CITY OF LEWISTON
PLANNING BOARD MEETING
Monday, December 14, 2015 – 5:30 P.M.
City Council Chambers – First Floor
Lewiston City Building
27 Pine Street, Lewiston, ME

AGENDA

I. ROLL CALL

II. ADJUSTMENTS TO THE AGENDA

III. CORRESPONDENCE

IV. PUBLIC HEARINGS:

An application by Sebago Technics on behalf of Central Maine Medical Center for the construction of 32 parking spaces at 100-112 Holland Street.

V. OTHER BUSINESS:

a) Request for the acquisition of 325 Alfred A Plourde Parkway (AAPP) and 645 Webster Street –Land Donation.
b) Request for the disposition of 168 Blake Street.
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 November 9, 2015 and November 16, 2015 draft minutes

VII. ADJOURNMENT

The City of Lewiston is an EOE. For more information please visit our website @ www.lewistonmaine.gov and click on the Non-Discrimination Policy.

CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: December 10, 2015
RE: December 14, 2015 Planning Board Agenda Item IV(a)

An application by Sebago Technics on behalf of Central Maine Medical Center for the construction of 32 parking spaces at 100-112 Holland Street.

Sebago Technics on behalf of Central Maine Medical Center (CMMC) has submitted an application for the construction of a 32 space parking lot at 100-112 Holland Street. This 18,000 square feet site consists of the three vacant lots - 100, 106, and 112 Holland Street - that will be combined for the development of parking with access from an existing parking lot at 88 Holland Street. The property is located in the Neighborhood Conservation "B" (NCB) district in which commercial parking facilities are allowed as a conditional use.

Staff has been working closely with the applicant's representative to address concerns and questions. The applicant has since provided revised plans and documentation referencing most of staff comments. Staff notes the following with respect to the proposed development:

- The proposed project is small is size, resulting in approximately 3,911 square feet of additional impervious area. However, development review approval for the Planning Board is required since the improvements are considered an amendment and expansion of the CMMC campus. The proposed improvements will result in approximately 4.4 acres of total impervious area on the CMMC campus developed since 1971. This falls within the City's seven acre threshold for delegated review from Maine DEP.
- Since this site is part of a larger delegated reviewed campus, the applicant's stormwater system has been designed to address with quantity and quality. The design has been completed to the satisfaction of Public Works. However, staff recommends as a condition of approve that inspection of the stormwater system be provided to the city for each phase of construction by the designing engineer as well as a final written statement indicating that the stormwater system has been completed in accordance with the approved plans prior to use of the parking lot. Staff also recommends that a maintenance agreement for the stormwater system be filed with the Androscoggin Registry of Deeds. The applicant is agreeable to both conditions.
- Access to the lot will be provided from the abutting surface lot at 80 Holland Street. This will result in the closure of three existing curb cuts along Holland Street.
- In addition to the development review criteria of Article XIII, Section 4, the applicant has also referenced the applicable conditional use criteria of Article X, Section 3 as commercial parking facilities are regulated as a conditional use in the NCB district.

- A 6' stockade fencing shall be installed along the abutting residential use at 116 Holland Street, meeting the code's buffering requirements for a commercial use abutting a residential property.
- Site lighting is proposed for the site; however, no details have been provided. The applicant has noted that all lighting shall be full cut-off fixtures with a pole height not exceeding 20 feet and that a lighting plan will be provided under separate cover. Staff recommends as a condition of approval a lighting plan be submitted prior to construction the parking lot.

No other concerns have been raised by city staff. Therefore, approval is recommended pursuant to Article X, Section 3 and Article XIII, Section 4 Zoning and Land Use Code with the following conditions:

- Inspection of the stormwater system shall be provided to the city for each phase of construction by the designing engineer as final written statement indicating that the stormwater system has been completed in accordance with the approved plans prior to use of the parking lot.
- A maintenance agreement for the stormwater system must be filed with the Androscoggin Registry of Deeds.
- Approval of a lighting plan must be submitted prior to construction the parking lot.

ACTIONS NECESSARY

Make finding that the application meets all of the necessary criteria contained in the Zoning and Land Use Code, including Article X, Section 3 and Article XIII, Section 4 of the Zoning and Land Use Code and to grant approval to Central Maine Medical Center for the construction of 32 parking spaces at 100-112 Holland Street (including, if any, specific conditions raised by the Planning Board or staff).

SEBAGO TECHNICS

CIVIL ENGINEERING ▪ SURVEYING ▪ LANDSCAPE ARCHITECTURE

DEVELOPMENT REVIEW APPLICATION

To

City of Lewiston

For

Holland St. Parking Facility

On behalf of

Central Maine Medical Center
300 Main Street
Lewiston, Maine 04240

November 2015

SEBAGO
TECHNICS

December 10, 2015
15305

Mr. David Hediger
City Planner / Deputy Director, Department of Planning and Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, Maine 04240

Response to Site Plan Review Comments
Central Maine Medical Center
Parking Lot Facility; 100 – 112 Holland Street

Dear Mr. Hediger:

On behalf of Central Maine Medical Center (CMMC), Sebago Technics is pleased to submit this letter and revised plans in response to City Staff review comments for the above referenced project.

Review comments from Department of Public Works

Comment No. 1: *The existing sewer services shall be capped per the Lewiston Sewer Division Standards.*

Response: The building at 100 Holland St. was demolished a number of years ago by CMMC and they have no records on the status of the sewer service. The building at 106 Holland St. was recently demolished by St. Laurent and Son for CMMC and they capped the sewer service as part of their work. The building at 112 Holland St. was demolished by the City of Lewiston. We added a note to sheet 3 stating "Encountered sanitary service shall be capped in accordance with City of Lewiston Sewer Division Standards."

Comment No. 2: *There is no 226.00 contour on the west side of the underdrain filter bed; however the calculations indicate that it has a top elevation of 226.00.*

Response: The 226 contour has been revised on Sheet 4 to address this comment.

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Comment No. 3: *Plea se provide inverts for the proposed sewer manhole. The City has a planned sewer rehabilitation and CSO separation project on this street and it will be critical that the designs are compatible.*

Response: We were not able to obtain information during the topographic survey to determine the elevation of the combined sewer in Holland St. In order to determine the inverts of the combined sewer at the location of the proposed sewer manhole, we have directed the contractor to excavate a test pit at that location to determine the invert prior to ordering the manhole structure.

Comment No. 4: *Precast Manhole Detail:*

a. *The City requires East Jordan Ergo Sewer Manhole Covers.*
b. *Steps are not allowed in City manholes.*
c. *The structure shall be coated with a bitumen material.*
d. *The structure shall be a dog house manhole, and all connections shall be made in the structure.*

Response: The manhole detail on Sheet 6 has been revised to require East Jordan Ergo Manhole Covers, no longer shows steps in the manhole structure, shows an exterior bitumen coating and adds a note stating "all connections shall be made in the structure".

Comment No. 5: *Underdrain Soil Filter Detail:*

a. *The plans indicate a 48" Catch basin, the details indicate a 30" Nyloplast Structure*
b. *The plans and details have different rim and invert elevations for the outlet control structure.*
c. *The plans shows a bottom elevation of 224.0 and the details shows a bottom elevation of 223.00*

Response: It is a 30" Nyloplast Structure and CB-1 has been revised on Sheet 4 accordingly. The rim and invert elevations on Sheet 4 and in the detail on Sheet 7 have been revised to be the same. The bottom elevation is 224.00 and the detail on Sheet 7 has been revised accordingly.

Comment No. 6: *Drain Manhole Detail – The City requires East Jordan Ergo Drain Manhole Covers.*

Response: The drain manhole detail has been removed from the plans.

Comment No. 7: *Vertical Granite Curb Detail – The City requires that new granite curb be bedded in concrete.*

Response: The Granite Curb Detail on Sheet 7 has been revised to show that the curb is bedded in concrete.

Comment No. 8: Inspection of the filter basin shall be provided for each phase of construction by the design engineer with required reporting to the City. Inspections shall follow MaineDEP standards as outlined in Chapter 7.1.4 of Volume III: DMPs technical design manual.

Response: We are agreeable to this requirement and expect it will be included as a condition of approval.

Comment 8: *A maintenance agreement shall be filed with the Androscoggin County Registry of Deeds.*

Response: We are agreeable to this requirement and a maintenance agreement shall be filed with the Androscoggin County Registry of Deeds after approval of the project by the Planning Board.

Review comments from Planning and Code Enforcement

Comment No. 1: *Please confirm total impervious area of the CMMC campus to ensure delegated review authority threshold of 7 acres has not been exceeded. This calculation must include the new parking at 57 Lowell Street.*

Response: We have addressed this issue in the enclosed revised cover letter. The total new impervious at the CMMC campus since 1971 is 4.4 acres, which is well below the 7 acre amount that triggers MDEP jurisdiction for the review.

Comment No. 2: *The site law exemption referenced in the application maybe applicable towards this project. However, this exemption also requires the permittee to annually notify the department (i.e. the city) of any new construction or modification undertaken during the previous 12 months that is governed by this subsection. I believe this will include 57 Lowell Street and if so, the exemption may not be applicable. If the exemption is not applicable, then the City must notify the DEP of the City's delegated review of the project.*

Response: We are no longer seeking an exception for the project.

Comment No. 3a: *Sheet 3: It is not clear if a buffer is being proposed along the property line of the abutting residential use at 116 Holland Street. Buffering will be required along the property line of 116 Holland Street. This may be a staggered row of evergreen plantings or opaque fencing installed along the top of the bank.*

Response: We have revised the plans to show a stockade fence 6 feet in height along the property line of 116 Holland St.

Comment No. 3b: *Sheet 3 and 4 seem to conflict with respect to an existing paved driveway along the property line of 116 Holland. Please clarify.*

Response: Sheets 3 and 4 have been revised to more clearly show the driveway along the 116 Holland St. property line.

Comment No. 3c: *Site lighting must be full cut off fixtures. Pole height should not exceed 20'. Light pole locations appear to be located in the middle of parking space and lot; not an ideal location. Please clarify.*

Response: The site lighting will be similar to the lighting used at 57 Lowell St. It will have full cut off fixtures and the pole height will not exceed 20 feet. Swaney Lighting is in the process of doing the lighting design and it will be submitted under separate cover once it is completed.

Comment No. 4: *This property is located in the NCB zoning district in which commercial parking is regulated as a conditional use. The application must reference the applicable conditional use criteria of Article X, Sections 3 and 5.*

Response: We have addressed this issue in the enclosed revised cover letter.

Comment No. 5: *If development has not occurred as defined within the scope of the Zoning and Land Use Code within two years, development review approval shall expire, pursuant to Article XIII, Section 11. This must be noted on the plan.*

Response: We have added this language as a note on Sheet 3.

We look forward to discussing this project with the Planning Board on December 14th. If you have any questions or require any additional information please let me know.

Sincerely,

SEBAGO TECHNICS, INC.

Christopher C. Branch P.E.
Regional Manager

CCB:pdo
Enc.

cc: Daniel Bickford, Central Maine Medical Center

SEBAGO
TECHNICS

November 16, 2015
Revised: December 10, 2015
15305

Mr. David Hediger
City Planner / Deputy Director, Department of Planning and Code Enforcement
City of Lewiston
27 Pine Street
Lewiston, Maine 04240

Site Plan Application: Central Maine Medical Center
Parking Lot Facility; 100 – 112 Holland St.

Dear Mr. Hediger:

On behalf of Central Maine Medical Center (CMMC), Sebago Technics is pleased to submit the attached Site Plan application for proposed expansion to the CMMC parking facility located off Holland Street. CMMC recently purchased the developed parcel identified as Lot 26 on Lewiston Assessor Map 194, otherwise identified as 112 Lowell Street. This lot combined with Lots 24 & 25 on Lewiston Assessor Map 194, otherwise identified as 100 & 106 Holland St., which are owned by CMMC, will be used to develop a new parking facility. These parcels are currently vacant lots that were previously developed with a multi-family buildings with associated residential driveway/off-street parking. These buildings were demolished over the past several years. CMMC is proposing to develop these lots as a parking facility that will be connected to the existing CMMC parking facility at 88 Holland St. (Map 194/Lot 23). A portion of the existing facility will be regraded, paved and striped as part of the project to reflect its connection to the new parking facility. The work will result in the development of 42 parking spaces and the elimination of 11 existing parking spaces, resulting in 32 net new parking spaces, which will be used by existing CMMC employees.

The project proposes to close 3 existing curb openings at 100, 106 and 112 Holland St. The new parking facility will be accessed through the existing curb openings off Holland Street that service the existing parking facility at 88 Holland St.

As noted, the parking expansion will take place on 4 separate parcels, all under the ownership of CMMC. The presented impervious surface area/ratio and building area/lot coverage include improvements proposed on the three lots under CMMC ownership at 100, 106 and 112 Holland Street.

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The proposed improvements will result in the disturbance of approximately 19,124 square-feet. The parking facility will be expanded by the proposed 32 parking spaces, which results in a net increase of 3,911 square-feet of paved/impervious surface. We are proposing an underdrained soil filter for quantity and quality treatment of the stormwater. The peak rates of runoff will decrease 0.18 CFS in the 2-year storm, decrease by 0.21 CFS in the 10-year storm and insignificantly increase by 0.06 CFS in the 25-year storm.

Development on the CMMC campus is subject to MDEP Site Location Permits issued for High Street / parking garage improvements in 1996 (MDEP Orders # L-18380-26-B-D, L-18380-26-C-D) and High Street Parking Lots in 1999 (MDEP # L-18380-19-D-D) All previous drainage design and Site Location applications have been reviewed by the City of Lewiston under their delegated review authority. Based on our initial conversations with City staff it is anticipated that the City will complete the Site Plan and the Stormwater Management review under their delegated review authority.

In a letter to you from Daniel L. Riley, P.E. of Sebago Technics for the CMMC Emergency Department Expansion dated August 7, 2009, he determined the amount of development on the CMMC campus as it related to CMMC's Site Law permit. He determined that in 1971 the campus had 10.2 acres of impervious surface and that in 2007 the impervious surface had increased to 14.1 acres. There have been four projects, including this one, since the time of Mr. Riley's study, which added to the total amount of impervious surface as shown in the following table:

Project	**Date**	**New Impervious Surface**
Emergency Room Expansion	2009	4,155 SF
High, Main & Holland Sts.	2012	11,004 SF
57 Lowell St.	2014	1,290 SF
100 – 112 Holland St.	2015	3,911 SF
Total New Impervious		**20,360 SF or 0.47 Acres**

The total impervious surface developed, since 2009 is 0.47 acres. This brings the total impervious surface at the CMMC campus to 14.6 acres for a total of 4.4 acres of impervious surface created since 1971. This is well below the 7 acre amount, which triggers MDEP jurisdiction for the review.

The project is bounded to the west and north by existing CMMC parking facilities, to the northeast by a school, to the east by an apartment building and to the south by Holland St. and existing CMMC parking facilities. It is located in the Neighborhood Conservation B Zoning District. Parking facilities are a conditional use in this district. In order to issue a Conditional Use Permit, the Planning Board must find the project in compliance with the standards described in Article X, Section 3 of the Zoning and Land Use Code. We have listed the standards with our response describing how the project meets them as follows:

Standard 1.a: *The size of the proposed use is comparable to the surrounding uses.*
Response: The parking area is less intensive than the uses to the south, west and north and meets the required setbacks for the zoning district. The other abutting uses are an apartment building and a school, so this project is comparable.

Standard 1.b: *The amount and type of traffic to be generated, hours of operation, expanse of pavement and number of parking spaces are comparable to surrounding uses.*
Response: This parking area will be used by CMMC employees and is adjacent to a much larger CMMC parking facilities to the south, west and north of the site, so the hours of operation are the same and the expanse of pavement and parking spaces are less intense or comparable to the surrounding uses. No new traffic will be created by this project, since the project is for existing CMMC employees.

Standard 1.c: *The generation of noise, dust, odor, vibration, glare, smoke, litter and other nuisances is comparable to surrounding uses.*
Response: The parking area will be comparable to the surrounding uses for these nuisances, which were described previously.

Standard 1.d: *The impact of the use on the quality and quantity of groundwater available to abutting properties is comparable to surrounding uses.*
Response: The surrounding uses are on City water, so this standard is not applicable to this project.

Standard 1.e: *Unusual physical characteristics of the site, including size of the lot, shape of the lot, topography and soils do not aggravate adverse impacts on surrounding properties.*
Response: This project has "no unusual physical characteristics" and will "not aggravate adverse impacts on surrounding properties".

Standard 2: *Vehicular and pedestrian access to, into and within the site will be safe and will not be overburdened or create hazards, because they are inadequate.*
Response: No new traffic will be created as part of this project. No new driveways will be created and three existing driveways will be eliminated improving safety. The site is abutted by a sidewalk on Holland St. which will provide adequate pedestrian safety. The vehicular and pedestrian access related to this site will be safe and the elimination of 3 driveways will make pedestrian access in the area safer than the existing condition.

Standard 3: *Municipal or other facilities serving the proposed use will not be overburdened or create hazards, because they are inadequate.*
Response: The project is a parking facility, so no new water or sewer demand will be created. A stormwater quantity and quality treatment system will be provided for the project, which will improve the stormwater quality and maintain the same stormwater quantity compared to the existing condition. The parking lot is designed to City standards for aisle width and parking spaces, so it has the ability for the fire department and other emergency services to provide necessary protective services.

Standard 4: *The soils on the proposed site shall have adequate capacity and stability to support the project.*
Response: The soils on the project site are adequate to support the new parking facilities. Included in our application is an Erosion and Sedimentation Control Plan to address soil erosion issues during and after construction.

Standard 5: *The scale and design of the proposed structures with respect to materials, scale and massing shall be compatible with existing structures within 500 feet of the site.*
Response: No new structures are proposed for this project.

The following information Contained in Article 13 – Development Review Standards, Section 4 – Approval Criteria, is provided to assist in the review of the project.

a. *Utilization of the site:* The parcels are all currently developed; three were multi-family buildings with related parking and structures and one is an existing parking facility. The proposed parking spaces have been sited to best utilize the parcels currently developed footprint.

b. *Traffic Movement into and out of the development area:* The proposed project expands an existing parking facility by creating 32 new spaces with no projected increase in traffic. The parking facility will eliminate 3 curb cuts on Holland St. and use the ones in the existing parking facility. The three existing curb openings for 100, 106 and 112 Holland Street will be closed.

c. *Access to the site* - The parking facility will maintain the existing curb openings on Holland Street. The existing curb openings for 100, 106 and 112 Holland Street will be closed.

d. *Internal vehicular circulation* – The additional parking spaces proposed have been sited to blend in with the existing parking pattern within the adjacent lot of 90° spaces and 22-24 foot aisle width. The internal circulation is continuous with 2 way aisles.

e. *Pedestrian circulation* – No internal pedestrian amenities are proposed as part of this project. Bituminous sidewalks exist on both sides of Holland Street.

f. *Stormwater management* – A stormwater management report is provided as Attachment 4 of this Development Review Application submittal. No significant increase is anticipated upon completion of the project. An underdrained soil filter is proposed along the street at 100 Holland Street, which will connect to the existing 12-inch VCP combined sewer located in Holland Street. The underdrained soil filter will provide quantity and quality treatment.

g. *Erosion Control* – Erosion and Sedimentation control measures are depicted within the plan set in accordance with Maine DEP Best Management Practices.

h. *Water supply* – No water usage is proposed for this project.

i. *Sewage Disposal* – No wastewater generation is proposed for this project.

j. *Utilities* – Parking lot lighting is proposed and will connect to the existing electrical service for the existing parking facility. The connection to the new lights is proposed to be underground in electrical conduits, as depicted on the plans.

k. *Natural features* – The site has minimal wooded vegetation, which is proposed to be removed as part of the project to allow grading of the site and replaced with grass. The project proposes to plant 4 street trees along Holland St.

l. *Groundwater protection* – The proposed use of the site is not anticipated to generate significant groundwater contaminates.

m. *Water and air pollution* – The proposed use of the site is not anticipated to generate significant air or water pollution.

n. *Exterior Lighting* – Two pole mounted fixtures are proposed within the parking lot to provide adequate lighting with house side shields.

o. *Waste Disposal* – The proposed use of the site is not a significant generator of solid waste.

p. *Lot Layout* – The four parcels where the improvements are proposed are existing lots of record.

q. *Landscaping* – Landscaping is not proposed. The existing wooded vegetation will be removed. The buffer areas along the side, rear and front property lines will be grass, except for a portion of the east property line that will be riprap. The project proposes to plant 4 street trees along Holland St.

r. *Shoreland relationship* – Not applicable.

s. *Open space* – The buffer areas along the side, rear and front property lines will be grass, except for a portion of the east property line that will be riprap.

t. *Technical and financial capacity* – The Applicant is Central Maine Medical Center, which has been a prominent fixture of the Lewiston Community since the 1890's. The Applicant through their numerous project undertakings within the City and surrounding areas has demonstrated their technical and financial capacity to expand an existing parking facility by 32 additional spaces.

u. *Buffering* – We are proposing that the buffer areas along the side, rear and front property lines be grass, except for a portion of the east property line that will be riprap. A stockade fence 6 feet in height will be installed along the east property line to act as a buffer to the adjacent residential property.

v. *Compliance with district regulations* – A commercial parking facility is a conditional use within the Neighborhood Conservation B (NCB) Zoning District. It is our opinion that this project meets the standards for a conditional use permit. The Space and Bulk Standards for the NCB District have been observed and complied with as indicated in the Development Review Application.

w. *Design consistent with performance standards* – The construction of the parking lot expansion shall comply with the applicable sections of the performance standards.

We look forward to discussing this project with the Planning Board at its meeting on December 14th. If you have any questions or require any additional information please let me know.

Please call me if you have questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.

