



Town of Hampden

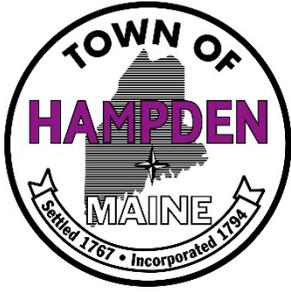
Planning Board

Wednesday, March 14, 2018, 7:00 pm

Municipal Building Council Chambers

Agenda

1. Administrative.
  - a. Minutes – February 14 and 20, 2018
2. Old Business – None.
3. New Business
  - a. Site Plan Review: Good Shepherd Food Bank proposes the addition of 7,750 s.f. of pavement to expand the loading area on the southern side of the building, located at 11 Penobscot Meadow Drive, parcel 10-0-041. This property is located in the Industrial Park district.
  - b. Minor Subdivision, amendment to the Hampden Business & Commerce Park subdivision: The Town of Hampden and Sargent Corporation propose to relocate a (future) right-of-way, incorporate a 2.62 acre open space parcel into lot 34, and eliminate a trail easement across lot 28 which is no longer necessary due to previous reconfiguration of the roadway. This property is located in the Industrial Park district.
  - c. Site Plan Review: Carroll Crew, Inc. proposes to replace the existing Pat's Pizza restaurant and second floor dwelling unit with a new 3,500 s.f. restaurant and second floor dwelling unit at 662 and 664 Main Road North, parcels 20-0-031 and 20-0-032. This property is located in the Business district.
  - d. Site Plan Review: Southstreet Development Company, LLC proposes to construct a single story 6,900 s.f. convenience store with gasoline sales, located at the corner of Coldbrook Rd and RT 202, parcel 33-0-11-B. This property is located in the Commercial Services District.
4. Staff Report
5. Planning Board Comment
6. Adjournment



Town of Hampden  
Planning Board Meeting  
Wednesday February 14, 2017, 7:00 pm  
Council Chambers

## Minutes

In Attendance:

Planning Board

Gene Weldon  
Kelley Wiltbank  
Jennifer Austin  
Jim Davitt  
Peter Weatherbee

Staff

Karen Cullen, AICP, Town Planner  
Myles Block, Code Enforcement Officer

Public

None

The meeting was called to order at 7:03 pm.

1. Administrative

a. Board Reorganization

- i. Member Weatherbee nominated Member Weldon to serve as Chair, second by Member Wiltbank; so voted 5/0/0.
- ii. Member Wiltbank nominated Member Davitt to serve as Secretary, second by Member Weatherbee; so voted 5/0/0. After discussion it was decided to have the Secretary serve as the chair for the Planning Board Workshop meetings.

b. Minutes

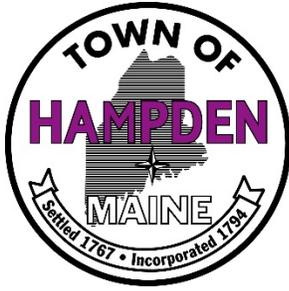
- i. **Motion** by Member Weatherbee to approve the minutes for December 13, 2017 as submitted, second by Member Davitt; carried 5/0/0.
- ii. **Motion** by Member Weatherbee to approve the minutes for December 28, 2017 as submitted, second by Member Davitt; carried 4/0/1 (Member Austin abstained).
- iii. **Motion** by Member Wiltbank to approve the minutes for January 25, 2018 as submitted, second by Member Davitt; carried 5/0/0.

- c. Correspondence – Planner Cullen noted there is a memo regarding a recent case that was approved by the Board of Appeals for a variance to the rear setback for disability access to a residence.

Motion by Member Wiltbank to adjourn the regular meeting of the Planning Board at 7:10 pm, second by Member Davitt; carried 5/0/0.

Note the Board then reconvened for a workshop meeting; see separate minutes.

DRAFT



Town of Hampden Planning

Board Workshop

Wednesday February 14,

2017 Council Chambers

Minutes

In Attendance:

Planning Board

Gene Weldon

Kelley Wiltbank

Jennifer Austin

Jim Davitt

Peter Weatherbee

Staff

Karen Cullen, AICP, Town Planner

Myles Block, Code Enforcement Officer

Public

None

The workshop on zoning amendments was called to order at 7:12 pm.

Planner Cullen led a discussion on the review of the proposed dimensional table for article 3 of the zoning ordinance as well as the additional provisions that accompany the table. She handed out the new text and tables for Article 3. Key points of the discussion:

- The items listed in §3.4.2 need to be categorized somehow to make it easier to find things that are applicable to a particular project, Planner Cullen will review to figure out the best way to do this.
- The majority of standards in the table are what we currently have.
- The current ordinance includes “Maximum Ground Coverage” but there is no definition or explanation of what that means – it could be either building coverage or total impervious surface.
- In districts that currently have a standard for “Maximum Ground Coverage” and no standard for either “Maximum Building Coverage” or “Maximum Impervious Surface” the proposed table includes the current standard for ground coverage under building coverage, and new standards recommended by Planner Cullen for impervious coverage. In districts where there are no such standards, Planner Cullen recommended standards for both building and impervious coverage.
- The current ordinance has different setback standards for detached accessory structures included in the tables for each district where they apply (rural, residential A and B, and commercial service districts). In the proposed amendments, these are not in the table but are included in the special provisions in §3.4.2.
- Decided to delete item 8 in draft text, regarding buildings for institutional uses in the Residential B district being allowed to have a maximum height of 60 feet if the setback is increased. Since spires on places of worship are exempt from the height requirement, the Board felt buildings higher than 35 feet would not be compatible in residential areas.

DRAFT

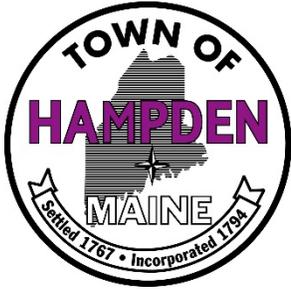
- Decided to delete item 10 in the draft text, regarding the limitation of the floor area for buildings in the Rural Business district. The Board felt the limit is unnecessary as the size will be limited by the maximum building coverage in the dimensional table.
- Planner Cullen will take a closer look at items 13 and 14, both regarding increased setbacks for buildings higher than 35' in several districts.
- Decided to add "footprint" to item 15, regarding setbacks in the Town Center district when the building is greater than 10,000 square feet; the current language does not specify whether this size is gross floor area or building footprint.
- Discussion regarding height in general – possibility to change the language in the variance sections in Article 6 to allow the board of appeals to take action on requests for height variances both as a dimensional variance and a general variance. Might also consider increasing the percentage of variation allowed for dimensional variances, either for all requests or just for height variance requests. If this approach is used, add criteria to §6.2.2.2 to require larger setbacks – increase by one foot for each foot in height over 35'.
- Discussion regarding density for multi-family developments. Current ordinance is inconsistent and includes densities of 5, 6, 8, or 16 dwelling units per acre in different sections of the ordinance. It was decided generally to use different densities for the different districts where multi-family is allowed, and to base those on existing developments in town.
- Item 23 in the draft text needs to be reworded so it makes sense; the goal is to ensure that whenever two buildings for principal uses are constructed on the same parcel, that they be sited in such a manner that each on its own would comply with the dimensional standards for the district if an imaginary boundary line was drawn between the two buildings. It was noted there could be a difference in how this applies to residential versus commercial buildings.

Planner Cullen noted that we will continue review of the draft zoning next Tuesday in another workshop meeting. She added that the regular Planning Board meeting in March will be dedicated to applications as several have been submitted. The full zoning ordinance with proposed amendments in redline format will be sent to board members in the next few days; the next workshop will focus on the proposed changes to Article 4, starting with 4.1 (site plan review) and 4.2 (conditional uses) and proceeding through the remaining sections that have changes proposed.

The meeting was adjourned at 9:00 pm.

*Respectfully submitted by Karen Cullen, Town Planner*

**DRAFT**



Town of Hampden  
Planning Board Workshop  
Tuesday February 20, 2018, 6:30 pm  
Conference Room  
Minutes – Draft

In Attendance:

Planning Board

Gene Weldon  
Kelley Wiltbank  
Jake Armstrong  
Jim Davitt

Staff

Karen Cullen, AICP, Town Planner  
Myles Block, Code Enforcement Officer

Public

None

The meeting was called to order at 6:37 pm.

Planner Cullen led a discussion on the continuation of review of the proposed amendments to the zoning ordinance; discussion focused on §4.1 and 4.2, site plan review and conditional uses. Key points:

- Discussion of language relating to the establishment of the Planning Board, similar to that for the new staff review committee. Planner Cullen to research further. [Ed. note: after additional research and discussion with the Town Clerk, it was determined that the Town Charter includes a scrivener's error in Article VI, which is titled "Zoning Board of Appeals and Planning Board"; section 601 states "There shall be a zoning board of appeals...". The remainder of Article VI deals only with the Planning Board, and the Town Clerk is of the opinion that at some point in the past language pertaining to the "zoning board of appeals" was changed but these two references remained in error. Thus, the Planning Board is established within the Town Charter and such language is not needed within the zoning ordinance.]
- Added new §4.1.2 to state we have a three tier system; note that language authorizing the CEO, staff review committee, and planning board to act on the applications was included here.
- Discussion on size thresholds for the various levels of review; decided to add language "not to exceed 50% of the existing footprint" or something to that effect.
- Discussion about adding an option to allow the CEO to kick any application up to the staff review committee; concern regarding whether that would create unnecessary uncertainty for applicants. [Ed. note: language was added stating that minor revision applications are forwarded to the CEO, and the CEO has the option to seek review and comment from any member of the staff review committee prior to acting on the application.]
- Discussion regarding tie votes at the staff review committee; Planner Cullen to add language stating that in such a circumstance the application will automatically be referred to the Planning Board for action at their next meeting, and that this is not to be a public hearing.

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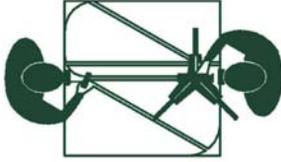
- Discussion on whether it is necessary to say anything about who determines if an application is complete; Planner Cullen to give more consideration to the idea. [Ed. note: after further research it was determined such language is not necessary. An applicant always has the right to go before the Board no matter the completeness of the application, it is the Board's responsibility to disapprove the application if the incompleteness warrants such action. Staff does not have that authority.]
- Add definitions for "peak hour trip" and "average daily traffic"; consult the ME DOT definitions.
- Reworded §4.1.5.2 item 9 regarding use of the word "overburdened"; split into appropriate categories and use the term "exceed the capacity of" for those that are quantifiable and leave "overburdened" for the others.
- Decided to keep the drawing for site sketch, but move it to §4.2, conditional uses. [Ed. Note: I haven't made the move yet, nor made the tweaks to the diagram needed to make it consistent with the listing of submission requirements in 4.2.4.
- Discussion regarding changing the language in §4.2.4 to deal with proposals that have a change in use but no change to the building or site. [Ed. note: the only change made was to the section number for site plan review. This issue is included in both minor revisions and minor site plans, and it's better to reference §4.1 so the appropriate level of site plan review kicks in. Thus the submission requirements for any application that also needs some level of site plan review are what is required for the conditional use application, which is then submitted to the PB as they are the only entity with the authority to grant conditional use approval.]
- Discussion of items 3 and 4 under §4.2.5, decided to combine the two into a single item.
- Discussion regarding use of certain words in various places in §4.2: injurious, detrimental, harmony, nuisance, annoying, overload. [Ed. note: changes made where it made sense, not to others. Regarding "injurious" and "detrimental" in §4.2.1, that language is from a court case and is the best way to say it – the use would be injurious or detrimental without conditions being imposed, that's the whole point of conditional uses.]

Planner Cullen noted that the regular Planning Board meeting in March will be all development applications, and Ben Smith will be handling those at that meeting. March 20 we'll have the next zoning workshop, when we'll continue with the review of the proposed amendments to Article 4. Next up will be §4.5, nonconformities, §4.6, cluster housing, and §4.7, design standards.

The meeting was adjourned at 9:00 pm.

*Respectfully submitted by Karen Cullen, Town Planner*

**DRAFT**



December 18, 2017

3188-7

Karen Cullen, AICP, Town Planner  
Town of Hampden  
106 Western Avenue  
Hampden, Maine 04444

**Re: Site Plan Amendment  
Good Shepherd Food Bank  
11 Penobscot Meadow Drive  
Tax Map 10, Lot 41**

Dear Karen:

Enclosed please find one original and fifteen (15) copies of a Site Plan Amendment Application and supporting documentation for an Amendment to the previously approved Site Plan for Bangor Publishing Company. This letter is intended to summarize the project in order to facilitate the review process. It is anticipated this application will be reviewed by the Planning Board at their January 10, 2018 meeting.

**PROPERTY**

Good Shepherd Food Bank currently owns and occupies a 30,970 s.f. footprint building for warehousing and distribution on a 23.43-acre parcel. The parcel is described as Lot A of the Penobscot Meadow Industrial Park and is in the Industrial Park District. The parcel is accessed via Route 202 and Penobscot Meadow Drive. The property is not located in a flood plain, shoreland zone, or historic district. The property has previously been developed and the applicant intends to use the existing building and infrastructure. There are currently 64 parking spaces on the site which meet the needs of Good Shepherd Food Bank. The existing building has loading facilities capable of supporting large tractor-trailer vehicles. To better support their distribution activities, the applicant proposes to increase the maneuvering apron on the southerly side of the building as shown in the attached plans. The building is served by public water, sewer, and electric utilities.

**OVERVIEW**

Good Shepherd Food Bank proposed to construct improvements within the existing building to support their operations. The changes necessary to the site to support their operations include addition of approximately 7,550 s.f. of new impervious area at an enlarged maneuvering apron in front of the loading docks. Concurrent with this change the existing area lighting will be relocated. No changes to the site access are necessary.

**REVIEW STANDARDS**

To facilitate your review of our proposal, the following issues are summarized in accordance with 4.1.7. *STANDARDS GOVERNING SITE PLAN REVIEW* of the Town of Hampden Zoning Ordinance.

**1. The proposed use, buildings, design and layout meets the provisions of all applicable regulations and ordinances of the Town of Hampden and meets the intent of the comprehensive plan, as amended.**

The proposed improvements include reconfiguring the existing maneuvering area in front of the loading bays on the south side of the building to ensure semi-trucks with 53-foot-long trailers can access the bays in the existing loading area.

**2. The proposed buildings, design, and layout shall, consistent with generally acceptable engineering and architectural design practices, be properly integrated with the terrain and the existing buildings in the vicinity which have a visual relationship to the proposed buildings. Special attention shall be paid to the bulk, location, and height of the building(s) and such natural features as soil type, slope and drainage ways. (Amended: 10-17-88)**

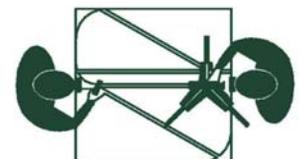
The proposed changes to the existing building are primarily interior. The existing building and site layout complies with the applicable ordinance standards.

**3. The proposed site layout shall provide for safe ingress and egress to and from public and private roads by providing adequate location, numbers, and control of access points including sight distances, turning lanes, and traffic signals, if necessary. Factors for the planning board to consider in this determination are the turning movements in relation to traffic flow, proximity to intersections, location and access of off street parking, provisions of pedestrian traffic, access by emergency vehicles, and minimization of pedestrian-vehicular contacts. (Amended: 10-17-88)**

The site is accessed via an existing 550 L.F. private drive. The existing entrance drive shall be utilized and is adequate for the types of vehicles to be used by the applicant. The business park entrance from Route 202 has adequate sight distance and a left-hand turn lane exists to support truck traffic entering the site.

**4. The layout and design of on-site vehicular and pedestrian traffic patterns shall provide for safe interior circulation, access by emergency vehicles, separation of pedestrian and vehicular traffic and storage of plowed snow. (Amended: 10-17-88)**

The proposed changes for truck maneuvering are confined to the loading area. No changes to vehicular or pedestrian circulation are proposed.



**5. Signs and exterior lighting shall be in accordance with the regulations in this Ordinance and in addition shall be so designed and located so as not to present a hazard, glare, reflection or unattractive appearance on or to adjacent properties and the traveling public. (Amended: 10-17-88)**

The lighting immediately adjacent to the loading area will be moved in conjunction with the improvements. The loading area is within the central part of the site and is screened from adjacent properties by vegetation.

**6. Buildings shall, consistent with generally acceptable engineering and architectural design practices, be designed and located so as to be properly integrated with the existing topography, terrain, and other natural features of the site. (Amended: 10-17-91)**

The building to be used by the applicant is existing and conforms to applicable engineering and architectural design practice standards. The building is located in the center part of the parcel and complies with land use ordinances. At the time the site was developed, the site was graded to support proper drainage.

**7. The development shall be designed and constructed to preserve the landscape in its natural state in so far as practicable by minimizing earthmoving, erosion, tree clearance, disturbance of existing vegetation, and the destruction of natural amenities. (Amended: 10-17-88)**

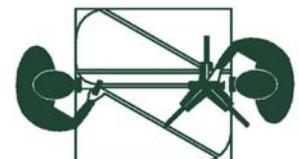
The current project will not impact existing landscaping. All areas of natural and established landscaping shall be preserved in the current condition.

**8. All manufactured slopes, other than those constructed of stone, concrete or other impervious materials shall be planted or otherwise protected from the effects of storm runoff erosion. All graded slopes shall be of a character so as to cause the slope to blend with the surrounding terrain and development.**

The project will not result in any new slopes greater than 4 to 1. All existing improvements are stabilized through mature vegetation or hardscape materials.

**9. Adequate provisions shall be made for surface drainage so that removal of surface waters will not adversely affect neighboring properties, downstream water quality, soil erosion, or any public or private storm drainage system. Whenever possible, on-site absorption shall be utilized to minimize discharges from the site. In reviewing the adequacy of surface water drainage plans, the planning board shall emphasize protection of flood plains, reservation of stream corridors, establishment of drainage rights-of-way and the adequacy of the existing system, and the need for improvements, both on-site and off-site, to adequately control the rate, volume, and velocity of storm drainage. In addition, the planning board shall review maintenance responsibilities to determine their adequacy. (Amended: 10-17-88)**

The site currently has a stormwater management scheme that will not be altered by the proposed improvements. The impervious area to be added at the loading dock apron will not have a significant impact on the volume or rate of runoff. The site is not located within a floodplain and does not drain directly to a stream or other water body.



**10. Adequate provisions shall be made to mitigate any adverse impact on existing scenic or natural beauty, rare or irreplaceable historic sites, or other features of importance to the community.**

The proposed improvements will not adversely impact any existing scenic, natural, rare or irreplaceable historic sites or other features of importance to the community. All activities will occur in previously developed area.

**11. The development shall not impose an unreasonable burden on, nor exceed the capacity of, utilities such as sewer, sanitary and storm drains, water lines, or on municipal services such as, but not limited to, fire, police, solid waste disposal, schools, open spaces, recreational programs and facilities, roads, or other municipal services and facilities.**

The building is currently served by public water and sanitary services. It is not anticipated that the proposed activities will result in an increase in water or sewer demand. As the proposed project involves commercial activity, the project will not have an impact on schools, open spaces, recreational programs and facilities or other municipal services.

**12. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall have sufficient setbacks and screening to provide an audio/visual buffer sufficient to minimize any adverse impact on other land uses within the development area and surrounding properties.**

All exposed storage areas, HVAC machinery, service areas, truck loading and unloading, our existing and set back considerably from the parcel boundaries. Areas of natural vegetation exist along the roadway frontages that screen the building and its associated activities from public way.

**13. The proposed use, buildings, and site development shall have no unreasonable adverse effect on surface water quality ground water quality, ground water quantity, soil quality, or air quality. (Amended: 10-17-88)**

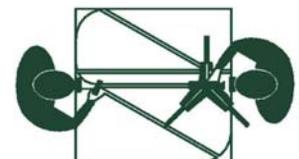
The proposed use will not take water from or put water into the groundwater table. The existing stormwater system will not be discernibly altered and will not contribute an adverse condition.

**PERFORMANCE STANDARDS**

To facilitate your review of our proposal, the following issues are summarized in accordance with 4.4. *PERFORMANCE STANDARDS* of the Town of Hampden Zoning Ordinance.

**4.4.1. Odorous Matter:** The proposed project will not process food or conduct any other activity that will result in odors.

**4.4.2. Electromagnetic Interference:** The use of the facility will not result in electromagnetic interference beyond that normally associated with HVAC equipment.



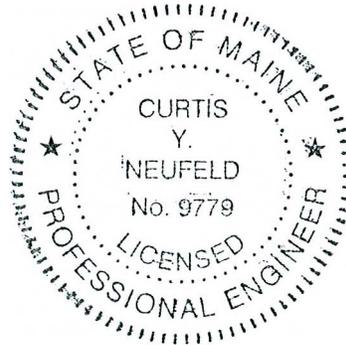
**4.4.3. Fire Safety:** There are fire suppression services to the building and fire hydrants outside the building at both ends. There is adequate access to the site for emergency vehicles, including ladder trucks.

We trust that this information satisfactorily addresses the requirements for staff review and the Planning Board meeting on January 10, 2018. We are prepared to answer any comments you may have and we appreciate your assistance with this project.

Very truly yours,

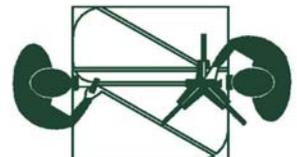


Curtis Y. Neufeld, P.E.  
Vice President



Enclosures

cc: Matt Chin, Good Shepherd Food Bank  
Mike Sweeney



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Good Shepherd Food Bank  
Site Plan Application  
December 18, 2017

**Attachment A**  
**Application Form**

A completed copy of the Site Plan Application Form is enclosed.



**SITE PLAN - PERMITTED/CONDITIONAL USE APPLICATION**

Please note that this application must be submitted with plans in conformance with Section 4.1 and 4.2 of the Hampden Zoning Ordinance. *Incomplete applications will not be processed. All fees must be paid for application to be processed. Proper number of copies of application must be submitted in order to be processed.* All town ordinances are available at [www.hampdenmaine.gov](http://www.hampdenmaine.gov) for review.

Date: \_\_\_\_\_

**APPLICANT:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**AGENT:**

Name of agent or representative: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**THE SITE:**

Location of site: \_\_\_\_\_ Hampden tax map and lot number: \_\_\_\_\_

Zoning district: \_\_\_\_\_ Existing use of property: \_\_\_\_\_

Legal interest in the parcel: \_\_\_\_\_

Owner of parcel if other than applicant: \_\_\_\_\_

Owner's address: \_\_\_\_\_

**PROPOSED PROJECT:**

Proposed use of property: \_\_\_\_\_

*(Please include floor area per use, seating if applicable, and land area).*

Proposed starting date: \_\_\_\_\_ Final completion date: \_\_\_\_\_

**(APPLICATION CONTINUES ON REVERSE SIDE.)**

Will your project result in more than one acre of disturbed land area?  Yes  No.

If yes, you are required to obtain either a Construction General Permit or Stormwater Permit by Rule from the Maine Department of Environmental Protection. If you are in the Urbanized Area of Town and discharge stormwater to the Municipal Separate Storm Sewer System (MS4) a Post-construction Stormwater Management Application shall be submitted to the Town pursuant to the Town of Hampden Post-construction Stormwater Management Ordinance.

**FEES:** Application fee is: \$75.00 for structures under 3,000 sq. ft. and total site improvements under 5,000 sq. ft.; \$150.00 for structures between 3,000 and 20,000 sq. ft. and total site improvements under 50,000 sq. ft.; and \$500.00 for structures in excess of 20,000 sq. ft. and more than 50,000 sq. ft. of site improvements.

Application fee amount: \_\_\_\_\_

**Draw account contribution:** The Town of Hampden requires applicants to provide \$600.00 for the Town to hire an engineer to review their plans and, if necessary, \$1,000.00 for an engineer to review their traffic analysis. Draw account contribution is: \_\_\_\_\_ (Any unspent portion of the draw account will be returned to applicant, however, if additional funds are required, applicant agrees to cover all costs that the Town of Hampden may incur. Complete and accurate submissions require less time to review.)

**CERTIFICATION:** By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that if the constructed site improvements are not built in accordance with the zoning ordinance and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses and structures and site improvements. (Agents that lack authority to certify said items should not sign this form.)

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

\*\*\*\*\*

**OFFICE USE ONLY**

Date received: \_\_\_\_\_ Date complete: \_\_\_\_\_

Fees paid: Amount/Date: \_\_\_\_\_ Draw paid: Amount/Date: \_\_\_\_\_

Conditional Use determination: \_\_\_\_\_

Planning Board action: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

Good Shepherd Food Bank  
Site Plan Application  
December 18, 2017

**Attachment B**  
**Abutting Property Information**

A copy of the tax map is enclosed and the Town of Hampden will provide a list of abutting property owners to the Planning Department.



# 11 Penobscot Meadow Drive

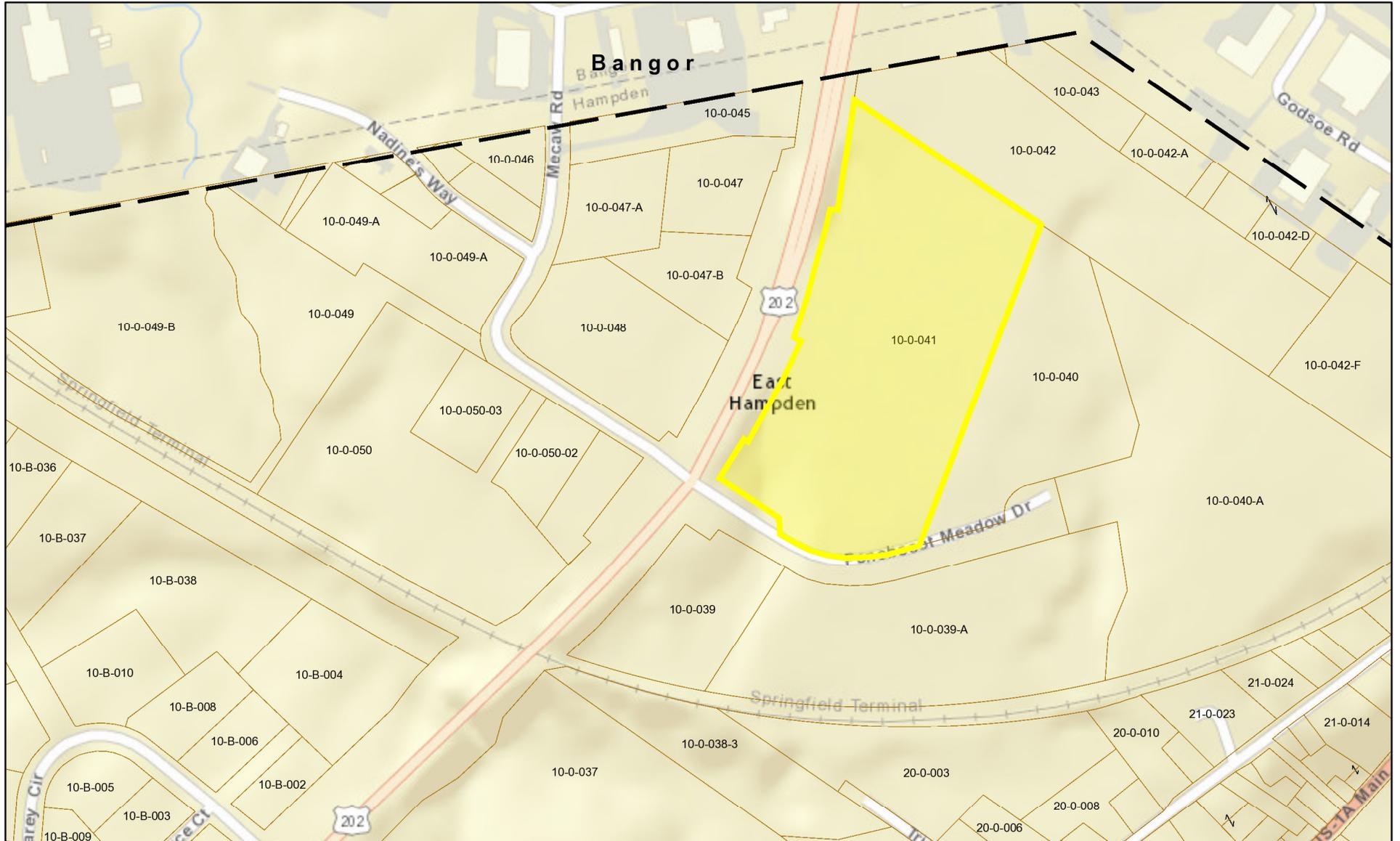
Hampden, ME



December 17, 2017

1 inch = 500 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Good Shepherd Food Bank  
Site Plan Application  
December 18, 2017

**Attachment C**  
**Supporting Documents**

Copies of relevant correspondence and documents pertaining to the project are enclosed. Also included is a copy of Good Shepherd Food Bank incorporation certificate.

# State of Maine



## Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

*In testimony whereof*, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this seventeenth day of December 2017.



A handwritten signature in black ink, appearing to read 'Matthew Dunlap', written over a horizontal line.

Matthew Dunlap  
Secretary of State

### Additional Addresses

| Legal Name                               | Title                               | Name             | Charter #        | Status        |
|--|-------------------------------------|------------------|------------------|---------------|
| GOOD SHEPHERD FOOD BANK                  | Registered Agent                    | DAVID C. PIERSON | 19830370ND       | GOOD STANDING |
| Home Office Address (of foreign entity ) | Other Mailing Address               |                  | Address in Maine |               |
|  | 167 PARK ROW<br>BRUNSWICK, ME 04011 |                  |                  |               |

**Attachment D**  
**Supporting Graphics**

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and an excerpt from the zoning map. An excerpt of the applicable USGS 7.5 minute quadrangle map is provided for reference.



# 11 Penobscot Meadow Drive Zoning

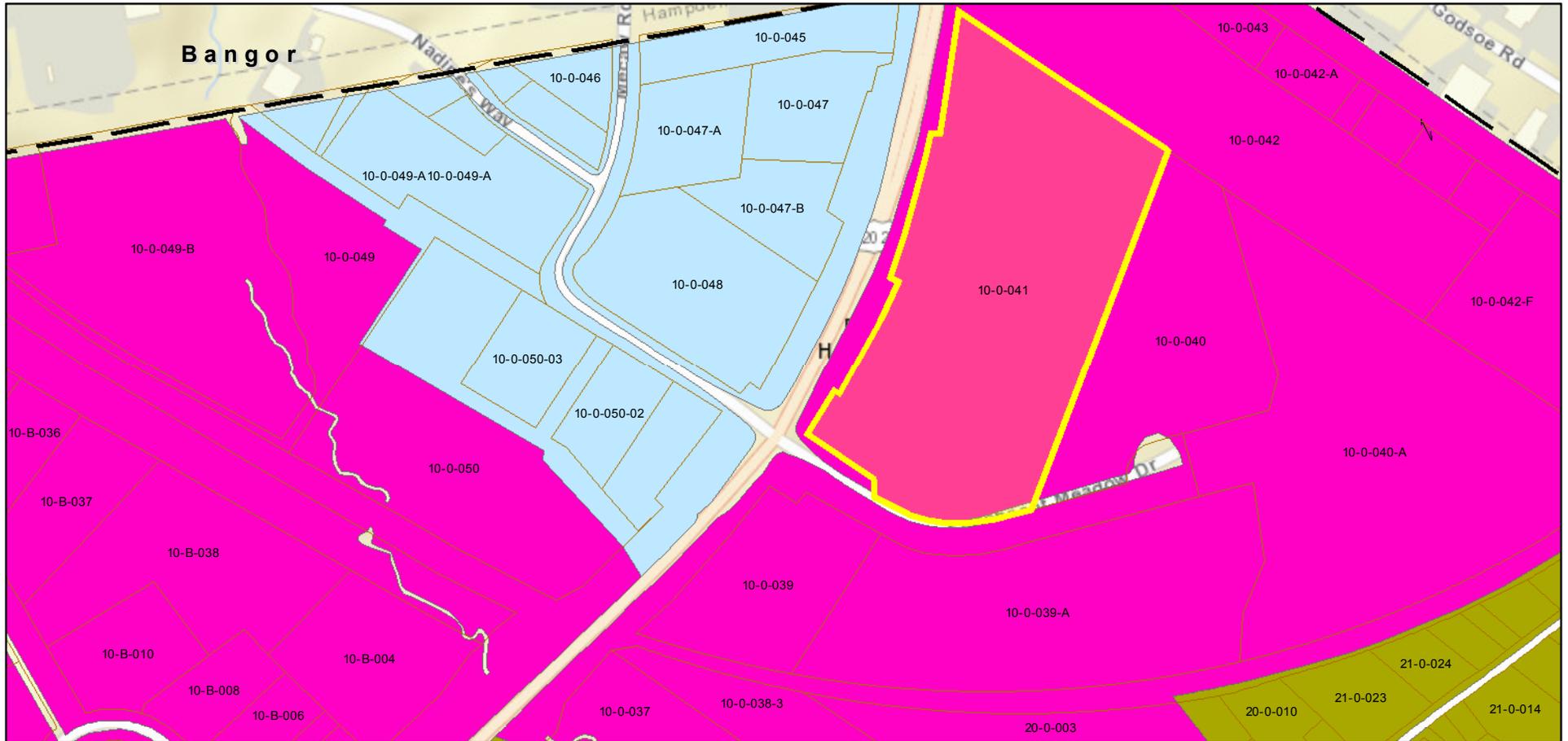
Hampden, ME



December 17, 2017

1 inch = 500 Feet

www.cai-tech.com



|  |  |
|--|--|
| Large Scale  |  Commercial Service |
|  CAI Town Line           |  Industrial Park    |
|  Parcel Lines - No Ortho |  Residential B      |
|  Property_Hooks          |  |

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CORPORATE LIMITS

202

ZONE X

SITE

MAINE

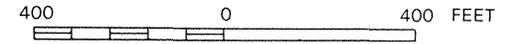
CENTRAL

RAILROAD

ZONE A



APPROXIMATE SCALE

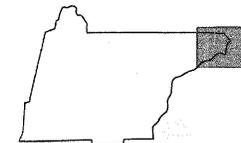


NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

TOWN OF  
HAMPDEN  
MAINE  
PENOBSCOT COUNTY

PANEL 9 OF 25  
(SEE MAP INDEX FOR PANELS NOT PRINTED)



PANEL LOCATION

COMMUNITY-PANEL NUMBER  
230168 0009 B

EFFECTIVE DATE:  
SEPTEMBER 4, 1987



**N313**

Federal Emergency Management Agency

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

Good Shepherd Food Bank  
Site Plan Application  
December 18, 2017

**Attachment E**  
**Right, Title, and Interest**

A copy of the current deed is included with this attachment.

QUITCLAIM DEED WITH COVENANT

**L. T. JORDAN REALTY**, a Maine corporation with a principal place of business at Bangor, Penobscot County, Maine, for consideration paid, grants to **GOOD SHEPHERD FOOD-BANK**, a Maine nonprofit corporation with a principal place of business at Auburn, Androscoggin County, Maine, with Quitclaim Covenant, the land, together with any buildings or improvements thereon, in Hampden, Penobscot County, State of Maine, described as follows:

A certain lot or parcel of land in Hampden, Penobscot County, Maine, bounded and described as Lot A on the plan entitled "Penobscot Meadow Industrial Park" prepared by Kiser & Kiser Co. dated April 2, 2001 and recorded in Plan Book 2001-31".

For source of title, reference is made to Quitclaim Deed with Covenant from Richard J. Warren and Carolyn W. Mowers to L. T. Jordan Realty, dated January 23, 1989 and recorded in Book 4394, Page 111 of the Penobscot County Registry of Deeds and Release Deed from Bangor Publishing Company to L. T. Jordan Realty, dated August 15, 1991 and recorded in Book 4908, Page 359 of the Penobscot County Registry of Deeds.

The Grantee's mailing address is P.O. Box 1807, Auburn, Maine 04211-1807.

IN WITNESS WHEREOF, L. T. JORDAN REALTY has caused this instrument to be

---

signed in its corporate name and sealed with its corporate seal by Richard J. Warren, its

Treasurer, hereunto duly authorized, this \_\_\_\_\_ day of October, 2015.

WITNESS:

L. T. JORDAN REALTY

By: \_\_\_\_\_

Richard J. Warren  
Its Treasurer  
Hereunto Duly Authorized

Good Shepherd Food Bank  
Site Plan Application  
December 18, 2017

**Attachment F**  
**Site Photographs**

Photographs of the existing site conditions are included for reference.



**GOOD SHEPHERD FOOD BANK, HAMPDEN, MAINE**  
**Existing Conditions**



Photo 1 – Existing Buildings and Loading Area Looking North



Photo 2 – Existing Buildings and Loading Area

Photographs taken by Sitelines, PA; October 2016

**GOOD SHEPHERD FOOD BANK, HAMPDEN, MAINE**  
**Existing Conditions**



Photo 3 – Existing Buildings and Loading Area Looking South

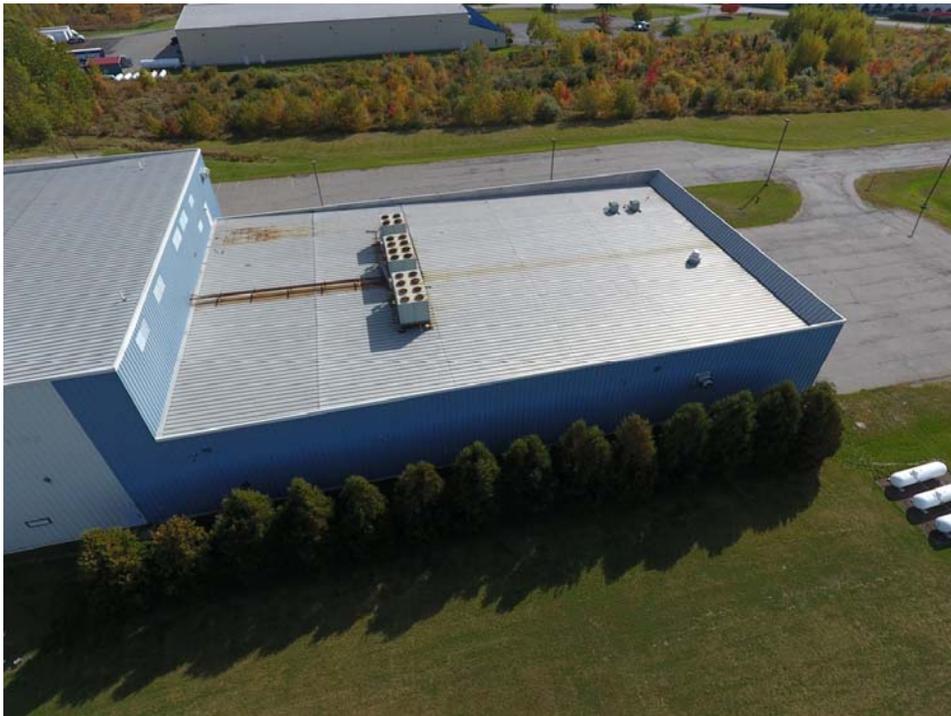


Photo 4 – Existing Buildings and Loading Area Looking West

Photographs taken by Sitalines, PA; October 2016

Good Shepherd Food Bank  
Site Plan Application  
December 18, 2017

**Attachment G**  
**Floor Plan & Elevations**

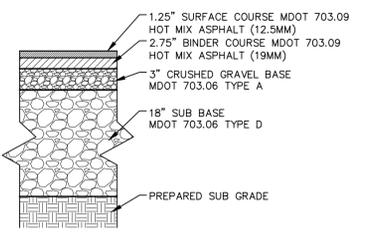
A preliminary architectural floor plan and elevations of the proposed building are enclosed for reference.

Good Shepherd Food Bank  
Site Plan Application  
December 18, 2017

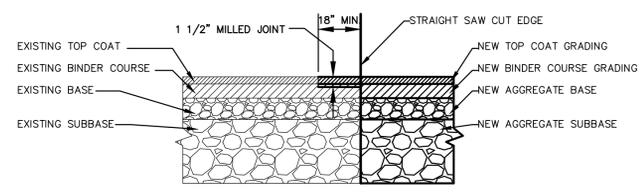
**Attachment H**  
**Site Plans**

The project site plans are included in reduced format for review, and full size copies have been provided as a separate plan set, as required.

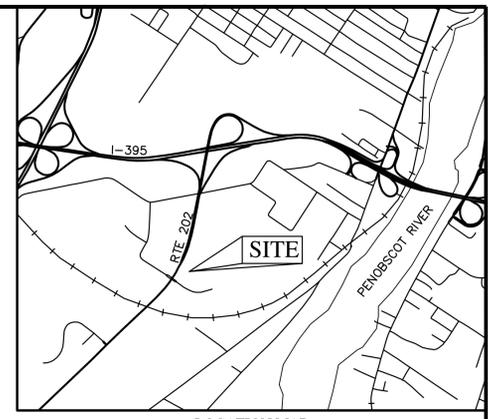
© 2017, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES, PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES, PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES, PA. IS UNLAWFUL AND IS AT THE USER'S RISK.



**DRIVEWAY & PARKING SECTION**  
NOT TO SCALE



**PAVEMENT SAW CUT SECTION "FULL DEPTH RECONSTRUCTION"**  
NOT TO SCALE



**LOCATION MAP**  
NOT TO SCALE

**GENERAL NOTES:**

- TITLE REFERENCE FOR SURVEYED PARCEL:**  
BK 13998, PG 137
- PLAN REFERENCE(S):**  
(1) SUBDIVISION PLAN - AMENDED LOTS A & E, PENOBSCOT MEADOW INDUSTRIAL PARK, PREPARED BY KISER & KISER CO., HAMPDEN, MAINE, DATED APRIL 2, 2001, RECORDED IN PLAN BOOK 2001, PAGE 31.
- AREA INFORMATION:**  
LOT AREA: 23.43 ACRES
- TAX MAP REFERENCE:**  
TAX MAP 10, LOT 41.
- BASIS OF BEARINGS:**  
PLAN REFERENCE (1)
- ELEVATION DATUM:**  
NAVD 1983
- FLOOD ZONE INFORMATION:**  
PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR PENOBSCOT COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 9 OF 25 (COMMUNITY PANEL 230168 0009 B, EFF. DATE SEPTEMBER 4, 1987)
- IMPERVIOUS AREA:**  
EXISTING IMPERVIOUS AREA: 98,382 S.F. (2.26 AC)  
PROPOSED IMPERVIOUS AREA: 105,940 S.F. (2.43 AC)  
NET CHANGE IN IMPERVIOUS AREA: +7558 S.F. (0.17 AC)

**UTILITY NOTES:**

- INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE PRIOR TO EXCAVATION.  
1-888-344-7233

**APPROVAL**  
TOWN OF HAMPDEN PLANNING BOARD

DATE APPROVED: \_\_\_\_\_

DATE SIGNED: \_\_\_\_\_

CHAIRMAN: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

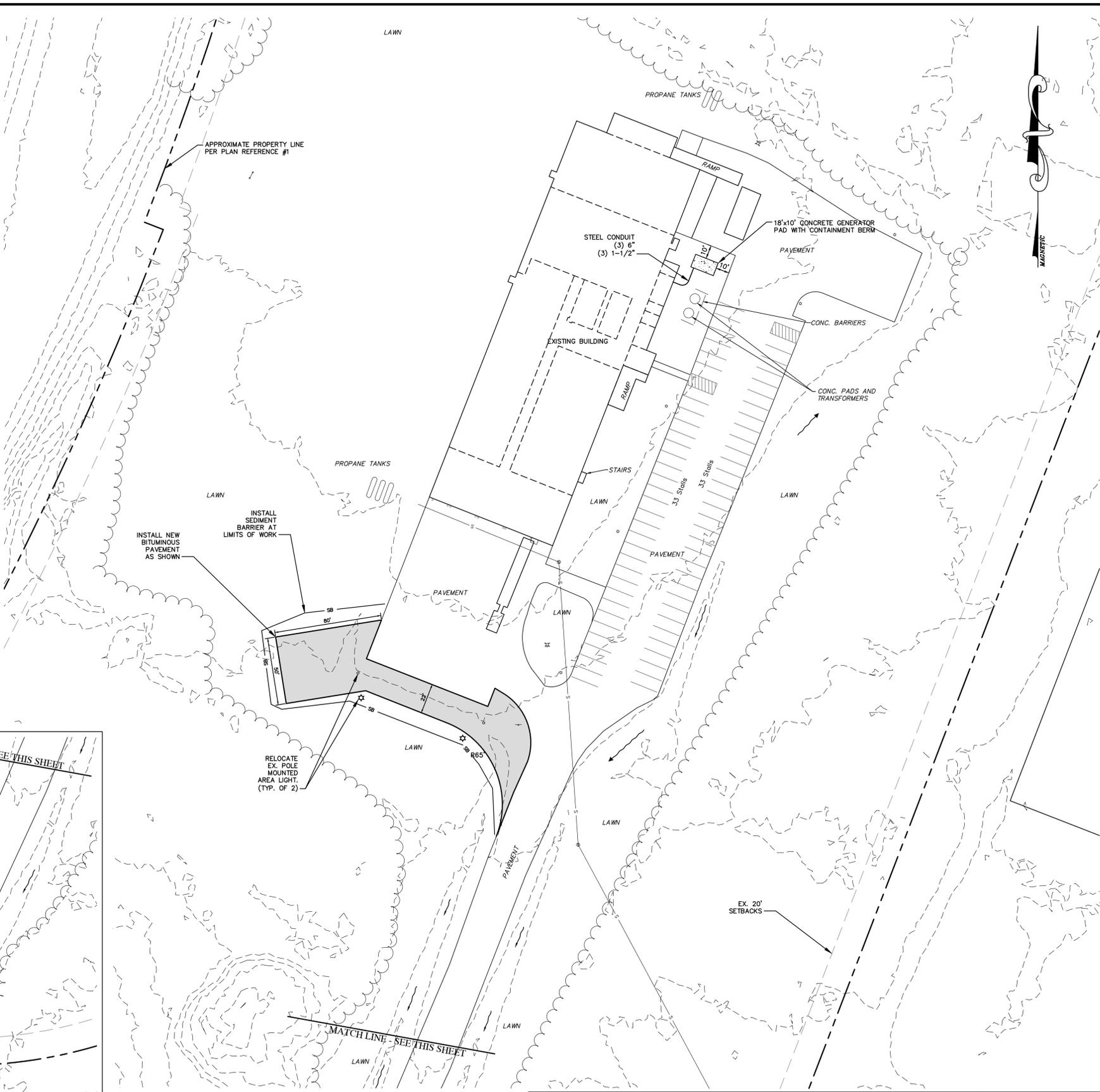
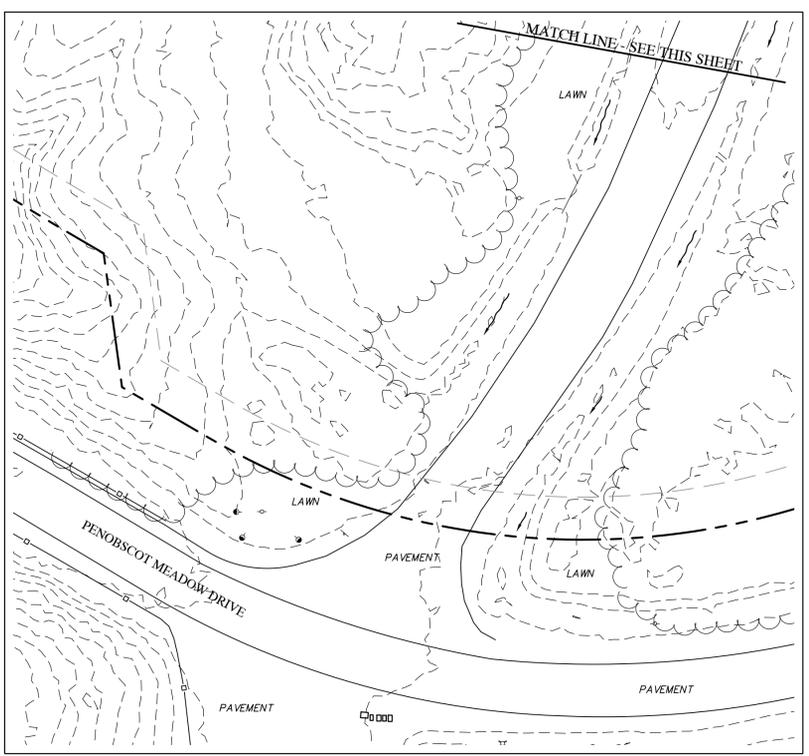
\_\_\_\_\_

1. 12-18-17 SUBMITTED TO TOWN OF HAMPDEN CYN

|               |   |
|---------------|---|
| TITLE:        | <b>SITE LAYOUT PLAN</b>   |
| PROJECT:      | SITE IMPROVEMENTS<br>11 PENOBSCOT MEADOW DRIVE, HAMPDEN, ME 04444           |
| PREPARED FOR: | GOOD SHEPHERD FOOD BANK<br>3121 HOTEL ROAD, P.O. BOX 1807, AUBURN, ME 04211 |

**SITELINES, PA**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
8 CUMBERLAND STREET, BRUNSWICK, ME 04011  
207.725.1200 www.sitelinespa.com

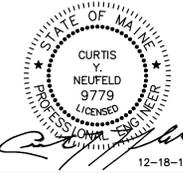
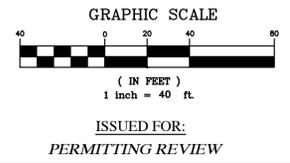
|                |                 |        |
|----------------|-----------------|--------|
| FIELD WK: NA   | SCALE: 1"=40'   | SHEET: |
| DRN BY: MCA    | JOB #: 3188     | C1     |
| CH'D BY: CYN   | MAP/LOT: 10/41  |        |
| DATE: 12-18-17 | FILE: 3188 BASE |        |

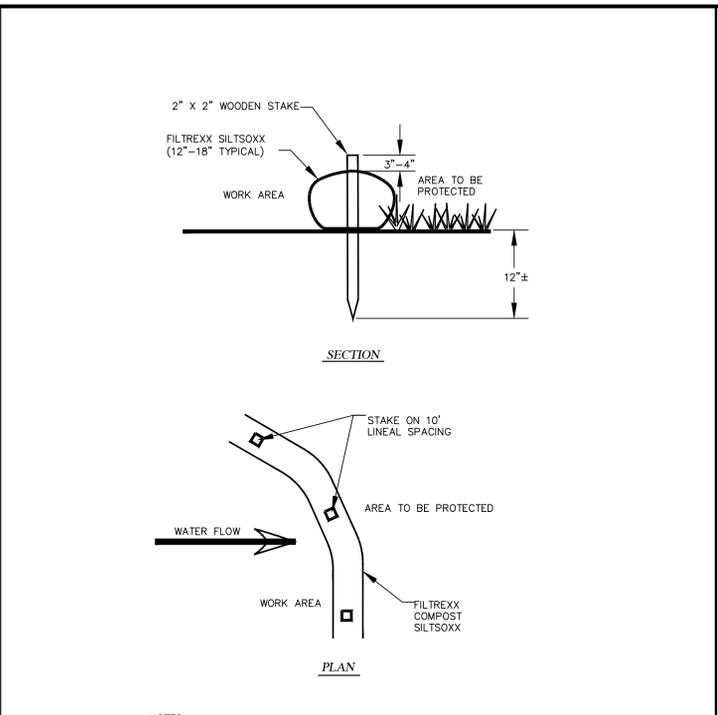
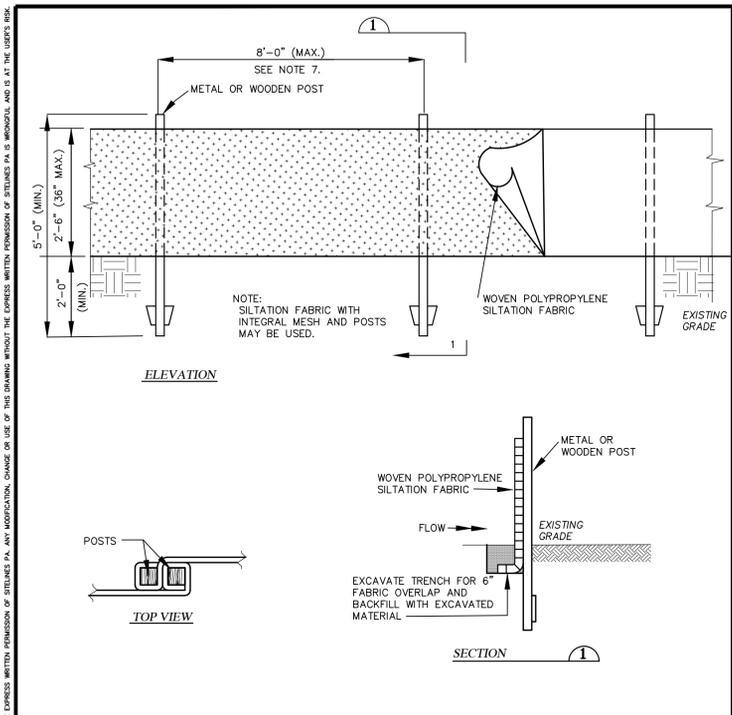


**PROGRESS PRINT**  
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.



CALL DIG SAFE UTILITY LOCATION  
**1-888-344-7233**  
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES





**INSTALLATION:**

1. EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE-IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACK FILL THE TRENCH AND TAMP THE SOIL.
5. JOIN SECTION AS SHOWN IN TOP VIEW.
6. BARRIER SHALL BE MIRAFI SILT FENCE (100X) OR APPROVED EQUIVALENT.
7. A STONE "FILLET" MAY BE USED FOR ANCHORING FABRIC IF IT CANNOT BE KEVED IN.

