.				
	Subdivision Lots/Blocks				
	Specified Dedication of Land				
Additional Subdivision Standards		NA			
	Single-Family Cluster (Lewiston only)				
	Multi-Unit Residential Development (Lewiston only)				
	Mobile Home Parks				
	Private Commercial or Industrial Subdivisions (Lewiston only)				
	PUD (Auburn only)				
A jpeg or pdf of the proposed site plan		NA			
Final sets of the approved plans shall be submitted digitally to the City, on a CD or DVD, in AutoCAD format R 14 or greater, along with PDF images of the plans for archiving					

Exhibit 3

Site Location Map



PROJECT SITE

SEBAGO
TECHNICS

WWW.SEBAGOTECHNICS.COM

75 John Roberts Rd. - Suite 1A
South Portland, ME 04106
Tel: 207-205-2300

250 Goodard Rd. - Suite B
Lewiston, ME 04240
Tel: 207-763-5656

**SITE LOCATION MAP
OF PROPOSED CUMBERLAND FARMS**

LOCATION:

753-793 SABATTUS STREET
LEWISTON, MAINE

INFORMATION:

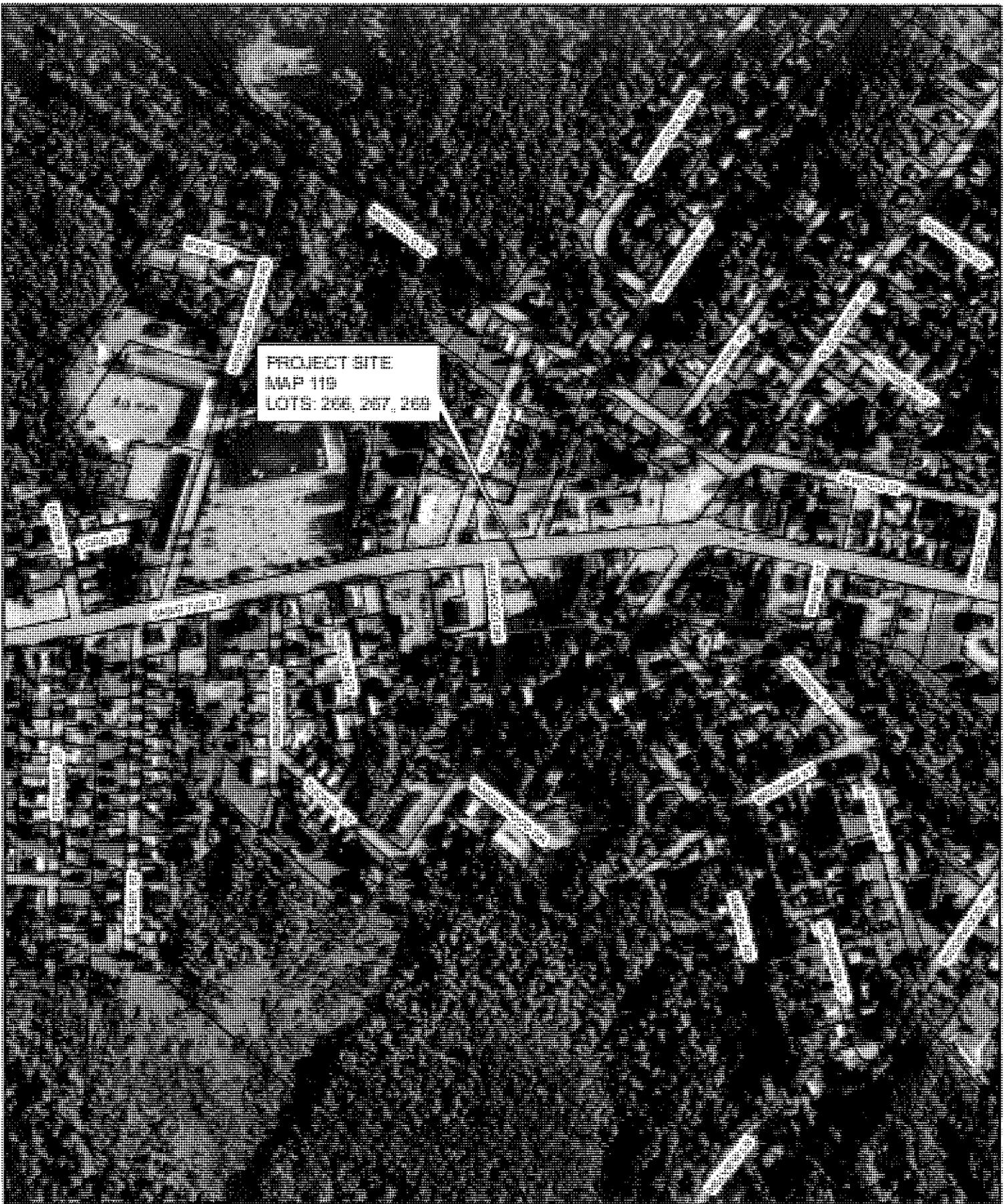
USGS QUADRANGLE
(LEWISTON)
PARCEL DATA FROM CITY OF LEWISTON

SCALE: 1" = 2,000'

DATE: 07/30/12

Exhibit 4

Tax Map



PROJECT SITE
 MAP 119
 LOTS: 266, 267, 269

SEBAGO
 T E C H N I C A L S

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Sebango Technical Services, Inc.
 100 Main Street
 Lewiston, ME 04240

**TAX MAP SKETCH
 OF PROPOSED CUMBERLAND FARMS**

LOCATION:

780-790 BALDWIN STREET
 LEWISTON, MAINE

INFORMATION:

LAND ACQUIRED SUMMER 2010
 SOURCE: BIRD BANGERY
 PARCEL AND ROAD DATA PROVIDED BY LEWISTON

SCALE: 1" = 400'

DATE: 07/26/10

Exhibit 5

Right, Interest & Title

PETRUCCELLI, MARTIN & HADDOW, LLP

Attorneys at Law

Two Monument Square, Suite 900
Post Office Box 17555
Portland, Maine 04112-8555

JISEL E. LOPEZ
jlopez@pmhlegal.com

July 27, 2012

Department of Planning and Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, ME 04240

Re: Cumberland Farms, Inc.
Evidence of Ownership, Title and Interest

Dear Sir or Madam:

I represent Cumberland Farms, Inc., with respect to its application for site plan approval for the parcels located at 753, 791 and 793 Sabattus Street, Lewiston, Maine. Please accept this letter as evidence of Cumberland Farm's legal interest in said parcels. Cumberland Farms has executed confidential Purchase and Sale Agreements for the acquisition of these parcels and is expected to finalize their purchase within 30 days of receipt of all necessary permits and approvals. Because of their confidential nature, these agreements cannot be disclosed but we have obtained signed authorizations from the present owners of these parcels consenting to Cumberland Farms' application for major site plan approval for the construction of a convenience store and self-service gas station. Copies of these authorizations are enclosed herein.

Thank you for your attention to this matter. Please do not hesitate to contact me with any questions or concerns.

Sincerely,



Jisel E. Lopez

JEL/jp

OWNER'S AUTHORIZATION

To Whom It May Concern:

Dube Property Management LLC does hereby authorize Cumberland Farms, Inc., and/or its authorized agents, to apply for major site plan approval and other required permits and/or approvals for the construction, operation and maintenance of a convenience store/self-service gas station to be located at 791 & 793 Sabattus Street, Lewiston, Maine, Lots 266 and 267 on Map 119, including, but not limited to, appearing before any governmental agency at general meetings or public hearings addressing such construction/improvements.

Dube Property Management LLC

By: Shawn Dube

Title: President

Date: June 20, 2012

Witness: [Signature]

OWNER'S AUTHORIZATION

Cumberland Farms, Inc.
753 Sabattus Street, Lewiston, ME
Lot 269 on Map 119

Wildwood Car Wash and Laundromat, Inc. is the current owner of the property referenced above. The undersigned hereby confirms the owner's consent to the filing and processing of the applications, etc., by Cumberland Farms, Inc., and its agents.

Wildwood Car Wash and Laundromat, Inc.

By: Walter Clummet

Title: President

Date: April 23, 2012

Exhibit 6

Technical Capacity

CUMBERLAND FARMS RAZE & REBUILD SITES ONLY FOR THE PAST 5 YEARS			
SOMERSET	MA	R&R	New land: 3,634 sf Store, 5 MPD's w/ diesel
MOHAWK (FONDA)	NY	R&R	New land: 3,816 sf Store, 6 MPD's w/ diesel
BOURNE/BUZZARDS BAY	MA	R&R	Raze & Rebuild; 3,608 sf Store, 4 MPD's
ATTLEBORO	MA	R&R	Raze & Rebuild/add land; 3,580 sf Store, 4 MPD's w/ diesel
BRANFORD	CT	R&R	Raze & Rebuild; 2,790 sf Store, 3 MPD's w/ diesel
NORTH GREENBUSH	NY	R&R	Raze & Rebuild; 3,816 sf Store, 6 MPD's w/ diesel
FRAMINGHAM	MA	R&R	Raze & Rebuild; 3,486 sf Store, 5 MPD's w/ diesel
BIDDEFORD	ME	R&R	New land: 3,295 sf Store, 6 MPD's w/ diesel
DEEP RIVER	CT	R&R	Raze & Rebuild/add land; 3,510 sf Store, 3 MPD's
PALMER MA	MA	R&R	Raze & Rebuild; 3,200 sf Store, 6 MPD's w/ diesel
CHARLESTOWN	RI	R&R	Raze & Rebuild; 4,134 sf Store, 4 MPD's
W BRIDGEWATER	MA	R&R	Raze & Rebuild new land; 3,888 s.f. Store, 8 MPDs
LACONIA	NH	R&R	Raze & Rebuild new land; 3,172s.f. 6 MPD's
GLENMONT	NY	R&R	Raze & Rebuild new land; AL: 3,825 s.f. Store, 12 MPD's, 5 diesel MPD's; 1 Rental (Dunkin Donuts)
BLOOMFIELD	CT	R&R	Raze & Rebuild new land; 4,185 s.f., 5 MPD's
BURLINGTON	CT	R&R	Raze & Rebuild; 3,498 sf Store, 6 MPD's
NEW WINDSOR	NY	R&R	Raze & Rebuild; 3,600 sf Store, 6 MPD's w/ diesel
BRATTLEBORO	VT	R&R	Raze & Rebuild new land; 4,134 s.f. Store, 5 MPDs
EPSOM	NH	R&R	Raze & Rebuild new land: 4,185 sf Store, 6 MPD's
BLACKSTONE	MA	R&R	Raze & Rebuild new land: 1,735 sf Store, 3 MPD's
LEICESTER	MA	R&R	Raze & Rebuild; 4,134 s.f. store, 6 MPD's
SWANSEA	MA	R&R	Raze & Rebuild add land: 3,471 sf Store, 4 MPDs
TITUSVILLE	FL	R&R	Raze & Rebuild; 4,635 sf Store, 12 MPDs w/ diesel
E BROOKFIELD	MA	R&R	Raze & Rebuild; 4,158 s.f. Store, 6 MPDs

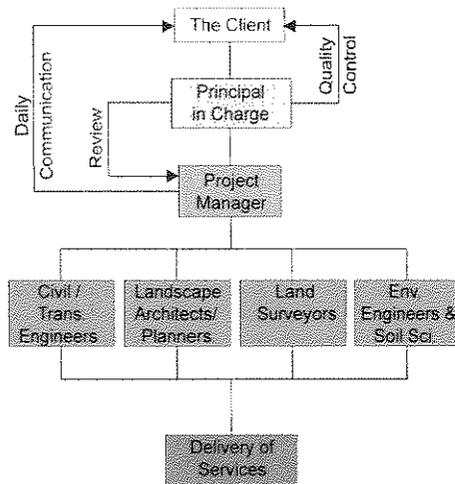
SEBAGO

T E C H N I C S

CIVIL ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE

Project Organization

Our diversified professional experience provides each client with the specialized knowledge and abilities required for each project. In accordance with our corporate philosophy, the firm offers integrated professional services in the fields of civil, environmental and transportation engineering, soil science, land surveying, planning and landscape architecture.



Project teams are selected based on our understanding of client objectives, the special technical requirements of the project, and the management skills necessary to coordinate the comprehensive review and approval process. Specific team members are selected for their individual abilities and demonstrated performance on similar projects.

While the firm emphasizes its ability to provide coordinated multi-disciplinary services, each section within the firm practices independently for those clients who may require only certain aspects of our professional service. In some cases, our services may be limited at the outset of a project and more comprehensive as the project progresses. In either case, our multi-disciplinary strength provides a check and balance to each discipline performing services as an independent section of the firm.

A senior member of the firm is assigned responsibility for each client, and fills the position of Principal-in-Charge. A Project Manager is assigned to each project to maintain client communication, and coordinate the diverse technical and administrative aspects of the project. The Project Manager is available daily to meet client needs. With the Principal-in-Charge, the Project Manager selects and assigns technical staff as required by the nature and schedule of the project.

The chart illustrates our corporate structure and details our approach to project organization and management. The professional staff is supported by qualified technicians with the latest in computer technology. Technical software includes AutoCAD, Land Development Desktop and HydroCAD. The ACCI accounting package maintains up to date project costs and detailed reports of time charges and expenses by specific task.

GENERAL SERVICES

Civil Engineering

- Infrastructure and Site Development
- Regulatory Permitting
- Roadway Engineering and Design
- Development Planning & Feasibility Studies
- Airport Engineering

Environmental Engineering

- Regulatory Permitting (Local, State & Federal)
- Site Assessments (ESA Phase I, II & III)
- Wastewater & Groundwater Treatment
- Underground Storage Tank Services
- Effluent & Groundwater Modeling/Monitoring
- Wastewater Minimization Studies
- Landfill Closure Plans
- Water Supply & Treatment System Design

Transportation Engineering

- Corridor Studies
- Traffic Impact/Access Mgmt Analysis
- Traffic Modeling and Simulations
- TSM Evaluations and Design
- TDM Evaluations
- Context Sensitive Highway/Urban Street Design
- Pedestrian & Bike Trail Design
- Traffic Signal System Planning
- Traffic Signal Design & Operations
- Intermodal Facility Planning & Design
- Construction Administration

Land Surveying

- Technical Deed Research
- Boundary Survey/Topographic Survey
- Land Title Surveys
- Hydrographic Surveys
- Mortgage Inspections
- Construction Layout
- As-Built Record Documentation
- Control of Aerial Photography
- Land Data Acquisition/Land Information Systems

Landscape Architecture

- Site Selection Studies
- Conceptual & Site Design
- Skate Park Design
- Recreation Facility Design
- Sidewalk & Streetscape Design
- Planting Design
- Irrigation System Design
- Construction Observation & Administration

Natural Resources

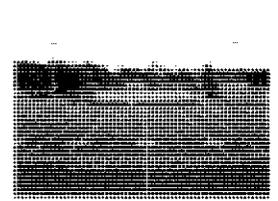
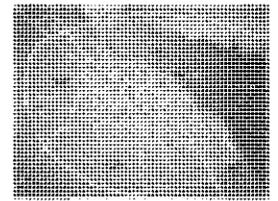
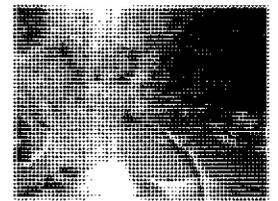
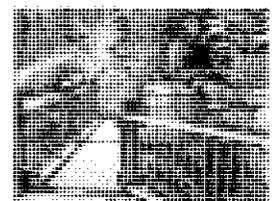
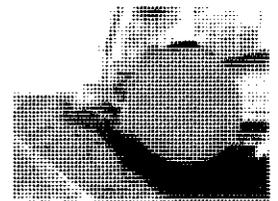
- Medium & High Intensity Soil Surveys
- On-Site Wastewater Disposal
- Systems Design
- HHE-200 Preparation
- Sediment & Erosion Control Plans
- Nutrient Loading & Mitigation Analysis
- Soil Testing
- Wetlands Delineation/Vernal Pools

Land Planning

- Zoning Analysis/Ordinance Writing
- Demographic Analysis
- Comprehensive Planning
- Contract Zoning
- Grant Writing
- Planning Board Representation

Artificial Turf Impact Testing

- Municipal Fields
- College Facilities
- Professional Athletic Facilities



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Exhibit 7

Financial Capacity



August 29, 2012

City of Lewiston
Department of Planning & Code Enforcement
27 Pine Street
Lewiston, ME 04240

Re: *Application of Cumberland Farms, Inc.
753-793 Sabattus Street @ Wildwood Drive*

Dear Planner:

The subject parcels are the subject of confidential Purchase & Sale Agreements, and Cumberland is expected to finalize its purchase within 30 days of receipt of all necessary permits and approvals. Cumberland proposes to raze the existing structures and to construct a 4513 s.f. colonial-design convenience store with gasoline sales.

The purpose of this letter is to satisfy your requirement of evidence of financial capacity. This project is expected to cost \$1.8M, and the Company has sums well in excess of that amount available to fund the project.

Please feel free to call me with any questions you may have in regard to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "H. Rosenstein".

Howard S. Rosenstein
Chief Financial Officer
Cumberland Farms, Inc.

Phone: 508-270-8339

Exhibit 8

Draft Traffic Movement Permit

DRAFT TMP

August 30, 2012

Applicant: Cumberland Farms, Inc.
Project Location: 753-793 Sabattus Street
Lewiston, ME 04240
Lewiston Tax Map 4133/4944 Lots 266, 267, and 269
Project: Convenience Store with Fueling Positions
Identification #:
Permit Category: 100-200 PCE's
Traffic Engineer: Sebago Technics, Inc.
Attn: Stephen S. Sawyer, Jr., P.E.
75 John Roberts Road
South Portland, ME 04106
207.200.2082

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 035 of the MaineDOT's Regulations, the City of Lewiston having, delegated review authority from the Maine Department of Transportation, has considered the application of Cumberland Farms, Inc., with supporting data, agency review, and other materials on file.

PROJECT DESCRIPTION

The applicant proposes to construct a 4,513 s.f. convenience store with 8 fueling positions at the westerly corner of Sabattus Street and Wildwood Drive in Lewiston. Access to the site will be form 2-way entrances off both Sabattus Street and Wildwood Drive. The site is expected to generate a total of 159 AM and 180 PM weekday peak hour trip ends.

Findings

Based on a review of the files and related information, the City of Lewiston approves the Traffic Movement Permit Application of Cumberland Farms, Inc., subject to the following conditions:

MITIGATION

On-Site Mitigation

- A. Fuel deliveries from the west shall be restricted from entering the site using the Wildwood Drive entrance due the insufficient curb radius at Sabattus Street and Wildwood Drive.
- B. Fuel tanker trucks shall be restricted from making deliveries during the AM and PM peak traffic hours. These restricted times are from 6:30 AM to 8:30AM and from 4:30 PM to 6:30 PM.

Off-Site Mitigation

None

Overall Requirements

- A. All plantings and signs (existing and/or proposed; permanent and/or temporary) shall be placed and maintained such that they do not block available sight distances and do not violate the State's "Installations and Obstructions" law. No signage, plantings or structures shall be allowed within the "clear zone" if they constitute a deadly fixed object as determined by MaineDOT. All signs shall meet M.R.S.A. Title 23, Chapter 21, Section 1914: "On-Premise Signs".

- B. The entrances shall provide overhead illumination, if not existing, to illuminate the intersections per MaineDOT standards at a minimum. Overhead lighting shall have an average of 0.6 to 1.0 foot candles, with the maximum to minimum lighting ratio of not more than 4:1.

- C. If any supporting data or representations for which this permit is based changes in any way or is found to be incorrect/inaccurate, the applicant shall request in writing from the City of Lewiston a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and approval and additional mitigation as a result of those changes may be required at the expense of the applicant.

By:

Date: _____

Exhibit 9

Stormwater/Erosion Control Letter
Erosion and Sediment Control Plan
Notice of Intent for Coverage under the Maine State
General Construction Permit



August 1, 2012
11373

Mr. David Hediger, City Planner
City of Lewiston
Planning and Code Enforcement Department
27 Pine Street
Lewiston, ME 04240-7201

Site Plan Submittal
Cumberland Farms Stormwater/Erosion Control

Dear David:

As part of the project, we are proposing the demolition of the buildings and pavement for existing commercial site including a laundromat, carwash, car sales, and car service that has 31,724 s.f. of pavement & 9,184 s.f. of building (total 40,908 s.f. impervious) and the construction of a convenience store with fuel sales 25,681 s.f. of pavement and 4,513 s.f. of building (total 30,194 s.f. impervious). Since the project is proposing a reduction in the total impervious area, the fact that we will have less than 1 acre of impervious area and disturbing slightly more than 1 acre for the project, we will be required to submit for coverage under the Maine State General Construction Permit. Enclosed are copies of the Erosion and Sediment Control Plan, Notice of Intent and Location Map that will be submitted to Maine Department of Environmental Protection.

If you have any questions relative to the items submitted, do not hesitate to contact me.

Thank you for your time and consideration.

Sincerely,

SEBAGO TECHNICS, INC.

A handwritten signature in black ink, appearing to read "R. McSorley", written over a horizontal line.

Robert A. McSorley, P.E.
Senior Project Manager

RAM:ram/dlf
Enc.

cc: Dawn Johnson, Cumberland Farms
Kathleen Sousa, Cumberland Farms

EROSION & SEDIMENTATION CONTROL PLAN

Cumberland Farms
753-793 Sabattus Street (Route 1)
Lewiston, Maine

Pre-Construction Phase

Prior to the beginning of any construction, sediment barriers (silt fence) 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. The placement of silt fences and hay bales 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. This network is to be provided, installed and maintained by the contractor until all exposed slopes have at least 85%-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(s) shall be constructed at the intersection with the proposed access drive and the 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 site 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 site construction. An area considered open is any area not stabilized with pavement, vegetation, mulching, erosion control mats, riprap or gravel base on a road. Open areas shall be anchored with temporary erosion control as shown on the design plans and as described within this Erosion Control Plan within fourteen (14) 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 that 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 surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

Erosion Control Applications and Sedimentation Control 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.

1. Temporary Mulching:

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. Also, areas that 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 15%. Mulch anchoring shall 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 square feet (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 ½ inch per 20 feet of slope up to 100 feet. The thickness on slopes between 3:1 and 2:1 is 4 inches plus ½ 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 square feet (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 stacking 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.

3. 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 using temporary mulching (as described in Part 1 of this section) within seven (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 of the resource.

4. Sediment Barriers:

Prior to the beginning of any construction, sediment barriers (silt fence) 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 85%-90% vigorous perennial vegetative cover to prevent erosion.

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 be installed 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 four (4) inch deep trench line with ends of adjacent bales tightly abutting another.

Erosion control mix: Shall be installed 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.

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.

5. 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 80-90% of vigorous perennial growth. The area beneath the check dam must be seeded and mulched immediately after removal of the check dam. Prior to the beginning of any construction, sediment barriers (silt fence) 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 85%-90% vigorous perennial vegetative cover to prevent erosion.

6. Stormdrain Inlet Protection:

Inlet protection shall be placed around a storm drain 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 any clearing or grubbing, 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 or washed to further minimize the tracking of mud, dust or debris from the construction area. Stabilized construction exits shall be constructed in areas specified on the plans and as detailed on the plans.

8. Trench Dewatering and Temporary Stream Diversion:

Water from construction trench dewatering or temporary stream diversion will pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing and sediment discharges to a protected resource. In no case shall the filter or containment structure be located within 100 feet of a protected natural resource.

9. Dust Control:

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.

10. 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 Manual dated 3/2003 or later. Alternative erosion control measures should be used if seeding cannot be done before September 15th of the construction year.

11. 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 will be spread over disturbed areas and smoothed to a uniform surface. Loam shall be free of subsoil, clay lumps, stones and other objects over 1" in diameter, and without weeds, roots or other objectionable material.
- B. Soil tests shall be taken at the time of soil stripping to determine fertilization requirements. Soil 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:

<u>Item</u>	<u>Application Rate</u>
10-20-20 Fertilizer (N-P205-K20 or equal)	18.4lbs./1,000 s.f.
Ground Limestone (50% calcium and magnesium oxide)	138-lbs./1,000 s.f.

- C. Work lime and fertilizer into the soil as nearly as practical to a depth of four (4) inches with proper equipment. Roll the area to firm the seedbed except on clay, silty soils or coarse sand.

Application of Seed

- A. Seeding: Shall be conducted between April 1st and October 1st of the construction year. Generally, a seed mixture may be applied as follows: (MDEP Seed Mix 2 is displayed)

<u>Seed Type</u>	<u>Application Rate</u>
Creeping Red Fescue	0.46 lbs/1,000 s.f. (20 lbs/acre)
Red Top	0.05 lbs/1,000 s.f. (2 lbs/acre)
Tall Fescue	<u>0.46 lbs/1,000 s.f. (20 lbs/acre)</u>
Total:	0.97 lbs/1,000 s.f. (20 lbs/acre)

- B. 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.

Sodding

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 best established between April 1st and November 15th of the construction year, however, refers to the Winter Erosion Control Notes for any activities after October 1st.

Construction Sequence

Site improvements will most likely begin in the Fall of 2012, depending on final approval. The following sequence is recommended for the construction of the site:

1. Install construction entrance and perimeter sediment barriers. If possible, an undisturbed vegetated strip (5 feet to 10 feet wide) will be left along the up-gradient side of the silt fence.
2. Clear areas necessary for access drives
3. Demolish existing structures
4. Prepare and stabilize temporary storm drain inlets.

5. Prepare and stabilize stormwater pond and associated appurtenances.
6. Clear and grub work area for the development pad using caution not to over expose the site.
7. Commence earthwork operations.
8. As the site is being cleared, grubbed, and brought to sub grade elevations, shape the temporary swales to control stormwater runoff in a stabilized manner. Place erosion control blankets or riprap along the centerline of the temporary swales as necessary.
9. Install temporary stone check dams at any evident concentrated flow discharge points and along the temporary drainage swales as necessary.
10. Commence Utility Construction
11. As areas of earthwork operations are completed, all associated side slopes and finished pad surfaces shall be stabilized as indicated on the development plans.
12. Commence foundation preparation
13. Complete utility construction
14. Complete earthwork operations to sub-grade
15. Commence installation of pavement gravels
16. Commence installation of curbing
17. Commence loam and seed
18. Commence landscaping
19. Install base course pavement
20. Complete stabilization of all disturbed areas and all landscaping operations.
21. Touch up loam and seed as necessary
22. Remove accumulated sediments from all sediment barriers and the storm drain system
23. Install surface course pavement
24. Once a 90% catch of vegetation is established, remove all temporary erosion and sedimentation control measures

Inspections/Monitoring

Maintenance measures shall be applied as needed during the entire construction cycle. After each rainfall, the site contractor shall perform a visual inspection of all installed erosion control measures. The contractor shall perform repairs as needed to allow continued proper functioning of the erosion control measures. The contractor shall provide the municipality with written documentation describing dates of inspection and necessary follow-up work to maintain erosion control measures meeting the requirements of this plan.

Following the temporary and/or final seedings, the contractor shall inspect the site semimonthly until the seedings have been established. Established means a minimum of 85%-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.

Winter Erosion Control Measures

The winter construction period is from October 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 15 then the site needs to be protected with over-winter stabilization. An area considered open is any area not stabilized with pavement, vegetation, mulching, erosion control mats, riprap or gravel base on a road.

Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is without stabilization at any one time. Limit the exposed area to those areas in which work is expected to be under taken during the proceeding 15 days and that can be mulched in one day prior to any snow event. All 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 erosion/sedimentation from the site dependent upon the actual site and weather conditions. Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

1. Soil Stockpiles:

Stockpiles of soil or subsoil shall be mulched for over winter protection with hay or straw at twice the normal rate or at 150-lbs/1,000 square feet (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.

2. Natural Resources Protection:

Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 75% mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats. During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Projects crossing the natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

3. Sediments 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.

4. Mulching:

All areas 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 square feet 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 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 (3 tons/acre) and adequately anchored that ground surface is not visible through the mulch.

Between the dates of September 15 and April 15, all mulch shall be anchored by either peg line, mulch netting, asphalt emulsion chemical, track or weed cellulose fiber when ground surface is not visible through the mulch then cover is sufficient. After October 1st, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

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 square feet 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 8%. 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.

6. 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 loamed, final graded with a uniform surface, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched.

Dormant seeding may be 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 5-lbs/1,000 square feet. 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.

7. Trench Dewatering and Temporary Stream Diversion:

Water from construction trench dewatering or temporary stream diversion will pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing and sediment discharges to a protected resource. In no case shall the filter or containment structure be located within 100 feet of a protected natural resource.

8. Inspections and Monitoring:

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snow storm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. Following the temporary and/or final seeding and mulching, the contractor shall in the spring inspect and repair any damages and/or un-established spots. Established vegetative cover means a minimum of 85 to 90% of areas with vigorous vegetative growth.

Standards for the Timely Stabilization of Construction Sites

1. Standard for the timely stabilization of ditches and channels:

The contractor will construct and stabilize all stone-lined ditches and channels on the site by November 15. The contractor 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 contractor will line the ditch with properly installed sod by October 1. Proper installation includes the contractor pinning the

sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

Install a stone lining in the ditch: The contractor will line the ditch with stone riprap by November 15. The contractor will hire a registered professional engineer to determine the stone size and lining thickness needed to withstand the anticipated flow velocities and flow depths within the ditch. If necessary, the 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.

2. Standard for the timely stabilization of disturbed slopes:

The contractor will construct and stabilize stone-covered slopes by November 15. The contractor 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 the 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.

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 1,999 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.

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 than 33% (3H:1V).

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.

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 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 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.

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 1,000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1,000 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 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.

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 1,000 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.

Prepared by,

SEBAGO TECHNICS, INC.