Christopher C. Branch P.E.
Regional Manager

CCB:pdo
Enc.

cc: Daniel Bickford, Central Maine Medical Center

Table of Contents

Response to Site Plan Review Comments Letter

Cover Letter

Attachment 1 Application for Development Review

Attachment 2 Project Maps

Attachment 3 Right, Title, Interest

Attachment 4 Stormwater Management Plan

Attachment 1

Application for Development Review

Development Review Application

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

PROJECT NAME: Holland Street Parking Facility

PROPOSED DEVELOPMENT ADDRESS: 100 – 112 Holland St.

PARCEL ID#: Map 194, Lots 23, 24, 25 & 26

REVIEW TYPE: Site Plan/Special Exception ☑ Site Plan Amendment ☐
Subdivision ☐ Subdivision Amendment ☐

PROJECT DESCRIPTION: Central Maine Medical Center proposes to demolish existing structure at 57 Lowell St. and construct 14 parking spaces to be accessed off Hammond St. with improvements proposed on three different parcels.

CONTACT INFORMATION:

Applicant	Property Owner
Name: Central Main Medical Center c/o Daniel Bickford, Regional Director of Engineering and Facilities	Name: Central Main Medical Center (Lots 23/24/25/26)
Address: 300 Main Street, Lewiston, ME	Address:
Zip Code: 04240	Zip Code
Work #: 207-795-7973	Work #:
Cell #: N/A	Cell #:
Fax #:	Fax #:
Home #: N/A	Home #:
Email: BickfoDa@cmhc.org	Email:

Project Representative	Other professional representatives for the project (surveyors, engineers, etc.),
Name: SAME	Name: Christopher Branch, P.E. c/o Sebago Technics, Inc.
Address:	Address: 250 Goddard Road, Suite B, Lewiston, ME
Zip Code	Zip Code 04240
Work #:	Work #: 207-200-2126
Cell #:	Cell #: N/A
Fax #:	Fax #: 207-856-2206
Home #:	Home #: N/A
Email:	Email: cbranch@sebagotechnics.com

PROJECT DATA

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

IMPERVIOUS SURFACE AREA/RATIO

Existing Total Impervious Area	10,244	sq. ft.
Proposed Total Paved Area	14,155	sq. ft.
Proposed Total Impervious Area	14,155	sq. ft.
Proposed Impervious Net Change	+3,911	sq. ft.
Impervious surface ratio existing	53.6	% of lot area
Impervious surface ratio proposed	74.0	% of lot area

BUILDING AREA/LOT COVERAGE

Existing Building Footprint	0	sq. ft.
Proposed Building Footprint	0	sq. ft.
Proposed Building Footprint Net change	0	sq. ft.
Existing Total Building Floor Area	0	sq. ft.
Proposed Total Building Floor Area	0	sq. ft.
Proposed Building Floor Area Net Change	0	sq. ft
New Building	n/a	(yes or no)
Building Area/Lot coverage existing	0	% of lot area
Building Area/Lot coverage proposed	0	% of lot area

ZONING

Existing	Neighborhood Conservation "B" (NCB)
Proposed, if applicable	N/A

LAND USE

Existing	~~Vacant lot, previously mul~~ti-family
Proposed	~~Parking lot~~

RESIDENTIAL, IF APPLICABLE

Existing Number of Residential Units	0
Proposed Number of Residential Units	0
Subdivision, Proposed Number of Lots	N/A

PARKING SPACES

Existing Number of Parking Spaces	11
Proposed Number of Parking Spaces	43
Required Number of Parking Spaces	N/A
Number of Handicapped Parking Spaces	N/A

ESTIMATED COST OF PROJECT

DELEGATED REVIEW AUTHORITY CHECKLIST

SITE LOCATION OF DEVELOPMENT AND STORMWATER MANAGEMENT

Existing Impervious Area	10,244	sq. ft.
Proposed Disturbed Area	19,124	sq. ft.
Proposed Impervious Area	14,155	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 crated 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) N/A passenger car equivalents (PCE)

Total traffic estimated in the peak hour-proposed (Since July 1, 1997) N/A 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.

Zoning Summary

1. Property is located in the Neighborhood Conservation "B" zoning district.
2. Parcel Area: 0.413 acres / 18,000 square feet(sf).

Regulations	Required/Allowed	Provided
Min Lot Area	None	18,000 s.f.
Street Frontage	50	170ft
Min Front Yard	None	10ft
Min Rear Yard	None	5ft
Min Side Yard	None	5ft
Max. Building Height	>20, <150	N/A
Use Designation	Single Fam.	Parking Facility
Parking Requirement	1 space/ per	square feet of floor area
Total Parking:	N/A	43
Overlay zoning districts (if any):	None	
Urban impaired stream watershed?	YES/NO If yes, watershed name	No

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 Citys 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:	Date: 12-10-13

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: Holland Street Parking Facility

PROPOSED DEVELOPMENT ADDRESS and PARCEL #: 100 – 112 Holland Street (Map 194, Lots 23, 24, 25 & 26)

Required Information		Check Submitted		Applicable Ordinance	
Site Plan		**Applicant**	**Staff**	**Lewiston**	**Auburn**
	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)	N/A			
	Parking Space Calcs	N/A			
	Drive Openings/Locations	X			
	Subdivision Restrictions	N/A			
	Proposed Use	X			
	PB/BOA/Other Restrictions				
	Fire Department Review				
	Open Space/Lot Coverage	N/A			
	Lot Layout (Lewiston only)				
	Existing Building (s)	X			
	Existing Streets, etc.	X			
	Existing Driveways, etc.	X			
	Proposed Building(s)	N/A			
	Proposed Driveways	X			
Landscape Plan					
	Greenspace Requirements	N/A			
	Setbacks to Parking	N/A			
	Buffer Requirements	N/A			
	Street Tree Requirements	N/A			
	Screened Dumpsters	N/A			

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

	No Name Pond Watershed (Lewiston only)	N/A			
	Lake Auburn Watershed (Auburn only)	N/A			
	Taylor Pond Watershed (Auburn only)	N/A			
Right Title or Interest					
	Verify	X			
	Document Existing Easements, Covenants, etc.	X			
Technical & Financial Capacity					
	Cost Est./Financial Capacity				
	Performance Guarantee				
State Subdivision Law					
	Verify/Check	N/A			
	Covenants/Deed Restrictions	N/A			
	Offers of Conveyance to City	N/A			
	Association Documents	N/A			
	Location of Proposed Streets & Sidewalks	N/A			
	Proposed Lot Lines, etc.	N/A			
	Data to Determine Lots, etc.	N/A			
	Subdivision Lots/Blocks	N/A			
	Specified Dedication of Land	N/A			
Additional Subdivision Standards					
	Single-Family Cluster (Lewiston only)	N/A			
	Multi-Unit Residential Development (Lewiston only)	N/A			
	Mobile Home Parks	N/A			
	Private Commercial or Industrial Subdivisions (Lewiston only)	N/A			
	PUD (Auburn only)	N/A			
A jpeg or pdf of the proposed site plan		X			
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					

Attachment 2

Project Maps

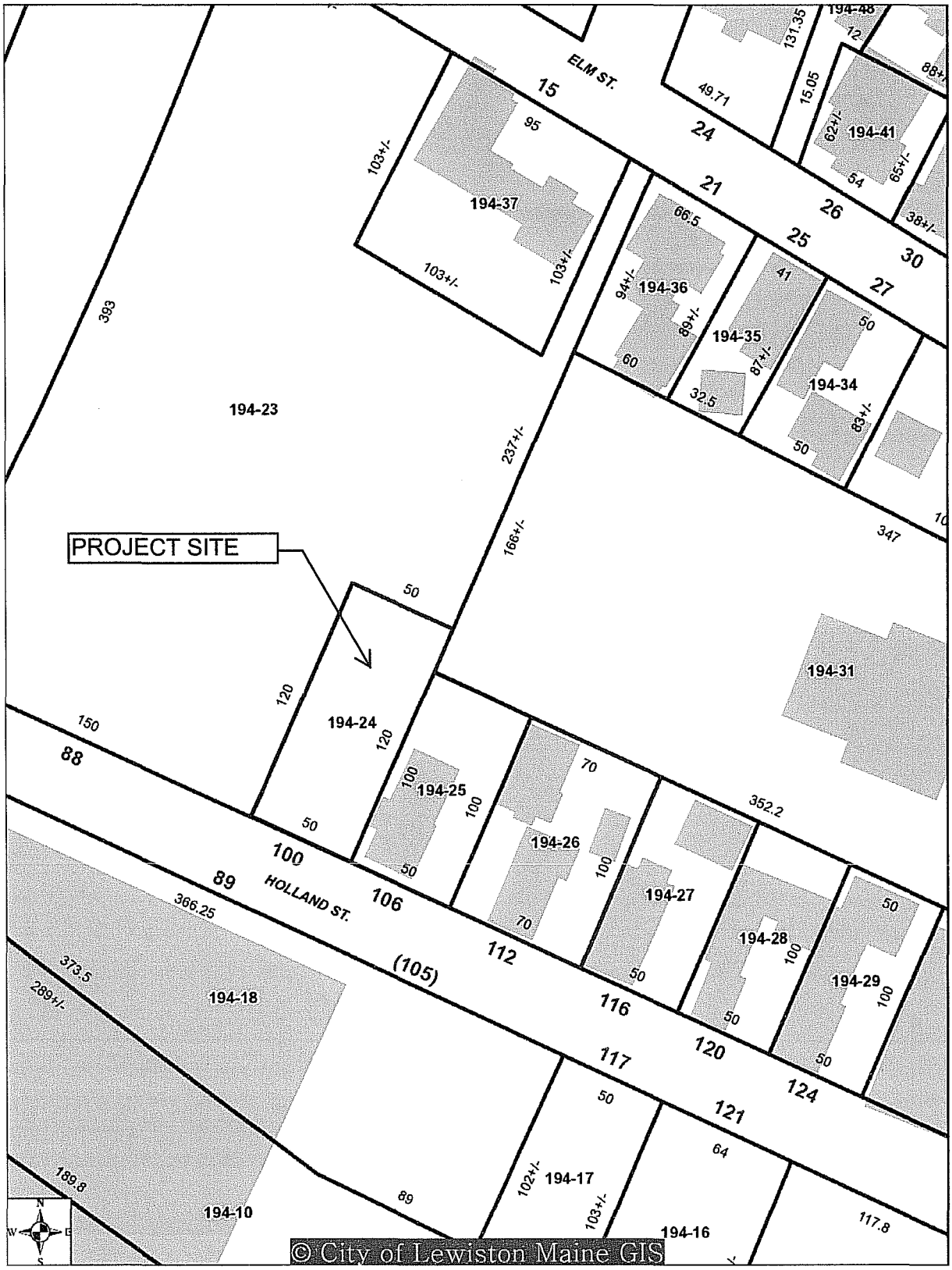
SITE LOCATION MAP; SOURCE LEWISTON GIS

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. 250 Goddard Rd.

CENTRAL MAINE MEDICAL CENTER
HOLLAND STREET PARKING LOT FACILITY

SCALE: 1" = 60'
DATE: 11-04-15

LOCATION: HOLLAND STREET
FOR: CENTRAL MAINE MEDICAL CENTER
SHEET: 1 OF 1



PARCEL MAP; SOURCE LEWISTON GIS

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

CENTRAL MAINE MEDICAL CENTER
HOLLAND STREET PARKING LOT FACILITY

SCALE: 1" = 60'
DATE: 11-04-15

LOCATION: HOLLAND STREET LEWISTON, MAINE

FOR: CENTRAL MAINE MEDICAL CENTER 300 MAIN STREET, LEWISTON, ME

SHEET: 1 OF 1

15305EXHIBITS.dwg, TAB: PARCEL MAP

SOIL MAP; SOURCE NRCS SOIL SURVEY FOR ANDROSCOGGIN COUNTY

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

CENTRAL MAINE MEDICAL CENTER HOLLAND STREET PARKING LOT FACILITY		SCALE: 1" = 60' DATE: 11-04-15
LOCATION: HOLLAND STREET LEWISTON, MAINE	FOR: CENTRAL MAINE MEDICAL CENTER 300 MAIN STREET, LEWISTON, ME	SHEET: 1 OF 1

15305EXHIBITS.dwg, TAB: SOILS MAP

Attachment 3

Right, Title, Interest

Bk 9197 Pg278 #14503
08-03-2015 @ 03:12p

Warranty Deed

Drumcondra, LLC, a Maine Limited Liability Company with a mailing address of 50R Nichols Street, Danvers, Massachusetts 01923, for consideration paid, grant to **Central Maine Healthcare Corporation,** a Maine non-profit corporation with a mailing address of 300 Main Street, Lewiston, Maine 04240, with **Warranty Covenants,** two (2) certain lots or parcels of land, with any buildings and improvements thereon, situated in Lewiston, Androscoggin County, Maine, bounded and described as follows, to wit:

MAINE REAL ESTATE
TRANSFER TAX PAID

Parcel I: 100 Holland Street

Beginning on the northeasterly line of Holland Street at the westerly corner of land now or formerly owned by one C.M. Paige; thence northeasterly on the line of said land now or formerly owned by said C.M. Paige, one hundred twenty (120) feet; thence northwesterly parallel with said northeasterly line of Holland Street fifty (50) feet; thence southwesterly parallel with the line of said land now or formerly owned by said C.M. Paige, one hundred twenty (120) feet to the northeasterly line of said Holland Street; thence southeasterly by said northeasterly side of said Holland Street fifty (50) feet to the point of beginning.

Said Parcel I being the same premises as "Parcel Two" only as described in a warranty deed from PDB Rancourt Realty to Drumcondra, LLC dated September 20, 2002 and recorded in the Androscoggin County Registry of Deeds in Book 5119, Page 291.

Parcel II: 106 Holland Street

Beginning on the easterly line of Holland Street at the northwesterly corner (inadvertently referred to in prior deeds as the "northeasterly corner") of land now or formerly owned or occupied by Frank Crush; thence northerly along said easterly line of said Holland Street, fifty (50) feet; thence at right angles running easterly and parallel with the northerly line of said land now or formerly owned and occupied by said Frank Crush, one hundred (100) feet, more or less, to a lot of land owned now or formerly by the City of Lewiston, and used now or formerly as a School House lot; thence southerly along said School House Lot about fifty (50) feet to said land now or formerly owned and occupied by said Frank Crush; thence westerly along the line of said land now or formerly owned and occupied by said Frank Crush, one hundred (100) feet to the point of beginning on said easterly line of said Holland Street.

Being the same premises described in a deed from Alfred B. Price, Jr. and William Ward Howard to Drumcondra, LLC dated August 31, 2004 and recorded in said Registry in Book 6055, Page 216.

In Witness Whereof, the Grantor has set its hand and seal by Una Hyland O'Connor, its duly authorized Member, on this 27 day of July, 2015.

Drumcondra, LLC

Witness

By: Una Hyland O'Connor
Una Hyland O'Connor
Its Duly Authorized Member

Commonwealth of Massachusetts
Essex **County, SS.**

July 27, 2015

Then personally appeared the above-named **Una Hyland O'Connor,** duly authorized Member of **Drumcondra, LLC** and acknowledged the foregoing instrument to be her free act and deed in said capacity and the free act and deed of **Drumcondra, LLC**.

DANIEL KOCUR
Notary Public
Commonwealth of Massachusetts
My Commission Expires November 30, 2018

Before me,

Notary Public
Print Name: Daniel Kocur
Commission Expires: Nov 30th 2018

H:\Clients\Drumcondra\2015 sales\100 and 106 Holland\Deed for 100-106 Holland

ANDROSCOGGIN COUNTY
TINA M CHOUINARD
REGISTER OF DEEDS

Bk 7668 Pg44 #7265
04-15-2009 @ 10:50a

QUITCLAIM DEED

TRAVIS P. SOULE of New Gloucester, County of Cumberland and State of Maine and **RICHARD HERMAN** of Falmouth, County of Cumberland, and State of Maine, for consideration paid, grant to **134 MAIN STREET, LLC,** a Maine limited liability company with a principal place of business and mailing address of 50 Portland Pier, Suite 400, Portland, Maine 04101, WITH QUITCLAIM COVENANT, that certain lot or parcel of land with the building and improvements thereon located in **Lewiston**, County of Androscoggin, State of Maine, bounded and described as follows:

110-112 Holland Street, Lewiston

Beginning on the northerly line of said Holland Street at the westerly corner of land now or formerly owned by one Cross;

THENCE running westerly by and said northerly line of said Holland Street, for a distance of seventy (70) feet;

THENCE running northerly parallel with the westerly line of said land now or formerly owned by said Cross one hundred (100) feet, more or less, to the Main Street School House Lot owned now or formerly by the City of Lewiston;

THENCE easterly by said Maine Street School House Lot for a distance of seventy (70) feet to said land now or formerly owned by said Cross;

THENCE southerly by said land now or formerly owned by said Cross to the northerly line of said Holland Street and the point of beginning.

NO MAINE R.E.
TRANSFER TAX PAID

Being part of the premises described in the deed of LA Italian Properties, LLC to these Grantors by deed dated February 12, 2007, and recorded in the Androscoggin County Registry of Deeds in Book 7057, Page 239.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the parcel and subject to any easements, covenants and restrictions of record.

This conveyance is subject to the mortgage from Travis P. Soule to Atlantic National Finance Company, LLC dated April 6, 2007, and recorded in Book 7109, Page 325. Said Mortgage was assigned to Atlantic National Trust, LLC, by an Assignment dated April 19, 2007, and recorded in Book 7120, Page 289.

In witness whereof the said Grantors have signed and sealed this instrument this 10th day of January, 2009.

Witness

Travis P. Soule

Witness

Richard Herman

STATE OF MAINE
ANDROSCOGGIN SS.

Personally appeared before me this ~~30th~~ 10th day of ~~January~~ April, 2009, the above-named Travis P. Soule and acknowledged the foregoing instrument to be his free act and deed.

Notary Public
Print/type name: _____
My commission expires: _____

STATE OF MAINE
ANDROSCOGGIN SS.

Personally appeared before me this 30th day of January, 2009, the above-named Richard Herman and acknowledged the foregoing instrument to be his free act and deed.

Arlene M. Thompson
Notary Public
Print/type name: Arlene M. Thompson
My commission expires: 8/18/2014 SEAL

TITLE NOT SEARCHED

ARLENE M. THOMPSON
Notary Public, Maine
My Commission Expires August 18, 2014

ANDROSCOGGIN COUNTY
Tina M. Chaunard
REGISTER OF DEEDS

Know all Men by these Presents,

THAT We, CHARLES A. HANNIGAN, MARGARET H. HANNIGAN, and DANIEL R. SHIELDS, all of Auburn, County of Androscoggin and State of Maine,

in consideration of One ($1.00) Dollar and other good and valuable considerations

paid by CENTRAL MAINE GENERAL HOSPITAL, a Maine corporation, with a principal place of business in Lewiston, County of Androscoggin and State of Maine,

the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said CENTRAL MAINE GENERAL HOSPITAL, its successors

~~heirs~~ and assigns forever, a certain lot or parcel of land situated in said Lewiston on the northerly side of Holland Street, bounded and described as follows; to wit:

Beginning on the easterly side of the Maine Central Railroad and on the northerly line of Holland Street; thence running North 42½° East in the line of said railroad One Hundred (100) Feet, more or less, to land now or formerly owned by Thomas and Libby; thence southerly 51½° East on said Thomas and Libby's land Fifty (50) Feet to a stone; thence southerly parallel with said railroad about One Hundred (100) Feet, more or less, to Holland Street aforesaid; thence northwesterly on the northeasterly side of said Street to the Maine Central Railroad and the point of beginning.

ALSO another lot or land situated on the northerly side of said Holland Street bounded and described as follows:

Commencing on the northerly side of Holland Street Fifty (50) Feet southeasterly from land formerly owned by J. L. Hayes; thence southeasterly along line of said Holland Street One Hundred (100) Feet, more or less, to land of C. M. Page; thence northeasterly One Hundred (100) Feet, more or less, to land now or formerly owned by one Norton; thence northwesterly One Hundred (100) Feet, more or less, to land now or formerly of said Norton; thence by said Norton's land One Hundred (100) Feet, more or less, to the point of begining.

ALSO another certain lot or parcel of land with the buildings thereon situated in said Lewiston, bounded and described as follows:

Beginning at a stone monument standing on the easterly side of the Maine Central Railroad and the southerly side of Elm Street; thence southerly on the line of said railroad 17-3/4 rods to the northwesterly corner of land formerly occupied by Dr. C. Millett and now or formerly owned by Albert H. Conant; thence southeasterly on the line of said Millett land 14 rods to stake and stones; thence northeasterly to stake and stones on the line of Elm Street; thence northwesterly on the line of said Elm Street 14 rods to the point of beginning.

EXCEPTING AND RESERVING two (2) certain lots or parcels of land described in the following deeds: O. A. Norton to C. R. Farris, dated February 4, 1896, recorded in the Androscoggin County Registry of Deeds in Book 168, Page 177; O. A. Norton to C. R. Farris, dated December 1, 1896, recorded in said Registry of Deeds in Book 171, Page 213.

It is also the intention to convey the strip ten (10) feet wide along the southerly edge of this lot extending from Elm Street over the land now or formerly of said Farris, together with all the rights and privileges in the same described in either one or both of the above-mentioned deeds.