**NOTES:**

1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
2. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
3. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

**A** SILT FENCE DETAIL "SEDIMENT BARRIER OPTION" N.T.S.

**B** FILTREXX SILTSOXX DETAIL "SEDIMENT BARRIER OPTION" N.T.S.

**EROSION AND SEDIMENTATION NOTES:**

1. CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES OF THE CUMBERLAND COUNTY SOIL CONSERVATION SERVICE AND THE MAINE DEP BEST MANAGEMENT PRACTICES HANDBOOK.

**GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:**

**EROSION/SEDIMENT CONTROL DEVICES:**

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1. SEDIMENT BARRIER: SILT SOXX OR APPROVED EQUAL WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SEDIMENT BARRIER WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SEDIMENT BARRIER AND TO PROVIDE ADDITIONAL TREATMENT.
2. HAY BALES: HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.
3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.
4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.
5. STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY.
6. IN LIEU OF MULCH, USE EROSION CONTROL BLANKET (EQUAL TO NORTH AMERICAN GREEN SC150) TO STABILIZE AREAS OF CONCENTRATED FLOW AND DRAINAGE WAYS.

**TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:**

PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT.

1. SEDIMENT BARRIER ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SEDIMENT BARRIER WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.
2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SEDIMENT BARRIER.
3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
  - A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
  - B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
  - C. STABILIZE STOCKPILES WITHIN 7 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
  - D. SURROUND STOCKPILE SOIL WITH SEDIMENT BARRIER AT BASE OF PILE.
4. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.
5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.
6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
7. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY WETLAND, IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY WETLAND, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE WETLAND, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.
8. AREAS WITHIN 75 FT OF A WETLAND WILL BE STABILIZED WITHIN 48 HOURS OF INITIAL DISTURBANCE OF THE SOIL OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
9. ALL AREAS WITHIN 75 FEET OF A WETLAND MUST BE PROTECTED WITH A DOUBLE ROW OF SEDIMENT BARRIERS DURING WINTER CONSTRUCTION (NOVEMBER 1 THROUGH APRIL 15).
10. TEMPORARY SEDIMENT BASINS MAY BE INSTALLED DOWNGRADIENT OF THE DISTURBED AREAS. THESE BASINS MUST BE DESIGNED TO PROVIDE STORAGE FOR EITHER THE CALCULATED RUNOFF FROM A 2-YEAR, 24-HOUR STORM OR PROVIDE FOR 3,600 CUBIC FEET OF CAPACITY PER ACRE DRAINING TO THE BASIN. OUTLET STRUCTURES MUST DISCHARGE WATER FROM THE SURFACE OF THE BASIN WHENEVER POSSIBLE. EROSION CONTROLS AND VELOCITY DISSIPATION DEVICES MUST BE USED IF THE DISCHARGING WATERS ARE LIKELY TO CREATE EROSION. ACCUMULATED SEDIMENT MUST BE REMOVED AS NEEDED FROM THE BASIN TO MAINTAIN AT LEAST 1/2 OF THE DESIGN CAPACITY OF THE BASIN.

**C** NOT USED N.T.S.

**PERMANENT EROSION CONTROL MEASURES:**

THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.
2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP. (NONE ANTICIPATED)

**POST-CONSTRUCTION REVEGETATION:**

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.
2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:
 

LAWS SHALL BE: ALLEN, STERLING & LATHROP 'TUFTTURF', 70% DIAMOND TALL FESCUE, 20% PLEASURE OLUS PERENNIAL RYEGRASS, 10% BARON KENTUCKY BLUEGRASS. SEEDING RATE SHALL BE 7-LBS./1,000 SQ. FT.

SWALES SHALL BE: WILDFLOWER MEADOW (SEED) FESTUCA OVINA SHEEP FESCUE; SOW AT A RATE OF 12 OZ. PER 1,000 SQFT. TRIFOLIUM REPENS WHITE CLOVER; SOW AT A RATE OF 1/2 OZ.PER 1,000 SQFT. (FLOWERS) ACHILLEA MILLEFOLIUM YARROW, AGULICEA CANADENSIS COLUMBINE, ASCLEPIAS TUBEROSE BUTTERFLY MILKWEED, ASTER NOVAE-ANGLOE NEW-ENGLAND ASTER, BAPTISIA AUSTRALIS WILD INDIGO, BOLTONIA ASTEROIDS FALSE ASTER, CHRYSANTHEMUM LEUCANTHEMUM OXEYE DAISY, DIGITALIS PURPUREA FOXGLOVE, ECHINACEA PURPUREA PURPLE CONEFLOWER, LUPINUS PERENNIS LUPINE, MONARDA FISTULOSA BERGAMOT, PAPAVER ORIENTALE PINK POPY, RUEBECKIA HIRTA BLACK-EYED SUSAN, SALVIA OFFICINALIS SAGE; SOW AT A RATE OF 1/3 OZ. EACH PER 1,000 SQFT. OR 4 OZ. PER 1,000 SQFT. IN COMBINATION

WET POND MIX:

  - TRANSITION ZONE (WHICH IS 4 FEET ABOVE AND BELOW PERMANENT POOL ELEVATION) SHALL BE NEW ENGLAND WETMIX (WETLAND SEED MIX) BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA, (413) 548-8000. APPLY PER RECOMMENDED RATES.
  - BANKING (FROM TRANSITION ZONE TO TOP OF BANK) SHALL BE NEW ENGLAND CONSERVATION/WILDLIFE MIX BY NEW ENGLAND WETLAND PLANTS, INC., AMHERST, MA, (413) 548-8000. APPLY PER RECOMMENDED RATES.
3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO-MULCH, JUTE NET OVER MULCH, PRE-MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
  - A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
    - I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
    - II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
    - III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
  - B. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.
4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
  - A. ONLY UNFROZEN LOAM SHALL BE USED.
  - B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
  - C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED SEEDING RATE.
  - D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
  - E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
  - F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.
5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

**MONITORING SCHEDULE:**

THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SEDIMENT BARRIER, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SEDIMENT BARRIER BEHIND THE HAY BALES.
2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF-SITE OR TO AN AREA UNDERGOING FINAL GRADING.
3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE-COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDD AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

**HOUSEKEEPING:**

SPILL PREVENTION CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4864 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT : [HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLSRESP/](http://www.maine.gov/dep/spills/emergspillsresp/)

GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL, DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPs) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHALL BE INSTALLED AT THE END OF THE EXIST PAVED ACCESS TO THE SITE TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. NO EXCAVATION DEWATERING IS ANTICIPATED FOR THIS PROJECT. SHOULD IT BE NECESSARY, THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. A DEWATERING DISCHARGE PLAN SHALL BE SUBMITTED TO THE OWNER'S REPRESENTATIVE FOR APPROVAL.

**AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES ARE NECESSARY, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:**

- (a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
- (b) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
- (c) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
- (d) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
- (e) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
- (f) POTABLE WATER SOURCES INCLUDING WATERLINE FLOWSINGS; AND
- (g) LANDSCAPE IRRIGATION.

**CONSTRUCTION PHASE:**

THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND MAINTAIN UNTIL SITE IS PAVED.
2. ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION WILL BE DISTURBED.
3. PRIOR TO THE START OF CONSTRUCTION, SEDIMENT BARRIER WILL BE INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT TRAVELLED WAY TO PROTECT IT FROM CONSTRUCTION-RELATED EROSION.
4. CLEAR AND GRUB WORK SITE AS NEEDED TO EXECUTE PLANS USING CAUTION NOT TO OVER EXPOSE THE SITE.
5. STORMWATER MANAGEMENT SYSTEM WILL BE INSTALLED PRIOR TO CONSTRUCTION OF SITE ELEMENTS THAT DISCHARGE TO THESE SYSTEMS. CATCH BASIN INLET PROTECTION SHALL BE INSTALLED IN ALL NEW AND EXISTING CATCH BASINS THAT WILL RECEIVE RUNOFF FROM THE PROJECT. NO STORMWATER SHOULD BE DIRECTED TO THE WET POND UNTIL THE SITE IS COMPLETELY STABILIZED.
6. DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITHIN 15 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 30 DAYS OF THE INITIAL DISTURBANCES OF SOILS. DISTURBED AREAS WILL BE STABILIZED BEFORE STORMS. LOAM WILL BE SAVED FOR LATER USE WHERE POSSIBLE. EXCESS SOIL MATERIALS WILL BE USED AS FILL OR REMOVED FROM SITE TO AN APPROVED LOCATION.
7. AT A MINIMUM, THE EROSION CONTROL MEASURES SHALL BE REVIEWED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6 INCHES AND BE DISCARDED ON THE SITE. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS.
8. LOAM, LIME, FERTILIZE, SEED, AND MULCH LANDSCAPED AND OTHER DISTURBED AREAS.
9. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
10. TOUCH UP LOAM AND SEED.
- NOTE: ALL DENUDED AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP OR GRAVEL SHALL BE REVEGETATED.

**EROSION CONTROL DURING WINTER CONSTRUCTION:**

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.
3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.
4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.
5. 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 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.
6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES 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 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT. EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SEDIMENT BARRIER OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.
7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS, SLOPES GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH STRAW-COCONUT EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL).
8. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.
9. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

**SITE INSPECTION AND MAINTENANCE:**

1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
- IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER AND TOWN. DE
2. SHORT-TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER.
3. LONG-TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.

1. 12-18-17 SUBMITTED TO TOWN OF HAMPDEN CYN

TITLE: **EROSION CONTROL DETAILS AND NOTES**

PROJECT: **SITE IMPROVEMENTS**

**11 PENOBSCOT MEADOW DRIVE, HAMPDEN, ME 04444**

PREPARED FOR: **GOOD SHEPHERD FOOD BANK**

**3121 HOTEL ROAD, P.O. BOX 1807, AUBURN, ME 04217**

**SITELINES, PA**  
ENGINEERS • PLANNERS • SURVEYORS  
LANDSCAPE ARCHITECTS  
8 CUMBERLAND STREET, BRUNSWICK, ME 04011  
207.725.1200 [www.sitelinespa.com](http://www.sitelinespa.com)

FIELD WK: NA SCALE: NTS SHEET: **C2**

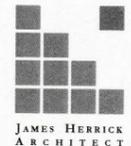
DRN BY: MCA JOB #: 3188

CHD BY: CYN MAP/LOT: 10/41

DATE: 12-18-17 FILE: 3188 BASE

12-18-17

X:\LAND PROJECTS\188 SWEEBNEY CSFB HAMPDEN\188 BASE.DWG, C2 EROSION, 08/24/2016 11:35:37 AM, MELISSA ARCHIBELL  
 2020: THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES, PA. NO REPRODUCTION OR CHANGE MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES, PA. ANY REPRODUCTION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES, PA. IS PROHIBITED AND IS AT THE USER'S RISK.

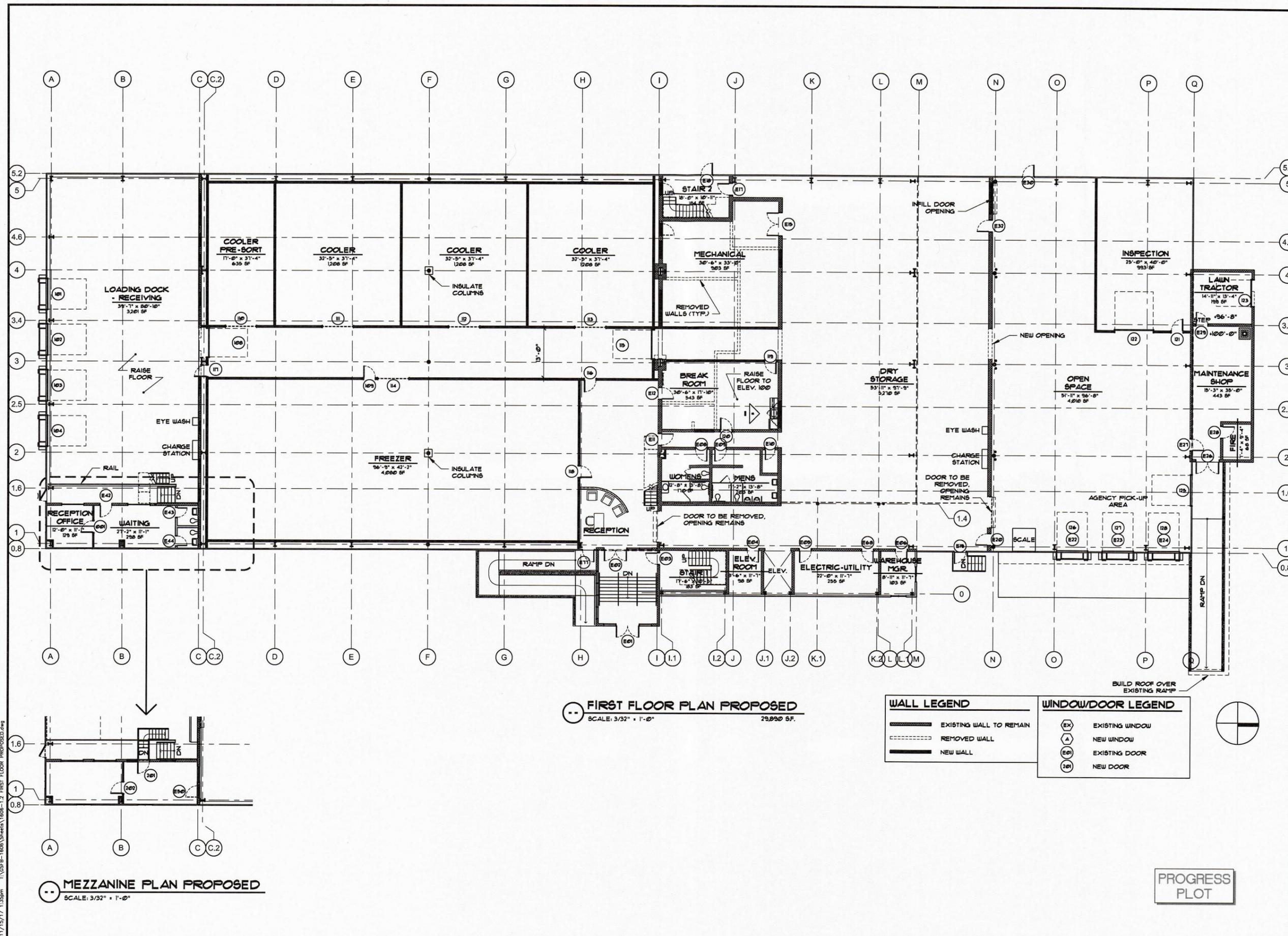


JAMES HERRICK ARCHITECT

47 Main Street  
Topsam, Maine 04086  
(207) 729-4177

GOOD SHEPHERD FOOD BANK  
HAMPTON, MAINE

FIRST FLOOR PROPOSED



**FIRST FLOOR PLAN PROPOSED**  
SCALE: 3/32" = 1'-0"  
29,990 SF.

| WALL LEGEND |                         |
|-------------|-------------------------|
|             | EXISTING WALL TO REMAIN |
|             | REMOVED WALL            |
|             | NEW WALL                |

| WINDOW/DOOR LEGEND |                 |
|--------------------|-----------------|
|                    | EXISTING WINDOW |
|                    | NEW WINDOW      |
|                    | EXISTING DOOR   |
|                    | NEW DOOR        |



PROGRESS PLOT

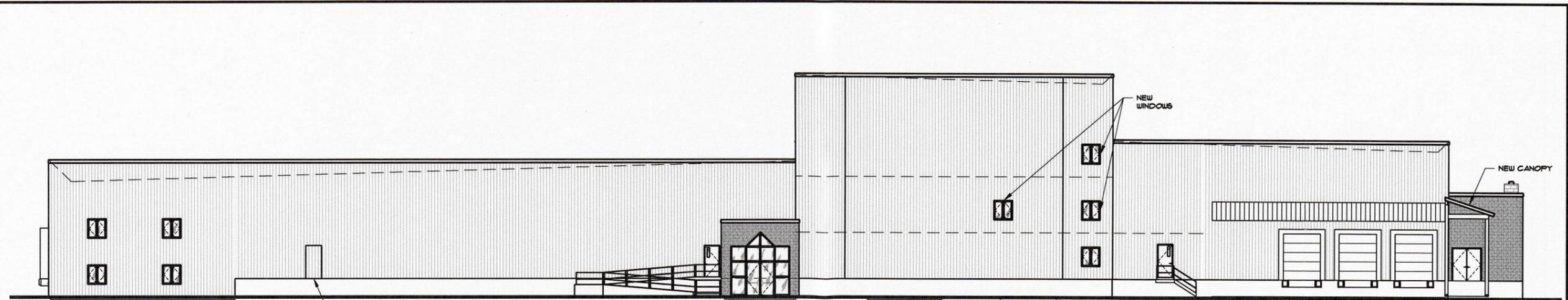
11/15/17 1:35pm T:\GSFB-1604\Drawings\606-1.2 FIRST FLOOR PROPOSED.dwg

**MEZZANINE PLAN PROPOSED**  
SCALE: 3/32" = 1'-0"

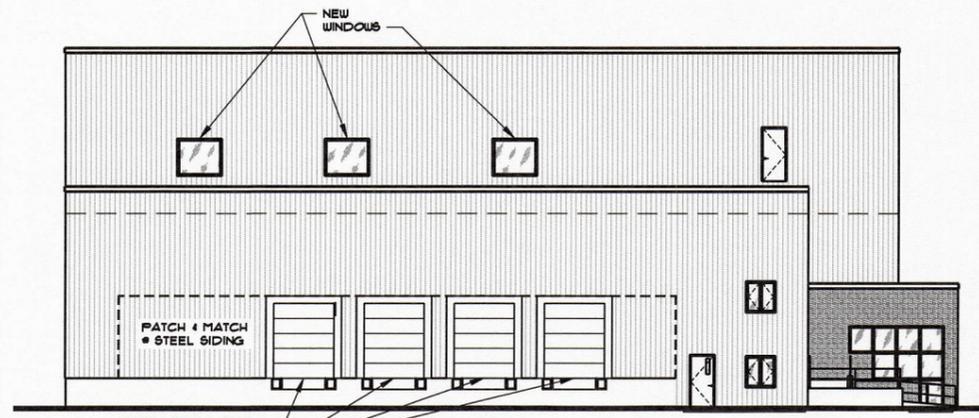
DESIGN BY: JEH  
DRAWN BY: JET  
PROJECT NO: 1606  
SCALE: AS SHOWN

1.2

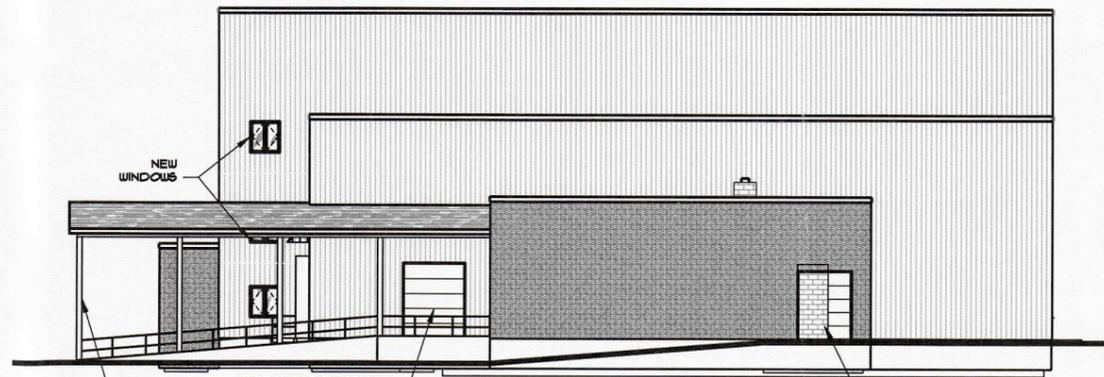
15 Nov 2017



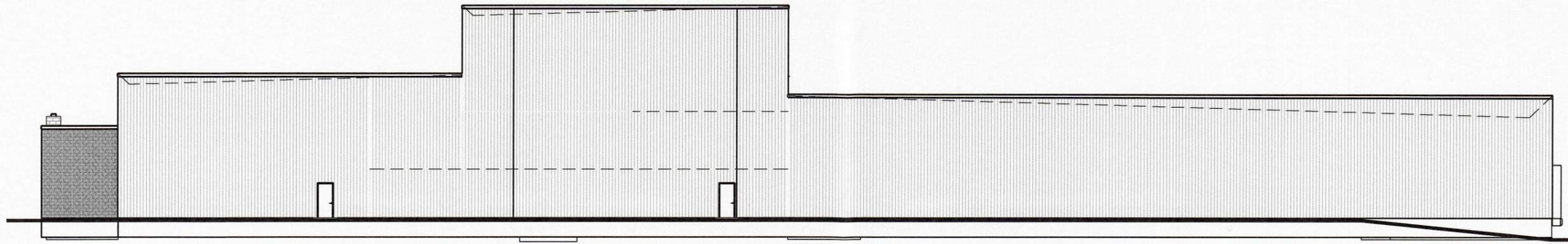
**EAST ELEVATION**  
 SCALE: 3/32" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
 SCALE: 3/32" = 1'-0"



**WEST ELEVATION**  
 SCALE: 3/32" = 1'-0"

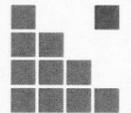
PROGRESS PLOT

11/17/17 11:20am T:\GSEB-1606\Sheets\1606-4.1 ELEVATIONS.dwg

DESIGN BY: JEH  
 DRAWN BY: JET  
 PROJECT NO: 1606  
 SCALE: AS SHOWN

**4.1**

17 Nov 2017



JAMES HERRICK  
ARCHITECT  
47 Main Street  
Topsham, Maine 04086  
(207) 729-4177

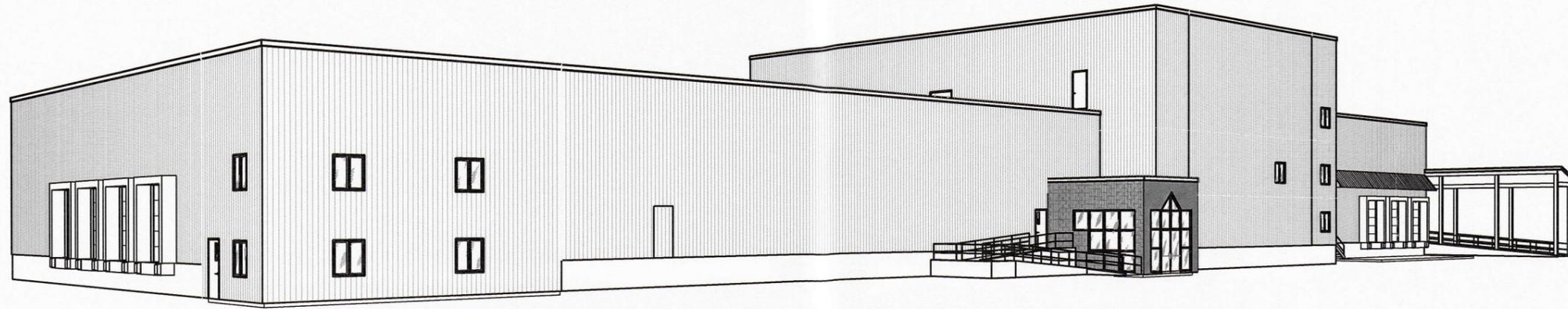
GOOD SHEPHERD FOOD BANK  
HAMPTON, MAINE

3D PERSPECTIVE VIEWS

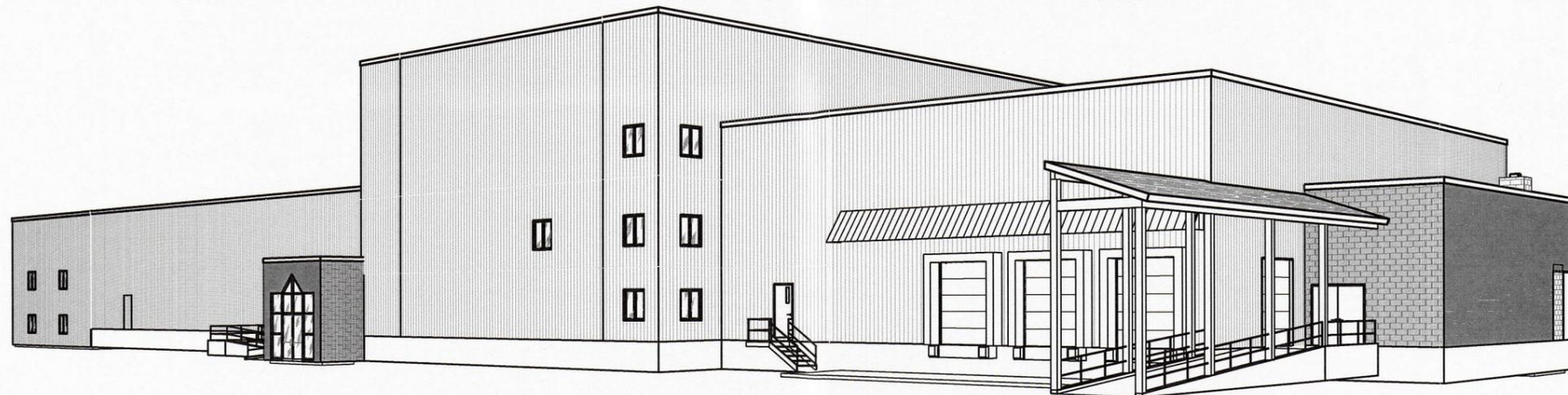
DESIGN BY: JEH  
DRAWN BY: JET  
PROJECT NO: 1606  
SCALE: AS SHOWN

6.1

21 Apr 2017



☐ SOUTHEAST 3D PERSPECTIVE VIEW  
SCALE: NO SCALE



☐ NORTHEAST 3D PERSPECTIVE VIEW  
SCALE: NO SCALE

PROGRESS  
PLOT



Town of Hampden  
Land & Building Services  
Report on Application  
Modification to  
Bangor Publishing Company Site Plan for  
Goodwill Shepherd Food Bank

To: Planning Board  
From: Ben Smith, AICP, Contract Planner *BWS*  
Date: March 3, 2018  
RE: Report on Application, Amendment to Bangor Publishing Company Site Plan for Good Shepherd Food Bank Site Plan

Project Information

Applicant: Good Shepherd Food Bank  
Site Location: 11 Penobscot Meadow Drive; Parcel Map 10, Lot 41  
Zoning District: Industrial Park Zoning District  
Proposal: Modify an approved Site Plan to add 7,550 square feet of additional paving.

The Bangor Publishing Company site plan was approved by the Planning Board in 1998. Good Shepherd Food Bank has been using the building as a warehouse and distribution center since 2016.

The current application is an amendment to the original approval to add 7,550 square feet of new pavement in the vicinity of the loading dock area as shown on Sheet C1, dated December 18, 2017. This additional paving area will allow larger trucks to better access the loading bays. Part of the amendment will involve relocating two existing parking lot light poles from the existing edge of pavement to the proposed edge of pavement.

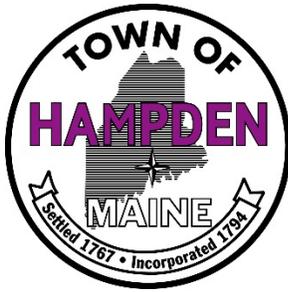
Mr. Curtis Neufeld, P.E., with Sitelines PA, has submitted an application and supporting materials including a 2-page plan set dated December 18, 2017. In the cover letter, Mr. Neufeld walks through the Review Standards and Performance Standards in the Zoning Ordinance.

As an Amended Site Plan, the scope of the Board's review should focus on the changes proposed in this application. There are no changes that would have a significant impact on the project lighting, as the existing fixtures and poles will be relocated as shown on Sheet C1, and the existing drainage features and drainage patterns of the existing 23.4 acre site are not going to change as a result of the new paved area, which is to be located on an existing graded lawn area.

This project was reviewed with Town staff. There are no outstanding staff concerns or questions based on the submission.

This application was not sent for engineering peer review because the proposed amendment will not have an impact on stormwater issues as no new impervious area is proposed and there will be no impacts on traffic or internal traffic circulation.

Town of Hampden  
Land & Building Services



Planning Board Order  
Good Shepherd Food Bank  
Amended Site Plan

Approval Date: March 14, 2018

Project Name: Good Shepherd Food Bank Amended Site Plan

Location of Project: 11 Penobscot Meadow Drive

Assessor's Reference: Tax Map 10, Lot 41

Zoning District: Industrial Park Zoning District

Total Acreage: 23.43 acres

Type of Use: Warehouse/Distribution

Applicant: Good Shepherd Food Bank  
3121 Hotel Road, PO Box 1807  
Auburn, ME 04211

Owner: Good Shepherd Food Bank  
3121 Hotel Road, PO Box 1807  
Auburn, ME 04211

Plans Prepared by: Sitelines PA  
8 Cumberland Street  
Brunswick, ME 04011

Plans Dated: December 18, 2017

Application Date: December 18, 2017

Public Hearing: March 14, 2018

PB Members:

PB Action: \_\_\_\_\_. This Site Plan is [approved/approved with conditions/denied] under Section 4.1.5 of the Hampden Zoning Ordinance, Site Plan Review.

*Summary Description of Application:*

This application is to amend an approved site plan by adding approximately 7,550 square feet of maneuvering apron in front of the loading docks and relocate existing loading area pole lighting to the proposed edge of pavement.

*Findings:*

After the public hearing was duly noticed and held, the Hampden Planning Board found that the applicable requirements in Section 4.1.5 of the Hampden Zoning Ordinance, Site Plan Review, have been met. Based on this, the Hampden Planning Board voted \_\_\_\_\_ to [approve/deny] the Site Plan Amendment for Good Shepherd Food Bank.

*For the Hampden Planning Board:*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Eugene Weldon, Chairman

\_\_\_\_\_  
Jennifer Austin

\_\_\_\_\_  
Kelley Wiltbank

\_\_\_\_\_  
Peter Weatherbee

\_\_\_\_\_  
Jake Armstrong

\_\_\_\_\_  
James Davitt

\_\_\_\_\_  
Tom Dorrity



# **SARGENT**

C O R P O R A T I O N

*Excellence for Generations*

February 27, 2018

Karen M. Cullen, AICP  
Town Planner  
Town of Hampden  
106 Western Avenue  
Hampden Maine 04444

Dear Karen,

Enclosed are 15 copies of the Subdivision Application and following plans for the Hampden Business and Commerce Park, Proposed Amendment #4

Final Subdivision Plan – Amendment No. 4, 2 of 2

The proposed amendments that we have included in these plans are as follows;

- Re-Locate the 100' wide strip of land between Lots #33 & 34.
- Include the "Open Space" Area North West of Lot # 34 in Lot # 34.
- Eliminate the 20' Wide Trail Easement at Lot 28

If you have any questions or need any additional information please let me know.

Sincerely,



Chip Laite

Aggregate Resource Manager

[claite@sargent-corp.com](mailto:claite@sargent-corp.com)

207-827-4435 x 275

*Main Office*  
378 Bennoch Road  
P.O. Box 435  
Stillwater, Maine 04489  
Phone: 207/827-4435  
Fax: 207/827-6150

*Bangor Regional Office*  
489 Odlin Road  
Suite 101  
Bangor, Maine 04401  
Phone: 207/990-1735  
Fax: 207/990-2432

*Mid-Atlantic Regional Office*  
11139 Air Park Road  
Suite 1  
Ashland, VA 23005  
Phone: 804/368-7118  
Fax: 804/368-7387



**SUBDIVISION APPLICATION**

Please note that this application must be submitted with plans in conformance with Article 300 of the Hampden Subdivision Ordinance. *Incomplete applications will not be processed. All fees must be paid for application to be processed. Proper number of copies of application must be submitted in order to be processed.* All town ordinances are available at [www.hampdenmaine.gov](http://www.hampdenmaine.gov) for review.

This application is for (check one):

- Sketch Plan
- Minor Final
- Major Preliminary
- Major Final

Date: February 27, 2018

**APPLICANT (LANDOWNER):**

Name: Town of Hampden

Address: 106 Western Avenue, Hampden, Maine 04444

Phone: 862-4500 Cell: \_\_\_\_\_ Email: \_\_\_\_\_

**AGENT (SUBDIVIDER):**

Name of agent or representative: Chip Laite - Sargent Corporation

Address: P.O. Box 435 Stillwater, Maine 04489

Phone: 817-7575 Cell: 944-2785 Email: claite@sargent-corp.com

**THE SITE:**

Location of site: Carey Circle Hampden tax map and lot number: See Site Plan

Zoning district: Industrial Park Existing use of property: Industrial Park

Legal interest in the parcel: Development Agreement

Subdivision size (acres): 132.328 acres Proposed number of lots: No Additional Lots

Will your project disturb one acre or more of land area? .....  Yes .....  No

If Yes, and if your project is in the Urbanized Area, refer to the Town of Hampden Post Construction Storm Water Ordinance.

If Yes, and if your project is outside the Urbanized Area, Contact the Maine Dept. of Environmental Protection.

Will your project result in one acre or more of non-revegetated land area? .....  Yes .....  No

If Yes, you will most likely require a State Storm Water Permit, Contact the Maine Dept. of Environmental Protection.

**(APPLICATION CONTINUES ON REVERSE SIDE.)**

**FEES:** Application fees are as follows (from section 2.12 of Fees Ordinance):

- Subdivision Sketch Plan – no charge.
- Minor Subdivision (less than five lots and no public improvements) - \$35.00 plus \$20.00/acre.
- Minor Subdivision Review/Inspection Draw – not required.
- Major Subdivision Preliminary Plan (five or more lots and/or public improvements) - \$85.00 plus \$50.00/acre, plus \$1,000.00 peer technical review draw account.
- Major Subdivision Final Plan (review/inspection draw account) – Fee based on 10% of estimated cost of completing all on-site public improvements, plus 10% of estimated cost of completing all off-site public improvements.
- Major Subdivision Final Plan (mobile home park construction review/inspection draw account) – Fee based on 10% estimated cost of completing all on-site improvements, plus 10% of estimated cost of completing all off-site improvements.
- OPEN SPACE: Please contact the town to discuss requirements for open space, calculations for required acreage or calculations for fee-in-lieu of open space.

Application fee amount: \_\_\_\_\_

**Complete and accurate submissions require less time to review.)**

Other fees may be incurred throughout the development process, including but not limited to: sewer hook-on or opening of a public way fees.

**CERTIFICATION:** By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that if the constructed site improvements are not built in accordance with the Zoning and Subdivision Ordinances and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses and structures and site improvements. (Agents that lack authority to certify said items should not sign this form.)

Signature: AKA - Sargent Corporation Date: 2/27/18

\*\*\*\*\*

**OFFICE USE ONLY**

Date received: \_\_\_\_\_ Date complete: \_\_\_\_\_

Fees paid: Amount/Date: \_\_\_\_\_ Draw paid: Amount/Date: \_\_\_\_\_

Conditional Use determination: \_\_\_\_\_

Planning Board action: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

Is this in the Urbanized Area?  Yes  No

**NOTES**

- Title Reference for Surveyed Property.**  
This subdivision is composed of the following properties: (Map/Lot numbers refer to Hampden Tax Maps - Book/Page numbers refer to Penobscot County Registry of Deeds.)  

| Map/Lot | Current Owner         | Book/Page |
|---------|-----------------------|-----------|
| 10/27   | Perry, John & Carolyn | 2145/10   |
| 10/28   | Cunningham, Rose Mary | 2355/108  |
| 10/31   | Perry, John & Carolyn | 1957/121  |
| 10/32   | Rice, Mary T.         | 2246/185  |
| 10/35   | Perry, John & Carolyn | 2145/10   |
| 10/38   | Perry, Helena R.      | 5841/28   |
- Plan Reference:**  
A. Maine State Highway Commission Right of Way Map - State Highway 28 (Route 202), SHC File No. 10-150, dated Jan., 1984, sheets 10 & 11, recorded in Plan Book 23, Pages 84 & 85.  
B. Standard Boundary Survey - Hampden Business & Commerce Park, Route 202, Hampden, Maine dated January 25, 2001, prepared by Shyka, Sheppard & Garster Land Surveyors, to be recorded.
- Area Information:**  
Total subdivision area = 132.328 acres
- Abutting property owner information** was taken from Town of Hampden records. Abutting property owner property lines shown on this plan were scaled from Town of Hampden tax maps.
- Bounds of Bearings:**  
Bearings shown on this plan refer to Grid North (NAD27, Maine East Zone) as shown on the plan referenced in note 2A, above. Distances shown are ground distances.
- Road Information:**  
Road locations shown on this plan are based on those shown on the plan in note 2F.
- Utility Information:**  
The location shown on this plan for above and underground utilities, including water, electricity, telephone, sewer, and storm drains are approximate and should be verified before any excavation. **Federal and State Laws require** anyone performing any sort of excavation, including digging, boring, backfilling or grading to notify "DC SAFE" (1-888-344-7233), at least 72 hours before they begin work.
- Some variations between distances and bearings shown hereon and those contained in previous deeds and plans are not noted because such variations are insignificantly small, due to obvious scrivener's errors, or due to the basis of bearings shown.
- The perimeter boundary of this subdivision is based on the survey described in note 2B. See that plan for additional notes and information.
- The subdivision is in the Hampden Industrial Park District and conforms with the requirements of the "Business Park Use". See note 12 regarding the master plan for this project.

**PROJECT OWNERS:**  
Town of Hampden  
108 Western Avenue  
Hampden, Maine 04444

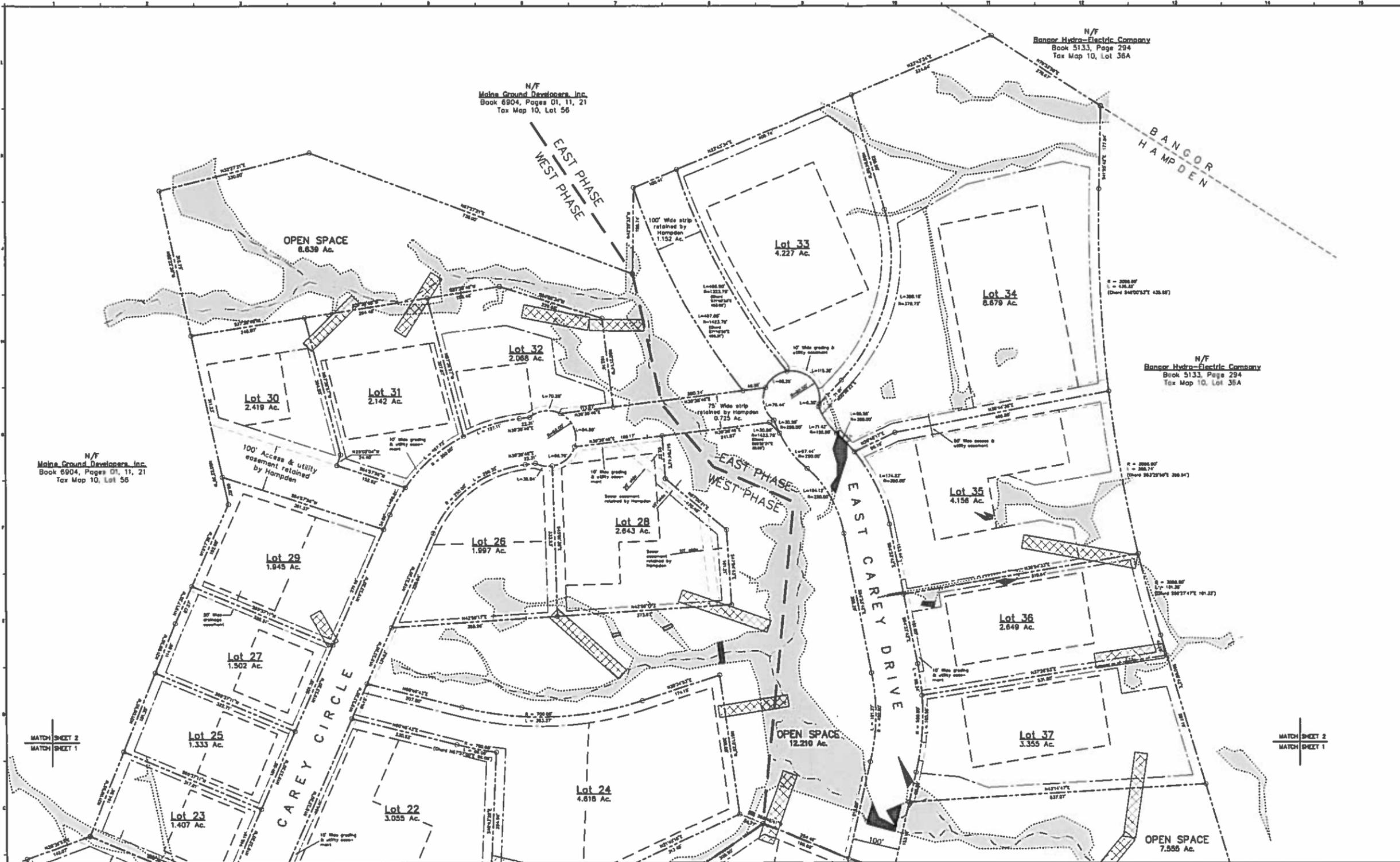
**FINAL SUBDIVISION PLAN - Amendment No. 4**  
**HAMPDEN BUSINESS AND COMMERCE PARK**  
and  
**MASTER PLAN AMENDMENT**

Route 202, Hampden, Penobscot County, Maine  
Prepared for  
**Town of Hampden**  
108 Western Avenue, Hampden, Maine 04444

Prepared By  
**SHYKA, SHEPPARD & GARSTER**

**LAND SURVEYORS**  
6 STATE ST., SUITE 301  
BANGOR, MAINE 04401  
TEL: (207) 942-1955

|                          |                     |
|--------------------------|---------------------|
| SCALE: 1" = 100'         | DATE: July 18, 2001 |
| BOOK: TDS 95             | SHEET No.           |
| DEAD END PLOT: 00-182FS0 | 2 OF 2              |
| PROJECT No. 00-182       |                     |



N/F  
Maine Ground Developers, Inc.  
Book 6904, Pages 01, 11, 21  
Tax Map 10, Lot 56

N/F  
Bangor Hydro-Electric Company  
Book 5133, Page 294  
Tax Map 10, Lot 36A

N/F  
Maine Ground Developers, Inc.  
Book 6904, Pages 01, 11, 21  
Tax Map 10, Lot 56

N/F  
Bangor Hydro-Electric Company  
Book 5133, Page 294  
Tax Map 10, Lot 36A

MATCH SHEET 2  
MATCH SHEET 1

MATCH SHEET 2  
MATCH SHEET 1



**Planter Seed Abstract**  
This is to certify that after reviewing the subdivision submission information for the subdivision shown on this plan and considering each of the criteria set forth in M.R.S.A. Title 30-A, Section 4404 (as amended) and in the Hampden Subdivision Ordinance, the undersigned hereon deems it to be in the public interest that this subdivision plan along with its additional submission information has met all the criteria set forth and therefore the subdivision is approved.