Robert A. McSorley, P.E.
Senior Project Manager

RAM:ram/df
August 1, 2012

NOTICE OF INTENT TO COMPLY WITH MAINE CONSTRUCTION GENERAL PERMIT

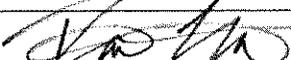
PLEASE TYPE OR PRINT IN **BLACK INK ONLY**

Name of Applicant (Owner):	Cumberland Farms, Inc.	Applicant Mailing Address:	100 Crossing Boulevard		
Town/City:	Framingham	State:	MA	Zip Code:	01702
Daytime phone: (with area code)	508-270-1466	Email if available:	ksousa@cumberla ndgulf.com	Name of Agent:	Sebago Technics, Inc.
Project Location: (Town/City):	Lewiston	UTM Northing: (if known)	4883970	UTM Easting: (if known)	405877
Map #:	119	Lot #:	226, 227, 229	Size of disturbed area proposed:	1.07 Ac
Creating a common plan of development or sale?		Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>	Part of a larger project?	
				Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Name of waterbody(ies) to which the disturbed area drains, or name municipality if drains to an MS4:			Lewiston		
Does site drain to an Impaired Waterbody (C)? If so, give name:		Jepson Brook			
Detailed directions to site, including address if available:		SW Corner of Sabattus Street & Wildwood Drive			
Description of project and its purpose:		Demolition of building and pavement for existing commercial site including			
a laudromat, carwash, car sales and car service with 31,724 sf of pavement & 9,184 sf of building (total 40,908 sf					
impervious) and the construction of a convenience store with fuel sales 25,681 sf of pavement and 4,513 sf of building					
(total 30,194 sf impervious)					

I am filing notice of my intent to carry out work which meets the requirements of the Construction General Permit (effective 3/10/03). I have a copy of the Construction General Permit. I have read and will comply with all of the standards. I have attached all the required submittals. *Notification forms cannot be accepted without the necessary attachments.*

- ALL: A check (non-refundable) made payable to: "Treasurer, State of Maine." **See DEP fee schedule for correct fee.** You must know # of acres being permitted to determine the fee.
- ALL: A U.S.G.S. topo map or Maine Atlas & Gazetteer map with the project site clearly marked.
- ALL: Drawing of the proposed activity (site plan).
- ALL: An ESC plan.
- IF this form is not being signed by the landowner or lessee of the property, attach documentation showing authorization to sign.
- IF any construction activity will occur in essential habitat, attach written approval from the Dept. of Inland Fisheries & Wildlife.

I authorize staff of the Departments of Environmental Protection to access the project site for the purpose of determining compliance with the general permit. I also understand that **this permit is not valid until approved by the Department or 14 days after receipt by the Department, whichever is less.**

Signature of Applicant:		Date:	7/31/12
-------------------------	---	-------	---------

Keep the bottom copy as a record of permit. Send the form with attachments via certified mail to the Maine Dept. of Environmental Protection **at the appropriate regional office.** The DEP will send a copy to the Town Office as evidence of the DEP's receipt of notification. No further authorization by DEP will be issued after receipt of notice. Check with DEP Staff to determine the expiration date on this permit. **Work carried out in violation of any standard is subject to enforcement action.**

OFFICE USE ONLY	Ck.#	Date	Staff	Staff	
NOI #	FP		Acc. Date	Def. Date	

After Photos

Exhibit 10

Drainage Calculations

Drainage Calculations

Look at the contributing drainage for the project site to determine net impact on drainage structures within Wildwood Drive. Drainage Area 1 will be the project area that connects to the drainage upstream on Wildwood Drive. Drainage Area 2 will be the project area that connects to the drainage down adjacent to Sabattus Street.

Pre-Development

Drainage Area 1

	A (s.f.)	A (ac.)	C	CA
Impervious area	18,240	0.42	0.85	0.36
Green area	9,820	0.23	0.2	0.05
Total				0.40

Drainage Area 2

	A (s.f.)	A (ac.)	C	CA
Impervious area	1,411	0.03	0.85	0.03
Green area	0	0.00	0.2	0.00
Total				0.03

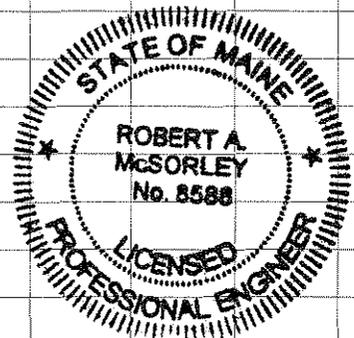
Post-Development

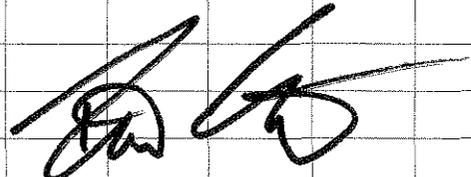
Drainage Area 1

	A (s.f.)	A (ac.)	C	CA
Impervious area	10,093	0.23	0.85	0.20
Green area	6,395	0.15	0.2	0.03
Total				0.23

Drainage Area 2

	A (s.f.)	A (ac.)	C	CA
Impervious area	20,110	0.46	0.85	0.39
Green area	11,843	0.27	0.2	0.05
Total				0.45




 8/30/12



75 John Roberts Road, Suite 1A
 South Portland, Maine 04106

(207) 200-2100 FAX (207) 856-2206

JOB Cumberland Farms - Lewiston

SHEET NO. 2 OF 2

ALCULATED BY RAM DATE 8/27/2012

CHECKED BY DATE

FILE NAME 11373 Drainage Calcs 12 SCALE

Drainage Calculations (cont.)

Based upon the changes to the site, the CA for Drainage Area 1 (Post 0.23 < Pre 0.40) is less after development of the project therefore indicating less runoff from the site. Reduce the size to outfall pipe to 8"; resulting intensities that exceed the capacity of the 8" pipe will pool in the low area created on the site.

The total imperviousness of the site is being reduced; however, there is an increase in runoff to the catch basin at the corner of Wildwood and Sabattus as result of site grading. A majority of the runoff that flowed to the right-of-way of Sabattus Street is being collected and drained to the catch basin on Wildwood Drive adjacent to Sabattus Street. Check the capacity of this pipe.

Post -Development (12' of 12" AC pipe)

	A (s.f.)	A (ac)	C	CA	
Impervious area	46,391	1.07	0.85	0.91	(Includes off-site areas)
Green area	42,406	0.97	0.2	0.19	
Total				1.10	

Check for runoff from a 10 year storm, conservatively assume 5 min TOC, $I = 5.23"$

Q, flow (cfs):	5.75	$Q=CIA$
d, diameter, (in):	12	
L, length of pipe (lf):	12	
η , Manning Coefficient:	0.02	
A_p , Cross-sectional Area, (lf ²):	0.79	
R, Hydraulic radius, (lf):	0.25	
HGL(lf):	0.42	
V, Velocity (fps)	7.32	

Based upon the calculations and the fact that the culvert is back pitched by several hundreds of a foot, the calculations indicate that the pipe is in a surcharge condition. The crown of the downstream culvert is 0.95' below the invert of the pipe, assuming that the HGL of the downstream system does not exceed the crown of the pipe, the HGL in the catch basin on Wildwood would be 261.08, downstream crown + HGL). This would leave 1.35' of freeboard in the catch basin. It is noted that the increase of runoff into this catch basin is not an increase to the trunk system in Sabattus Street as the runoff is diverted from the flow line along Sabattus to the receiving inlet.

Exhibit 11

Soils Map



PROJECT SITE

SEBAGO
ENGINEERS

**MEDIUM INTENSITY SOILS MAP
OF PROPOSED CLIMBERLAND FARMS**

SCALE: 1" = 300'

DATE: 07/20/12

LOCATION:
700-700 SABBATHS STREET
LEWISTON, MAINE

INFORMATION:
LANDS ACQUIRED SUMMER 2010
PARCEL AND ROAD DATA FROM CITY OF LEWISTON
SOILS DATA FROM NRCS

Exhibit 12

Floor Plans, Elevations, Signage and Lighting Plans



CUMBERLAND FARMS, INC.
 100 Crossing Boulevard
 Framingham, Massachusetts 01702

LEWISTON, MAINE

753-793 SABATTUS STREET 04240

INDEX OF:
SITE RELATED DRAWINGS

PREPARED BY	DWG NO.	DESCRIPTION	DATE
SEBAGO TECHNICS	-	COVER SHEET	R 07-27-12
	-	EXISTING CONDITIONS PLAN	R 07-27-12
	-	SITE PLAN	R 07-27-12
	-	DEMOLITION PLAN	R 07-27-12
	-	GRADING AND UTILITY PLAN	R 07-27-12
	-	LANDSCAPE PLAN	R 07-27-12
	-	EROSION CONTROL NOTES AND DETAILS	R 07-27-12
	-	DETAILS	R 07-27-12
	-	FUEL TANK DETAILS	R 07-27-12
	-	STANDARD FUEL DETAILS	R 07-27-12
	-	DETAILS	R 07-27-12
LSI INDUSTRIES	-	LSI LIGHTING PLAN	6-18-12
CUMBERLAND FARMS INC.	-	CANOPY ELEVATIONS	04-12-12
	-	PROPOSED SIGN PLAN	04-12-12

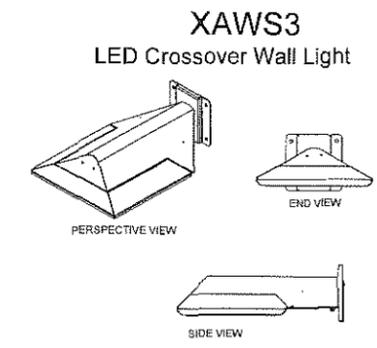
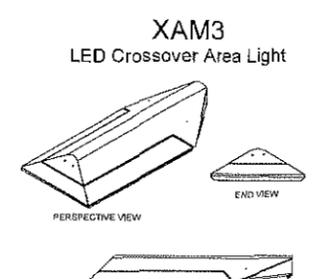
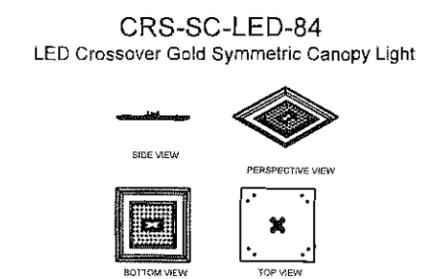
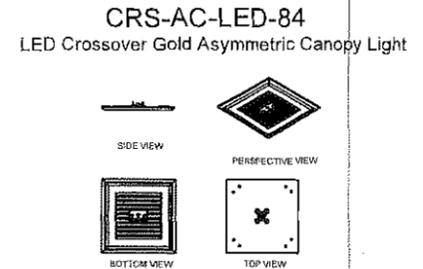
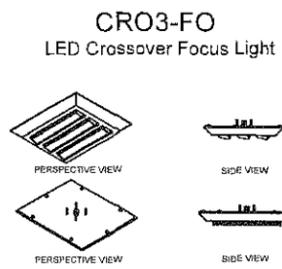
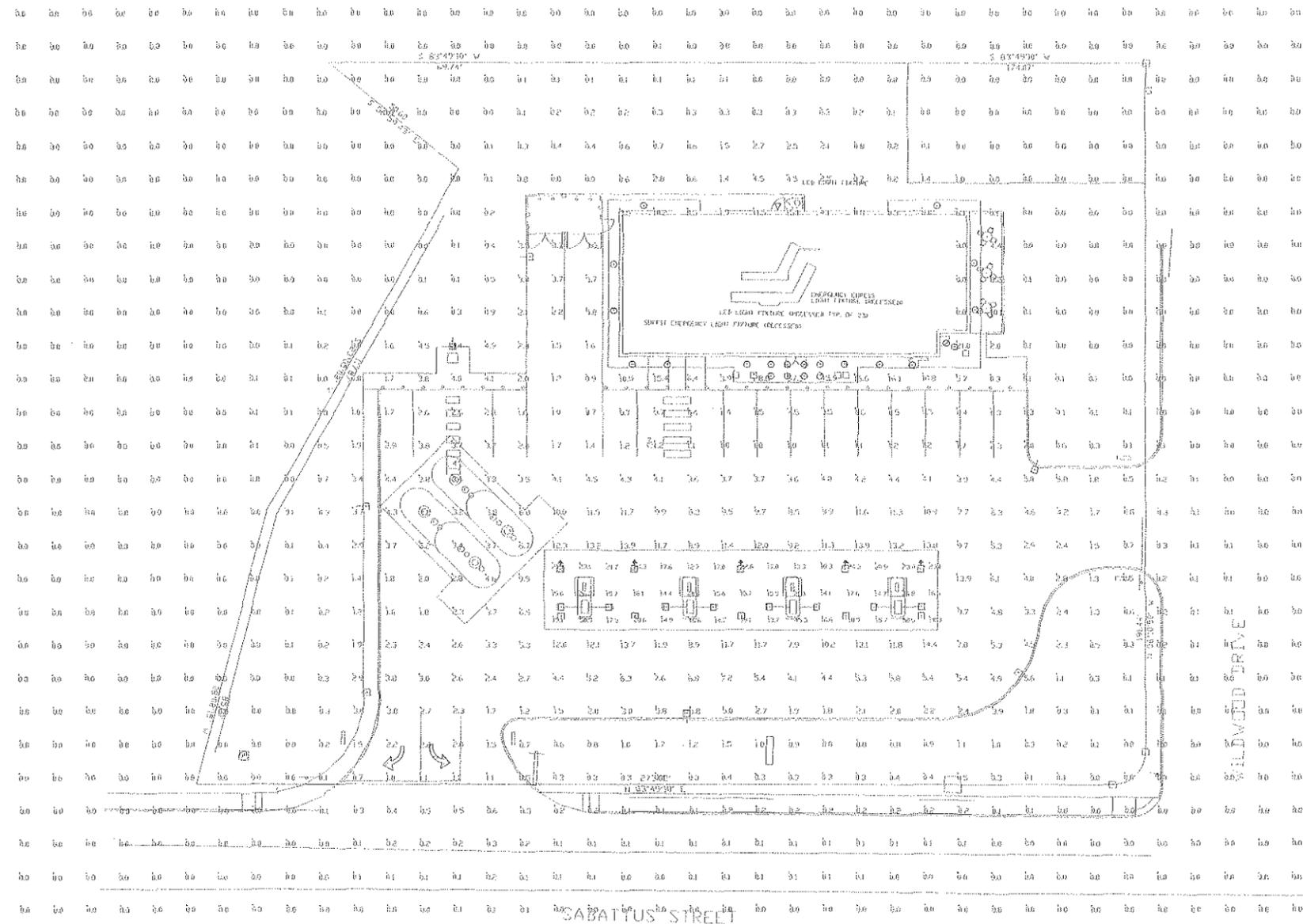
V# NEW
 Store# NEW
 Gas Station# NEW

COVER SHEET DATE:
 JULY 27, 2012

INDEX OF:
BUILDING RELATED DRAWINGS

PREPARED BY	DWG NO.	DESCRIPTION	DATE
AHARONIAN & ASSOCIATES INC.	A1.1	FLOOR PLAN	04-12-12
	A3.1	EXTERIOR ELEVATIONS	R 06-06-12
	A3.2	EXTERIOR ELEVATIONS	R 06-06-12

FOR APPROVAL
NOT FOR CONSTRUCTION



Symbol	Qty	Label	Arrangement	Description	LLF	Lumens/Lamp	Arr. Lum. Lumens	Arr. Watts
[Symbol]	8	A	SINGLE	CRO3-FO-LED-30-CW-UL	1.000	NA	2674	36.1
[Symbol]	5	B	SINGLE	CRS-SC-LED-84-SS-CW-UL	1.000	NA	18747	97
[Symbol]	5	C	SINGLE	CRS-AC-LED-84-SS-CW-UL	1.000	NA	18267	98
[Symbol]	7	D	SINGLE	XAM3-FT-LED-119-350-CW-UL-485X13-5-14" POLE 1/2" BASE	1.000	NA	6576	130
[Symbol]	22	E	SINGLE	OMGLED27-RACED40KWWCS FIXTURES BY OTHERS	1.000	NA	1738	27
[Symbol]	1	F	SINGLE	XAWS3-FT-118-60-350-CW-UL	1.000	NA	580	75

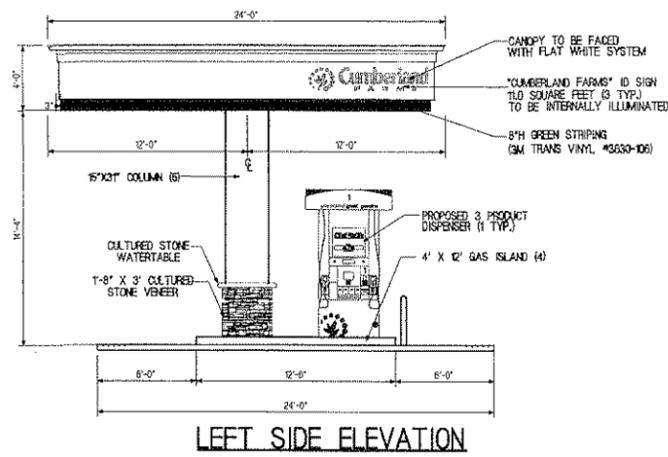
Label	Calc Type	Units	Avg	Max	Min	Avg/Fsq	Max/Fsq
ALL CALC POINTS	Illuminance	fc	3.41	57.3	0.0	NA	NA
LAREP	Illuminance	fc	21.18	50.5	12.7	1.67	3.98
PLANT SIDE P	Illuminance	fc	48.05	96.4	18.2	2.64	4.77
INSIDE CURB	Illuminance	fc	4.69	14.4	0.3	15.53	48.89

Footcandle levels

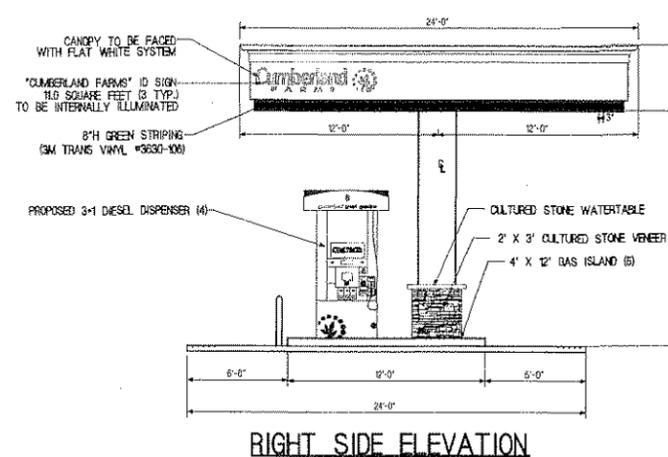
Total Project Units
Total Watts = 28980

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

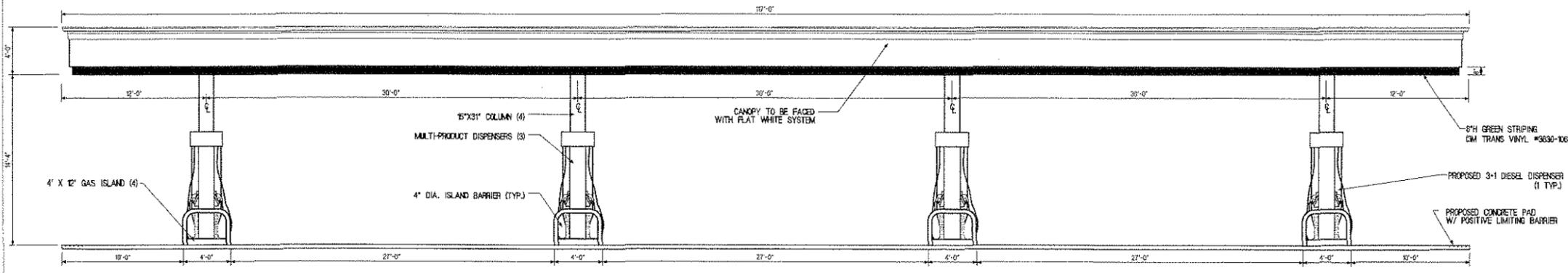
This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with the Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical settings, tolerance in lamp/LEDs and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted.



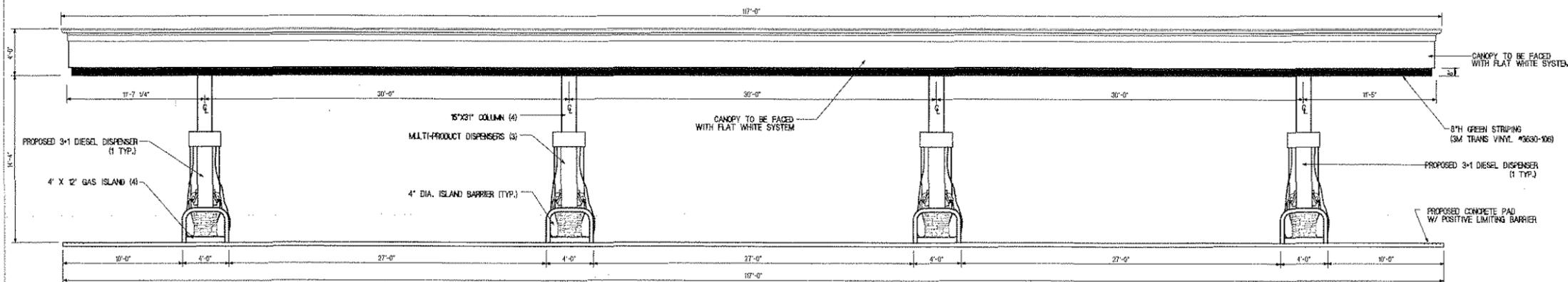
LEFT SIDE ELEVATION



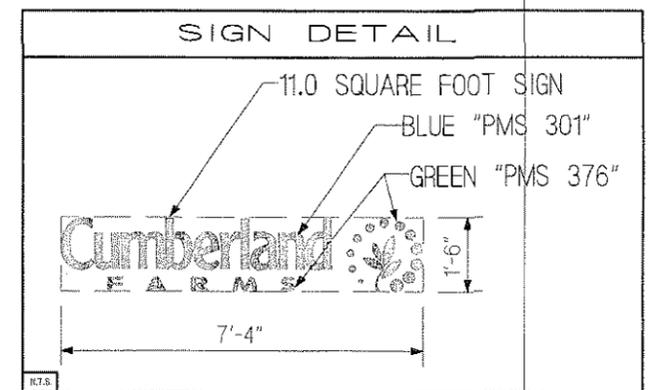
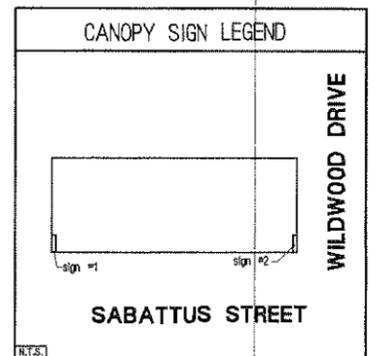
RIGHT SIDE ELEVATION



FRONT ELEVATION



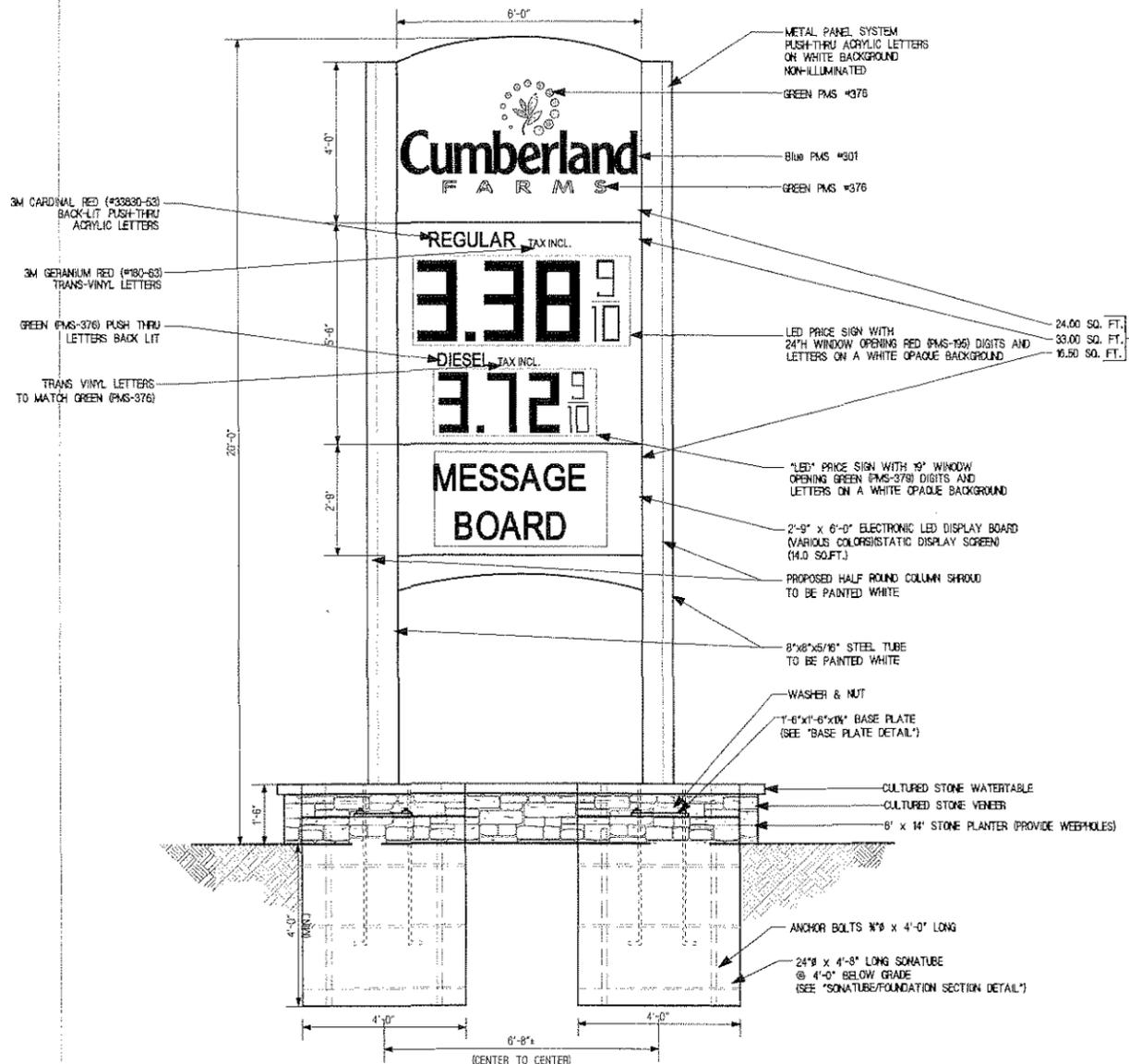
REAR ELEVATION



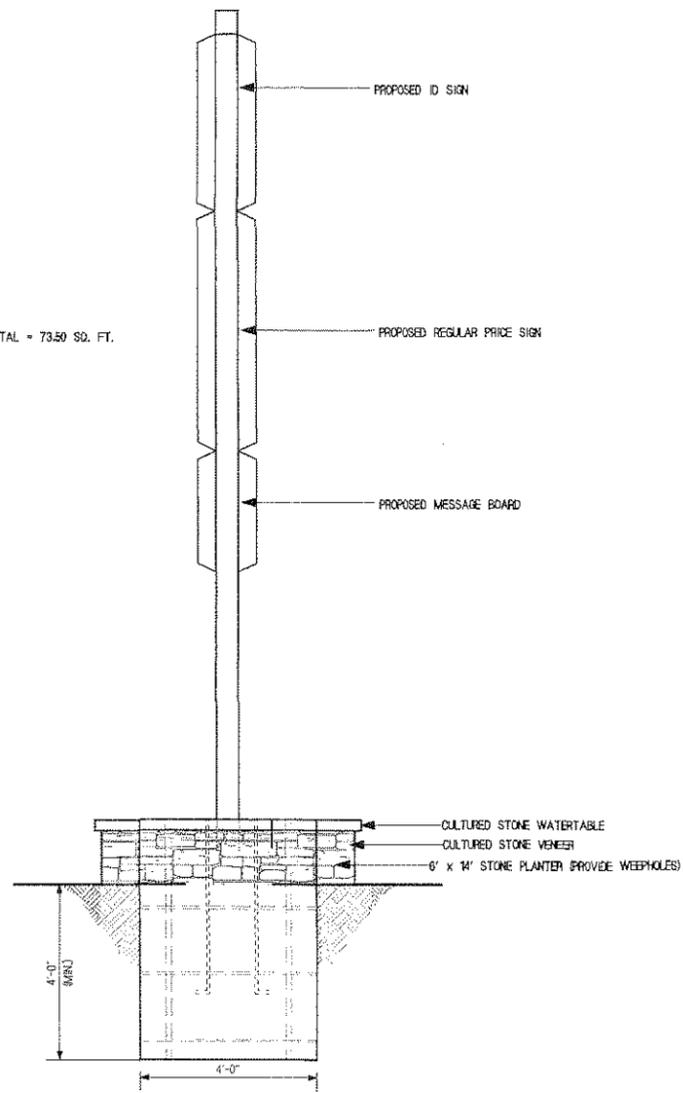
REVISIONS			V# NEW	763-793 SABATTUS STREET & WILDWOOD DRIVE LEWISTON, MAINE	
DATE	REV. BY	DESCRIPTION		SCALE: 3/16" = 1'-0"	
				DATE: 4-12-12	
				DRAWN BY: DJ	
				CHECKED BY:	