ALSO a certain other lot or parcel of land with the buildings thereon situated on the northerly side of said Holland Street bounded and described as follows:

Beginning at the southerly corner of land formerly of J. L. Hayes on said Holland Street, said land being now or formerly the property of Albert H. Conant; thence running southeasterly on said Holland Street to land formerly owned by Betty W. Woodbury; thence running northeasterly on land of said Woodbury One Hundred (100) Feet to the lot first above described; thence running northwesterly by the land first above described Fifty (50) Feet to the Hayes' land; thence running southwesterly on said Hayes' land One Hundred (100) Feet to Holland Street and the point of commencement. Being all of the premises described in Warranty Deed from D. Williams Company to Albert H. Conant, dated March 6, 1925, recorded in said Registry of Deeds in Book 350, Page 72. Excepting therefrom, however, a certain parcel of land situated on the northeasterly side of Holland Street in said Lewiston, bounded and described as follows: Beginning on the northeasterly side of Holland Street at the westerly corner of land now or formerly of C.M. Paige; thence northeasterly on the line of said Paige land One Hundred Twenty (120) Feet; thence northwesterly parallel with Holland Street Fifty (50) Feet; thence southwesterly parallel with said Paige line One Hundred Twenty (120) Feet to Holland Street; thence southeasterly by said Holland Street Fifty (50) Feet to the point of beginning, which said premises were conveyed by Albert H. Conant to John W. Higgins, et als, by deed dated July 1, 1926, recorded in said Registry of Deeds in Book 365, Page 62.

Being the same premises conveyed to these Grantors by the Warranty Deed of First Manufacturers National Bank of Lewiston and Auburn, dated February 11, 1969, and recorded in said Registry in Book 999, Page 719.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said

CENTRAL MAINE GENERAL HOSPITAL, its successors

~~heirs~~ and assigns, to it and their use and behoof forever. And we do COVENANT with the said Grantee, its successors~~heirs~~ and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantee, its successors ~~heirs~~ and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said CHARLES A. HANNIGAN and MARGARET H. HANNIGAN, husband and wife, and DANIEL R. SHIELDS, and BARBARA L. SHIELDS, wife of the said DANIEL R. SHIELDS,

joining in this deed as Grantors, and relinquishing and conveying our rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this third day of September, in the year of our Lord one thousand nine hundred and seventy-one.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Charles A. Hannigan

Margaret H. Hannigan

Daniel R. Shields

Barbara L. Shields

STATE OF MAINE, ANDROSCOGGIN ss. September 3, 1971. Personally appeared the above named CHARLES A. HANNIGAN, MARGARET H. HANNIGAN, and DANIEL R. SHIELDS and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Justice of the Peace ~~Notary Public~~

STATE OF MAINE, ANDROSCOGGIN ss. REGISTRY OF DEEDS

Received SEP - 9 1971 at 1 H. 15 M. P. M., and recorded from the original in Book 1040 Page 49

ATTEST REGISTER

1040 PAGE 50

Attachment 4

Stormwater Management Plan

SEBAGO TECHNICS

CIVIL ENGINEERING ▪ SURVEYING ▪ LANDSCAPE ARCHITECTURE

STORMWATER MANAGEMENT PLAN

To

City of Lewiston

For

Holland Street Parking Facility

On behalf of

Central Maine Medical Center
300 Main Street
Lewiston, Maine 04240

November 2015

250 Goddard Road, Lewiston, ME 04240-1000 • 207.783.5656 • 207.783.5655

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EXECUTIVE SUMMARY

On behalf of Central Maine Medical Center (CMMC) Sebago Technics, Inc. has prepared this stormwater management plan to address the proposed parking area located off Holland Street in Lewiston, Maine.

CMMC's parking expansion will take place on three separate lots, now denoted as 100, 106 and 112 Holland Street. All lots are under the ownership of CMMC; they are identified on Lewiston Assessor Map 194, Lots, 24, 25 and 26, respectively. The properties have frontage on Holland Street, and as a group abut a residential property to the east, a parking lot (owned by CMMC) to the west, a school to the north and Holland Street to the south. The parcels were formerly developed with residential structures with associated residential driveway/off-street parking. Central Maine Medical Center has demolished the existing structures and to expand the existing Holland Street parking facility by constructing 32 additional parking spaces. No additional curb openings are proposed as part of this work, the parking lot will be accessed through the existing curb openings off Holland Street. The project will result in the elimination of three curb openings off Holland Street which served the 100 and 106 Holland Street residences.

The proposed improvements will result in the disturbance of approximately 19,124 square-feet and the creation of 3,911 square-feet of impervious surface. Per discussions with City staff, the project must provide water quality and quantity treatment for the proposed increase in non-vegetated acreage, approximately 3911 S.F.

As part of the stormwater management for the project an underdrained soil filter is proposed in the southwest corner of the lot. The proposed underdrained soil filter has been designed in accordance with the latest MDEP Chapter 500 regulations for the increase in non-vegetated acreage. Stormwater runoff from the underdrained soil filter will be conveyed via a 12-inch pipe that will tie into the existing 12-inch combined sewer in Holland Street. The results of a stormwater runoff calculation shows a decrease in the post development peak runoff rates when compared to the peak runoff rates for existing conditions.

STORMWATER MANAGEMENT PLAN
Holland Street Parking Facility
Central Maine Medical Center
Lewiston, Maine

I. Introduction

This Stormwater Management Plan has been prepared to address the potential impacts associated with this project due to the proposed modification of stormwater runoff characteristics. The stormwater management controls that are outlined in this plan have been designed to best suit the proposed development and to comply with applicable regulatory requirements.

II. Existing Conditions

The parcels are all currently developed; they were previously developed for residential structures with associated residential driveway/off-street parking. Currently Lot 24 is comprised of paved parking areas and landscaped area. Lot 26 has recently been cleared and has a gravel surface. Lot 25 has a driveway and parking area.

A. Land Cover

The project site is currently developed with paved parking/driveways, gravel, wooded area and landscaping. The redevelopment of the lots will result in an increase in impervious land cover. In general existing drainage patterns are maintained.

B. Site Topography

Slopes on the site generally range from moderate to flat in an east to west fashion. Within the eastern area of the site slopes are range from 7-11%, with the northerly side being the steepest. The westerly area of the site has slopes around 2%.

C. Surface Water Features

Runoff from the developed lots drain to existing catch basin structures located within the abutting CMMC parking lot to the west. Runoff is then routed via a closed drainage system and enters into the combined sewer system within Holland Street.

D. Soils

Soil characteristics were obtained from the Soil Conservation Service (SCS) Medium Intensity Soil Survey of Androscoggin County. Soils identified on the site (or within close proximity) are identified below in Table 1. The soils consist entirely of Made Land. For

stormwater modeling purposes we have assumed a Hydrologic Soil Group (HSG) of "C" for both the Pre and Post development models.

Table 1 – Proximity Soil Types and Characteristics			
Soil Type	Symbol	HSG	K Factor
Made Land	Md	C	--

The hydrologic soil group (HSG) designation is based on a rating of the relative permeability of a soil, with group "A" being extremely permeable such as coarse sand, to group "D" having low permeability such as clay.

E. Historic Flooding

There are no apparent flooding problems associated with this site. The Federal Emergency Management Agency does not identify a flood hazard area on the project site (FEMA Community Panel Number 23001C0327E, dated July 08, 2013 City of Lewiston Maine, Androscoggin County.

III. Proposed Development

The area of anticipated site improvements is developed with paved parking lots, landscaping, residential structures and driveways.

The project proposes to expand the existing Holland Street parking facility by constructing 32 additional parking spaces with associated landscaped areas and the proposed underdrained soil filter.

The northerly portion of the parking area will drain towards the existing CMMC parking lot to the west, where it will enter the existing catch basins which are connected to the existing combined sewer drainage system within Holland Street. The southern portion of the proposed parking lot will drain in a westerly direction towards and underdrained soil filter, where it will be treated and detained prior to discharging to the combined sewer within Holland Street.

The project will generally maintain the existing drainage patterns of the site.

A. Alterations to Land Cover

The development will increase the site impervious area coverage by approximately 3,911 square feet, (0.089 acres). This net increase in impervious area is a result of various alterations of land cover (pervious landscape/lawn area converted to impervious paved surface area) and (impervious paved areas converted to pervious landscaped/lawn areas). The project will result in; approximately 19,124 S.F. (0.44 acres) of land disturbance.

IV. Downstream Ponds and Waterbodies

Stormwater from the existing site area enters the combined sewer system within Holland Street.

V. Peak Flow Analysis

The City of Lewiston requires that stormwater infrastructure to be designed to manage the 25-year design storm. This section has been prepared to discuss the proposed modifications to peak flow rates as a result of the development and stormwater conveyance systems.

A. Modeling Technique

The SCS TR-20 methodology was used to analyze pre-development and post-development conditions. A 24-hour, SCS Type III storm distribution for the 2, 10, and 25-year storm frequencies were used for analysis.

Land use cover, watershed delineations, flow paths, and hydrologic soils data were obtained using the following sources:

1. Topographic survey with 1' contour intervals
2. State of Maine, Office of GIS data
3. Aerial photography
4. Field reconnaissance
5. Soil Conservation Service Medium Intensity Soil Survey for Androscoggin County.

The 24-hour rainfall values utilized in the hydrologic model are as follows.

Storm Frequency	Precipitation (in./24 hr)
2-year	3.0
10-year	4.3
25-year	5.4

B. Points of Interest

One watershed Study Points (SP-1) was established to evaluate pre-development and post-development runoff conditions. The areas delineated and studied for runoff consist solely of the area directed affected by grading/ground cover changes.

Study Point SP-1 represents the stormwater contribution entering Holland Street, which for pre-development is identified as catchment 1. In the post-development condition, this point of interest is represented by two catchment areas; catchment 10 and catchment 20. Catchment 10 receives runoff via flow along the curb line and landscaped areas until it reaches a sediment forebay for the underdrained soil filter. Stormwater will be detained within the soil filter's water quality volume (WQV) and slowly filtrate through the soil media filter where it will be conveyed via a 4" underdrain

pipe to an outlet control structure (OCS). A 12-inch stormdrain pipe outlets from the OCS and connects to the existing combined sewer main located in Holland Street to convey runoff from the lot. Catchment 20 is overland flow along the curb line before entering the existing catch basins downstream of the project area in the existing CMMC parking lot, from where it enters the Holland Street drainage system.

C. Pre and Post Development Analysis

The watershed areas and times of concentration of the post-development watersheds vary from the existing conditions based on the proposed site development and grading. Table-1 summarizes the results of the hydrologic analysis of the project under pre-development and post-development conditions.

Table 1 - Stormwater Runoff Summary Table
Pre-Development vs. Post-Development

Study Point	Total Watershed Area (sf)		Avg. Weighted Curve No. (Cn)		Peak Rates of Runoff (cfs)					
					2-Year		10-Year		25-Year	
	Pre	Post	Pre	Post	Pre	Post	Pre	Post	Pre	Post
SP-1	19,124	19,124	90	94	0.92	0.74	1.46	1.25	1.92	1.98

D. Comparison

The results of the stormwater modeling at Study Point SP-1 indicates that the peak rate of runoff in the developed condition for the 2 and 10 year storm shows a decrease from the pre development condition. The peak rate of runoff in the developed condition for the 25 year storm shows an insignificant increase of 0.06 cfs.

VI. Conclusions

The proposed development has been designed to manage stormwater runoff through Best Management Practices approved by the MDEP. Post-development peak flow rates to the municipal infrastructure in Holland Street are reduced or insignificantly increased from their corresponding pre-development levels. Additionally, erosion and sedimentation controls along with associated maintenance and housekeeping methodology have been outlined to prevent unreasonable impacts on the site and to the surrounding environment.

Prepared by,

SEBAGO TECHNICS, INC.

Christopher C. Branch, P.E.
Regional Manager

STATE OF MAINE
CHRISTOPHER C. BRANCH
No. 4804
LICENSED
PROFESSIONAL ENGINEER

CCB/ach
November 06, 2015

Attachment A

INSPECTION, MAINTENANCE AND HOUSEKEEPING PLAN

INSPECTION, MAINTENANCE, AND HOUSEKEEPING PLAN

Attachment A

Central Maine Medical Center
Holland Street Parking Facility
Lewiston, Maine

Introduction

The following plan outlines the anticipated inspection and maintenance procedures for the erosion and sedimentation controls as well as stormwater management devices for the project site. Also, this plan outlines several housekeeping requirements that shall be followed during and after construction. These procedures should be followed in order to ensure the intended function of the designed measures and to prevent unreasonable adverse impacts to the surrounding environment.

The procedures outlined in this inspection and maintenance plan are provided as an overview of the anticipated practices to be used on this site. In some instances, additional measures may be required due to unexpected conditions. For additional detail on any of the erosion and sedimentation control measures or stormwater management devices to be utilized on this project, refer to the most recently revised edition of the "Maine Erosion and Sedimentation Control BMP" manual and/or the "Stormwater Management for Maine: Best Management Practices" manual as published by the Maine Department of Environmental Protection (MDEP).

During Construction

1. **Inspection:** During the construction process, it is the Contractor's responsibility to comply with the inspection and maintenance procedures outlined in this section. These responsibilities include inspecting disturbed and impervious areas, erosion control measures, materials storage areas that are exposed to precipitation, and locations where vehicles enter or exit the site. These areas shall be inspected at least once a week as well as before and after a storm event, and prior to completing permanent stabilization measures. A person with knowledge of erosion and stormwater control, including the standards and conditions in any applicable permits, shall conduct the inspections.

2. **Maintenance:** All measures shall be maintained in an effective operating condition until areas are permanently stabilized. If Best Management Practices (BMPs) need to be maintained or modified, additional BMPs are necessary, or other corrective action is needed, implementation must be completed within 7 calendar days and prior to any storm event (rainfall).

3. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained on-site. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, material storage areas, and vehicle access points to the site. Major observations must include BMPs that need maintenance, BMPs that

failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

4. **Specific Inspection and Maintenance Tasks:** The following is a list of erosion control and stormwater management measures and the specific inspection and maintenance tasks to be performed during construction.

A. Sediment Barriers:

- Hay bale barriers, silt fences, and filter berms shall be inspected immediately after each rainfall and at least daily during prolonged rainfall.
- If the fabric on a silt fence or filter barrier should decompose or become ineffective prior to the end of the expected usable life and the barrier is still necessary, it shall be replaced.
- Sediment deposits should be removed after each storm event. They must be removed before deposits reach approximately one-half the height of the barrier.
- Filter berms shall be reshaped as needed.
- Any sediment deposits remaining in place after the silt fence or filter barrier is no longer required should be dressed to conform to the existing grade, prepared, and seeded.

B. Erosion Control Blankets:

- Inspect these reinforced areas semi-annually and after significant rainfall events for slumping, sliding, seepage, and scour. Pay close attention to unreinforced areas adjacent to the erosion control blankets, which may experience accelerated erosion.
- Review all applicable inspection and maintenance procedures recommended by the specific blanket manufacturer. These tasks shall be included in addition to the requirements of this plan.

C. Temporary Storm Drain Inlet Protection:

- The inlet protection structure shall be inspected before each rain event and repaired as necessary.
- Sediment shall be removed and the storm drain sediment barrier restored to its original dimensions when the sediment has accumulated to half of the design depth of the trap.
- Structures shall be removed upon permanent stabilization of the tributary area.
- Upon removal of the structure, all accumulated sediments downstream of the structure shall be cleaned from the storm drain system.

D. Stabilized Construction Entrances/Exits:

- The exit shall be maintained in a condition that will prevent tracking of sediment

onto public rights-of-way.

- When the control pad becomes ineffective, the stone shall be removed along with the collected soil material. The entrance should then be reconstructed.
- Areas that have received mud-tracking or sediment deposits shall be swept or washed. Washing shall be done on an area stabilized with aggregate, which drains into an approved sediment-trapping device (not into storm drains, ditches, or waterways).

E. Temporary Seed and Mulch:

- Mulched areas should be inspected after rain events to check for rill erosion.
- If less than 90% of the soil surface is covered by mulch, additional mulch shall be applied in bare areas.
- In applications where seeding and mulch have been applied in conjunction with erosion control blankets, the blankets must be inspected after rain events for dislocation or undercutting.
- Mulch shall continue to be reapplied until 95% of the soil surface has established temporary vegetative cover.

E. Permanent Measures:

- As areas become permanently stabilized and permanent stormwater management measures are completed (catch basins, underground filter, stabilized slopes) the Specific Inspection and Maintenance Tasks outlined in the "After Construction" section of this plan shall be performed until all construction operations are completed and the project is turned over to the owner or assigned heirs.

After Construction

1. **Inspection:** After construction, it is the responsibility of the owner to comply with the inspection and maintenance procedures outlined in this section. All measures must be maintained in effective operating condition. A person with knowledge of erosion and stormwater control, including the standards and conditions in all applicable permits, shall conduct the inspections.

2. **Specific Inspection and Maintenance Tasks:** The following is a list of permanent erosion control and stormwater management measures and the inspection and maintenance tasks to be performed after construction.

A. Vegetated Areas:

- Inspect vegetated areas, particularly slopes and embankments, early in the growing season or after heavy rains to identify active or potential erosion problems.
- Replant bare areas or areas with sparse growth. Where rill erosion is evident, armor the area with an appropriate lining or divert the erosive flows to on-site areas able to withstand the concentrated flows.

D. Catch Basins and Piping:

- Inspect and clean-out catch basins at least once a year, preferably in early

spring.

- Clean out must include the removal and legal disposal of accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins.
- If the basin outlet is designed to trap floatable materials, then remove the floating debris and any floating oils (using oil-absorptive pads). Inspect and clean all pipe hoods for potential obstructions and proper function.

E. Underdrained Soil Filter:

- During the first year, the basin shall be inspected semi-annually and following major storm events.
- Debris and sediment buildup shall be removed from the forebay and basin as needed. Mowing of a grassed basin can occur semiannually to a height no less than 6 inches. Any bare area or erosion rills shall be repaired with new filter media or sandy loam then seeded and mulched. Maintaining good grass cover will minimize clogging with fine sediments and if ponding exceeds 48 hours, the top of the filter bed must be rototilled to reestablish the soil's filtration capacity.
- The soil filter should be inspected after every major storm in the first year to be sure it is functioning properly. Thereafter, the filter should be inspected at least once every six months to ensure that it is draining within 48 hours following a one inch storm or greater. Following storms that fill the system and overflow is observed, the soil filter should drain in no less than 36 to 60 hours. If the system drains too fast, an orifice may need to be added on the underdrain outlet or, if already present, may need to be modified.
- Soil Filter Replacement: The top several inches of the filter shall be replaced with fresh material when water ponds on the surface of the bed for more than 72 hours. Removed sediments should be disposed of in an acceptable manner.
- Sediment Removal: Sediment and plant debris should be removed from the pretreatment structure at least annually.
- Mowing: If mowing is desired, only handheld string trimmers or push-mowers are allowed on the filter (no tractor) and the grass bed should be mowed no more than 2 times per growing season to maintain grass heights of no less than 6 inches.
- Fertilization: Fertilization of the underdrained filter area should be avoided unless absolutely necessary to establish vegetation.
- Harvesting and Weeding: Harvesting and pruning of excessive growth will need to be done occasionally. Weeding to control unwanted or invasive plants may also be necessary.

F. Winter Sanding:

- Clear accumulations of winter sand in parking lots and along roadways at least once a year, preferably in the spring.
- Accumulations on pavement may be removed by pavement sweeping.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

1. **Documentation:** A log summarizing the inspections and any corrective action taken must be maintained. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of controls. Major observations must include BMPs that need maintenance, BMPs that failed to operate as designed or proved inadequate for a particular location, and locations where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken. The log must be made accessible to the appropriate regulatory agency upon request. A sample "Stormwater Inspection and Maintenance Form" has been included as Attachment 1 of this Inspection, Maintenance, and Housekeeping Plan.

2. **Recertification:** A certification of the following shall be submitted to the Maine Department of Environmental Protection (MDEP) within three months of the expiration of each five year interval from the date of issuance of MDEP permits.

   A. Identification and repair of erosion problems. All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.
   B. Inspection and repair of stormwater control system. All aspects of the stormwater control system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system.
   C. The Inspection, Maintenance, and Housekeeping Plan for the site is being implemented as written, or modifications to the plan have been submitted to and approved by the MDEP, and the maintenance log is being maintained.

3. **Duration of Maintenance:** Perform maintenance as described and required for any associated permits unless and until the system is formally accepted by a municipality or quasi-municipal district, or is placed under the jurisdiction of a legally created association that will be responsible for the maintenance of the system. If a municipality or quasi-municipal district chooses to accept a stormwater management system, or a component of a stormwater system, it must provide a letter to the MDEP stating that it assumes responsibility for the system. The letter must specify the components of the system for which the municipality or district will assume responsibility, and that the municipality or district agrees to maintain those components of the system in compliance with MDEP standards. Upon such assumption of responsibility, and approval by the MDEP, the municipality, quasi-municipal district, or association becomes a co-permittee for this purpose only and must comply with all terms and conditions of the permit.

Housekeeping:

The following general performance standards apply to the proposed project both during and after construction.

A. <u>Spill prevention</u>: Controls must be used to prevent pollutants from being discharged from materials on-site, including storage practices to minimize exposure of the materials to stormwater, and appropriate spill prevention, containment, and response planning and implementation.

B. <u>Groundwater protection</u>: During construction, liquid petroleum products and other hazardous materials with the potential to contaminate groundwater may not be stored

or handled in areas of the site draining to an infiltration area. An "infiltration area" is any area of the site that by design or as a result of soils, topography and other relevant factors, accumulates runoff that infiltrates into the soil. Dikes, berms, sumps, and other forms of secondary containment that prevent discharge to groundwater may be used to isolate portions of the site for the purposes of storage and handling of these materials.

C. Fugitive sediment and dust: Actions must be taken to insure that activities do not result in noticeable erosion of soils or fugitive dust emissions during or after construction. Oil may not be used for dust control.

D. Debris and other materials: Litter, construction debris, and chemicals exposed to stormwater must be prevented from becoming a pollutant source.