Approved: Town of Hampden Planning Board

Chairman \_\_\_\_\_

\_\_\_\_\_ 20 \_\_\_\_\_

Attest \_\_\_\_\_

RECORDED AS MAP FILE:

Date Approved: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Conditions: \_\_\_\_\_

State of Maine  
Penobscot, SS.  
Registry of Deeds  
Received and Filed

\_\_\_\_\_ 20 \_\_\_\_\_

Attest \_\_\_\_\_

RECORDED AS MAP FILE:

**Notes (continued)**

11. Stormwater buffer treatment areas identified on this plan are subject to restrictions set forth within the conditions of approval under 38 M.R.S.A. sections 481-480 et seq. Treatment areas having lot(s): 2, 18, 33 (lower segment); and 35 are "swales" (ditch) treatment areas and shall be constructed in accordance with the "Stormwater Management for Maine, Best Management Practices (BMP)" section 2.2.2. Treatment areas for the remainder of the development are to be maintained in accordance with BMP section 2.2.1. Wet pond treatment in accordance with BMP section 6.5 are required within project parcels if the level of impervious development illustrated on the WDRG A/E Master Plan and identified in table form in Site Plan submission section 22 - "Stormwater Management" (see MDCP Site Law Permit No. L-20055-39-A-14) using buffer treatment types identified within BMP 2.2.1 or 2.2.2 are exceeded.

12. Wetland impacts are subject to MDEP review under MDCP Permit No. L-20055-31-B-11.

13. Master Plan - See Hampden Business and Commerce Park Master Plan, Phase 1, Sheet MP101 and Phase 2, Sheet MP102, dated July 18, 2001, AE #28403, recorded in Plan File 2001, Pages 88 & 89.

14. The February 28, 2018 amendment is to change Lots 33 and 34, the 100' strip retained by Hampden and remove the open space by Lot 34 and incorporate that area into Lot 34. Stormwater Buffers and wetland impact areas in these areas have been removed and are subject to MDEP and MDCP Site Law permit modifications, where appropriate. No additional research or fieldwork was performed for this amendment. Trail Easement on Lot 28 was removed. Only sheet 2 of 2 Amended.

- LEGEND**
- Iron Red Found
  - 3/4" Rider with Survey ID Cap (to be set)
  - Monument Found
  - N/F No or Farmery
  - 1256/349 Dead Bush/Page Reference
  - Boundary - Partner
  - Boundary - Lot
  - Easement
  - Building Area Limit
  - Impervious Area Limit
  - Wetlands
  - Wetland Impact Area
  - Stormwater Buffer (see note 11)



**CERTIFICATION**

SHYKA, SHEPPARD & GARSTER, Land Surveyors, hereby certify to the Town of Hampden, and believe, that to the best of our knowledge and belief, this survey conforms to the Standards of Practice adopted by the Maine Board of Licensure for Professional Land Surveyors, except as stated in note 8.

SHYKA, SHEPPARD & GARSTER  
LAND SURVEYORS  
Stevenson H. Sheppard  
Maine Prof. Land Surveyor #5086

**NOTES**

- Title Reference for Surveyed Property.**  
This subdivision is composed of the following properties: (Map/Lot numbers refer to Hampden Tax Maps - Book/Page numbers refer to Penobscot County Registry of Deeds.)  
Map/Lot Current Owner Book/Page  
10/27 Perry, John & Carolyn 2145/10  
10/28 Cunningham, Rose Mary 2355/106  
10/31 Perry, John & Carolyn 1957/121  
10/32 Rice, Mary T. 2246/185  
10/35 Perry, John & Carolyn 2145/10  
10/36 Perry, Helena R. 5841/28
- Plan References:**  
A. Maine State Highway Commission Right of Way Map - State Highway 26 (Route 202), SHC File No. 10-150, dated Jan., 1964, sheets 10 & 11, recorded in Plan Book 23, Pages 64 & 65.  
B. Standard Boundary Survey - Hampden Business & Commerce Park, Route 202, Hampden, Maine dated January 25, 2001, prepared by Shyka, Sheppard & Garster Land Surveyors, to be recorded.
- Area Information:**  
Total subdivision area = 132.328 acres
- Abutting property owner information** was taken from Town of Hampden records. Abutting property owner property lines shown on this plan were scaled from Town of Hampden tax maps.
- Basis of Bearings:**  
Bearings shown on this plan refer to Grid North (NAD27, Maine East Zone) as shown on the plan referenced in note 2H, above. Distances shown are ground distances.
- Road Information:**  
Road locations shown on this plan are based on those shown on the plan in note 2F.
- Utility Information:**  
The location shown on this plan for above and underground utilities, including water, electricity, telephone, sewer, and storm drains are approximate and should be verified before any excavation. **Federal and State Laws require** anyone performing any sort of excavation, including digging, boring, backfilling or grading to notify "DIG SAFE", (1-888-344-7233), at least 72 hours before they begin work.
- Some variations between distances and bearings shown hereon and those contained in previous deeds and plans are not noted because such variations are: insignificantly small, due to obvious scrivener's errors, or due to the basis of bearings shown.
- The perimeter boundary of this subdivision is based on the survey described in note 2B. See that plan for additional notes and information.
- The subdivision is in the Hampden Industrial Park District and conforms with the requirements of the "Business Park Use". See note 12 regarding the master plan for this project.

(Notes continued below at left)

**PROJECT OWNERS:**  
Town of Hampden  
106 Western Avenue  
Hampden, Maine 04444

\*Rev. Feb. 26, 2016 - Revised Lots 33, 34, 100' retained strip, wetland buffers and impacts, open space. See note 14.  
\*Rev. Aug. 22, 2014 - Added 2' cul-de-sac, revised wetland impacts and Phasing.  
\*Rev. June 20, 2007 - Added Business and Commerce Courts.  
\*Rev. May 17, 2002 - Temporary cul-de-sac moved.

**FINAL SUBDIVISION PLAN - Amendment No. 4**

**HAMPDEN BUSINESS AND COMMERCE PARK**

**and MASTER PLAN AMENDMENT**

Route 202, Hampden, Penobscot County, Maine

Prepared for

**Town of Hampden**

106 Western Avenue, Hampden, Maine 04444

Prepared By

**SHYKA, SHEPPARD & GARSTER**



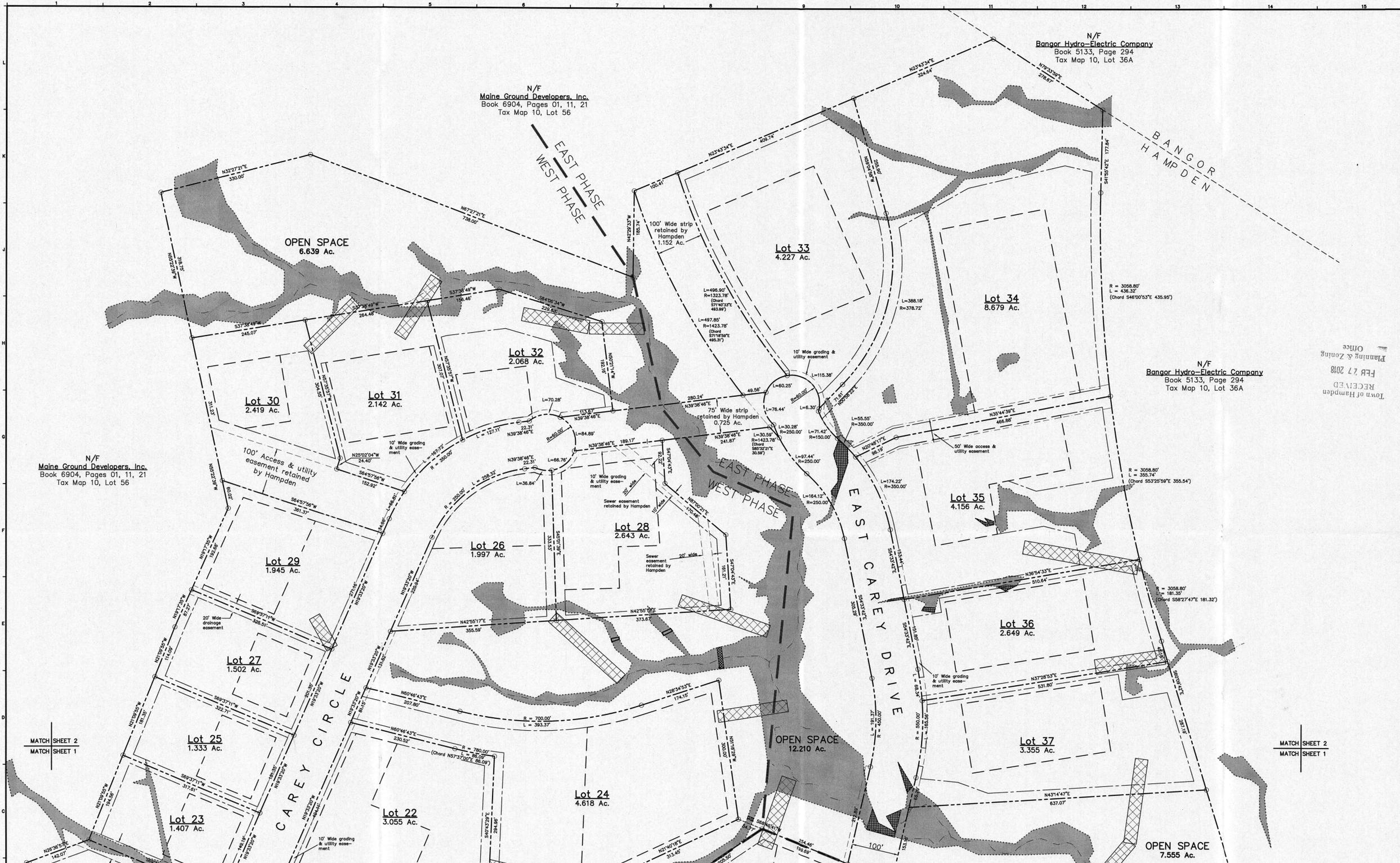
LAND SURVEYORS  
6 STATE ST., SUITE 301  
BANGOR, MAINE 04401  
TEL: (207) 942-1955

**CERTIFICATION**  
SHYKA, SHEPPARD & GARSTER, Land Surveyors, hereby certifies to the Town of Hampden, exclusively, that to the best of our knowledge and belief, this survey conforms to the Standards of Practice adopted by the Maine Board of Licensure for Professional Land Surveyors, except as stated in note 8.

SHYKA, SHEPPARD & GARSTER  
LAND SURVEYORS

**PRELIMINARY**  
Stevenson W. Sheppard  
Maine Prof. Land Surveyor #2086

|                          |                      |
|--------------------------|----------------------|
| SCALE: 1" = 100'         | DATE: July 18, 2001* |
| BOOK: TDS 95             | SHEET No.            |
| SS&G CAD FILE: 00-162FSD |                      |
| PROJECT No. 00-162       | 2 OF 2               |



RECEIVED  
FEB 7 2018  
Office  
Planning & Zoning  
Town of Hampden

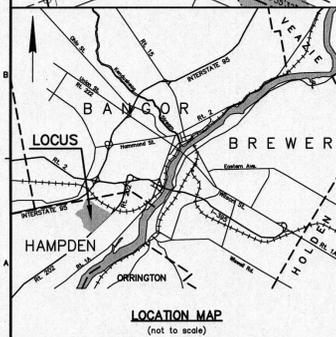
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Tax Map 10, Lot 56

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Tax Map 10, Lot 36A

N/F  
Maine Ground Developers, Inc.  
Book 6904, Pages 01, 11, 21  
Tax Map 10, Lot 56

MATCH SHEET 2  
MATCH SHEET 1

MATCH SHEET 2  
MATCH SHEET 1



**Planning Board Approval**  
This is to certify that after reviewing the subdivision submission information for the subdivision shown on this plan and considering each of the criteria set forth in M.R.S.A. Title 30-A, Section 4404 (as amended) and in the Hampden Subdivision Ordinance, the undersigned have made findings of fact establishing that this subdivision plan along with its additional submission information has met all the criteria set forth and therefore the subdivision is approved.

Approved: Town of Hampden Planning Board

\_\_\_\_\_ Chairman

\_\_\_\_\_ 20, \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ A.M.

Attest \_\_\_\_\_

RECORDED AS MAP FILE:

Date Approved: \_\_\_\_\_

Date Signed: \_\_\_\_\_

Conditions: \_\_\_\_\_

State of Maine  
Penobscot, SS.  
Registry of Deeds  
Received and Filed

\_\_\_\_\_ 20, \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ A.M.

Attest \_\_\_\_\_

RECORDED AS MAP FILE:

**Notes (Continued)**

11. Stormwater Buffer treatment areas identified on this plan are subject to restrictions set forth within the conditions of approval under 38 M.R.S.A., sections 481-490 et seq. Treatment areas serving lot(s): 5; 16; 33 (lower segment); and 35 are "seeded" (ditch) treatment areas and shall be constructed in accordance with the "Stormwater Management for Maine, Best Management Practices (BMP) section 2.2.2. Treatment areas for the remainder of the development are to be maintained in accordance with BMP section 2.2.1. Wet pond treatment in accordance with BMP section 6.5 are required within project parcels if the level of impervious development illustrated on the WBRCA/E Master Plan and identified in table form in Site Law submission section 22 - "Stormwater Management" (see MDEP Site Law Permit No. L-20555-39-A-A) using buffer treatment types identified within BMP 2.2.1 or 2.2.2 are exceeded.

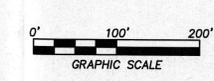
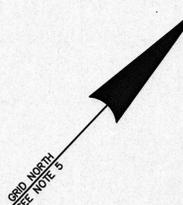
12. Wetland impacts are subject to NRPA review under MDEP Permit No. L-20555-31-B-N.

13. Master Plan - See Hampden Business and Commerce Park Master Plan, Phase 1, Sheet MP101 and Phase 2, Sheet MP102, dated July 18, 2001, AE #29400, recorded in Plan File 2001, Pages 88 & 89.

14. The February 26, 2018 amendment is to change Lots 33 and 34, the 100' strip retained by Hampden and remove the open space by Lot 34 and incorporate that area into Lot 34. Stormwater Buffers and wetland impact areas in those areas have been removed and are subject to NRPA and MDEP Site Law permit modifications, where appropriate. No additional research or fieldwork was performed for this amendment. Trail Easement on Lot 28 was removed. Only sheet 2 of 2 Amended.

**LEGEND**

- Iron Rod Found
- 3/4" Rebar with Survey ID Cap (to be set)
- Monument Found
- N/F Now or Formerly
- 1256/349 Deed Book/Page Reference
- Boundary - Perimeter
- Boundary - Lot
- Easement
- Building Area Limit
- Impervious Area Limit
- Wetlands
- Wetland Impact Area
- Stormwater Buffer (see note 11)





Town of Hampden

Land & Building Services

Report on Application

Hampden Business & Commerce Park

4<sup>th</sup> Amended Subdivision Plan

To: Planning Board  
From: Ben Smith, AICP, Contract Planner *BS*  
Date: March 4, 2018  
RE: Report on Application, Hampden Business & Commerce Park, 4<sup>th</sup> Amended Subdivision Plan

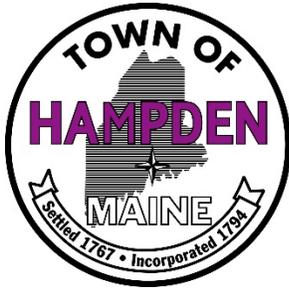
Project Information

Applicant: Sargent Corporation  
Site Location: Carey Circle; Tax Map 10B, Lots 33 and 34  
Zoning District: Industrial Park Zoning District  
Proposal: Relocate an reserved right-of-way and transfer a 2.62 acre portion of the subdivision open space to Lot 34

The attached application is to adjust the lot lines in the approved Business & Commerce Park Subdivision related to a reserved right-of-way connection to undeveloped land in the Ammo Industrial Park, and to add a land-locked portion of the subdivision open space to Lot 34.

Please see the attached memo dated March 1, 2018, from Karen Cullen, AICP, Town Planner for more detail and supporting documentation from Sargent Corporation.

As an amendment to an approved subdivision, the Board should limit its review to the elements of the plan proposed to be changed.



Town of Hampden  
Land & Building Services

Memorandum

To: Town Council  
From: Karen M. Cullen, AICP, Town Planner  
Date: March 1, 2018  
RE: Hampden Business & Commerce Park – Disposition of Open Space

At the February 21, 2018 Planning & Development Committee meeting, the committee discussed the potential for a parcel reconfiguration at the Business Park with a representative of Sargent Corporation. The intent of the reconfiguration is to effectuate economic development.

There are several attachments to this memo:

1. A generalized map prepared by Town Planner Karen Cullen showing the existing parcel configuration and the proposed configuration. On this map, the black and white lines are the current boundaries, and the numbers in black text are their corresponding parcel numbers. The light orange lines are the proposed new boundaries, and the orange text are their corresponding labels. The green areas are all town owned open space, per the current, approved subdivision plan.
2. Application to the Planning Board for an amendment to the approved Subdivision Plan, including sheet 2 of the plan (sheet 1 is not proposed to be changed). This plan shows the proposed lots and the corresponding building and impervious areas.
3. A drawing by CES Inc. showing the proposed lot configuration; this drawing was used in the discussions at the February 21, 2018 P&D meeting.
4. The Option Agreement between the Town and Sargent Corporation.

After discussion in executive session, the Planning & Development Committee voted: Motion by Councilor Marble to refer to Town Council a recommendation to add the open space in the northern most corner of the Hampden Business & Commerce Park to the existing option agreement between the Town of Hampden and Sargent Corporation dated Dec. 1, 2016 to incorporate that open space into Lot 34, thus reducing the amount of open space in the Park; to relocate the right-of-way extending from the cul-de-sac to the boundary with Ammo Park as shown on a plan prepared by CES Inc. dated Feb. 12, 2018 and titled "Proposed Subdivision Amendment, Hampden Business & Commerce Park"; and to eliminate two easements within the Park: the pedestrian easement from Commerce Court to Carey Circle shown on sheet 1 (recorded plan

2014-60), and the trail easement extending across the corner of lot 28 on sheet 2 (recorded plan 2014-61); all conditional upon Planning Board approval of an amendment to the subdivision plan. Seconded by Councilor McAvoy; motion carried 5/0/0.

Since that meeting, staff has determined that the only action necessary by Town Council per the existing Covenants is to vote to dispose of the open space area – the reduction of open space within the overall park, relocation of the future right-of-way, and the elimination of the trail easement are all under the jurisdiction of the Planning Board through the review of the amendment to the approved subdivision plan. In addition, it has been determined that the pedestrian easement from Commerce Court to Carey Circle should remain, due to complications for the property owners involved regarding their deeds, potential mortgage issues, etc.

The subdivision amendment will be reviewed by the Planning Board at their March 14, 2018 meeting.

Staff respectfully requests that Town Council consider, conditional upon Planning Board approval of the proposed amendment to the subdivision plan, disposing of the 2.62 acre open space area to the northwest of lot 34 by combining it with said lot 34 which will therefore subject it to the Option Agreement between the Town and Sargent Corporation. The reason for this disposition is that this open space area will be isolated due to the proposed reconfiguration of lot 33 and the future right-of-way area, thereby providing limited public benefit and no public access to this open space area.

# Hampden Business Park Comparison of Existing and Proposed Parcel Configuration

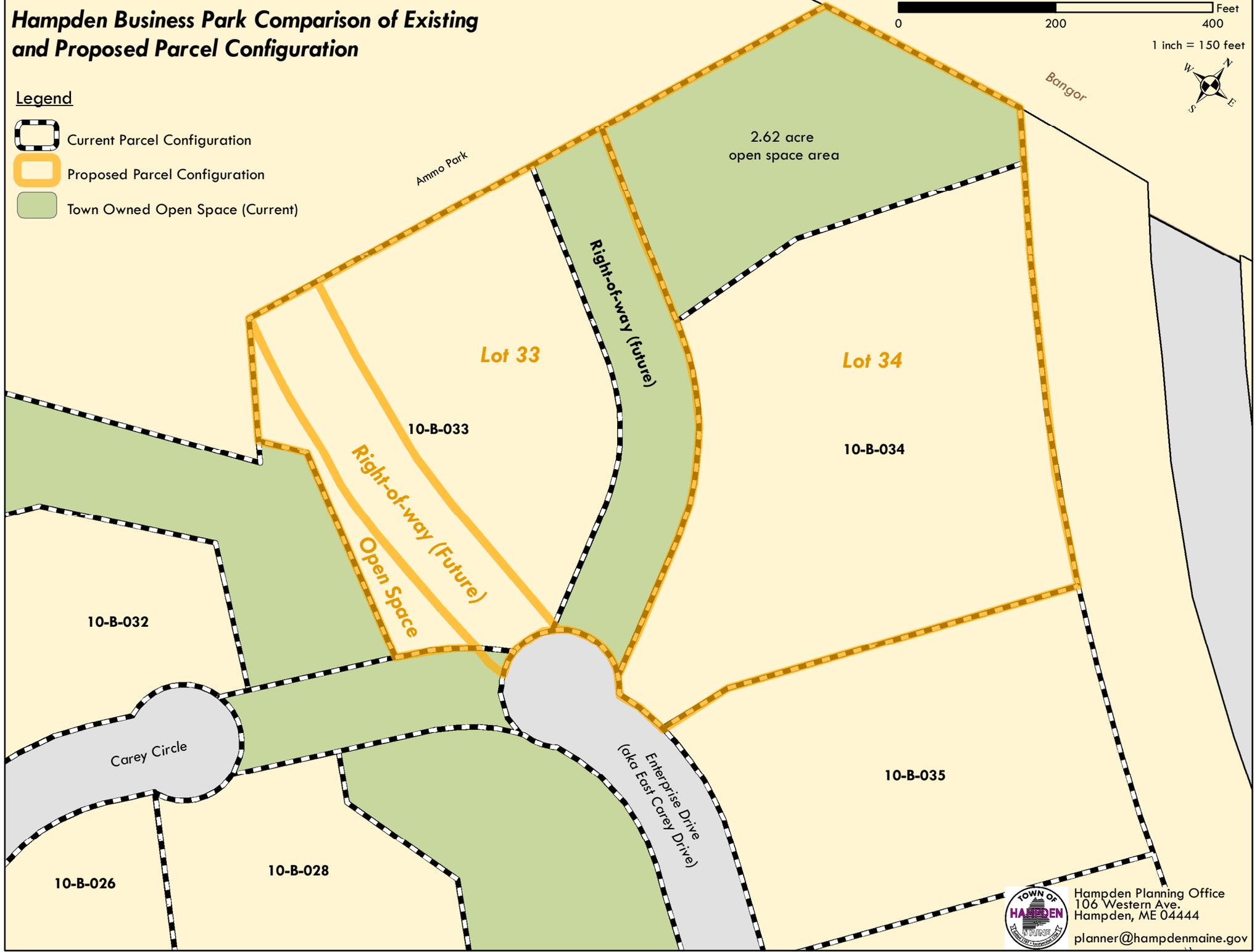
0 200 400 Feet

1 inch = 150 feet



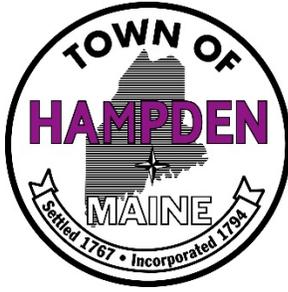
## Legend

-  Current Parcel Configuration
-  Proposed Parcel Configuration
-  Town Owned Open Space (Current)



Hampden Planning Office  
106 Western Ave.  
Hampden, ME 04444  
planner@hampdenmaine.gov

Town of Hampden  
Land & Building Services



Planning Board Order  
Business & Commerce Park  
Amended Subdivision Plan

Approval Date: March 14, 2018

Project Name: Business & Commerce Park Amended Subdivision Plan

Location of Project: Carey Circle

Assessor's Reference: Tax Map 10B, Lots 33 and 34

Zoning District: Industrial Park Zoning District

Total Acreage: 12.91 acres for Lots 33 and 34, 132.33 acres total

Type of Use: reconfiguration of existing lots and open space relative to relocated right-of-way reservation

Applicant: Sargent Corporation  
P.O. Box 435  
Stillwater, ME 04489

Owner: Town of Hampden  
106 Western Avenue  
Hampden, ME 04444

Plans Prepared by: Shyka, Sheppard & Garster, Land Surveyors  
6 State Street, Suite 301  
Bangor, ME 04401

Plans Dated: July 18, 2001, revised February 26, 2018

Application Date: February 27, 2018

Public Hearing: March 14, 2018

PB Members:

PB Action: \_\_\_\_\_. This Subdivision Amendment is [approved/approved with conditions/denied] under Section 500 of the Hampden Subdivision Ordinance.

*Summary Description of Application:*

This 4<sup>th</sup> Amendment to the Business and Commerce Park Subdivision is to add 2.62 acres of subdivision open space to Lot 34 and to relocate a reserved right-of-way connection to Ammo Park over Lot 33.

*Findings:*

After the public hearing was duly noticed and held, the Hampden Planning Board found that the applicable requirements in Section 4.1.5 of the Hampden Zoning Ordinance, Site Plan Review, have been met. Based on this, the Hampden Planning Board voted \_\_\_\_\_ to [approve/deny] the Site Plan Amendment to the Hannaford Site Plan.

*For the Hampden Planning Board:*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Eugene Weldon, Chairman

\_\_\_\_\_  
Jennifer Austin

\_\_\_\_\_  
Kelley Wiltbank

\_\_\_\_\_  
Peter Weatherbee

\_\_\_\_\_  
Jake Armstrong

\_\_\_\_\_  
James Davitt

\_\_\_\_\_  
Tom Dorrity



Town of Hampden  
RECEIVED

JAN 29 2018

Planning & Zoning  
Office

**Pat's Pizza**  
**662 Main Road**  
**Hampden, Maine**

**SITE PLAN APPLICATION**

January 25, 2018



Prepared for: **Carroll Crew, LLC**

Prepared by:

**Merritt Associates** 66 Hatcase Pond Road  
Eddington, Maine 04428 Tel/Fax 207-843-7372 [davidmerritt@myfairpoint.net](mailto:davidmerritt@myfairpoint.net)

**Civil Consultant, Drainage:** CES Inc. Brewer, Maine



**Merritt Associates**

Ms. Karen Cullen, AICP  
Town Planner  
Town of Hampden  
106 Western Ave.  
Hampden, Maine 04444

January 25, 2018

Re: **Pat's Pizza**

Dear Karen,

On behalf of Mark and Tina Carroll, we are pleased to submit 16 paper copies of the Site Plan Application for the new construction of a restaurant on the existing Main Road site. Included with the application are the appropriate fees for review.

We request consideration of this application by the Board on or before the March 14, 2018 Planning Board meeting.

We thank you, Myles, and Angus for your time in assisting us with this application. We also wish to thank the Hampden Water District and Sean Currier in Public Works for their input.

Sincerely,

A handwritten signature in black ink that reads "David J. Merritt AIA". The signature is fluid and cursive.

Dave Merritt, AIA

Attachments

Cc: Mark and Tina Carroll



**Merritt Associates**

66 Hatcase Pond Road • Eddington, Maine 04428 • Tel/Fax 207-843-7372 • Email davidmerritt@myfairpoint.net

## **Pat's Pizza**

## **Table of Contents**

- Application**
- Narrative**
- Survey**
- Zoning**
- Parcels**
- Stormwater**
- Soils**
- Lighting**
- 11 x 17 plans**
- C2 Folded**



**SITE PLAN - PERMITTED/CONDITIONAL USE APPLICATION**

Please note that this application must be submitted with plans in conformance with Section 4.1 and 4.2 of the Hampden Zoning Ordinance. *Incomplete applications will not be processed. All fees must be paid for application to be processed. Proper number of copies of application must be submitted in order to be processed.* All town ordinances are available at [www.hampdenmaine.gov](http://www.hampdenmaine.gov) for review.

Date: 1/22/2018

**APPLICANT:**

Name: Tina and Mark Carroll Carroll Crew, Inc.

Address: 662 North Main Road, Hampden, Maine 04444

Phone: 947-6488 Cell: 570-6375 Email: patspizzafamily@gmail.com

**AGENT:**

Name of agent or representative: David Merritt, AIA

Address: 66 Hatcase Pond Road, Eddington, Maine 04428

Phone: 843-7372 Cell: 570-1812 Email: davidmerritt@myfairpoint.net

**THE SITE:**

Location of site: 662 N. Main Road Hampden tax map and lot number: Map 20; Lots 31,32

Zoning district: Business Existing use of property: Business (Restaurant)

Legal interest in the parcel: Deeded

Owner of parcel if other than applicant: N.A.

Owner's address: 209 Lower River Road, Greenbush, Maine 04418

**PROPOSED PROJECT:**

Proposed use of property: New Restaurant, 75 Seats, 3500 SF, on 1.2 Acres  
(Please include floor area per use, seating if applicable, and land area).

Proposed starting date: May, 2018 Final completion date: May, 2019

**(APPLICATION CONTINUES ON REVERSE SIDE.)**

Will your project result in more than one acre of disturbed land area?  Yes  No.

If yes, you are required to obtain either a Construction General Permit or Stormwater Permit by Rule from the Maine Department of Environmental Protection. If you are in the Urbanized Area of Town and discharge stormwater to the Municipal Separate Storm Sewer System (MS4) a Post-construction Stormwater Management Application shall be submitted to the Town pursuant to the Town of Hampden Post-construction Stormwater Management Ordinance.

**FEES:** Application fee is: \$75.00 for structures under 3,000 sq. ft. and total site improvements under 5,000 sq. ft.; \$150.00 for structures between 3,000 and 20,000 sq. ft. and total site improvements under 50,000 sq. ft.; and \$500.00 for structures in excess of 20,000 sq. ft. and more than 50,000 sq. ft. of site improvements.

Application fee amount: \$150

**Draw account contribution:** The Town of Hampden requires applicants to provide \$600.00 for the Town to hire an engineer to review their plans and, if necessary, \$1,000.00 for an engineer to review their traffic analysis. Draw account contribution is: \$600 (Any unspent portion of the draw account will be returned to applicant, however, if additional funds are required, applicant agrees to cover all costs that the Town of Hampden may incur. Complete and accurate submissions require less time to review.)

**CERTIFICATION:** By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that if the constructed site improvements are not built in accordance with the zoning ordinance and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses and structures and site improvements. (Agents that lack authority to certify said items should not sign this form.)

Signature: Tina Carroll Date: 1.23.18

\*\*\*\*\*  
**OFFICE USE ONLY**

Date received: \_\_\_\_\_ Date complete: \_\_\_\_\_

Fees paid: Amount/Date: \_\_\_\_\_ Draw paid: Amount/Date: \_\_\_\_\_

Conditional Use determination: \_\_\_\_\_

Planning Board action: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

## Pat's Pizza Site Plan Narrative

662 Main Road North, Hampden, Maine

Project # 21740      1/25/18

Carroll Crew, LLC proposes to construct a 3,500 SF restaurant on the property they currently own at 662 and 664 Main Road. The two parcels of land total 1.22 acres and the lots are in the Hampden Business zoning district. A living unit for the Owners is planned on a second level above the restaurant. Separation of the two occupancies will be maintained to comply with local and State building and life safety codes.

The intent is to keep the existing restaurant in operation during construction of the new facility. The two existing entrances off Main Road will be utilized to separate the construction and restaurant traffic. See the phasing plan which follows and view the drawings(Sheet C4) for phasing of the project.

Parking will be provided at slightly above the number of spaces as required by the ordinance. Traffic is expected to be essentially the same but with a slight increase due to the increased seating. Take out and dine-in sales are roughly equal and that is expected to continue.

Utilities are all available at the street or sidewalk including storm sewer as maintained by DOT, sewer, water, power, telephone, and cable. A grease interceptor will be included for the kitchen waste water.

Additional information is provided on the attached drawings and below. All paragraph numbers reference the Hampden Zoning Ordinance.

### Zoning

The zoning for Map 20, Lots 31 and 32 is Business District. Per 3.4.2, the proposed use of a Restaurant is a permitted use in the zone. Also, the Planning Board approved a conditional use permit for the restaurant and apartment as a mixed use development on 2/8/1995.

## **Water**

We have consulted the Hampden Water District and have shown existing shut-off locations on the lot. A new 1" Type "K" copper water line will be run from the sidewalk shutoff into the new building.

## **Stormwater**

**(See attached stormwater narrative from CES, Inc.)**

## **Sewer**

We have consulted the Hampden Public Works Department and confirmed sewer type, size, and manhole locations. We currently plan to run new sewer in a 6" pvc line from the building to a manhole on the property. The manhole will intercept an existing C.I. line that crosses Main Road and ties to the 24" sewer main. We will have the line that crosses the road video'd to verify acceptability.

All sinks and the dishwasher related to the Kitchen will run into an interceptor outside the new building before tying into the sewer line.

## **Electrical**

A new underground service is planned from the existing pole at the SE corner of the lot to the building.

Pole mounted and building mounted lighting will be used to illuminate the parking lot. Fixture types are attached and will be the light cut-off type keeping light on the Pat's property. **(See fixtures attached)**

## **Soils**

We have obtained soils mapping from USDA and have attached the map. The bulk of the constructed portion of the property has a soils classification of **UrB**. The Urban Land classification typically involves a layer of silt loam up to 30 inches with a gravelly silt loam layer below that varying from 30 to 65 inches.

At the rear of the lot the soils are shown to be **BoD** or Boothbay Silt Loam with 15 to 25% slopes. The typical soil profile involves layers of silt loam with a silt clay layer below from 22 to 65 inches.

We expect to involve soil scientists and utilize site borings to verify soil type and bearing capacity at the new building location. (See **USDA soils map and descriptions attached**)

## **Parking and On Site Traffic**

Parking requirements are shown in a table on the drawings and complies with 4.7.1.1.6. Thirty spaces are required for the Restaurant and Two for the apartment for a total of thirty-two. Thirty-six space are included. The parking meets the setback requirements under 4.7.1.3 with no space closer than 10 ft to a lot line. Parking stalls are 90 degree, 9 ft x 18 ft, meeting the 4.7.1.3 standard.

On site maneuvering space for fire and delivery vehicles is provided utilizing the two drives at Main Road and their u-shaped connection.

The existing main entrance/exit will be located +/- 20 ft Northeast allowing better alignment with the proposed parking. An application to Maine DOT will be submitted regarding this change. If this application is not approved, the existing curb cuts shall remain as they are.

## **Buffers**

Per 4.7.4.3 there currently exists significant tree and other natural growth on the West (residential) side of the site. In addition, there is a 6' high stockade fence which shall remain in place.

## Signage

Pat's currently has a pole mounted 5 x 7 internally lit business sign at the Main Road property line. The intent is to keep this sign. Additionally, three signs will be building mounted and lit by wall mounted lights. All signage is the Pat's logo. One building mounted sign will be 4'-6" x 5' or 225 SF. Two other building mounted signs will be 2'-3" x 2'-9" or 6 SF each.



## Construction Phases

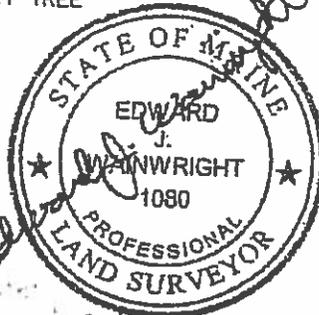
The project will be completed in two phases as follows:

### Phase 1:

1. The existing restaurant will remain operational through this phase.
2. Separate the new from existing site with construction barriers/flagging.
3. Install stormwater fabric to prevent off-site silting.
4. Regrade the rear of the lot while maintain existing parking in this area( note the parking lot width will be temporarily reduced while still meeting the standard of 24 ft driving width between spaces).
5. Install new foundations and construct the new building.
6. Install utilities to the new building.

### Phase 2:

1. Relocate equipment to the new structure.
2. Demolish the old building
3. Regrade the front and rear parking lots.
4. Pave and open for business.



**NORTH**

MAGNETIC NORTH ORIENTATED  
TO BOUNDARY AGREEMENT PLAN  
AND PROPERTY SURVEY FOR  
MICHAEL D. STURDEE  
BY DAVID B. POOLER, PLS  
DATED 4-2-2002

SCALE: 1" = 50'

*Carroll Crew LLC*

~~TMCA, LLC~~  
~~R&A CROSS, LLC~~  
DB 9916, PG 77

JAMES W. BUTLER, JR.  
DB 8411, PG 340

*Carroll Crew, LLC*  
~~R&A CROSS, LLC~~  
DB 9602, PG 140

JOHN F. PERRY, JR.  
DB 4948, PG 346

CHARLES K. MCNEER  
REBECCA A. MCNEER  
DB 9098, PG 110

JOHN F. PERRY, JR.  
CAROLYN M. PERRY  
DB 8187, PG 65  
RELEASE DEED

JOSEPH ROLLINS et ux  
DB 8187, PG 63

MARGARET M. SIMPSON  
DB 1730, PG 296

SHARA LEE BARNES  
DB 8231, PG 168

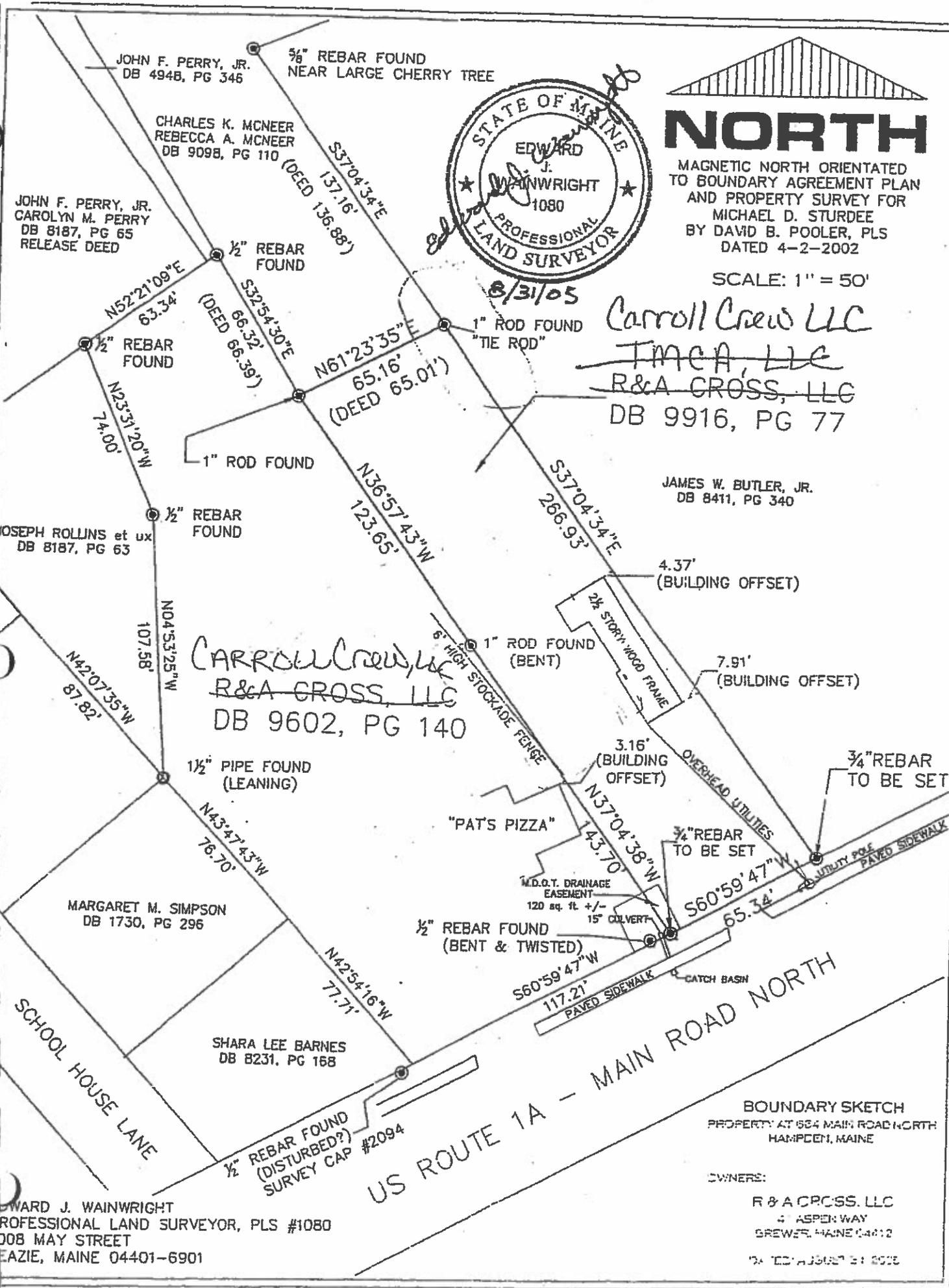
EDWARD J. WAINWRIGHT  
PROFESSIONAL LAND SURVEYOR, PLS #1080  
1008 MAY STREET  
EAZIE, MAINE 04401-6901

BOUNDARY SKETCH  
PROPERTY AT 664 MAIN ROAD NORTH  
HAMPTON, MAINE

OWNERS:  
R & A CROSS, LLC  
47 ASPEN WAY  
GREWELL, MAINE 04012  
DATE: AUGUST 31, 2005

US ROUTE 1A - MAIN ROAD NORTH

SCHOOL HOUSE LANE



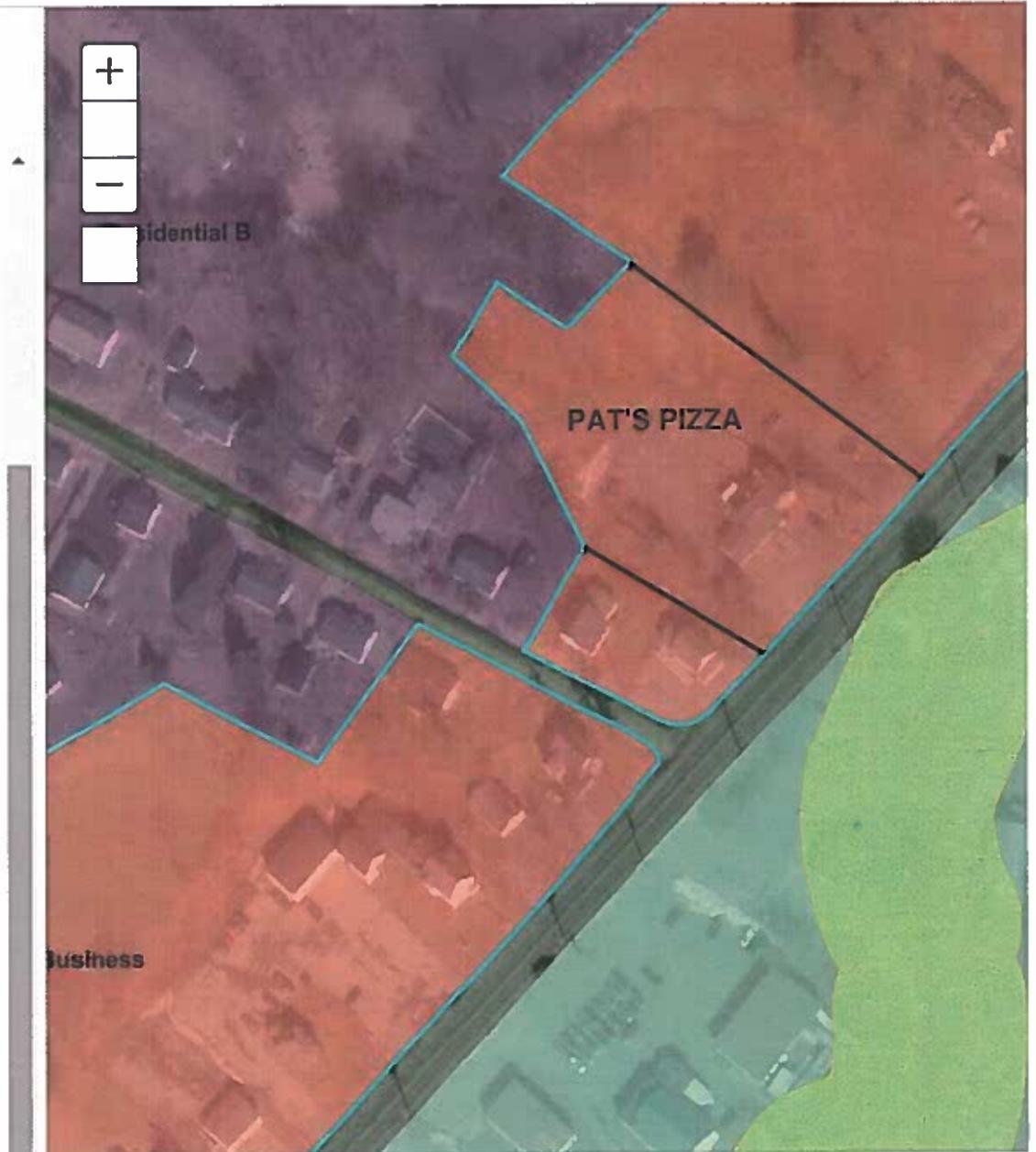
### Legend

#### Zoning - ShorelandZoning

- General Development
- Limited Residential
- Local Stream Protection 75ft
- Resource Protection < 250ft
- Stream Protection 75ft

#### Zoning2017

- Business
- Business B
- Commercial Service
- Industrial
- Industrial 2
- Industrial Park
- Interchange
- Residential A
- Residential B
- Rural

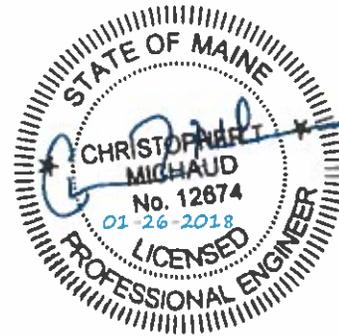


# PAT'S ADJACENT PROPERTIES



# MEMO

**To:** Merritt Associates, Architecture  
**From:** Christopher "Toby" Michaud, P.E.  
**Re:** Pat's Pizza Stormwater Narrative  
**Date:** January 26, 2018



The proposed development is located on the northwest side of Main Road and drains northwest to southeast to an existing 36-inch CMP culvert that crosses Main Road. After crossing Main Road, stormwater from the site drains to an unnamed stream that outlets to the Penobscot River. Soils on the site are a mixture of Urban Land and Boothbay Silt Loam, with the majority of the development occurring on the Urban Land complex.

The existing development is approximately 18,436 square feet of impervious area, of which is approximately 1,973 square feet of building, and 16,463 square feet of parking and maneuvering area. The proposed development is in the relatively same location and totals approximately 23,019 square feet of impervious area, of which approximately 4,128 square feet is building, and 18,891 square feet is parking and maneuvering area. Stormwater drainage patterns are maintained from pre-development to post-development with the site draining northwest to southeast and across Main Road by the same existing 36-inch CMP culvert as in pre-development conditions.