CUMBERLAND FARMS, INC.
100 Dressing Boulevard
Framingham, Massachusetts 01702

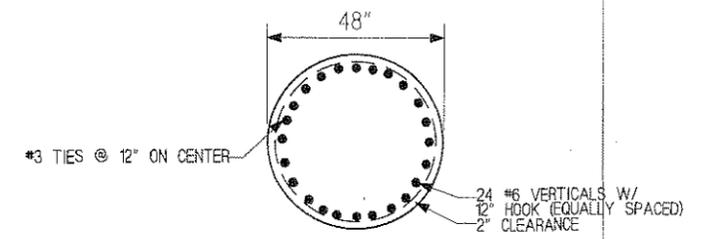
CANOPY ELEVATIONS



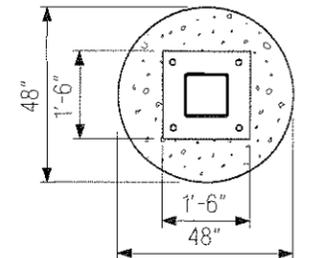
SIDE VIEW



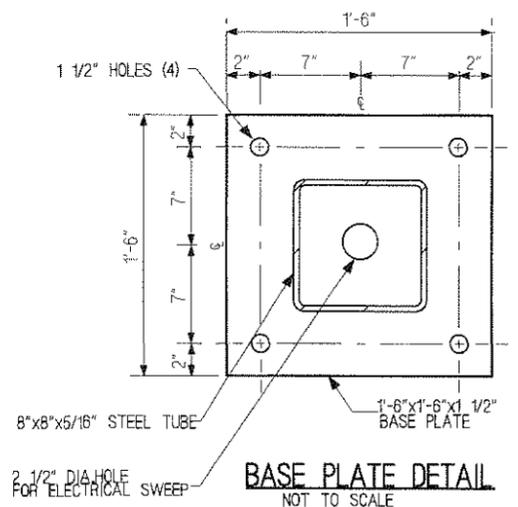
FRONT VIEW



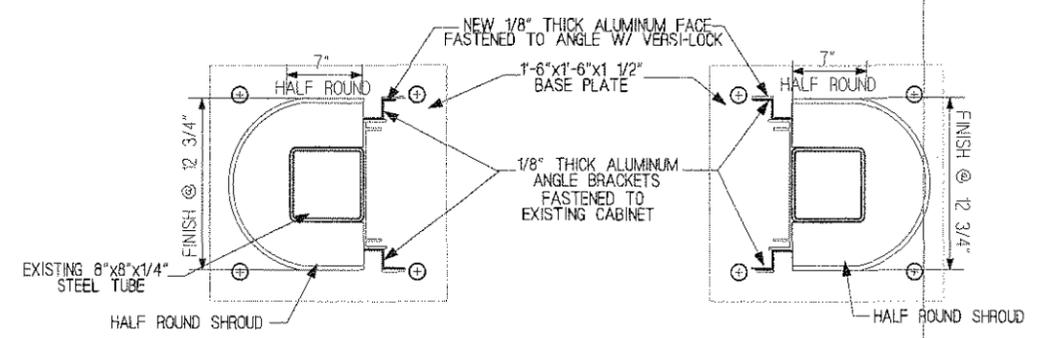
FOUNDATION SECTION DETAIL
NOT TO SCALE



SONATUBE DETAIL
NOT TO SCALE



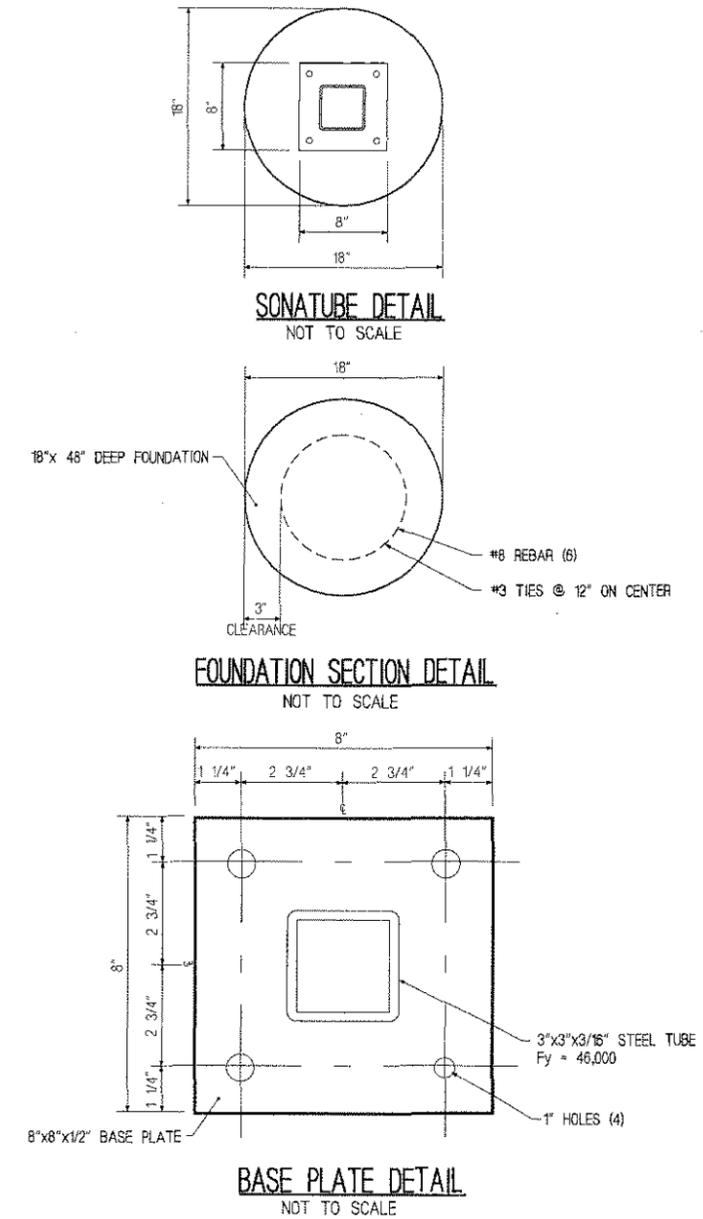
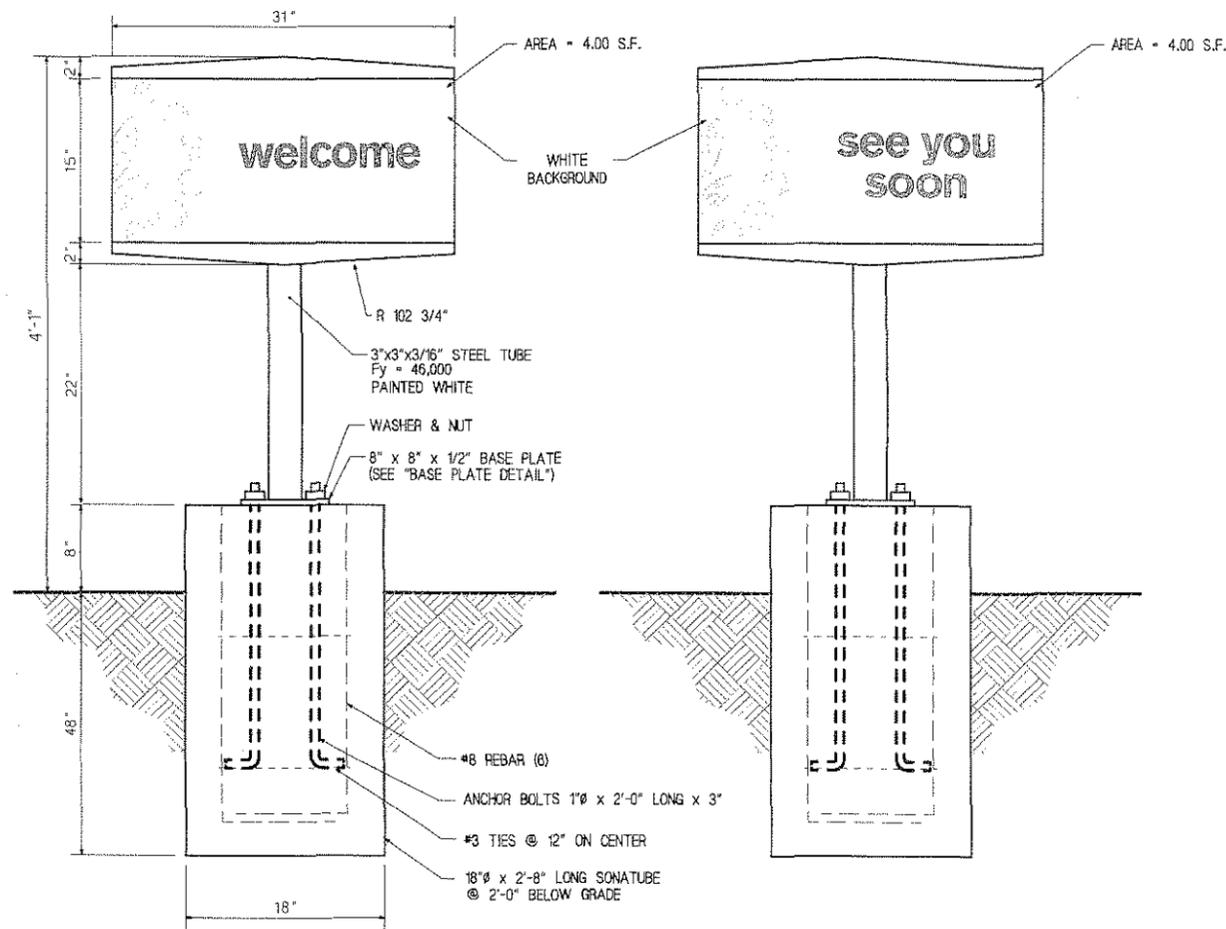
BASE PLATE DETAIL
NOT TO SCALE



COLUMN SHROUD DETAIL
NOT TO SCALE

REVISIONS			V# NEW	753-793 SABATTUS STREET LEWISTON, MAINE
DATE	REV. BY.	DESCRIPTION		SCALE: 1/2" = 1'-0"
8-28-12	TL	reduce sign size		DATE: 4-12-12
				FILE: SIGNpl/lewiston.dwg
				DRAWN BY: RSP
				CHECKED BY:

CUMBERLAND FARMS, INC.
 100 Crossing Boulevard
 Freetown, Massachusetts 01522
Cumberland



REVISIONS			V# NEW	753-793 Sabattus Street
DATE	REV. BY	DESCRIPTION	Store# NEW	LEWISTON, MAINE
			Gas Station# NEW <td>CUMBERLAND FARMS, INC. 100 Crossing Boulevard Franklin, Massachusetts 01717</td>	CUMBERLAND FARMS, INC. 100 Crossing Boulevard Franklin, Massachusetts 01717
				Cumberland
				SCALE: 1/2" = 1'-0"
				DATE: 8-28-12
				FILE: SIGN.p/Welcome.d
				DRAWN BY: DJ
				CHECKED BY:



AHARONIAN & ASSOCIATES INC. ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
02917
T 401-232-5010
F 401-232-5080
WWW.ARCH-ENG.COM

DISCLAIMER

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REVISIONS

NUMBER	REMARKS	DATE

FOR REVIEW

PROJECT TITLE



Cumberland FARMS
100 Crossing Blvd, Framingham, Massachusetts

STORE #
PROP #

794 SABATTUS STREET

LEWISTON, ME
Androscoggin County

DRAWING TITLE

FLOOR PLAN

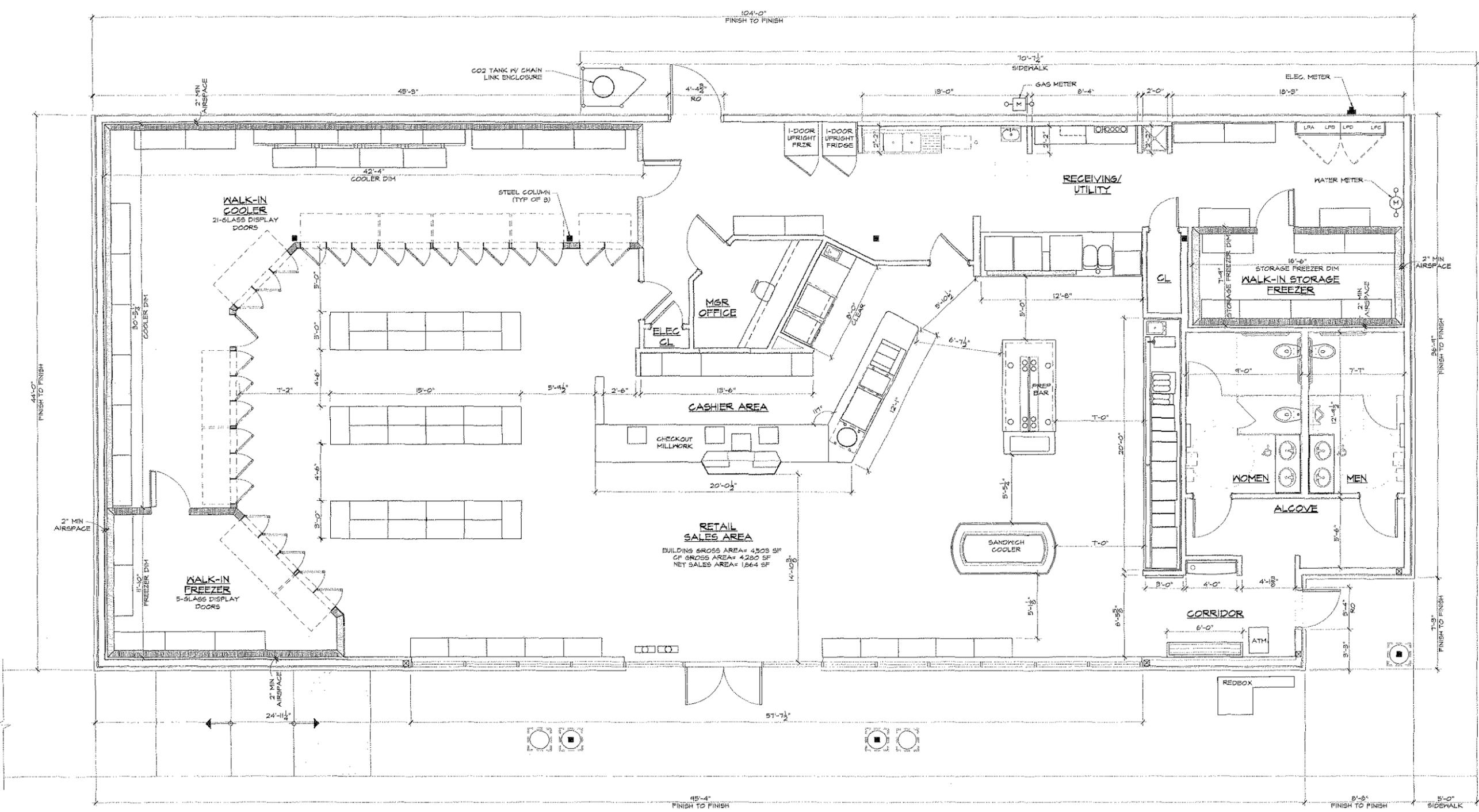
DATE APRIL 12, 2012 PROJ NO 1277

DRAWN BY JJ CHECKED BY AZ

DRAWING NUMBER

A1.1

AHARONIAN & ASSOCIATES INC 2012



FLOOR PLAN
SCALE: 1/4" = 1'-0"

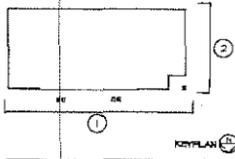




AHARONIAN
& ASSOCIATES INC.
ARCHITECTS

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Suite 100
Smithfield, Rhode Island
02817
T 401-232-5010
F 401-232-5080
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REVISIONS

NUMBER	REMARKS	DATE
1	OWNER REV	6/6/12

FOR REVIEW

PROJECT TITLE

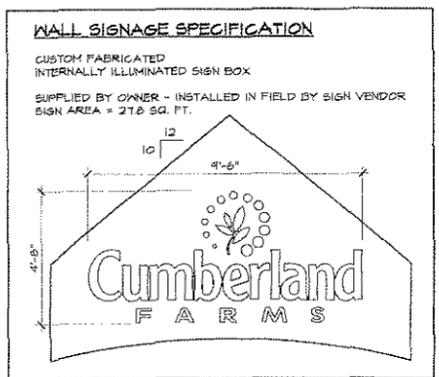
Cumberland F A R M S
 100 Crossing Blvd, Framingham, Massachusetts
STORE #
PROP #
794 SABATTUS STREET
LEWISTON, ME
 Androscoggin County

DRAWING TITLE
EXTERIOR ELEVATIONS

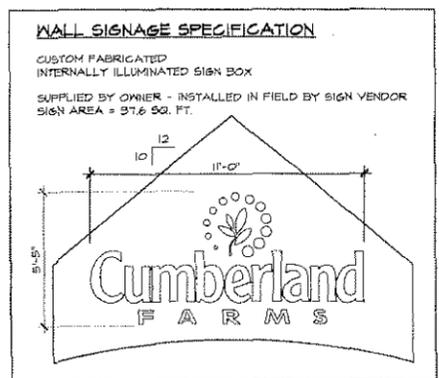
DATE	PROJ NO
APRIL 12, 2012	1277

DRAWN BY	CHECKED BY
JJ	AZ

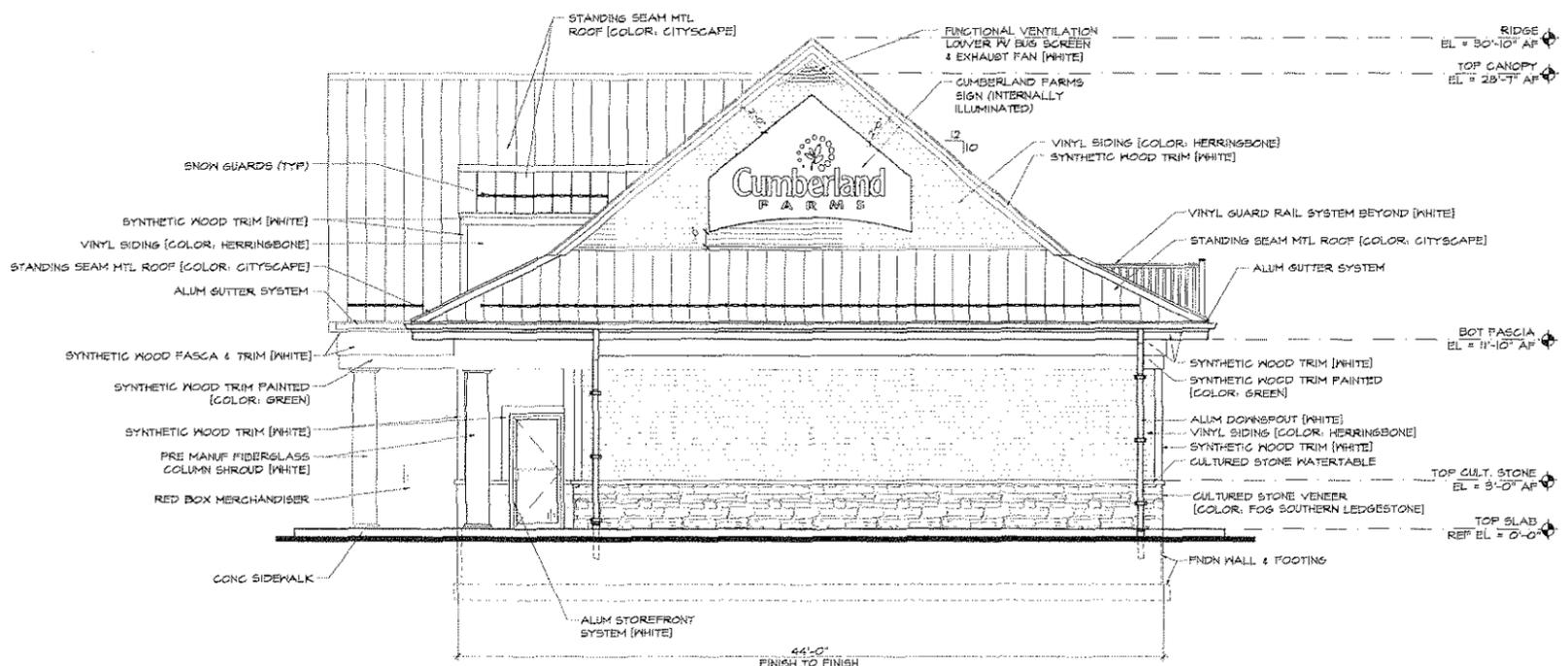
DRAWING NUMBER
A3.1



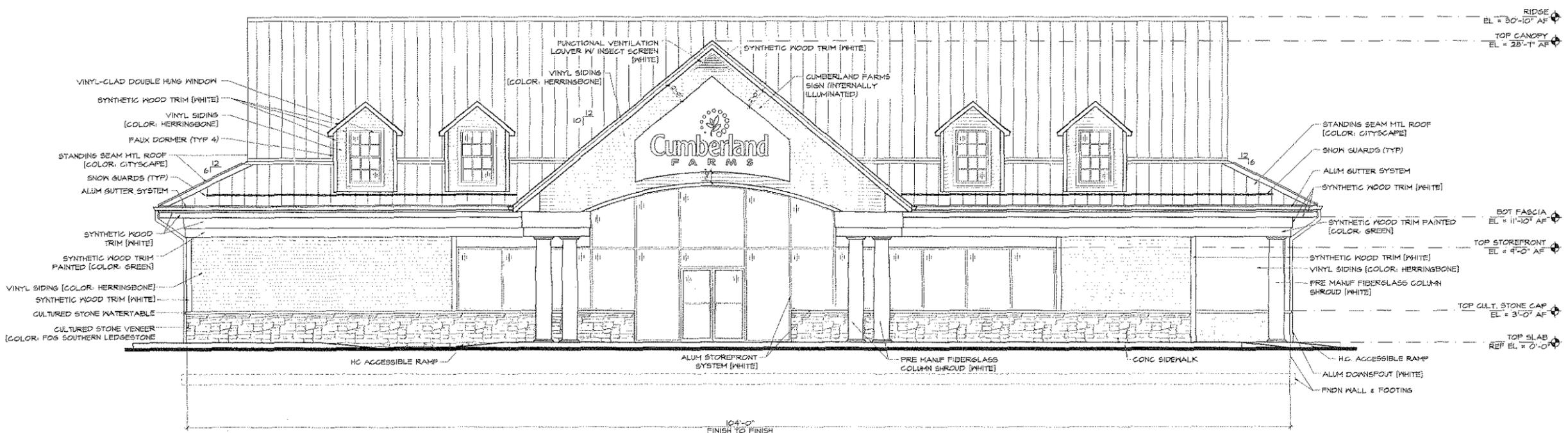
4 SIDE WALL SIGNAGE DETAIL



3 FRONT WALL SIGNAGE DETAIL



2 WEST (SIDE) ELEVATION
 SCALE: 3/16" = 1'-0"



1 NORTH (FRONT) ELEVATION
 SCALE: 3/16" = 1'-0"



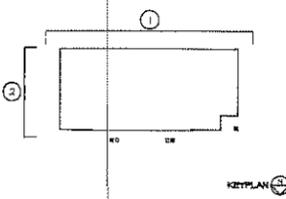
AHARONIAN
& ASSOCIATES INC.
ARCHITECTS

310 George Washington Highway
Suite 100
Smithfield, Rhode Island
02817

T 401-232-5010
F 401-232-5080
WWW.ARCH-ENG.COM

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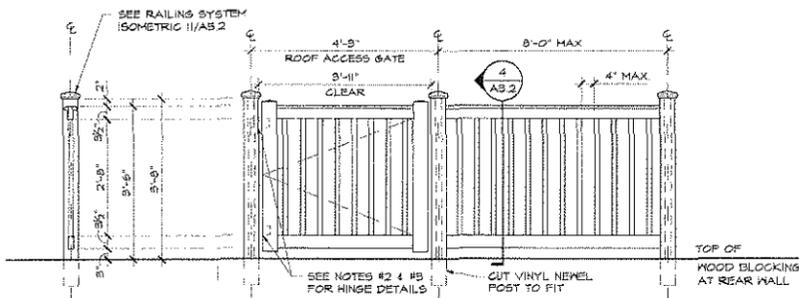


REVISIONS

NUMBER	REMARKS	DATE
1	OWNER REV	6/6/12

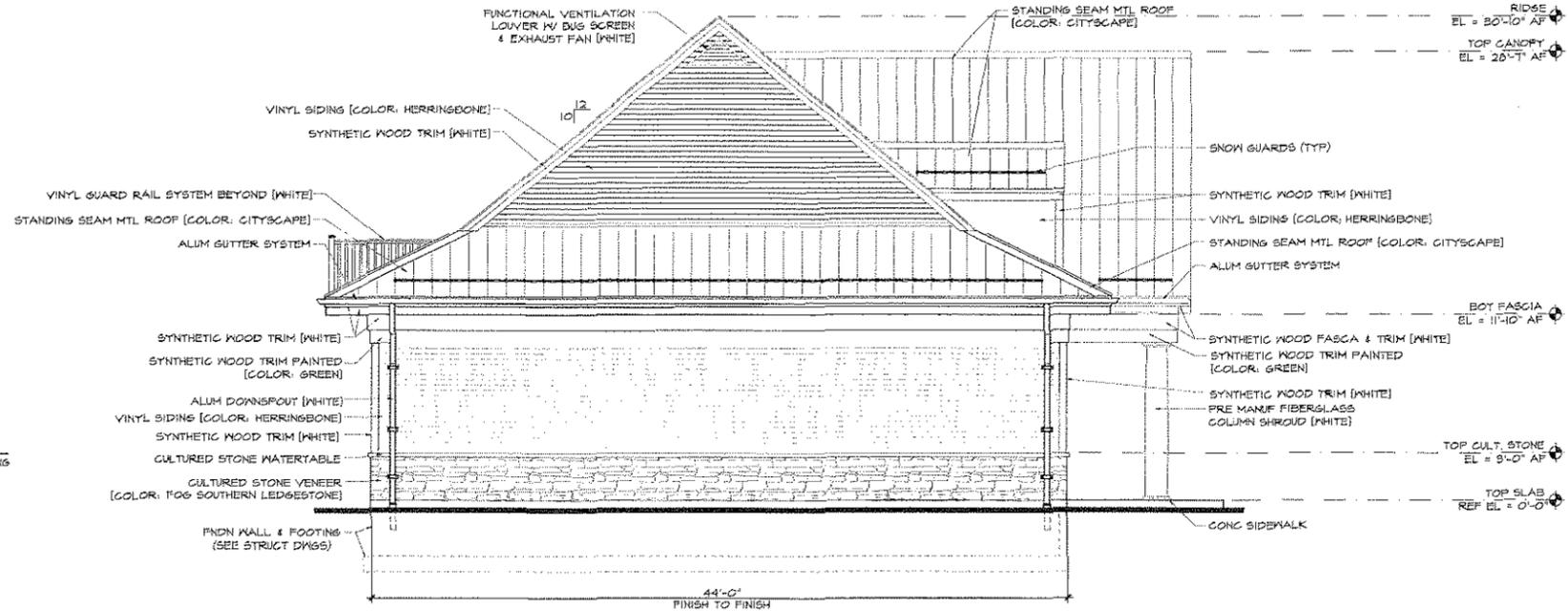
GUARD RAIL NOTES

- REFER TO EXTERIOR FINISH SCHEDULE FOR VINYL RAILING SYSTEM MATERIAL SPECIFICATIONS.
- PROVIDE (1) ROOF ACCESS GATE AS INDICATED IN ELEVATIONS WITH (2) STAINLESS STEEL ADJUSTABLE HINGES, (1) STAINLESS STEEL GATE LATCH AND STAINLESS STEEL SCREWS AND ACCESSORIES.
- MOUNT TOP GATE HINGE SO THAT TOP OF HINGE LINES UP WITH THE BOTTOM OF THE TOP RAIL OF THE GATE. MOUNT BOTTOM GATE HINGE SO THAT THE BOTTOM OF THE HINGE LINES UP WITH THE TOP OF THE BOTTOM RAIL OF THE GATE.
- PILOT HOLES SHALL BE DRILLED IN ALL GATE SECTIONS AS REQUIRED TO ACCEPT SCREWS.