E. Trench or foundation dewatering: Trench dewatering is the removal of water from trenches, foundations, cofferdams, ponds, and other areas within the construction area that retain water after excavation. In most cases, the collected water is heavily silted and hinders correct and safe construction practices. The collected water must be removed from the ponded area, either through gravity or pumping, and must be spread through natural wooded buffers or removed to areas that are specifically designed to collect the maximum amount of sediment possible, like a cofferdam sedimentation basin. Avoid allowing the water to flow over disturbed areas of the site. Equivalent measures may be taken if approved.

Attachments

Attachment 1 – Sample Stormwater Inspection and Maintenance Form

Sample Stormwater Inspection and Maintenance Form

Central Maine Medical Center

Holland Street Parking Facility

Attachment 1

This log is intended to accompany the stormwater Inspection, Maintenance and Housekeeping Plan for Holland Street Parking Facility. The following items shall be checked, cleaned and maintained on a regular basis as specified in the Maintenance Plan and as described in the table below. This log shall be kept on file for a minimum of five (5) years and shall be available for review. Qualified personnel familiar with drainage systems and soils shall perform all inspections. Attached is a copy of the construction and post-construction maintenance logs.

Item	Maintenance Required & Frequency	Date Completed	Maintenance Personnel	Comments
Catch Basins and Culverts	Remove accumulated sediment and debris			
	Sump depth			
Vegetated Areas	Inspect Slopes			
	Replant Bare Areas			
	Check after Major Storms			
Winter Sanding	Clean annually (Spring)			
	Remove sand and sediment from roadway shoulders			
Underdrained Soil Filter	Remove sediment & debris			
	Remove weeds			
	Inspect slopes			
	Check after major storms			
	Mow as needed			

Attachment B

WATER QUALITY CALCULATIONS

SEBAGO TECHNICS, INC.
75 John Roberts Road, Suite 1A
South Portland, ME 04106
(207) 856-0277 FAX (207) 856-2206

JOB	15305		
SHEET NO.	1	OF	1
CALCULATED BY	ACH	DATE	10/14/2015
CHECKED BY	PDO		
FILE NAME	15305 WQV	PRINT DATE	11/15/2015

Note: Underdrained Soil Filters are sized in accordance with Chapter 7 of the Maine Department of Environmental Protection BMPs Technical Design Manual, latest revision

Treatment Calculations for Proposed Underdrained Soil Filter #1 (UDSF-1)										
WQV Calculation										
(WQV = Water Quality Volume)										
Total Impervious Area =			4,762.0	sf						
Total Landscaped Area=			3,131.0	sf						
WQV Required= 1.0" x Impervious Area + 0.4"x Landscape Area =						501.2	cf			
WQV Provided =		**505.0**	cf @ 1.21' depth							
Treatment Factor Calculation										
TF=0.4 * (BMPST/BMPTF)=			**0.40**							
Min TF=	**0.25**									
Filterbed Area Calculation										
Filterbed Area Required = 0.05 x Impervious + 0.02 x Landscape =						300.7	sf			
Filterbed Area Provided=			**321.0**	sf						
Sediment Pre-Treatment										
Per Reference 2, Chapter 4.3.1.15										

"Pretreatment devices shall be provided to minimize discharge of sediment to the wetpond."										
Annual Sediment Load:			500 lbs/acre to be sanded at 10 storms per year, assumed density of sand 90lbs/cf							
Area to be sanded:			4,762.00	SF						
Sediment Volume			6	CF						

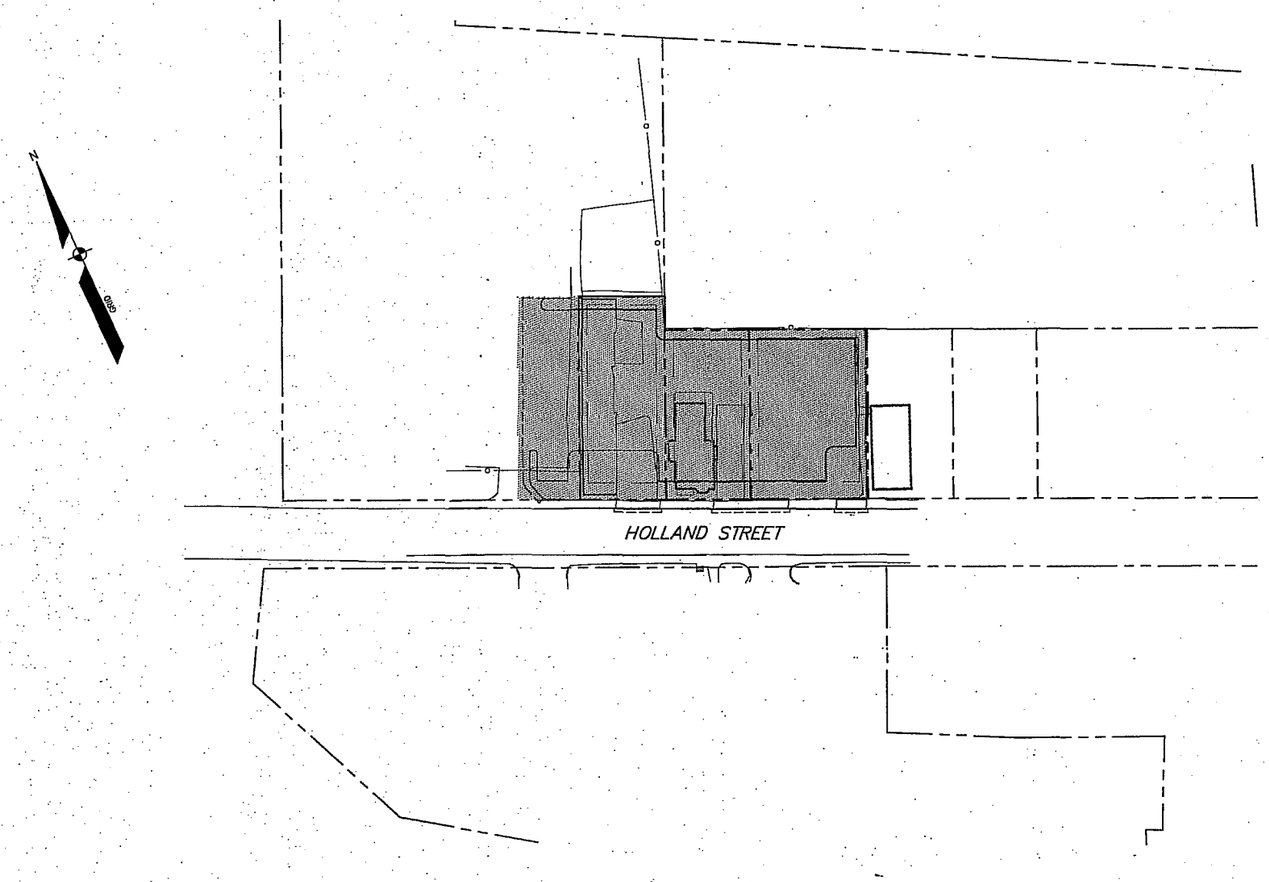
HOLLAND STREET PARKING LOT

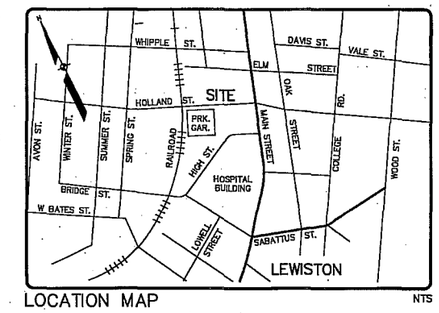
100-112 HOLLAND STREET
LEWISTON, MAINE 04240

APPLICANT:
CENTRAL MAINE
MEDICAL CENTER
300 MAIN STREET
LEWISTON, MAINE 04240

ENGINEER/SURVEYOR:

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A
South Portland, ME 04106
Tel. 207-200-2100
250 Goddard Rd. Suite B
Lewiston, ME 04240
Tel. 207-783-5656





LOCATION MAP NTS

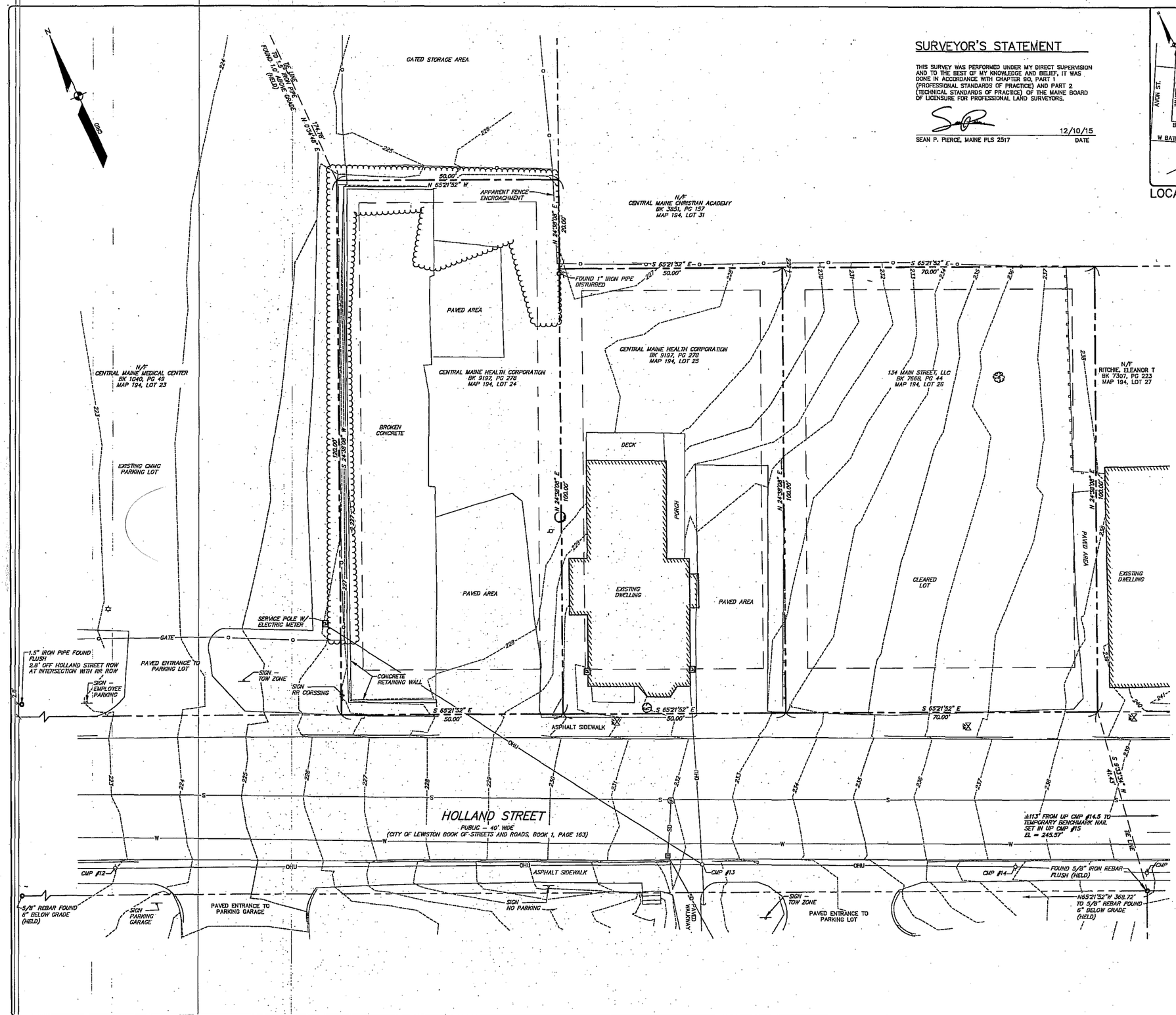
SHEET INDEX:

SHEET	DESCRIPTION
1	COVER SHEET
2	EXISTING CONDITIONS PLAN
3	SITE PLAN
4	GRADING AND UTILITY PLAN
5	DETAILS
6	DETAILS
7	DETAILS
8	PRE DEVELOPMENT DRAINAGE PLAN
9	POST DEVELOPMENT DRAINAGE PLAN

SCALE: 1"=40'

REVISED THROUGH 12-10-15

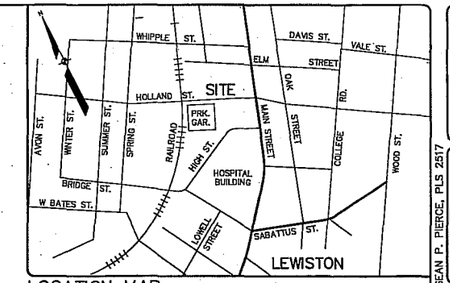
153052c.dwg, TAB:C



SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

SEAN P. PIERCE, MAINE PLS 2517 — 12/10/15 DATE



LOCATION MAP N.T.S.

GENERAL NOTES

1. THE RECORD OWNER OF 100 & 106 HOLLAND STREET IS CENTRAL MAINE HEALTH CORPORATION BY DEED DATED JULY 27, 2015 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 9197, PAGE 278.

   THE RECORD OWNER OF 110-112 HOLLAND STREET IS 134 MAIN STREET LLC BY DEED DATED APRIL 10, 2003 AND RECORD AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 7668, PAGE 44.
2. THE PROPERTIES ARE SHOWN AS LOTS 24, 25 & 26 ON THE CITY OF LEWISTON TAX MAP 194 AND IS LOCATED IN THE NEIGHBORHOOD CONSERVATION "B" DISTRICT.
3. PLAN REFERENCES:
   A. "LEASEHOLD CONDOMINIUM PLAT & PLAN - HIGH STREET PARKING CONDOMINIUM" BY A.R.C.C LAND SURVEYORS, INC. DATED MARCH 27, 2003 AND RECORDED IN PLAN BOOK 42, PAGE 194.
   B. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "STATE HIGHWAY 15" - FEDERAL AID PROJECT NO. STP-6697" DATED JANUARY 1996, D.O.T. FILE NO 1-236, SHEET 3 OF 7.
4. SPACE AND BULK CRITERIA FOR THE NEIGHBORHOOD CONSERVATION "B" DISTRICT ARE AS FOLLOWS:

   NET RESIDENTIAL DENSITY:

MINIMUM LOT SIZE:	NONE
MINIMUM STREET FRONTAGE:	50 FT
MINIMUM FRONT YARD:	10 FT
MINIMUM SIDE YARD:	5 FT
MINIMUM REAR YARD:	5 FT
MAXIMUM BUILDING HEIGHT:	65 FT
MAXIMUM LOT COVERAGE:	65%
MAXIMUM IMPERVIOUS COVERAGE:	85%

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
5. TOTAL AREA OF LOT 24 IS APPROXIMATELY 6000 SQUARE FEET.

   TOTAL AREA OF LOT 25 IS APPROXIMATELY 5000 SQUARE FEET.

   TOTAL AREA OF LOT 26 HOLLAND STREET IS APPROXIMATELY 7000 SQUARE FEET.
6. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND SURVEY COMPLETED BY SEBAGO TECHNICS, INC. IN AUGUST, 2015.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1602-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR LEWISTON, MAINE, ANDROSCOGGIN COUNTY, COMMUNITY-PANEL NUMBER 230010C327E, HAVING AN EFFECTIVE DATE OF JULY 8, 2013.
10. BOOK AND PAGE NUMBERS SHOWN HEREON ARE IN REFERENCE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.

LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- IRON PIPE/ROD
- BUILDING
- DECK/STEPS/ OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- SETBACK
- CURB LINE
- TREELINE
- 120 — 118 CONTOURS
- CHAIN LINK FENCE
- WOOD FENCE
- RETAINING WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- BOLLARD
- SIGN
- GAS METER
- WATER
- WATER GATE VALVE
- SANITARY SEWER
- SANITARY MANHOLE
- STORM DRAIN
- CATCH BASIN
- OVERHEAD UTILITY
- LIGHT POLE
- UTILITY POLE
- GUY WIRE

SEAN P. PIERCE, PLS 2517

STATE OF MAINE — SEAN P. PIERCE — 2517 — PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
CLQ	SPP

REV:	BY:	DATE:	STATUS:
C	CCB	12/10/15	RESPONSE TO REVIEW COMMENTS
B	SPP	11/13/15	SUBMITTED TO CITY FOR REVIEW
A	SPP	10/06/15	ISSUED FOR CLIENT REVIEW

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

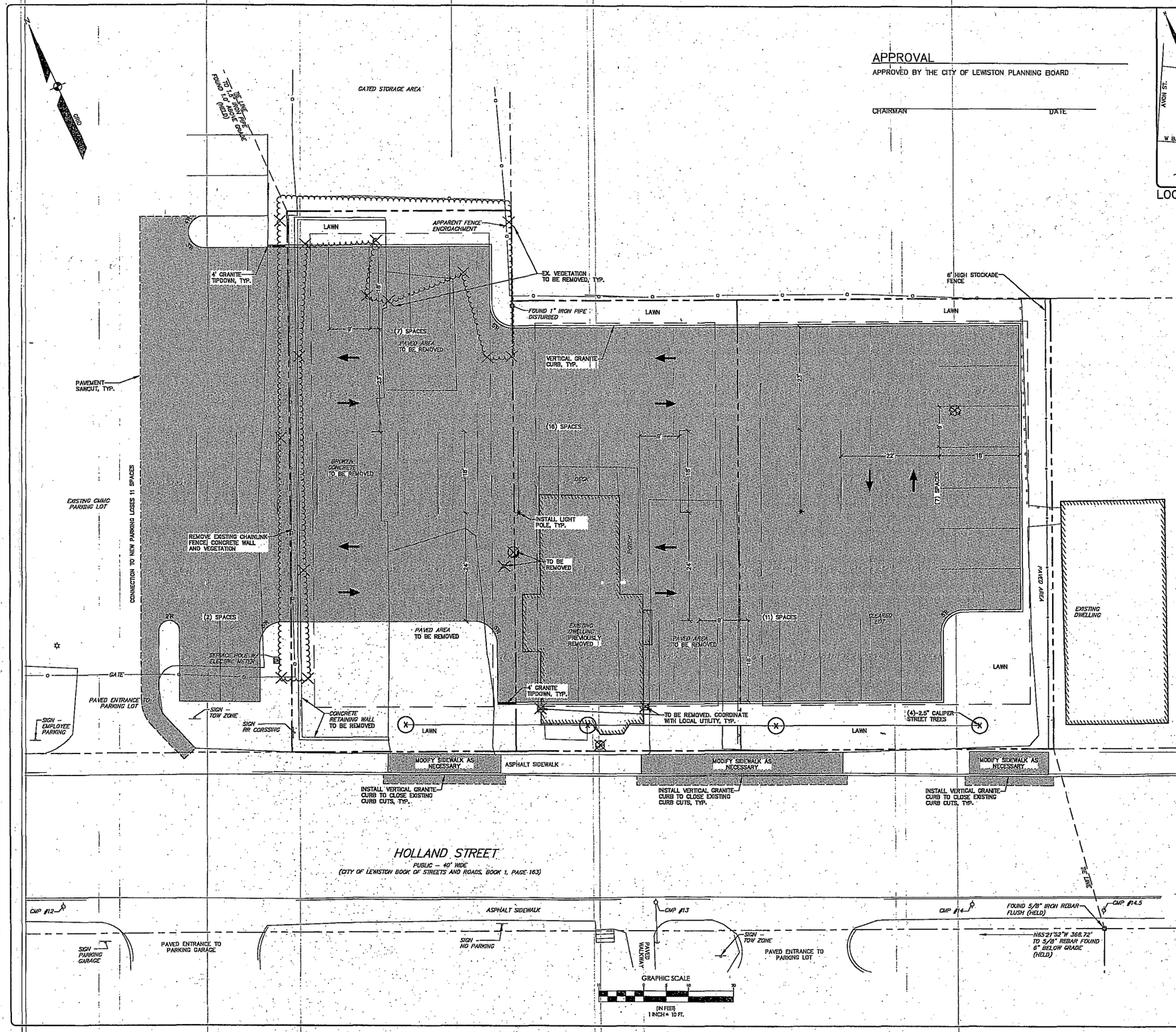
SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-9835

BOUNDARY & TOPOGRAPHIC SURVEY

OF: 100-112 HOLLAND STREET
LEWISTON, MAINE

FOR: CENTRAL MAINE MEDICAL CENTER
300 MAIN STREET
LEWISTON, MAINE 04240

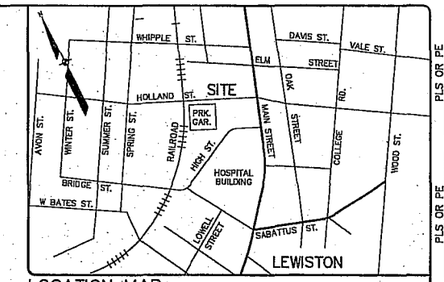
PROJECT NO.	SCALE
15305	1" = 10'



APPROVAL

APPROVED BY THE CITY OF LEWISTON PLANNING BOARD

CHAIRMAN DATE



LOCATION MAP N.T.S.

GENERAL NOTES

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   B. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP "STATE HIGHWAY 15 – FEDERAL AID PROJECT NO. STP-6697" DATED JANUARY 1998, D.O.T. FILE NO 1-236, SHEET 3 OF 7.
4. SPACE AND BULK CRITERIA FOR THE NEIGHBORHOOD CONSERVATION "B" DISTRICT ARE AS FOLLOWS:

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MAXIMUM LOT COVERAGE:	85%
MAXIMUM IMPERVIOUS COVERAGE:	85%

   • SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
5. TOTAL AREA OF LOT 24 IS APPROXIMATELY 6000 SQUARE FEET.

   TOTAL AREA OF LOT 25 IS APPROXIMATELY 5000 SQUARE FEET.