Increasing the impervious area on the site, from approximately 18,436 square feet to approximately 23,19 square feet, or 4,583 square feet total, has minimal impact on the curve number and overall stormwater runoff from the site. The curve number for the site will increase from 86 to 88, which results in a minor increase in runoff from the 2, 10, and 25-year storm events of 0.17 cfs, 0.19 cfs, and 0.19 cfs, respectively.

The increase in stormwater runoff from the proposed site development is negligible and should not have a negative impact on any downstream properties or cause erosion issues to the unnamed stream or the Penobscot River. No detention structures are proposed for this project.

JN 12047 001



# Area 1



Subcat



Reach



Pond



Link

**20180125-Pre-Development**

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Type III 24-hr 2 Rainfall=2.70"

Printed 1/26/2018

Page 2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment1S: Area 1**

Runoff Area=50,316 sf 36.64% Impervious Runoff Depth>1.31"  
Flow Length=340' Tc=10.3 min CN=86 Runoff=1.63 cfs 0.126 af

**Total Runoff Area = 1.155 ac Runoff Volume = 0.126 af Average Runoff Depth = 1.31"**  
**63.36% Pervious = 0.732 ac 36.64% Impervious = 0.423 ac**

**Summary for Subcatchment 1S: Area 1**

Runoff = 1.63 cfs @ 12.15 hrs, Volume= 0.126 af, Depth> 1.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2 Rainfall=2.70"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 18,436    | 98 | Paved parking, HSG C            |
| 31,880    | 79 | 50-75% Grass cover, Fair, HSG C |
| 50,316    | 86 | Weighted Average                |
| 31,880    |    | 63.36% Pervious Area            |
| 18,436    |    | 36.64% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---|
| 9.9      | 70            | 0.0850        | 0.12              |                | Sheet Flow,<br>Woods: Light underbrush n= 0.400 P2= 2.70"   |
| 0.4      | 270           | 0.0435        | 10.07             | 443.07         | Trap/Vee/Rect Channel Flow,<br>Bot.W=8.00' D=2.00' Z= 7.0 'l' Top.W=36.00'<br>n= 0.035 Earth, dense weeds |
| 10.3     | 340           | Total         |                   |                |   |

**20180125-Pre-Development**

Prepared by CES, Inc.

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Type III 24-hr 10 Rainfall=3.90"

Printed 1/26/2018

Page 1

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment1S: Area 1**

Runoff Area=50,316 sf 36.64% Impervious Runoff Depth>2.30"  
Flow Length=340' Tc=10.3 min CN=86 Runoff=2.84 cfs 0.221 af

**Total Runoff Area = 1.155 ac Runoff Volume = 0.221 af Average Runoff Depth = 2.30"**  
**63.36% Pervious = 0.732 ac 36.64% Impervious = 0.423 ac**

**Summary for Subcatchment 1S: Area 1**

Runoff = 2.84 cfs @ 12.15 hrs, Volume= 0.221 af, Depth> 2.30"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10 Rainfall=3.90"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 18,436    | 98 | Paved parking, HSG C            |
| 31,880    | 79 | 50-75% Grass cover, Fair, HSG C |
| 50,316    | 86 | Weighted Average                |
| 31,880    |    | 63.36% Pervious Area            |
| 18,436    |    | 36.64% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description  |
|----------|---------------|---------------|-------------------|----------------|--|
| 9.9      | 70            | 0.0850        | 0.12              |                | <b>Sheet Flow,</b><br>Woods: Light underbrush n= 0.400 P2= 2.70"   |
| 0.4      | 270           | 0.0435        | 10.07             | 443.07         | <b>Trap/Vee/Rect Channel Flow,</b><br>Bot.W=8.00' D=2.00' Z= 7.0 ' Top.W=36.00'<br>n= 0.035 Earth, dense weeds |
| 10.3     | 340           | Total         |                   |                |  |

**20180125-Pre-Development**

Type III 24-hr 25 Rainfall=4.90"

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Page 1

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment1S: Area 1**

Runoff Area=50,316 sf 36.64% Impervious Runoff Depth>3.17"  
Flow Length=340' Tc=10.3 min CN=86 Runoff=3.87 cfs 0.305 af

**Total Runoff Area = 1.155 ac Runoff Volume = 0.305 af Average Runoff Depth = 3.17"**  
**63.36% Pervious = 0.732 ac 36.64% Impervious = 0.423 ac**

**Summary for Subcatchment 1S: Area 1**

Runoff = 3.87 cfs @ 12.14 hrs, Volume= 0.305 af, Depth> 3.17"

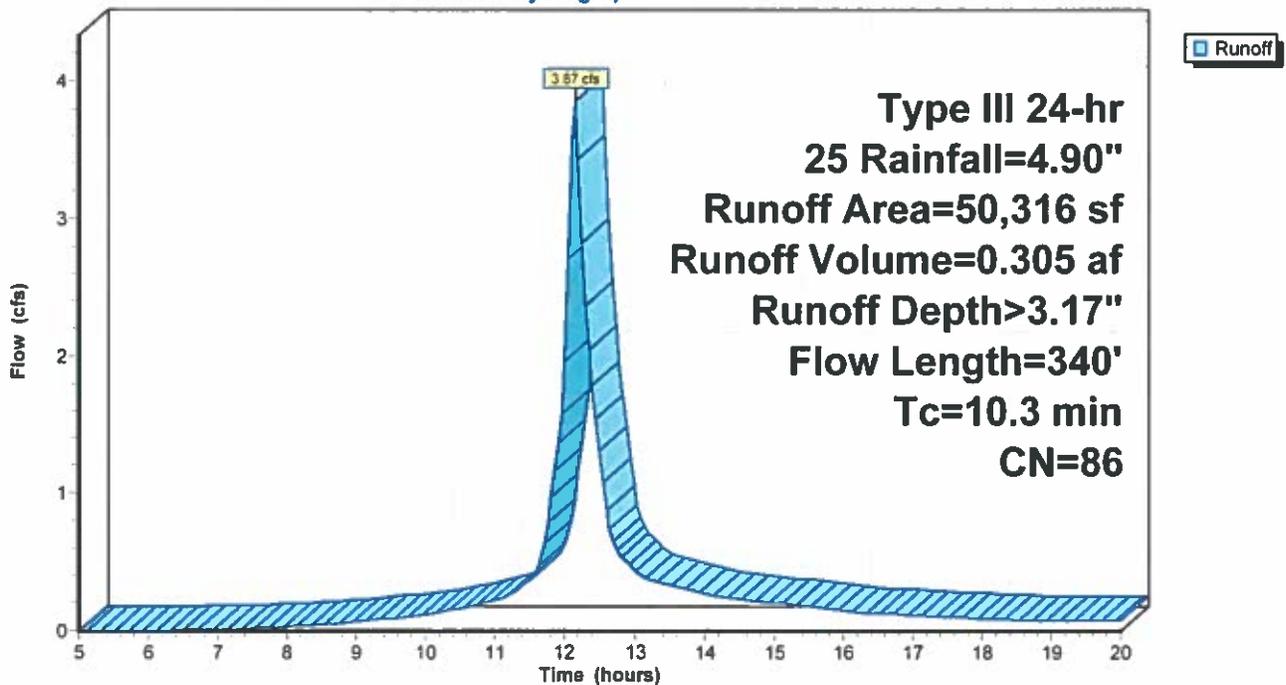
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 25 Rainfall=4.90"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 18,436    | 98 | Paved parking, HSG C            |
| 31,880    | 79 | 50-75% Grass cover, Fair, HSG C |
| 50,316    | 86 | Weighted Average                |
| 31,880    |    | 63.36% Pervious Area            |
| 18,436    |    | 36.64% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---|
| 9.9      | 70            | 0.0850        | 0.12              |                | Sheet Flow,<br>Woods: Light underbrush n= 0.400 P2= 2.70"   |
| 0.4      | 270           | 0.0435        | 10.07             | 443.07         | Trap/Vee/Rect Channel Flow,<br>Bot.W=8.00' D=2.00' Z= 7.0 'l' Top.W=36.00'<br>n= 0.035 Earth, dense weeds |
| 10.3     | 340           | Total         |                   |                |   |

**Subcatchment 1S: Area 1**

Hydrograph





# Area 1



**20180125-Post-Development**

Type III 24-hr 2 Rainfall=2.70"

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Page 2

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment1S: Area 1**

Runoff Area=50,316 sf 45.75% Impervious Runoff Depth>1.45"  
Flow Length=340' Tc=10.3 min CN=88 Runoff=1.80 cfs 0.140 af

**Total Runoff Area = 1.155 ac Runoff Volume = 0.140 af Average Runoff Depth = 1.45"**  
**54.25% Pervious = 0.627 ac 45.75% Impervious = 0.528 ac**

**Summary for Subcatchment 1S: Area 1**

Runoff = 1.80 cfs @ 12.15 hrs, Volume= 0.140 af, Depth> 1.45"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 2 Rainfall=2.70"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 23,019    | 98 | Paved parking, HSG C            |
| 27,297    | 79 | 50-75% Grass cover, Fair, HSG C |
| 50,316    | 88 | Weighted Average                |
| 27,297    |    | 54.25% Pervious Area            |
| 23,019    |    | 45.75% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---|
| 9.9      | 70            | 0.0850        | 0.12              |                | Sheet Flow,<br>Woods: Light underbrush n= 0.400 P2= 2.70"   |
| 0.4      | 270           | 0.0435        | 10.07             | 443.07         | Trap/Vee/Rect Channel Flow,<br>Bot.W=8.00' D=2.00' Z= 7.0 ' Top.W=36.00'<br>n= 0.035 Earth, dense weeds |
| 10.3     | 340           | Total         |                   |                |   |

**20180125-Post-Development**

Type III 24-hr 10 Rainfall=3.90"

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Page 1

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment1S: Area 1**

Runoff Area=50,316 sf 45.75% Impervious Runoff Depth>2.48"  
Flow Length=340' Tc=10.3 min CN=88 Runoff=3.03 cfs 0.238 af

**Total Runoff Area = 1.155 ac Runoff Volume = 0.238 af Average Runoff Depth = 2.48"**  
**54.25% Pervious = 0.627 ac 45.75% Impervious = 0.528 ac**

**Summary for Subcatchment 1S: Area 1**

Runoff = 3.03 cfs @ 12.14 hrs, Volume= 0.238 af, Depth> 2.48"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
 Type III 24-hr 10 Rainfall=3.90"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 23,019    | 98 | Paved parking, HSG C            |
| 27,297    | 79 | 50-75% Grass cover, Fair, HSG C |
| 50,316    | 88 | Weighted Average                |
| 27,297    |    | 54.25% Pervious Area            |
| 23,019    |    | 45.75% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---|
| 9.9      | 70            | 0.0850        | 0.12              |                | Sheet Flow,<br>Woods: Light underbrush n= 0.400 P2= 2.70"   |
| 0.4      | 270           | 0.0435        | 10.07             | 443.07         | Trap/Vee/Rect Channel Flow,<br>Bot.W=8.00' D=2.00' Z= 7.0 ' Top.W=36.00'<br>n= 0.035 Earth, dense weeds |
| 10.3     | 340           | Total         |                   |                |   |

**20180125-Post-Development**

Type III 24-hr 25 Rainfall=4.90"

Prepared by CES, Inc.

Printed 1/26/2018

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Page 1

Time span=5.00-20.00 hrs, dt=0.05 hrs, 301 points  
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN  
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

**Subcatchment1S: Area 1**

Runoff Area=50,316 sf 45.75% Impervious Runoff Depth>3.37"  
Flow Length=340' Tc=10.3 min CN=88 Runoff=4.06 cfs 0.324 af

**Total Runoff Area = 1.155 ac Runoff Volume = 0.324 af Average Runoff Depth = 3.37"**  
**54.25% Pervious = 0.627 ac 45.75% Impervious = 0.528 ac**

**Summary for Subcatchment 1S: Area 1**

Runoff = 4.06 cfs @ 12.14 hrs, Volume= 0.324 af, Depth> 3.37"

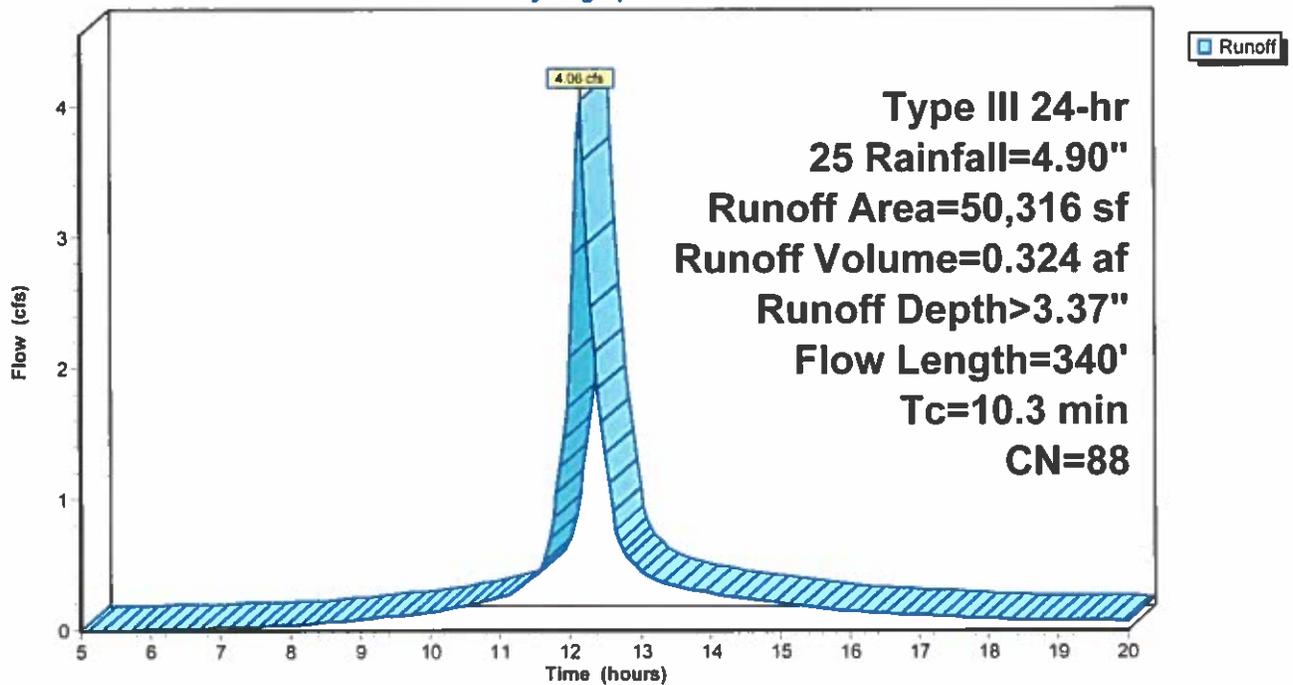
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs  
Type III 24-hr 25 Rainfall=4.90"

| Area (sf) | CN | Description                     |
|-----------|----|---------------------------------|
| 23,019    | 98 | Paved parking, HSG C            |
| 27,297    | 79 | 50-75% Grass cover, Fair, HSG C |
| 50,316    | 88 | Weighted Average                |
| 27,297    |    | 54.25% Pervious Area            |
| 23,019    |    | 45.75% Impervious Area          |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description   |
|----------|---------------|---------------|-------------------|----------------|---|
| 9.9      | 70            | 0.0850        | 0.12              |                | Sheet Flow,<br>Woods: Light underbrush n= 0.400 P2= 2.70"   |
| 0.4      | 270           | 0.0435        | 10.07             | 443.07         | Trap/Vee/Rect Channel Flow,<br>Bot.W=8.00' D=2.00' Z= 7.0 ' / Top.W=36.00'<br>n= 0.035 Earth, dense weeds |
| 10.3     | 340           | Total         |                   |                |   |

**Subcatchment 1S: Area 1**

Hydrograph



# Custom Soil Resource Report Soil Map



Map Scale: 1:2,030 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge ticks: UTM Zone 19N WGS84



**GEOPAK SERIES**  
**SIZE 1 LED**  
 Architectural Wallpack  
 TRP1/RD11/QSP1

**NEW**

|       |      |
|-------|------|
| Cat.# |      |
| Job   | Type |



**HUBBELL**  
 Outdoor Lighting

Approvals

**SPECIFICATIONS**

**APPLICATIONS**

- Small sized architectural wallpacks in three stylish shapes with molded contours to accentuate building architecture. Provides excellent illumination in energy-saving LED systems.
- Back box accessory available for surface conduit application.

**Construction:**

- Housing is made from die-cast aluminum with a hinged back-plate for ease of installation and maintenance.
- The LED bezel and trim-plate are made of stainless steel.
- Five powder coat standard finishes, plus custom color options.
- Wet Location Listed to UL924 and UL1598 Standard.

**LED:**

- 12 high power LEDs delivering up to 3,000 lumens.
- Up to 118 lumens per watt
- Type II, III and IV distributions for a wide variety of applications.
- Zero uplight (UO), dark sky, neighbor friendly

**Electrical:**

- 120-277 operation, 50/60Hz
- 0-10V dimming driver standard
- 10kA surge protector
- PhotoCell and occupancy sensor options available for complete on/off and dimming control

**Battery Backup:**

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress.
- Includes a long-life Lithium Iron Phosphate battery with optional battery heater for cold temperature application.
- Utilizes 4 LEDs in emergency mode with 657 lumens. Each of the 4 LEDs in emergency are designed to function independently in the unlikely event of a single LED malfunction
- Spectron® self-testing/self-diagnostic electronics are included standard
- Independent dedicated driver and LED array for battery/emergency mode operation.

**Installation:**

- Universal plate for mounting to standard 3 1/2" and 4" square electrical boxes. All connections are made from connections at the rear of the unit.
- Optional back-box accessory available for surface conduit application. See BB-Geo accessories.

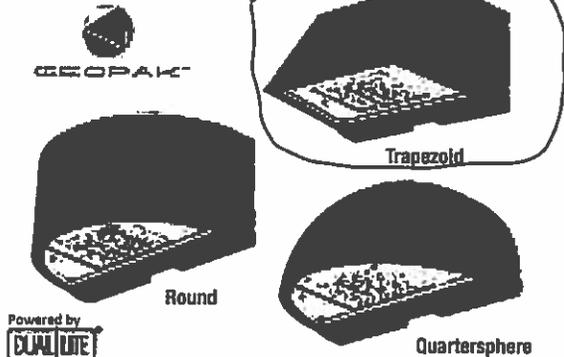
**Listings:**

- UL 1598 listed for use in wet locations
- Drivers IP66 and RoHS compliant
- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at [www.designlights.org](http://www.designlights.org)

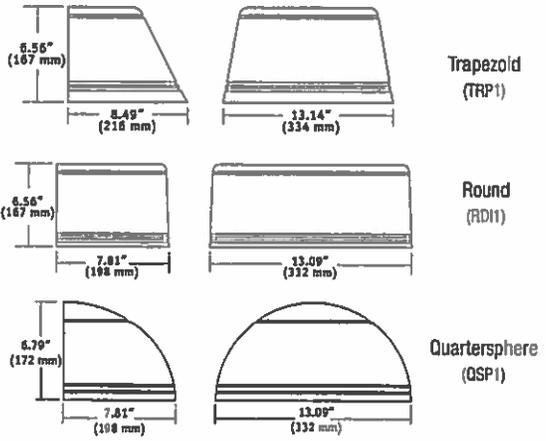
**Warranty:**

- For more information visit: <http://www.hubbelloutdoor.com/resources/warranty/>

**PRODUCT IMAGE(S)**



**DIMENSIONS**



**CERTIFICATIONS/LISTINGS**



\*3000K and warmer CCTs only

**ORDERING INFORMATION**

ORDERING EXAMPLE: TRP-12L-20-4K-3-1-BL-SCP-EH

| HOUSING            | VERSION     | WATTAGE     | CCT/CRI          | DISTRIBUTION | VOLTAGE                 | FINISH  | CONTROL OPTIONS  | OPTIONS  |
|--------------------|-------------|-------------|------------------|--------------|-------------------------|---|--|--|
| TRP1 Trapezoid     | 12L 12 LEDS | 15 15 watts | 3K7 3000K, 70CRI | 2 Type II    | U 120-277               | BL Black  | PCU Button Photocell   | F <sup>4</sup> Fusing (only available with STD fixture configuration, 120-277V only) |
| RD11 Radius        |             | 20 20 watts | 4K7 4000K, 70CRI | 3 Type III   | 1 120                   | DB Bronze                                       | SCP <sup>2,3</sup> Programmable Motion Sensor                                  | E <sup>1</sup> Battery Pack (0°C)  |
| QSP1 Quartersphere |             | 30 30 watts | 5K7 5000K, 70CRI | 4 Type IV    | 2 208<br>3 240<br>4 277 | GR Gray<br>PS Platinum<br>WH White<br>CC Custom | SPECIFY SCP HEIGHT<br>8F Up to 8ft mount height<br>20F Up to 20ft mount height | EH <sup>1</sup> Battery Pack (-30°C) with heater                                     |

<sup>1</sup> Voltage specific (120 or 277V only)  
<sup>2</sup> Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only  
<sup>3</sup> PCU option not applicable, included in sensor  
<sup>4</sup> Must specify input voltage (120, 208, 240 or 277)



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**ACCESSORIES - Order separately**

| Catalog Number          | Description   |
|-------------------------|---|
| SCP-REMOTE <sup>2</sup> | Remote control for SCP option. Order at least one per project to program and control.                                       |
| BB-GEO-XX               | Back box with 4 - 1/2" threaded conduit holes, specify finish by replacing "XX" with finish selection, eg. Dark Bronze "DB" |

<sup>2</sup> Must order minimum of one remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120V-277V only



BB-GEO-XX - Mounted to luminaire

BB-GEO-XX



Fixture gasket 4 - 1/2" conduit entries Wall gasket

**PERFORMANCE DATA (AC/Standard Configurations)**

| # OF LEDS | DRIVE CURRENT | SYSTEM WATTS | DIST. TYPE | 5K<br>(5000K nominal, 70 CRI) |                  |   |   |   | 4K<br>(4000K nominal, 70 CRI) |                  |   |   |   | 3K<br>(3000K nominal, 70 CRI) |                  |   |   |   |
|-----------|---------------|--------------|------------|-------------------------------|------------------|---|---|---|-------------------------------|------------------|---|---|---|-------------------------------|------------------|---|---|---|
|           |               |              |            | LUMENS                        | LPW <sup>1</sup> | B | U | G | LUMENS                        | LPW <sup>1</sup> | B | U | G | LUMENS                        | LPW <sup>1</sup> | B | U | G |
| 12        | 350mA         | 13.9         | 2          | 1635                          | 118              | 1 | 1 | 1 | 1577                          | 113              | 1 | 1 | 1 | 1497                          | 108              | 1 | 1 | 1 |
|           |               |              | 3          | 1613                          | 116              | 1 | 0 | 1 | 1556                          | 112              | 1 | 0 | 1 | 1477                          | 106              | 1 | 0 | 1 |
|           |               |              | 4          | 1607                          | 116              | 0 | 0 | 1 | 1550                          | 111              | 0 | 0 | 1 | 1471                          | 106              | 0 | 0 | 1 |
|           | 500mA         | 19.9         | 2          | 2268                          | 114              | 1 | 1 | 1 | 2176                          | 109              | 1 | 1 | 1 | 2077                          | 104              | 1 | 1 | 1 |
|           |               |              | 3          | 2245                          | 113              | 1 | 0 | 1 | 2140                          | 108              | 1 | 0 | 1 | 2049                          | 103              | 1 | 0 | 1 |
|           |               |              | 4          | 2229                          | 112              | 0 | 0 | 1 | 2150                          | 108              | 0 | 0 | 1 | 2041                          | 103              | 0 | 0 | 1 |
|           | 700mA         | 28.2         | 2          | 2942                          | 104              | 1 | 1 | 1 | 2885                          | 102              | 1 | 1 | 2 | 2721                          | 96               | 1 | 1 | 1 |
|           |               |              | 3          | 2912                          | 103              | 1 | 0 | 1 | 2836                          | 101              | 1 | 0 | 1 | 2685                          | 95               | 1 | 0 | 1 |
|           |               |              | 4          | 2892                          | 103              | 1 | 0 | 1 | 2789                          | 99               | 1 | 0 | 1 | 2674                          | 95               | 1 | 0 | 1 |

**Electrical Data**

**Input Power Consumption**

| Drive Current (mA) | Input Voltage (V) | System Power (w) | Current (Amps) |
|--------------------|-------------------|------------------|----------------|
| 350mA              | 120               | 13.9             | 0.12           |
|                    | 277               |                  | 0.05           |
| 500mA              | 120               | 19.9             | 0.17           |
|                    | 277               |                  | 0.07           |
| 700mA              | 120               | 28.2             | 0.24           |
|                    | 277               |                  | 0.10           |

**Projected Lumen Maintenance**

| Ambient Temp. | Operating Hours |        |        |                       |         | L70 (hours) |
|---------------|-----------------|--------|--------|-----------------------|---------|-------------|
|               | 0               | 25,000 | 50,000 | TM-21-11 <sup>1</sup> | 100,000 |             |
| 25°C/77°F     | 1.00            | 0.98   | 0.97   | 0.95                  | 0.91    | >345,000    |
| 40°C/104°F    | 1.00            | 0.96   | 0.95   | 0.92                  | 0.87    | >268,000    |

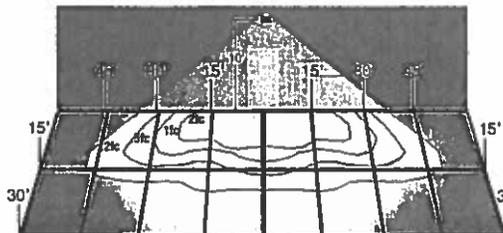
**LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)**

| AMBIENT TEMPERATURE |        | LUMEN MULTIPLIER |
|---------------------|--------|------------------|
| 0° C                | 32° F  | 1.02             |
| 10° C               | 50° F  | 1.01             |
| 20° C               | 68° F  | 1.00             |
| 25° C               | 77° F  | 1.00             |
| 30° C               | 86° F  | 1.00             |
| 40° C               | 104° F | 0.99             |
| 50° C               | 122° F | 0.98             |

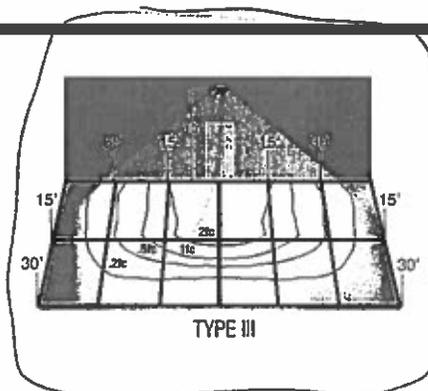
Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Battery backup units consume additional power during charging (maximum 32.2 watts for E, 50.7 watts for EH)

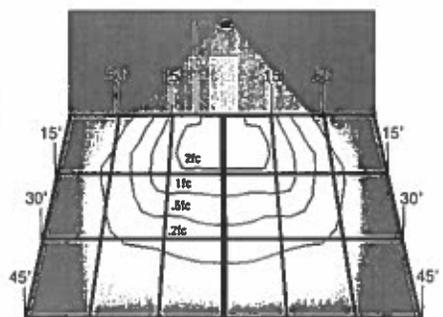
**PHOTOMETRIC REPORTS**



TYPE II



TYPE III



TYPE IV (Forward throw)



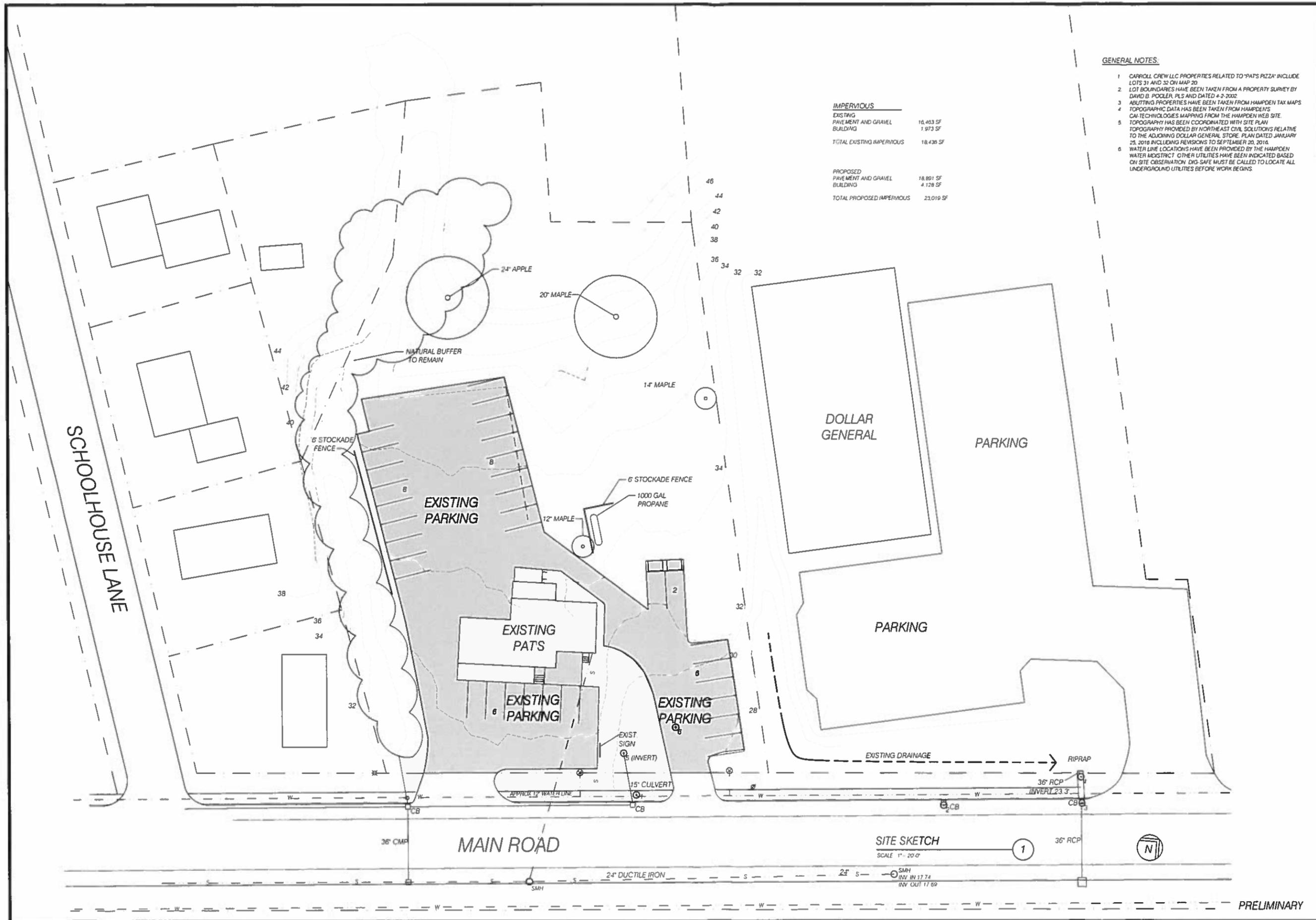
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| IMPERVIOUS                            |           |
|---------------------------------------|-----------|
| EXISTING PAVEMENT AND GRAVEL BUILDING | 16,463 SF |
| TOTAL EXISTING IMPERVIOUS             | 18,426 SF |
|                                       |           |
| PROPOSED PAVEMENT AND GRAVEL BUILDING | 18,801 SF |
| TOTAL PROPOSED IMPERVIOUS             | 23,019 SF |

- GENERAL NOTES:**
- CARROLL CREW LLC PROPERTIES RELATED TO "PAT'S PIZZA" INCLUDE LOTS 31 AND 32 ON MAP 20.
  - LOT BOUNDARIES HAVE BEEN TAKEN FROM A PROPERTY SURVEY BY DAVID B. POOLEY, PLS AND DATED 4-2-2002.
  - ABUTTING PROPERTIES HAVE BEEN TAKEN FROM HAMPDEN TAX MAPS.
  - TOPOGRAPHIC DATA HAS BEEN TAKEN FROM HAMPDEN'S CAI TECHNOLOGIES MAPPING FROM THE HAMPDEN WEB SITE.
  - TOPOGRAPHY HAS BEEN COORDINATED WITH SITE PLAN TOPOGRAPHY PROVIDED BY NORTHEAST CIVIL SOLUTIONS RELATIVE TO THE ADJOINING DOLLAR GENERAL STORE. PLAN DATED JANUARY 23, 2016 INCLUDING REVISIONS TO SEPTEMBER 20, 2016.
  - WATER LINE LOCATIONS HAVE BEEN PROVIDED BY THE HAMPDEN WATER DISTRICT. OTHER UTILITIES HAVE BEEN INDICATED BASED ON SITE OBSERVATION. DIG-SAFE MUST BE CALLED TO LOCATE ALL UNDERGROUND UTILITIES BEFORE WORK BEGINS.

**Pat's Pizza  
Carroll Crew, LLC**  
662 Main Rd. North Hampden, ME

Existing Site Sketch

|   |   |   |   |   |
|---|---|---|---|---|
| 5 | 4 | 3 | 2 | 1 |
|---|---|---|---|---|

Architecture for Maine  
**Merritt Associates**

Drawn: drm/jnb  
Checked: drm  
Date: 1/25/18  
Project No:  
**21740**

**C1**

PRELIMINARY

|   |
|---|
| 5 |
| 4 |
| 3 |
| 2 |
| 1 |

**IMPERVIOUS**

|                                       |           |
|---------------------------------------|-----------|
| EXISTING PAVEMENT AND GRAVEL BUILDING | 18,463 SF |
| 1,973 SF                              |           |
| TOTAL EXISTING IMPERVIOUS             | 18,436 SF |

**PROPOSED**

|                              |           |
|------------------------------|-----------|
| PAVEMENT AND GRAVEL BUILDING | 18,891 SF |
| 4,128 SF                     |           |
| TOTAL PROPOSED IMPERVIOUS    | 23,019 SF |

**BUSINESS DISTRICT PARAMETERS**

|                 | REQUIREMENT   | PROPOSED            |
|-----------------|---------------|---------------------|
| LOT AREA        | 12,500 SF MIN | 53,143 SF (1.22 AC) |
| ROAD FRONTAGE   | 75 FT MIN     | 183 FT              |
| SETBACKS        |               |                     |
| STREET          | 35 FEET       | 114 FEET            |
| SIDE            | 20 FEET       | 30 FEET             |
| REAR            | 20 FEET       | 74 FEET             |
| GROUND COVERAGE | 20% MAX       | 6%                  |
| BUILDING HEIGHT | 35 FEET MAX   | -1-30 FEET UNDER 35 |

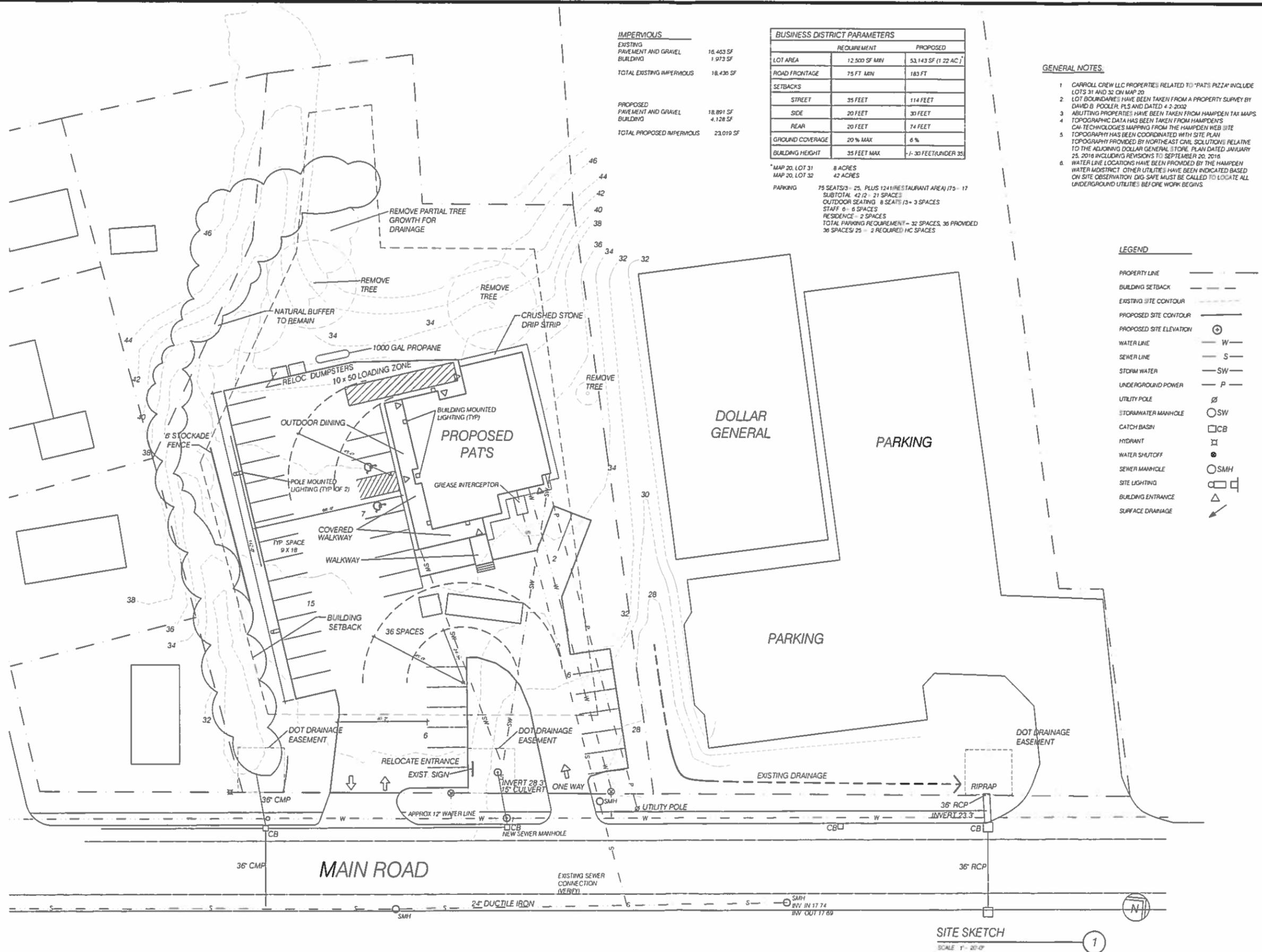
\*MAP 20, LOT 31 8 ACRES  
 MAP 20, LOT 32 42 ACRES

**PARKING** 75 SEATS/3 = 25, PLUS 124 (RESTAURANT AREA) (75 - 17)  
 SUBTOTAL 42 (2 - 2) SPACES  
 OUTDOOR SEATING 8 SEATS (3 - 3) SPACES  
 STAFF 6 = 6 SPACES  
 RESIDENCE 2 SPACES  
 TOTAL PARKING REQUIREMENT = 32 SPACES, 36 PROVIDED  
 36 SPACES / 25 = 2 REQUIRED HC SPACES

- GENERAL NOTES:**
- CARROLL CREW LLC PROPERTIES RELATED TO "PAT'S PIZZA" INCLUDE LOTS 31 AND 32 ON MAP 20
  - LOT BOUNDARIES HAVE BEEN TAKEN FROM A PROPERTY SURVEY BY DAVID B. POOLER, PLS AND DATED 4-2-2002
  - ADJUTING PROPERTIES HAVE BEEN TAKEN FROM HAMPDEN TAX MAPS
  - TOPOGRAPHIC DATA HAS BEEN TAKEN FROM HAMPDEN'S CAI TECHNOLOGIES MAPPING FROM THE HAMPDEN WEB SITE
  - TOPOGRAPHY HAS BEEN COORDINATED WITH SITE PLAN TOPOGRAPHY PROVIDED BY NORTHEAST CIVIL SOLUTIONS RELATIVE TO THE ADJOINING DOLLAR GENERAL STORE. PLAN DATED JANUARY 25, 2016 INCLUDING REVISIONS TO SEPTEMBER 20, 2016
  - WATER LINE LOCATIONS HAVE BEEN PROVIDED BY THE HAMPDEN WATER DISTRICT. OTHER UTILITIES HAVE BEEN INDICATED BASED ON SITE OBSERVATION. DIG-SAFE MUST BE CALLED TO LOCATE ALL UNDERGROUND UTILITIES BEFORE WORK BEGINS.

**LEGEND**

|                         |         |
|-------------------------|---------|
| PROPERTY LINE           | ---     |
| BUILDING SETBACK        | - - - - |
| EXISTING SITE CONTOUR   | ---○--- |
| PROPOSED SITE CONTOUR   | ---     |
| PROPOSED SITE ELEVATION | ○       |
| WATER LINE              | — W —   |
| SEWER LINE              | — S —   |
| STORM WATER             | — SW —  |
| UNDERGROUND POWER       | — P —   |
| UTILITY POLE            | ⊕       |
| STORMWATER MANHOLE      | ⊙ SW    |
| CATCH BASIN             | □ CB    |
| HYDRANT                 | ⊕       |
| WATER SHUTOFF           | ⊙       |
| SEWER MANHOLE           | ⊙ SMH   |
| SITE LIGHTING           | ⊕       |
| BUILDING ENTRANCE       | △       |
| SURFACE DRAINAGE        | ↘       |



**SITE SKETCH**  
 SCALE 1" = 20'-0"

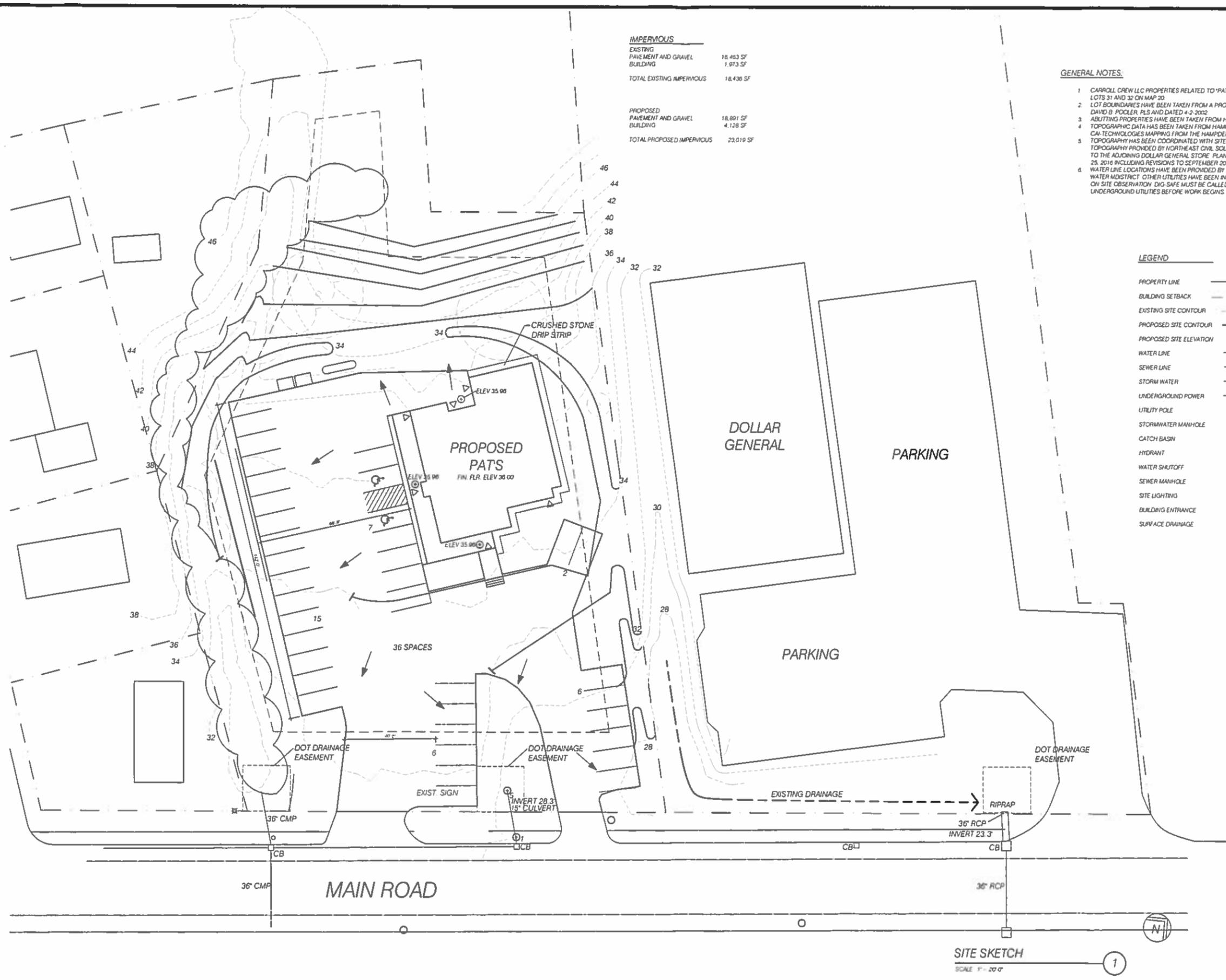
PRELIMINARY

| IMPERVIOUS                |           |
|---------------------------|-----------|
| EXISTING                  |           |
| PAVEMENT AND GRAVEL       | 16,403 SF |
| BUILDING                  | 1,973 SF  |
| TOTAL EXISTING IMPERVIOUS | 18,436 SF |
|                           |           |
| PROPOSED                  |           |
| PAVEMENT AND GRAVEL       | 18,891 SF |
| BUILDING                  | 4,128 SF  |
| TOTAL PROPOSED IMPERVIOUS | 23,019 SF |

- GENERAL NOTES:**
- CARROLL CREW LLC PROPERTIES RELATED TO "PAT'S PIZZA" INCLUDE LOTS 31 AND 32 ON MAP 28
  - LOT BOUNDARIES HAVE BEEN TAKEN FROM A PROPERTY SURVEY BY DAVID B. POOLER, PLS AND DATED 4-2-2002
  - ABUTTING PROPERTIES HAVE BEEN TAKEN FROM HAMPDEN TAX MAPS
  - TOPOGRAPHIC DATA HAS BEEN TAKEN FROM HAMPDEN'S CAI-TECHNOLOGIES MAPPING FROM THE HAMPDEN WEB SITE
  - TOPOGRAPHY HAS BEEN COORDINATED WITH SITE PLAN TOPOGRAPHY PROVIDED BY NORTHEAST CIVIL SOLUTIONS RELATIVE TO THE ADJOINING DOLLAR GENERAL STORE. PLAN DATED JANUARY 25, 2016 INCLUDING REVISIONS TO SEPTEMBER 20, 2016
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**LEGEND**

|                         |        |
|-------------------------|--------|
| PROPERTY LINE           | ---    |
| BUILDING SETBACK        | ---    |
| EXISTING SITE CONTOUR   | ---    |
| PROPOSED SITE CONTOUR   | ---    |
| PROPOSED SITE ELEVATION | ⊙      |
| WATER LINE              | — W —  |
| SEWER LINE              | — S —  |
| STORM WATER             | — SW — |
| UNDERGROUND POWER       | — P —  |
| UTILITY POLE            | ⊕      |
| STORMWATER MANHOLE      | ⊙ SW   |
| CATCH BASIN             | □ CB   |
| HYDRANT                 | ⊕      |
| WATER SHUTOFF           | ⊙      |
| SEWER MANHOLE           | ⊙ SMH  |
| SITE LIGHTING           | ⊕      |
| BUILDING ENTRANCE       | △      |
| SURFACE DRAINAGE        | ↘      |