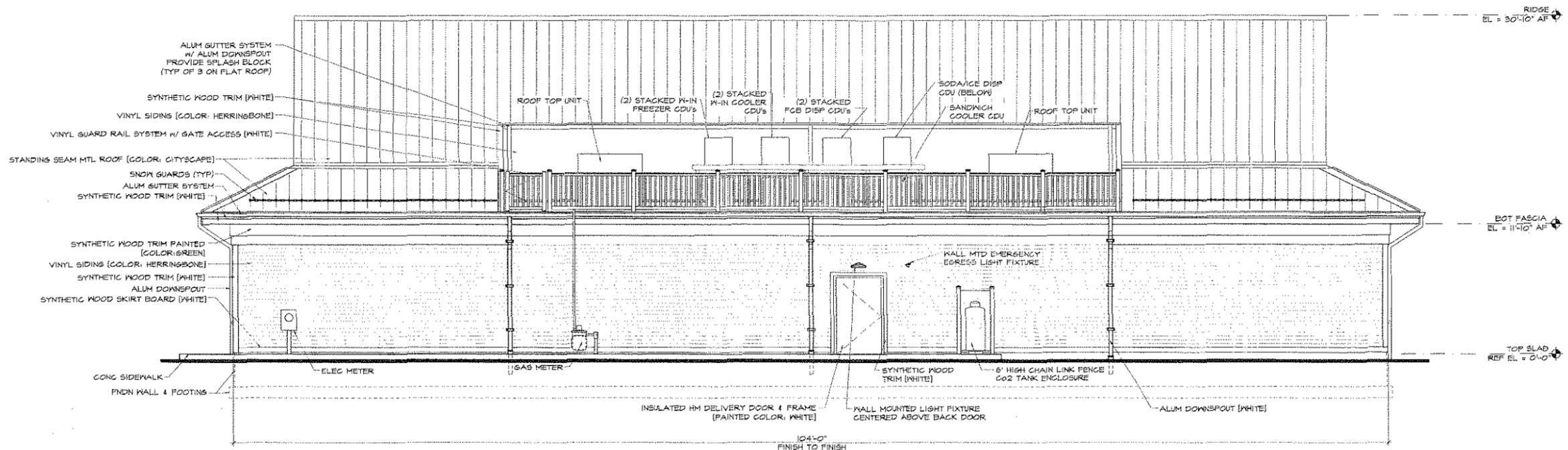


4 GUARD RAIL DETAIL
SCALE: 1/2" = 1'-0"

3 PARTIAL GUARD RAIL ELEVATION
SCALE: 1/2" = 1'-0"



2 EAST (SIDE) ELEVATION
SCALE: 3/16" = 1'-0"



1 SOUTH (BACK) ELEVATION
SCALE: 3/16" = 1'-0"

FOR REVIEW

PROJECT TITLE



100 Crossing Blvd, Framingham, Massachusetts

STORE #

PROP #

794 SABATTUS STREET

LEWISTON, ME

Androscoggin County

DRAWING TITLE

EXTERIOR ELEVATIONS

DATE APRIL 12, 2012 PROJ NO 1271

DRAWN BY JJ CHECKED BY AZ

DRAWING NUMBER

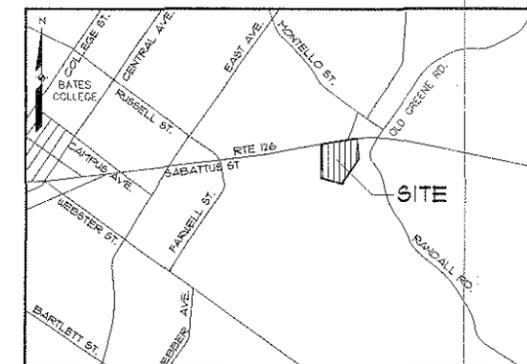
A3.2

Exhibit 13

Site Plan Drawings

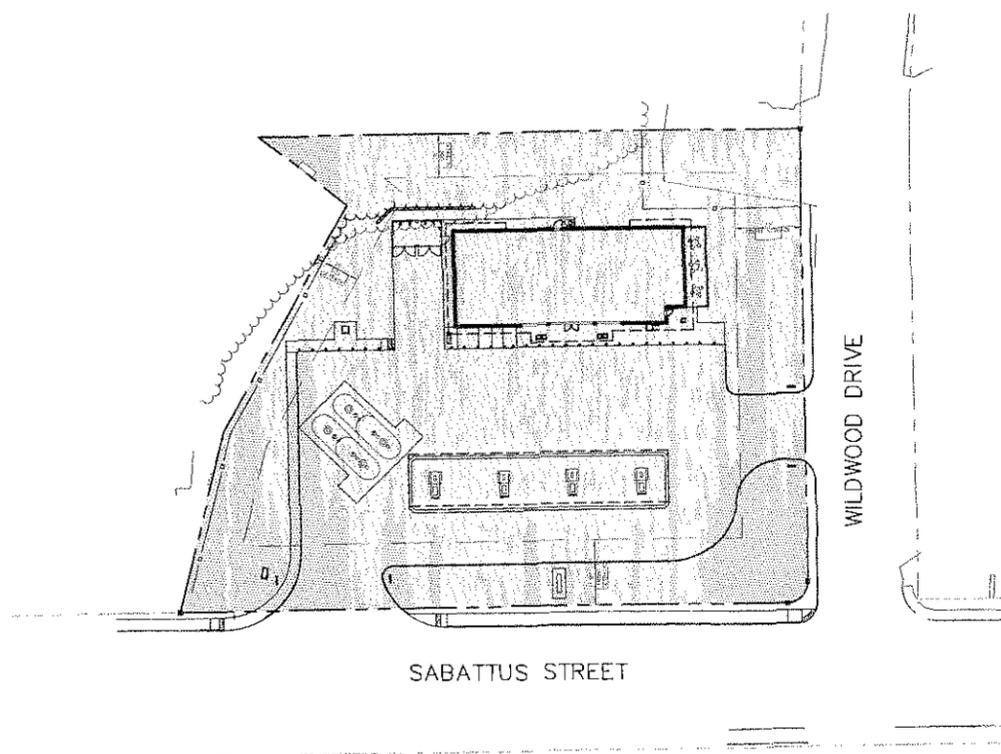
CUMBERLAND FARMS

753-793 SABATTUS STREET
LEWISTON, MAINE



LOCATION MAP

N.T.S.



APPLICANT:
CUMBERLAND FARMS, INC.
100 CROSSING BOULEVARD
FRAMINGHAM, MA 01702

**ENGINEER / SURVEYOR /
LANDSCAPE ARCHITECT:**

SEBAGO
TECHNICS

WWW.SEAGOTECHNICS.COM
75 John Roberts Rd. - Suite 1A 250 Goldford Rd. - Suite B
South Portland, ME 04106 Lewiston, ME 04240
Tel. 207-280-2100 Tel. 207-783-6968

GRAPHIC SCALE



(IN FEET)
1 inch = 40 ft.

APPROVAL

APPROVED BY THE CITY OF LEWISTON PLANNING BOARD

CHAIRMAN _____ DATE _____

NOTE

IF DEVELOPMENT HAS NOT OCCURED AS DEFINED WITHIN THE SCOPE OF THIS CODE WITHIN TWO YEARS, DEVELOPMENT REVIEW APPROVAL SHALL EXPIRE. THE APPLICANT MAY NOT BEGIN CONSTRUCTION OR OPERATION OF THE DEVELOPMENT UNTIL A NEW APPROVAL IS GRANTED.

SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	DEMOLITION PLAN
5	GRADING AND UTILITY PLAN
6	LANDSCAPE PLAN
7	EROSION CONTROL NOTES AND DETAILS
8	DETAILS
9	FUEL TANK DETAILS
10	STANDARD FUEL DETAILS
11	DETAILS

CHORD	LENGTH	RADIUS	CHORD BEARING	CHORD DIST.
C1	15.77	582.30	N05°24'27"W	15.21
C2	15.77	10.00	N38°49'10"E	14.14



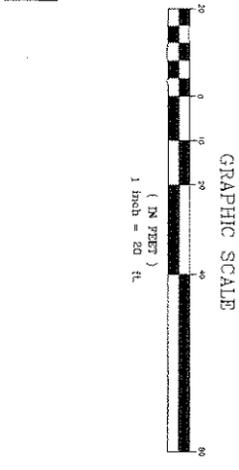
N/F
STEPHEN P. ROOP
794 SABATTUS STREET
FRAMINGHAM, MA 01904
2828/235
TM 119 LOT 45

N/F
VSH REALTY CORP
730 SABBATTUS STREET
FRAMINGHAM, MA 01904/42
1003/712
TM 119 LOT 44

N/F
CHELSEA MARKET REALTY LLC
750 RESTAURANT
FRAMINGHAM, MA 01904
7899/304
TM 119 LOT 43

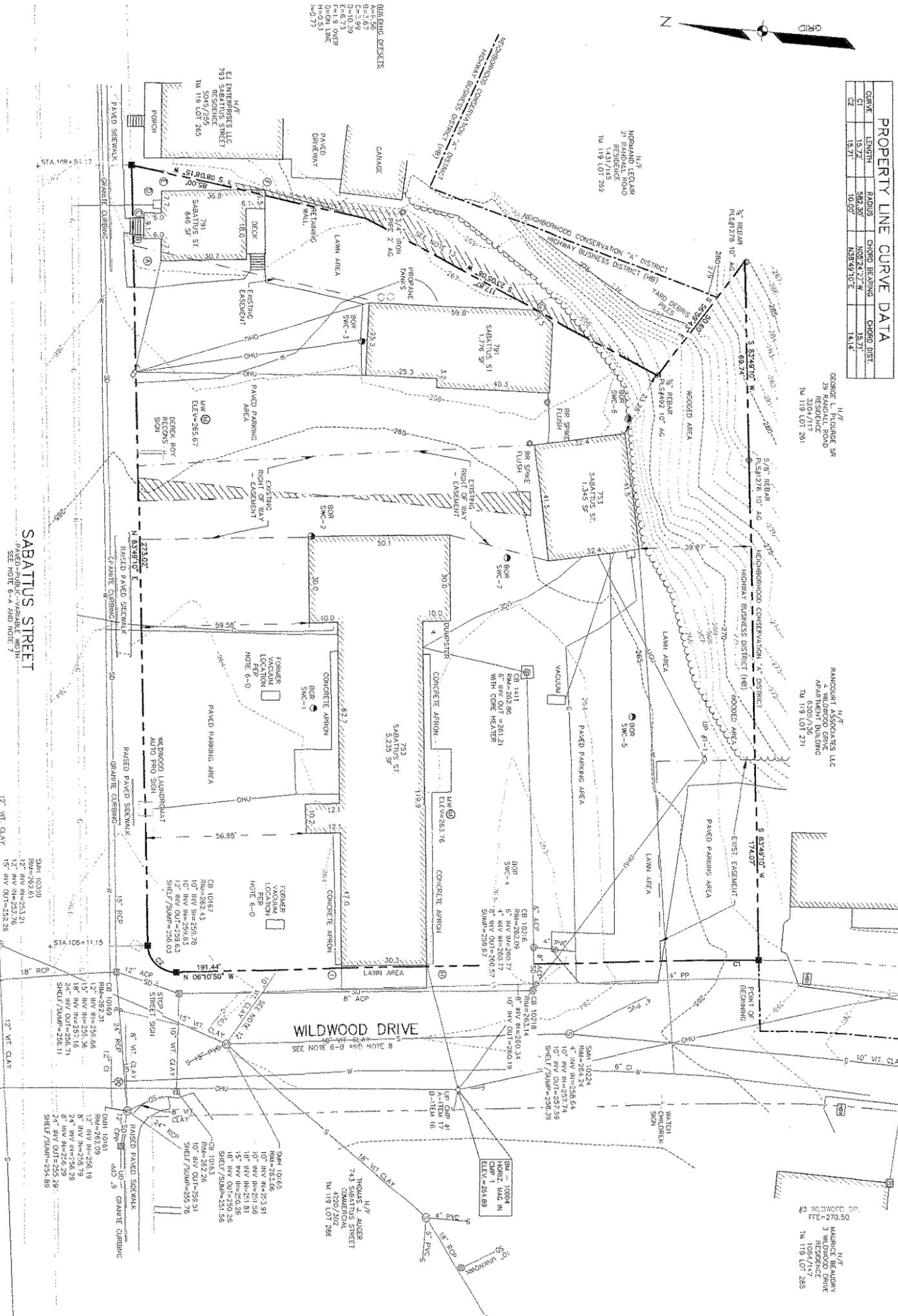
N/F
KENNETH L. DAVIE SR
740 SABBATTUS STREET
FRAMINGHAM, MA 01904
4100/228
TM 119 LOT 42

BUILDING DESIGNS
811-56
811-67
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811-199
811-200



SABATTUS STREET

WILDWOOD DRIVE



PLAN NOTES

- THE RECORD OWNER OF THE SURVEYED PARCEL IS AS FOLLOWS:
WILWOOD CAR WASH AND LAUNDRY, INC. BY DEED DATED DECEMBER 10, 1998 AND RECORDED IN BOOK 4133 PAGE 156, BY DEED DATED MARCH 18, 2002 AND RECORDED IN BOOK 4914, PAGE 317, BY DEED AND RECORDED IN BOOK 4944, PAGE 325 AND BY DEED DATED MARCH 18, 2002 AND RECORDED IN BOOK 4944, PAGE 327.
- SHOWN AS DEED DATED MARCH 28, 2005 AND RECORDED IN BOOK 5284, PAGE 169 AND DEED DATED SEPTEMBER 27, 2007 AND RECORDED IN BOOK 7274, PAGE 69.
- THE PROPERTY IS SHOWN AS LOTS 285 (0.85) AND 286 (WILWOOD CAR WASH AND LAUNDRY) ON THE CITY OF LEWISTON ASSESSORS MAP 118.
- THE BASIS OF BEARING AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE UTAH STATE PLANT CORNER STATION WEST ZONE 1982, ON ROAD AND NAVARIS IN 05 FEET.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.
- THE PROPERTY IS LOCATED BY STATIONING MEASUREMENTS ALONG THE CENTERLINE OF HIGHWAY 153 FROM THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153A TO THE INTERSECTION OF HIGHWAY 153 AND HIGHWAY 153B.

LOCATION MAP



LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ADJACENT LINE/R.O.W.
---	DEED LINE/R.O.W.
---	ZONE LINE
---	MONITORING WELL
---	BUILDING
---	EDGE PAYMENT
---	EDGE CORNER
---	PARKING PAINT
---	CURBLINE
---	TREELINE
---	CONCRETE WALL
---	CONCRETE WALL
---	WATER
---	WATER GATE VALVE
---	WATER SHUT OFF
---	POTABLE WELL
---	SEWER
---	SEWER MAN
---	STORM DRAIN
---	CATCH BASIN
---	DRAINAGE HPI
---	OVERHEAD
---	UNDERGROUND
---	UTILITY POLE
---	BUILDING OFFSET - SEE TABLE
---	MONUMENT TO BE SET

EXISTING CONDITIONS PLAN
OF:
CUMBERLAND FARMS
753-793 SABATTUS STREET
LEWISTON, MAINE
FOR:
CUMBERLAND FARMS, INC.
109 CROSSING BLVD.
FRAMINGHAM, MA 01702

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd., Suite 1A South Portland, ME 04106
259 Goddard Rd., Suite B Lewiston, ME 04243
Tel: 207-250-2100 Tel: 207-784-5656

PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
11373	ELEC	DESIGN	CLS-MWE	WCS

B	RAM	8/30/12	REBUBMISSION FOR PLANNING REVIEW
A	RAM	7/27/12	SUBMISSION TO THE CITY OF LEWISTON
REV:	BY:	DATE:	STATUS:

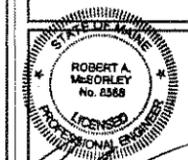
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATION, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

WILLIAM C. SHIPPER P.E. S #2118



PLAN NOTES

- THE RECORD OWNER OF THE SURVEYED PARCEL IS AS FOLLOWS:
WILWOOD CAR WASH AND LAUNDRY, INC. BY DEED DATED DECEMBER 15, 1999 AND RECORDED IN BOOK 4133, PAGE 156, BY DEED DATED MARCH 18, 2002 AND RECORDED IN BOOK 4944, PAGE 317, BY DEED DATED MARCH 18, 2002 AND RECORDED IN BOOK 4944, PAGE 325 AND BY DEED DATED MARCH 18, 2002 AND RECORDED IN BOOK 4944, PAGE 337.
- THE PROPERTY IS SHOWN AS LOTS 266 (DUBE) 267(DUBE) AND 268(WILWOOD CAR WASH AND LAUNDRY) ON THE CITY OF LEWISTON ASSESSORS MAP 16.
- THE PROPERTY IS APPROXIMATELY 53,566 SQUARE FEET, 123 ACRES.
- THE BASIS OF BEARING AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802, ON NAD83 AND NAVD83 IN US FEET.
- THE PROPERTY IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF LEWISTON COMMUNITY PANEL NO. 238004-00003 WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 1975.
- A. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY 153 LEWISTON ANDROSCOGG COUNTY DATED MARCH 1991 DOT FILE NO. 1-203 SHEETS 1 THROUGH 6 OF 6.
B. REVISION NO. 1 WILWOOD VILLAGE JERRY BLANCHETTE AND SON - DEVELOPER LEWISTON MAINE DATED DECEMBER 1, 1971 BY ALIBERTI, LAROCHELLE AND HODSON AND RECORDED IN PLAN BOOK 21 PAGE 41.
C. REVISION NO. 2 WILWOOD VILLAGE JERRY BLANCHETTE AND SON - DEVELOPER LEWISTON MAINE DATED DECEMBER 1, 1971 BY ALIBERTI, LAROCHELLE AND HODSON AND RECORDED IN PLAN BOOK 28 PAGE 1.
D. PROPOSED USED AUTO DEALERSHIP AND EXISTING USE PLAN WILWOOD CAR WASH AND LAUNDRY, INC. 153 SABATTUS STREET LEWISTON, MAINE PREPARED FOR WALTER DUMONT DATED J ANUARY 8, 2002 BY SURVEYWORKS, INC. (UNRECORDED).
E. REVISION 1 WILWOOD CAR WASH AND LAUNDRY, INC. 153 SABATTUS STREET LEWISTON, MAINE ANDROSCOGG COUNTY PREPARED FOR WALTER DUMONT DATED SEPTEMBER 13, 2001 BY SURVEYWORKS, INC. (UNRECORDED).
F. PLAN AND PROFILE, STA. +0.00 TO 4.90 OF WILWOOD DRIVE LEWISTON MAINE FOR: CITY OF LEWISTON DEPARTMENT OF PUBLIC WORKS DATED 07-02-10 BY SEBAGO TECHNICS.
- SABATTUS STREET IS A PAVED, PUBLIC STATE HIGHWAY (ROUTE 106) WITH A VARIABLE WIDTH, THE CENTERLINE AND BASELINE STATIONING SHOWN ARE BASED ON CONTROL POINTS PROVIDED BY THE MAINE STATE DEPARTMENT OF TRANSPORTATION AND PLANS REFERENCED IN NOTE 6-A.
- WILWOOD DRIVE IS A PAVED, PUBLIC STREET WITH A WIDTH OF 50 FEET AS REFERENCED ON NOTE 5-B.
- ALL UNDERGROUND UTILITIES WERE BASED ON ABOVE GROUND SURVEY LOCATED FEATURES, PAINT MARKINGS BY DIG-SMART OF MAINE, PAINT MARKINGS BY DIG-BASE OF MAINE, CITY OF LEWISTON PLANS, CITY OF LEWISTON PIPE AS-BUILT PLANS AND THE CITY OF LEWISTON GEOGRAPHIC INFORMATION SYSTEM (GIS) USED SITE. THE WATER, SEWER AND STORM DRAIN UTILITIES IN WILWOOD DRIVE WERE TAKEN DIRECTLY FROM THE PLAN REFERENCED IN NOTE 6-F.
- THE SURVEYED PARCEL LIES WITHIN THE HIGHWAY BUSINESS DISTRICT (HB) AND THE ADJUTING LAND LIES WITHIN THE NEIGHBORHOOD CONSERVATION "A" DISTRICT (NCA).
- THERE IS NO VISIBLE STRIPPING DELINEATING PARKING SPACES.
- BORINGS WERE LAID OUT BY SEBAGO TECHNICS BASED ON A PROPOSED USE OF THE SITE AS DESIGNED BY OTHERS.
- THE CURRENT DEED FOR THE PARCEL IN THIS AREA APPEARS TO BE BASED ON A SURVEY, THE LINE HELD IS BASED EXCLUSIVELY ON THE DESCRIPTION AND THE ASSOCIATED MARKERS CALLED FOR THERE MAY BE A GAP BETWEEN THE PARCEL LINE AS SHOWN AND THE ADJUTING PARCEL BASED ON THE ADJUTING PARCEL DESCRIPTION, THEIRON PIPE ROUND AND THE REMAINS OF WIRE FENCE.
- THE LOCATION OF SANITARY SEWER LINES SERVICING THE BUILDINGS ON THE SURVEYED PARCEL IS UNKNOWN TO THIS SURVEYOR.

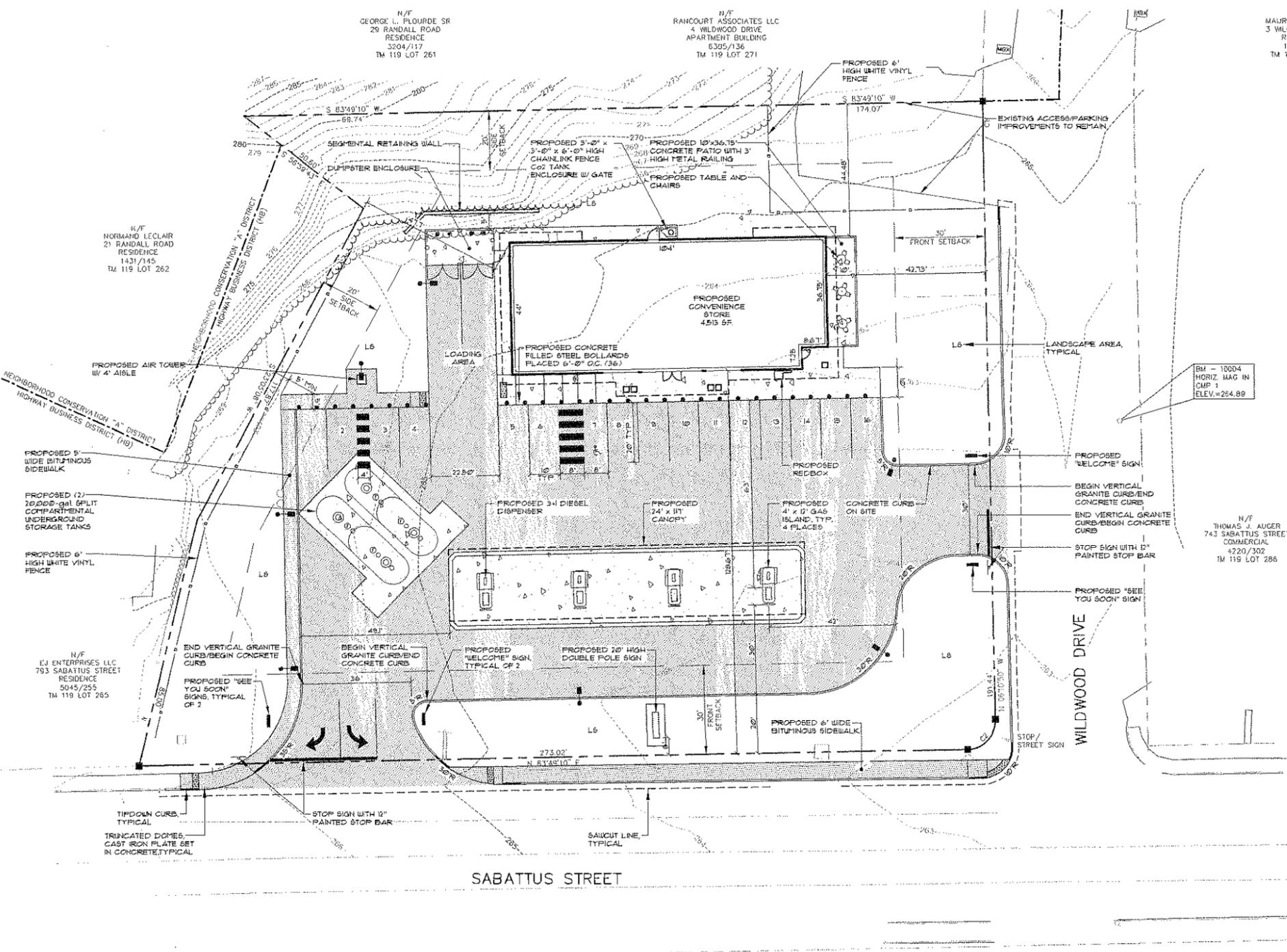


DATE: 4/20/12
SCALE: 1"=20'

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RAM	RAM	RAM	RAM
BY:	BY:	BY:	BY:
DATE:	DATE:	DATE:	DATE:
STATUS:	STATUS:	STATUS:	STATUS:
SUBMISSION TO THE CITY OF LEWISTON			
REQUEST FOR PLANNING BOARD REVIEW			

SEBAGO TECHNICS
 WWW.SEAGOTECHNICS.COM
 75 John Roberts Rd., Suite 5
 Lewiston, ME 04203
 Phone: (207) 252-1000
 Fax: (207) 252-1001
 PROJECT NO. FIELD BOOK DESIGN CHG DRAWN
 11973 RAM RAM RAM RAM RAM RAM RAM RAM RAM RAM

SITE PLAN
 OF:
CUMBERLAND FARMS
 753-793 SABATTUS STREET
 LEWISTON, MAINE
 FOR:
CUMBERLAND FARMS, INC.
 100 CROSSING BOULEVARD
 FRAMINGHAM, MA 01702



ZONING ANALYSIS TABLE

ZONE DISTRICT	HIGHWAY BUSINESS (HB) DISTRICT		
	REQUIRED	EXISTING	PROPOSED
MIN. LOT SIZE	20,000 SF.	53,566 SF.	SAME
MIN. LOT FRONTAGE ON SABATTUS ST.	150 FT.	280.08 FT.	SAME
MIN. LOT FRONTAGE ON WILWOOD DR.	150 FT.	215.01 FT.	SAME
MIN. FRONT SETBACK ON SABATTUS ST.	30 FT.	161 FT.	BLDG: 128.67 FT. CANOPY: 46.61 FT.
MIN. FRONT SETBACK ON WILWOOD DR.	30 FT.	655 FT.	BLDG: 52.73 FT. CANOPY: 62.16 FT.
MIN. YARD REQ. FRONT	20 FT.	0 FT.	20 FT.
MIN. YARD REQ. REAR/SIDE	10 FT.	0 FT.	5 FT.
MIN. SIDE AND REAR SETBACK	70 FT.	0 FT.	BLDG: 44.48 FT. CANOPY: 11.93 FT.
MAX. LOT COVERAGE IMPERVIOUS SURFACE	75%	40,308 SF. 16%	30,184 SF. 56%
MAX. BUILDING HEIGHT	65 FT.	VARIES	31 FT.
MIN. DISTANCE BETWEEN PRINCIPAL BLDGS. / SAME LOT	BOCA REQUIREMENTS	17.43 FT.	N/A
PARKING SPACES: PARKING PER ZONING ORDINANCE, ARTICLE XII, SECTION II, OFF-STREET PARKING AND LOADING	1 / 250 SF. OF GROSS RETAIL AREA (13,948 SF.) = 16 SPACES	11 SPACES	16 SPACES + 4 FUEL (1/2 PUMP SPACES) 70 SPACES

MINIMUM SIDE YARD IS IN EXCESS OF 10' EXCEPT FOR SIDEWALK FROM RIGHT-OF-WAY TO BUILDING.

WAIVER REQUEST

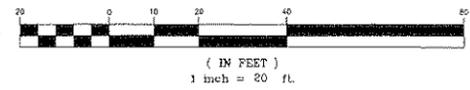
PURSUANT TO ARTICLE IX, SECTION 3.5 & 3.10, WE REQUEST A WAIVER OF THE SIDE YARD REQUIREMENT FROM 10' TO 5' FOR CONSTRUCTION OF A SIDEWALK TO SERVE PEDESTRIANS FROM SABATTUS STREET.

- THE PROJECT INCLUDES A COFFERED BUILDING THAT WILL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING CODE.
- THE GRANTING OF THE REDUCTION WILL NOT RESULT IN UNDESIRABLE IMPACT ON ADJACENT PROPERTIES DUE TO THE PLACEMENT OF BUILDINGS OR STRUCTURES, LOCATION OF SERVICE, PARKING OR STORAGE AREAS, DIVERSION OF SURFACE WATER OR BLOCKING OF SOLAR ACCESS.
- THE MODIFICATION WILL NOT IMPERE THE ABILITY OF PUBLIC SAFETY SERVICES TO REACH OR SERVICE THE PROPERTY OR ADJACENT PROPERTIES.
- THE MODIFICATION PROVISIONS CANNOT BE USED TO FURTHER MODIFY SPACE AND BULK REQUIREMENTS ALREADY REDUCED PURSUANT TO THE CLUSTER PROVISIONS FOUND UNDER ARTICLE XIII, SECTIONS 1 AND 91 OR TO REDUCE THE MINIMUM LOT SIZE, MINIMUM FRONTAGE, MINIMUM SETBACK AND MINIMUM YARD REQUIREMENTS FOR ARTICLE XI FOR SINGLE-FAMILY CLUSTER DEVELOPMENTS, MIXED RESIDENTIAL DEVELOPMENTS, MIXED SINGLE-FAMILY RESIDENTIAL DEVELOPMENTS AND MOBILE HOME PARKS.
- THE LOCATION OF THE SIDEWALK IS BASED UPON THE LOCATING THE PROPOSED DRIVEWAY TO THE FURTHEST EXTENT FROM WILWOOD DRIVE.