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7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
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10. BOOK AND PAGE NUMBERS SHOWN HEREON ARE IN REFERENCE TO THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS.
11. ENCOUNTERED SANITARY SERVICES TO BE ABANDONED SHALL BE CAPPED IN ACCORDANCE WITH CITY OF LEWISTON SEWER DIMSION STANDARDS.
12. IF DEVELOPMENT HAS NOT OCCURRED AS DEFINED WITHIN THE SCOPE OF THE CITY OF LEWISTON LAND USE CODE WITHIN TWO YEARS, DEVELOPMENT REVIEW APPROVAL SHALL EXPIRE, PURSUANT TO ARTICLE XIII, SECTION 11.

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	SETBACK	
	IRON PIPE/ROD	
	BUILDING	
	DECK/STEPS/ OVERHANG	
	EDGE PAVEMENT	
	EDGE CONCRETE	
	PAVEMENT PAINT	
	TREELINE	
	CHAIN LINK FENCE	
	WOOD FENCE	
	RETAINING WALL	
	DECIDUOUS TREE	
	CONIFEROUS TREE	
	SHRUB	
	BOLLARD	
	SIGN	
	GAS METER	
	ELECTRIC METER	
	LIGHT POLE	
	UTILITY POLE	
	GUY WIRE	

PLS OR PE

PLS OR PE

STATE OF MAINE CHRISTOPHER C. BEAUDOIN 2159 LICENSED PROFESSIONAL ENGINEER

For Approval Only Dec. 9, 2015

DESIGNED	CHECKED
ACH	CCB

REV.	BY:	DATE:	STATUS:
B	CCB	12/10/15	RESPONSE TO REVIEW COMMENTS
A	CCB	11/13/15	SUBMITTED FOR CITY REVIEW

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SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-3538

SITE PLAN
OF:
HOLLAND ST. PARKING LOT
100-112 HOLLAND STREET
LEWISTON, MAINE
FOR:
CENTRAL MAINE MEDICAL CENTER
300 MAIN STREET
LEWISTON, MAINE 04240

PROJECT NO.	SCALE
15305	1" = 10'

SHEET 3 OF 9

15305-Sheet-3.dwg, TAB: S

SANITARY SEWER STRUCTURE DATA

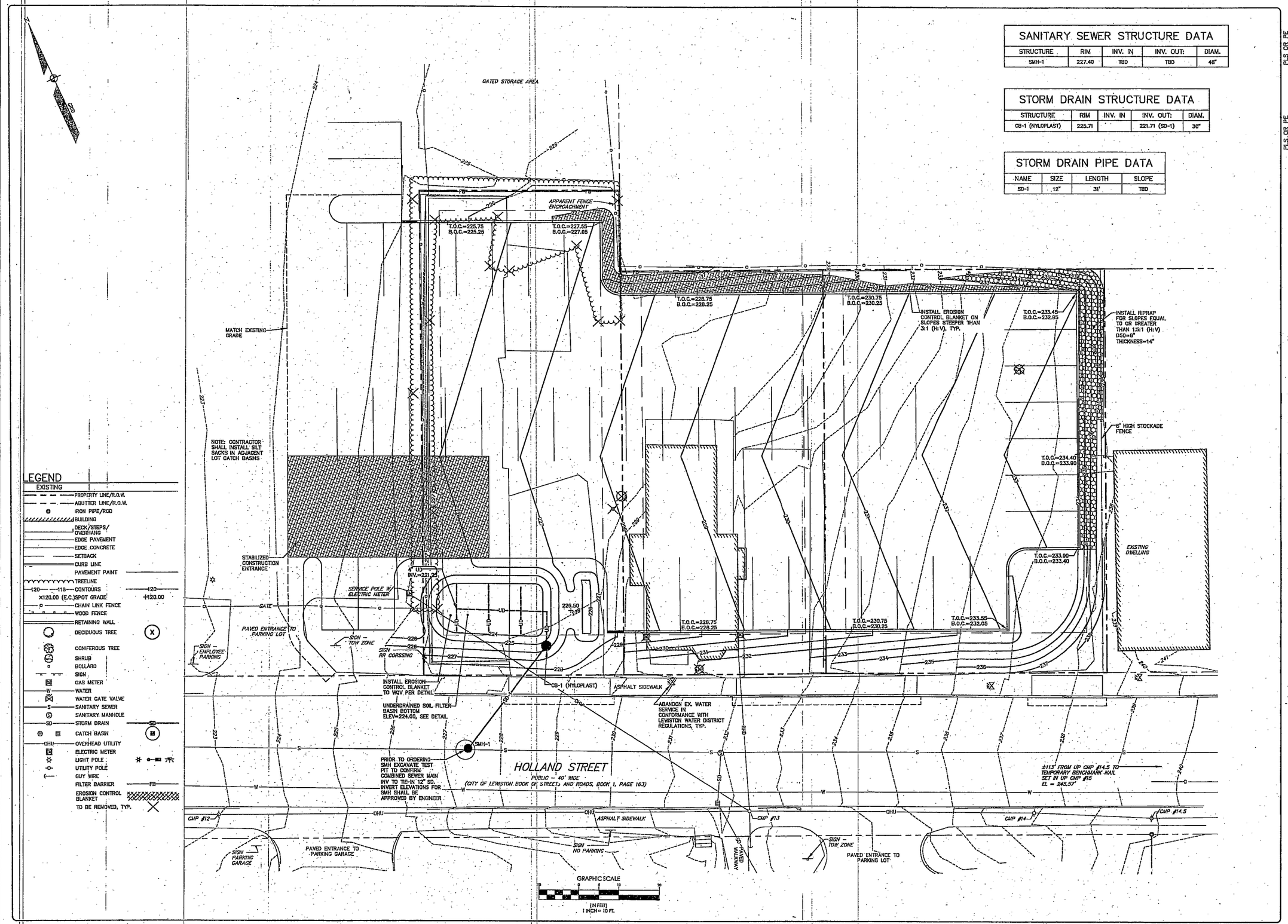
STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
SMH-1	227.40	TBD	TBD	48"

STORM DRAIN STRUCTURE DATA

STRUCTURE	RIM	INV. IN	INV. OUT:	DIAM.
CB-1 (NYLOPLAST)	225.71		221.71 (SD-1)	30"

STORM DRAIN PIPE DATA

NAME	SIZE	LENGTH	SLOPE
SD-1	12"	31'	TBD



LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- IRON PIPE/ROD
- BUILDING
- DECK/STEPS/OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- SETBACK
- CURB LINE
- PAVEMENT PAINT
- TREELINE
- 120 — 118 — CONTOURS — 120
- ×120.00 (E.C.) SPOT GRADE +120.00
- CHAIN LINK FENCE
- WOOD FENCE
- RETAINING WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- SHRUB
- BOLLARD
- SIGN
- GAS METER
- W — WATER
- WATER GATE VALVE
- S — SANITARY SEWER
- SANITARY MANHOLE
- SD — STORM DRAIN
- CATCH BASIN
- OHU — OVERHEAD UTILITY
- ELECTRIC METER
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- FILTER BARRIER — FB
- EROSION CONTROL BLANKET TO BE REMOVED, TYP.

PLS OR PE

PLS OR PE

STATE OF MAINE CHRISTOPHER C. BOWEN LICENSED PROFESSIONAL ENGINEER

For Approval Only Dec. 9, 2015

DESIGNED	CHECKED
ACH	CCB

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GRADING & UTILITY PLAN

OF:

HOLLAND ST. PARKING LOT

100-112 HOLLAND STREET
LEWISTON, MAINE

FOR:

CENTRAL MAINE MEDICAL CENTER

300 MAIN STREET
LEWISTON, MAINE 04240

PROJECT NO.	SCALE
15305	1" = 10'

SHEET 4 OF 9

15305GUL.dwg, TAB: GU

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 THIS EROSION CONTROL PLAN AND DETAILS IN THIS PLAN SET. THIS NETWORK IS TO BE MAINTAINED BY THE CONTRACTOR UNTIL ALL EXPOSED SLOPES HAVE AT LEAST 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/EXIT SHALL BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED ENTRANCES AND EXISTING ROADWAY TO AVOID TRACKING OF MUD, DUST AND DEBRIS FROM THE SITE.

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

CONSTRUCTION AND POST-CONSTRUCTION PHASE

AREAS UNDERGOING ACTUAL CONSTRUCTION SHALL ONLY EXPOSE THAT AMOUNT OF MINERAL SOIL NECESSARY FOR PROGRESSIVE AND EFFICIENT CONSTRUCTION . AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD . 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 GRASSED WATERWAYS AND ON SLOPES GREATER THAN 15%. MULCH ANCHORING SHOULD BE USED ON SLOPES GREATER THAN 5% AFTER SEPTEMBER 15TH OF THE CONSTRUCTION YEAR (SEE WINTER EROSION CONTROL NOTES).
TYPES OF MULCH:
HAY OR STRAW: SHALL BE APPLIED AT A RATE OF 75 LBS/1,000 S.F. (1.5 TONS PER ACRE).
EROSION CONTROL MIX: SHALL BE PLACED EVENLY AND MUST PROVIDE 100% SOIL COVERAGE. EROSION CONTROL MIX SHALL BE APPLIED SUCH THAT THE THICKNESS ON SLOPES 3:1 OR LESS IS 2 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THE THICKNESS ON SLOPES BETWEEN 3:1 AND 2:1 SHALL BE 4 INCHES PLUS 1/2 INCH PER 20 FEET OF SLOPE UP TO 100 FEET. THIS SHALL NOT BE USED ON SLOPES GREATER THAN 2:1.
EROSION CONTROL BLANKET: SHALL BE INSTALLED SUCH THAT CONTINUOUS CONTACT BETWEEN THE MAT AND THE SOIL IS OBTAINED. INSTALL BLANKETS AND STAPLE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

2. SOIL STOCKPILES:

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

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 EXPOSURE OR PRIOR TO ANY STORM EVENT. SEDIMENT BARRIERS (AS DESCRIBED IN PART 4. OF THIS SECTION) SHALL BE PLACED BETWEEN ANY NATURAL RESOURCE AND THE DISTURBED AREA.
PROJECTS CROSSING THE NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM 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 ABUTTING 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.

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 85%-90% OF VIGOROUS PERENNIAL GROWTH. THE AREA BENEATH THE CHECK DAM MUST BE SEEDED AND MULCHED IMMEDIATELY AFTER REMOVAL OF THE CHECK DAM.

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

HAY BALE CHECK DAMS: WE DO NOT RECOMMEND THE USE OF HAY BALES AS CHECK DAMS.

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

6. STORMDRAIN INLET PROTECTION:

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

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

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

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

7. STABILIZED CONSTRUCTION ENTRANCE/EXIT:

PRIOR TO CLEARING AND/OR GRUBBING THE SITE A STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE CONSTRUCTED WHEREVER TRAFFIC WILL EXIT THE CONSTRUCTION SITE ONTO A PAVED ROADWAY IN ORDER TO MINIMIZE THE TRACKING OF SEDIMENT AND DEBRIS FROM THE CONSTRUCTION SITE ONTO PUBLIC ROADWAYS. THE ENTRANCES AND ADJACENT ROADWAY AREAS SHALL BE PERIODICALLY SWEPT 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. 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.

9. 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 CAN NOT BE DONE BEFORE SEPTEMBER 15TH OF THE CONSTRUCTION YEAR.

10. PERMANENT VEGETATION:

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

SEEDBED PREPARATION:

A. FOUR (4) INCHES OF LOAM SHALL BE SPREAD OVER DISTURBED AREAS AND SMOOTHED TO A UNIFORM SURFACE. LOAM SHALL BE FREE OF SUBSOIL, CLAY LUMPS, STONES AND OTHER OBJECTS OVER 2 INCHES OR LARGER IN ANY DIMENSION, AND WITHOUT WEEDS, ROOTS OR OTHER OBJECTIONABLE MATERIAL.

B. SOILS TESTS SHALL BE TAKEN AT THE TIME OF SOIL STRIPPING TO DETERMINE FERTILIZATION REQUIREMENTS. SOILS TESTS SHALL BE TAKEN PROMPTLY AS TO NOT INTERFERE WITH THE 14-DAY LIMIT ON SOIL EXPOSURE. BASED UPON TEST RESULTS, SOIL AMENDMENTS SHALL BE INCORPORATED INTO THE SOIL PRIOR TO FINAL SEEDING. IN LIEU OF SOIL TESTS, SOIL AMENDMENTS MAY BE APPLIED AS FOLLOWS:

ITEM	APPLICATION RATE
10-20-20 FERTILIZER (N-P205-K20 OR EQUAL)	18.4 LBS./1,000 S.F.
GROUND LIMESTONE (50% CALCIUM & MAGNESIUM OXIDE)	138 LBS./1,000 S.F.

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

APPLICATION OF SEED:

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	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
REDTOP	0.05 LBS/1,000 S.F. (2 LBS/ACRE)
TALL FESCUE	0.46 LBS/1,000 S.F. (20 LBS/ACRE)
TOTAL:	0.97 LBS/1,000 S.F. (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.

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 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 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 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% (6.67H:1V) TO BE A SLOPE. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM 2(C.) OF THIS STANDARD OR WITH STONE RIPRAP AS DESCRIBED IN ITEM 2(D.) OF THIS STANDARD.
B. STABILIZE THE SLOPE WITH SOD -- THE CONTRACTOR WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY NOVEMBER 15. 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).
C. STABILIZE THE SLOPE WITH WOOD WASTE COMPOST -- THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
D. STABILIZE THE SLOPE WITH STONE RIPRAP -- THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A 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 15%. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION -- BY OCTOBER 1 THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 15, THEN THE APPLICANT WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM 3(C.) OF THIS STANDARD.
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 IMPROVEMENTS WILL MOST LIKELY BEGIN NEXT SPRING DEPENDING UPON FINAL PROJECT APPROVAL. THE FOLLOWING SCHEDULE IS ANTICIPATED.

ESTIMATED CONSTRUCTION TIME:	12 WEEKS
1. EROSION CONTROL MEASURES PLACED.	WEEK 1
2. SITE CLEARING/EARTHWORK	WEEK 2 - WEEK 3
3. PLACE PAVEMENT GRAVELS.	WEEK 3 - WEEK 5
4. INSTALL UNDER GROUND ELECTRIC.	WEEK 6
5. INSTALL STORM DRAIN SYSTEM.	WEEK 5 - WEEK 8
6. INSTALL CURB.	WEEK 9
7. INSTALL GUARDRAIL.	WEEK 10
8. LOAM/ SEED AREAS TO BE REVEGETATED.	WEEK 10
9. PLACE PAVEMENT.	WEEK 11
10. INSTALL LIGHT POLES & FIXTURES	WEEK 12
11. REMOVE TEMPORARY SEDIMENT CONTROL	WEEK 12

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 REPAIRS AS NEEDED TO ALLOW CONTINUED PROPER FUNCTIONING OF THE EROSION CONTROL MEASURE. THE CONTRACTOR SHALL PROVIDE THE NECESSARY REGULATING AGENCIES WITH WRITTEN DOCUMENTATION DESCRIBING DATES OF INSPECTIONS AND NECESSARY FOLLOW-UP WORK TO MAINTAIN EROSION CONTROL MEASURES MEETING THE REQUIREMENTS OF THIS PLAN.
2. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDINGS, THE CONTRACTOR SHALL INSPECT THE WORK AREA SEMIMONTHLY UNTIL THE SEEDINGS HAVE BEEN ESTABLISHED. ESTABLISHED MEANS A MINIMUM OF 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 WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR AT 150 LBS/1,000 S.F. (3 TONS PER ACRE) OR WITH A FOUR-INCH LAYER OF WOOD WASTE EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.
ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH HAY OR STRAW) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

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. SEDIMENT BARRIERS

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

4. MULCHING

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

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

5. MULCHING ON SLOPES AND DITCHES

SLOPES SHALL NOT BE LEFT EXPOSED FOR ANY EXTENDED TIME OF WORK SUSPENSION UNLESS FULLY MULCHED AND ANCHORED WITH PEG AND NETTING OR WITH EROSION CONTROL BLANKETS. MULCHING SHALL BE APPLIED AT A RATE OF 230 LBS/1,000 S.F. ON ALL SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH A SLOPE GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 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 LOOMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN 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 5LBS/1000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS SUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

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 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 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 UNESTABLISHED SPOTS. ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85 TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

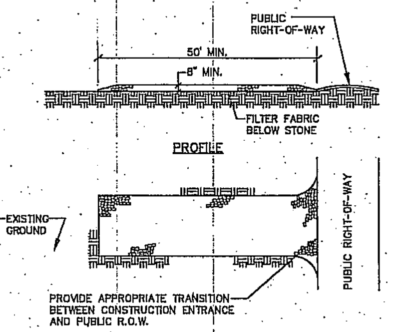
STANDARDS FOR TIMELY STABILIZATION OF CONSTRUCTION SITES DURING WINTER

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 TO BE GRASS-LINED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE DITCH FOR LATE FALL AND WINTER.

INSTALL A SOD LINING IN THE DITCH -- THE APPLICANT WILL LINE THE DITCH WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE APPLICANT PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD STRIPS FROM SLOUGHING DURING FLOW CONDITIONS.
INSTALL A STONE LINING IN THE DITCH --THE APPLICANT WILL LINE THE DITCH WITH STONE RIPRAP BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE APPLICANT WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING SO TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES -- THE APPLICANT WILL CONSTRUCT AND STABILIZE STONE-COVERED SLOPES BY NOVEMBER 15. THE APPLICANT WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% (10H:1V) TO BE A SLOPE. IF THE APPLICANT FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15, THEN THE APPLICANT WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS -- BY OCTOBER 1 THE APPLICANT WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET AND APPLY EROSION CONTROL MATS OVER THE MULCHED SLOPE. THE APPLICANT WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SLOPE BY NOVEMBER 1, THEN THE APPLICANT WILL COVER THE SLOPE WITH A LAYER OF WOOD WASTE COMPOST AS DESCRIBED IN ITEM III OF THIS CONDITION OR WITH STONE RIPRAP AS DESCRIBED IN ITEM IV OF THIS CONDITION.
STABILIZE THE SLOPE WITH SOD -- THE APPLICANT WILL STABILIZE THE DISTURBED SLOPE WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION 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 APPLICANT WILL PLACE A SIX-INCH LAYER OF WOOD WASTE COMPOST ON THE SLOPE BY NOVEMBER 15. PRIOR TO PLACING THE WOOD WASTE COMPOST, THE APPLICANT WILL REMOVE ANY SNOW ACCUMULATION ON THE DISTURBED SLOPE. THE APPLICANT WILL NOT USE WOOD WASTE COMPOST TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
STABILIZE THE SLOPE WITH STONE RIPRAP -- THE APPLICANT WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE APPLICANT WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

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

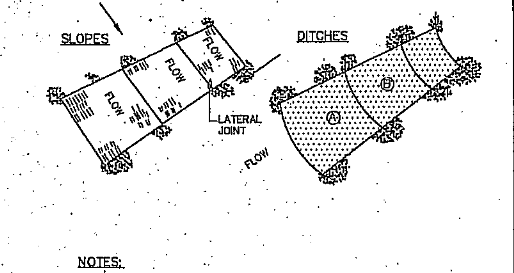


NOTES:

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

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE



NOTES:

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

EROSION CONTROL BLANKET

NOT TO SCALE

PLS OR PE

PLS OR PE

For Approvals Only Dec. 9, 2015

DESIGNED	CHECKED
ACH	CCB

REV:	BY:	DATE:	STATUS:
B	CCB	12/10/15	RESPONSE TO REVIEW COMMENTS
A	CCB	11/13/15	SUBMITTED FOR CITY REVIEW

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

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DETAILS
HOLLAND ST. PARKING LOT
100-112 HOLLAND STREET
LEWISTON, MAINE
CENTRAL MAINE MEDICAL CENTER
300 MAIN STREET
LEWISTON, MAINE 04240

PROJECT NO	SCALE
15305	NTS

SHEET 5 OF 9

15305D.dwg, TAB:D1

CONSTRUCTION NOTES

1. ALL WORK SHALL CONFORM TO THE APPLICABLE LOCAL, STATE, AND FEDERAL RULES, REGULATIONS, 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 DIMENSIONS AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE COMMENCEMENT OF 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 OR 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. 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 MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 2003 OR LATEST EDITION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO POSSESS A COPY OF THE EROSION CONTROL PLAN AT ALL TIMES.

9. 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 (1-888-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.

10. CONTRACTOR SHALL BE AWARE THAT DIG SAFE ONLY NOTIFIES ITS "MEMBER" UTILITIES ABOUT THE DIG. WHEN NOTIFIED, DIG SAFE WILL ADVISE CONTRACTOR OF MEMBER UTILITIES IN THE AREA. CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING AND CONTACTING NON-MEMBER UTILITIES DIRECTLY. NON-MEMBER UTILITIES MAY INCLUDE TOWN OR CITY WATER AND SEWER DISTRICTS AND SMALL LOCAL UTILITIES, AS WELL AS USG PUBLIC WORKS SYSTEMS.

11. CONTRACTORS SHALL BE RESPONSIBLE FOR COMPLIANCE WITH THE REQUIREMENTS OF 23 MRSA 3360-A. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE APPROPRIATE UTILITIES TO OBTAIN AUTHORIZATION PRIOR TO RELOCATION OF ANY EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS. IF A UTILITY CONFLICT ARISES, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER, THE MUNICIPALITY AND APPROPRIATE UTILITY COMPANY PRIOR TO PROCEEDING WITH ANY RELOCATION.

12. ALL PAVEMENT MARKINGS AND DIRECTIONAL SIGNAGE SHOWN ON THE PLAN SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) STANDARDS. PAVEMENT MARKINGS FOR THIS PROJECT SHALL INCLUDE STRIPING OF PARKING SPACES IN PARKING AREA AT 88 HOLLAND STREET.