**SITE SKETCH**  
SCALE: 1" = 20'

PRELIMINARY

**Pat's Pizza**  
**Carroll Crew, LLC**  
662 Main Rd. North Hampden, ME

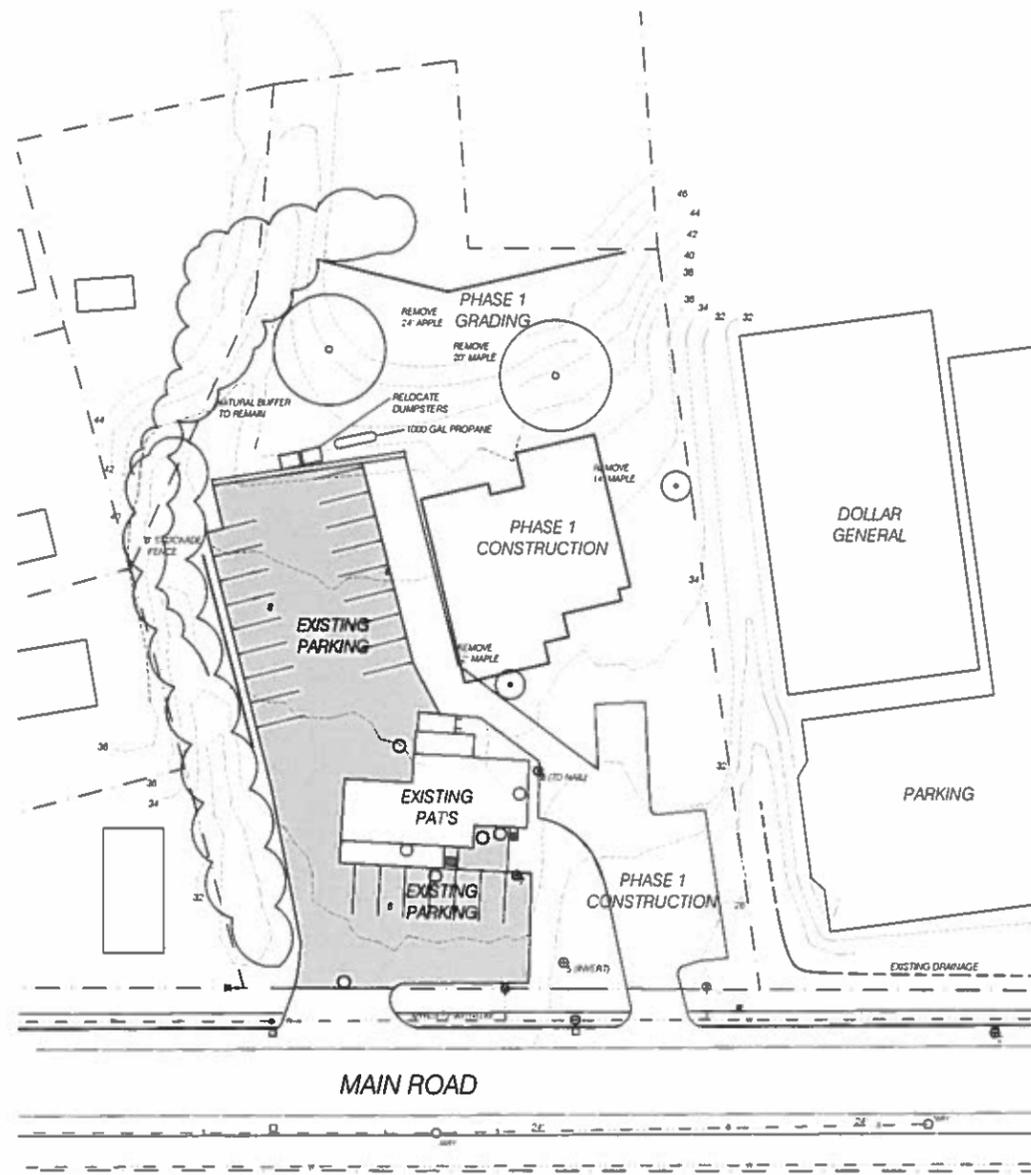
**Proposed Topography and Drainage**

|   |   |   |   |   |
|---|---|---|---|---|
| 5 | 4 | 3 | 2 | 1 |
|---|---|---|---|---|

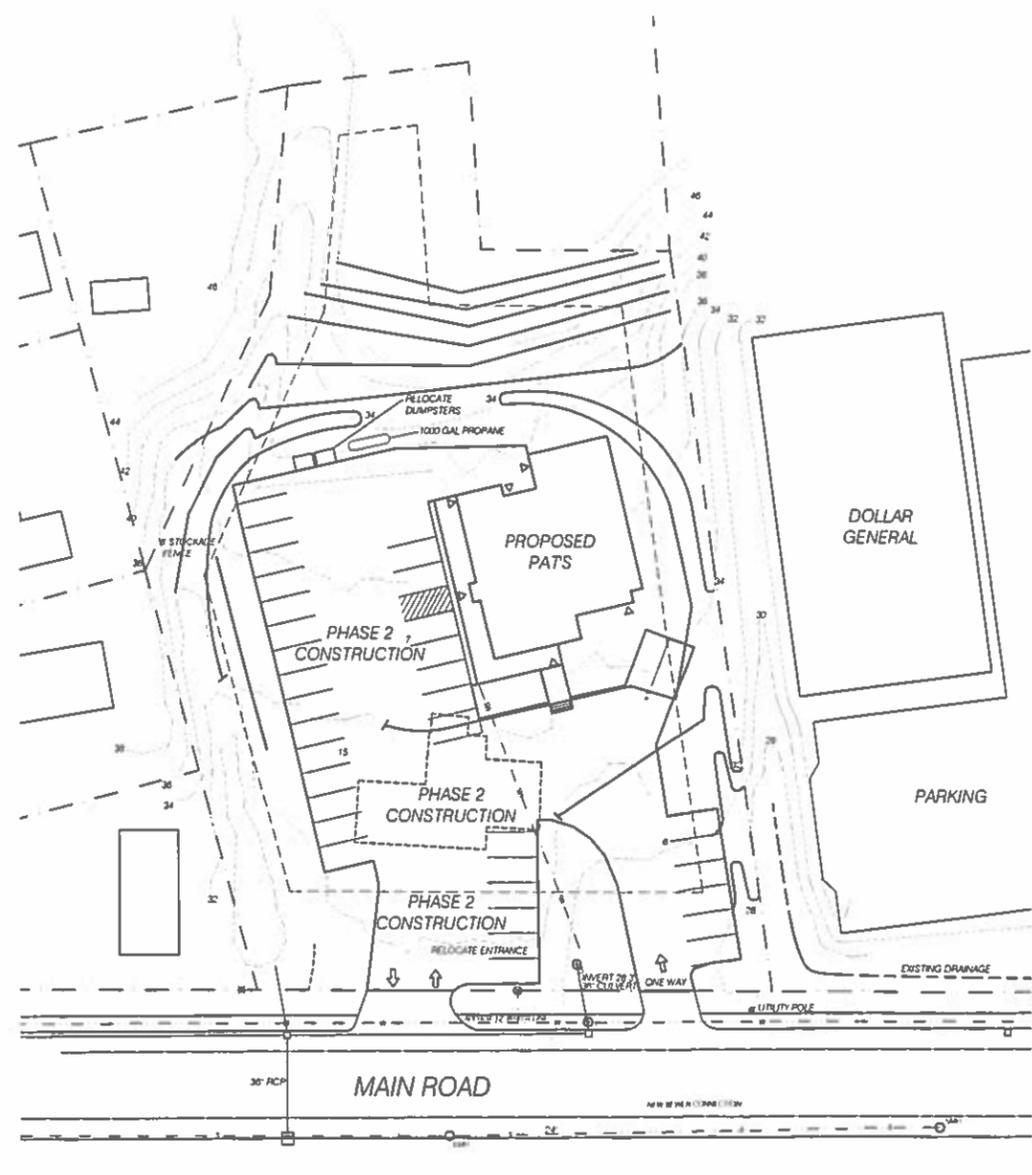
Architecture for Make  
**Merritt Associates**

Drawn: drm  
Checked: drm  
Date: 1/25/18  
Project No:  
**21740**

**C3**



PHASE ONE SKETCH  
SCALE: 1" = 30'-0"



PHASE TWO SKETCH  
SCALE: 1" = 30'-0"



Pat's Pizza  
Carroll Crew, LLC  
662 Main Rd. North Hampden, ME

Site Phasing

|   |
|---|
| 5 |
| 4 |
| 3 |
| 2 |
| 1 |

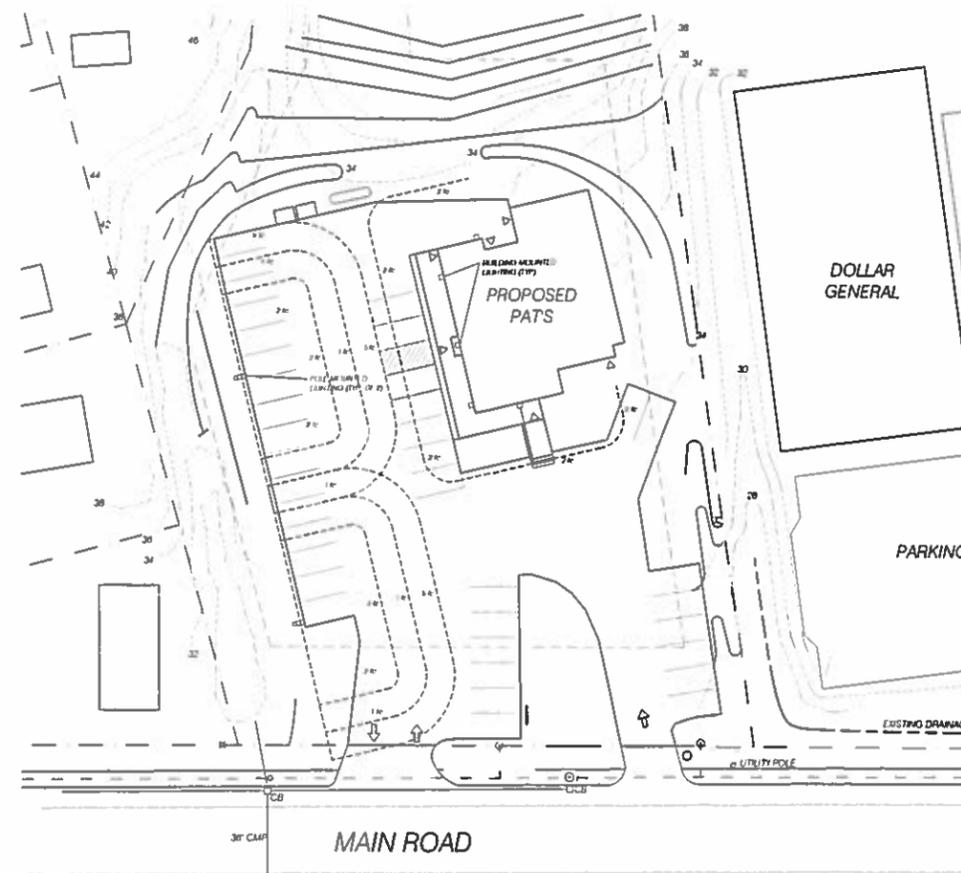
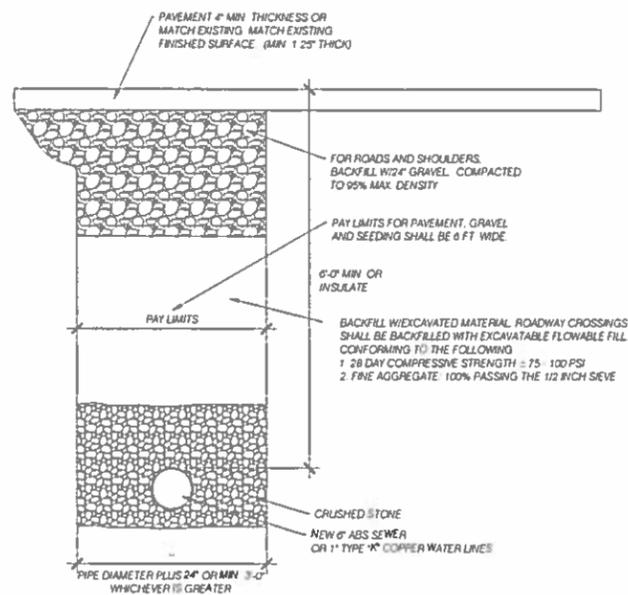
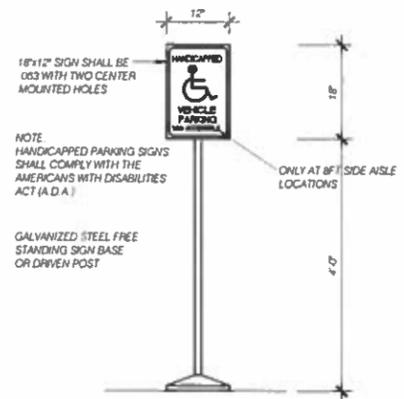
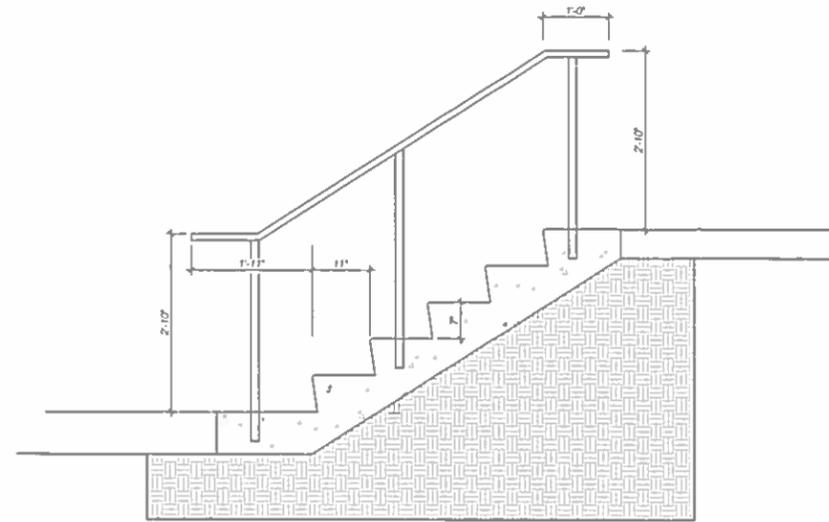
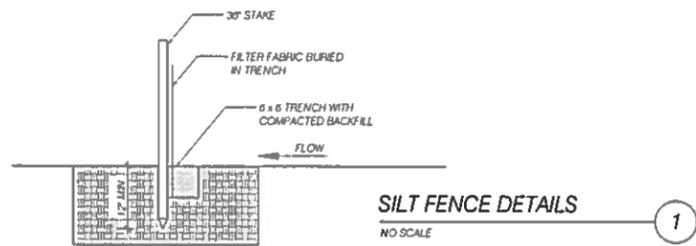
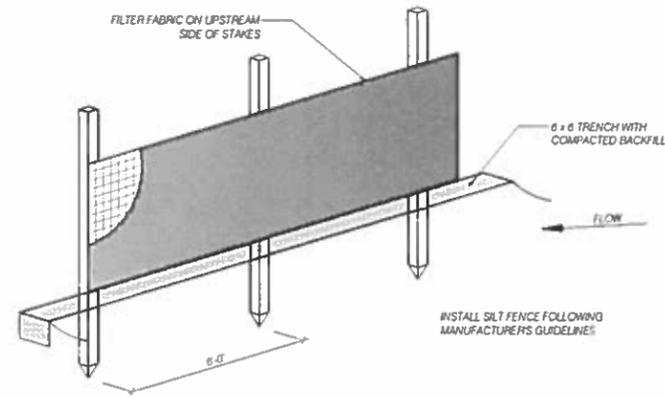
Architecture for Maine  
Merritt Associates

Drawn: dnm  
Checked: dnm  
Date: 1/25/18

Project No:  
21740

C4

PRELIMINARY



**Pat's Pizza  
Carroll Crew, LLC**  
662 Main Rd. North Hampden, ME

**Site Details**

|   |
|---|
| 5 |
| 4 |
| 3 |
| 2 |
| 1 |

Architecture for Maine  
**Merritt Associates**

Drawn: drm  
Checked: drm  
Date: 1/25/18  
Project No:  
**21740**

**C5**

PRELIMINARY

PAT'S LOT 31

R & A CROSS, LLC, a Maine limited liability company of 41 Aspen Way, Brewer, Penobscot County, State of Maine, for consideration paid, grants to CARROLL CREW, LLC, a Maine limited liability company of 209 Lower River Road, Greenbush, Penobscot County, State of Maine, with quitclaim covenant, the following described lot or parcel of land, to wit:

A certain lot or parcel of land, together with any improvements thereon, situated in Hampden, County of Penobscot, State of Maine, bounded and described as follows:

Beginning at a #4 rebar set on the northerly line of Route 1A, 33 feet from the center of the improved way, said rebar being set North 37 degrees 04 minutes 38 seconds West a distance of 5.83 feet from a found one inch iron bolt representing the southwest corner of land, now or formerly, owned by Joseph E. Perry, Jr., and described in deed recorded in Penobscot Registry of Deeds, Book 6237, Page 172, said rebar being set on the line of said Perry; thence along the line of Route 1A, South 60 degrees 59 minutes 47 seconds West a distance of 117.21 feet to a #4 rebar set in a seasonal stream gully at the southeasterly corner of land, now or formerly, owned by Rita E. Phillips as described in Book 5815, Page 72; thence along the easterly line of Phillips, North 42 degrees 54 minutes 16 seconds West a distance of 77.71 feet to the southeasterly corner of land, now or formerly, owned by David and Margaret Simpson as described in Penobscot Registry of Deeds, Book 1730, Page 296; thence along the easterly line of Simpson, North 43 degrees 47 minutes 43 seconds West a distance of 76.7 feet to a found 1-1/2" pipe set at the southeast corner of land, now or formerly owned by Steven Robertson as described in Penobscot Registry of Deeds, Book 5352, Page 301 and the northwest corner of Parcel 2 in deed of Michael and Joyce Sturdee as described in Book 5858, Page 82; thence North 4 degrees 53 minutes 25 seconds West a distance of 107.58 feet to a #4 rebar set in the middle of the seasonal stream; thence North 23 degrees 31 minutes 20 seconds West a distance of 74.0 feet to a #4 rebar set; thence North 52 degrees 21 minutes 09 seconds East a distance of 63.34 feet to a #4 rebar set on the easterly line of land, now or formerly, owned by John F. Perry, Jr., described in Penobscot Registry of Deeds, Book 4948, Page 346; thence along the easterly line of said Perry, South 32 degrees 54 minutes 30 seconds East a distance of 66.39 feet to a found one inch iron bolt set at the south point of said John F. Perry, Jr., and the northwest corner of said Joseph Perry, Jr.; thence along the westerly line of said Joseph E. Perry, S 36 degrees 57 minutes 43 seconds E a distance of 123.65 feet to a found 1" iron bolt set at the northeast corner of Parcel 1 in deed of Michael and Joyce Sturdee as described in Book 5858, Page 82; thence continuing along the westerly line of Joseph F. Perry, Jr., S 37 degrees 04 minutes 38 seconds E a distance of 143.7 feet to the #4 rebar set at the point of beginning. Containing 34529 square feet.

Being all of the land depicted upon Boundary Agreement Plan and Property Survey for Michael D. Sturdee, dated April 2, 2002, and

Recorded in Penobscot County Registry of Deeds in Map File No. 2022-06.

Notwithstanding the quitclaim covenant contained herein, said covenant shall not apply to that portion of the above-described premises contained within Parcel Three in deed to Michael D. Sturdee and Joyce M. Sturdee, dated May 16, 1995, recorded in Penobscot County Registry of Deeds, Book 5858, Page 82.

Being the same premises conveyed to the Grantor herein, R & A Cross, LLC, by deed of Michael D. Sturdee and Joyce M. Sturdee, dated October 26, 2004, and recorded in Penobscot County Registry of Deeds, Book 9602, Page 140.

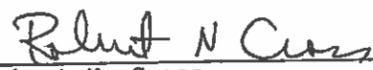
Municipal taxes are to be prorated as of the date of delivery of this deed.

IN WITNESS WHEREOF, the said R & A Cross, LLC, has caused this instrument to be signed by Robert N. Cross and Angela G. Cross, its Members thereunto duly authorized, this 18<sup>th</sup> day of December, 2007.

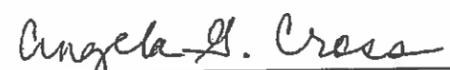
SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:

  
\_\_\_\_\_

R & A CROSS, LLC

By:   
Robert N. Cross  
Its Member

  
\_\_\_\_\_

By:   
Angela G. Cross  
Its Member

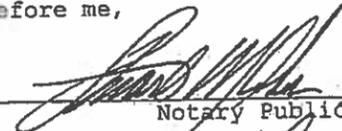
STATE OF MAINE

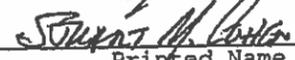
December 18, 2007

COUNTY OF PENOBSCOT

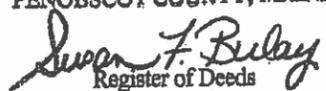
Personally appeared the above-named Robert N. Cross and Angela G. Cross, Members of R & A Cross, LLC, and acknowledged the foregoing instrument to be their free act and deed in their said capacities and the free act and deed of said R & A Cross, LLC.

Before me,

  
\_\_\_\_\_  
Notary Public

  
\_\_\_\_\_  
Printed Name

Maine Real Estate  
Transfer Tax Paid

PENOBSCOT COUNTY, MAINE  
  
Register of Deeds

PAT'S LOT 32

WARRANTY DEED

R & A CROSS, LLC, a Maine limited liability company, of 41 Aspen Way, Brewer, Maine, for consideration paid, grants to TMCA, LLC, a Maine limited liability company, of 209 Lower River Road, Greenbush, Maine, with warranty covenants, the following described lot or parcel of land, to wit:

A certain lot or parcel of land, with the buildings thereon, situated in Hampden, County of Penobscot, State of Maine, bounded and described as follows, viz: Beginning at a point on the westerly side of No. 1 Highway, also known as the New County Road, said point being an iron pin at the northeast corner of land of Edward H. Gilmore, now or formerly, said iron pin being a distance of two hundred four feet and four inches (204' 4") in a northeasterly direction from the intersection of the northerly side of School House Lane and the westerly side of No. 1 Highway; thence for a distance of two hundred seventy-five feet (275') in a northwesterly direction to a corner; thence for a distance of sixty-six feet (66') in a northeasterly direction to a corner; thence for a distance of two hundred seventy-five feet (275') in a southeasterly direction to a corner; thence for a distance of sixty-six feet (66') in a southwesterly direction to the place of beginning.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

Being the same premises conveyed to the Grantor herein by deed of Joseph E. Perry, Jr., dated June 13, 2005, and recorded in Penobscot County Registry of Deeds, Book 9916, Page 77.

Subject to, as applicable, the following:

- 1) Notice of Layout and Taking of the State of Maine by The Department of Transportation, dated June 28, 2004, and recorded in the Penobscot County Registry of Deeds, Book 9190, Page 149, and
- 2) Rights, privileges and easements granted by Joseph E. Perry, Jr. to Bangor Hydro Electric Company by instrument dated May 4, 2004, and recorded in the Penobscot County Registry of Deeds, Book 9454, Page 147.

Municipal taxes are to be prorated as of the date of delivery of this deed.

WITNESS my hand and seal this 20th day of JUNE, 2012.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF:

R & A Cross, LLC

Malcolm S. Perry

By:

Robert Cross  
Robert Cross, Member

STATE OF MAINE  
COUNTY OF PENOBSCOOT

JUNE 28, 2012

Personally appeared the above-named Robert Cross, Member of R&A Cross, LLC and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.  
Before me,

Rosalind S Prince  
Notary Public

ROSALIND S. PRINCE  
Notary Public • State of Maine  
My Commission Expires Feb. 7, 2013



Maine Real Estate  
Transfer Tax Paid

PENOBSCOOT COUNTY, MAINE  
Susan F. Bilay  
Register of Deeds

|                       |  |  |
|-----------------------|--|--|
| Date Received:        | <b>APPLICATION FOR DRIVEWAY/ENTRANCE PERMIT</b><br><b>MAINE DEPARTMENT OF TRANSPORTATION</b><br><b>219 HOGAN ROAD</b><br><b>BANGOR, ME 04401</b><br><b>Phone: (207)-941-4500 FAX: (207)-990-2667</b> |  |
| Application No. _____ |  |  |

Application is hereby made to construct, change location, grade or use served by a driveway or entrance to property in accordance with Title 23 M.R.S.A. § 704 and §705.

|  |   |
|--|---|
| <b>Section A</b><br>Property Owner Information | 1. Land Owner's Name: <u>Carroll Crew, LLC Mark and Tina Carroll</u> Phone# <u>207-947-6488</u><br>2. Land Owner's Mailing Address: <u>662 North Main Road, Hampden, Maine 04444</u><br><small style="display: block; text-align: center;">Address Town/City State Zip Code</small> 3. Applicant or Agent's Name: <u>David Merritt, Merritt Associates</u> Phone # <u>207-843-7372</u><br>4. Applicant/Agent Mailing Address: <u>66 Hatcase Pond Road Eddington, Maine 04428</u><br><small style="display: block; text-align: center;">Address Town/City State Zip Code</small> 5. Other contact information: <u>davidmerritt@myfairpoint.net</u> Work _____ Cell _____ |
|--|---|

|   |   |
|---|---|
| <b>Section B</b><br>Property Location Information | 6. Directions to property: <u>West of Bangor town line near Schoolhouse Road intersection</u><br><hr/> 7. Route No. <u>Rte 1A</u> Road Name: <u>662 North Main Road</u><br>8. <input checked="" type="checkbox"/> North <input type="checkbox"/> South <input type="checkbox"/> East <input type="checkbox"/> West – side of highway<br>9. City/Town: <u>Hampden</u> County: <u>Penobscot</u><br>10. Distance from nearest intersection: <u>117 ft, wish to make 137 ft.</u> Name of Intersection: <u>Schoolhouse Road</u><br><small style="display: block; text-align: center;">(estimated in tenths of a mile)</small> 11. Nearest Utility Pole #: <u>83680 mpsco</u> Attach Survey Data (if available) _____<br>12. Map and Lot number _____ (MUST provide copy of tax map) Lot prior to May 25,2002? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No<br><u>Map 20, Lots 31,32</u><br><p style="text-align: center;"><b>Proposed Location of Driveway/Entrance shall be staked and flagged by applicant.</b></p> |
|---|---|

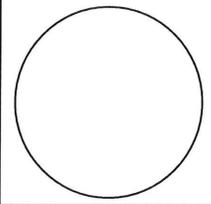
|   |   |
|---|---|
| <b>Section C</b><br>Driveway/Entrance Information | 13. Desired width of Driveway/Entrance: <u>31'-9"</u> Type of Surface: <u>Pavement</u><br><small style="display: block; text-align: center;">(feet) (gravel, pavement, etc.)</small> 14. Will the development associated with this driveway/entrance have more than 10,000 square feet of impervious surface draining towards the highway? YES <input checked="" type="checkbox"/> NO _____ "Impervious surfaces" are the footprint of buildings, pavement, gravel, or other low-permeability or compacted surfaces, not including natural or man-made water bodies.<br>15. Does your property have an existing access? <input checked="" type="checkbox"/> yes _____ no (If no go to line 18)<br>16. If this is an existing access and you are changing its use, please describe <u>NA</u><br>_____ Go to Section D.<br>17. If this is an existing access and you are physically modifying, please describe: _____<br><u>Relocate in/out entrance and mark in-only entrance</u> Go to Section D.<br>18. Proposed Driveway/Entrance Purpose: <input type="checkbox"/> Single Family Residence <input type="checkbox"/> Home Business <input checked="" type="checkbox"/> Commercial/Industrial<br><input type="checkbox"/> Subdivision or Development <input type="checkbox"/> Multi-family with 5 or less units <input type="checkbox"/> Multifamily with more than 5 units<br><input type="checkbox"/> Retail <input type="checkbox"/> Office <input type="checkbox"/> School <input type="checkbox"/> Business Park <input type="checkbox"/> Mall <input type="checkbox"/> Other (explain) _____<br># employees/day <u>10</u> # customers/day <u>100-220</u> Busiest time of day <u>Noon and 6pm</u> # of Lots _____ |
|---|---|

|  |   |
|--|---|
| <b>Section D</b><br>Construction Information | 19. Construction expected to begin on <u>May, 2018</u> and be completed on <u>May, 2019</u><br><small style="display: block; text-align: center;">(date) (date)</small> 20. Person/Company constructing entrance <u>Not Known</u><br>21. Construction contacts name _____ Phone _____ |
|--|---|

Site Sketch or attach Site Plan  
See attached site drawings

**THE OWNER HEREBY AGREES**

- 1) Provide, erect and maintain all necessary barricades, lights, warning signs and other devices to direct traffic safely while the work is in progress.
- 2) **At no time cause the highway to be closed to traffic.**
- 3) Where the drive/entrance is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the drive/entrance and restore drainage. All driveways/entrances abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. §§ 12132 et seq.
- 4) **Obtain, deliver to site and install any culverts and/or drainage structures necessary for drainage; the size, type and length of such culverts or structures shall be as specified in the permit pursuant to 23 M.R.S.A. § 705. All culverts and/or drainage structures shall be new.**
- 5) Complete construction of proposed driveway/entrance within twelve months of commencement of construction.
- 6) **COMPLY WITH ALL FEDERAL, STATE AND MUNICIPAL LAWS AND ORDINANCES.**
- 7) Not alter, without the express written consent of the MDOT, any culverts, drainage patterns or swales within MDOT right-of-way.
- 8) **File a copy of the approved driveway/entrance permit with the affected municipality or LURC, as appropriate, within 5 business days of receiving the MDOT approval.**
- 9) Shall construct and maintain the entrance side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
- 10) **Notify the MeDOT(in writing) of a proposed change to use served by driveway/entrance when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (pce) during the peak hour of the day.**



Draw arrow to show "North"

Existing parking- 30 spaces, Proposed 36 spaces

**FURTHER CONDITION OF THE PERMIT:**

The owner shall assume the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suite, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant/agent and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal. Nothing herein shall, nor is intended to, waive and defense, immunity or limitation of liability which may be available to the MDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law.

The submission of false or misleading statements on or with this application, or the omission of information necessary to prevent statements submitted herein or herewith from being misleading, is a crime punishable under Chapter 19 of the Maine Criminal Code, and any permit issued in reliance thereon will be considered null and void without notice or further action by the Department.

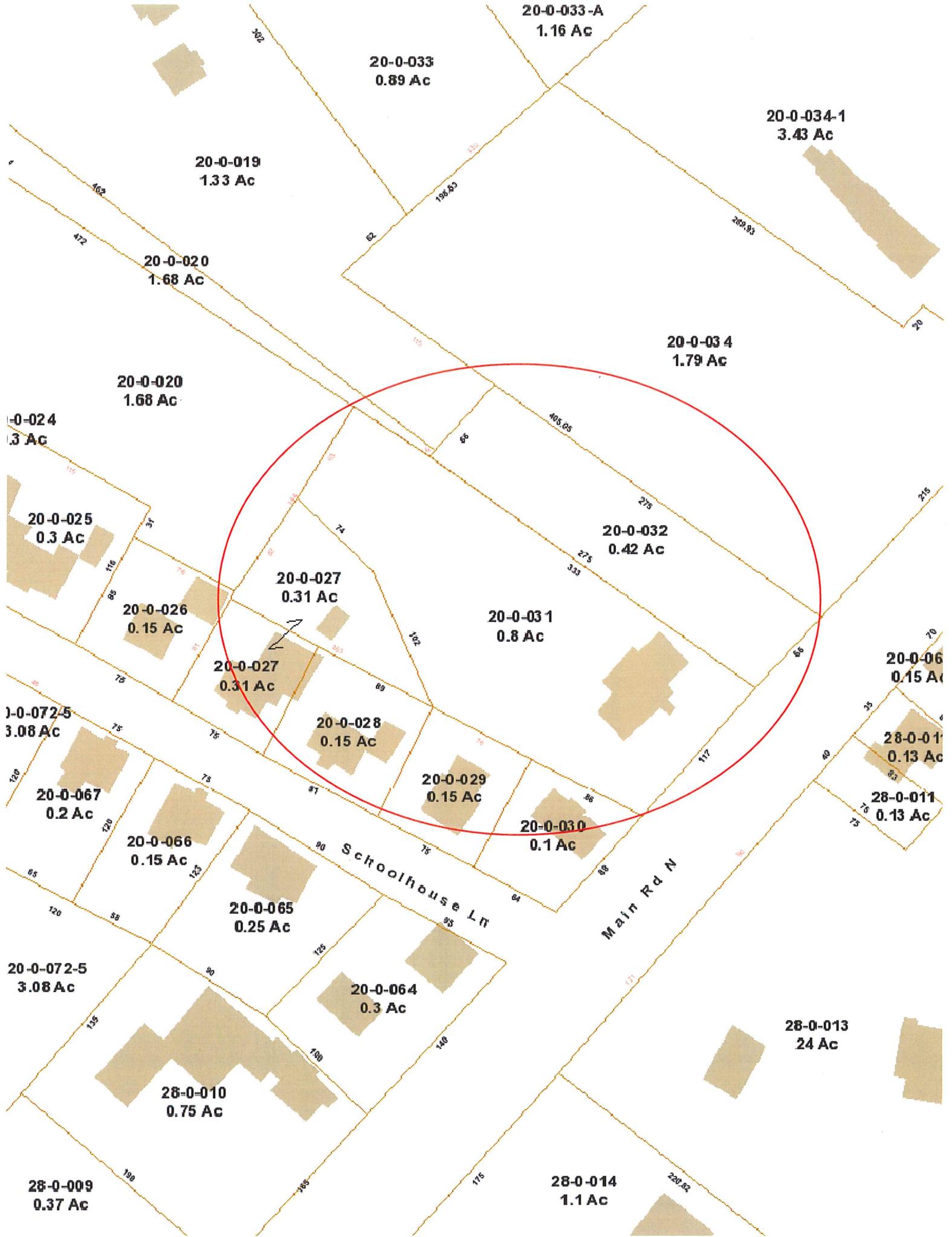
Date Filed: February 22, 2018

Signature of Applicant

*David B. Merrill*

Signature of Owner

By signing and checking this box I hereby certify that I have been granted permission from the property owner to act in their behalf.



20-0-033-A  
1.16 Ac

20-0-033  
0.89 Ac

20-0-034-1  
3.43 Ac

20-0-019  
1.33 Ac

20-0-020  
1.68 Ac

20-0-034  
1.79 Ac

20-0-020  
1.68 Ac

20-0-024  
1.3 Ac

20-0-025  
0.3 Ac

20-0-032  
0.42 Ac

20-0-027  
0.31 Ac

20-0-031  
0.8 Ac

20-0-026  
0.15 Ac

20-0-027  
0.31 Ac

20-0-06  
0.15 Ac

20-0-072-5  
3.08 Ac

20-0-028  
0.15 Ac

28-0-010  
0.13 Ac

20-0-067  
0.2 Ac

20-0-029  
0.15 Ac

28-0-011  
0.13 Ac

20-0-066  
0.15 Ac

20-0-030  
0.1 Ac

20-0-065  
0.25 Ac

20-0-064  
0.3 Ac

28-0-013  
24 Ac

20-0-072-5  
3.08 Ac

28-0-010  
0.75 Ac

28-0-009  
0.37 Ac

28-0-014  
1.1 Ac



Town of Hampden  
Land & Building Services  
Report on Application  
Pat's Pizza  
Site Plan Review

To: Planning Board  
From: Ben Smith, AICP, Contract Planner  
Date: February 6, 2018  
RE: Report on Application, Pat's Pizza Site Plan

Project Information

Applicant: Tina and Mark Carroll - Carroll Crew, Inc.  
Site Location: 662 and 664N. Main Road  
Zoning District: Business Zoning District  
Proposal: Replace existing restaurant and dwelling unit with 3,500 s.f. restaurant and second floor dwelling unit

Staff Comments on:

- ) Application for Site Plan dated 1/23/18
- ) Attached Plan set Sheets C1-C5 dated 1/25/18

Zoning Ordinance

- ) Article 3 – Zoning Ordinance
  - o Business Zoning District (Section 3.4, page 10)
    - There is no change in use proposed as part of this application. The application is for a larger restaurant and apartment on the property. This mixed commercial/residential use is a conditional use in the Business zone, and it received a conditional use permit from the Planning Board on February 8, 1995.
    - The combined lots are 1.22 acres, which exceeds the minimum lot size of 12,500 square feet in the Business zoning district. As proposed, the new building will meet building setbacks for this zoning district.
- ) Article 4 – Site Plan Review, Standards Governing Site Plan Review (page 29)
  - o Traffic (Standards 3 and 4) – safe ingress/egress from public streets
    - Show proposed widths of the proposed entrances on the plans.

- The site shows two proposed entrances. The westerly access is a full access entrance, with entering and exiting movements, while the easterly access is a one-way in entrance. It appears from the truck turning template shown on sheet C2 that there may be conflicts between opposing vehicles internal to the site. Please provide more information on internal traffic flow, and any proposed signage or pavement markings to assist drivers navigate the entrance areas.
- See screening comments regarding Off-street parking screening standards, below.
- The applicant should consider a sidewalk or other provision for pedestrian access to the restaurant from the existing sidewalk on Main Road, as this restaurant abuts a residential zoning district with the potential for walk-in customers.
- Signs and exterior lighting (Standard 5)
  - Please submit architectural renderings of building elevations to evaluate signage sizing and exterior lighting related to the signs or building entrances.
- Stormwater & Surface Drainage (Standard 9)
  - Pre- and post-development calculations have been provided in the submission to show the change in stormwater quantity leaving the site after the proposed development is constructed. These calculations show an increase in the amount of stormwater post-development. Staff recommends 3<sup>rd</sup> party peer-review of these calculations to verify if this increase in quantity will impact the public storm drain system.
  - It appears from the line work on Sheet C3 that there are existing drainage structures in the Maine DOT Drainage Easements and that stormwater sheeting to these easements discharges to the catch basins on Main Road. Please verify.
  - This site is within the urbanized area. The Post Construction Stormwater Ordinance will apply to this project if the total Disturbed area is over one acre. Please verify the total Disturbed area related to this project, as defined in that ordinance.
- Screening (Standard 12)
  - Details should be shown for screening associated with the new dumpster locations and the propane tank at the back of the parking area.
- ) Site Exhibit Submission Requirements (page 32)
  - Please submit a copy of the FEMA Flood Map relating to this property.
- ) Off-Street Parking & Loading (Section 4.7, page 44)
  - Thirty-six (36) parking spaces are shown on the site plan, which exceeds the required number of parking spaces by four spaces. The applicant notes on Page 3 of the submission that the parking spaces will measure 9-feet by 18-feet, as required by the parking standards.
  - Typical parking space dimensions should be noted on the plan.
  - Parking area screening (Section 4.7.4, page 50)

- A Class I bufferyard is required for parking areas of more than 5 spaces, which requires screening between the parking area and the fronting/adjoining residential district and any public or private street or way.
- Screening is proposed between the parking area and the rear yards of the homes on Schoolyard Lane in the form of retaining an existing wooded area and a 6-foot high stockade fence, which appears to meet the Class I bufferyard standard. Screening of the parking between the proposed parking areas and Main Road should be shown on the plan. This may be shown on a separate Landscaping Plan sheet.
- Signs in the Commercial Districts (Section 4.8.7, page 57)
  - The free standing sign proposed measures 5’ x 7’, which is less than the maximum size sign of 35 square feet in the Business District.
  - The applicant states that three (3) building mounted signs will measure 4’6” x 5’, plus two signs of 2’3” x 2’9” each, for a total of 225 square feet. However, the ordinance states that the aggregate size of wall signs on the premises shall not exceed one hundred fifty feet (150) square feet.



# Maine Department of Transportation

Paul R. LePage  
Governor

## Driveway/Entrance Permit

David Bernhardt, P.E.,  
Commissioner

Permit Number: 25645 - Entrance ID: 1

### LOCATION

**OWNER**  
 Name: **Carroll Crew LLC, Mark and Tina Carroll**  
 Address: **662 North Main Road**  
**Hampden, ME 04428**  
 Telephone: **(207)947-6488**

Route: **0001A, North Main Road**  
 Municipality: **Hampden**  
 County: **Penobscot**  
 Tax Map: **20 Lot Number: 31,32**  
 Culvert Size: **inches**  
 Culvert Type: **N/R**  
 Culvert Length: **feet**  
 Date of Permit: **March 05, 2018**  
 Approved Entrance Width: **32 feet**

Date Printed: **March 05, 2018**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **an Entrance to Retail-PATS PIZZA** at a point **137 feet North** from **Schoolhouse Road**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

### Conditions of Approval:

This Permittee acknowledges and agrees to comply with the Standard Conditions and Approval attached hereto and to any Specific Conditions of Approval shown here.

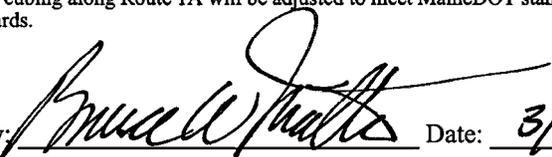
(G = GPS Location; W = Waiver; S = Special Condition)

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.770960N, -68.794450W.

S - There are two existing entrances to Pats Pizza. The existing building will be removed and the southerly entrance moved northerly approximately 20 feet and remain full service in & out. This driveway will be 32 feet wide. The other existing driveway will remain 18 feet wide but will be ENTER ONLY and signed accordingly.

S - The sidewalk in the area of the Mailbox will be widened to achieve a minimum of 4 feet from the projection of the mailbox.

S - The existing cubing along Route 1A will be adjusted to meet MaineDOT standards. The sidewalk will also be adjusted in the area of the driveway change to meet ADA and town standards.

Approved by:  Date: 3/5/18

**Bruce W. Mattson, P.E.**  
**Region Traffic Engineer**

## **STANDARD CONDITIONS AND APPROVAL**

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.
2. At no time cause the highway to be closed to traffic
3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.
4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.
5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.
6. Comply with all applicable federal, state and municipal regulations and ordinances.
7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.
8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.
9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.
10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.
11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.
12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accommodate vehicles using the premises.

## **FURTHER CONDITION OF THE PERMIT**

The owner shall assume, the defense of, and pay all damages, fines, and penalties for which he/she shall become liable, and shall indemnify and safe harmless said Department, its representatives, agents and employees from liability, actions against all suits, claims, damages for wrongful death, personal injuries or property damage suffered by any person or association which results from the willful or negligent action or inaction of the owner/applicant (agent) and in proceedings of every kind arising out of the construction and maintenance of said entrance(s), including snow removal.

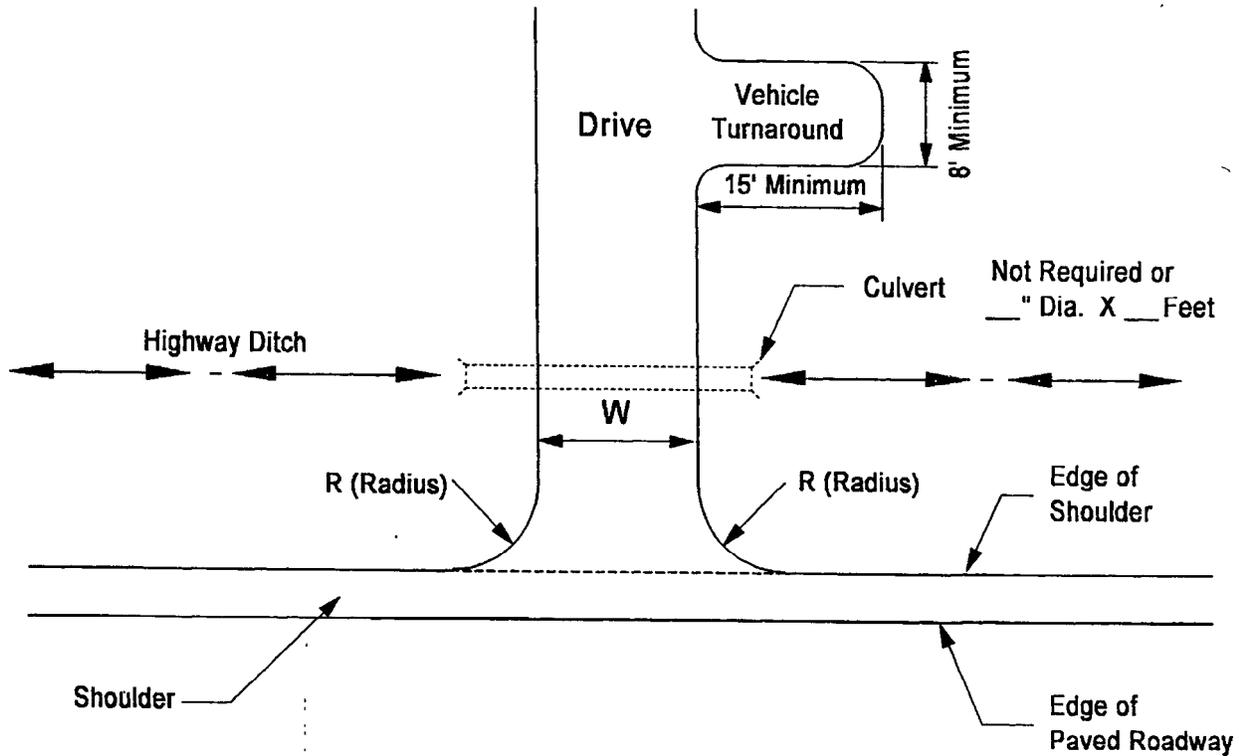
Nothing herein shall, nor is intended to, waive any defense, immunity or limitation of liability which may be available to the MaineDOT, their officers, agents or employees under the Maine Tort Claims Act or any other privileges and/or immunities provided by law. It is a further condition that the owner will agree to keep the right of way inviolate for public highway purposes and no signs (other than traffic signs and signals), posters, billboards, roadside stands, culvert end walls or private installations shall be permitted within Right of Way limits.



State of Maine  
Department of Transportation

# Entrance / Driveway Details

## PLAN

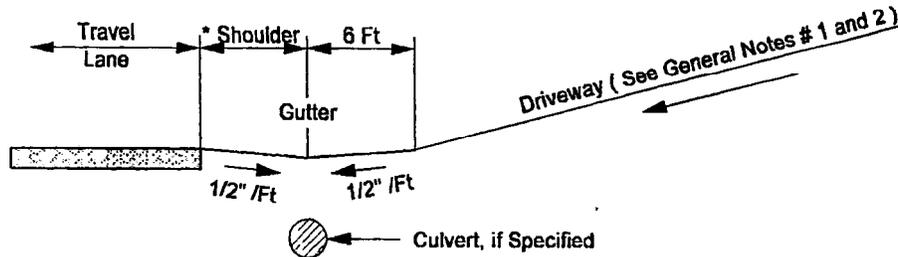


### GENERAL NOTES -

1. ALL RESIDENTAL OR COMMERCIAL DRIVES WITH 10% GRADE OR MORE SLOPING DOWN TOWARDS THE HIGHWAY SHALL BE PAVED TO THE RIGHT OF WAY LINE, AS A MINIMUM, INCLUDING SHOULDER, IF GRAVEL AND HAVE DITCHES TO CONTROL RUNOFF.
2. DRIVES SLOPING TO THE HIGHWAY SHALL BE CROWNED ( 1/2" PER FT. MINIMUM ).
3. TO THE MAXIMUM EXTENT PRACTICAL, THE ENTRANCE MUST BE CONSTRUCTED PERPENDICULAR TO THE HIGHWAY AT THE POINT OF ACCESS. EXCEPT WHERE CURBING EXISTS OR IS PROPOSED, THE MINIMUM RADIUS ON THE EDGES OF THE ENTRANCE MUST BE 10 FEET OR AS OTHERWISE REQUIRED AS SHOWN.
4. ENTRANCES/DRIVEWAYS WILL BE BUILT WITH AN ADEQUATE TURN-AROUND AREA ON SITE TO ALLOW ALL VEHICLES TO MANUEVER AND PARK WITHOUT BACKING ONTO THE HIGHWAY. THIS TURN-AROUND SHALL BE AT LEAST 8 FEET WIDE BY 15 FEET LONG.
5. ENTRANCES/DRIVEWAYS AND OTHER ASSOCIATED SITE WORK WHICH DIRECTS WATER (RUNOFF) TOWARD THE HIGHWAY MUST BE CONSTRUCTED, CROWNED STABILIZED AND MAINTAINED WITH MATERIALS AND APPROPRIATE TEMPORARY/PERMANENT EROSION CONTROL MATERIALS IN ACCORDANCE WITH MDOT BEST MANAGEMENT PRACTICES.
6. THE PROFILE OF THE ENTRANCES MUST COMPLY WITH THE DETAILS SHOWN ON PAGE 2.