LEGEND

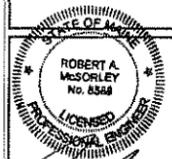
EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---	○	BOLLARD	●
---	ADJUTING LINE/ROW	---	---	GAS	---
---	DEED LINE/ROW	---	---	WATER	---
---	SETBACK	---	W	WATER GATE VALVE	W
---	IRON PIPE/ROD	---	W	WATER SHUT OFF	W
---	ZONE LINE	---	W	POTABLE WELL	W
---	MONITORING WELL	---	W	SEWER	W
---	BUILDING	---	W	FORCE MAIN	W
---	SIGN	---	W	SEWER MH	W
---	EDGE PAVEMENT	---	W	STORM DRAIN	W
---	EDGE CONCRETE	---	W	UNDERDRAIN	W
---	PAVEMENT PAINT	---	W	CATCH BASIN	W
---	CURBLINE	---	W	OVERHEAD UTILITY	W
---	TREELINE	---	W	UNDERGROUND UTILITY	W
---	CONTOURS	---	W	UTILITY POLE	W
---	SPOT GRADE	---	W	LIGHT POLE	W
---	STOCKADE FENCE	---	---	---	---
---	RETAINING WALL	---	---	---	---
---	DECIDUOUS TREE	---	---	---	---
---	CONIFEROUS TREE	---	---	---	---

GRAPHIC SCALE



DEMOLITION NOTES

- REMOVE ALL BUILDINGS INCLUDING FOUNDATIONS.
- REMOVE BITUMINOUS PAVEMENT, CURBING, CONCRETE WALKS AND SLABS.
- REMOVE ALL SITE FURNISHINGS SUCH AS PROPANE TANKS, SIGNS, FENCES, AUTO VACUUMS AND ALL OTHER ITEMS NOT DESIGNATED TO BE SALVAGED OR RESET.
- ALL SITE/DEMOLITION IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH APPROVED HASP.
- ALL EXISTING FEATURES AND UTILITIES SHOWN HEREON ARE BASED ON EXISTING RECORD PLANS, ON-SITE FIELD OBSERVATIONS, AND EXISTING SITE CONDITIONS PLANS, AS PROVIDED BY SEBAGO TECHNICS, INC. THE SITE CONTRACTOR SHALL PERFORM AN ABOVE GROUND VISUAL INSPECTION AND USE A UTILITY MARKING COMPANY TO VERIFY UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION TO CONFIRM THE AVAILABLE INFORMATION AND NOTIFY THE ENGINEER OF ANY INCONSISTENCIES. CONTRACTOR SHALL NOTIFY AND COMPLY WITH DIG SAFE REQUIREMENTS.
- UTILITIES SHOWN HEREON MAY OR MAY NOT CONSTITUTE ALL UTILITIES ON OR ADJACENT TO THIS SITE. THE INDICATED PIPE SIZES, VALVES, STRUCTURES AND MATERIALS HAVE NOT BEEN VERIFIED FOR ANY UTILITIES SHOWN.
- SITE DEMOLITION WORK SHALL INCLUDE SURFACE DEMOLITION AND SUBSURFACE DEMOLITION OF EXISTING FOUNDATIONS (IF ENCOUNTERED) AND UTILITY LINES.
- ALL EXISTING IMPROVEMENTS WITHIN THE LIMITS OF THE PROPOSED WORK (UNLESS SHOWN TO REMAIN) SHALL BE DEMOLISHED. THIS INCLUDES EXISTING PAVING, UNSUITABLE ON SITE FILLS, CURBING, SIDEWALKS AND AGGREGATE BASE TO THE EXTENT NECESSARY TO SUPPORT THE PROPOSED DESIGN.
- EXISTING UTILITY LINES (OPERATIVE OR ABANDONED) LOCATED WITHIN 10' OF PERIMETER OF THE NEW BUILDINGS SHALL BE REMOVED. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR BACK FILLING AND CONTRACTING THE RESULTANT TRENCHES AS APPROPRIATE TO SUPPORT THE NEW DESIGN.
- SAW CUT PAVEMENT AT THE LIMITS OF DEMOLITION IN ACCORDANCE WITH THE PAVEMENT JOINT DETAIL ON THE PLAN SET.
- ANY QUESTIONS ON THE EXTENT OF SURFACE OR SUBSURFACE DEMOLITION SHALL BE PRESENTED TO THE ENGINEER.
- EROSION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE START OF DEMOLITION ACTIVITIES.
- ALL DISTURBED AREAS NOT SUBJECT TO BUILDING CONSTRUCTION OR PAVING SHALL BE LOAMED, SEEDDED AND MULCHED.
- TERMINATE UTILITIES IN ACCORDANCE WITH STATE AND LOCAL RULES AND REGULATIONS, THE NATIONALLY RECOGNIZED CODE, AND THE REQUIREMENTS OF THE UTILITY PROVIDER COVERING THE SPECIFIC UTILITY AND APPROVED BY THE ENGINEER.
- ABANDONMENT OF UTILITY SYSTEMS SHALL BE DONE IN A MANNER THAT CONFORMS TO APPLICABLE CODES AND REGULATIONS, REMOVES THEIR PRESENCE FROM THE GROUND SURFACE AND CLEARLY INDICATES THAT THEY HAVE BEEN ABANDONED. UTILITIES SHALL NOT BE ABANDONED IN PLACE UNDERNEATH OR WITHIN 10 FEET OF ANY NEW FACILITIES.
- DEMOLITION WORK SHALL INCLUDE THE DEMOLITION, REMOVAL AND LEGAL DISPOSAL OF EXISTING CONSTRUCTION AS REQUIRED TO ACCOMMODATE THE NEW CONSTRUCTION. THE CONTRACTOR SHALL TAKE CARE TO PREVENT DAMAGES TO EXISTING UTILITIES. CONSTRUCTION AND MATERIALS NOT SCHEDULED FOR DEMOLITION, REPAIR OR REPLACEMENT, AND SHALL REPAIR DAMAGES TO THE CONSTRUCTION AND MATERIALS TO THE SATISFACTION OF THE ENGINEER AND AT NO ADDITIONAL COST TO THE OWNER.
- WHENEVER POSSIBLE, ALL FEATURES DEMOLISHED SHALL BE SALVAGED OR RECYCLED IN LIEU OF BEING DISPOSED OF AS WASTE IN A LAND FILL. EXISTING FEATURES TO BE DEMOLISHED WHICH ARE NOT INDICATED AS SALVAGEABLE OR REUSED, SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE. TITLE TO MATERIALS RESULTING FROM DEMOLITION AND MATERIALS AND EQUIPMENT TO BE REMOVED, IS VESTED IN THE CONTRACTOR UPON APPROVAL BY THE ENGINEER OF THE CONTRACTOR'S DEMOLITION PLAN, AND AUTHORIZATION BY THE ENGINEER TO BEGIN DEMOLITION. THE OWNER WILL NOT BE RESPONSIBLE FOR THE CONDITION LOSS OF, OR DAMAGE TO, SUCH PROPERTY AFTER CONTRACT AWARD. MATERIALS AND EQUIPMENT SHALL NOT BE VIEWED BY PROSPECTIVE PURCHASERS OR SOLD ON THE SITE.
- ALL EXISTING GRANITE CURBS WITHIN THE RIGHT-OF-WAY SHALL BE SALVAGED FOR REUSE ON SABATTUS STREET AND WILDWOOD DRIVE. ANY UNUSED GRANITE CURBS SHALL BE RETURNED TO THE CITY.
- REFER TO UTILITY PLAN FOR REMOVAL OF WATER LINES AND APPURTENANCES. ALL WORK SHALL BE COORDINATED WITH THE LEWISTON WATER DISTRICT.
- REMOVAL OF EXISTING ELECTRICAL LINE AND UTILITY POLES SHALL BE COORDINATED WITH CWP TO ENSURE NO DISRUPTION OF SERVICES. NEW UNDERGROUND UTILITIES TO BE INSTALLED AND ACTIVATED PRIOR TO REMOVAL OF EXISTING ACTIVE LINES.



6/28

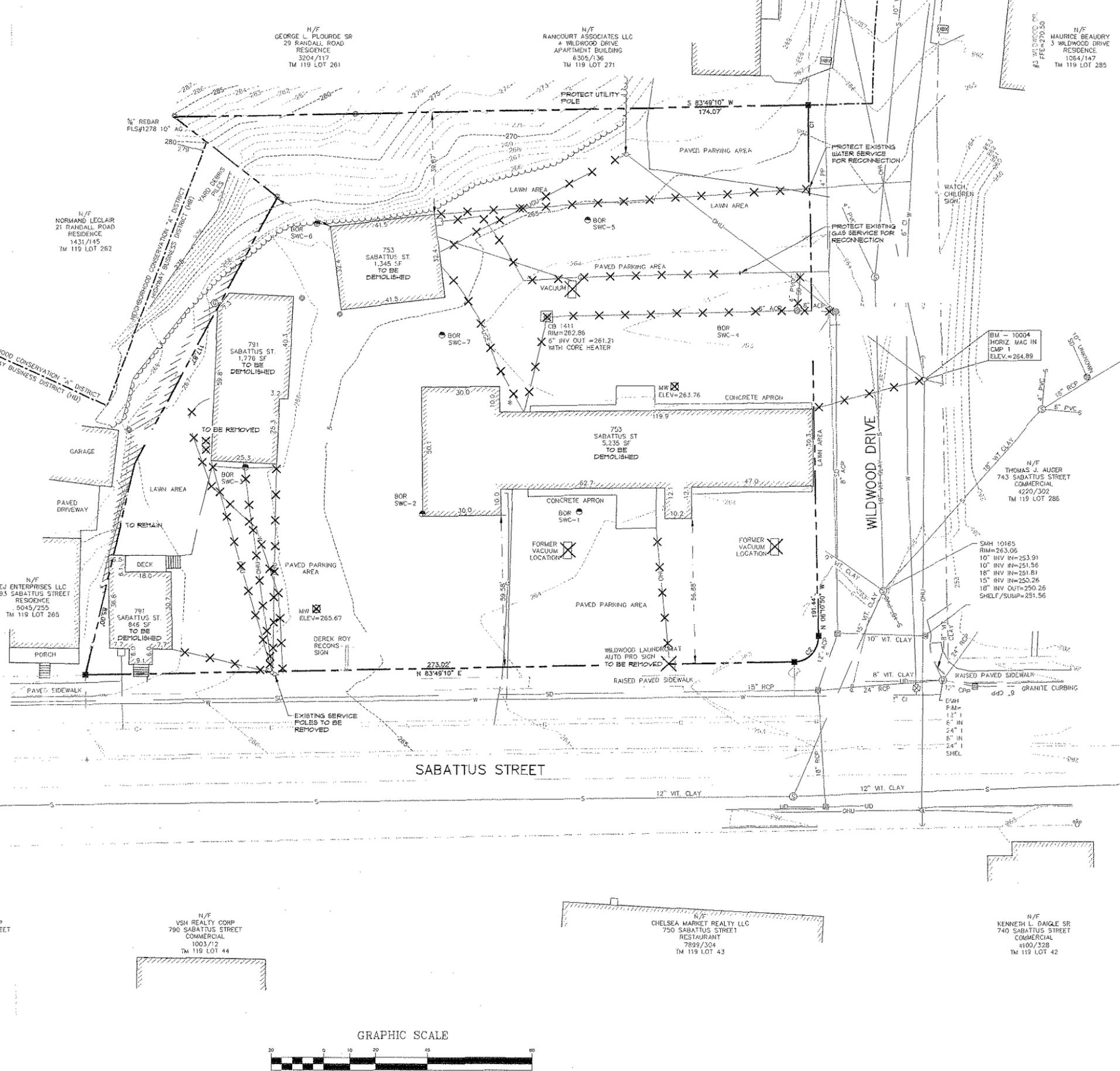
PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
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PROJECT NO.	FIELD BOOK	DESIGN	CHKD	DRAWN
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SEBAGO TECHNICS
 72 John Robinson Rd., Suite A
 Scarborough, ME 04106
 Tel: 207-209-0700

CUMBERLAND FARMS, INC.
 100 CROSSING BLVD.
 FRAMINGHAM, MA 01702

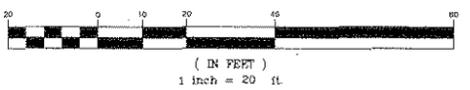
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LEGEND

EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	DEED LINE/ROW
---	IRON PIPE/ROD
---	ZONE LINE
⊙	MONITORING WELL
⊙	BORING
▭	BUILDING
▭	SIGN
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	CURBLINE
---	TREELINE
---	CONTOURS
---	RETAINING WALL
G	GAS
W	WATER
WV	WATER GATE VALVE
WS	WATER SHUT OFF
P	POTABLE WELL
S	SEWER
SM	SEWER MH
UD	STORM DRAIN
UD	UNDERDRAIN
CB	CATCH BASIN
DM	DRAINAGE MH
OHU	OVERHEAD UTILITY
UGU	UNDERGROUND UTILITY
U	UTILITY POLE
⊙	BUILDING OFFSET - SEE TABLE
■	MONUMENT TO BE SET

GRAPHIC SCALE



BUILDING OFFSETS
 A=9.56
 B=3.67
 C=3.99
 D=10.39
 E=6.73
 F=1.9 OVER
 G=ON LINE
 H=0.53
 I=0.77

N/F
 STEPHEN P. ROOP
 794 SABATTUS STREET
 COMMERCIAL
 2828/335
 TM 119 LOT 45

N/F
 VSM REALTY CORP
 790 SABATTUS STREET
 COMMERCIAL
 1003/712
 TM 119 LOT 44

N/F
 CHELSEA MARKET REALTY, LLC
 750 SABATTUS STREET
 RESTAURANT
 7899/334
 TM 119 LOT 43

N/F
 KENNETH L. DANGLER SR
 740 SABATTUS STREET
 COMMERCIAL
 4100/328
 TM 119 LOT 42

N/F
 EJ ENTERPRISES, LLC
 793 SABATTUS STREET
 RESIDENCE
 5045/255
 TM 119 LOT 265

N/F
 791 SABATTUS ST.
 846 SF
 TO BE DEMOLISHED

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 791 SABATTUS ST.
 1,776 SF
 TO BE DEMOLISHED

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 21 RANDALL ROAD
 RESIDENCE
 1431/145
 TM 119 LOT 262

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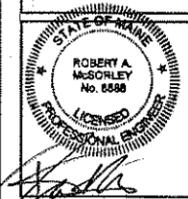
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CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE CODES AND ORDINANCES.
2. 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 CONDITIONS GOVERNING 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 WORK.
3. CONTRACTOR SHALL NOTIFY ENGINEER OF ALL PRODUCTS OR ITEMS NOTED AS "EXISTING" WHICH ARE NOT FOUND IN THE FIELD.
4. INSTALL 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.
5. 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.
6. CONTRACTOR SHALL CLEAN AND REMOVE DEBRIS AND SEDIMENT DEPOSITED ON PUBLIC STREETS, SIDEWALKS, ADJACENT AREAS, OR OTHER PUBLIC WAYS DUE TO CONSTRUCTION.
7. 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.
8. SITE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
9. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED IN ACCORDANCE WITH "MAINE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION, BEST MANAGEMENT PRACTICES" PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.
10. THE CONTRACTOR IS HEREBY CAUTIONED THAT ALL SITE FEATURES SHOWN HEREON ARE BASED ON FIELD 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 (1-800-DIGSAFE) 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.
11. 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 SHALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRS.A 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.
13. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS.
14. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.
15. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.
16. ALL WORK WITHIN THE PUBLIC RIGHT-OF-WAY SHALL REQUIRE A M.D.O.T. PERMIT AS WELL AS PERMITS FROM THE TOWN AS APPLICABLE.
17. THE PROPOSED LIMITS OF CLEARING SHOWN HEREON ARE APPROXIMATE BASED UPON THE PROPOSED LIMITS OF SITE GRADING. THE APPLICABLE RESERVES THE RIGHT TO PERFORM NORMAL FOREST MANAGEMENT ACTIVITIES OUTSIDE OF THE CLEARING LIMIT AS SHOWN. TREE REMOVAL OUTSIDE OF THE LIMITS OF CLEARING MAY BE NECESSARY TO REMOVE DEAD OR DYING TREES OR TREE LIMBS. THIS REMOVAL IS DUE TO POTENTIAL SAFETY HAZARDS AND TO PROMOTE PROPER FOREST GROWTH.
18. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.
19. 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.
20. ALL WORK FURNISHED 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.
21. 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 JUDGMENT OF SEBAGO TECHNICS, INC.
22. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.
23. 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.
24. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.
25. 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.
26. 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.
27. ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND/OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS INC. BY OTHERS. PRIOR TO ANY CONSTRUCTION EXCAVATION TEST BORINGS, DRILLING, ETC., DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.

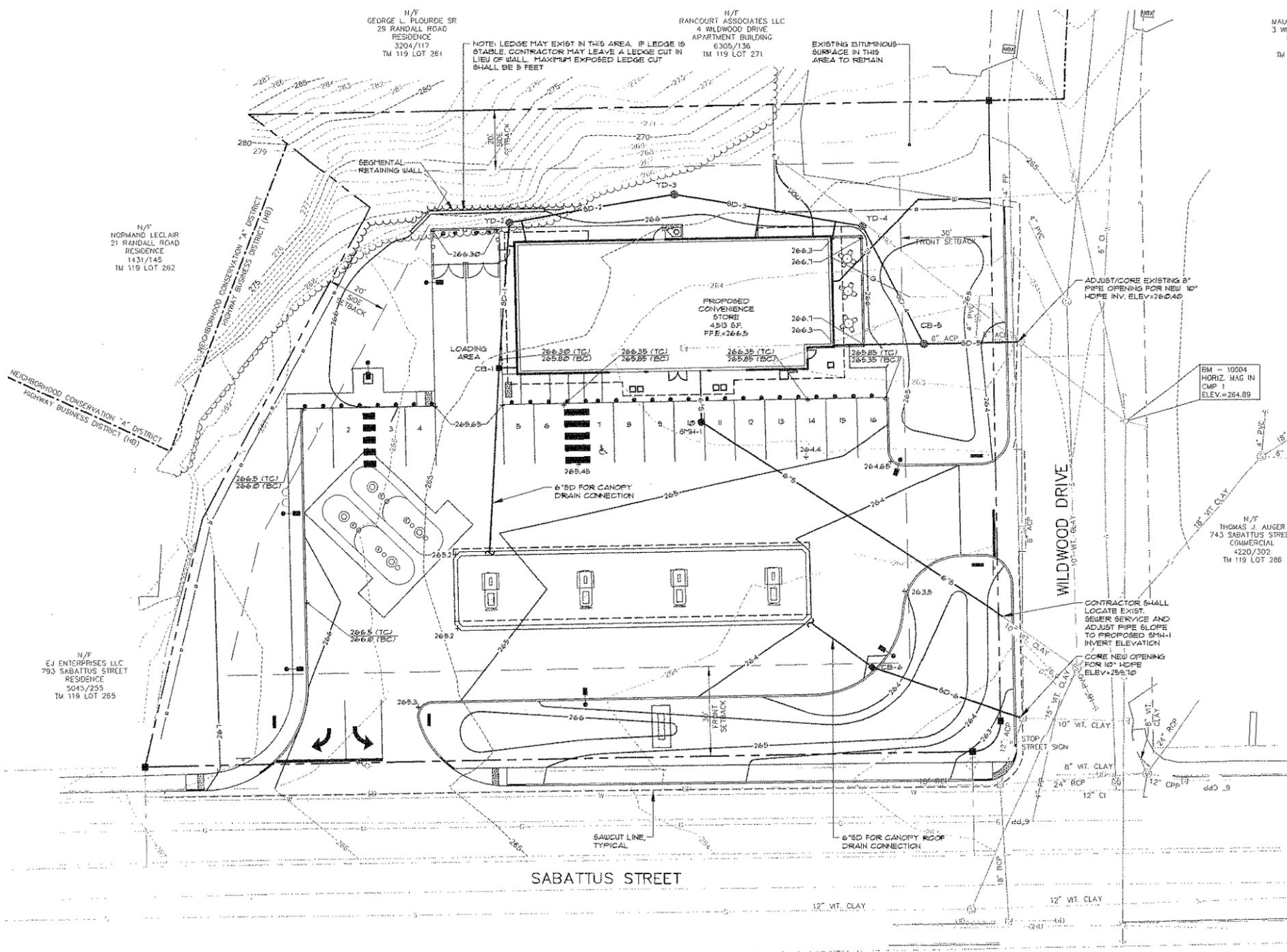


PROJECT NO.	11373
DATE	4/20/12
SCALE	1"=20'
REVISION	DATE
A	4/20/12
B	5/02/12
RAM	5/02/12
BY	DATE
RAM	5/02/12
STATUS	DATE
REVISION FOR PLANNING BOARD REVIEW	5/02/12
SUBMISSION TO THE CITY OF LEWISTON	5/02/12

SEBAGO TECHNICS, INC.
 WWW.SEBAGOTECHNICS.COM
 15 John Roberts Rd., Suite 1A, 250 Oldfield Rd., Suite B
 South Portland, ME 04106, Lewiston, ME 04240
 Tel: 207-253-1118, Fax: 207-253-0000

PROJECT NO. 11373
 DESIGN: CHRD
 DRAWN: JAR
 RAM
 RAM
 JAR

GRADING AND UTILITY PLAN
 OF:
CUMBERLAND FARMS
 752/793 SABATTUS STREET
 LEWISTON, MAINE
 FOR:
CUMBERLAND FARMS, INC.
 100 CROSSING BOULEVARD
 FRAMMINGHAM, MA 01702



LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROW	---	o	BOLLARD	o
---	ABUTTER LINE/ROW	---	G46	G46	---
---	DEED LINE/ROW	---	W	WATER	W
---	SETBACK	---	WV	WATER GATE VALVE	WV
---	IRON PIPE/ROD	---	WV	WATER SHUT OFF	WV
---	ZONE LINE	---	WV	POTABLE WELL	WV
---	MONITORING WELL	---	S	SEWER	S
---	BUILDING	---	FM	FORCE MAIN	FM
---	SIGN	---	SMH	SEWER MH	SMH
---	EDGE PAVEMENT	---	SD	STORM DRAIN	SD
---	EDGE CONCRETE	---	UD	UNDERDRAIN	UD
---	PAVEMENT PAINT	---	CB	CATCH BASIN	CB
---	CURBLINE	---	DMH	DRAINAGE MH	DMH
---	TABELINE	---	OHU	OVERHEAD UTILITY	OHU
---	CONTOURS	---	UGU	UNDERGROUND UTILITY	UGU
---	SPOT GRADE	---	UP	UTILITY POLE	UP
---	STOCKADE FENCE	---	---	RETAINING WALL	---
---	RETAINING WALL	---	---	DECIDUOUS TREE	---
---	DECIDUOUS TREE	---	---	CONIFEROUS TREE	---

SEWER STRUCTURE TABLE

ID	RIM ELEVATION	INVERTS
SMH-1	2692	2660.1 (FROM BUILDING) 2602.0 (EXIST. SEWER) (FIELD VERIFY)

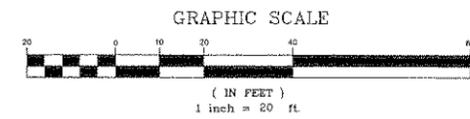
STORM DRAIN STRUCTURE TABLE

ID	RIM ELEVATION	INVERTS
CB-1	265.15	2615.6 (FROM CANOPY) 2615.6 (TO YD-2)
YD-2	266.2	26133 (FROM CB-1) 26133 (TO YD-3)
YD-3	265.5	26126 (FROM YD-2) 26126 (TO YD-4)
YD-4	265.5	26076 (FROM YD-3) 26076 (TO YD-5)
CB-5	264.5	26035 (FROM ROOF) 26035 (FROM YD-4) 26035 (TO EXIST. CB)
CB-6	262.9	25955 (FROM CANOPY) 25955 (TO EXIST. CB)

STORM DRAIN PIPE SCHEDULE

PIPE	SIZE	MATERIAL	LENGTH	GLOPE
SD-1	12"	HDPE	46'	0.005
SD-2	10"	HDPE	53'	0.005
SD-3	12"	HDPE	61'	0.005
SD-4	10"	HDPE	42'	0.005
SD-5*	12"	HDPE	25'	0.005
SD-6*	10"	HDPE	49'	0.005

*SEE ARCHITECTURAL PLANS FOR CONNECTION DETAIL AT FUEL PUMP.



CB-1, CB-5 & CB-6 TO BE 4' DIA PRE-CAST CONCRETE.

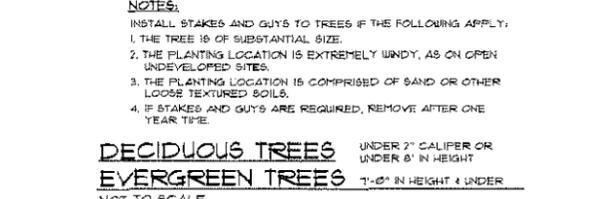
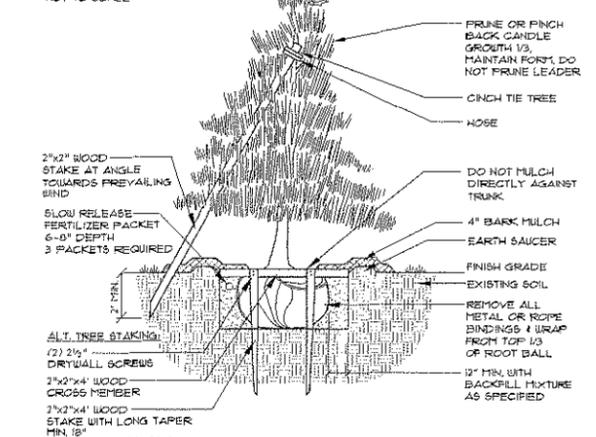
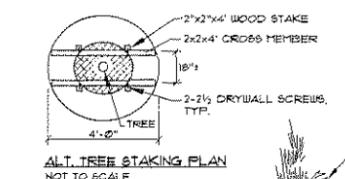
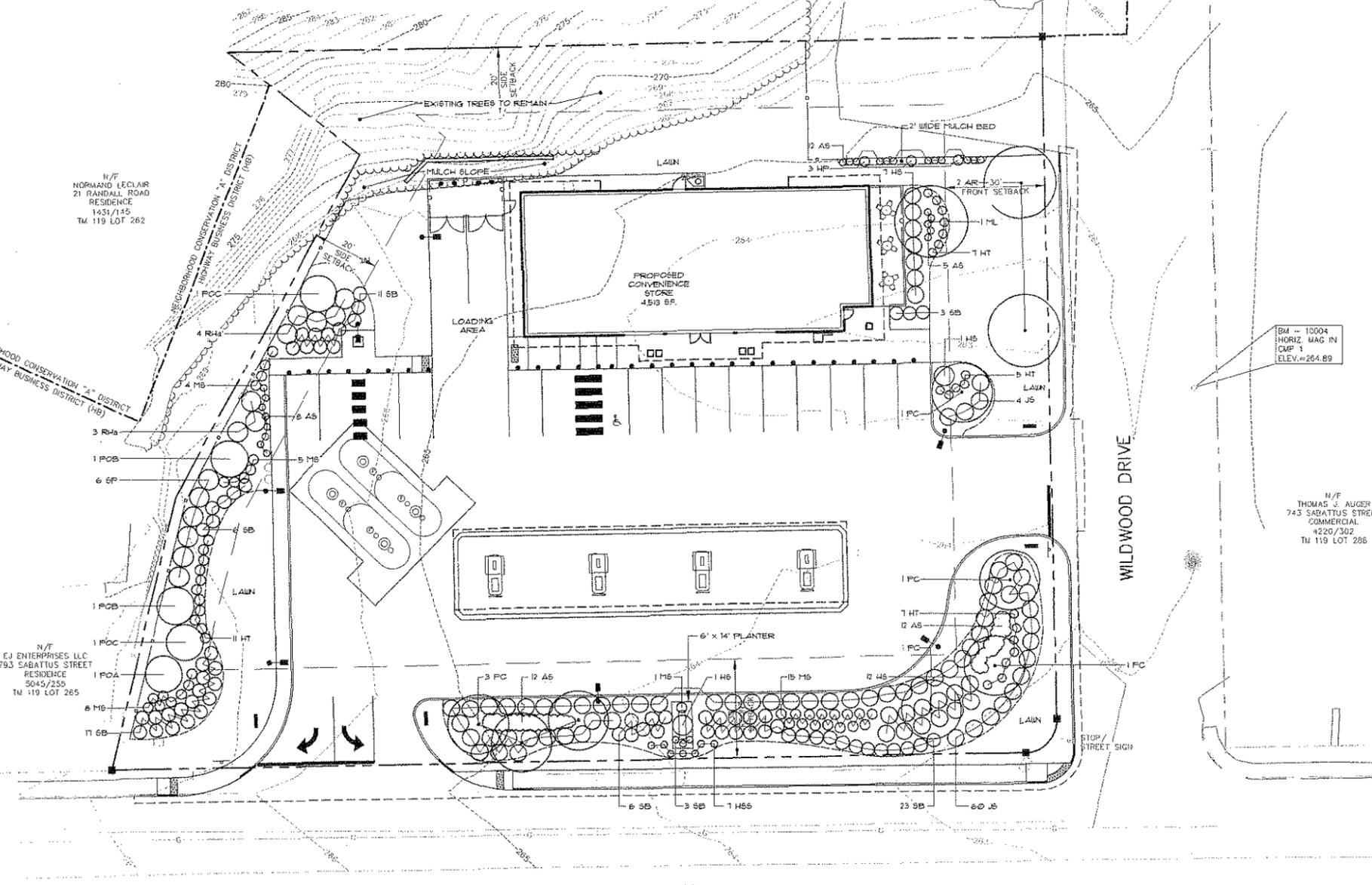
YD-1 TO YD-4 TO BE 2' DIA NYLOPLAST DRAINAGE STRUCTURES.



N/F GEORGE L. FLOURDE SR
29 RANDALL ROAD
RESIDENCE
3204/117
TM 119 LOT 261

N/F RANICOURT ASSOCIATES LLC
4 WILDWOOD DRIVE
APARTMENT BUILDING
6305/136
TM 119 LOT 271

N/F MAURICE BEAL
3 WILDWOOD C
RESIDENCE
1084/117
TM 119 LOT 1



- NOTES:**
- INSTALL STAKES AND GUYS TO TREES IF THE FOLLOWING APPLY:
1. THE TREE IS OF SUBSTANTIAL SIZE.
 - THE PLANTING LOCATION IS EXTREMELY WINDY, AS ON OPEN UNDEVELOPED SITES.
 - THE PLANTING LOCATION IS COMPRISED OF SAND OR OTHER LOOSE TEXTURED SOILS.
 - IF STAKES AND GUYS ARE REQUIRED, REMOVE AFTER ONE YEAR TIME.