13. ALL PAVEMENT JOINTS SHALL BE SAWCUT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

14. NO HOLES, TRENCHES OR STRUCTURES SHALL BE LEFT OPEN OVERNIGHT IN ANY EXCAVATION ACCESSIBLE TO THE PUBLIC OR IN PUBLIC RIGHTS-OF-WAY.

15. IMMEDIATELY UPON COMPLETION OF CUTS/FILLS, THE CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH EROSION CONTROL NOTES AND AS SPECIFIED ON PLANS.

16. 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. THE CONTRACTOR SHALL CORRECT, AT THEIR SOLE COST, ANY LATENT DEFECTS THAT ARE FOUND DURING THE PERIOD OF ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION.

17. ALL WORK PERFORMED BY THE GENERAL CONTRACTOR AND/OR TRADE SUBCONTRACTOR SHALL CONFORM TO THE REQUIREMENTS OF LOCAL, STATE OR FEDERAL LAWS, AS WELL AS ANY OTHER GOVERNING REQUIREMENTS, WHETHER OR NOT SPECIFIED ON THE DRAWINGS.

18. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION FOR THE WORK UNTIL TURNED OVER TO THE OWNER.

19. 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.

20. THE CONTRACTOR SHALL TAKE FULL RESPONSIBILITY FOR ANY CHANGES AND DEVIATION OF APPROVED PLANS NOT AUTHORIZED BY THE ARCHITECT/ENGINEER AND/OR CLIENT/OWNER.

21. 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.

22. 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.

23. 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 SITE CONTRACTOR SHALL BERESPONSIBLE FOR FIELD VERIFYING THE LOCATION, SIZE, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA PRIOR TO COMMENCING CONSTRUCTION AND THAT IT IS THE CONTRACTOR'S RESPONSIBILITY TO ANTICIPATE CONFLICTS AND RELOCATE/REPAIR EXISTING UTILITIES AS NECESSARY TO COMPLETE THE WORK REPRESENTED ON SAID CONSTRUCTION DRAWINGS AT NO ADDITIONAL COST TO THE OWNER OR SURVEYOR AND ENGINEER OF RECORD.

24. THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.

25. THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS ARE TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.

26. ALL CONSTRUCTION WITHIN THE CITY OF LEWISTON RIGHT OF WAY SHALL COMPLY WITH CITY PUBLIC WORKS STANDARDS. ALL CONSTRUCTION WITHIN A STATE RIGHT OF WAY SHAL COMPLY WITH MAINE DOT STANDARDS. ALL UTILITY CONSTRUCTION SHALL CONFORM TO RESPECTIVE UTILITY STANDARDS.

27. THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY GOVERNMENT AGENCIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE CITY OF LEWISTON REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

28. PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE 1-800-225-4977 AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS. ADDITIONAL CONTACTS INCLUDE (BUT ARE NOT LIMITED TO):
   CITY OF LEWISTON WES ENMAN, PUBLIC SERVICES, TEL. 513-3003
   WATER & SEWER, LEWISTON WATER DIVISION, ATTN: MARCEL LAUZE TEL. 513-3003
   TELEPHONE: VERIZON CABLE T.V.: TIME WARNER
   ELECTRIC: CENTRAL MAINE POWER CO.
   GAS: UNITIL, TEL. 1-800-924-8002 EXT. 6286
   FIBER OPTICS: OXFORD NETWORKS

29. DO NOT INTERRUPT EXISTING UTILITIES SERVICING THE PREMISES USED BY THE OWNER OR OTHERS DURING OCCUPIED HOURS EXCEPT WHEN SUCH INTERRUPTIONS HAVE BEEN AUTHORIZED IN WRITING BY THE OWNER AND CITY. INTERRUPTIONS SHALL ONLY OCCUR AFTER ACCEPTABLE TEMPORARY SERVICE HAS BEEN PROVIDED.

30. ALL SITE DIMENSIONS ARE REFERENCED TO PROPERTY LINES, THE FACE OF CURBS, OUTSIDE FACE OF WALLS, OR EDGE OF PAVING UNLESS OTHERWISE NOTED.

31. ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.

32. THE CONTRACTOR SHALL RESTORE ALL UTILITY STRUCTURES, PIPE, UTILITIES, PAVEMENT, CURBS, SIDEWALKS, AND LANDSCAPED AREAS DISTURBED BY CONSTRUCTION TO AS GOOD AS BEFORE BEING DISTURBED AS DETERMINED BY CITY OF LEWISTON DEPARTMENTS OF PUBLIC WORKS. ANY DAMAGES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

33. TRAFFIC CONTROL MEASURES SHALL BE UTILIZED IN ACCORDANCE WITH THE LATEST REVISION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD). THE CONTRACTOR SHALL PROVIDE, MAINTAIN AND PROTECT TRAFFIC CONTROL DEVICES TO THE EXTENT REQUIRED BY LAW FOR THE PROTECTION OF THE PUBLIC CONSISTING OF DRUMS, BARRIERS, SIGNS, LIGHTS, FENCES, AND UNIFORMED TRAFFIC CONTROL PERSONNEL AS REQUIRED OR ORDERED BY THE DESIGN ENGINEER OR CODE ENFORCEMENT PERSONNEL. TH.. CONTRACTOR SHALL MAINTAIN ALL TRAFFIC LANES AND PEDESTRIAN WALKWAYS AT ALL TIMES UNLESS WRITTEN APPROVAL IS OBTAINED FROM THE CITY OF LEWISTON. PAVEMENT MARKINGS SHALL BE FAST DRYING TYPE IN ACCORDANCE WITH MDOT SPECIFICATIONS, TWELVE INCH (12") WIDE STOP BAR AND FOUR INCH (4") WIDE STRIPES SHALL BE LOCATED AS SHOWN ON THE PLANS.

34. THE OWNER MAY RETAIN AN INDEPENDENT TESTING LABORATORY FOR SOIL AND PAVEMENT TESTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COSTS ASSOCIATED WITH ANY RECONSTRUCTION AND RE-TESTING OF UNSATISFACTORY SOILS.

35. THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.

36. WORK MAY PROGRESS MONDAY THROUGH SATURDAY 7:00 AM TO 6:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND CITY.

37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DEMOLITION OF ALL EXISTING BUILDINGS, SITE IMPROVEMENTS AND UTILITY SERVICES WITHIN THE WORK AREA INCLUDING TRANSPORTATION AND TIPPING FEES AT A CITY-APPROVED LANDFILL OR DISPOSAL SITE.

UTILITY CONSTRUCTION NOTES

1. UTILITY CONNECTION DESIGN AS REFLECTED ON THESE PLANS MAY CHANGE SUBJECT TO UTILITY COMPANY AND CITY STAFF REVIEWS.

2. PROPER COORDINATION WITH THE RESPECTIVE UTILITY COMPANY SHALL BE PERFORMED BY THE CONTRACTOR TO ENSURE THAT ALL UTILITY COMPANY (AND CITY) STANDARDS FOR MATERIALS AND CONSTRUCTION METHODS ARE MET.

3. ALL UTILITY CONSTRUCTION IS SUBJECT TO INSPECTIONS BY UTILITY COMPANY PERSONNEL PRIOR TO BACKFILL OF TRENCHES.

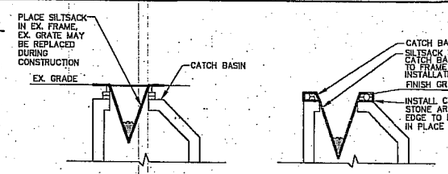
4. ALL PIPES SHALL BE LAID ON STRAIGHT ALIGNMENTS AND EVEN GRADES USING A PIPE LASER OR OTHER OWNER/DESIGNER APPROVED ACCURATE METHOD.

5. UTILITY COMPANY FACILITIES (SUCH AS POLES) SHALL BE RELOCATED WITH THE AGREEMENT OF OWNER (OR CITY) AND UTILITY COMPANY.

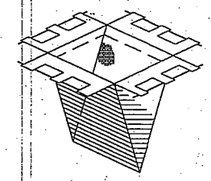
6. UTILITY CONSTRUCTION SHALL BE DONE IN ACCORDANCE WITH THE APPROPRIATE UTILITY'S STANDARDS.

GRADING NOTES

1. THE CONTRACTOR SHALL COMPACT FILL UNDER ALL PARKING, BUILDING, AND DRIVE AREAS TO 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (MODIFIED PROCTOR TEST), OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.



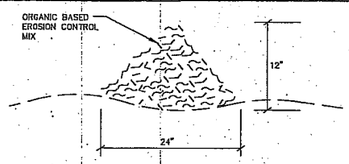
EXISTING BASIN — NEW INSTALLATION



SILT SACK PROTECTION

NOTES:
PRIOR TO FINAL GRADING AND PAVING OPERATIONS BEGIN A CATCH BASIN INSERT (SUCH AS A SILT SACK OR A DANDY BAG ®) MUST BE INSTALLED IN EACH BASIN PER MANUFACTURES INSTRUCTIONS. HAY BALES SHOULD BE REMOVED ONCE INSERTS ARE INSTALLED.

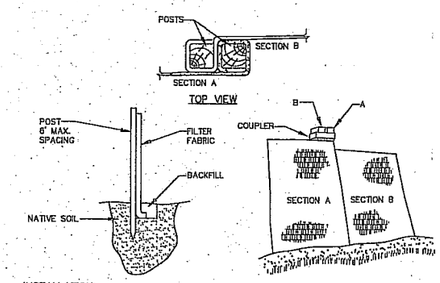
CATCH BASIN PROTECTION DETAIL (FOR PAVED AREAS)
NOT TO SCALE.



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

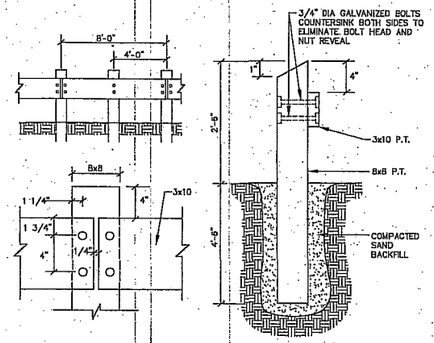
INSTALLATION:
1. THE BARRIER MUST BE PLACED ACROSS THE SLOPE, ALONG THE CONTOUR.
2. EXISTING GROUND SHALL BE PREPARED SUCH THAT THE BARRIER MAY LIE NEARLY FLAT ALONG THE GROUND TO AVOID THE CREATION OF VOIDS AND BRIDGES IN ORDER TO MINIMIZE THE POTENTIAL OF WASH OUTS UNDER THE BARRIER.
3. THE BARRIER SHALL BE A MINIMUM OF 1 FOOT HIGH (AS MEASURED ON THE UPHILL SIDE) AND 2 FEET WIDE FOR SLOPES LESS THAN 5% IN GRADE AND SHALL BE WIDER TO ACCOMMODATE THE ADDITIONAL RUNOFF.
4. EROSION CONTROL MIX CAN BE INSTALLED WHERE SILT FENCE IS ILLUSTRATED ON THE DESIGN PLANS IN AREAS EXCEPT IN, BUT NOT LIMITED TO, THE FOLLOWING AREAS: WETLAND AREAS, AT POINTS OR CONCENTRATED FLOW, BELOW CULVERT OUTLET APRONS, AROUND CATCH BASINS AND CLOSED STORM SYSTEMS AND AT THE BOTTOM OF STEEP SLOPES THAT ARE MORE THAN 50 FEET FROM TOP TO BOTTOM.

EROSION CONTROL MIX BERM
NOT TO SCALE

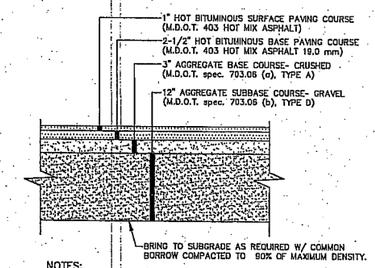


INSTALLATION:
1. EXCAVATE A 6"x 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSTION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM..
4. LAY THE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

FILTER BARRIER
NOT TO SCALE

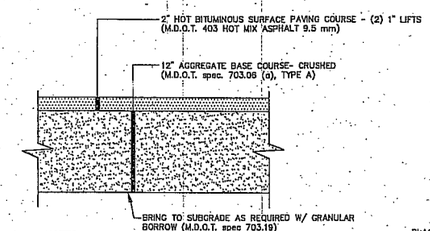


PRESSURE TREATED WOOD GUARDRAIL
NOT TO SCALE



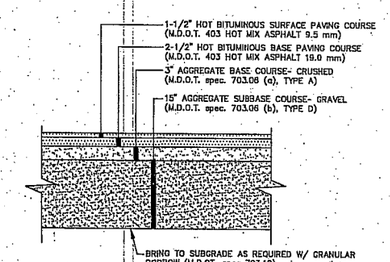
NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 92% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.
2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUBBASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
3. CONTRACTOR MAY REPLACE BITUMINOUS PAVING SECTION WITH TWO (2) 1-1/2" LIFTS OF 12.5mm SUPERPAVE MIX. SUBMIT PAVEMENT MIX DESIGN PRIOR TO CONSTRUCTION.
4. ADD MIRAFI 500X OR APPROVED EQUIVALENT IF SOIL CONDITIONS WARRANT IT AS DETERMINED BY OWNER.

TYP. PAVED PARKING LOT SECTION
NOT TO SCALE



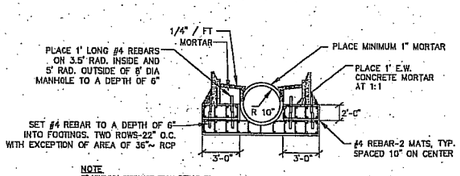
NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.

SIDEWALK REPAIR HOLLAND STREET
NOT TO SCALE

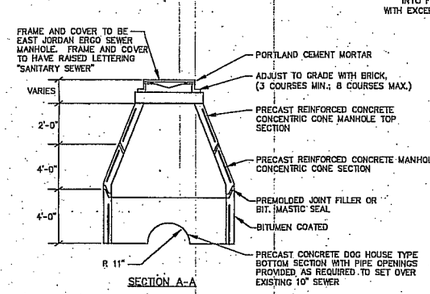


NOTES:
1. COMPACT GRAVEL SUBBASE, BASE COURSE TO 95% OF MAXIMUM DENSITY USING HEAVY ROLLER COMPACTION.

TRENCH REPAIR HOLLAND STREET
NOT TO SCALE

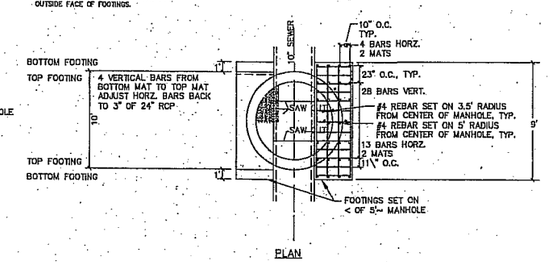


NOTE:
3" MINIMUM DISTANCE FROM REBAR TO OUTSIDE FACE OF FOOTINGS.



SECTION A-A

NOTE:
ALL CONNECTIONS MADE WITHIN THE STRUCTURE.



PRECAST CONCRETE DOG HOUSE MANHOLE
NOT TO SCALE

PLS OR PE

PLS OR PE

For Approvals Only Dec. 9, 2015

DESIGNED	CHECKED
ACH	CCB

REV.	BY:	DATE:	STATUS:
B	CCB	12/10/15	RESPONSE TO REVIEW COMMENTS
A	CCB	11/13/15	SUBMITTED FOR CITY REVIEW

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

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
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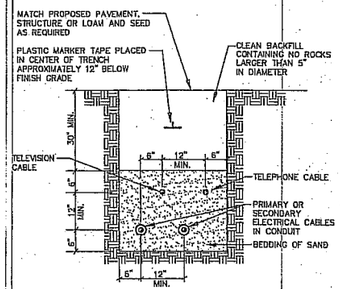
Suite 1A South Portland, ME 04106
Tel. 207-200-2100
250 Goddard Rd. - Suite 1
Lewiston, ME 04240
Tel. 207-783-9860

DETAILS
HOLLAND ST. PARKING LOT
100-112 HOLLAND STREET
LEWISTON, MAINE

CENTRAL MAINE MEDICAL CENTER
300 MAIN STREET,
LEWISTON, MAINE 04240

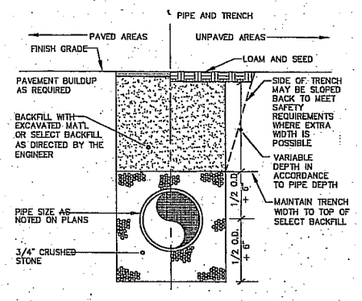
PROJECT NO	SCALE
15305	NTS

15305D.dwg, TAB:D2

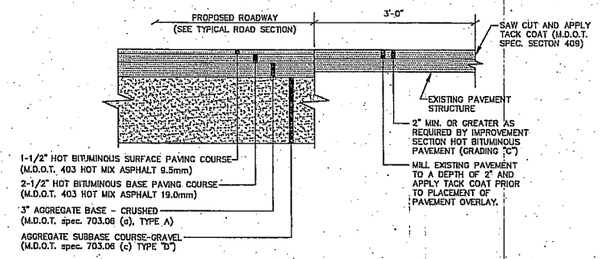


CABLES TO BE ENCASED IN SCHEDULE 40 PVC CONDUIT WHEN RUN BENEATH PAVED AREAS.

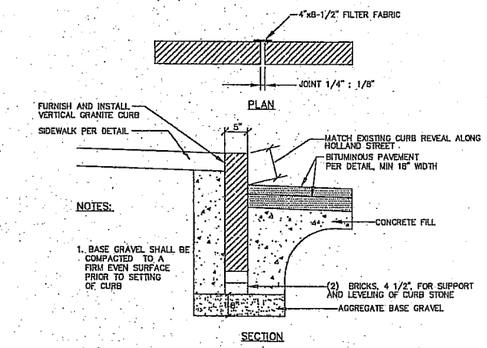
TYPICAL UNDERGROUND CABLE INSTALLATION
NOT TO SCALE



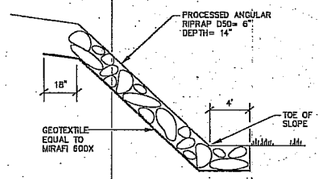
TYPICAL TRENCH SECTION - HOLLAND STREET ROW
NOT TO SCALE



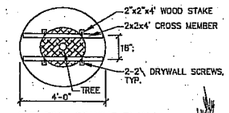
TYPICAL PAVEMENT JOINT
NOT TO SCALE



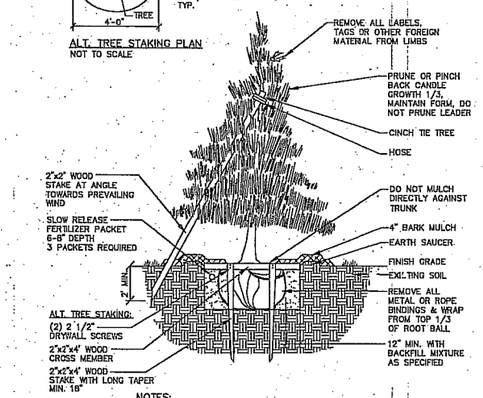
GRANITE CURB - HOLLAND STREET
NOT TO SCALE



SIDE SLOPE RIPRAP
NOT TO SCALE

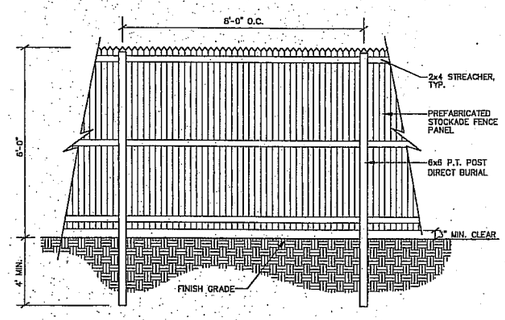


ALT. TREE STAKING PLAN
NOT TO SCALE



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

DECIDUOUS TREES — UNDER 2" CALIPER OR UNDER 6' IN HEIGHT
EVERGREEN TREES — 7'-0" IN HEIGHT & UNDER
NOT TO SCALE



STOCKADE FENCE
NOT TO SCALE

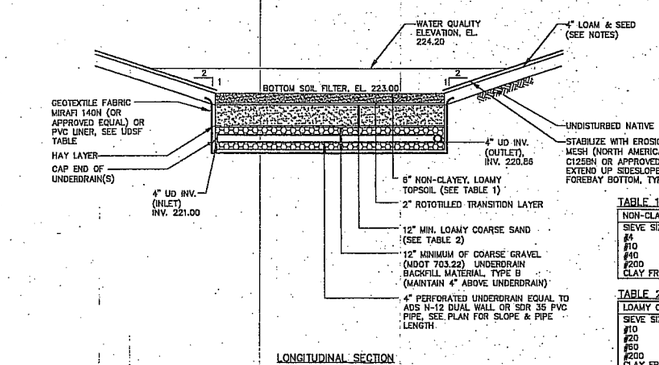


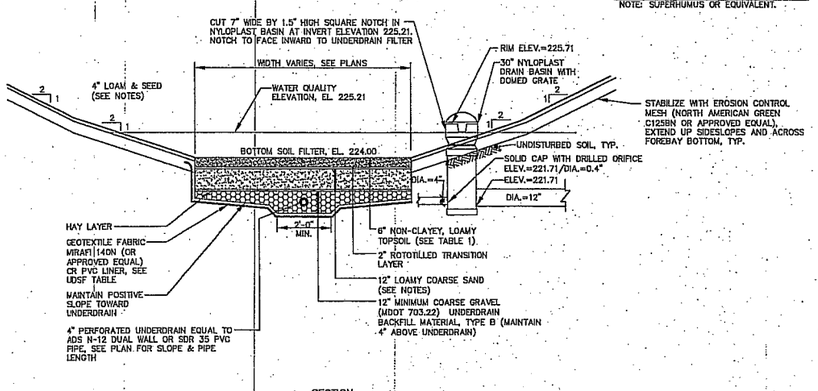
TABLE 1
NON-CLAYEY, LOAMY TOPSOIL

SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
CLAY FRACTION	0-2

TABLE 2
LOAMY COARSE SAND LAYER

SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-50
#200	8-15
CLAY FRACTION	0-2

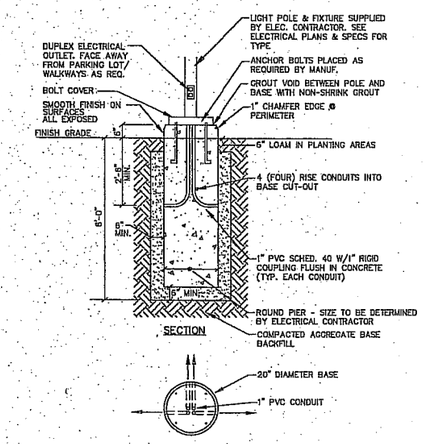
NOTE: SUPERHUMUS OR EQUIVALENT.