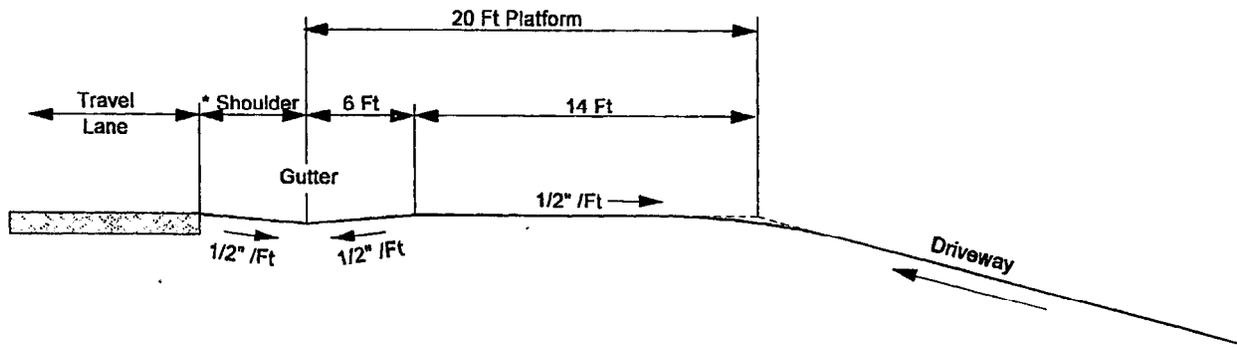
# MaineDOT Entrance/Driveway Details, Continued

## PROFILE Details

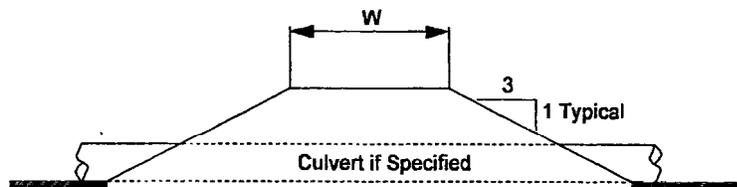


### NOTE

Grade of Existing Shoulder Should Be Maintained To Create A Gutter With a Minimum Of Three Inches Below The Edge Of Traveled Way.  
\* Distance Of The Gutter From The Edge Of Traveled Way Should Be The Same As Existing Shoulder Or A Minimum Of 4 Feet.



## Driveway Cross Section





Town of Hampden  
Land & Building Services  
Report on Application  
Pat's Pizza  
Site Plan Review

To: Planning Board  
From: Ben Smith, AICP, Contract Planner *BWS*  
Date: March 3, 2018  
RE: Report on Application, Pat's Pizza Site Plan

Project Information

Applicant: Tina and Mark Carroll - Carroll Crew, Inc.  
Site Location: 662 and 664N. Main Road; Tax Map 20, Lots 31 and 32  
Zoning District: Business Zoning District  
Proposal: Replace existing restaurant and dwelling unit with 3,500 s.f. restaurant and second floor dwelling unit

Summary

The applicants are requesting site plan review to combine the properties at 662 and 664 North Main Road in order to construct a 3,500 square foot restaurant and apartment on the property. The site is currently developed as a 45-seat restaurant and apartment. The project received site plan and conditional use permits for this development in 1995.

The applicant's intent is to build the new structure behind the existing structure and then demo the existing building to create a new parking area.

The combined lots are 1.22 acres, which exceeds the minimum lot size of 12,500 square feet in the Business zoning district. As proposed, the new building will meet building setbacks for this zoning district.

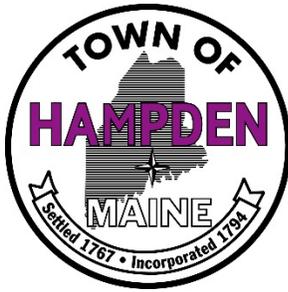
The applicants and their representative David Merritt, AIA, LEED-AP of Merritt Associates Architecture, met with Sean Currier, Director of Public Works and Ben Smith, Contract Planner, on February 21 to discuss the application and staff comments provided in a memo dated February 6, 2018. Mr. Merritt submitted a response along with revised plans dated February 23, 2018.

These revised sketches address most of the staff comments from the memo dated February 6. Additionally, the applicant supplied an email from John Devin, the Region Engineer at MaineDOT dated February 27, 2018, indicating approval to discharge stormwater from the site into the state's catch basins and drainage system in North Main Road.

The Planning Board should be prepared to discuss the following outstanding items:

- ) An entrance permit from MaineDOT will be required, per the email from Mr. Devin. That application was submitted on February 27.
- ) A Class 1 Bufferyard is required for this parking area of over five spaces (page 50-51 of the Zoning Ordinance, Site Plan Review). At the meeting on February 21, the applicant proposed to meet that requirement through a combination of enhanced plantings and possibly a short section of 4-foot high fencing in the vicinity of the 6-parking spaces along the property’s frontage between the two entrances. The February 23 submission does not show changes that would meet the Bufferyard requirements.
- ) The final version of the plans submitted to the Town should clearly differentiate between the existing and proposed conditions, using a lighter gray line color for existing conditions and structures and black line work for proposed improvements.

Town of Hampden  
Land & Building Services



Planning Board Order  
Pat's Pizza  
Amended Site Plan

Approval Date: March 14, 2018

Project Name: Pat's Pizza Amended Site Plan

Location of Project: 662 North Main Road

Assessor's Reference: Tax Map 20, Lots 31 and 32

Zoning District: Business Zoning District

Total Acreage: 1.2 acres

Type of Use: Restaurant/Dwelling Unit

Applicant: Carroll Crew, Inc.  
662 North Main Road  
Hampden, ME 04444

Owner: Carroll Crew, Inc.  
662 North Main Road  
Hampden, ME 04444

Plans Prepared by: Merritt Associates  
66 Hatcase Pond Road  
Eddington, ME 04428

Plans Dated: January 25, 2018, Amended February 26, 2018

Application Date: January 25, 2018

Public Hearing: March 14, 2018

PB Members:

PB Action: \_\_\_\_\_. This Site Plan is [approved/approved with conditions/denied] under Section 4.1.5 of the Hampden Zoning Ordinance, Site Plan Review.

*Summary Description of Application:*

This application is to amend an approved site plan by replacing the existing restaurant and dwelling unit with a new 75-seat, 3,500 square foot restaurant and a replacement dwelling unit..

*Findings:*

After the public hearing was duly noticed and held, the Hampden Planning Board found that the applicable requirements in Section 4.1.5 of the Hampden Zoning Ordinance, Site Plan Review, have been met. Based on this, the Hampden Planning Board voted \_\_\_\_\_ to [approve/deny] the Site Plan Amendment for Pat’s Pizza.

*For the Hampden Planning Board:*

\_\_\_\_\_  
Date

\_\_\_\_\_  
Eugene Weldon, Chairman

\_\_\_\_\_  
Jennifer Austin

\_\_\_\_\_  
Kelley Wiltbank

\_\_\_\_\_  
Peter Weatherbee

\_\_\_\_\_  
Jake Armstrong

\_\_\_\_\_  
James Davitt

\_\_\_\_\_  
Tom Dorrity





# CARPENTER ASSOCIATES

## CONSULTING ENGINEERS

January 26, 2018

Karen Cullen  
Town Planner  
106 Western Avenue  
Hampden, Maine 04444

**RE: Site Plan Application Package**

Dear Karen:

Please accept on behalf of Southstreet Development Company, LLC the attached Site Plan Application Package for a Tradewinds Convenience Store proposed at 98 Coldbrook Road. We have enclosed three packets with full size plans and thirteen packets with plans sized at 11 x 17. Please let us know if you require additional full size plan packets.

Also enclosed is the application fee of \$500. We are hoping to be placed on the next Planning Board Agenda, and receive approval as early as possible.

Please let me know if there are any questions that we can answer to keep moving forward.

Sincerely,

Randy Bragg, P.E.

Attachments

# **Tradewinds**

## **LAND DEVELOPMENT APPLICATION**

**January 26, 2018**  
**Revised March 5, 2018**

Prepared for:

**SOUTHSTREET DEVELOPMENT COMPANY, LLC**  
Claustin Lawrence  
59 KIDDER HILL ROAD  
HOLDEN, MAINE 04429

Prepared by:

**CARPENTER ASSOCIATES**  
Consulting Engineers  
687 STILLWATER AVENUE  
OLD TOWN, MAINE 04468

# **APPLICATION**



**SITE PLAN - PERMITTED/CONDITIONAL USE APPLICATION**

Please note that this application must be submitted with plans in conformance with Section 4.1 and 4.2 of the Hampden Zoning Ordinance. *Incomplete applications will not be processed. All fees must be paid for application to be processed. Proper number of copies of application must be submitted in order to be processed.* All town ordinances are available at [www.hampdenmaine.gov](http://www.hampdenmaine.gov) for review.

Date: 1-26-2018

**APPLICANT:**

Name: Southstreet Development Company, LLC

Address: 59 Kidder Hill Road, Holden, ME 04429

Phone: \_\_\_\_\_ Cell: 356-2526 Email: chukc@aol.com

**AGENT:**

Name of agent or representative: Randy Bragg, Carpenter Associates

Address: 687 Stillwater Avenue, Old Town, ME 04468

Phone: 827-8001 Cell: \_\_\_\_\_ Email: info@carpenterassoc.com

**THE SITE:**

Location of site: 98 Coldbrook Road Hampden tax map and lot number: 033-0-011-B

Zoning district: Commercial Services Existing use of property: Vacant

Legal interest in the parcel: Owner

Owner of parcel if other than applicant: \_\_\_\_\_

Owner's address: \_\_\_\_\_

**PROPOSED PROJECT:**

Proposed use of property: Tradewinds Convenience Store with Gas Pumps

*(Please include floor area per use, seating if applicable, and land area).*

Proposed starting date: Spring 2018 Final completion date: Fall 2018

**(APPLICATION CONTINUES ON REVERSE SIDE.)**

Will your project result in more than one acre of disturbed land area?  Yes  No.

If yes, you are required to obtain either a Construction General Permit or Stormwater Permit by Rule from the Maine Department of Environmental Protection. If you are in the Urbanized Area of Town and discharge stormwater to the Municipal Separate Storm Sewer System (MS4) a Post-construction Stormwater Management Application shall be submitted to the Town pursuant to the Town of Hampden Post-construction Stormwater Management Ordinance.

**FEEES:** Application fee is: \$75.00 for structures under 3,000 sq. ft. and total site improvements under 5,000 sq. ft.; \$150.00 for structures between 3,000 and 20,000 sq. ft. and total site improvements under 50,000 sq. ft.; and \$500.00 for structures in excess of 20,000 sq. ft. and more than 50,000 sq. ft. of site improvements.

Application fee amount: \$500

**Draw account contribution:** The Town of Hampden requires applicants to provide \$600.00 for the Town to hire an engineer to review their plans and, if necessary, \$1,000.00 for an engineer to review their traffic analysis. Draw account contribution is: \_\_\_\_\_ (Any unspent portion of the draw account will be returned to applicant, however, if additional funds are required, applicant agrees to cover all costs that the Town of Hampden may incur. Complete and accurate submissions require less time to review.)

**CERTIFICATION:** By signing this form I certify that the information provided on these plans, text, and associated testimony is true and correct. I certify that all site improvements will be constructed in strict conformance with Planning Board approved plans. Furthermore, I acknowledge that if the constructed site improvements are not built in accordance with the zoning ordinance and Planning Board approved plans that I am obliged to take corrective action that may include obtaining a revised Planning Board approval or the removal of non-conforming uses and structures and site improvements. (Agents that lack authority to certify said items should not sign this form.)

Signature: Randy Boyz Date: 1/26/18

\*\*\*\*\*

**OFFICE USE ONLY**

Date received: \_\_\_\_\_ Date complete: \_\_\_\_\_

Fees paid: Amount/Date: \_\_\_\_\_ Draw paid: Amount/Date: \_\_\_\_\_

Conditional Use determination: \_\_\_\_\_

Planning Board action: \_\_\_\_\_ Date: \_\_\_\_\_

Conditions: \_\_\_\_\_

# **AUTHORIZATION LETTER**



1-24-2018

To whom it may concern:

As managing member and Owner of Southstreet Development LLC , I authorize Carpenter Associates to act on all issues regarding permitting for Southstreet Development on the Hampden project located at 98 Coldbrook Road.

Thank you

Chuck Lawrence  
207-356-2526

# NARRATIVE

Tradewinds, Southstreet Development Company LLC proposes to construct a single story 60' x 115' nominal size convenience store. The project will also provide fuel through a three pump island. The parcel, located at 33-0-011B, was recently rezoned from Residential A to Commercial Services District, generally located at the intersection of Route 202 and Coldbrook Road.

Traffic will enter the site from Coldbrook Road. General parking will be in front of the store, additional spaces are available facing Route 202, with a total of 35 spaces. Fuel stations can be reached from behind the store or via a two way lane at the front of the site. Electrical service will be from Coldbrook Road, while both water and sewer service is available near the middle of the site, within a utility easement running diagonally through the parcel. A few pole mounted lights will provide for safe traffic movement during dark hours as well as serve as security lighting. A few building mounted wall pack style lights will safely light the entrances and exits. All fixtures will be cutoff style.

The site has a steep slope, and stockpiling of material has already been approved in anticipation of the significant amount of fill required. Also, a significant amount of runoff from MDOT outlets and from Coldbrook Road will have to be rerouted around the proposed site. As necessary, culverts will be extended, rip rap ditches added, and level spreaders installed.

The project also proposes a lighted pylon sign at the front of the property.

**DEED**

N O T N O T  
QUITCLAIM DEED WITH COVENANT  
A N A N

THE STEARNS FAMILY LIMITED PARTNERSHIP, a Maine limited partnership having a place of business in Hampden, <sup>C O P Y</sup> County of Penobscot, State of Maine, for consideration paid, grants to

SOUTHSTREET DEVELOPMENT COMPANY, LLC, a Maine limited liability company having a place of business in Blue Hill, <sup>C O P Y</sup> County of Hancock, State of Maine, with Quitclaim Covenant, a certain lot or

parcel of land, situate in Hampden, <sup>O F F I C I A L</sup> County of Penobscot, State of Maine, bounded and described as

follows:

<sup>C O P Y</sup> <sup>C O P Y</sup>

Beginning at an iron rod set in the southwesterly line of Route 202, said rod also being in the western most corner of land now or formerly of Walter and Barbara Travis as described in a deed recorded in Book 2345, Page 109;

Thence S 55° 32' 37" E by and along said Travis, a distance of 336.98 feet to a 5/8" iron rod found in the southwesterly corner of lands now or formerly of Glendon and Verlie Bowden as described in a deed recorded in Book 5479, Page 133;

Thence continuing S 55° 32' 37" E by and along said Bowden, a distance of 99.95 feet to a 5/8" iron rod found in the southwesterly corner of lands now or formerly Thomas and Elizabeth Figura as described in a deed recorded in Book 6026, Page 210;

Thence continuing S 55° 32' 37" E by and along said Figura, a distance of 200.12 feet to a #6 rebar found with a plastic cap stamped PLS1234 in the southwesterly corner of lands now or formerly of Robert and Grace Treworgy as described in a deed recorded in Book 4532, Page 35;

Thence continuing S 55° 32' 37" E by and along said Treworgy, a distance of 97.98 feet to a #6 rebar found with a plastic cap stamped PLS1234;

Thence continuing S 55° 32' 37" E by and along said Treworgy, a distance of 20 feet more or less to a point in the thread of Stoney Brook.

Thence southerly and westerly by and along the thread of said Stoney Brook, a distance of 1055' more or less to a point in the northeasterly line of land now or formerly of John and Charity Runden as described in a deed recorded in Book 6817, Page 280;



N O T

N O T

The above described lot is a portion of the premises described in a deed from Ruth G. Stearns to The Stearns Family Limited Partnership, dated December 31, 1996 and recorded at the Penobscot Registry of Deeds in Volume 6300, Page 23.

Bearings referenced herein are calculated for a traverse oriented to Grid North of the Maine State Coordinate System (East Zone). Said coordinate system is referenced to the North American Datum of 1983 (NAD 83). The above described parcel is based on a survey by PLISGA & DAY, Land Surveyors for Briggs and Stearns, said survey is dated January 23, 2003 and is further identified as Project No. 02217.

IN WITNESS WHEREOF, The Stearns Family Limited Partnership has caused this instrument to be executed, under seal, by its duly authorized representative this 22nd day of October, 2017.

Witness:



C O P Y

THE STEARNS FAMILY LIMITED PARTNERSHIP



By: Paul A. Stearns  
Its: General Partner

STATE OF MAINE

Penobscot, ss.

October 22, 2017

Personally appeared the above named Paul A. Stearns, General Partner of The Stearns Family Limited Partnership, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited partnership.

Before me,   
Signature of Notary Public/Attorney-at-law

Print name: Paul R Brown

Maine Real Estate  
Transfer Tax Paid

Susan F. Bulay, Register  
Penobscot County, Maine

# **CAPACITY OF THE APPLICANT**



Rocky Street  
P.O. Box 1666  
Blue Hill, ME 04614  
Phone: 207.374.3233 Ext: 3802  
Fax: 207.374.5974  
Email: [Matthew.Mattson@thefirst.com](mailto:Matthew.Mattson@thefirst.com)

January 23, 2018

City of Hampden  
106 Western Ave.  
Hampden, ME 04444

To Whom It May Concern:

I am writing to confirm that Mr. Claustin "Chuck" Lawrence is an extremely valued customer of First National Bank. Mr. Lawrence has a very large relationship with our Bank and has a proven history of excellent credit. The Tradewinds brand has been successful time and time again. Mr. Lawrence absolutely has the financial means to complete a project of this scope. If you have any questions please feel free to give me a call at (207) 374-2389.

Sincerely,

Matthew Mattson  
Vice President

# TAX MAP



# Tax Map - 98 Coldbrook Road

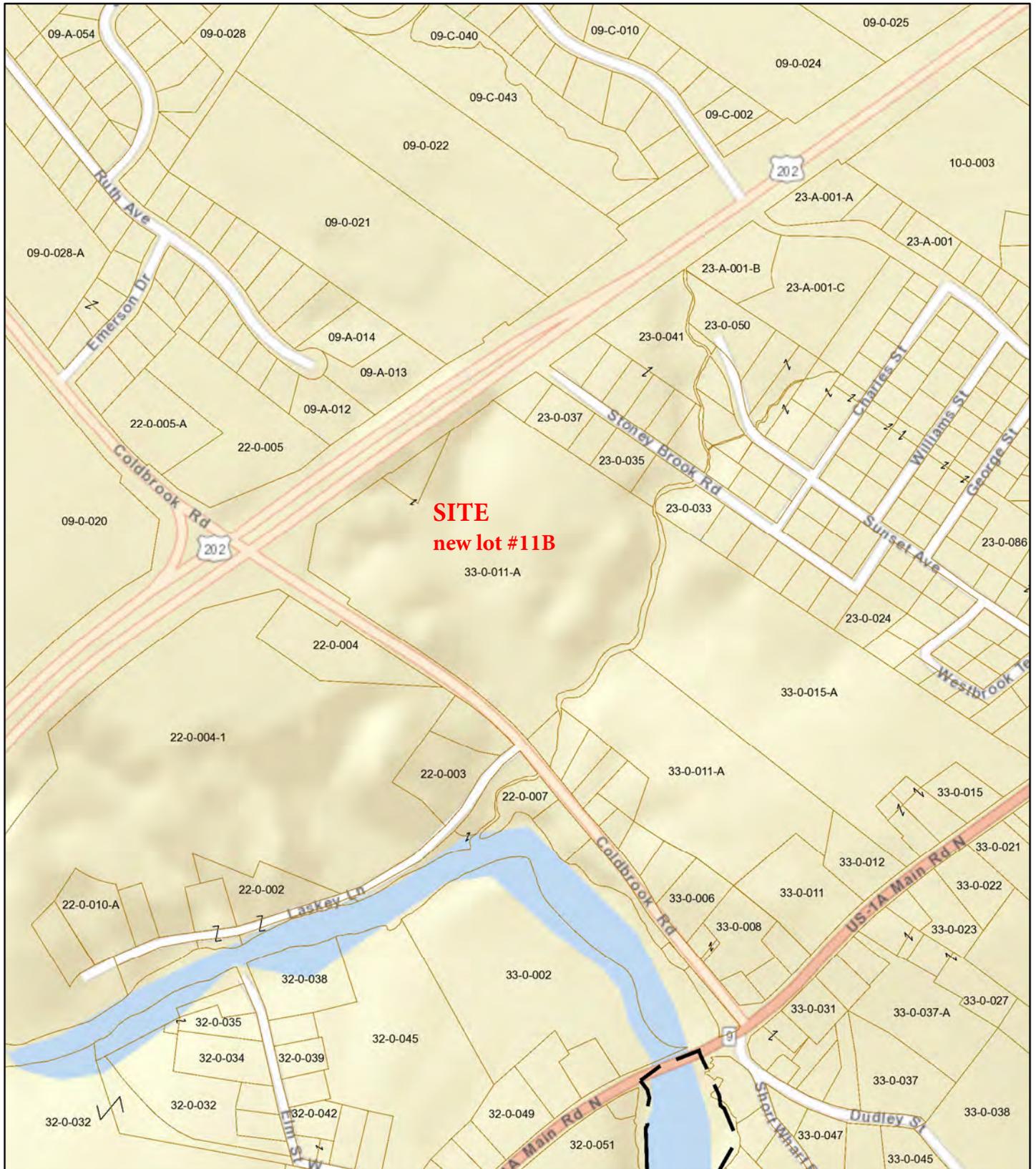
Hampden, ME



January 25, 2018

1 inch = 537 Feet

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

# USGS MAP



# USGS Map - 98 Coldbrook Road

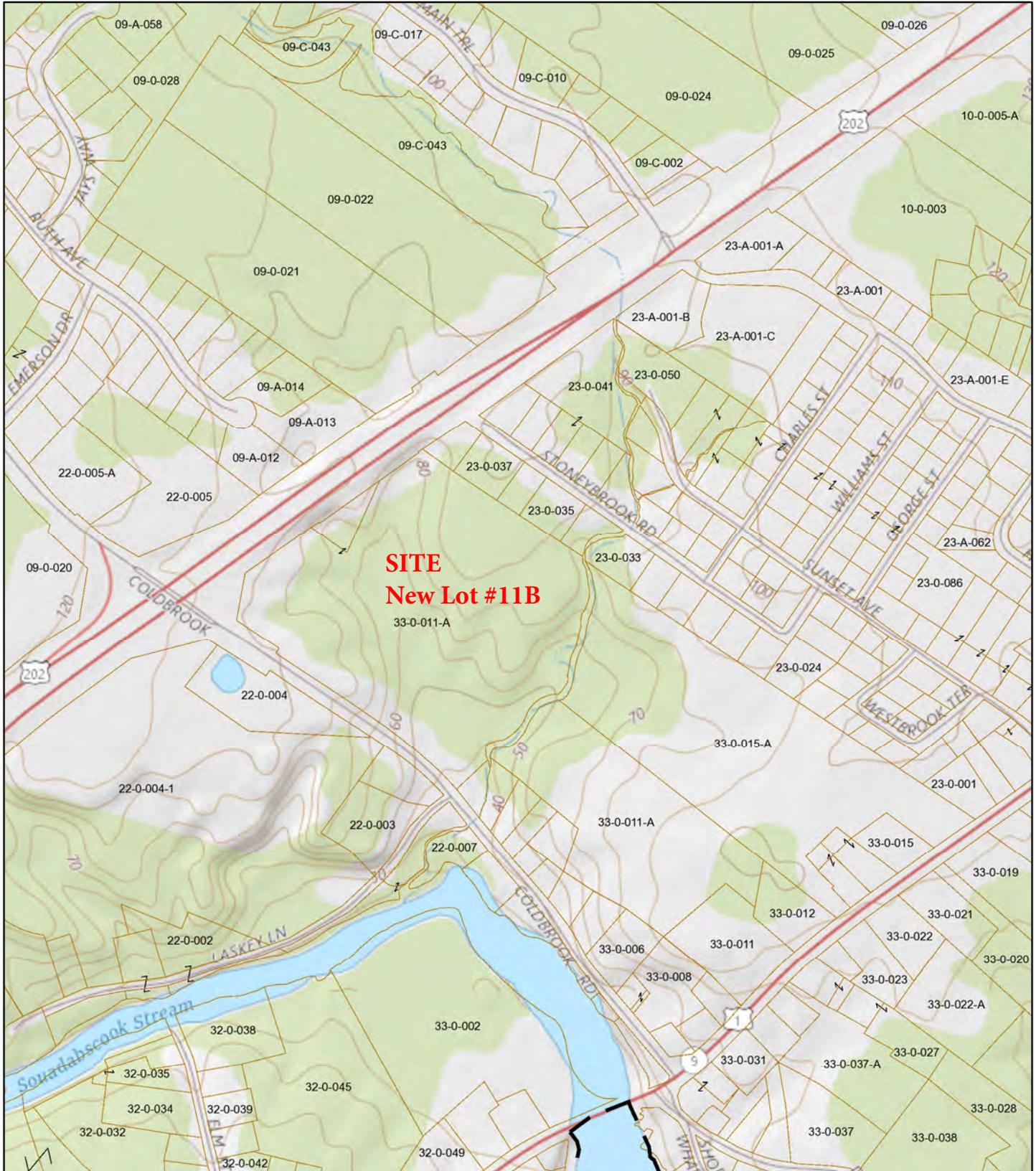
Hampden, ME



January 25, 2018

1 inch = 537 Feet

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# **ABUTTERS**



# Abutters - Tradewinds

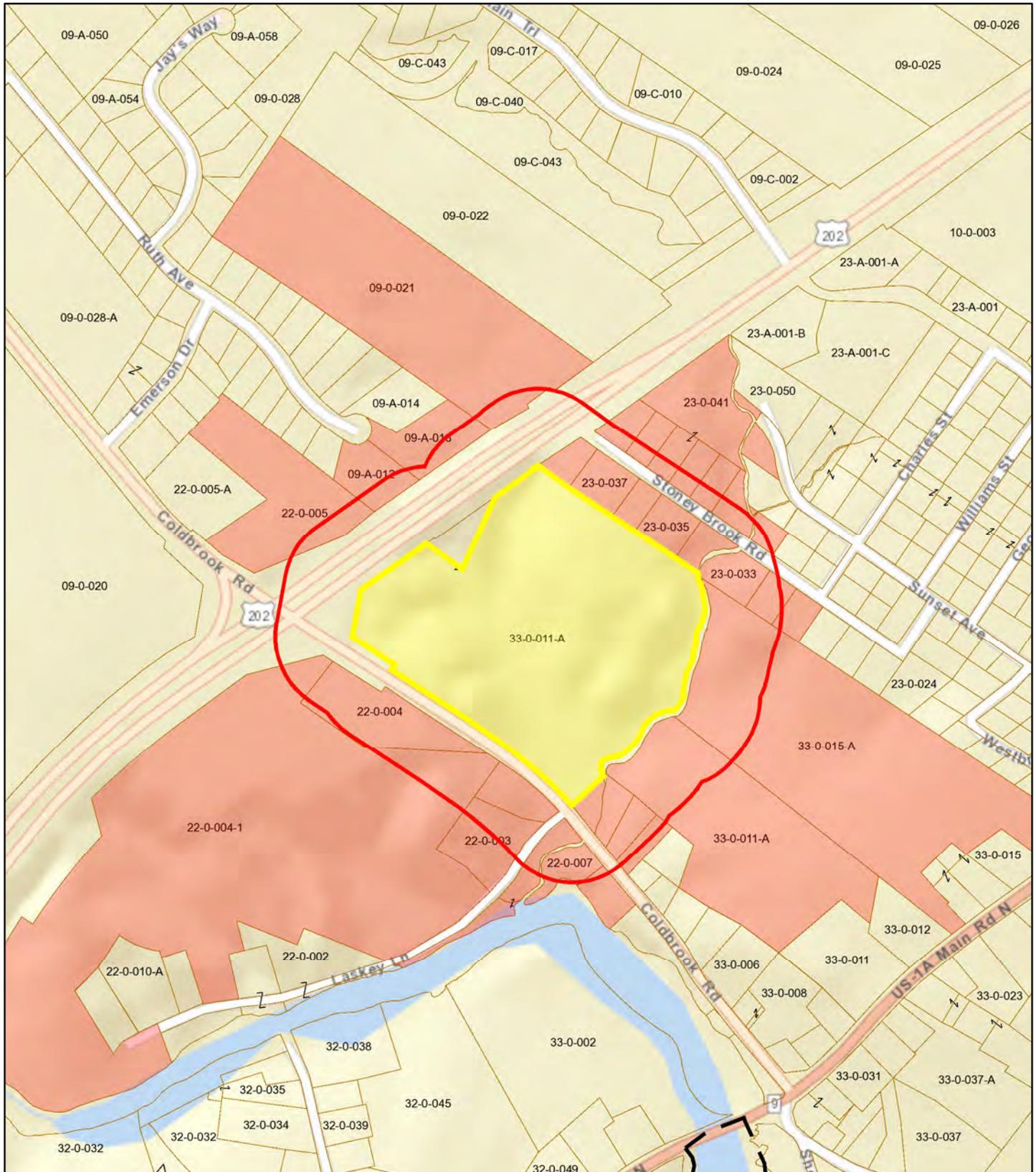
Hampden, ME



January 24, 2018

1 inch = 537 Feet

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# 300 foot Abutters List Report

Hampden, ME  
January 24, 2018

## Subject Property:

Parcel Number: 33-0-011-A  
CAMA Number: 33-0-011-A  
Property Address: MAIN RD NO (1)

Mailing Address: STEARNS FAMILY LMTD PARTNERSHIP  
C/O LINDA STEARNS 18 THIRD STREET  
BANGOR, ME 04401

---

## Abutters:

Parcel Number: 09-0-021  
CAMA Number: 09-0-021  
Property Address: RT 202 (1)

Mailing Address: BECK, ANN B LIVING TRUST, ET ALS  
P O BOX 235  
OAKLAND, ME 04963

Parcel Number: 09-A-012  
CAMA Number: 09-A-012  
Property Address: 7 RUTH AVE (1)

Mailing Address: GROSHON, DANIEL F  
7 RUTH AVENUE  
HAMPDEN, ME 04444

Parcel Number: 09-A-013  
CAMA Number: 09-A-013  
Property Address: 2 RUTH AVE (1)

Mailing Address: FICKETT, BURNARD A  
2 RUTH AVENUE  
HAMPDEN, ME 04444

Parcel Number: 22-0-003  
CAMA Number: 22-0-003  
Property Address: 10 LASKEY LN (1)

Mailing Address: WHITE, PETER  
10 LASKEY LANE  
HAMPDEN, ME 04444

Parcel Number: 22-0-003  
CAMA Number: 22-0-003  
Property Address: 10 LASKEY LN (2)

Mailing Address: WHITE, PETER  
10 LASKEY LANE  
HAMPDEN, ME 04444

Parcel Number: 22-0-003-A  
CAMA Number: 22-0-003-A  
Property Address: 75 COLDBROOK RD (1)

Mailing Address: HERR, JUNE A  
75 COLDBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 22-0-004  
CAMA Number: 22-0-004  
Property Address: 91 COLDBROOK RD (1)

Mailing Address: HALL, ALBERT IV  
64 WEST EVERGREEN LANE  
SWANVILLE, ME 04915

Parcel Number: 22-0-004-1  
CAMA Number: 22-0-004-1  
Property Address: 101 COLDBROOK RD (1)

Mailing Address: HUGHES BROTHERS INC  
719 MAIN ROAD NORTH  
HAMPDEN, ME 04444

Parcel Number: 22-0-004-1  
CAMA Number: 22-0-004-1  
Property Address: 101 COLDBROOK RD (2)

Mailing Address: HUGHES BROTHERS INC  
719 MAIN ROAD NORTH  
HAMPDEN, ME 04444

Parcel Number: 22-0-005  
CAMA Number: 22-0-005  
Property Address: 116 COLDBROOK RD (1)

Mailing Address: CRAWFORD, EUGENE L JR  
128 COLDBROOK ROAD  
HAMPDEN, ME 04444



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# 300 foot Abutters List Report

Hampden, ME  
January 24, 2018

Parcel Number: 22-0-007  
CAMA Number: 22-0-007  
Property Address: 47 COLDBROOK RD (1)

Mailing Address: SCHNEDLER, JENNY L  
41 COLDBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 22-0-008  
CAMA Number: 22-0-008  
Property Address: 51 COLDBROOK RD (1)

Mailing Address: MERRILL, RORY A  
51 COLDBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 23-0-031  
CAMA Number: 23-0-031  
Property Address: 17 STONEYBROOK RD (1)

Mailing Address: GILLETTE, JANE C LIFE ESTATE  
C/O GILLETTE, JANE C 17  
STONEYBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 23-0-032  
CAMA Number: 23-0-032  
Property Address: 23 STONEYBROOK RD (1)

Mailing Address: MCLAUGHLIN, BROOKE E  
23 STONEYBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 23-0-033  
CAMA Number: 23-0-033  
Property Address: 27 STONEYBROOK RD (1)

Mailing Address: TREWORGY, ROBERT C  
27 STONEYBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 23-0-034  
CAMA Number: 23-0-034  
Property Address: 35 STONEYBROOK RD (1)

Mailing Address: GILLEN, KATIE J  
35 STONEYBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 23-0-035  
CAMA Number: 23-0-035  
Property Address: 41 STONEYBROOK RD (1)

Mailing Address: FIGURA, THOMAS  
41 STONEYBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 23-0-036  
CAMA Number: 23-0-036  
Property Address: 47 STONEYBROOK RD (1)

Mailing Address: SOMMERS, DAVID R  
47 STONEYBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 23-0-037  
CAMA Number: 23-0-037  
Property Address: 53 STONEYBROOK RD (1)

Mailing Address: A AND L HOLDINGS LLC  
76 LASKEY LANE  
HAMPDEN, ME 04444

Parcel Number: 23-0-038  
CAMA Number: 23-0-038  
Property Address: STONEYBROOK RD (1)

Mailing Address: A AND L HOLDINGS LLC  
76 LASKEY LANE  
HAMPDEN, ME 04444

Parcel Number: 23-0-039  
CAMA Number: 23-0-039  
Property Address: 54 STONEYBROOK RD (1)

Mailing Address: BUTERA, NORMA L  
54 STONEYBROOK ROAD  
HAMPDEN, ME 04444

Parcel Number: 23-0-040  
CAMA Number: 23-0-040  
Property Address: 50 STONEYBROOK RD (1)

Mailing Address: CRAIG, JENIFER R  
50 STONEYBROOK ROAD  
HAMPDEN, ME 04444



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# 300 foot Abutters List Report

Hampden, ME  
January 24, 2018

|   |   |
|---|---|
| Parcel Number: 23-0-041<br>CAMA Number: 23-0-041<br>Property Address: 46 STONEYBROOK RD (1) | Mailing Address: TREWORGY, SHERRILL A<br>46 STONEYBROOK RD<br>HAMPDEN, ME 04444                           |
| Parcel Number: 23-0-042<br>CAMA Number: 23-0-042<br>Property Address: STONEYBROOK RD (1)    | Mailing Address: TREWORGY, SHERRILL A<br>46 STONEYBROOK ROAD<br>HAMPDEN, ME 04444                         |
| Parcel Number: 23-0-043<br>CAMA Number: 23-0-043<br>Property Address: 38 STONEYBROOK RD (1) | Mailing Address: STACEY, DANIELLE<br>38 STONEYBROOK ROAD<br>HAMPDEN, ME 04444                             |
| Parcel Number: 23-0-044<br>CAMA Number: 23-0-044<br>Property Address: 34 STONEYBROOK RD (1) | Mailing Address: CLEMENT, SUSAN P<br>34 STONEYBROOK ROAD<br>HAMPDEN, ME 04444                             |
| Parcel Number: 23-0-045<br>CAMA Number: 23-0-045<br>Property Address: 30 STONEYBROOK RD (1) | Mailing Address: THOMAS, JAMES D<br>30 STONEYBROOK ROAD<br>HAMPDEN, ME 04444                              |
| Parcel Number: 23-0-088<br>CAMA Number: 23-0-088<br>Property Address: 41 COLDBROOK RD (1)   | Mailing Address: SCHNEDLER, TODD J<br>41 COLDBROOK ROAD<br>HAMPDEN, ME 04444                              |
| Parcel Number: 23-0-089<br>CAMA Number: 23-0-089<br>Property Address: 52 COLDBROOK RD (1)   | Mailing Address: MCCORMICK, ANITA<br>52 COLDBROOK ROAD<br>HAMPDEN, ME 04444                               |
| Parcel Number: 23-0-090<br>CAMA Number: 23-0-090<br>Property Address: 48 COLDBROOK RD (1)   | Mailing Address: DOSTIE, LEONARD, JR<br>46 COLDBROOK ROAD<br>HAMPDEN, ME 04444                            |
| Parcel Number: 23-0-091<br>CAMA Number: 23-0-091<br>Property Address: 46 COLDBROOK RD (1)   | Mailing Address: DOSTIE, LEONARD JR<br>46 COLDBROOK ROAD<br>HAMPDEN, ME 04444                             |
| Parcel Number: 23-0-092<br>CAMA Number: 23-0-092<br>Property Address: 42 COLDBROOK RD (1)   | Mailing Address: GIGGEY, ANN L<br>42 COLDBROOK ROAD<br>HAMPDEN, ME 04444                                  |
| Parcel Number: 33-0-011-A<br>CAMA Number: 33-0-011-A<br>Property Address: MAIN RD NO (1)    | Mailing Address: STEARNS FAMILY LMTD PARTNERSHIP<br>C/O LINDA STEARNS 18 THIRD STREET<br>BANGOR, ME 04401 |
| Parcel Number: 33-0-015-A<br>CAMA Number: 33-0-015-A<br>Property Address: MAIN RD NO (1)    | Mailing Address: BRIGGS, ROBERT S<br>5023 SNUBBER DRIVE #70<br>CARRABASSETT VALLEY, ME 04947              |



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## **UTILITIES**

Electrical service will be from Coldbrook Road, while both water and sewer service is available near the middle of the site, within a utility easement running diagonally through the parcel.

# Hampden Water District



Tel: (207) 862-3490  
Fax: (207) 862-3595  
[www.hampdenwaterdistrict.org](http://www.hampdenwaterdistrict.org)

P.O. Box 218  
Hampden, ME 04444-0218

1/24/2018

Carpenter Associates  
Randy Bragg P.E.  
687 Stillwater Ave.  
Old Town, ME 04468

Re: Tradewinds Convenience Store- Hampden - Coldbrook Rd.

Dear Mr. Bragg,

The Hampden Water District has reviewed the site plan submitted for the proposed Tradewinds Convenience Store and we do have the capacity to serve this facility.

We currently have an 8" Ductile Iron water main in close proximity to the area in a wooded area just north of the site.

If a water main (4" or bigger) is to be installed we would like means to flush this for annual maintenance.

Inspection of this installation will be necessary and final approval of installation will be required by the District.

Please let us know if we can assist in any way.

Sincerely,

A handwritten signature in black ink, appearing to read "Jamie Holyoke".

Jamie Holyoke  
Superintendent  
Hampden Water District

Cc: Karen Cullen, Town Planner, Town of Hampden



**TOWN OF HAMPDEN**  
**DEPARTMENT OF PUBLIC WORKS**

106 WESTERN AVE.  
HAMPDEN, ME 04444  
TEL 862-3337 FAX 862-5067

January 25, 2018

To: Randy Bragg (on behalf of Southstreet Development Company, LLC)  
From: Sean Currier  
Subject: Proposed Convenience Store-Intersection of Coldbrook / Rt202

Randy, This letter is to inform you that the public sewer found in the easement located on the parcel in question (Map 033, Lot11B) has sufficient capacity to accept the proposed sewer discharge volume of 300 gallons per day as stated in request dated January 23, 2018.

Respectfully,

A handwritten signature in black ink, appearing to read "S Currier".

Sean Currier, PWD

# STORMWATER NARRATIVE

The developed portion of the site has been designed to collect runoff from impervious and nonimpervious areas above the underdrained soil filters proposed to treat the runoff. The required calculated CV treatment capacity is 4,777 cf, while 5,860 cf is proposed, a 23% excess capacity. All vegetation below the USF top berm will be allowed to regrow to its natural condition. Four small, slender USF perimeter the lower side of the development. Each USF is shallow, no more than 1.5' deep and will outlet with a solid section of pipe to level spreader.

## Area 1

|         |           |
|---------|-----------|
| IMP     | 21,475 sf |
| Non IMP | 6,406 sf  |

$21475 \times 1/12 + 6406 \times 0.4/12 = 2003 \text{ cf TREATMENT } 100 \% \text{ IMP} \pm \text{ (Est. 1.5' depth)}$

## Area 2

|         |          |
|---------|----------|
| IMP     | 6,791 sf |
| Non IMP | 4,005 sf |

$6791 \times 1/12 + 4005 \times 0.4/12 = 700 \text{ cf TREATMENT } 100\% \text{ IMP} \pm \text{ (Est. 1.0' depth)}$

## Area 3

|         |          |
|---------|----------|
| IMP     | 5,937 sf |
| Non IMP | 2,537 sf |

$5937 \times 1/12 + 2537 \times 0.4/12 = 580 \text{ cf TREATMENT } 100\% \text{ IMP} \pm \text{ (Est. 1.0' depth)}$

## Area 4

|         |           |
|---------|-----------|
| IMP     | 16,746 sf |
| Non IMP | 2,945 sf  |

$16746 \times 1/12 + 2945 \times 0.4/12 = 1494 \text{ cf TREATMENT } 100\% \text{ IMP} \pm \text{ (Est. 1.5' depth)}$

Nearly 100% of all new impervious and gross area to the USF will be captured and treated. All vegetation below top of USF berm will be allowed to naturally revegetate. All USF's are less than 3,000 sf and have a maximum depth of 1.5'. No negative impact is anticipated to neighboring properties.

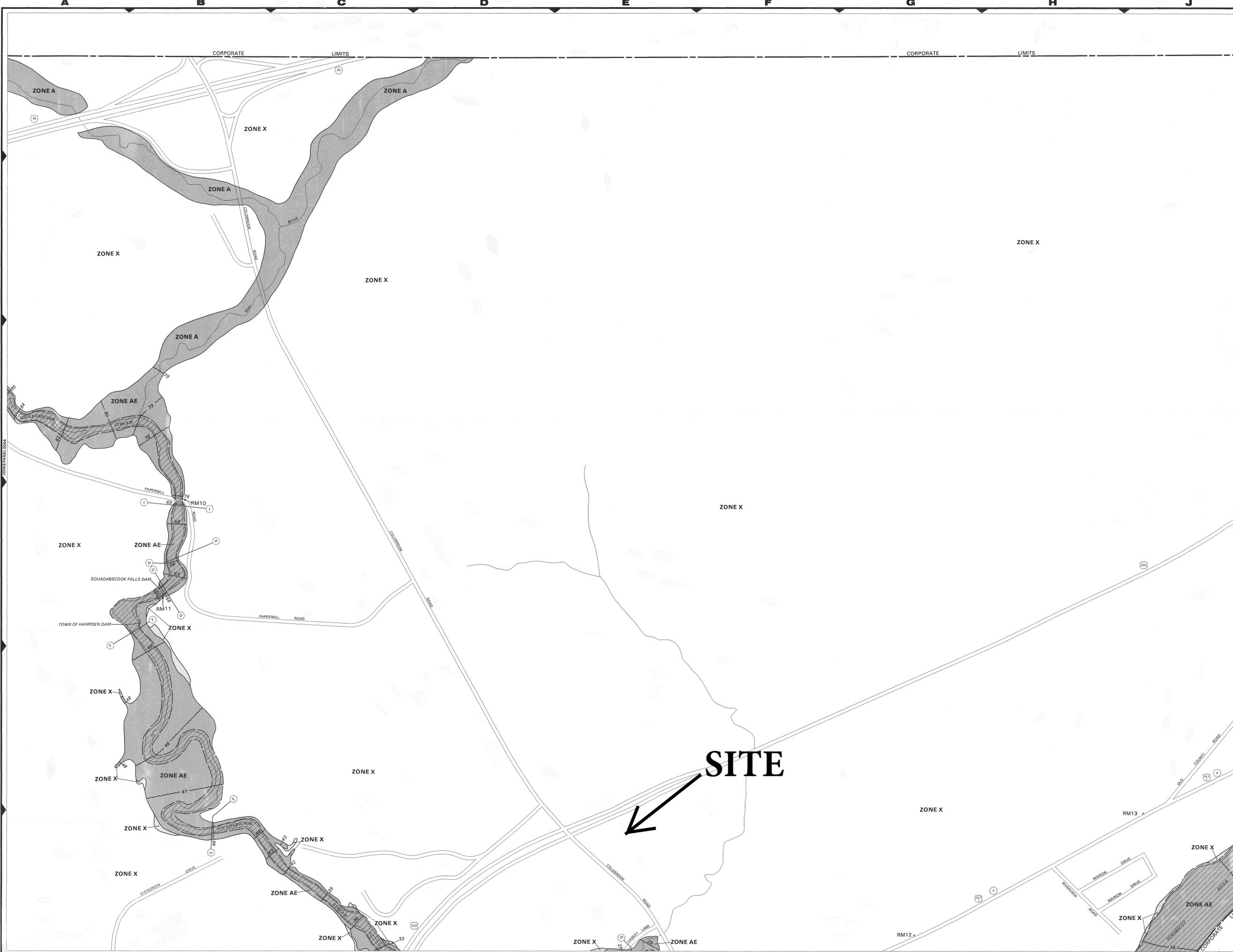
The total disturbed area for the project is 1.8± acres. Both a DEP Stormwater Permit application and a Tier 1 NRPA application have been submitted, and a copy supplied with this package. We have received approval for the NRPA permit. We have also developed a model and calculated the peak runoff for pre and post development conditions for the 2, 10 & 25 year storm events for Hampden. Below is a table that shows that in each case, the peak post development flows are easily controlled below peak pre development flows. The underdrain soil filters (USF's) easily controlled quantity runoff as well as treatment quality. We therefore do not expect negative impacts due to stormwater runoff.

**Peak Runoff Values (cfs)**

|      | 2    | 10   | 25   |
|------|------|------|------|
| PRE  | 2.70 | 5.02 | 6.20 |
| POST | 1.20 | 1.20 | 1.20 |

A HydroCad Report has been submitted for review.