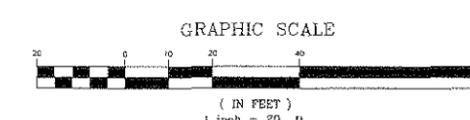
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROV	---
---	ADJUTER LINE/ROV	---
---	DEED LINE/ROV	---
---	SETBACK	---
---	IRON PIPE/ROV	---
---	ZONE LINE	---
---	MONITORING WELL	---
---	BUILDING SIGN	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURB LINE	---
---	TREELINE	---
---	STOCKADE FENCE	---
---	RETAINING WALL	---
○	DECIDUOUS TREE	○
○	CONIFEROUS TREE	○
○	BOLLARD	○
○	MULCH LINE	○
○	UTILITY POLE	○
○	LIGHT POLE	○

- LANDSCAPE NOTES**
- PLANT QUANTITIES SHOWN ON PLANT LISTS ARE FOR CONVENIENCE TO THE CONTRACTOR ONLY. THE CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL INSTALLATION AS SHOWN ON PLANS.
 - 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 NURSERMEN, INC.
 - ALL PLANT MATERIAL SHALL BE FREE FROM INSECTS AND DISEASE.
 - ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH ACCEPTABLE HORTICULTURAL PRACTICES. THIS IS TO INCLUDE PROPER PLANTING MIX, PLANT BED AND TREE PIT PREPARATION, FRUING, STAKING OR GUTTING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE UNTIL ACCEPTANCE BY THE OWNER.
 - 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.
 - ALL GRASS, OTHER VEGETATION AND DEBRIS SHALL BE REMOVED FROM ALL PLANTING AREAS PRIOR TO PLANTING.
 - EXISTING TREES TO BE PRESERVED WILL BE PROTECTED DURING CONSTRUCTION AND SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
 - THE LANDSCAPE CONTRACTOR SHALL 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, CURBS, ETC. DAMAGED IN PERFORMANCE OF THIS JOB AT NO ADDITIONAL COST TO THE OWNER.
 - ALL SHRUB BEDS SHALL BE MULCHED WITH 3" CLEAN SHREDDED DARK BROWN BARK MULCH.
 - THE CONTRACTOR SHALL PROVIDE 4" LOAM FOR ALL AREAS TO BE SOODED OR SEEDED. PLANTING AREAS SHALL RECEIVE 12" ROLLED THICKNESS OF LOAM. THE LANDSCAPE CONTRACTOR SHALL COORDINATE SUBGRADE PREPARATION WITH THE GENERAL CONTRACTOR PRIOR TO PLACING LOAM.
 - 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.
 - 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 FERLITE BY VOLUME. PEAT MOSS MAY BE SUBSTITUTED WITH WELL-ROTTED OR DEHYDRATED MANURE OR COMPOST. ROTOTILL BEDS TO A DEPTH OF 8 INCHES.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	SIZE
AR	ACER RUBRUM 'RED SUNSET'	RED SUNSET RED MAPLE	2-1/2" CAL.
A5	ASTILBE ARENDSEI 'FANAL'	FANAL ASTILBE	NO. 1 CONT.
HP	HYDRANGEA ANGIOLABIS	CLIMBING HYDRANGEA	NO. 3 CONT.
HS	HYDRANGEA MACROPHYLLA 'PIHNT'	ENDLESS SUMMER TRUST 'N SHOUT HYDRANGEA	NO. 5 CONT.
H6S	HOSTA SUIFI 4 SUBSTANCE	BUT AND SUBSTANCE HOSTA	NO. 1 CONT.
HT	HOSTA GUACAMOLE	GUACAMOLE HOSTA	NO. 1 CONT.
JS	JUNIPER SABINA 'SIERRA SPREADER'	SIERRA SPREADER JUNIPER	NO. 5 CONT.
ML	MAGNOLIA X LOEBNERI 'MERRILL'	MERRILL MAGNOLIA	8'-10" HGT. CLUMP MIN. 3 BRANCH CLUSTER. 1-1/2" CALIPER MIN. ON LEADER
MS	MISCANTHUS SINENSIS 'COSMOPOLITAN'	COSMOPOLITAN MAIDEN GRASS	NO. 2 CONT.
PC	PYRUS CALLERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	2-1/2" CAL.
POA	PICEA OXONICA	BERKSHIRE SPRUCE	6' HGT.
POB	PICEA OXONICA	BERKSHIRE SPRUCE	8' HGT.
POC	PICEA OXONICA	BERKSHIRE SPRUCE	10' HGT.
R4	RHODOCODENDRON 'PIHNT'	FLYING RHODODENDRON	24" HGT.
R4H	RHODOCODENDRON 'BOULE DE NEIGE'	RHODOCODENDRON	3' HGT.
SB	SPIREA X BAIYALDA 'GOLD FLAME'	GOLD FLAME SPIRAEA	24" HGT.
SP	SYRINGA X PRESTONIAE	'DONALD WYTHAM' LILAC	4'-8" HGT.



REVISIONS FOR PLANNING BOARD REVIEW
SUBMISSION TO THE CITY OF LEWISTON

NO.	DATE	BY	REVISION
1	8/20/12	RAM	REVISIONS FOR PLANNING BOARD REVIEW
2	7/27/12	RAM	REVISIONS FOR PLANNING BOARD REVIEW

STATUS: _____
DATE: _____

THIS PLAN SHALL NOT BE NOTICED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT. ANY ALTERATIONS MADE TO THIS PLAN SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICALS, INC.

SEBAGO TECHNICALS
WWW.SEBAGOTECHNICALS.COM
75 John Deere Rd., Sabo, A. 250 Gosport Rd., Sabo B
Lewiston, ME 04240
Tel: 207-200-2100

PROJECT NO. 11373
DESIGN: RAM
CHECK: RAM
DRAWN: RAM
DATE: 8/20/12

LANDSCAPE PLAN
OF:
CUMBERLAND FARMS
755-793 SABATTUS STREET
LEWISTON, MAINE

FOR:
CUMBERLAND FARMS, INC.
100 CROSSING ROULEVARD
FRAMINGHAM, MA 01702

DATE: 4/20/12
SCALE: 1"=20'

SHEET 6 OF 11

EROSION CONTROL MEASURES

PRE-CONSTRUCTION PHASE

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 THE PLAN. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ACHIEVED.

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 (3) 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 PERMANENT AND TEMPORARY CONSTRUCTION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN 14-DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100' 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.

1. TEMPORARY MULCHING

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. 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 GRASSSED WATERWAYS AND ON SLOPES GREATER THAN 5%, 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 15 LBS/1000 SF. (15 TONS PER ACRE). 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. MULCH 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

STACKS OF SOIL OR SUBSOIL SHALL BE MULCHED WITH HAY OR STRAW AT A RATE OF 15 LBS/1000 SF. (15 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 ANCHORED WITH STAPLES TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL. STOCKPILES WILL NOT BE PLACED EVEN COVERED WITH HAY OR STRAW WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

3. 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 USING TEMPORARY MULCHING AS DESCRIBED IN PART 1 OF THIS SECTION WITHIN 7 DAYS OF DISTURBANCE. PRIOR TO ANY STORM EVENT, THE CONTRACTOR SHALL PLACE A DOUBLE LINE OF SEDIMENT BARRIERS (IE SILT FENCE) 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.

4. SEDIMENT BARRIERS

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 85%-90% VIGOROUS PERENNIAL VEGETATIVE COVER TO PREVENT EROSION.

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 BE INSTALLED 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 ADJUTING ONE ANOTHER.

EROSION CONTROL MIX: SHALL BE INSTALLED 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.

5. STORM-DRAIN INLET PROTECTION

INLET PROTECTION SHALL BE PLACED AROUND A STORM-DRAIN 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 FLOWING OF WATER FROM THE PROTECTION METHOD MUST NOT CAUSE EXCESSIVE INCONVENIENCE OR DAMAGE TO ADJACENT AREAS OR STRUCTURES.

HAY BALE DRAIN 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.

6. 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. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SUFFED OR WASHED TO FURTHER MINIMIZE THE TRACKING OF MUD, DUST OR DEBRIS FROM THE CONSTRUCTION AREA. STABILIZED CONSTRUCTION EXITS SHALL BE CONSTRUCTED IN AREAS SPECIFIED ON THE PLANS AND AS DETAILED ON THE PLANS.

7. DUST CONTROL

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.

8. 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. SEEDED PREPARATION AND APPLICATION OF SEED MIXTURE SHOULD BE CONDUCTED AS INDICATED IN THE PERMANENT VEGETATION SECTION OF THIS NARRATIVE. SPECIFIC SEEDING AND SOIL PREPARATION PROCEDURES SHALL BE PROVIDED IN THE PERMANENT VEGETATION AND SEDIMENT CONTROL BMP MANUAL, DATED 3/2003 OR LATER. ALTERNATIVE EROSION CONTROL MEASURES SHOULD BE USED IF SEEDING CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

9. PERMANENT VEGETATION

REVEGETATION MEASURES SHALL COMMENCE IMMEDIATELY UPON COMPLETION OF FINAL GRADING OF AREAS TO BE LOANED 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:

SEEDED PREPARATION:
A. A FOUR 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. SOIL TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOIL 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:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P2O5-K2O OR EQUAL)	154 LBS/1000 SF.
GROUND LIMESTONE (50% CALCIUM 4 MAGNESIUM OXIDE)	138 LBS/1000 SF.

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

APPLICATION OF SEED:

A. SEEDING, SHALL BE CONDUCTED BETWEEN APRIL 1ST AND OCTOBER 1ST OF THE CONSTRUCTION YEAR. GENERALLY A SEED MIXTURE MAY BE APPLIED AS FOLLOWS: (MDEP SEED MIX 2 IS DISPLAYED)

SEED TYPE	APPLICATION RATE
CREeping RED FESCUE	0.48 LBS/1000 SF. (20 LBS/ACRE)
REEDTOP	0.29 LBS/1000 SF. (12 LBS/ACRE)
TALL FESCUE	0.48 LBS/1000 SF. (20 LBS/ACRE)
TOTAL	0.81 LBS/1000 SF. (42 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 3/2003 OR LATER.

D. 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.

SOILS:

FOLLOWING SEEDED 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 TAPPED DOWN TO EVEN OUT THE JOINTS ONCE LAID DOWN WHERE FLOW IS PREVALENT THE SOD MUST BE PROPERLY ANCHORED UNDERNEATH 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.

TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION:

WATER FLOW CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

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 CONTRACTOR 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 1000 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 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. THE APPLICANT WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3:1 (24:1V).

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 A GRADE GREATER THAN 3:1 (24:1V).

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 REGISTERED 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 8%. 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 15 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.

B. STABILIZE THE SOIL WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SOIL 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, 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.

CONSTRUCTION SCHEDULE

SITE PREPARATION WILL MOST LIKELY BEGIN IN SPRING 2012 DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED FOR THE CONSTRUCTION OF THE SITE IMPROVEMENTS.

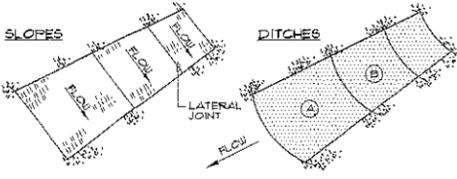
SCHEDULE	
1. ESTIMATED CONSTRUCTION TIME:	8 MONTHS
2. EROSION CONTROL MEASURES PLACED:	WEEK 1
3. CONSTRUCTION OF ROAD SUBBASE FOR ACCESS:	WEEK 2 - WEEK 5
4. UTILITY IMPROVEMENTS AND PARKING LOT CONSTRUCTION:	WEEK 3 - WEEK 8
5. MULCH SPREAD FOR WINTER EROSION CONTROL:	JANUARY OF CONSTRUCTION YEAR
6. START FINAL SEEDING ON PREPARED AREAS (DURING GROUNDING SEASON):	FALL/WINTER 2012
7. BIWEEKLY MONITORING OF VEGETATIVE GROWTH:	SPRING/SUMMER 2013
8. RE-SEEDING OF AREAS, IF NEEDED:	SUMMER 2013
9. REMOVAL OF EROSION CONTROL:	UPON FINAL PROJECT COMPLETION

* DATES ARE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER, DEPENDING ON CONSTRUCTION PROGRESS.

INSPECTIONS/MONITORING:

1. MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, OR AT LEAST EVERY SEVEN (7) DAYS, THE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES. THE CONTRACTOR SHALL PERFORM INSPECTIONS TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURES. 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.

2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL VISIT THE WORK AREA PERIODICALLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 85%-90% OF AREAS VEGETATED WITH VIGOROUS GROWTH. RESEEDING SHALL BE CARRIED OUT BY THE CONTRACTOR WITH FOLLOW-UP INSPECTIONS IN THE EVENT OF ANY HULLURES UNTIL VEGETATION IS ADEQUATELY ESTABLISHED.



- NOTES:
- BURY THE TOP END OF THE MESH MATERIAL IN A 6" TRENCH 1 1/2" USE CRUSHED STONE.
 - LENGTH- AS SHOWN ON PLANS, MIN 50 FEET.
 - THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 - LATERAL JOINTS TO HAVE 4" OVERLAP OF STRIPS, STAPLE 18" ON CENTER.
 - STAPLE OUTSIDE LATERAL EDGE 2" ON CENTER.
 - WIRE STAPLES TO BE MIN. OF # 8 WIRE 6" LONG AND 1-1/2" WIDE.
 - USE NORTH AMERICAN GREEN D6 150 OR APPROVED EQUAL.

EROSION CONTROL BLANKET

NOT TO SCALE

WINTER EROSION CONTROL MEASURES

THE WINTER CONSTRUCTION PERIOD IS FROM OCTOBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION OR EROSION CONTROL MEASURES, 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. OPEN AREAS SHALL BE ANCHORED WITH TEMPORARY EROSION CONTROL AS SHOWN ON THE DESIGN PLANS AND AS DESCRIBED WITHIN THIS EROSION CONTROL PLAN WITHIN 14-DAYS OF DISTURBANCE. AREAS LOCATED WITHIN 100' 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.

1. SOIL STOCKPILES

STACKS OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH EROSION CONTROL MIX OR RIPRAP BY NOVEMBER 15. THEN THE SITE NEEDS TO BE PROTECTED 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.

STOCKPILES WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

2. NATURAL RESOURCES PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH STAPLES OR PROTECTED WITH EROSION CONTROL MATS. DURING WINTER CONSTRUCTION, A DOUBLE LINE OF SEDIMENT BARRIERS (IE SILT FENCE) BACKED WITH HAY BALES OR EROSION CONTROL MIX WILL BE PLACED BETWEEN ANY NATURAL RESOURCES AND THE DISTURBED AREA. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

3. SEDIMENT BARRIERS

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

4. MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DISTURBED UNTIL AREAS OF FUTURE LOAM AND MULCH HAVE BEEN COVERED AND MULCHED WITH HAY AND STRAW. MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75-LBS/1000 SF. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED WITH STAPLES TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL. MULCH NETTING SHALL BE APPLIED TO ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAY'S WITH A SLOPE GREATER THAN 8%. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

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

5. MULCHING ON SLOPES AND DITCHES

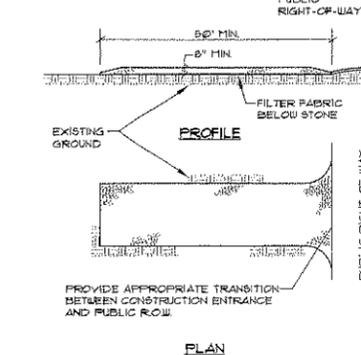
SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 750 LBS/1000 SF. ON ALL SLOPES GREATER THAN 8%.

MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAY'S WITH A SLOPE GREATER THAN 8%. PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

6. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 15, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE PINE 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 15 AND THE EXPOSED AREA HAS BEEN LOANED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. DORMANT SEEDING MAY BE SELECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED.

PUBLIC RIGHT-OF-WAY



- NOTES:
- STONE SIZE- AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/2") USE CRUSHED STONE.
 - LENGTH- AS SHOWN ON PLANS, MIN 50 FEET.
 - THICKNESS- NOT LESS THAN EIGHT (8) INCHES.
 - WIDTH- NOT LESS THAN FULL WIDTH OF ALL POINT OF INGRESS OR EGRESS.
 - MAINTENANCE- THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOODING OF SEDIMENT ONTO THE 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 SHOULD BE DISPOSED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAY AND MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

(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.

7. TRENCH DEWATERING AND TEMPORARY STREAM DIVERSION

WATER FLOW CONSTRUCTION TRENCH DEWATERING OR TEMPORARY STREAM DIVERSION WILL PASS FIRST THROUGH A FILTER BAG OR SECONDARY CONTAINMENT STRUCTURE (E.G. HAY BALE LINED POOL) PRIOR TO DISCHARGE. THE DISCHARGE SITE SHALL BE SELECTED TO AVOID FLOODING AND SEDIMENT DISCHARGES TO A PROTECTED RESOURCE. IN NO CASE SHALL THE FILTER BAG OR CONTAINMENT STRUCTURE BE LOCATED WITHIN 100 FEET OF A PROTECTED NATURAL RESOURCE.

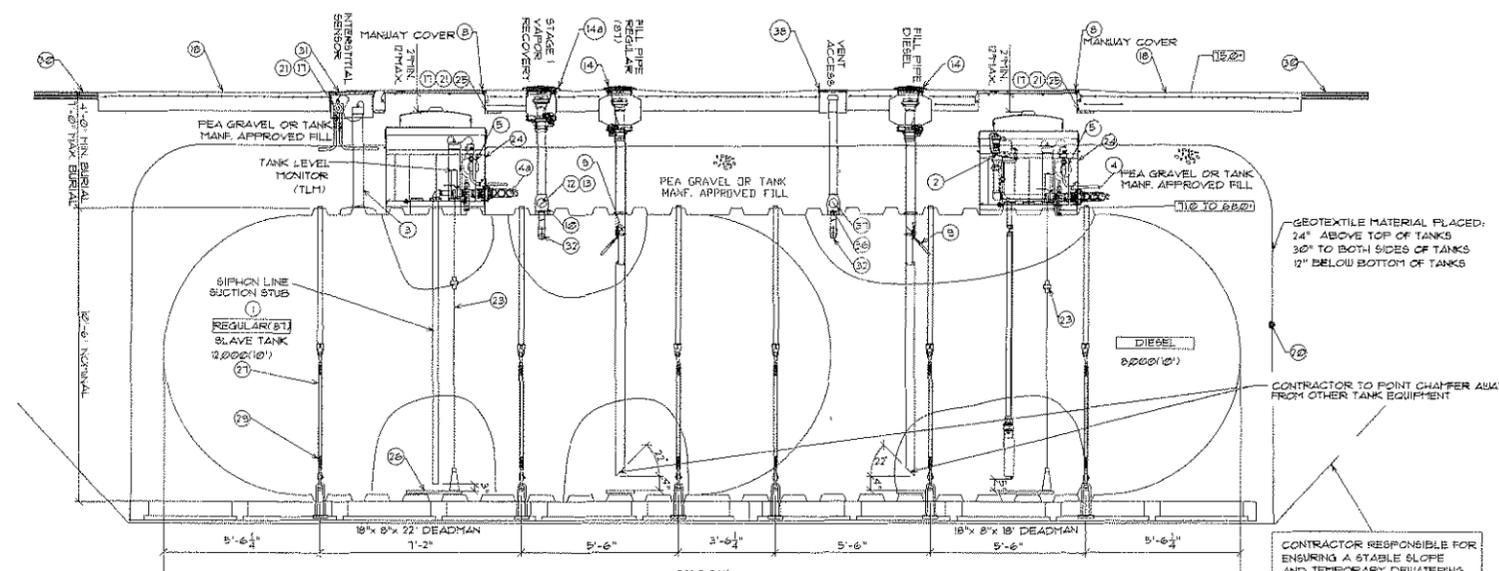
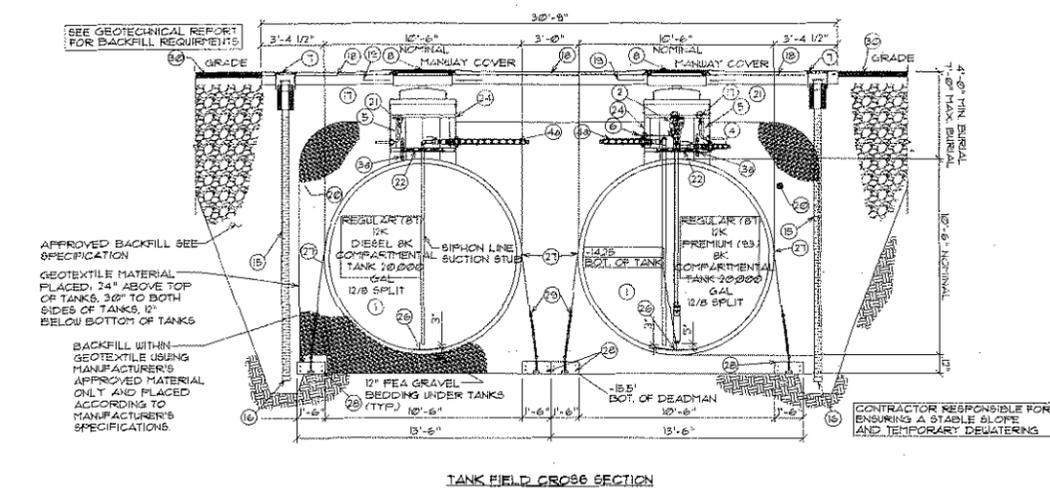
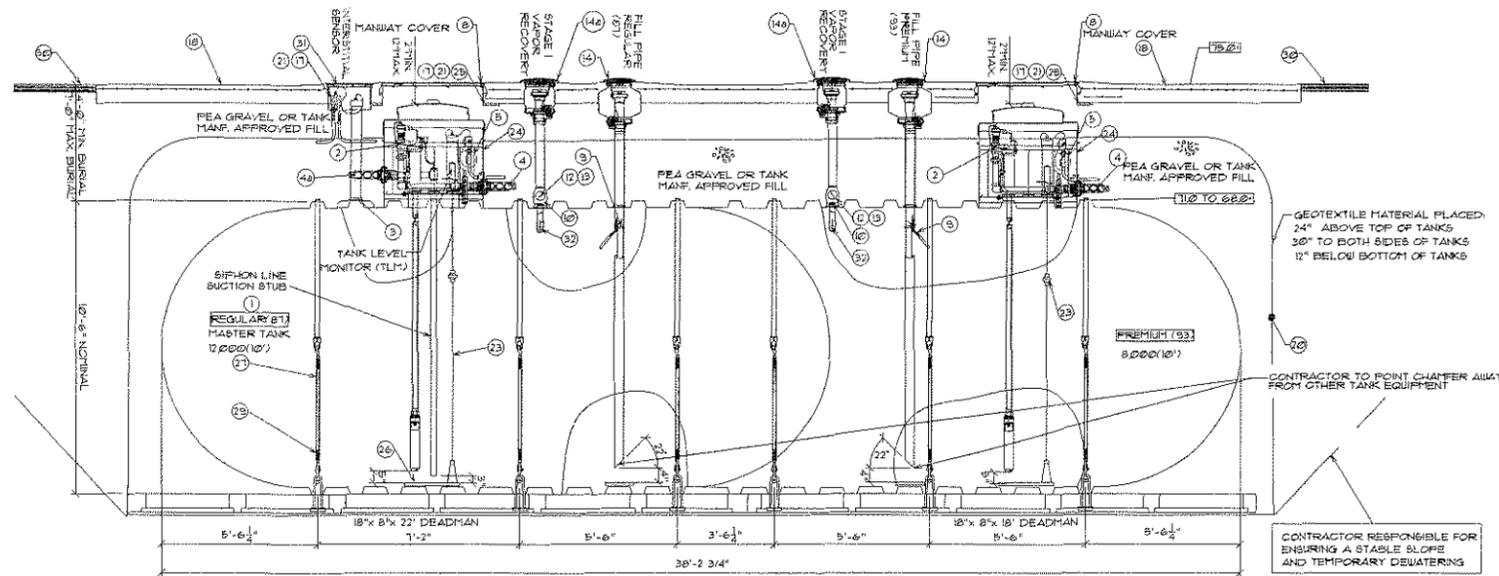
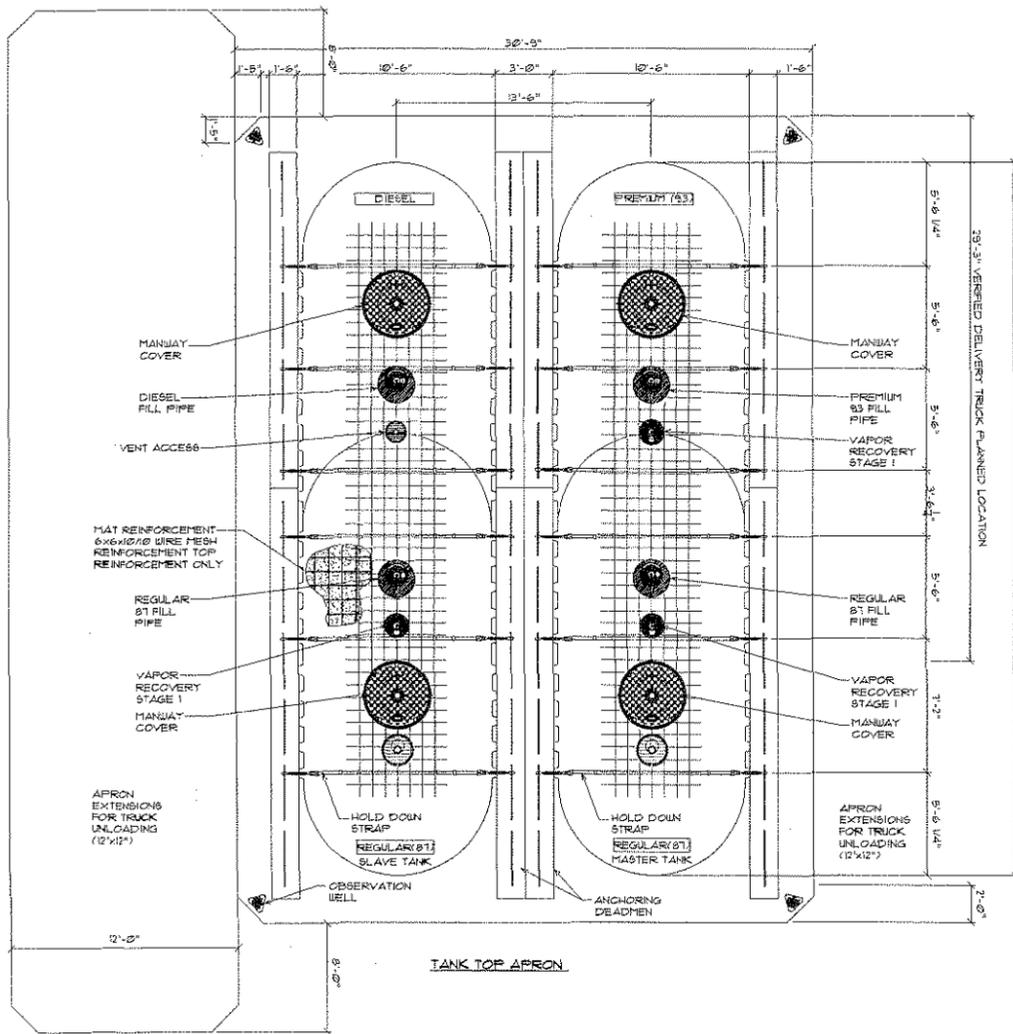
8. INSPECTION AND MONITORING

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, OR AT LEAST EVERY SEVEN (7) DAYS, THE 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 SEEDINGS AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR UNSTABILIZED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

1. 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 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



PARTS LEGEND

- 1) 20,000 GALLON COMPARTMENTAL (12" DIA. X 38'-2 3/4") DOUBLE-WALL FIBERGLASS UNDERGROUND GASOLINE STORAGE TANK (CONTAINMENT SOLUTIONS) 12,000 / 8,000 BRIT UNDERGROUND GASOLINE STORAGE TANK (CONTAINMENT SOLUTIONS)
- 2) 2 HP SUBVERSIBLE PUMP W/ LEAK DETECTOR "PE PETRO" VARIABLE SPEED PUMP
- 3) PROPOSED VEEDER-ROOT TLS-350 INTERSTITIAL TANK MONITOR PROBE (VTR14390-XXX (2))
- 4) VEEDER-ROOT STP 50MP SENSOR (V/R PART #154382-350)
- 5) VEEDER-ROOT INVENTORY PROBE TO BOTTOM OF TANK (VTR41390-107)
- 6) PRODUCT LINES (1/8" PER FOOT SLOPE MIN) 2" FRP (SMITH FIBERCAST)
- 7) SUPPLY LINE IN A 3" FRP LINE (SMITH FIBERCAST)
- 8) SIPHON LINE (1/8" PER FOOT SLOPE MIN) 2" FRP (SMITH FIBERCAST)
- 9) SUPPLY LINE IN A 3" FRP LINE (SMITH FIBERCAST)
- 10) 2" WIRE CABLE SUPPLIED W/ PROBE.
- 11) ELECTRICAL CONDUIT FOR SUBVERSIBLE PUMP
- 12) 18" DIA. CAST IRON MANHOLE, OPU 1804-MH
- 13) FIBERGLASS MANHOLE FRAME AND COVER
- 14) 4" FILL RISER W/ OPU 61-T-4" DNOR TUBE W/ OPU 56ALP-1020-BVR SWIVEL ADAPTOR AND 634T-1062-EVR 4" TIGHT FILL CAP
- 15) 3" EXTRACTOR TUBE W/ 233-4433 VALVE EXTRACTOR ASSEMBLY (OPU 61VSA-1020-EVR ADAPTER W/ OPU TH-3005-EVR3" CAP
- 16) 2" STAINLESS STEEL FLEX LINE (HOSEMASTER) FRFP - 2 X 18
- 17) 3" SINGLE-WALL FIBERGLASS STAGE II VAPOR RECOVERY LINE (SMITH)
- 18) 3" SINGLE-WALL FIBERGLASS VENT LINE (SMITH)
- 19) FILL SEALABLE COVER SPILL CONTAINER BY "EBC" MODEL 15-470-01 VAPOR RECOVERY STAGE I SEALABLE COVER SPILL CONTAINER MANUFACTURED BY "EBC" MODEL 105-458-01
- 20) 4" SLOTTED P.V.C. PIPE OBSERVATION WELL, (1 @ EACH CORNER OF TANK INSTALLATION (4 REQUIRED)
- 21) CAP EACH OBSERVATION WELL.
- 22) EPOXY SEAL PER NPA SPECS. (ELECTRICAL SEAL OFF)
- 23) 8" THICK CONC. PAD W/ 6 X 8 @ 10/0 WIRE REINFORCEMENT. (4-20' LOADING)
- 24) 5 REBARS @ 8" O.C. (TYP.)
- 25) PEAS GRAVEL BACKFILL AROUND TANKS TO EXTEND 12" BELOW BOTTOM OF TANKS (TYP.) MUST HAVE MIN DIA. OF 1/8" AND MAX. DIA. OF 3/4" (PER CONTAINMENT SOLUTIONS GUIDELINES)
- 26) WEATHERPROOF JUNCTION BOX W/ NPT STUDS (16" O.U. MIN)
- 27) 22" MANWAY MANUFACTURED BY CONTAINMENT SOLUTIONS
- 28) INVENTORY PROBE TO BOTTOM OF TANK (VTR41390-141)
- 29) 42" CONTAINMENT COLLAR W/ TURBINE ENCLOSURE (CONTAINMENT SOLUTIONS BU-PTC-W-42)
- 30) 1" THICK COMPRESSIBLE FOAM BOARD (TYP.)
- 31) 10 GA. STEEL WEAR PLATE
- 32) HOLD DOWN STRAPS BY TANK MANUFACTURER
- 33) CONTAINMENT SOLUTIONS PRECAST CONCRETE DEADMEN
- 34) 3/4" GALVANIZED TURBUCKLE ASSEMBLY W/ HOOK ENDS. (TB-3418)
- 35) ASPHALT PAVEMENT
- 36) 10 GA. STEEL WEAR PLATE
- 37) HOLD DOWN STRAPS BY TANK MANUFACTURER
- 38) BRAVO B-33-BK 3" X 21"
- 39) SMITH BONDED 3" ENTRY FITTING
- 40) BRAVO TEST BOOT BR-3" ENTRY FITTING
- 41) 2" EXTRACTOR TUBE W/ 233-4420 VALVE EXTRACTOR ASSEMBLY (OPU 116 4" CAP
- 42) 3" SINGLE-WALL FIBERGLASS VENT LINE (SMITH)
- 43) FAIRFIELD STANDARD (12") MANHOLE (120-B)

* THE ELEVATION SHOWN IS APPROXIMATE AND WILL VARY WITH THE CROSS SLOPE AS INDICATED ON THE GRADING PLAN.