UNDERDRAINED SOIL FILTER DETAIL
NOT TO SCALE

UNDERDRAINED SOIL FILTER INSPECTION & MAINTENANCE

1. THE APPLICANT SHALL BE RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF THE UNDERDRAINED SOIL FILTER.
2. DURING THE FIRST YEAR, THE BASIN SHALL BE INSPECTED SEMI-ANNUALLY AND FOLLOWING MAJOR STORM EVENTS.
3. DEBRIS AND SEDIMENT BUILDUP SHALL BE REMOVED FROM THE FOREBAY AND BASIN AS NEEDED.; MOWING OF A GRASSED BASIN CAN OCCUR SEMIANNUALLY TO A HEIGHT NO LESS THAN 6 INCHES. ANY BARE AREA OR EROSION RILLS SHALL BE REPAIRED WITH NEW FILTER MEDIA OR SANDY LOAM THEN SEEDED AND MULCHED. MAINTAINING GOOD GRASS COVER WILL MINIMIZE CLOGGING WITH FINE SEDIMENTS AND IF PONDING EXCEEDS 48 HOURS, THE TOP OF THE FILTER BED MUST BE ROTOTILLED TO REESTABLISH THE SOIL'S FILTRATION CAPACITY.
4. THE SOIL FILTER SHOULD BE INSPECTED AFTER EVERY MAJOR STORM IN THE FIRST YEAR TO BE SURE IT IS FUNCTIONING PROPERLY. THEREAFTER, THE FILTER SHOULD BE INSPECTED AT LEAST ONCE EVERY SIX MONTHS TO ENSURE THAT IT IS DRAINING WITHIN 48 HOURS FOLLOWING A ONE INCH STORM OR GREATER, AND THAT FOLLOWING A STORMS THAT FILL THE SYSTEM TO OVERFLOW, IT DRAINS IN NO LESS THAN 36 TO 60 HOURS. IF THE SYSTEM DRAINS TOO FAST, AN ORIFICE MAY NEED TO BE ADDED ON THE UNDERDRAIN OUTLET OR, IF ALREADY PRESENT, MAY NEED TO BE MODIFIED.
5. SOIL FILTER REPLACEMENT: THE TOP SEVERAL INCHES OF THE FILTER SHALL BE REPLACED WITH FRESH MATERIAL WHEN WATER PONDS ON THE SURFACE OF THE BED FOR MORE THAN 72 HOURS. THE REMOVED SEDIMENTS SHOULD BE DISPOSED OF IN AN ACCEPTABLE MANNER.
6. SEDIMENT REMOVAL: SEDIMENT AND PLANT DEBRIS SHOULD BE REMOVED FROM THE PRETREATMENT STRUCTURE AT LEAST ANNUALLY.
7. MOWING: IF MOWING IS DESIRED, ONLY HANDHELD STRING TRIMMERS OR PUSH-MOWERS ARE ALLOWED ON THE FILTER (NO TRACTOR) AND THE GRASS BED SHOULD BE MOWED NO MORE THAN 2 TIMES PER GROWING SEASON TO MAINTAIN GRASS HEIGHTS OF NO LESS THAN 6 INCHES.
8. FERTILIZATION: FERTILIZATION OF THE UNDERDRAINED FILTER AREA SHOULD BE AVOIDED UNLESS ABSOLUTELY NECESSARY TO ESTABLISH VEGETATION.
9. HARVESTING AND WEEDING: HARVESTING AND PRUNING OF EXCESSIVE GROWTH WILL NEED TO BE DONE OCCASIONALLY. WEEDING TO CONTROL UNWANTED OR INVASIVE PLANTS MAY ALSO BE NECESSARY.
10. CONSTRUCTION: INSPECTION OF THE FILTER BASIN SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE CITY. INSPECTIONS SHALL FOLLOW MAINE DEP STANDARDS AS OUTLINED IN CHAPTER 7.1.4 OF VOLUME III: BMP'S TECHNICAL DESIGN MANUAL.



NOTES:
1. CONCRETE f'c=5000 psi. @ 28 DAYS WITH STEEL REINFORCEMENT
2. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED PROVIDED BY ELECTRICAL CONSTRACTOR
3. PROVIDE 2 COATS BITUMINOUS DAMPROOFING FOR ALL CONCRETE BELOW GRADE.
4. INSTALL BASE 3'-0" ABOVE FINISH GRADE IN LOCATIONS WHERE POLES ARE IN PARKING LOT PAVEMENT.
5. LIGHT POLE BASE AS MANUFACTURED BY SUPERIOR CONCRETE OR APPROVED EQUAL

20" ROUND LIGHT POLE BASE
NOT TO SCALE

PLS OR PE

PLS OR PE

For Approval Only Dec. 9, 2015

DESIGNED	CHECKED
ACH	CCB

REV. BY:	DATE:	STATUS:
B CCB	12/10/15	RESPONSE TO REVIEW COMMENTS
A CCB	11/13/15	SUBMITTED FOR CITY REVIEW

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

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. - Suite 1A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. - Suite B Lewiston, ME 04240 Tel. 207-795-3535

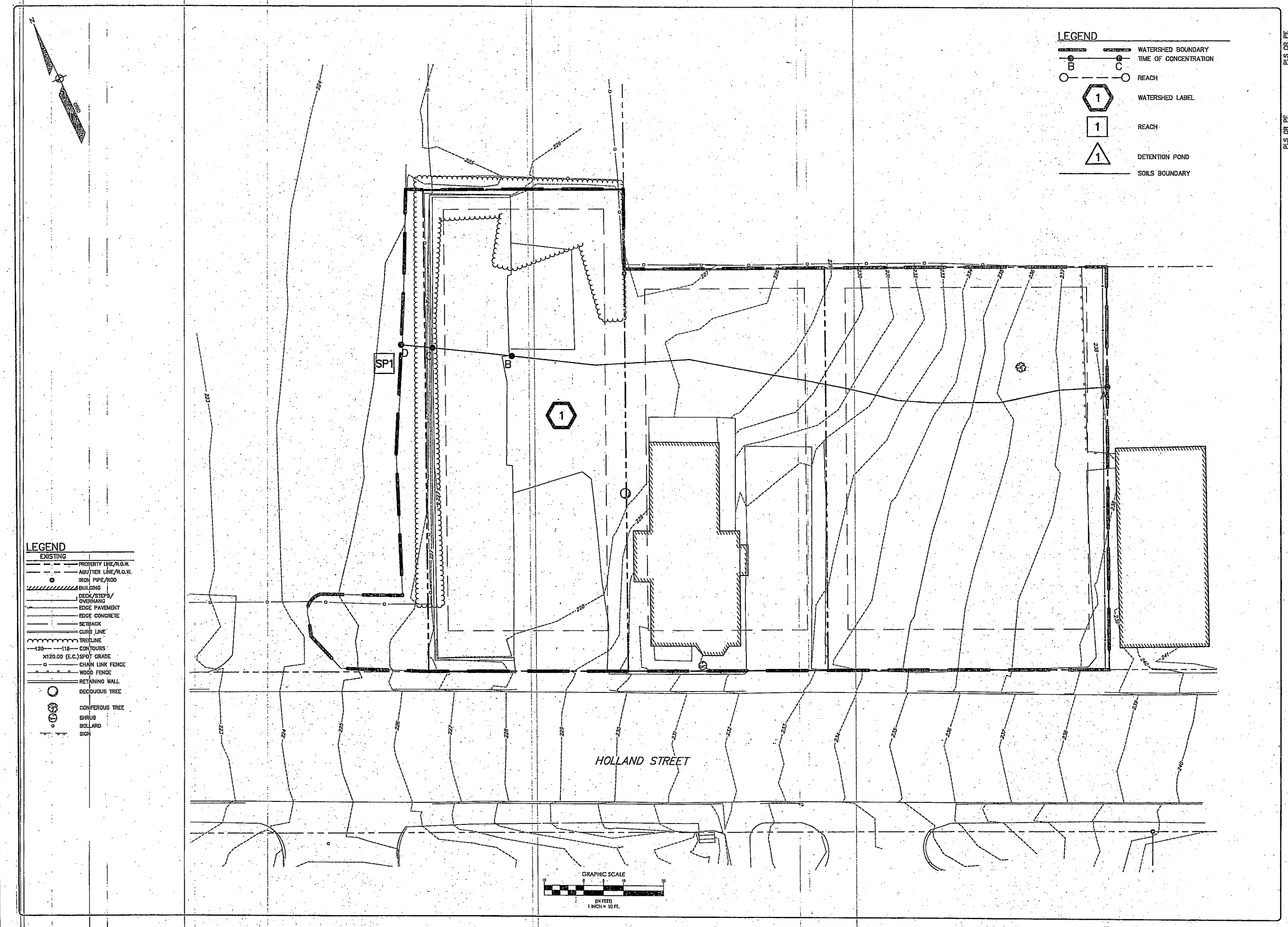
DETAILS
HOLLAND ST. PARKING LOT
100-112 HOLLAND STREET
LEWISTON, MAINE

CENTRAL MAINE MEDICAL CENTER
300 MAIN STREET
LEWISTON, MAINE 04240

PROJECT NO	SCALE
15305	NTS

SHEET 7 OF 9

153050.dwg, TAB:D3



PLS OR PE

PLS OR PE

For Approval Only
Dec. 9, 2015

DESIGNED	CHECKED
ACH	CCB

REV.	BY:	DATE:	STATUS:
B	CCB	12/10/15	RESPONSE TO REVIEW COMMENTS
A	CCB	11/13/15	SUBMITTED FOR CITY REVIEW

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WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite A
South Portland, ME 04106
Tel. 207-200-2100
250 Goddard Rd. Suite B
Lewiston, ME 04240
Tel. 207-783-9555

PRE DEVELOPMENT DRAINAGE PLAN

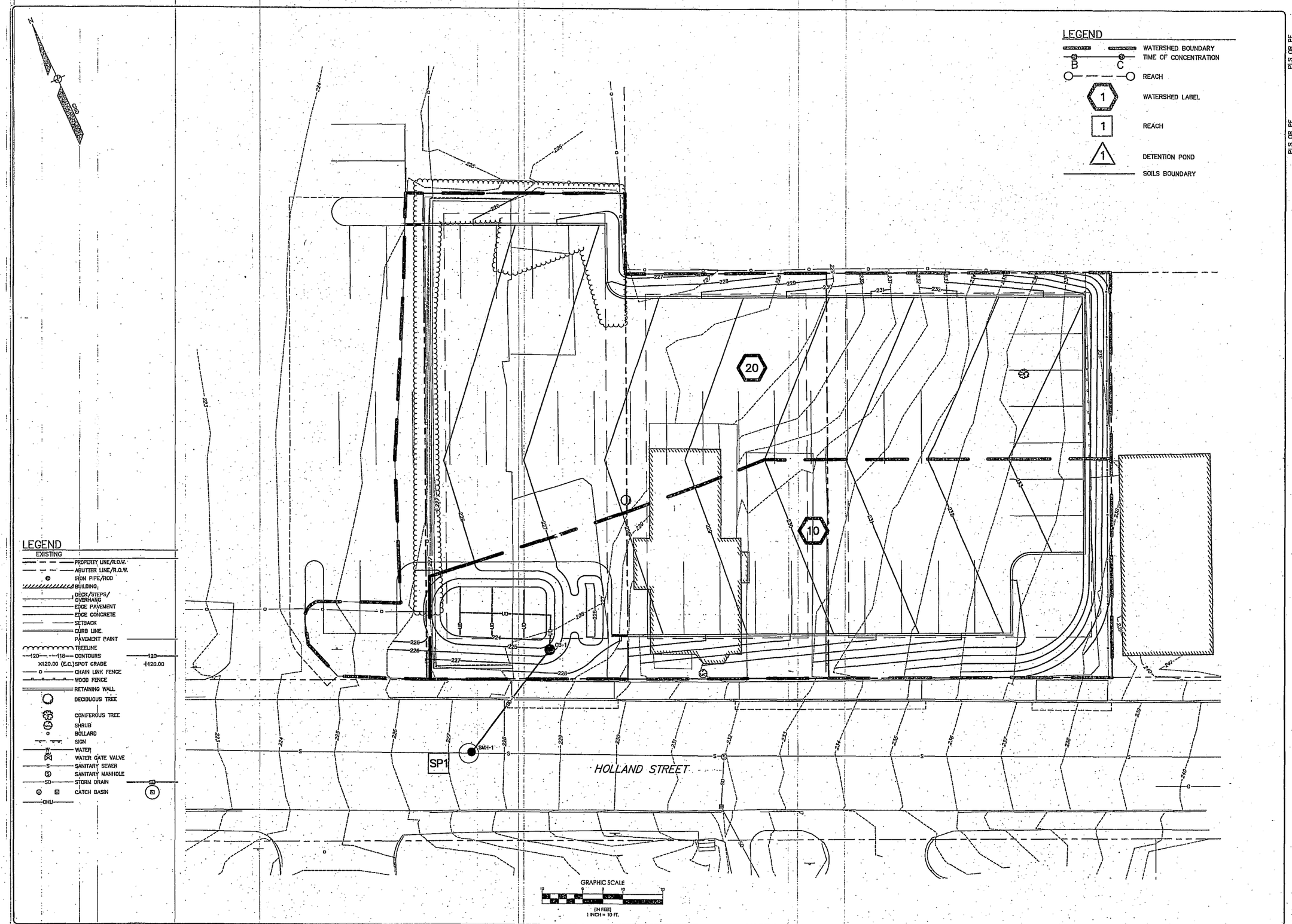
OF:
HOLLAND ST. PARKING LOT
100-112 HOLLAND STREET
LEWISTON, MAINE

FOR:
CENTRAL MAINE MEDICAL CENTER
300 MAIN STREET
LEWISTON, MAINE 04240

PROJECT NO.	SCALE
15305	1" = 10'

SHEET 8 OF 9

15305SWP.dwg, TAB:PRE



PLS OR PE

PLS OR PE

PLS OR PE

For Approvals Only
Dec. 1st, 2015

DESIGNED	CHECKED
ACH	CCB

REV:	BY:	DATE:	STATUS:
B	CCB	12/10/15	RESPONSE TO REVIEW COMMENTS
A	CCB	11/3/15	SUBMITTED FOR CITY REVIEW

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

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite A South Portland, ME 04106 Tel. 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel. 207-783-5656

POST DEVELOPMENT DRAINAGE PLAN

OF:
HOLLAND ST. PARKING LOT
100-112 HOLLAND STREET
LEWISTON, MAINE.

FOR:
CENTRAL MAINE MEDICAL CENTER
300 MAIN STREET
LEWISTON, MAINE 04240

PROJECT NO.	SCALE
15305	1" = 10'

SHEET 9 OF 9

15305SWP.dwg, TAB:POST

CITY OF LEWISTON

Department of Planning & Code Enforcement

TO: Planning Board
FROM: David Hediger, City Planner
DATE: December 8, 2015
RE: December 14, 2015 Planning Board Agenda Item V(a)

325 Alfred A Plourde Parkway (AAPP) and 645 Webster Street –Land Donation

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the board shall review and make a recommendation to the city council with regard to the acquisition and disposition of all public ways, lands, buildings and other municipal facilities.

On December 3, 2015, Dolard Gendron met with staff to discuss gifting land that he and his wife Pricilla Gendron own at 325 Alfred A Plourde Parkway (AAPP) and 645 Webster Street. The owners are considering donating this land to the City and are looking to have this occur by no later than December 31, 2015 for tax purposes. Mr. Gendron has approached the city thinking the city may want to use this property for future wetland mitigation, recognizing development is limited due to wetlands.

The property at 325 AAPP was acquired by the Gendrons in 1985 and consists of approximately 15.28 acres assessed at $57,480. City Assessor Bill Healey has reviewed recent sales and listings and believes the current market value is in the range of $45,000 to $50,000. The owners are current with their taxes at $1,573.22 for FY16. The property at 645 Webster Street was acquired by the Gendrons in 1986 and consists of 1.24 acres with a taxable valuation of $28,200. The City Assessor believes the current assessment is reflective of market value. The owners are current with their taxes at $771.82 for FY16.

Both properties are vacant and located in the Neighborhood Conservation "A" (NCA) district with any potential development limited to single family homes. Frontage is provided on AAPP and Webster Street. Two paper streets from Jan's Boulevard provide other potential access.

The ability to develop the lot at 325 AAPP is severely limited due to wetlands. The Lewiston School department hired consultant Stantec to investigate the site's potential for a new school and discovered the majority of the site is impacted by wetlands. There is also a 12" city sewer line that bisects 325 AAPP. The majority of the property at 645 Webster Street is dry. A single family home on the lot was demolished in 2010. Both properties are located within the Hart Brook urban impaired watershed.

The property owner had previously prepared a concept subdivision showing 11 house lots. However, four of the lots would require street extensions. When considering the cost of street extensions and the amount of wetlands, staff is of the opinion that the creation of house lots would be limited. The following attachments may be reviewed when considering this request:

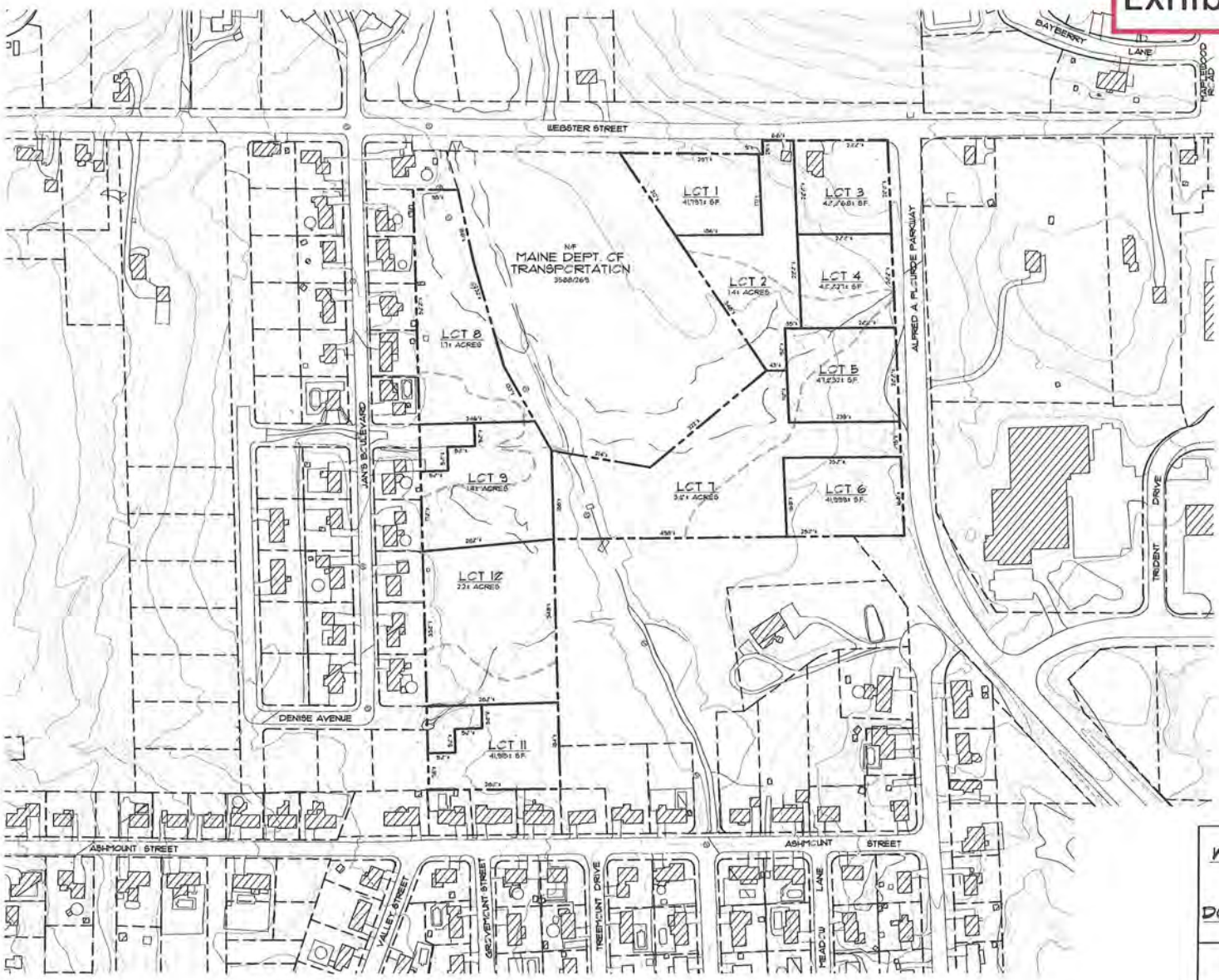
- Exhibit A: Concept subdivision plan prepared for the Gendrons showing 11 house lots. This plan made general assumptions about wetland boundaries and the need for street extensions.
- Exhibit B: Preliminary wetland report and map prepared for the Lewiston School Department.
- Exhibit C: Staff's mark up of School Department's wetland map with concept subdivision overlaid. The purpose of this exhibit is to show how the concept plan for house lots is further impacted when considering the more detailed wetland delineation.
- Exhibit D: Staff's attempt to demonstrate what may be a more realistic concept for proposed house lots (i.e. four lots shown; however, it may be possible to create five), with everything in green remaining undeveloped due to wetlands.