**FEMA MAP**  
**PANEL 230168 0020B**



**LEGEND**

- SPECIAL FLOOD HAZARD AREAS INUNDED BY 100-YEAR FLOOD**
- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
- ZONE AD** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of littoral fan flooding, velocities also determined.
- ZONE A99** To be protected from 100-year flood by Federal flood protection system under construction; no base elevations determined.
- ZONE V** Coastal flood with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood with velocity hazard (wave action); base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE**
- OTHER FLOOD AREAS**
- ZONE X** Areas of 500-year flood; areas of 100-year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 100-year flood.
- OTHER AREAS**
- ZONE X** Areas determined to be outside 500-year flood plain.
- ZONE D** Areas in which flood hazards are undetermined.
- Flood Boundary
- Floodway Boundary
- Zone D Boundary
- Boundary Dividing Special Flood Hazard Zones, and Boundary Dividing Area of Different Coastal Base Flood Elevations Within Special Flood Hazard Zones.
- Base Flood Elevation Line; Elevation in Feet\*
- Cross Section Line
- Base Flood Elevation in Feet Where Uniform Within Zone\*
- Elevation Reference Mark

\*Referenced to the National Geodetic Vertical Datum of 1929

**NOTES**

This map is for use in administering the National Flood Insurance Program; it does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size or all planimetric features outside special flood hazard areas. The coastal flooding elevations shown may differ significantly from those developed by the National Weather Service for hurricane evacuation planning.

Certain areas not in Special Flood Hazard Areas may be protected by flood control structures.

Boundaries of the floodways were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the Federal Emergency Management Agency.

Floodway widths in some areas may be too narrow to show to scale. Floodway widths are provided in the Flood Insurance Study Report.

Elevation reference marks are described in the Flood Insurance Study Report.

Coastal base flood elevations apply only landward of 0.0 NGVD.

Coastal base flood elevations shown on this map include the effects of wave action.

For adjoining map panels see separately printed Map Index.

**MAP REPOSITORY**  
Code Enforcement Office, Town Office Building, 106 Main Road South, Hampden, Maine, 04444 (Maps available for reference only, not for distribution).

**INITIAL IDENTIFICATION:**  
NOVEMBER 8, 1974.

**FLOOD HAZARD BOUNDARY MAP REVISIONS:**  
AUGUST 13, 1976

**FLOOD INSURANCE RATE MAP EFFECTIVE:**  
SEPTEMBER 4, 1987

**FLOOD INSURANCE RATE MAP REVISIONS:**

Refer to Flood Insurance Rate Map Effective date shown below to determine when actuarial rates apply to structures in zones where elevations or depths have been established.  
To determine if flood insurance is available, contact an insurance agent or call the National Flood Insurance Program at (800) 638-6620.



**SITE**

**NATIONAL FLOOD INSURANCE PROGRAM**

**FIRM FLOOD INSURANCE RATE MAP**

**TOWN OF HAMPDEN, MAINE**  
**PENOBSCOT COUNTY**

PANEL 8 OF 25  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

PANEL LOCATION

**COMMUNITY-PANEL NUMBER**  
230168 0008 B

**EFFECTIVE DATE:**  
SEPTEMBER 4, 1987

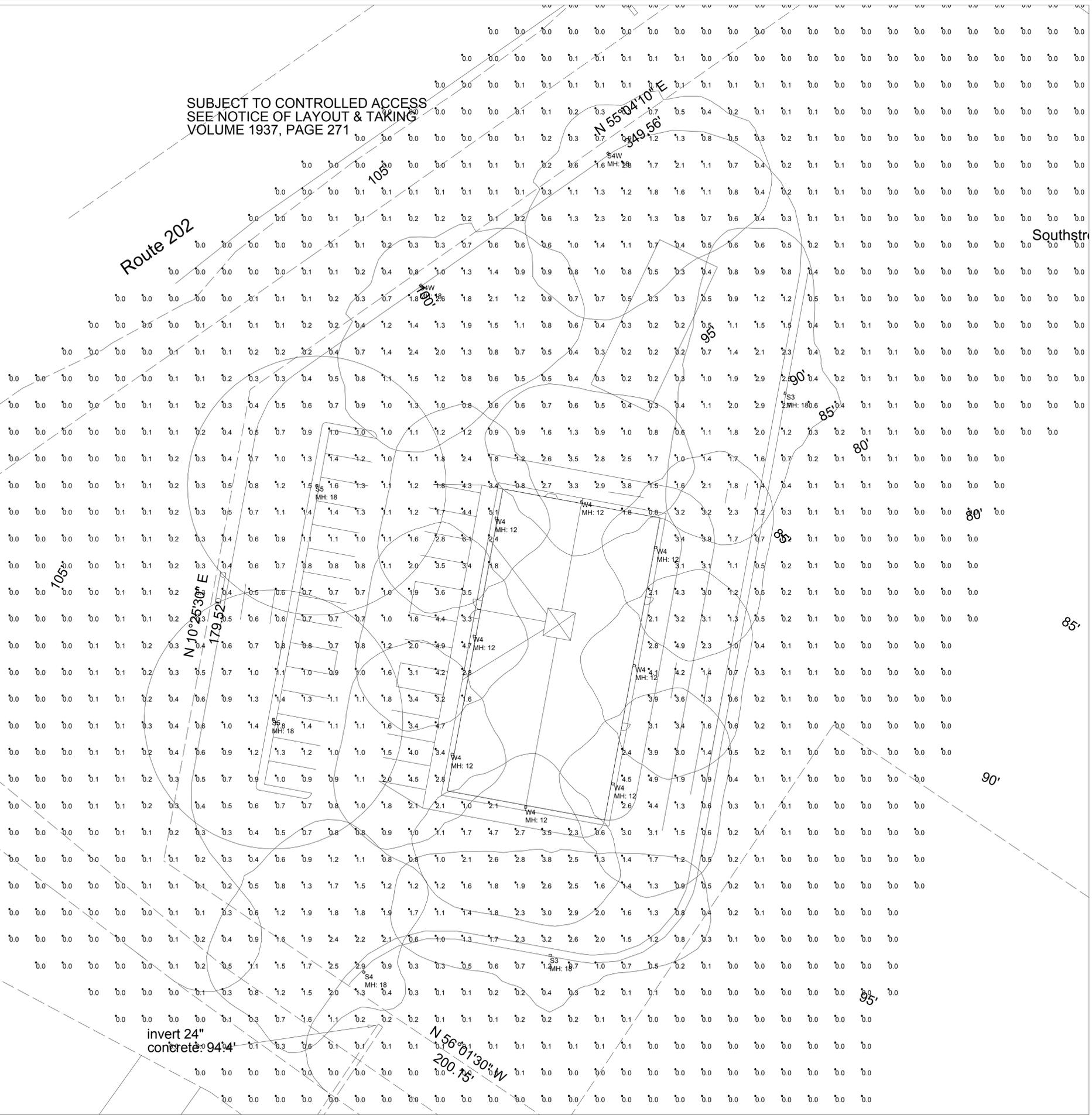
**230168**

Federal Emergency Management Agency

# **EXTERIOR LIGHTING**

A few pole mounted lights will provide for safe traffic movement during dark hours as well as serve as security lighting. A few building mounted, wall pack style lights will safely light the entrances and exits. All fixtures will be cutoff style. The Lighting Plan provided shows the proposed footcandle levels and includes the input from the building mounted lights. A small scale focal pattern with further information is also attached.

SUBJECT TO CONTROLLED ACCESS  
SEE NOTICE OF LAYOUT & TAKING  
VOLUME 1937, PAGE 271



- NOTES:
- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
  - 2) CALCULATIONS MAY or MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
  - 3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
  - 4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
  - 5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
  - 6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
  - 7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.

| Label | Avg  | Max | Min | Avg/Min | Max/Min |
|-------|------|-----|-----|---------|---------|
| site  | 0.38 | 6.1 | 0.0 | N.A.    | N.A.    |

| Type | Symbol | Qty | Lum. Lumens | LLF   | Lum. Watts | Description          |
|------|--------|-----|-------------|-------|------------|----------------------|
| S4   | □      | 1   | 6688        | 0.900 | 66.6674    | VPS-36L-65-3K7-4-UNV |
| S3   | □      | 2   | 6802        | 0.900 | 65         | VPS-36L-65-3K7-3     |
| S4W  | □      | 2   | 6696        | 0.900 | 65         | VPS-36L-65-3K7-4W    |
| S5   | □      | 2   | 6681        | 0.900 | 65         | VPS-36L-65-3K7-5W    |
| W4   | □      | 8   | 6210        | 0.900 | 57.9       | TRV-24L-55-4K7-4W    |

PLAN VIEW

TRADEWINDS  
HAMPDEN, ME  
SITE LIGHTING LAYOUT

GENERATED FOR:  
CARPENTER  
ASSOCIATES

SCALE: NOT TO SCALE

DATE: 2/19/2018

Page 1 of 1

GENERATED BY: SWANEY LIGHTING, SCARBOROUGH ME - 207-883-7100 - swaneylighting.com

site 37169 - 1-25-18.AGI

NOTICE: THIS DRAWING IS THE EXCLUSIVE PROPERTY OF SWANEY LIGHTING ASSOCIATES. CONFIDENTIAL. THIS DRAWING IS TO BE USED FOR NO PURPOSE OTHER THAN AS DETAILED INFORMATION CONCERNING THE OPERATION OF UNITS INDICATED. THIS DRAWING IS TO BE AS EXPRESSLY AUTHORIZED BY SWANEY LIGHTING ASSOCIATES. NO COPIES, EXCEPT AS EXPRESSLY AUTHORIZED BY SWANEY LIGHTING ASSOCIATES, ARE TO BE MADE. THE INTENT OF THIS LIGHTING LAYOUT IS TO SUGGEST THE BEST UTILIZATION OF FIXTURES. PERFORMANCE SHOWN IN THIS FILE IS NOT THE RESPONSIBILITY OF THE MANUFACTURER. ITS USE FOR ANY OTHER PURPOSE IS NOT AUTHORIZED BY SWANEY LIGHTING ASSOCIATES.

# VIPER S

OPTICS

## STRIKE

SMALL VIPER LUMINAIRE

|       |      |
|-------|------|
| Cat.# |      |
| Job   | Type |



Approvals

### SPECIFICATIONS

#### Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

#### Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion testing requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

#### Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is  $\geq .90$  at full load.
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections.
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

#### Controls/Options:

- Available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage to factory preset level, reducing the light level accordingly. When motion is detected by the PIR sensor, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from standard configuration.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see [www.beaconproducts.com/products/energeni](http://www.beaconproducts.com/products/energeni)).
- In addition, Viper can be specified with SiteSync™ wireless control system for reduction in energy and maintenance costs while optimizing light quality 24/7. For more details, see ordering information or visit: [www.hubbellighting.com/sitesync](http://www.hubbellighting.com/sitesync)

#### Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

#### Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

#### Certifications/Ratings:

- DesignLights Consortium (DLC) qualified, consult DLC website for more details: <http://www.designlights.org/QPL>
- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/vipersmall>

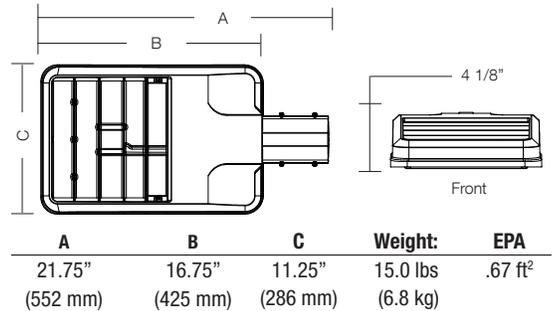
#### Warranty:

Five year limited warranty for more information visit: [www.hubbellighting.com/resources/warranty](http://www.hubbellighting.com/resources/warranty)

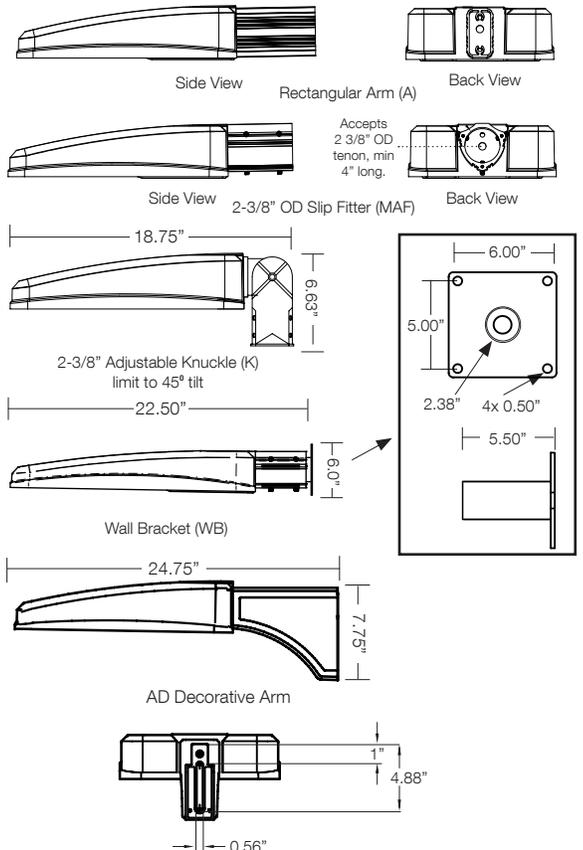
### PRODUCT IMAGE(S)



### DIMENSIONS



### MOUNTING OPTIONS



### CERTIFICATIONS/LISTINGS



\*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 800-345-4928  
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.  
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# TRAVERSE SERIES

SURFACE/CEILING/GARAGE

Cat.#

Job

Type



**BEACON**  
design . performance . technology

Approvals

## SPECIFICATIONS

### Intended Use:

The Traverse luminaire is a wall surface mounted luminaire with a field replaceable LED light engine & optical bezel system. Internal components are totally enclosed in rain-tight and corrosion-resistant die cast aluminum housing. The TRV Luminaire is suitable for wet locations when ordered as a downlight.

### Construction:

- Traverse luminaire consists of a die cast aluminum two-piece housing.
- Die cast main (thermal) housing provides direct heat exchange between the LED light engine and the cool outdoor.
- LED drivers are thermally isolated from the main housing, mechanically attached and heat sunk to the rear housing.
- Shape of the main housing is designed to prevent debris accumulation and as a bird nesting deterrent. The back and main housings are designed to hinge open for easy mounting and easy access.

### LED/Optics:

- Optical one piece cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- A die cut silicone foam gasket ensures a weather-proof seal around each individual LED.
- Optics are held in place without the use of adhesives.
- Cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

### Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV, 347/480V).
- Dimming drivers are standard, but must contact factory to request wiring leads for purpose of external dimming controls.
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600 VAC at 50°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Surge protection - 20kA.

### Controls/Options:

- Traverse is available with an optional passive infrared (PIR) motion sensor capable of detecting motion 360° around the luminaire. When no motion is detected for the specified time, the Motion Response system reduces the wattage down to a factory preset level, reducing light level accordingly. When motion is detected, the luminaire returns to full wattage and full light output. Please contact Beacon Products if project requirements vary from the standard configurations.
- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see Energeni product page for more details [www.beaconproducts.com/products/energeni](http://www.beaconproducts.com/products/energeni)).

- In addition, Traverse can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit for more details: [www.hubbell-automation.com/products/sitesync/](http://www.hubbell-automation.com/products/sitesync/)

### Installation:

- Rear housing (back plate) is designed with various bolt patterns for direct wall mounting or mounting to a recessed junction box.
- Rear housing has three integral 3/4" NPT power feed locations (bottom and each side) for surface mounted conduit applications.
- After mounting the rear housing to the wall or junction box, the main housing is designed to attach and hinge closed after connecting the male and female quick connectors.
- Mounting design permits a simple retrofit to existing wall luminaires that utilize or recessed junction boxes.

### Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

### Listings:

- The luminaire shall bear a CSA label and be marked suitable for damp locations (standard).
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/traverse>

### Warranty:

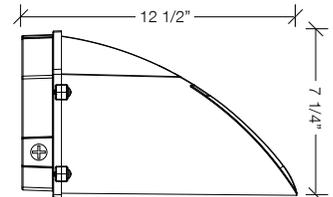
Five year limited warranty for more information visit: [www.hubbellighting.com/resources/warranty](http://www.hubbellighting.com/resources/warranty)

## PRODUCT IMAGE(S)

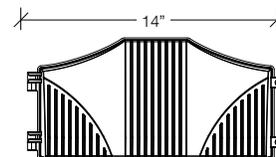


Shown with SiteSync™

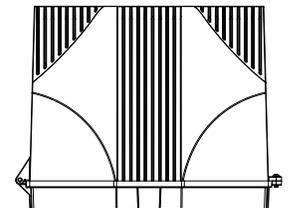
## DIMENSIONS



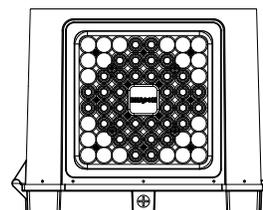
Side View



Front View



Top View



Bottom View

## CERTIFICATIONS/LISTINGS



\*3000K and warmer CCTs only



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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

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**HUBBELL**  
Lighting

# **SIGN**

Refer to attached Drawing Details. The lighted sign shall adhere to Hampden ordinance and final design will be provided to Code Enforcement Officer prior to construction.

# TRAFFIC

The project is located near the intersection of Route 202 and Coldbrook Road in Hampden, Maine. The small convenience store includes an island with three gas pumps. The anticipated trip generation of the proposed mixed use facility is greater than 100 trip ends during a peak hour. Therefore, the project will require a MaineDOT Traffic Movement Permit (TMP). The MaineDOT TMP process, including an open scoping meeting, requires that the applicant keep the municipality included and receive copies of all submitted material. Any mitigation associated with the TMP process as a part of their permit will be required prior to, or soon after, occupancy.

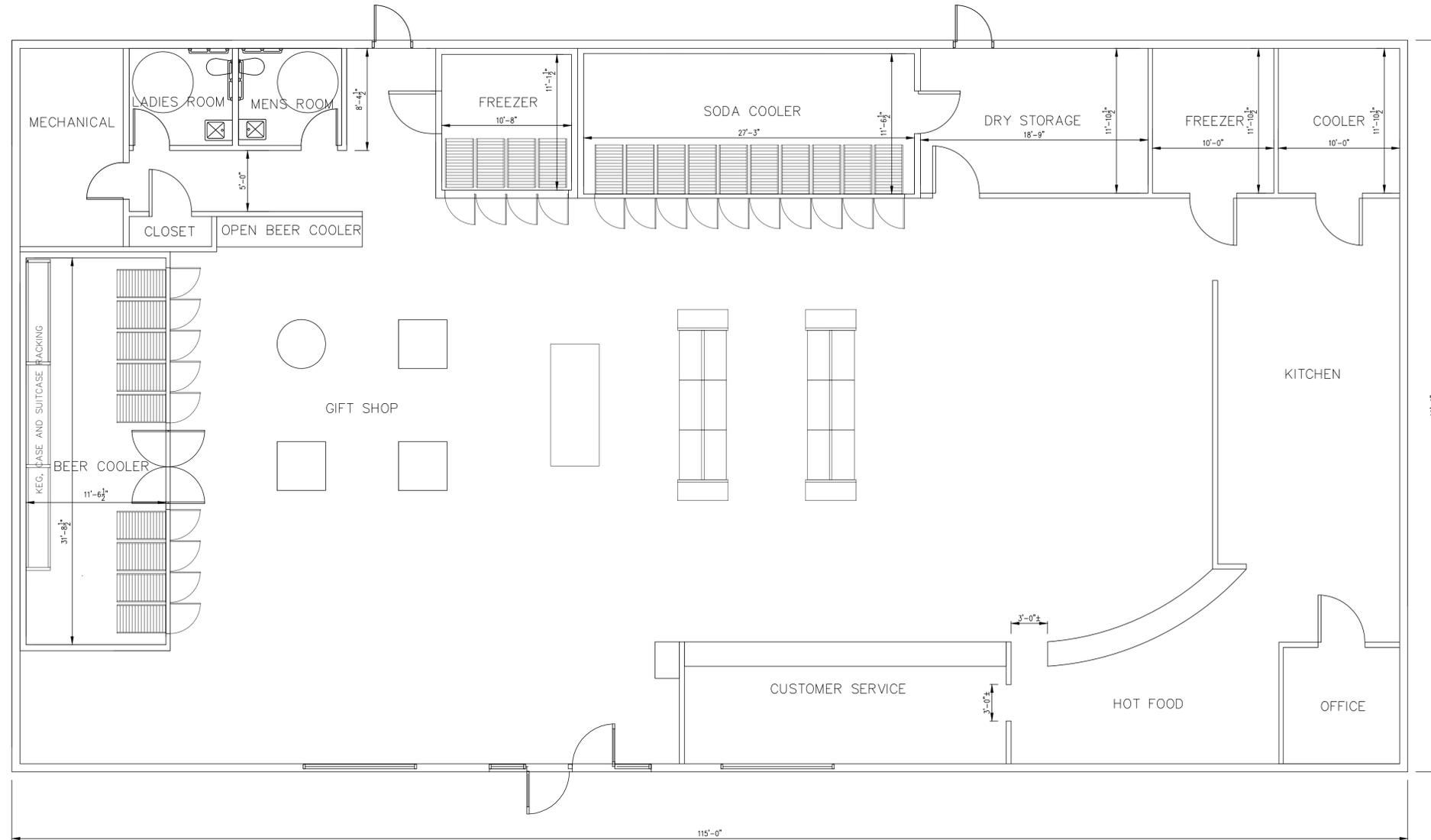
# **PROPOSED FLOOR PLAN & EXTERIOR ELEVATIONS**

**GENERAL NOTES:**

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD.



**CARPENTER ASSOCIATES**  
 CONSULTING ENGINEERS  
 687 STILLWATER AVENUE • OLD TOWN • MAINE 04468



**FLOOR PLAN**  
 SCALE: 3/16"=1'-0"

| REVISIONS |  | DATE | BY | DESCRIPTION |
|-----------|--|------|----|-------------|
| NO.       |  |      |    |             |
|           |  |      |    |             |
|           |  |      |    |             |
|           |  |      |    |             |

SOUTHSTREET DEVELOPMENT  
**TRADEWINDS**  
 HAMPDEN, MAINE  
**FLOOR PLAN**

Drawn: AT/JE  
 Checked: RB  
 Scale: AS NOTED  
 Date: 11-09-2017  
 Project No:  
 17073  
 Sheet Number:

**FOR REVIEW**  
 03-05-2018

**1**



**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS  
687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

| NO. | DATE | BY | DESCRIPTION |
|-----|------|----|-------------|
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |
|     |      |    |             |

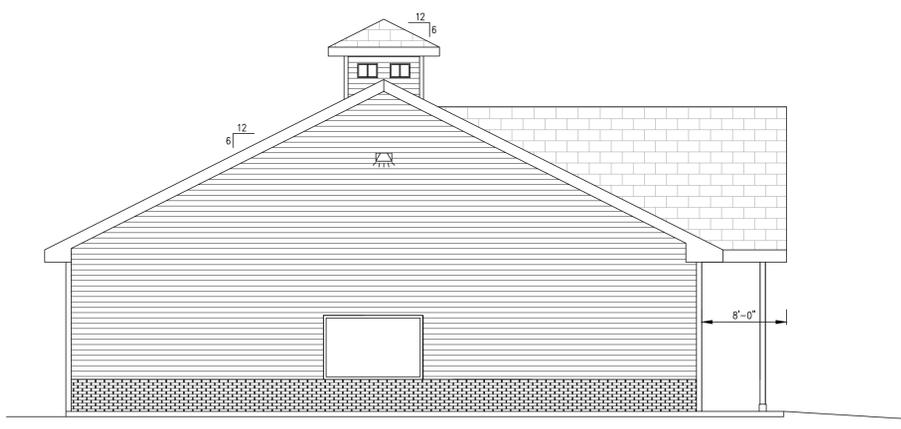
SOUTHSTREET DEVELOPMENT  
**TRADEWINDS**  
COLDBROOK ROAD HAMPDEN, MAINE  
EXTERIOR ELEVATIONS

Drawn: AT  
Checked: RB  
Scale: AS NOTED  
Date: 02-20-2018  
Project No:  
17073  
Sheet Number:

**2**

FOR REVIEW  
03-05-2018

Mar 05, 2018 - 1:39pm  
H:\Projects\2017\17073 Chuck Lawrence Tradewinds Hampden\CA-Drawings\7073 - TradewindsHampden.dwg Jonch



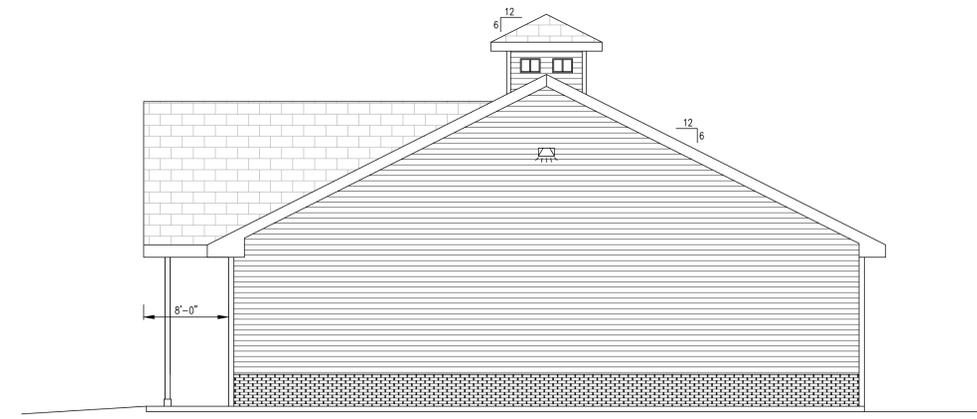
**LEFT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"



**FRONT ELEVATION**  
SCALE: 1/8"=1'-0"



**REAR ELEVATION**  
SCALE: 1/8"=1'-0"



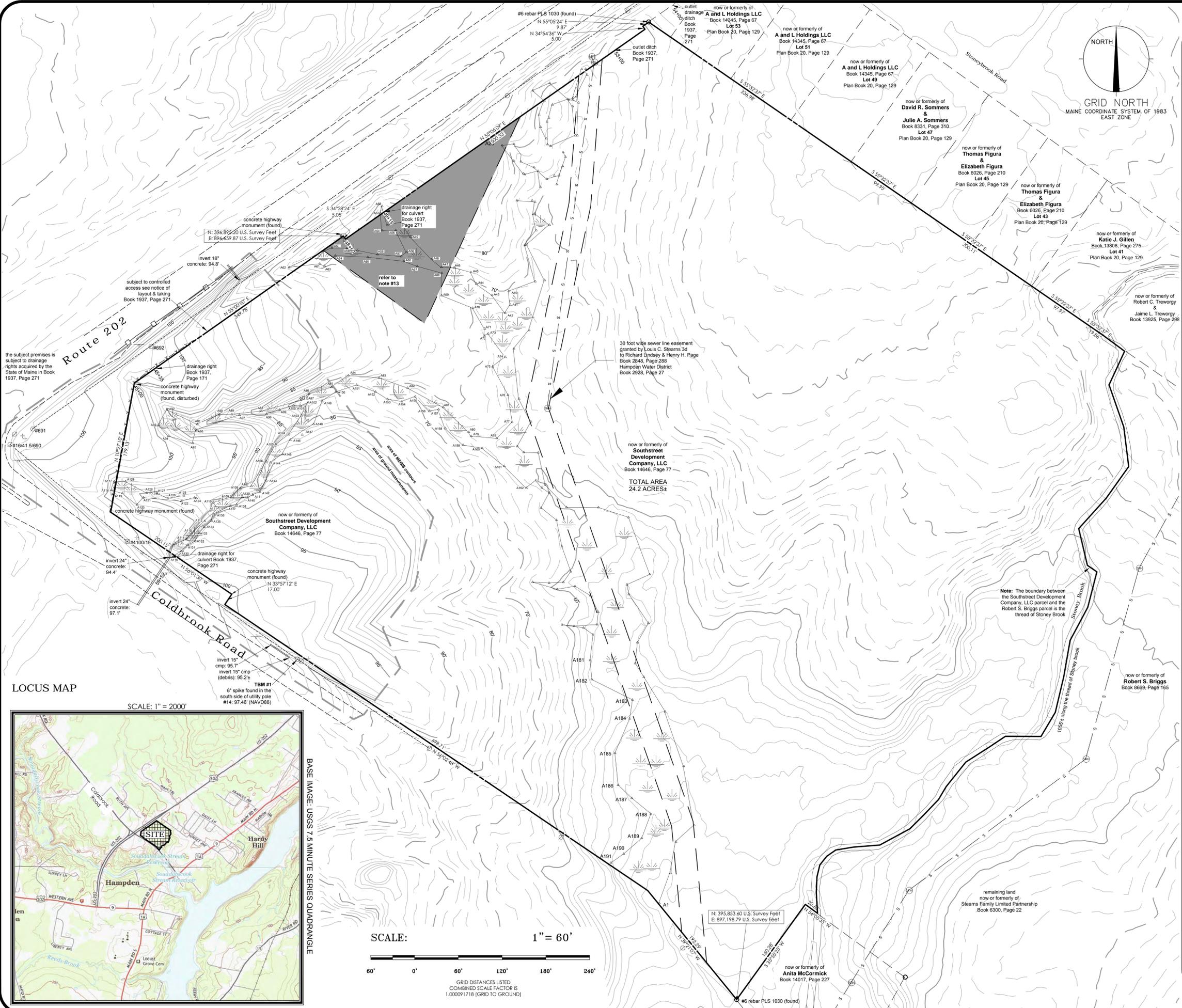
**RIGHT SIDE ELEVATION**  
SCALE: 1/8"=1'-0"

# **EXISTING CONDITIONS PLAN**



# **DRAWINGS**

|   |           |
|---|-----------|
| <b>EXISTING CONDITIONS</b>                      | <b>1</b>  |
| <b>SITE PLAN</b>                                | <b>2</b>  |
| <b>WETLAND DISTURBANCE PLAN</b>                 | <b>3</b>  |
| <b>UTILITY PLAN</b>                             | <b>4</b>  |
| <b>SITE LIGHTING PLAN</b>                       | <b>4A</b> |
| <b>SEDIMENTATION &amp; EROSION CONTROL PLAN</b> | <b>5</b>  |
| <b>STORMWATER CONTROL PLAN</b>                  | <b>6</b>  |
| <b>SITE DETAILS</b>                             | <b>7</b>  |
| <b>SITE DETAILS</b>                             | <b>8</b>  |
| <b>SITE DETAILS</b>                             | <b>9</b>  |
| <b>SITE DETAILS</b>                             | <b>10</b> |



- NOTES**
- (1) Documents referenced on this plan are recorded in Penobscot County Registry of Deeds unless otherwise noted.
  - (2) Reference is made to a survey of the Merchant property on Coldbrook road by Plisga & Day, dated July 10, 1980. This plan is not recorded.
  - (3) Reference is made to a survey of the William H. Hanson property on Route 1A by Richard N. Perry, Jr. Land Surveyor. Said plan is dated September 13, 1991 and is not recorded.
  - (4) Reference is made to the following deeds for the source of title to the Briggs property: (a) Louis Stearns 3rd to Gordon D. Briggs, dated April 12, 1946 and recorded in Volume 1201, Page 278 and (b) Louis Stearns 3rd to Gordon D. Briggs, dated August 7, 1942 and recorded in Volume 1185, Page 193.
  - (5) Reference is made to the following deed for the source of title to the Stearns property: Ruth G. Stearns to the Stearns Family Limited Partnership, dated December 31, 1996 and recorded in Volume 6300, Page 22.
  - (6) Coordinate values and North orientation reference the Maine Coordinate System of 1983, East Zone with units of U.S. Survey Feet. System derived by NGS OPUS observation with GPS on points CPGPS17-BASE which values reference NAD\_83(2011)(EPOCH:2010.0000). Coordinate values shown are in U.S. Survey Feet are provided as an aid in location. The physical location of a coordinate labeled point supercedes said coordinate values.
  - (7) Spot elevations shown reference the North American Vertical Datum of 1988 based on an NGS OPUS Solution [NAVD88 (Computed using GEOID12B)], of GPS data observed on control point "CGPS17-BASE" on October 26, 2017 (elevation 108.92').
  - (8) Fieldwork completed November 1, 2017 and November 7, 2017 using a Topcon GPT-2005 total station instrument.
  - (9) The wetland shown was delineated and located by Aleita Burman, Maine Soil Scientist, license SS430. The wetland flags were located with a Trimble Mapping Grade GPS receiver with an estimated accuracy of 4'.
  - (10) Boundary lines shown are based on monuments found and prior work done by Plisga & Day Land Surveyors, project number 02217.
  - (11) The location of visible ground features for water, sewer, communications, drainage and electrical are shown. Prior to any digging or grading call 1-888-DIG-SAFE and the local utility companies.
  - (12) The MEGIS contours shown was obtained from the Maine Office of GIS. The MEGIS contours are 2' contours created from lidar data collected in Maine between 2006 and 2013. The contours were created using GDAL tools and an interval of 2'. Due to the fact that some areas were collected at high tide, some areas do not have contours that have a zero-value. The data are referenced to NAVD88. Vertical accuracy is 12cm or better.
  - (13) This parcel is identified as C. Emerson land on MSHC plan Plan Book 23, Page 59. See report on file at Plisga & Day land surveyors regarding this shaded area.

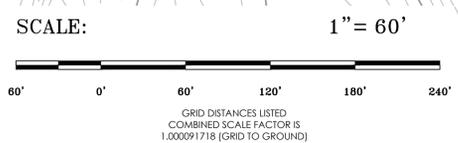
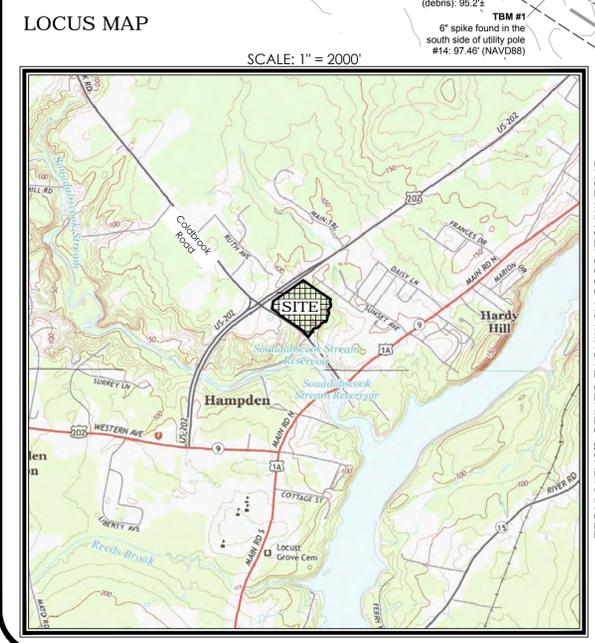
**SURVEY STANDARD**

THIS PLAN WAS PREPARED FROM INFORMATION OBTAINED BY A SURVEY CONFORMING SUBSTANTIALLY TO THE REQUIREMENTS OF TECHNICAL STANDARDS CONTAINED IN CHAPTER 90, PART 2, OF THE RULES OF THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 2001.

*Jonathan M. Stewart*  
 JONATHAN M. STEWART, MAINE LICENSED PROFESSIONAL LAND SURVEYOR No. 2327

SHEET TITLE  
**BOUNDARY PLAN WITH TOPOGRAPHY**  
 SHOWING PROPERTY OF  
**SOUTHSTREET DEVELOPMENT COMPANY, LLC**  
 ROUTE 202 - COLDBROOK ROAD  
 HAMPDEN, MAINE  
 PENOBSCOT COUNTY REGISTRY OF DEEDS  
 BOOK 14646, PAGE 77  
 FOR  
**CARPENTER ASSOCIATES**  
 CURRENT OWNER  
 SOUTHSTREET DEVELOPMENT COMPANY, LLC  
 15 SOUTH STREET  
 BLUE HILL, ME 04614

|  |                           |        |
|--|---------------------------|--------|
| <b>PLISGA &amp; DAY</b><br>LAND SURVEYORS<br>72 MAIN STREET<br>BANGOR, ME 04401<br>(207) 947-0019<br>www.WeMapIt.com | DWG:<br>17139.DWG         | SHEET: |
|  | DATE:<br>JANUARY 29, 2018 | 1      |
|  | SCALE:<br>1"=60'          | OF 1   |



now or formerly of  
**Southstreet Development Company, LLC**  
 Book 14646, Page 77  
**TOTAL AREA 24.2 ACRES±**

30 foot wide sewer line easement granted by Louis G. Stearns 3rd to Richard Lindsey & Henry H. Page Book 2848, Page 288 Hampden Water District Book 2928, Page 27

Note: The boundary between the Southstreet Development Company, LLC parcel and the Robert S. Briggs parcel is the thread of Stoney Brook

remaining land now or formerly of Stearns Family Limited Partnership Book 6300, Page 22

N: 396,853.20 U.S. Survey Feet  
 E: 896,659.87 U.S. Survey Feet

N: 395,853.60 U.S. Survey Feet  
 E: 897,198.79 U.S. Survey Feet

**TBM #1**  
 6" spike found in the south side of utility pole #14: 97.46' (NAVD88)

subject to controlled access see notice of layout & taking Book 1937, Page 271

now or formerly of **Southstreet Development Company, LLC**  
 Book 14646, Page 77

drainage right for culvert Book 1937, Page 271

drainage right for culvert Book 1937, Page 271

drainage right for culvert Book 1937, Page 271

invert 15' cmp: 95.7'  
 invert 15' cmp (debris): 95.2'

invert 18" concrete: 94.8'

invert 24" concrete: 94.4'

invert 24" concrete: 97.1'

invert 15' cmp: 95.7'  
 invert 15' cmp (debris): 95.2'

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invert 24" concrete: 97.1'

invert 15' cmp: 95.7'  
 invert 15' cmp (debris): 95.2'









**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS  
687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
|     |      |             |
|     |      |             |
|     |      |             |

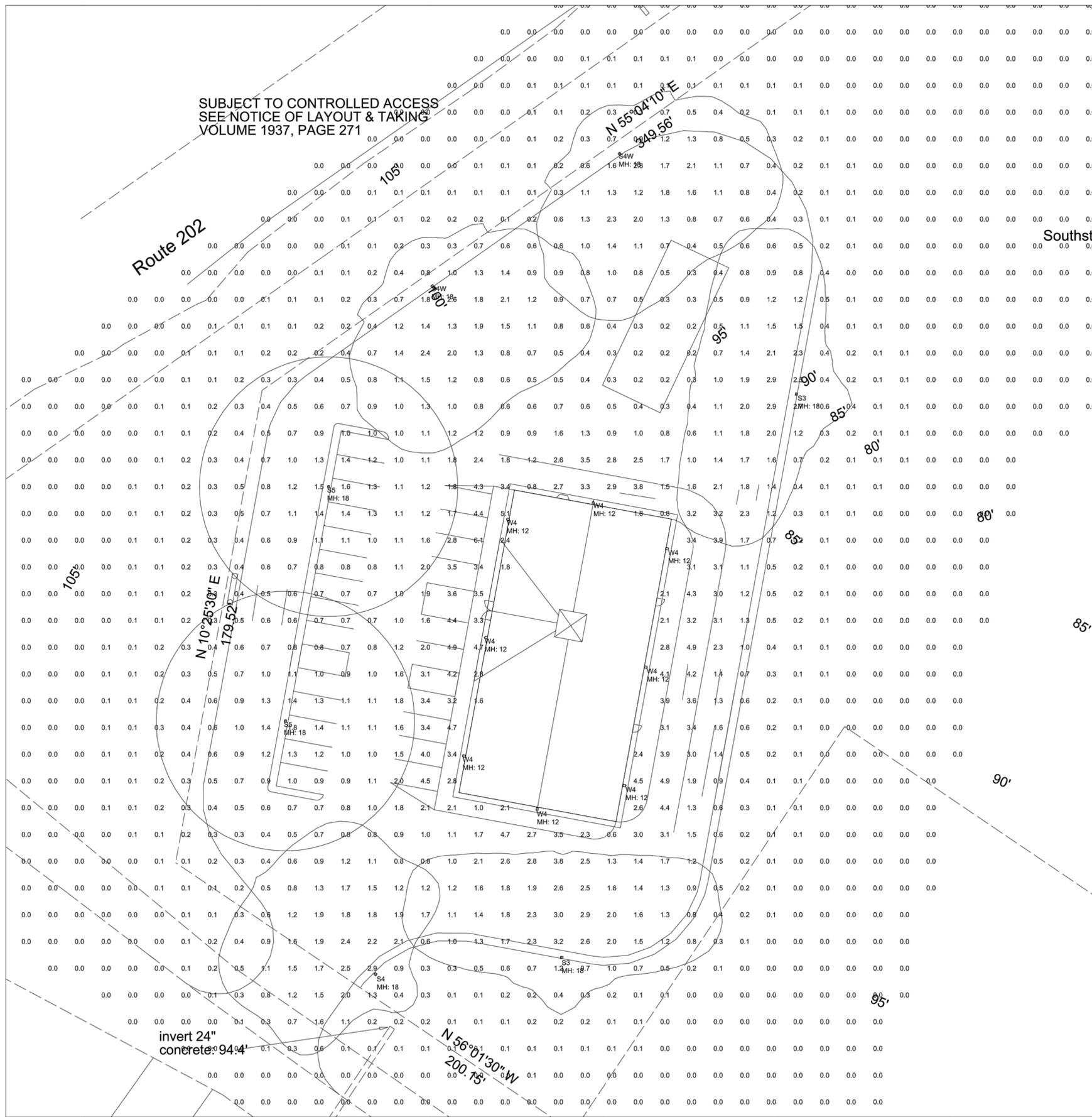


SOUTHSTREET DEVELOPMENT  
**TRADEWINDS**  
COLDBROOK ROAD HAMPDEN, MAINE  
**SITE LIGHTING PLAN**

Drawn: JE  
Checked: RB  
Scale: 1" = 30'  
Date: 06-22-2017  
Project No: 17073  
Sheet Number:

**4A**

- NOTES:
- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOBSITE BY OTHERS.
  - 2) CALCULATIONS MAY OR MAY NOT SHOW THE EFFECT OF SHADOWING CAUSED BY BUILDINGS AND OBJECTS WITHIN THE CALCULATED SPACE OR IN THE SITE AREA.
  - 3) READINGS SHOWN ARE INITIAL HORIZONTAL FOOTCANDLES ON A FLAT SITE WITHOUT REFLECTIONS OR OBSTRUCTIONS UNLESS OTHERWISE INDICATED.
  - 4) THIS CALCULATION IS BASED ON LIMITED INFORMATION SUPPLIED BY OTHERS TO SWANEY LIGHTING ASSOCIATES AND STANDARD ASSUMPTIONS OF THE SPACE AND/OR SITE.
  - 5) CONFORMANCE TO CODES AND OTHER LOCAL REQUIREMENTS AS DETERMINED BY THE AHJ ARE THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.
  - 6) THIS LAYOUT DRAWING MUST BE COORDINATED WITH THE SITE LOCATION FOR CORRECT FIXTURE ORIENTATION.
  - 7) DOCUMENTS PRINTED OR PLOTTED FROM ELECTRONIC FILES MAY APPEAR AT OTHER THAN THE DESIRED OR ASSUMED GRAPHIC SCALES. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THAT THE PRINTED OR PLOTTED-TO-SCALE DRAWING IS PRINTED TO SCALE.



Calculation Summary

| Label | Avg  | Max | Min | Avg/Min | Max/Min |
|-------|------|-----|-----|---------|---------|
| site  | 0.38 | 6.1 | 0.0 | N.A.    | N.A.    |

Luminaire Schedule (note fixture catalogue numbers are not complete)

| Type | Symbol | Qty | Lum. Lumens | LLF   | Lum. Watts | Description          |
|------|--------|-----|-------------|-------|------------|----------------------|
| S4   | □      | 1   | 6688        | 0.900 | 66.6674    | VPS-36L-65-3K7-4-UNV |
| S3   | □      | 2   | 6802        | 0.900 | 65         | VPS-36L-65-3K7-3     |
| S4W  | □      | 2   | 6696        | 0.900 | 65         | VPS-36L-65-3K7-4W    |
| S5   | □      | 2   | 6681        | 0.900 | 65         | VPS-36L-65-3K7-5W    |
| W4   | □      | 8   | 6210        | 0.900 | 57.9       | TRV-24L-55-4K7-4W    |

PLAN VIEW

FOR REVIEW  
03-05-2018

Mar 05, 2018 - 1:53pm  
H:\Projects\2017\17073 - Trade Winds Hampden\CA-Drawings\17073 - SITE PLAN V2.dwg Jonah







**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS  
687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

| NO. | DATE       | BY | DESCRIPTION     |
|-----|------------|----|-----------------|
| 1   | 03-05-2018 | JE | PER TOWN REVIEW |



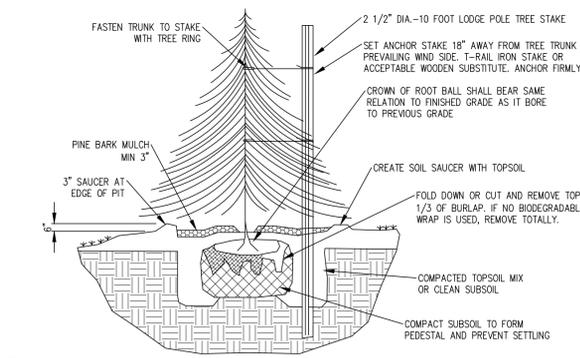
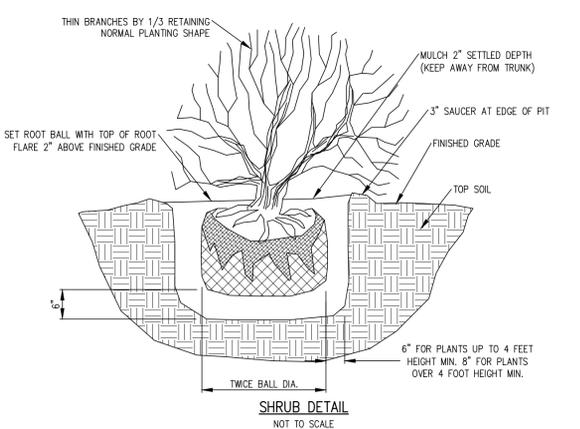
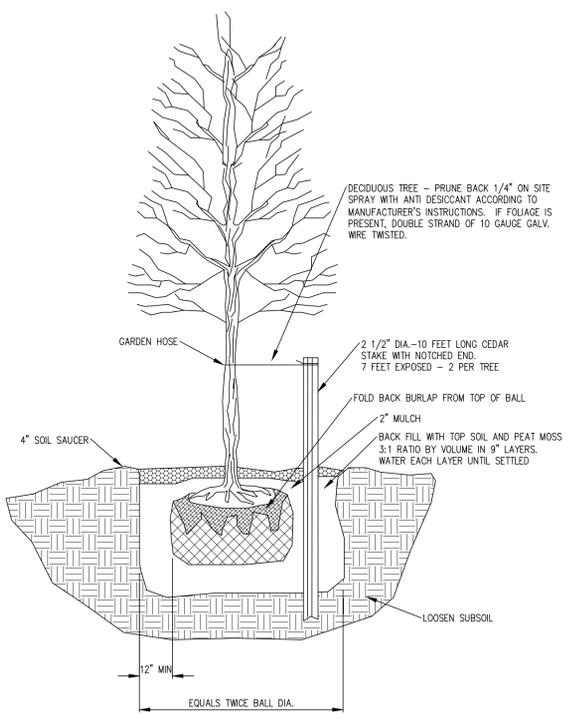
SOUTHSTREET DEVELOPMENT  
**TRADEWINDS**  
COLDBROOK ROAD  
HAMPDEN, MAINE

**SITE DETAILS**

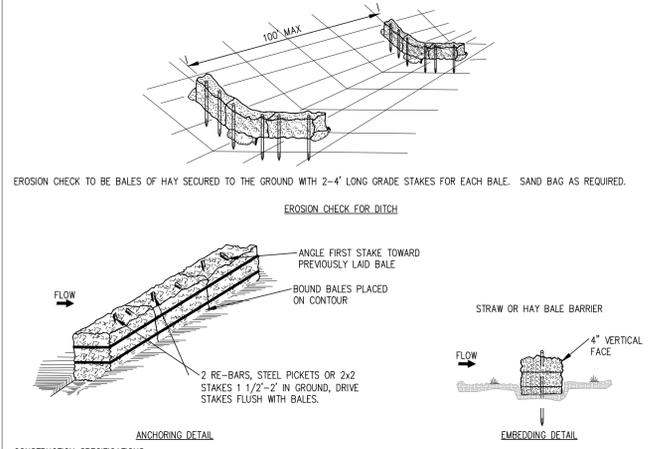
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Scale: **1" = 20'**  
Date: **06-22-2017**  
Project No: **17073**

Sheet Number:  
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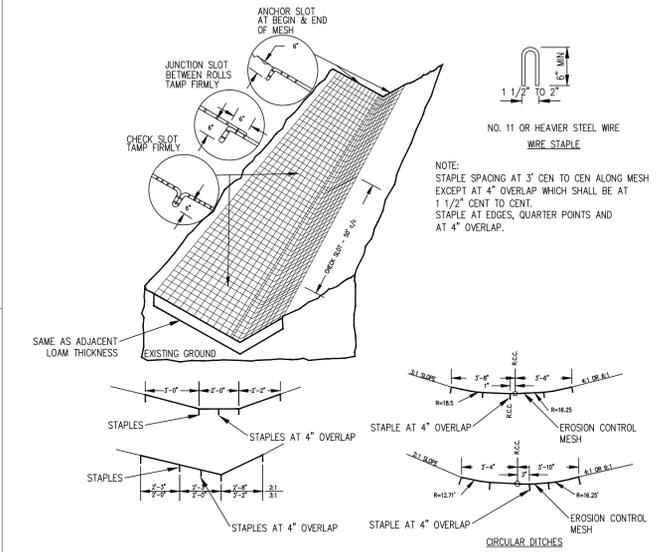
**FOR REVIEW**  
03-05-2018



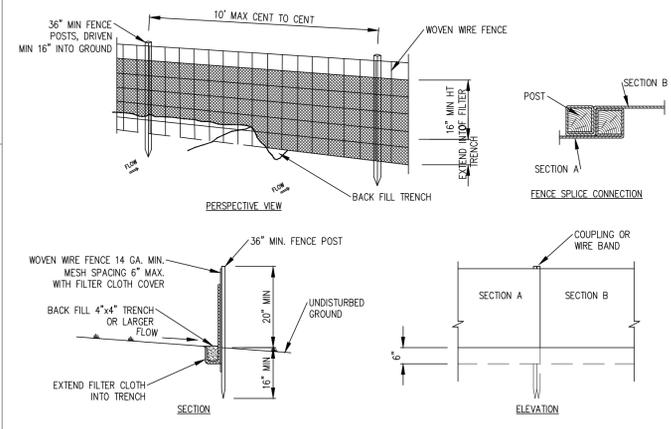
NOTES:  
1. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE STAKE.  
2. WATER THOROUGHLY SUBSEQUENT TO INSTALLATION.  
3. REMOVE HOSE AND STAKE AT END OF GUARANTEE PERIOD.