SEBAGO
TECHNICALS
78 John Roberts Rd. - Suite 1A
Seabrook, ME 04096
Tel: 603-882-2110
www.sebagotech.com

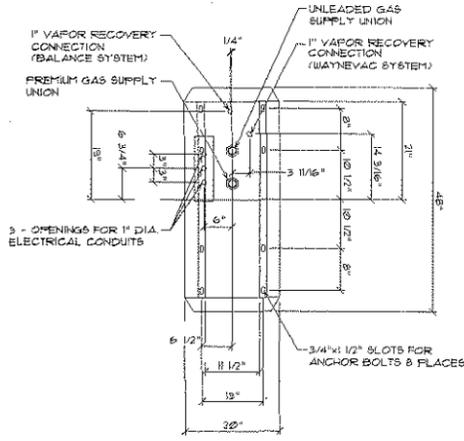
PROJECT NO: FIELD BOOK DESIGN: CHRD DRAWN: JAR
DATE: 08/27/11

FUEL TANK DETAILS
OF:
CUMBERLAND FARMS
250 SUGARHILL STREET
LEWISTON, MAINE
FOR:
CUMBERLAND FARMS, INC.
100 CROSSING BOULEVARD
FRAMMINGHAM, MA 01702

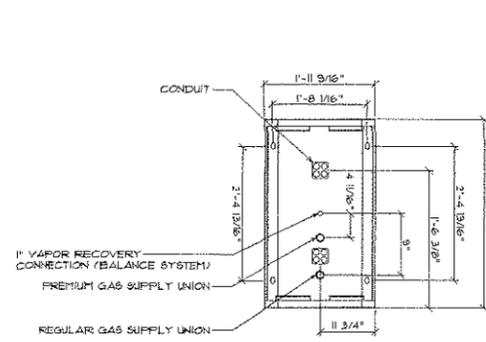
DATE: 08-27-11 SCALE: AS NOTED
SHEET 9 OF 11

PARTS LEGEND

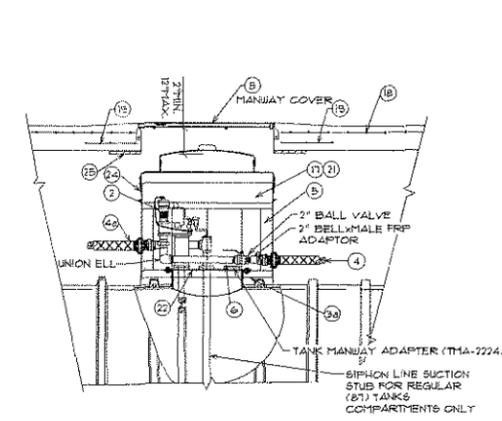
- ① 20,000 GALLON COMPARTMENTAL (16" DIA. X 38"-3 3/4") DOUBLE-WALL FIBERGLASS UNDERGROUND GASOLINE STORAGE TANK (CONTAINMENT SOLUTIONS) 12000 / 8200 SPLIT UNDERGROUND GASOLINE STORAGE TANK (CONTAINMENT SOLUTIONS)
- ② 2 HP SUBMERSIBLE PUMP W/ LEAK DETECTOR (FE PETRO) VARIABLE SPEED PUMP
- ③ PROPOSED VEEDER-ROOT TLS-350 INTERSTITIAL TANK MONITOR, PROBE #VRS4350-XXX (2)
- ④ VEEDER-ROOT STP SUMP SENSOR (VSR PART #VRS300-350)
- ⑤ VEEDER-ROOT INVENTORY PROBE TO BOTTOM OF TANK #VRS41300-101
- ⑥ PRODUCT LINES (1/8" PER FOOT SLOPE MIN.) 2" FRP (SMITH FIBERCAST)
- ⑦ SUPPLY LINE IN A 3" FRP LINE (SMITH FIBERCAST)
- ⑧ SIPHON LINE (1/8" PER FOOT SLOPE MIN.) 2" FRP (SMITH FIBERCAST)
- ⑨ SUPPLY LINE IN A 3" FRP LINE (SMITH FIBERCAST)
- ⑩ 2" WIRE CABLE SUPPLIED W/ PROBE
- ⑪ ELECTRICAL CONDUIT FOR SUBMERSIBLE PUMP
- ⑫ 18" DIA. CAST IRON MANHOLE, OPU #04-HW
- ⑬ FIBERGLASS MANHOLE FRAME AND COVER
- ⑭ 4" FILL RISER W/ OPU 61-T-41 DROP TUBE W/ OPU 15ALP-1020-EVR
- ⑮ 6" VLV ADAPTOR, AND 634T-1002-EVR, 4" TIGHT FILL CAP
- ⑯ 3" EXTRACTOR TUBE W/ 233-4453 VALVE EXTRACTOR ASSEMBLY (OPU 61V6A-1020-EVR ADAPTOR W/ OPU 171-1000-EVR) CAP
- ⑰ 2" STAINLESS STEEL FLEX LINE (HOSEMASTER) RFPF - 2 X 18
- ⑱ 3" SINGLE-WALL FIBERGLASS STAGE II VAPOR RECOVERY LINE (SMITH)
- ⑲ 3" SINGLE-WALL FIBERGLASS VENT LINE (SMITH)
- ⑳ FILL SEALABLE COVER SPILL CONTAINER BY "EBS" MODEL TIS-470-01
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- ㉒ 4" SLOTTED P.V.C. PIPE OBSERVATION WELL, (1 @ EACH CORNER OF TANK INSTALLATION (4 REQUIRED))
- ㉓ CAP EACH OBSERVATION WELL.
- ㉔ EPOXY SEAL PER NFPA SPEC. (ELECTRICAL SEAL OFF)
- ㉕ 8" THICK CONC. PAD W/ 6" X 6" 10/20 WIRE REINFORCEMENT, (H-20 LOADING)
- ㉖ 5" REBAR 5 @ 8" O.C.S.W. (TYP.)
- ㉗ PEA GRAVEL BACKFILL AROUND TANKS TO EXTEND 12" BELOW BOTTOM OF TANKS (TYP.) MUST HAVE MIN. DIA. OF 1/8" AND MAX. DIA. OF 3/4" (PER CONTAINMENT SOLUTIONS GUIDELINES)
- ㉘ WEATHERPROOF JUNCTION BOX W/ NPT STUDS (1/6" CU. MIN.)
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- ㉚ INVENTORY PROBE TO BOTTOM OF TANK #VRS41300-101
- ㉛ 42" CONTAINMENT COLLAR W/ TURBINE ENCLOSURE (CONTAINMENT SOLUTIONS SW-PTS-017-42)
- ㉜ 1" THICK COMPRESSIBLE FOAM BOARD (TYP.)
- ㉝ 10 GA. STEEL WEAR PLATE
- ㉞ HOLD DOWN STRAPS BY TANK MANUFACTURER
- ㉟ CONTAINMENT SOLUTIONS PRECAST CONCRETE DEADMEN
- ㊱ 3/4" GALVANIZED TURNBUCKLE ASSEMBLY W/ HOOK ENDS, (TB-3418)
- ㊲ ASPHALT PAVEMENT
- ㊳ FAIRFIELD STANDARD (12") MANHOLE (120-8)
- ㊴ BALL VALVE 301V-307B
- ㊵ BRAVO B-33-BR 3" X 2" T
- ㊶ SMITH BONDED 3" ENTRY FITTING
- ㊷ BRAVO TEST BOOT BR-3" ENTRY FITTING
- ㊸ 2" EXTRACTOR TUBE W/ 233-4420 VALVE EXTRACTOR ASSEMBLY (OPU OPU 18 4" CAP
- ㊹ 2" SINGLE-WALL FIBERGLASS VENT LINE (SMITH)



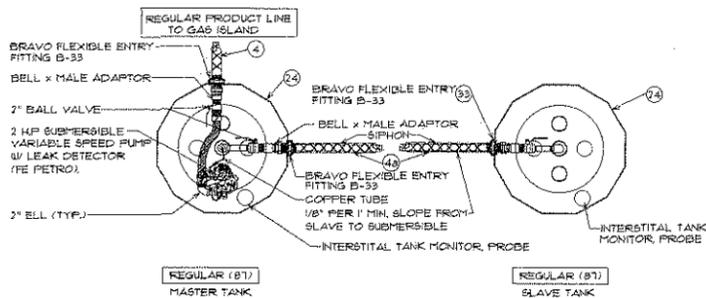
DISPENSER FOOTING DETAIL
NOT TO SCALE



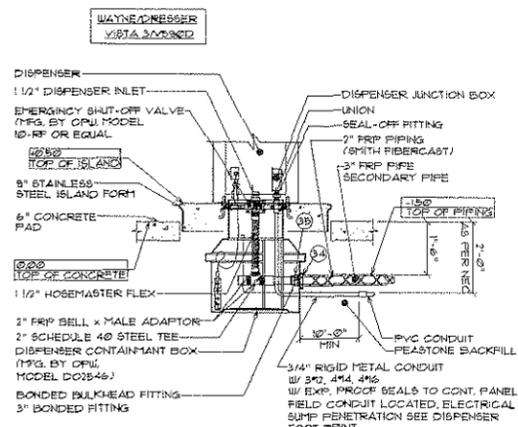
DISPENSER FOOTING DETAIL
NOT TO SCALE



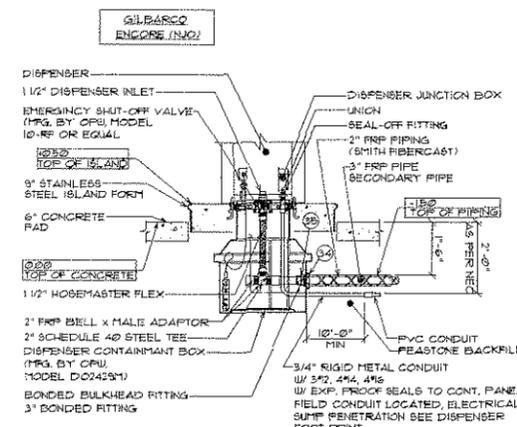
TYPICAL TANK SUMP DETAIL
NOT TO SCALE



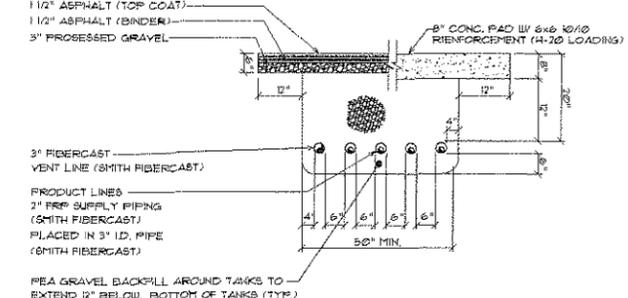
TYPICAL REGULAR TANK SUMP PLAN
NOT TO SCALE



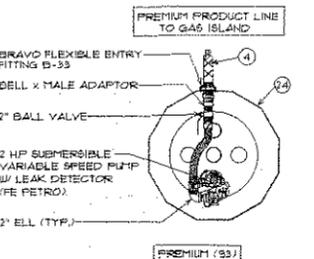
WAYNE DISPENSER SUMP DETAIL
NOT TO SCALE



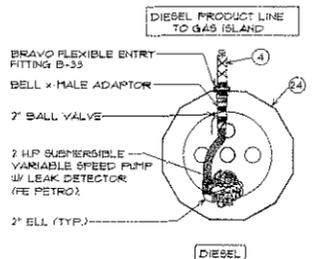
GILBARCO DISPENSER SUMP DETAIL
NOT TO SCALE



CROSS SECTION OF PIPING TRENCH DETAIL
NOT TO SCALE



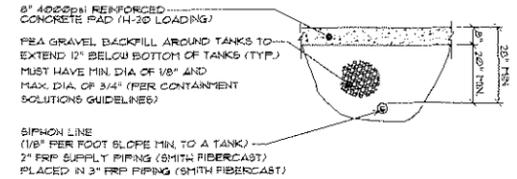
TYPICAL PREMIUM TANK SUMP PLAN
NOT TO SCALE



TYPICAL DIESEL TANK SUMP PLAN
NOT TO SCALE

TYPICAL PIPING TEST

- PIPING MANUFACTURER'S TEST REQUIREMENTS PER SMITH FIBERCAST INSTALLATION INSTRUCTIONS FOR DU AND SU FRP PIPING.
1. TEST ENTIRE PRIMARY SYSTEM (HARD WALL) AT 50 P.S.I.
 2. CONTINUE TO MAINTAIN 50 P.S.I. FOR A PERIOD OF ONE (1) HOUR
 3. TEST ENTIRE SECONDARY PIPING SYSTEM (HARD WALL) AT 5 P.S.I.
 4. CONTINUE TO MAINTAIN 5 P.S.I. FOR A PERIOD OF ONE (1) HOUR
 5. UPON COMPLETION OF INSTALLATION ENTIRE UNDERGROUND SYSTEM WILL BE PRECISION TESTED BY A LICENSED THIRD PARTY

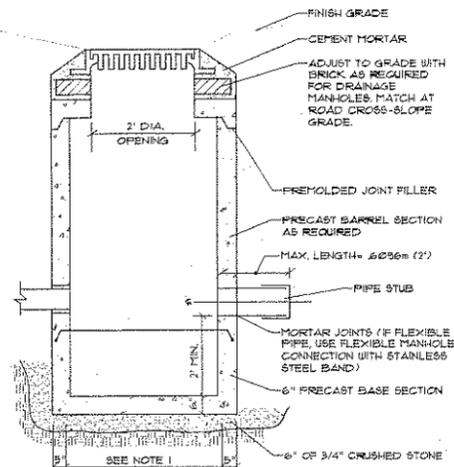


CROSS SECTION OF SIPHON LINE TRENCH DETAIL
NOT TO SCALE

SEBAGO TECHNICALS
WWW.SEBAGOTECHNICALS.COM
75 John Rogers Rd. Suite 1A
Stonington, ME 04105
Tel: 207-526-2100 Fax: 207-526-2101

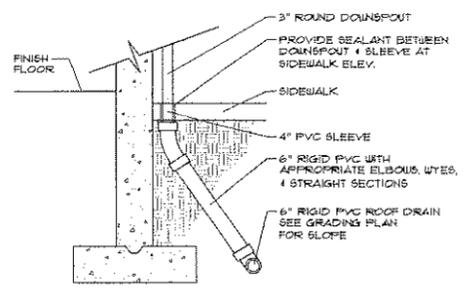
PROJECT NO. 88221
FIELD BOOK DESIGN CHRD DRAWN JAR
CF/SGD RAM

STANDARD FUEL DETAILS
OF:
CUMBERLAND FARMS
753798 SABATINUS STREET
LEWISTON, MAINE
FOR:
CUMBERLAND FARMS, INC.
100 CROSSING BOULEVARD
FRAMINGHAM, MA 01702

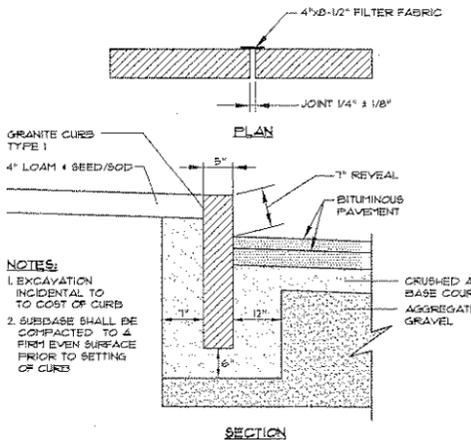


- NOTES:**
- 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
 - DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
 - PIPE SIZES AND INVERTS AS NOTED ON PLANS.
 - CATCH BASIN FRAME AND GRATE TO BE ETHERIDGE FOUNDRY E2456 AND/OR DR5A (WITH GRANITE STONE) APPROVED EQUAL. LOW PROFILE FRAMES AND COVERS MAY BE USED AS A SUBSTITUTE.
 - DRAINAGE MANHOLE FRAME AND COVER TO BE ETHERIDGE FOUNDRY E2456 OR APPROVED EQUAL.

TYP. DRAINAGE STRUCTURE & CATCH BASIN
NOT TO SCALE

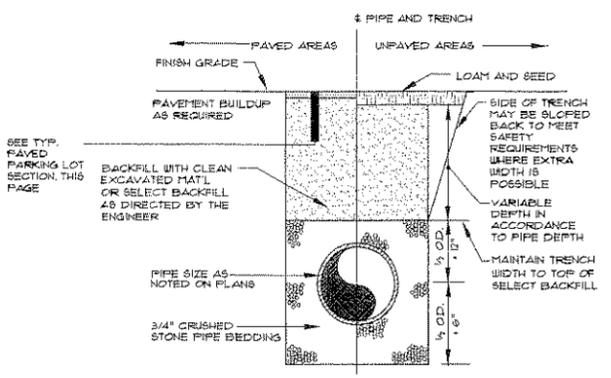


ROOF DRAIN CONNECTOR
NOT TO SCALE

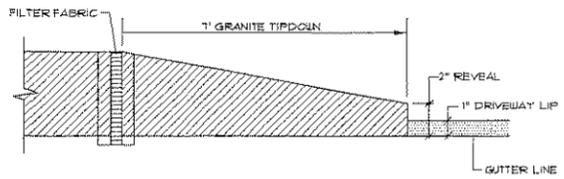


- NOTES:**
- EXCAVATION INCIDENTAL TO COST OF CURB.
 - SUBBASE SHALL BE COMPACTED TO A FIRM EVEN SURFACE PRIOR TO SETTING OF CURB.

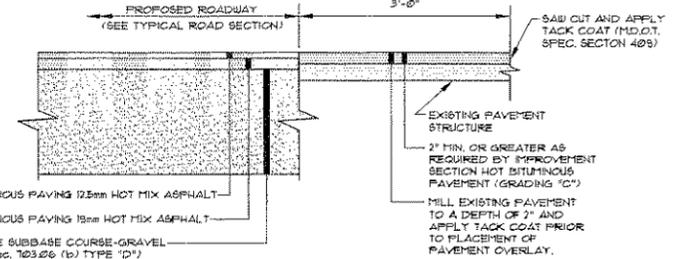
VERTICAL GRANITE CURB
NOT TO SCALE



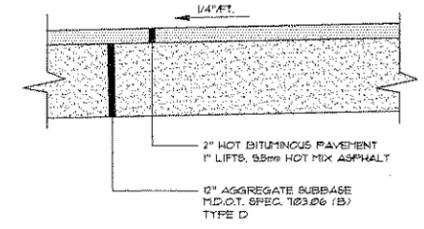
TYPICAL TRENCH SECTION
NOT TO SCALE



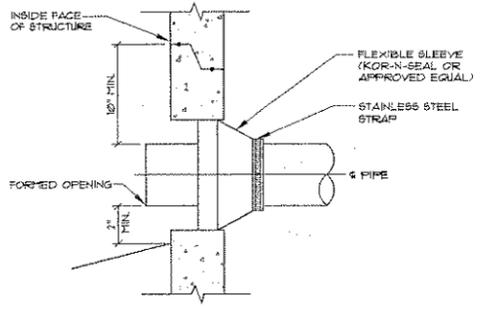
TYPICAL TIPDOWN CURB INSTALLATION
NOT TO SCALE



TYPICAL PAVEMENT JOINT
NOT TO SCALE

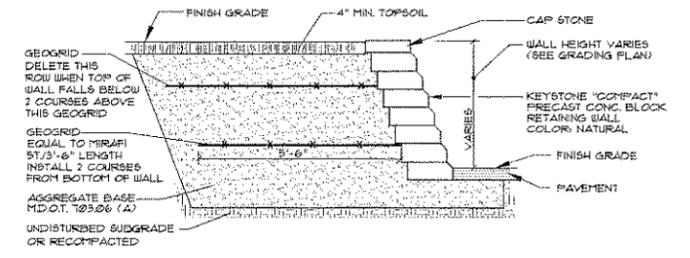


BITUMINOUS SIDEWALK
NOT TO SCALE

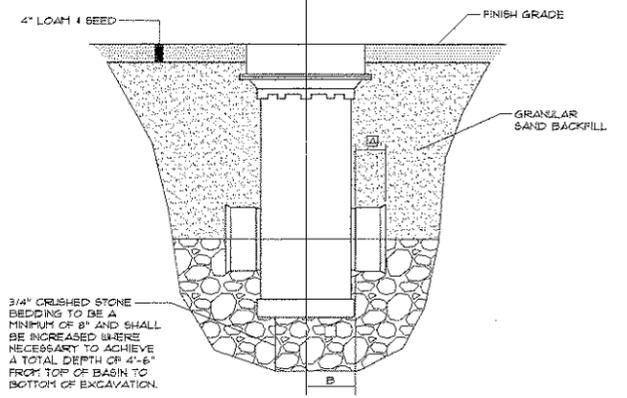


NOTE:
ALL NEW PENETRATIONS INTO EXISTING MANHOLES SHALL BE PERFORMED BY CORING THE EXISTING STRUCTURE AND INSTALLING A BOOTED CONNECTION.

NEW PIPE TO EXISTING STRUCTURE CONNECTION
NOT TO SCALE

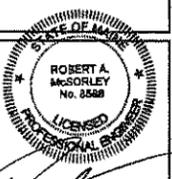


SEGMENTAL RETAINING WALL
NOT TO SCALE



BODY SIZE	ADAPTER SIZE	A HOLLOW	A FIB.	B HOLLOW
24"	4"	3.25	3.75	13.50
24"	6"	3.75	5.50	14.40
24"	8"	4.50	6.25	14.90
24"	10"	5.25	6.50	15.15
24"	12"	5.75	7.50	15.40

NYLOPLAST DRAIN BASIN
NOT TO SCALE
MODEL ADS N-12 BELL



6/30/12	REVISION FOR PLANNING BOARD REVIEW	STATUS
7/27/12	SUBMISSION TO THE CITY OF LEWISTON	STATUS
DATE	BY	STATUS

SEBAGO
ENGINEERS ARCHITECTS
75 Main Street, Lewiston, ME 04203
Tel: 207-793-9700

DESIGN: CHKD
DRAWN: RAM
CHECKED: CFSB
PROJECT NO.: 88221

DETAILS
OF:
CUMBERLAND FARMS
753-793 SABATTUS STREET
LEWISTON, MAINE
FOR:
CUMBERLAND FARMS, INC.
100 CROSSING ROAD
FRAMINGHAM, MA 01702



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 6, 2012
RE: September 10, 2012 Planning Board Agenda Item V(a)

De minimis change request: Greyhound Service at J&S Oil, 1103 Lisbon Street.

J&S Oil Company has submitted a request to amend their traffic movement permit (TMP) for their gas station, convenience store, and manual and automatic car wash facility at 1075-1103 Lisbon Street to include Greyhound bus service. The Board may recall this development was approved on February 13, 2012 at which time a TMP was approved for 216 AM, 250 PM, and 210 Saturday peak hour trip ends.

The applicant is now proposing to add Greyhound Service consisting of six buses a day: 3 north to Bangor and 3 south to Boston/NYC averaging 25 passengers per day. The bus schedule is anticipated to be as follows:

9:05AM-Bangor
3:30PM-Bangor
10:00PM-Bangor
7:45AM-Boston-NYC
1:15PM-Boston-NYC
3:55PM-Boston-NYC

The applicant's traffic engineer Gorrill-Palmer has projected additional traffic during the AM and PM peak hours assuming 8 boardings in each time period (assuming twice the average) would be 18 trip ends during both peak hours (8 cars in and out plus one bus in and out). These additional trip ends are not anticipated to significantly alter the findings of the traffic impact study which was based on 216 AM, and 250 PM trip ends respectively. Therefore, no physical changes are planned for the building or site plan.

The City's peer reviewer for TMP's, HNTB has review and is satisfied with the Gorrill-Palmer's assessment that the additional trip end will have little significance to the findings of the Traffic Impact Study.

Traffic movement permits fall under the authority of the Planning Board as per Article XIII, Section 2(a)(14). Given the insignificant change in traffic proposed with bus service, staff is recommending approval of this amendment as a de minimis change, that being of a minor nature, for which a public hearing is not required.

ACTION NECESSARY

Make a motion finding that the request of J & S Oil Company, LLC to amend the traffic

movement permit (TMP) for their gas station, convenience store, and manual and automatic car wash facility at 1075-1103 Lisbon Street to include Greyhound bus service is a de minimis change pursuant to Article XIII, Section 3(k) of the Zoning and Land Use and that an amended TMP be issued.

**CJ Developers, Inc.
35 Primrose Lane
Freeport, Maine 04032**

September 5, 2012

Mr. David Hediger
Deputy Director/Planner
27 Pine Street
3rd Floor
Lewiston, Maine 04240

Re: Application for Traffic Movement Permit Modification, J&S Oil Co., Inc.

Dear Mr. Hediger:

On behalf of J&S Oil, Co., Inc., please find enclosed the Application for Traffic Movement Permit Modification. J&S Oil, is looking to add a Greyhound Bus Stop service to its new store on Lisbon Street in Lewiston.

Based on historical ridership to and from Lewiston, Greyhound projects that on average they will service approximately 25 passengers per day. Gorrill-Palmer prepared a traffic analysis of this new service and concluded that "these additional trip ends are not anticipated to significantly alter the findings of the traffic impact study." Also enclosed is a site plan prepared by E.S. Coffin Engineering, which shows the bus turning movements on site. As you have informed us, HNTB has reviewed the Traffic Movement Permit Modification request and concur with Gorrill-Palmers findings.

Please place J&S Oil on the September 10, 2012 Planning Board agenda as a de minimis change. Should you have any questions or need any additional information, please do not hesitate to contact me.

Sincerely,



David D. Latulippe

Cc: John Babb, J&S Oil
Tom Gorrill, Gorrill-Palmer
Jim Coffin, E.S. Coffin Engineering

2605/26

DEPARTMENT OF TRANSPORTATION
TRAFFIC ENGINEERING DIVISION

ID# : _____
Fees Paid: _____
Date Received: _____

APPLICATION FOR TRAFFIC MOVEMENT PERMIT
MODIFICATION

This form shall be used to request approval of minor changes to: (a) project design or operation; or (b) the conditions of a permit as previously approved by the Department of Transportation or the Department of Environmental Protection.

A processing fee of \$500.00 (check payable to Treasurer, State of Maine) is required at the time of application submittal.

If significant changes are proposed, then a complete new or amendment application may be required by the department.

(Please type or print)

Name of Applicant: J&S Oil Co. Inc Attn: Mr. John Babb

Address: 867 Western Avenue - PO Box 8 - Manchester, Maine 04351

Telephone Number: (207) 657-6910

Name of Contact or Agent: Gorrill-Palmer Consulting Engineers, Inc. Attn: Tom Gorrill

Telephone Number: (207) 657-6910 (207) 657-6912 Fax

LOCATION OF ACTIVITY

Name of Project: Proposed Convenience Store with fueling positions and car wash

Municipality or Township Lewiston County: Androscoggin

REQUIRED INFORMATION

1. Existing DOT or DEP Permit Number: City of Lewiston; Permit Dated 3/2/12

2. DOT or DEP Project Manager for previous application (if known): David Hediger

3. Description of Proposed Change: _____

Applicant proposes to add Greyhound Service consisting of six buses a day, 3 north to Bangor and 3 south to Boston/NYC averaging 25 passengers per day. The bus schedule is anticipated to be as follows:

9:05AM—Bangor
3:30PM—Bangor
10:00PM—Bangor
7:45AM—Boston-NYC
1:15PM—Boston-NYC
3:55PM—Boston-NYC

Projected additional traffic during the AM and PM peak hours assuming 8 boardings in each time period (assuming twice the average) would be 18 trip ends during both peak hours (8 cars in and out plus one bus in and out). These additional trip ends are not anticipated to significantly alter the findings of the traffic impact study which was based on 216 AM, and 250 PM trip ends respectively.

No physical changes are planned for the building or site plan.