It's worth noting that the Gendron s are making this offer to the City recognizing it may be of value to the City, but that it will also be used as a tax deduction. For that reason, the Gendrons have made it clear that this donation and transaction need to occur by no later than December 31, 2014. If the City is not interested, he needs to know as soon as possible so that he may pursue other interested parties. Note that a donation to another party could potentially also result in its property tax exemption should that organization be a non-profit.

Given the limited potential for development due to wetlands and its location within the Hart Brook impaired watershed, staff believes there may be value in acquiring this property for open space and conservation, if not for future mitigation purposes associated with another development. For these reasons, City staff recommends accepting the donation of these properties.

ACTION NECESSARY:
Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the acquisition in the form of a donation of 325 Alfred A Plourde Parkway (AAPP) and 645 Webster Street (including, if any, specific conditions raised by the Planning Board).

Exhibit "A"



NOTES

1) THE PURPOSE OF THIS PLAN IS TO AID IN DISCUSSIONS OF THE SITE'S DEVELOPMENT POTENTIAL. THIS IS NOT A BOUNDARY OR EXISTING CONDITIONS SURVEY. BOUNDARY AND EXISTING CONDITIONS INFORMATION WERE TAKEN FROM THE CITY OF LEWISTON GIS, PRIOR DEVELOPMENT PLANS AND AVAILABLE MDOT PLANS.

2) THE SUBJECT PARCEL IS IN THE NCA ZONING DISTRICT. MINIMUM LOT SIZE IS 15,000 SF AND MINIMUM FRONTAGE IS 75'.

SEWER

FRONTAGE R/W	15.2'
DENISE AVENUE	15.2'

WATER

FRONTAGE R/W	15.2'
DENISE AVENUE	15.2'

ROAD

FRONTAGE R/W	22.2'
DENISE AVENUE	22.2'

SCALE : 1" = 100'

0 50 100 200 300 400

GIS SCHEMATIC - CONCEPT #2

WEBSTER STREET DEVELOPMENT

WEBSTER STREET - LEWISTON, MAINE
ANDROSCOGGIN COUNTY

PREPARED FOR

DOLARD GENDRON REAL ESTATE

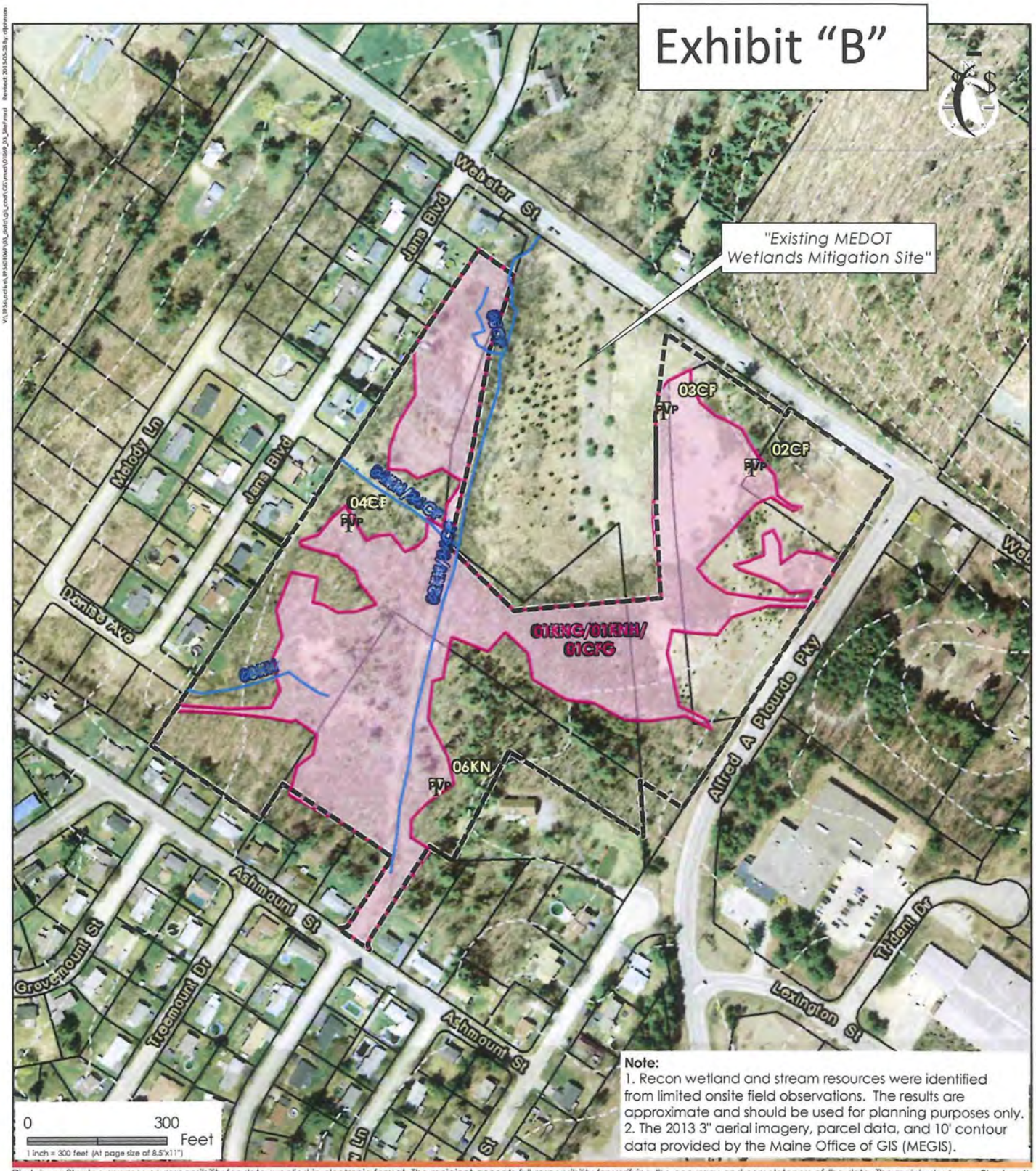
P.O. BOX 1913 - LEWISTON, MAINE 04241-1913

Stoneybrook Consultants, Inc.

456 Buckfield Road - Turner, Maine 04282
(207) 514-7491 Voice/(207) 514-7492 Fax

DATE: AUGUST 2015	DRAWN BY: DRJ	SCALE: 1" = 100'	SHEET
JOB NUMBER: 23-222	CHECKED BY: MFG	CADD: 23-222 623	1

Exhibit "B"



Note:
1. Recon wetland and stream resources were identified from limited onsite field observations. The results are approximate and should be used for planning purposes only.
2. The 2013 3" aerial imagery, parcel data, and 10' contour data provided by the Maine Office of GIS (MEGIS).

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

195601069

Stantec

Legend

Client/Project

30 Park Drive
Topsham, ME USA 04086
Phone (207) 729-1199

Prepared by DLJ on 2015-04-20
Reviewed by DDT on 2015-04-21

01069_03_SiteF.mxd

SITE F: 325 ALFRED A. PLOURDE PARKWAY, 645 WEBSTER STREET

Site F is located west of Alfred A. Plourde Parkway and south of Webster Street. Residential neighborhoods border the western and southern portions of the site. A Maine Department of Transportation Wetland Mitigation site occupies the central and northern-most portion of the site and that area was excluded from this survey area. The topography on-site gently slopes west from Alfred A. Plourde Parkway and east from Jan Boulevard toward a perennial stream flowing south through the western side of the site. The majority of the site is forested with an extensive wetland complex and some open fields. The canopy is comprised of red maple, quaking aspen, gray birch (*Betula populifolia*), and scattered eastern white pine and American elm (*Ulmus americana*) trees. Numerous invasive Morrows' honeysuckle shrubs were also identified on site.

Wetland Reconnaissance Results

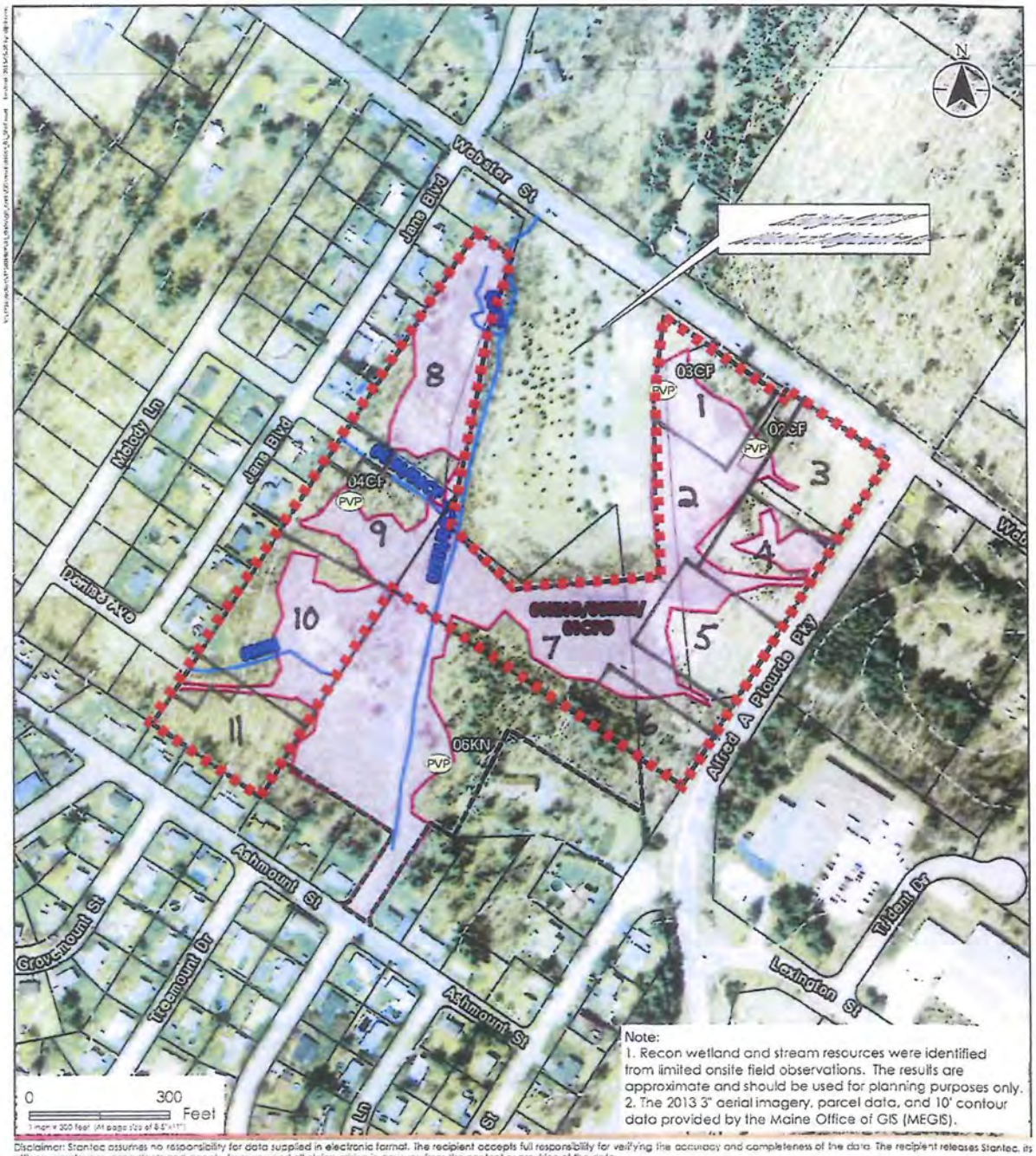
Stantec identified one wetland within Site F that occupies the majority of the site. The wetland is a complex of an emergent, wet meadow area dominated by broad-leaf cat-tail, cottongrass bulrush, and sensitive fern; scrub-shrub areas dominated by speckled alder, willows (*Salix sp.*), and broad-leaf meadowsweet; and forested areas dominated by red maple, American elm, gray birch, and quaking aspen trees adjacent to the neighborhoods on the west and southern perimeter.

Stantec identified four streams within Site F. Of these streams, one is perennial and three are intermittent. The channels have a gravel, sand, and silt substrate. The perennial stream flows south through the site and drains the wetland and other streams on site.

Vernal Pool Reconnaissance Results

Stantec identified four PVPs within Site F. These PVPs are located in the wetland and at the time of the survey contained a level of water that could potentially support vernal pool breeding activity. All 4 PVPs appear to be naturally occurring depressions within the wetland. This site was not selected to confirm whether these depressions were functioning to support vernal pool breeding amphibians.

Exhibit "C"



Note:
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195601069

Stantec

30 Park Drive
Topsham, ME USA 04086
Phone (207) 729-1199

Prepared by DLJ on 2015-04-20
Reviewed by DDI on 2015-04-21

01069_03_SiteF.mxd

Legend

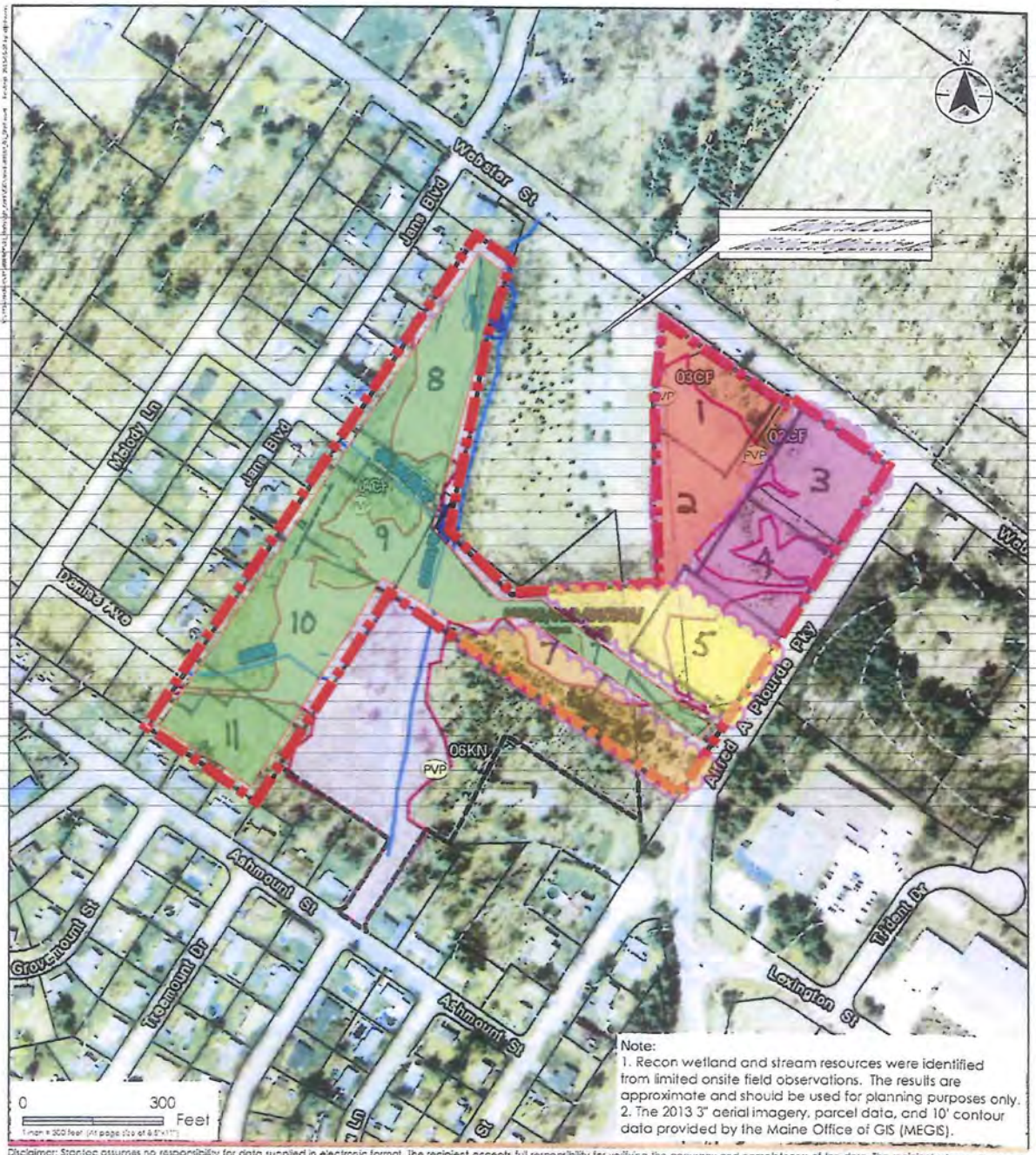
- PVP Potential Vernal Pool
- Recon Stream
- Recon Wetland
- Project Site
- Tax Map Parcel
- 10' Contour

Client/Project
Lewiston Public Schools
Lewiston, Maine

Figure No.
3

Title
Site F (Tax Parcels 123-23, 123-13, and 122-2) Reconnaissance Survey
5/28/2015

Exhibit "D"



Note:
1. Recon wetland and stream resources were identified from limited onsite field observations. The results are approximate and should be used for planning purposes only.
2. The 2013 3" aerial imagery, parcel data, and 10' contour data provided by the Maine Office of GIS (MEGIS).

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195601069

Stantec

30 Park Drive
Topsham, ME USA 04086
Phone (207) 729-1199

Legend

- PVP Potential Vernal Pool
- Recon Stream
- Recon Wetland
- Project Site
- Tax Map Parcel
- 10' Contour

Client/Project
Lewiston Public Schools
Lewiston, Maine

Figure No.
3

Title
Site F (Tax Parcels 123-23, 123-13, and 122-2) Reconnaissance Survey
5/28/2015

Prepared by DLJ on 2015-04-20
Reviewed by DDI on 2015-04-21

01069_03_SiteF.mxd

CITY OF LEWISTON

Department of Planning & Code Enforcement

Lewiston
All-America City
2007

TO: Planning Board
FROM: David Hediger, City Planner
DATE: December 10, 2015
RE: December , 2015 Planning Board Agenda Item V(b)

City Council request for the disposition of 168 Blake Street.

Pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code, the board shall review and make a recommendation to the city council with regard to the acquisition and disposition of all public ways, lands, buildings and other municipal facilities.

The City Administrator was recently contacted by the owner of 166 Blake Street asking if the City would be willing to sell the abutting vacant lot at 168 Blake Street. The owner is interested in using the property for parking.

The property at 168 Blake Street consists of approximately 5,000 square feet and is located in the Downtown Residential "DR" district. In September 1999, the City received a court order condemnation against Michael Sultan and Parties-in-Interest WMC Mortgage Corp and Jeffery Higgins for the demolition of a multi-unit structure. The property was tax acquired in December of 2000 and was demolished in January of 2001 by St. Laurent and Son at a cost of $9,664 including tipping fees. None of the cost of demolition was recouped and the City wrote off $3,901.82 in unpaid taxes. The lot is currently vacant and is encroached upon by the abutting property at 172 Blake Street for parking. The current assessment is $19,130. The City Assessor has noted this may be on the high side as a vacant 7,900 square foot lot at 188/194 Blake is currently listed at $14,000. A vacant 5,000 square foot property at 154 Blake Street was sold by the City this year for $7,500.

No concerns have been expressed by City staff with the sale of this land.

Should it be determined the property be sold, it will be subject the City's policy for disposition of surplus property that is potentially developable and that the city may market the property through a Request of Proposals (RFP), broker, formal bid, self-brokerage, and/or direct negotiation. The Board may want to make a recommendation on method of disposal. Given the request to purchase the land was initiated by one abutter and the other abutter is encroaching with parking onto the lot, a formal bid process may be appropriate. The City Administrator shall then recommend to the City Council the disposition method or methods to be used at the time the Council is asked to approve disposition of the property.

ACTIONS NECESSARY:

Make a motion pursuant to Article VII, Section 4(h) of the Zoning and Land Use Code to send a favorable recommendation to the City Council for the disposition 168 Blake Street (including, if any, specific conditions raised by the Planning Board).

1:480
RE00008716
154 BLAKE ST
(Addr Pt ID 2139)
RE00010174
107 PIERCE ST
(Addr Pt ID 339)
RE00007342
158 BLAKE ST
(Addr Pt ID 5272)
RE00002808
109 PIERCE ST
(Addr Pt ID 5270)
RE00003124
166 BLAKE ST
(Addr Pt ID 1612)
RE00007307
113 PIERCE ST
(Addr Pt ID 1614)
RE00008451
115 PIERCE ST
(Addr Pt ID 6971)
RE00007304
168 BLAKE ST
(Addr Pt ID 6968)
Zoning
Cond. CV
RE00010158
172 BLAKE ST
(Addr Pt ID 5567)
RE00004989
119 PIERCE ST
(Addr Pt ID 8223)
RE00010158
174 BLAKE ST
(Addr Pt ID)
RE00010158
176 BLAKE ST
(Addr Pt ID)
RE00010158
176.5 BLAKE ST
(Addr Pt ID)
RE00010199
178 BLAKE ST
(Addr Pt ID 3121)
RE00003039
182 BLAKE ST
(Addr Pt ID 5822)
RE00002586
131 PIERCE ST
(Addr Pt ID)
RE00008117
186 BLAKE ST
(Addr Pt ID 7361)
N
W
E
S
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