(Attach additional sheet(s), if necessary)

4. Provide all documentation necessary to support the proposed change. This documentation shall include, as appropriate, revised site plans, construction drawings and technical data. (If you are unsure of what information to include, please contact the original DOT or DEP project manager, or the Traffic Engineering Division. No changes are planned to the site plan and the additional traffic resulting from the bus stop will not change the findings of the traffic report submitted with the application.
5. Does your proposal involve a significant expansion of the project, change the nature of the project, or modify any Department findings with respect to any licensing criteria? No (if you are unsure how to answer this or if your answer is “yes”, please contact the original DOT or DEP project manager, or the Division of Land Resource Regulation in either Portland, Augusta, or Bangor for assistance).

If yes, you must provide public notice (see attached form). By signing this application, you certify that the completed notice has been sent by certified mail to abutters and municipal officials: and has been published once in a newspaper circulated in the area where the project is located.

NOTE: All supporting documents summarized above must be attached to this form and sent to the nearest appropriate DOT Office located below: File the modification “Attention Division Traffic Engineer” in the appropriate Division office.

MDOT Division 1
PO Box 1178
41 Rice Street
Presque Isle, ME 04769
Tel: (207) 764-2060

MDOT Division 2
PO Box 539
High Street
Ellsworth, ME 04605
Tel: (207) 667-5556

MDOT Division 3
PO Box 1208
219 Hogan Road
Bangor, ME 04402-1208
Tel: (207) 941-4500

MDOT Division 4
Route 201
10 Mountain Avenue
Fairfield, ME 04937

MDOT Division 5
143 Rankin Street
PO Box 566
Rockland, ME 04841

MDOT Division 6
PO Box 1940
Portland, ME 04101
Tel: (207) 883-5546

Tel: (207) 453-7377

Tel: (207) 596-2230

MDOT Division 7
PO Box 817
Dixfield, ME 04224-0683
Tel: (207) 562-4228

"I certify under penalty of law that I have personally examined the information submitted in this document and all attachments thereto and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe the information is true, accurate, and complete I authorize the Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to determine the accuracy of any information provided herein. I am aware there are significant penalties for submitting false information, including the possibility of fine and imprisonment".

John L. Babb
SIGNATURE OF APPLICANT

DATE: 7/18/2012

JOHN L. BABB
PRINT OR TYPED NAME

PRESIDENT JFS OIL CO., INC.
TITLE

THE APPLICATION FEE IS DUE AT THE TIME OF APPLICATION SUBMITTAL. THE APPLICATION WILL NOT BE PROCESSED UNTIL THIS FEE IS PAID.

138291

DATE	DESCRIPTION	AMOUNT	DEDUCTION	NET AMOUNT
7/24/12	LIC BUS STOP	500.00		500.00
7/24/12	138291	500.00		500.00

THIS DOCUMENT CONTAINS MICROPRINT SIGNATURE LINE, BLEED THRU NUMBERS AND A WATERMARK ON BACK

J & S OIL CO., INC.
P.O. BOX 8
MANCHESTER, ME 04351

VOID AFTER 180 DAYS

BANGOR SAVINGS BANK
AUGUSTA, ME 04930
52-7439/2112

138291

FIVE HUNDRED & NO/100 DOLLARS
PAY TO THE ORDER OF:

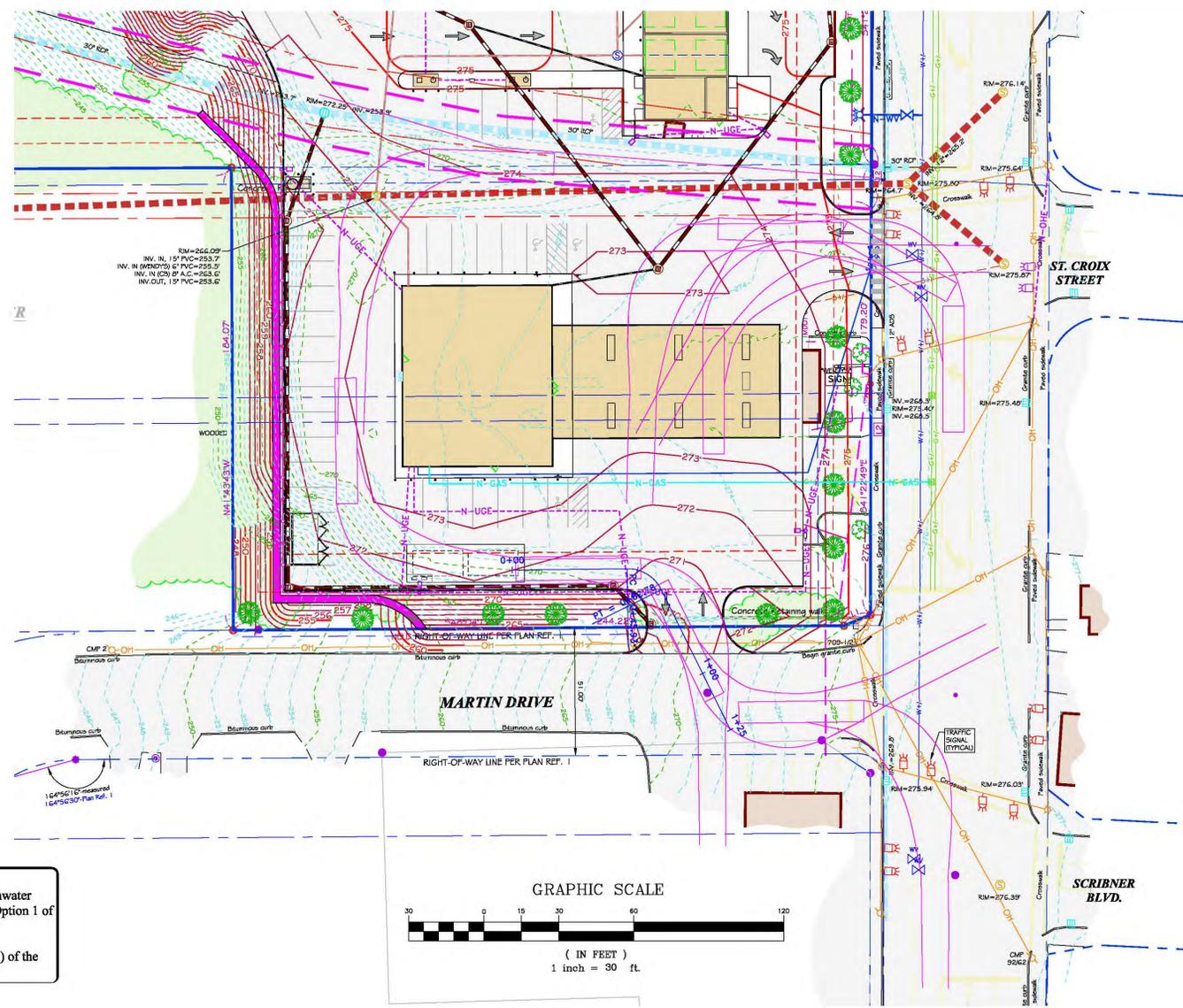
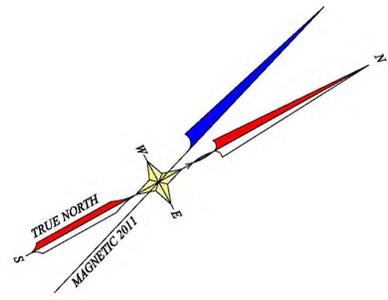
DATE: 7/24/12 CHECK NO: 138291 AMOUNT: *****500.00

CITY OF LEWISTON
CITY HALL
27 PINE STREET
LEWISTON ME 04240

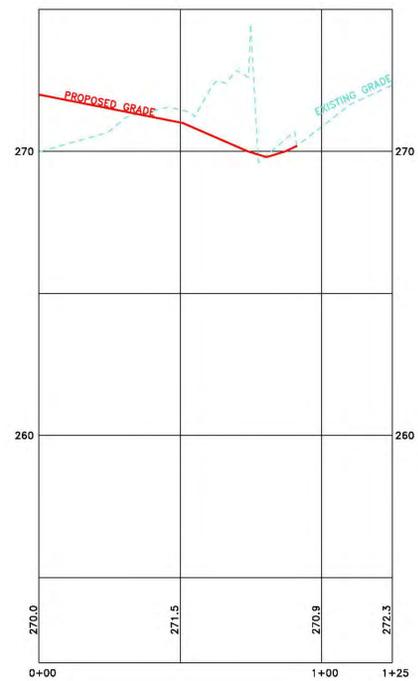
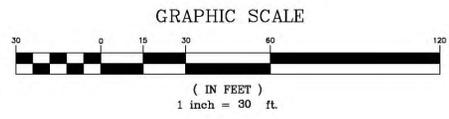
JOHN & SONJA BABB
KASONDRA BABB


AUTHORIZED SIGNATURE

⑈ 138291 ⑈ ⑆ 211274382⑆ 2010078887⑈



NOTES:
 1) All work shall conform to Article XIII, Section 15 (Post-construction stormwater management standards) of the Zoning and Land Use Code. In particular, Option 1 of the performance guarantee shall be adhered to.
 2) All work shall conform to Article XIII, Section 11 (Expiration of Approval) of the Zoning and Land Use Code.



EXISTING	LEGEND	PROPOSED
● IRON ROD FOUND	○ PROPOSED 5/8" REBAR	○ PROPOSED 5/8" REBAR
■ IRON PIPE FOUND	— 270— PROPOSED CONTOUR	— 274.50'x— PROPOSED SPOT GRADE
— SURVEYED LINE	○ PROPOSED UTILITY LIGHT	○ PROPOSED UTILITY LIGHT
— RIGHT OF WAY LINE	○ PROPOSED WALL-PAK LIGHT	○ PROPOSED WALL-PAK LIGHT
— SETBACK	— N-OHE PROPOSED OVERHEAD ELECTRIC	— N-OHE PROPOSED OVERHEAD ELECTRIC
— EXISTING CONTOUR	— N-UG PROPOSED UNDERGROUND ELECTRIC	— N-UG PROPOSED UNDERGROUND ELECTRIC
— EXISTING BOULDER	— N-GAS PROPOSED GAS LINE	— N-GAS PROPOSED GAS LINE
— EXISTING TRAFFIC LIGHT	— PROPOSED WATER LINE	— PROPOSED WATER LINE
— EXISTING UTILITY POLE	— PROPOSED HYDRANT	— PROPOSED HYDRANT
— EXISTING LIGHT	— PROPOSED SIGN VALVE	— PROPOSED SIGN VALVE
— EXISTING GUY ANCHOR	— SIGN PROPOSED SIGN	— SIGN PROPOSED SIGN
— EXISTING OVERHEAD UTILITY LINE	— PROPOSED SANITARY LINE	— PROPOSED SANITARY LINE
— EXISTING HYDRANT	— PROPOSED CATCH BASIN AND STRAW BALE	— PROPOSED CATCH BASIN AND STRAW BALE
— EXISTING WATER VALVE	— PROPOSED STORM PIPE	— PROPOSED STORM PIPE
— EXISTING WATER LINE	— PROPOSED UNDERDRAIN	— PROPOSED UNDERDRAIN
— EXISTING SIGN	— PROPOSED 2" CALIPER MAPLE TREE	— PROPOSED 2" CALIPER MAPLE TREE
— EXISTING SANITARY MANHOLE	— PROPOSED 4' TP 6" TALL BALSAM FIR	— PROPOSED 4' TP 6" TALL BALSAM FIR
— EXISTING SANITARY LINE	— PROPOSED BOLLARD	— PROPOSED BOLLARD
— EXISTING GAS VALVE	— PROPOSED GRANITE CURB	— PROPOSED GRANITE CURB
— EXISTING GAS LINE	— PROPOSED BITUMINOUS CURB	— PROPOSED BITUMINOUS CURB
— EXISTING CATCH BASIN	— PROPOSED TRUNCATED DOME & WARNING STRIP	— PROPOSED TRUNCATED DOME & WARNING STRIP
— EXISTING STORM PIPE	— PROPOSED DUMPSTER ENCLOSURE AND SLAB	— PROPOSED DUMPSTER ENCLOSURE AND SLAB
— EXISTING CONIFEROUS TREE	— PROPOSED VACUUM ISLAND	— PROPOSED VACUUM ISLAND
— EXISTING DECIDUOUS TREE	— PROPOSED RETAINING WALL	— PROPOSED RETAINING WALL
— EXISTING VEGETATION	— PROPOSED SILT FENCE	— PROPOSED SILT FENCE
— EXISTING CROSS WALK	— PROPOSED PLUNGE POOL	— PROPOSED PLUNGE POOL
— EXISTING FENCE	— PROPOSED NORTH AMERICAN GREEN TURF REINFORCEMENT MAT (C350)	— PROPOSED NORTH AMERICAN GREEN TURF REINFORCEMENT MAT (C350)
— EXISTING MONITORING WELL	— PROPOSED FILTER POND PIPE	— PROPOSED FILTER POND PIPE
— EXISTING SIGN	— PROPOSED HANDICAP PARKING PAINT	— PROPOSED HANDICAP PARKING PAINT
— EXISTING WIRE FENCE	— PROPOSED TRAFFIC FLOW PAINT	— PROPOSED TRAFFIC FLOW PAINT
— EXISTING GUARDRAIL		
— EXISTING STONE WALL		
— EXISTING FLAG		
— EXISTING TEST PIT		
— EXISTING WETLANDS		

GENERAL SITE INFORMATION:

- OWNER: GDG ASSOCIATES, LLC.
36 ANTHONY AVENUE
AUGUSTA, MAINE 04330
- PURCHASE/SALE: J&S OIL COMPANY
867 WESTERN AVENUE
MANCHESTER, MAINE 04351
- LOCATION: 1103 & 1075 LISBON STREET
- ZONE: CB (COMMUNITY BUSINESS DISTRICT)
- TAX MAP #177 LOTS #432 & 433
- LOT SIZE: #432=1.08 AC.
#433=2.08 AC.
3.16 AC.
- IMPERVIOUS AREAS:
EXISTING: 29,390 SF
PROPOSED: 73,040 SF
NET CHANGE: 43,650 SF INCREASE
- PARKING SPACES REQUIRED:
1 SPACE/PER 250 SF—1 SPACE PER PUMP:
4,320 SF/250=18 SPACES—6 SPACES=12 SPACES
ACTUAL=20 SPACES



E.S. COFFIN
 ENGINEERING & SURVEYING, INC.
 433 Camp Road, P.O. Box 4887, Augusta, Maine 04330
 Ph: (207) 625-9473 Fax: (207) 625-9018 Toll Free: 1-800-544-5475

NO.	REVISIONS	DATE

CLIENT/PROJECT: **J & S OIL COMPANY LEWISTON STATION**

LOCATION: LISBON STREET & MARTIN DRIVE

TOWN: LEWISTON COUNTY: ANDROSCOGEN STATE: MAINE

PROJ. NO. 2011-010

SHEET TITLE: **TUNNING TEMPLATE PLAN**

SCALE: HORIZ: 1"=30' VERT: 1"=3'

DRAWN BY: TGH

CHECKED BY: JEC

DATE: JUNE 27, 2012

TURN

Applicant: J&S Oil Company. Inc.; Mr. John Babb
Project Location: 1075-1103 Lisbon Street
Lewiston Tax Map 177 Lots 432/433
Project: Proposed Convenience Store with fueling positions, car wash and
Greyhound Service
Permit Category: 100-200 PCE
Traffic Engineer: Thomas L. Gorrill, PE, PTOE
Gorrill-Palmer Consulting Engineers
PO Box 1237
Gray, ME 04039

Pursuant to the provision of 23 M.R.S.A. § 704-A and Chapter 305 of the MaineDOT's Regulations, the City of Lewiston under delegated review authority by the Maine Department of Transportation has considered the application of J&S Oil Company, Inc. with supportive data, agency review and other related materials on file.

PROJECT DESCRIPTION

The applicant proposes to construct a 4,320 sf convenience store with 12 fueling positions, a multi-bay car wash to replace the vacant Wendy's Restaurant building which is currently on the site, and Greyhound bus service consisting of 6 buses a day. This facility is anticipated to generate an additional 66 trip ends in the AM peak hour and 161 trip ends in the PM peak hour over the prior Wendy's Restaurant. Therefore the site is permitted for 234 AM, 268 PM, and 228 Saturday peak hour trip ends. Access to the site will be provided via an unsignalized exit only driveway onto Lisbon Street toward the westerly property line, a full-access driveway onto Lisbon Street at the existing signalized intersection with St. Croix Street and an unsignalized full-access driveway onto Martin Drive. The existing unsignalized exit only driveways from Wendy's west of Martin Drive will be closed. The project is expected to be completed by the end of 2012.

Findings

Based on a review of the files and related information, City of Lewiston under delegated review authority by the Maine Department of Transportation approves the Traffic Movement Permit Application of J&S Oil Company, Inc. subject to the following conditions:

MITIGATION

The mitigation is intended to describe that conceptually shown on the following plan provided by E.S. Coffin Engineering & Surveying, Inc.

1. "Proposed Site Plan", Sheet #C-1, dated January XX, 2012 signed by James E. Coffin, P.E. from E.S. Coffin Engineering & Surveying, Inc.

The mitigation is also intended to describe the recommendations provided in the Traffic Impact Study by Gorrill-Palmer consulting Engineers, Inc.

If the descriptions contained herein conflict with the plans, these descriptions shall take precedence over the plans. Not all of the mitigation discussed herein may be shown on that or any plan. The following mitigation shall be constructed or implemented to City's satisfaction prior to the opening of the facility, unless otherwise approved by the City.

On-Site Mitigation

Site Driveway / Lisbon/St Croix

The improvements required for this signalized intersection shall consist of the following:

- Addition of two signal heads with backplates, all needed overhead span wire signs, and span wire support to control traffic exiting the site
- Modify the signal timing and phasing of the intersection to accommodate traffic exiting the site
- Shift the southerly end of the Lisbon Street crosswalk westerly to accommodate the site driveway
- Install or re-install an ADA compliant crosswalk across all the site driveways
- If needed for the signal to function with the added signal heads, a signal controller and any needed equipment for the new controller to function properly will be provided and programmed by the applicant

Site Driveway/Martin Drive

- Construct a driveway 30 feet wide with a single entering and exiting lane.

Martin Drive/ Lisbon Street/Scribner Boulevard

- Modify the existing signal timing to accommodate the change in traffic volumes and coordinate the signal with the adjacent signal at St. Croix Street

Existing Driveway Exiting Wendy's

- This existing driveway shall be closed and granite curbing installed

General Requirements For All Entrances

A. The entrances shall provide overhead illumination, if not existing, to illuminate the intersections per MaineDOT standards at a minimum. Overhead lighting shall have an average of 0.6 to 1.0 foot candles, with the maximum to minimum lighting ratio of not more than 10:1 and an average to minimum light level of not more than 4:1.

Off-Site Mitigation

None identified.

Overall Requirements

A. Provide all necessary auxiliary signs, striping and pavement markings to implement the improvements described herein according to City/MaineDOT and/or National standards. All pavement markings will be durable, long lasting materials such as thermo plastic, tape, or other approved products.

B. All plantings and signs (existing and/or proposed; permanent and/or temporary) shall be placed and maintained such that they do not block available sight distances and do not violate the State's "Installations and Obstructions" law. No signage, plantings or structures shall be allowed within the "clear zone" if they constitute a deadly fixed object as determined by MaineDOT. All signs shall meet MRSA Title 23, Chapter 21, Section 1914: "On-Premise Signs".

C. If any of the supporting data or representations for which this permit is based changes in any way or is found to be incorrect / inaccurate, the applicant shall request in writing from MaineDOT a decision of what impacts those changes will have on the permit. The applicant will then be required to submit those changes for review and approval and additional mitigation as a result of those changes may be required at the expense of the applicant.

D. Because the proposed project affects the State Highway and drainage systems and requires improvement to that system, the applicant must obtain approval of the design plans and coordinate work through MaineDOT's State Traffic Engineer or Assistant State Traffic Engineer, who can be reached at (207) 624-3620 in Augusta.

E. No certificate of occupancy shall be issued for this development until written verification has been provided by the applicants traffic engineer that all traffic related improvements have been completed in accordance with the developments traffic movement permit.

By:

David Hediger, City Planner

Date: _____



CITY OF LEWISTON

Department of Planning & Code Enforcement



TO: Planning Board
FROM: David Hediger, City Planner
DATE: September 6, 2012
RE: September 10, 2012 Planning Board Agenda Item V(b)

Discussion regarding recreation/open space district.

At the request of Administration, staff has taken the initiative to draft an amendment to the Zoning and Land Use Code to create a Parks and Recreation district. This proposed new district is in part driven by the recently adopted Riverfront Island Master Plan. The purpose for the creation of this new district is to ensure that our parks and open spaces are preserved for the public while at the same time ensuring that they will support appropriate uses such as those identified in the new Master Plan for Simard-Payne Park. This new district will likely encompass all City owned parks and open space.

On August 14, 2012 the City Council voted to refer to the Planning Board said proposal to amend Appendix A, Article XI to make a recommendation on the creation of a Parks and Open Space District for the Council's consideration.

At this point, staff asking the Board to review and comment on the drafted amendment. Pending the outcome of the Board's discussion, staff is recommending the proposed amendment be scheduled for a public hearing on September 24, 2012.

ACTIONS NECESSARY

Make a motion to schedule a public hearing for the Planning Board to consider and provide a recommendation to the City Council regarding a proposed amendment to the Zoning and Land Use Code to create a Parks and Recreation district.

**AN ORDINANCE PERTAINING TO THE OFFICIAL ZONING BOUNDARIES AND
PARKS AND RECREATION DISTRICT**

THE CITY OF LEWISTON HEREBY ORDAINS:

APPENDIX A

ZONING AND LAND USE CODE

ARTICLE XI. DISTRICT REGULATIONS

Sec. 22. Parks and Recreation District (PR).

1. *Statement of purpose.* The purpose of the parks and recreation district is to govern land uses for those properties managed or owned by the City of Lewiston for park and recreation purposes; to preserve and protect open space as a limited and valuable resource; and, to permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to assure its continued availability for public use as scenic, recreation, and conservation or natural resource area.

2. *Applicability.* The standards of the parks and recreation district shall apply to all land shown on the "Official Zoning Map, City of Lewiston, as being located within the parks and recreation district.

3. *Permitted Uses.* In a parks and recreation district, any new building or structure which is constructed, any existing building or structure or part thereof which is used, altered or enlarged and any parcel of land, whether in whole or in part, may be used for one or more of the following:

- (1) Open space uses, which include the retention of land in its natural state or the provision of such uses which are compatible with the natural state and the natural environment, including but not limited to walking and hiking trails, nature trails and rehabilitating land to its natural state;
- (2) Municipal parks, public open spaces, picnic areas;
- (3) Facilities, structures and uses that are designed for park, outdoor recreation, educational and sport activities;
- (4) Park infrastructure including but not limited to parking, access roads, utilities, sanitary dump stations, restrooms, showers, vault toilets, safety and security lighting, fee stations, park offices, park residential units for caretakers, park manager and other;
- (5) Outdoor courts without night play lighting for soccer, football, baseball, softball, lacrosse, field hockey, rugby, etc.
- (6) Playgrounds;
- (7) Water front uses, which include but are not limited to, walking and hiking trails, boat ramps, pedestrian bridges, beaches, and marinas for public uses;

- (8) Forest and wildlife reservations;
 - (9) Parking areas;
 - (10) Cemeteries;
 - (11) Accessory uses, including structures or buildings of less than two thousand five hundred (2,500) square feet of floor area.
4. *Conditional uses.* In a parks and recreation district, any new building or structure which is constructed, any existing building or structure or part thereof which is used, altered or enlarged and any parcel of land, whether in whole or in part, may be used for one or more of the following uses only after the issuance of a conditional use permit in accordance with Article X of the Code:
- (1) Dams;
 - (2) Public utility structures and facilities;
 - (3) Piers, docks and marinas;
 - (4) Nonresidential structures for educational, scientific or nature interpretation purposes containing a maximum floor area of not more than 10,000 square feet;
 - (5) Municipal buildings and facilities;
 - (6) Accessory uses with structures or buildings of two thousand five hundred (2,500) square feet or more of floor area;
 - (7) Concessions in support of any permitted or conditional use;
 - (8) Lighted outdoor courts for night play for soccer, football, baseball, softball, lacrosse, field hockey, rugby, etc.;
 - (9) Amphitheaters;
 - (10) Places of indoor amusement or assembly.
- (e) *Space and bulk standards.*
- Minimum lot size all uses: None
 - Minimum frontage all uses: None
 - Minimum front setback all uses: None
 - Minimum front yard all uses: None
 - Minimum side and rear setbacks all uses: None
 - Minimum side and rear yards all uses: None
 - Maximum lot coverage ratio: 100.0
 - Minimum open space ration: None
 - Maximum building height residential district: 35 feet
 - Maximum building height non-residential district: 50 feet
5. *Additional standards.* Any building, structure or use of land within the parks and recreation district shall comply with the general performance standards of Article XII.

Reason for Proposed Amendment

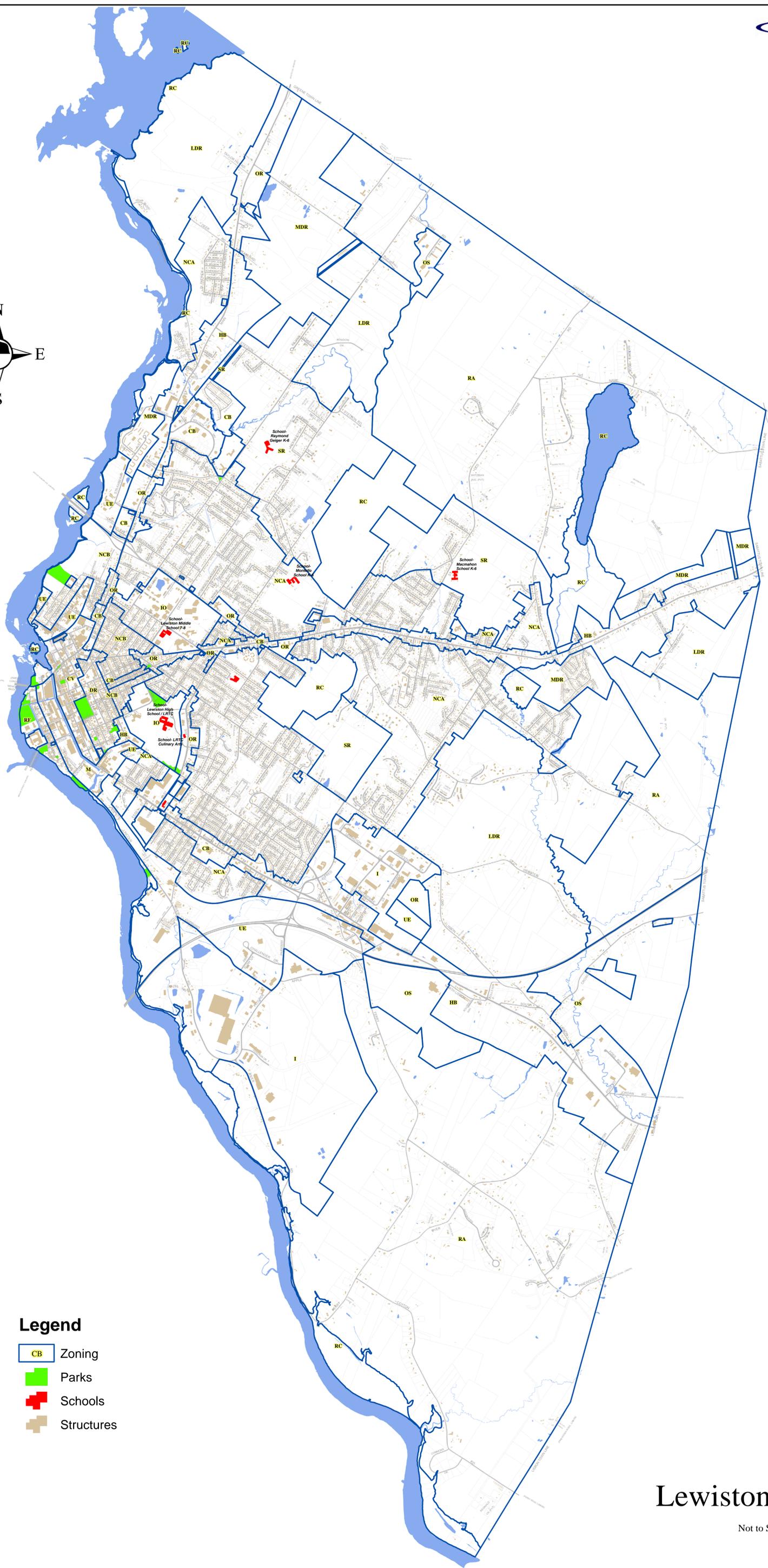
The purpose of the parks and recreation district is to govern land uses for those properties managed or owned by the City of Lewiston for park and recreation purposes; to preserve and protect open space as a limited and valuable resource; and, to permit the reasonable use of open space, while simultaneously preserving and protecting its inherent open space characteristics to

8/8/12

assure its continued availability for public use as scenic, recreation, and conservation or natural resource area.

Conformance with Comprehensive Plan

1. To promote and protect the availability of indoor and outdoor recreation opportunities for all Lewiston citizens (Recreation and Open Space, Goals, p. 94.).
2. Improve public awareness and utilize all possible opportunities for public participation in the acquisition, planning, and management of facilities (Recreation and Open Space, Policy 6, p. 104.).
3. Create opportunities for continued public input into planning and implementation (Recreation and Open Space, Strategy C, p. 105.).
4. Develop strategies for protection of open space and areas of significant visual and scenic value, and to create new open space which will serve the future needs of Lewiston residents (Recreation and Open Space, Policy 10, p. 111.).
5. Continue to protect the City's natural resources from inappropriate land use activities (Long Range Planning, Policy 6, p. 135.).



Legend

-  Zoning
-  Parks
-  Schools
-  Structures

Lewiston, Maine

Not to Scale