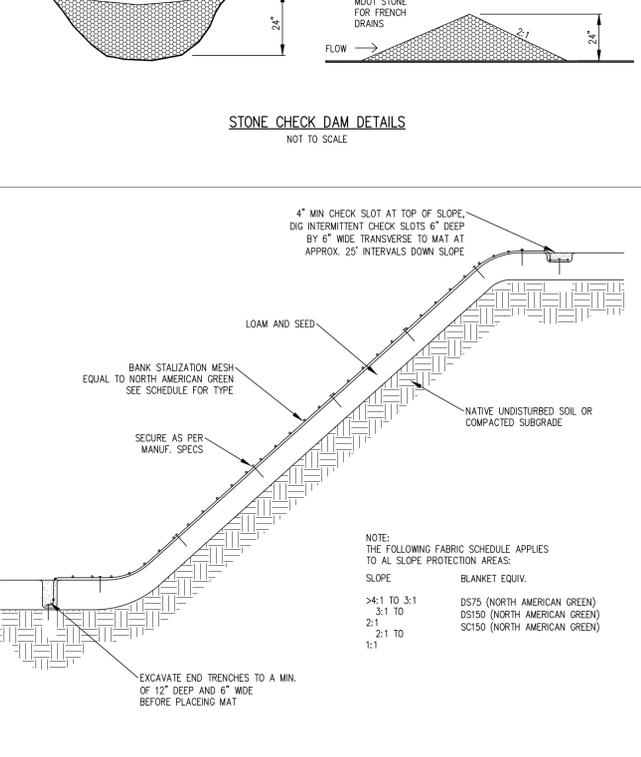
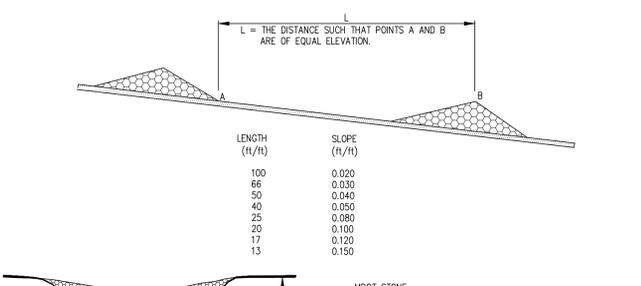
CONSTRUCTION SPECIFICATIONS:  
1. BALES SHALL BE PLACED AT THE TOE OF A SLOPE OR ON THE CONTOUR AND IN A ROW WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.  
2. EACH BALE SHALL BE EMBEDDED IN THE SOIL A MINIMUM OF FOUR INCHES AND PLACED SO THE BINDINGS ARE HORIZONTAL.  
3. BALES SHALL BE SECURELY ANCHORED IN PLACE BY EITHER TWO STAKES OR RE-BARS DRIVEN THROUGH THE BALES. THE FIRST STAKE IN EACH BALE SHALL BE DRIVEN TOWARD THE PREVIOUSLY LAID BALES AT AN ANGLE TO FORCE THE BALES TOGETHER. STAKES SHALL BE DRIVEN FLUSH WITH THE BALES.  
4. INSPECTION SHALL BE FREQUENT AND REPAIR REPLACEMENT SHALL BE MADE PROMPTLY AS NEEDED.  
5. BALES SHALL BE REMOVED WHEN THEY HAVE SERVED THEIR USEFULNESS SO AS NOT TO BLOCK OR IMPEDE STORM FLOW OR DRAINAGE.



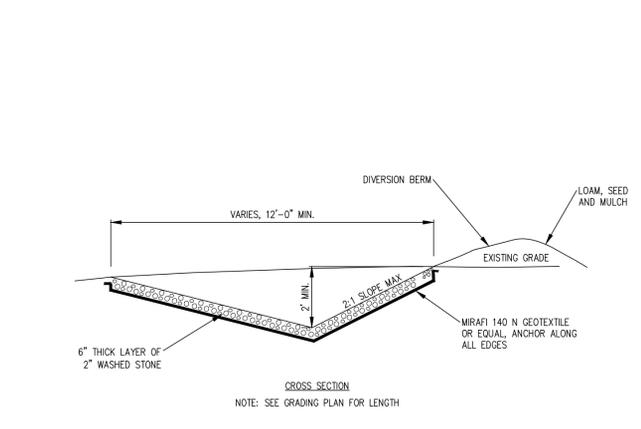
CONSTRUCTION SPECIFICATIONS:  
THE CONTRACTOR HAS THE OPTION TO NOT USE WOVEN WIRE MESH IF STAKE SPACERS ARE REDUCED TO 6' o.c.  
1. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.  
2. FILTER CLOTH TO BE FASTENED TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP OF MID SECTION.  
3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER LAPPED BY SIX INCHES AND FOLDED.  
4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.  
5. POSTS: STEEL EITHER T OR U TYPE OR 2" HARDWOOD. FENCE: WOVEN WIRE, 14 GA. 6" MAX. MESH OPENING. FILTER CLOTH: FILTER X, MARAFI 100X, STABI-LINKA T140N OR APPROVED EQUAL. PREFABRICATED UNIT: GEOFAB, ENVROFFENCE, OR APPROVED EQUAL.



CONSTRUCTION SPECIFICATIONS:  
THE CONTRACTOR HAS THE OPTION TO NOT USE WOVEN WIRE MESH IF STAKE SPACERS ARE REDUCED TO 6' o.c.  
1. ALL LEVEL SPREADERS SHALL BE CONSTRUCTED IN A CUT SECTION, I.E. THERE SHALL BE NO EARTH FILL ALONG THE DOWNSTREAM EDGE.  
2. ALL LEVEL SPREADERS SHALL BE 20'-0" LONG AND SHALL BE ALIGNED PARALLEL TO THE EXISTING CONTOURS.  
3. THE ENTRANCE DITCH TO THE LEVEL SPREADER SHALL HAVE A MAXIMUM GRADE OF 1% FOR AT LEAST 50 FEET IMMEDIATELY PRIOR TO ENTERING THE SPREADER.  
4. THE LEVEL SPREADER SHALL HAVE A LONGITUDINAL GRADE OF 0%.

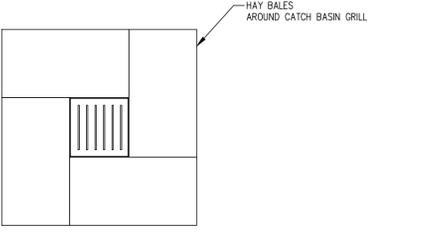


CONSTRUCTION SPECIFICATIONS:  
1. BALES SHALL BE PLACED WITH ENDS TIGHTLY ABUTTING THE ADJACENT BALES.  
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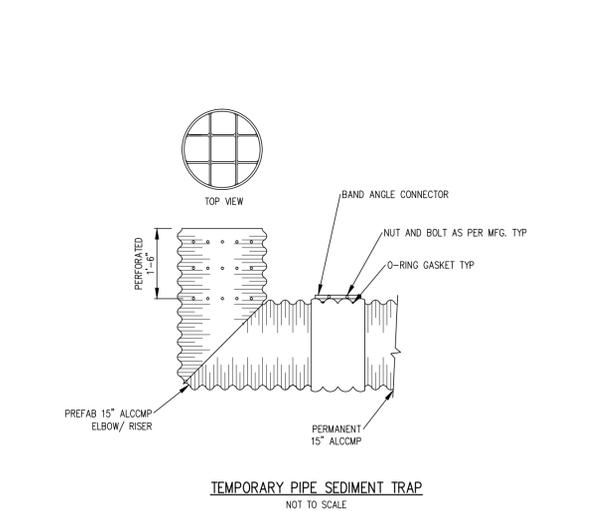
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CONTRACTOR TO INSTALL SILT SOCKS IN ALL DOWN GRADE CATCH BASINS DURING CONSTRUCTION



CONSTRUCTION SPECIFICATIONS:  
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Mar 05, 2018 - 1:53pm  
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**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS  
687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

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| 1   | 03-05-2018 | JE | PER TOWN REVIEW |

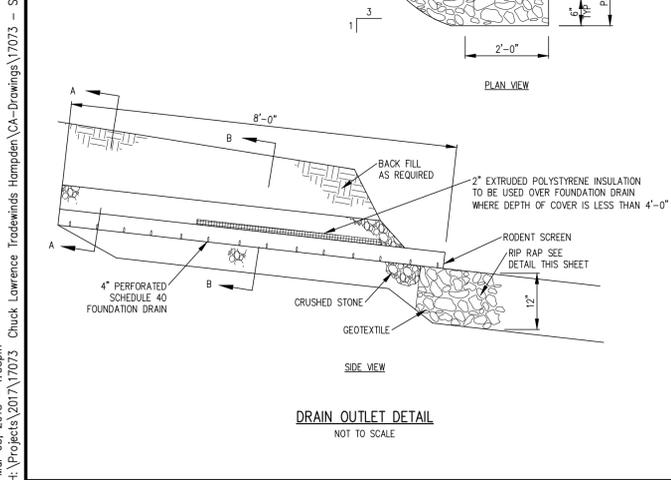
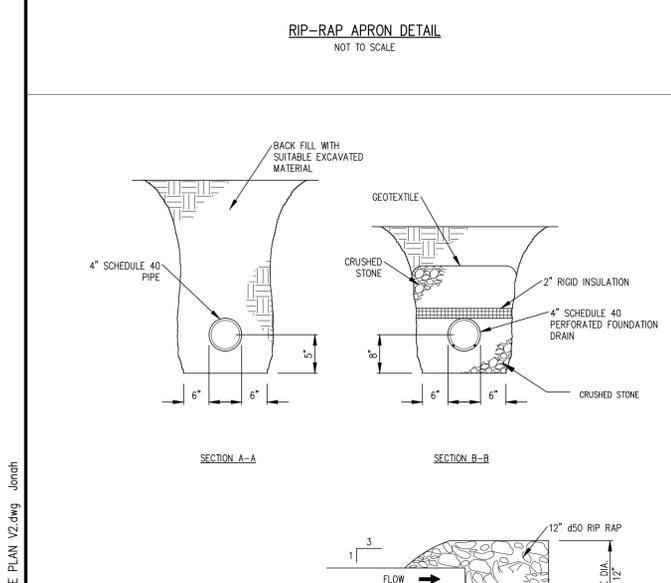
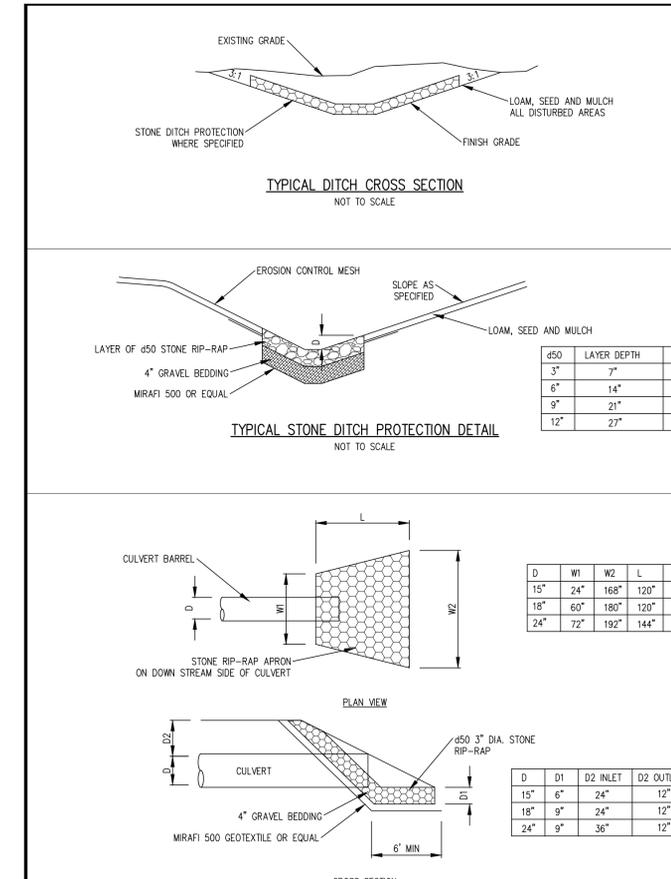
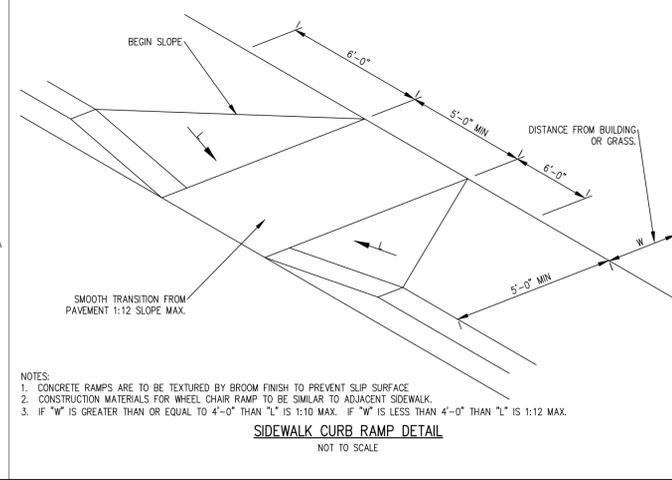
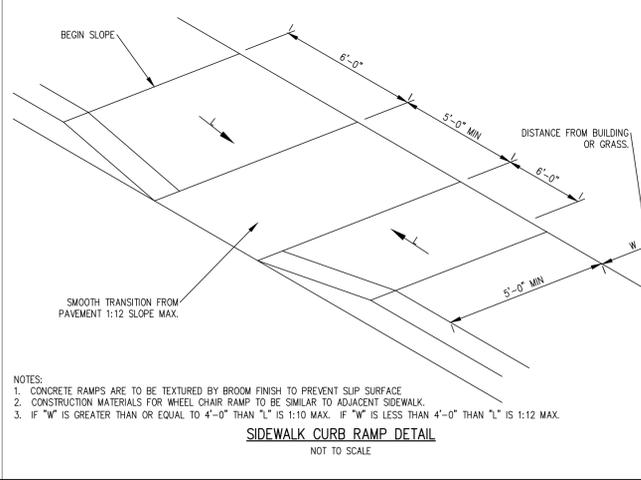
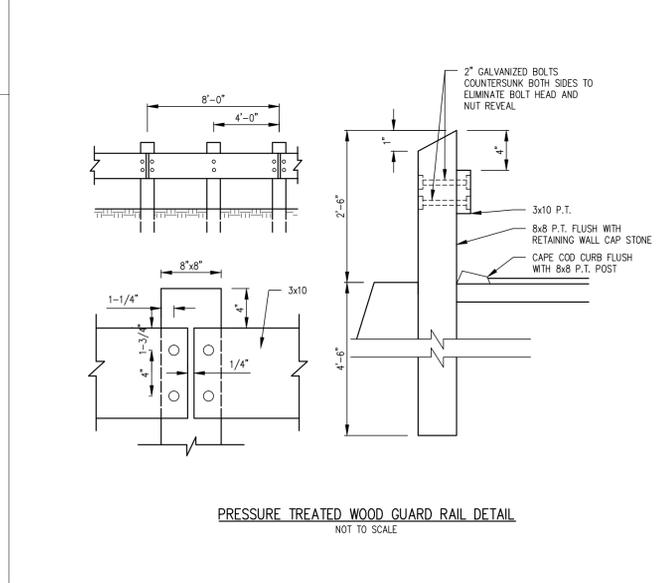
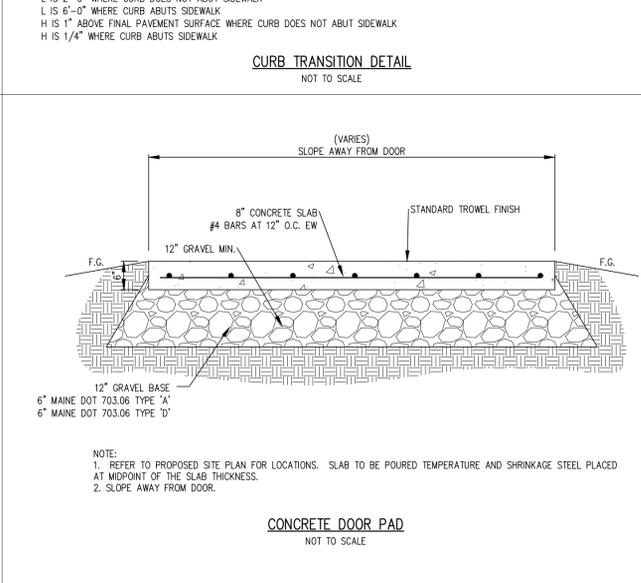
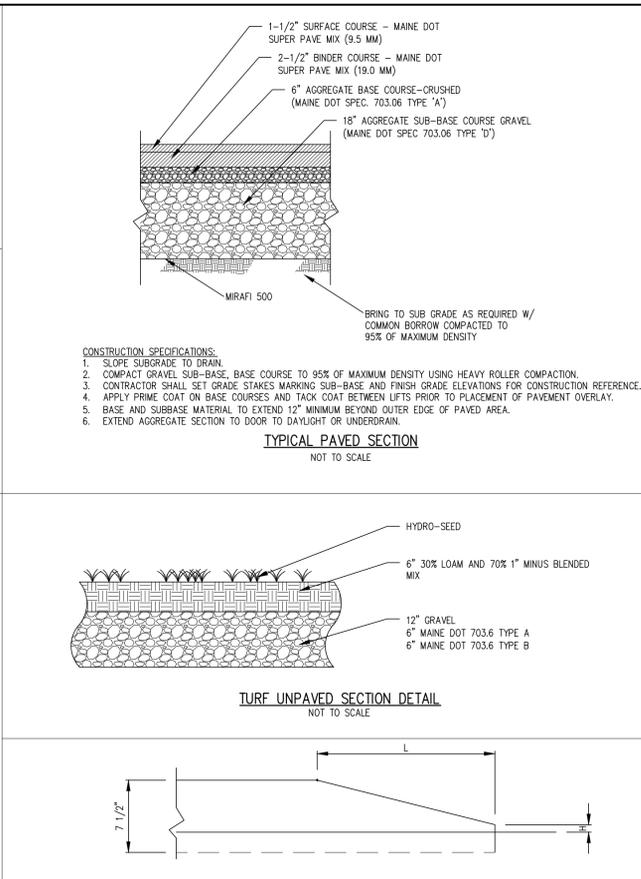
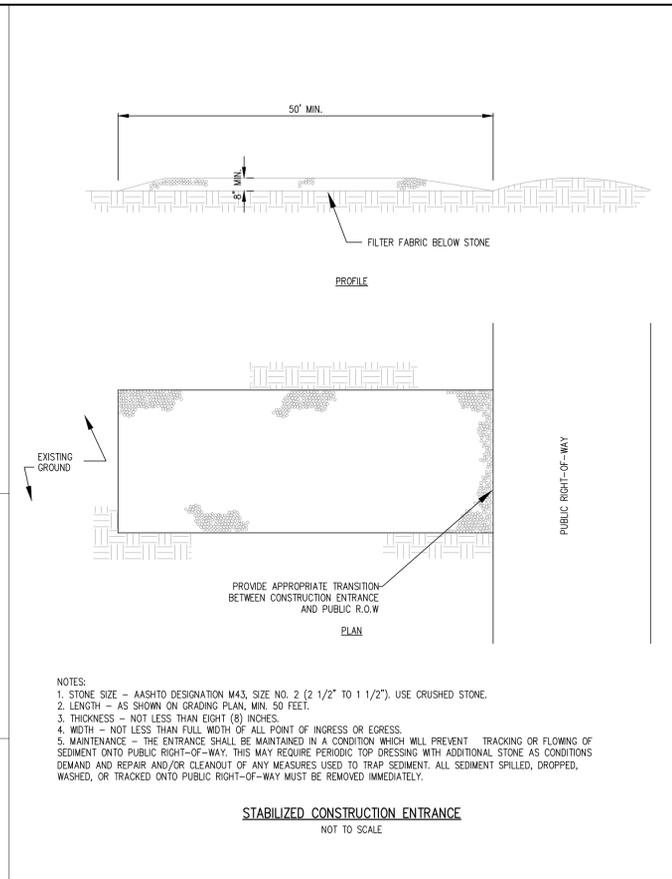


SOUTHSTREET DEVELOPMENT  
**TRADEWINDS**  
COLDBROOK ROAD HAMPDEN, MAINE

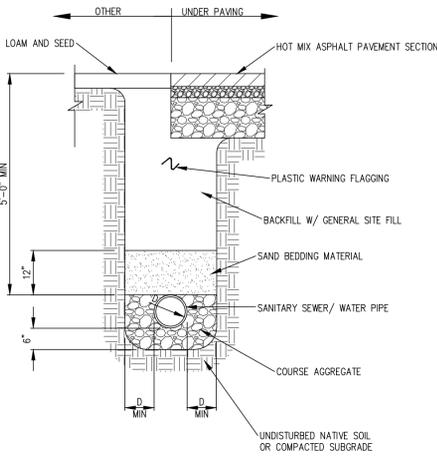
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Project No: 17073  
Sheet Number:

**8**

FOR REVIEW  
03-05-2018

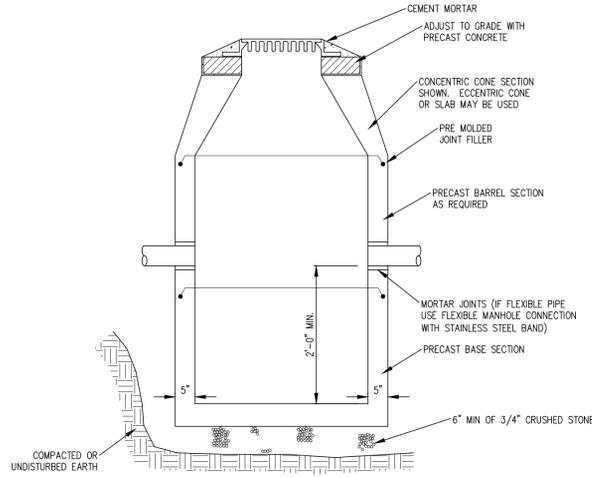


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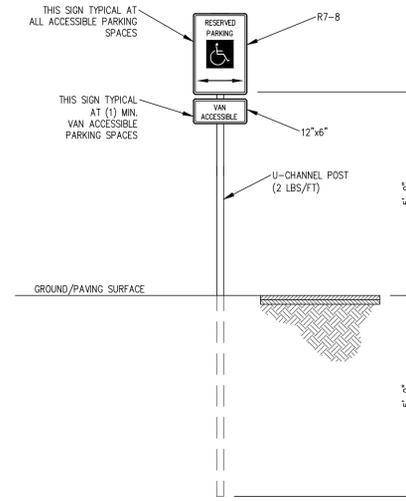
**SEWER/WATER TRENCH**  
NOT TO SCALE

NOTE:  
WHEN INSTALLING NEW COPPER WATER SERVICE, A SAND BEDDING MATERIAL SHALL BE USED IN LIEU OF COARSE AGGREGATE

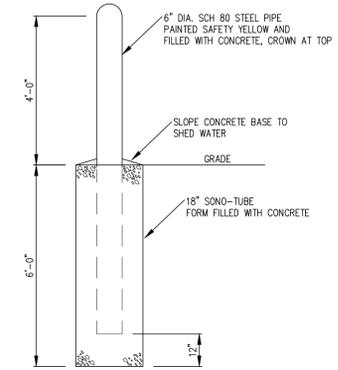


**PRECAST CONCRETE CATCH BASIN**  
NOT TO SCALE

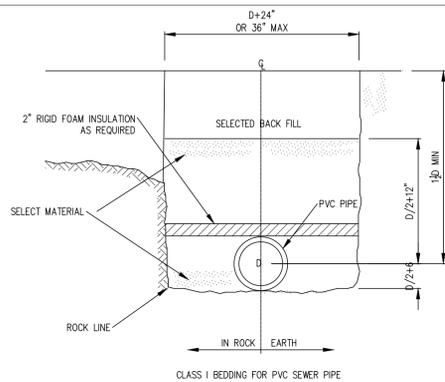
- NOTES:  
1. 4'-0" ID TYPICAL. SOME STRUCTURES REQUIRED LARGER ID. PROVIDE SHOP DRAWINGS. (SEE PLANS)  
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.  
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.  
4. FRAME AND GRATE TO BE LEADON OR APPROVED EQUAL.  
5. COORDINATE FINAL GRADE AND SLOPE OF FRAME SLIGHTLY LOWER THAN SURROUNDING GRADE. VERIFY WITH ENGINEER.



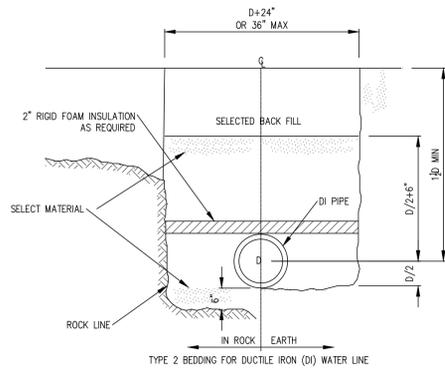
**ACCESSIBLE PARKING SIGN**  
NOT TO SCALE



**PROTECTION BOLLARD DETAIL**  
NOT TO SCALE

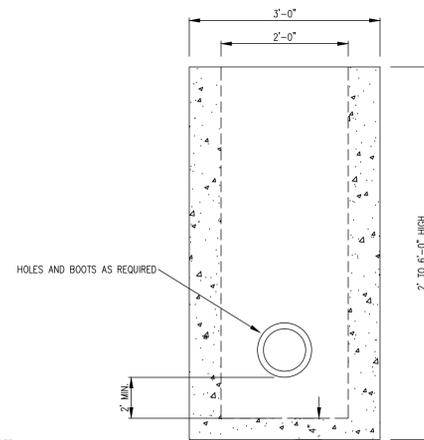
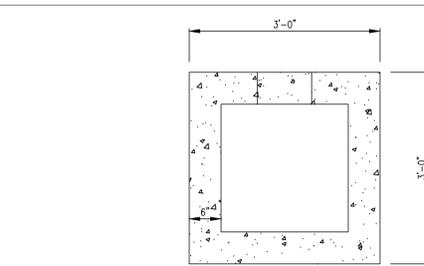


**CLASS 1 BEDDING FOR PVC SEWER PIPE**



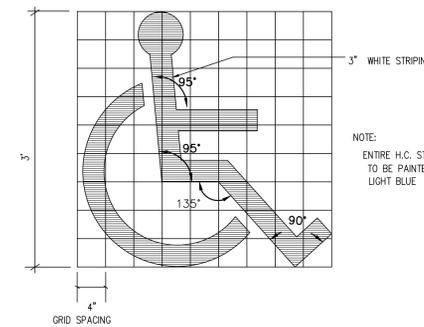
**TYPE 2 BEDDING FOR DUCTILE IRON (DI) WATER LINE**

**TRENCH AND BEDDING DETAILS**  
NOT TO SCALE

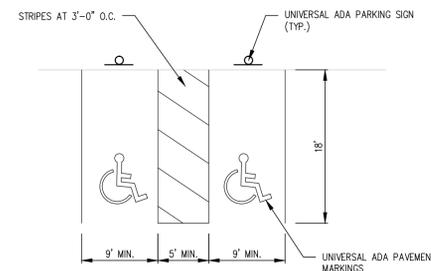


- NOTE:  
1. PROVIDE CAST IRON FRAME AND BEEHIVE GRATE.  
2. ALL CATCH BASIN SUMPS SHALL BE 2" MINIMUM.

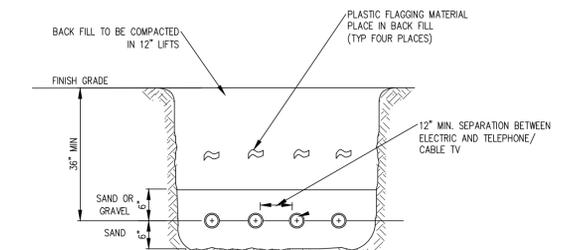
**TYPE F CATCH BASIN**  
NOT TO SCALE



**PAINTED H/C PAVEMENT MARKING DETAIL**  
NOT TO SCALE

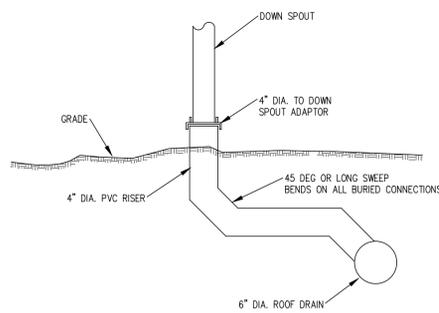


**PAINTED UNIVERSAL ADA PARKING LAYOUT**  
NOT TO SCALE

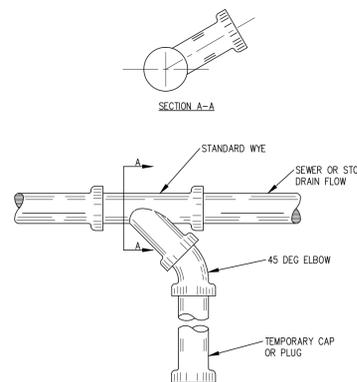


- NOTE:  
1. REFER TO PROPOSED SITE PLAN FOR LOCATIONS. PROVIDE ALL UTILITY CONDUITS WITH PULL STRING/ROPE.

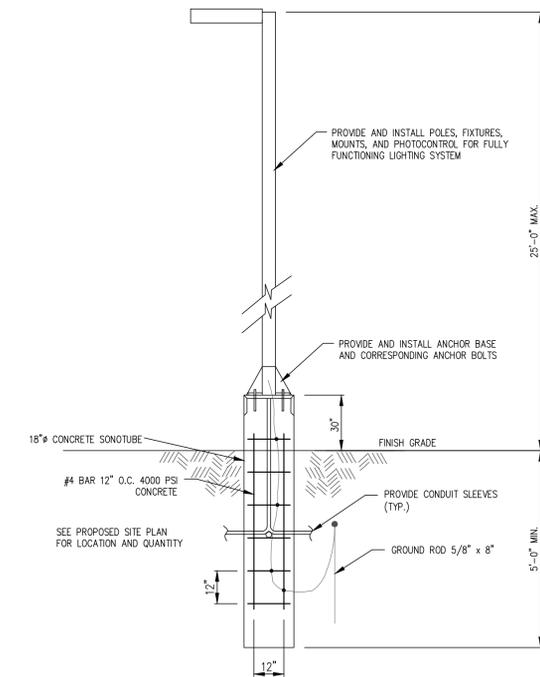
**UTILITY TRENCH DETAIL**  
NOT TO SCALE



**ROOF DRAIN DETAIL**  
NOT TO SCALE



**SEWER/FOUNDATION DRAIN SERVICE CONNECTION**  
NOT TO SCALE



**LIGHT POLE DETAIL**  
NOT TO SCALE



**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS  
687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

| NO. | DATE       | BY | DESCRIPTION     |
|-----|------------|----|-----------------|
| 1   | 03-05-2018 | JE | PER TOWN REVIEW |



**SOUTHSTREET DEVELOPMENT**  
**TRADEWINDS**  
**COLDBROOK ROAD**  
**HAMPDEN, MAINE**

Drawn: **JE**  
Checked: **RB**  
Scale: **1" = 20'**  
Date: **06-22-2017**  
Project No: **17073**

Sheet Number:  
**9**

**FOR REVIEW**  
**03-05-2018**

Mar 05, 2018 - 1:53pm  
H:\Projects\2017\17073 Chuck Lawrence Tradewinds Hampden\CA-Drawings\17073 - SITE PLAN V2.dwg Jonth



**CARPENTER ASSOCIATES**  
CONSULTING ENGINEERS  
687 STILLWATER AVENUE • OLD TOWN • MAINE 04468

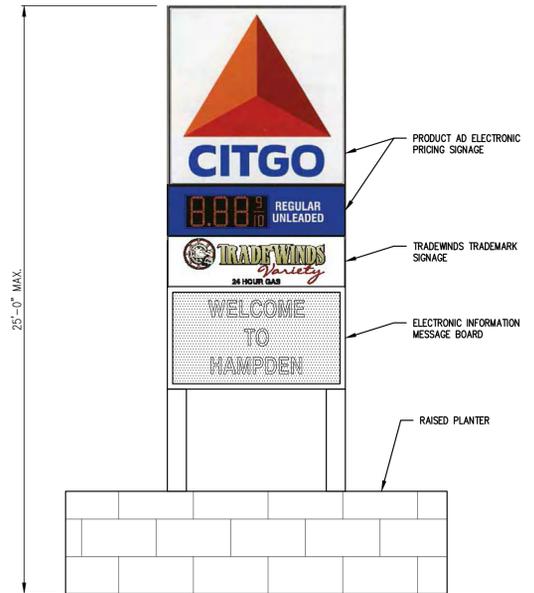
| NO. | DATE       | BY | DESCRIPTION     |
|-----|------------|----|-----------------|
| 1   | 03-05-2018 | JE | PER TOWN REVIEW |



SOUTHSTREET DEVELOPMENT  
**TRADEWINDS**  
COLDBROOK ROAD HAMPDEN, MAINE

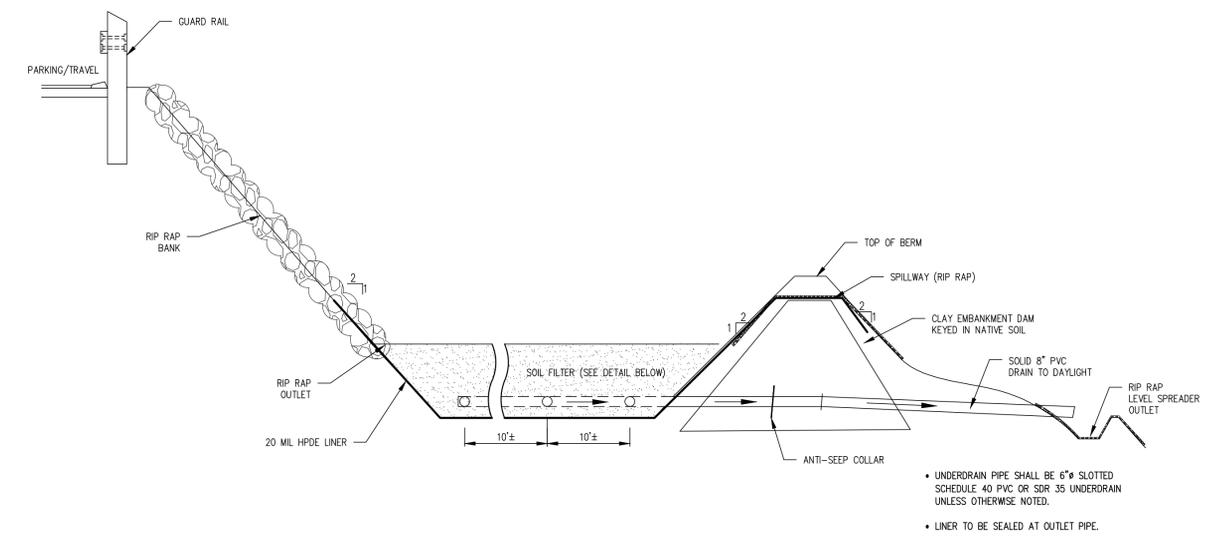
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Checked: RB  
Scale: 1" = 20'  
Date: 06-22-2017  
Project No:  
17073  
Sheet Number:

**10**

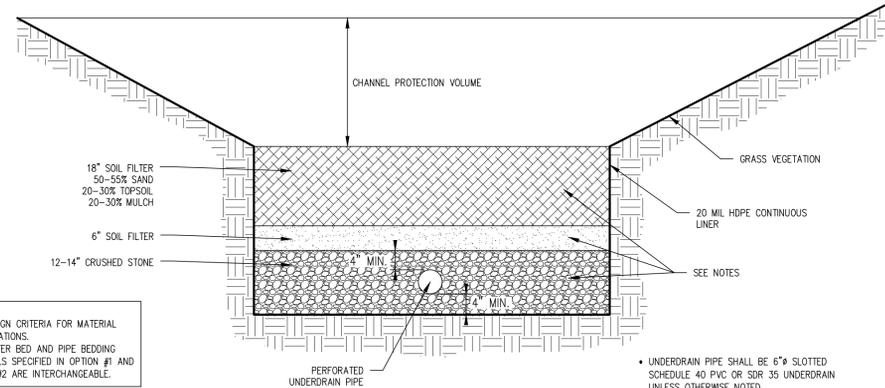


NOTE:  
1. CONCEPT ONLY, SUBJECT TO CHANGE. COORDINATE EXACT SIZE WITH TOWN ORDINANCE.

**PROPOSED SIGN**  
NOT TO SCALE



**USF SECTION DETAIL**  
NOT TO SCALE



NOTES:  
1. SEE DESIGN CRITERIA FOR MATERIAL SPECIFICATIONS.  
2. SOIL FILTER BED AND PIPE BEDDING MATERIALS SPECIFIED IN OPTION #1 AND OPTION #2 ARE INTERCHANGEABLE.

**UNDERDRAIN SOIL FILTER DETAIL**  
NOT TO SCALE

FOR REVIEW  
03-05-2018

FORM B

**PUBLIC NOTICE:  
NOTICE OF INTENT TO FILE**

Please take notice that

Southstreet Development Company LLC, 59 Kidder Hill Road, Holden, ME 04429  
(Name, Address and Phone # of Applicant)

is intending to file a Stormwater Law permit application with the Maine Department of Environmental Protection pursuant to the provisions of 38 M.R.S.A. § 420-D on or about

February 2, 2018

(anticipated filing date)

The application is for

Tradewinds Convenience Store and Gas Pumps

(description of the project)

at the following location: 98 Coldbrook Road, Hampden, ME 04444

(project location)

A request for a public hearing or a request that the Board of Environmental Protection assume jurisdiction over this application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

For Federally licensed, permitted, or funded activities in the Coastal Zone, review of this application shall also constitute the State's consistency review in accordance with the Maine Coastal Program pursuant to Section 307 of the federal Coastal Zone Management Act, 16 U.S.C. § 1456. (Delete if not applicable.)

The application will be filed for public inspection at the Department of Environmental Protection's office in (Portland, Augusta or Bangor) (circle one) during normal working hours. A copy of the application may also be seen at the municipal offices in Hampden, Maine.  
(town)

Written public comments may be sent to the regional office in Portland, Augusta, or Bangor where the application is filed for public inspection:

MDEP, Central Maine Regional Office, 17 State House Station, Augusta, Maine 04333  
MDEP, Southern Maine Regional Office, 312 Canco Road, Portland, Maine 04103  
MDEP, Eastern Maine Regional Office, 106 Hogan Road, Bangor, Maine 04401



Town of Hampden  
Land & Building Services  
Report on Application  
Tradewinds  
Site Plan Review

To: Planning Board  
From: Ben Smith, AICP, Contract Planner *BWS*  
Date: March 4, 2018  
RE: Report on Application, Tradewinds Site Plan

Project Information

Applicant: Southstreet Development Company, LLC  
Site Location: 98 Coldbrook Road, Tax Map 33; Lot 11B  
Zoning District: Commercial Service Zoning District  
Proposal: New 6,900 square foot convenience store and gas station

This project is for the construction of a new Tradewinds convenience store and gas station at the corner of Coldbrook Road and US Route 202. This property was rezoned last fall from Residential A to Business Services.

This project is subject Maine DEP permitting, requiring both a Stormwater Permit for a total disturbed area over one acre, and a NRPA Tier 1 permit for wetland alterations over 1/10<sup>th</sup> of an acre. Areas of disturbance and alteration are 1.8 acres and 7,198 square feet respectively. This project will also require a MaineDOT Traffic Movement Permit, for generating more than 100 vehicle trips in the peak hour. These permit applications have been submitted to the appropriate review authorities, but permitting is still in process.

The subject property is 24.2 acres, and it has over 1,000 feet of frontage on Coldbrook Road and over 850 of frontage on Route 202. The new building will meet all of the applicable setbacks for this zoning district.

Mr. Chuck Lawrence, the applicant, and his representative, Randy Bragg, of Carpenter Associates, meet with Town staff including Angus Jennings, Town Manager, Sean Currier, Director of Public Works, Myles Block, Code Officer, and Ben Smith, Contract Planner on February 21, to discuss the applicant and staff comments provided in a memo dated February 15, 2018. Mr. Bragg submitted a response to comments dated February 21, 2018. These written responses addressed most of the staff comments.

Additional information regarding the standards related to the adequacy of the parking supplied on site and the landscaping and bufferyard requirements were to take the form of information and photos from similar types of projects the applicant has developed in Maine.

- ) As there is no use in the list of parking requirements in Section 4.7.1.1 that matches the proposed mix of uses for this property (page 44-45 of Zoning Ordinance, Site Plan Review), it is appropriate for information based on other similar sites to be submitted to the Board for review.
- ) Photographs indicating typical landscaping, fencing and screening and other site elements that will make this site an asset to the community would be an acceptable alternative to a Landscaping Plan with planting details and on-the-ground designation of landscaping elements and plantings.



# CARPENTER ASSOCIATES

## CONSULTING ENGINEERS

March 5, 2018

Ben Smith  
Town of Hampden  
106 Western Avenue  
Hampden, Maine 04444

Re: Site Plan Application Package  
Tradewinds

Dear Ben:

Thank you for you and staff meeting with us to discuss the Tradewinds project ahead of the Planning Board Meeting, it was most helpful. Please find accompanying this letter ten (10) complete copies of the proposed application package. Per your request, also included is a copy of the MDEP Stormwater Application and Tier 1 NRPA Application and approval letter.

We understand that Tradewinds will be required to submit for approval from the Public Works Director, design drawings for the sewer line connection. We also understand that the Tradewinds must complete a Maintenance Agreement for Stormwater Management Facilities. Also included is our response to your original comments.

Please let me know if you require any additional copies or information.

Sincerely,

Randy Bragg, P.E.

Attachments

#17073



REPLY TO  
ATTENTION OF

**DEPARTMENT OF THE ARMY**  
NEW ENGLAND DISTRICT, CORPS OF ENGINEERS  
696 VIRGINIA ROAD  
CONCORD, MASSACHUSETTS 01742-2751

**MAINE GENERAL PERMIT (GP)  
AUTHORIZATION LETTER AND SCREENING SUMMARY**

Southstreet Development Company LLC  
Claustin Lawrence  
59 Kidder Hill Road  
Holden, Maine 04429

CORPS PERMIT # NAE-2017-02425  
CORPS GP ID# \_\_\_\_\_  
STATE ID# \_\_\_\_\_

**DESCRIPTION OF WORK:**

To discharge 7,198 square feet of fill into waters of the United States for commercial development located at 98 Coldbrook Road, Hampden, Maine as shown on plans entitled "SITE LOCATION PLAN" on 1 sheet dated "12-26-2017" and "SITE PLAN" on 2 sheets and dated "02-01-2018".

LAT/LONG COORDINATES : 44 754040° N -68.835646 ° W USGS QUAD: Bangor, ME

**I. CORPS DETERMINATION:**

Based on our review of the information you provided, we have determined that your project will have only minimal individual and cumulative impacts on waters and wetlands of the United States. Your work is therefore authorized by the U.S. Army Corps of Engineers under the enclosed Federal Permit, the Maine General Permit (GP). Accordingly, we do not plan to take any further action on this project.

You must perform the activity authorized herein in compliance with all the terms and conditions of the GP [including any attached Additional Conditions and any conditions placed on the State 401 Water Quality Certification including any required mitigation]. Please review the enclosed GP carefully, including the GP conditions beginning on page 5, to familiarize yourself with its contents. You are responsible for complying with all of the GP requirements; therefore you should be certain that whoever does the work fully understands all of the conditions. You may wish to discuss the conditions of this authorization with your contractor to ensure the contractor can accomplish the work in a manner that conforms to all requirements.

If you change the plans or construction methods for work within our jurisdiction, please contact us immediately to discuss modification of this authorization. This office must approve any changes before you undertake them.

Condition 38 of the GP (page 16) provides one year for completion of work that has commenced or is under contract to commence prior to the expiration of the GP on October 13, 2020. You will need to apply for reauthorization for any work within Corps jurisdiction that is not completed by October 13, 2021.

This authorization presumes the work shown on your plans noted above is in waters of the U.S. Should you desire to appeal our jurisdiction, please submit a request for an approved jurisdictional determination in writing to the undersigned.

No work may be started unless and until all other required local, State and Federal licenses and permits have been obtained. **This includes but is not limited to a Flood Hazard Development Permit issued by the town if necessary.**

II. STATE ACTIONS: PENDING [  ], ISSUED [  ], DENIED [  ] DATE NA

APPLICATION TYPE: PBR:  TIER 1:  TIER 2:  TIER 3:  LURC:  DMR LEASE:  NA:

**III. FEDERAL ACTIONS:**

JOINT PROCESSING MEETING: NA LEVEL OF REVIEW: CATEGORY 1:  CATEGORY 2:

AUTHORITY (Based on a review of plans and/or State/Federal applications): SEC 10 , 404 , 10/404 , 103

EXCLUSIONS: The exclusionary criteria identified in the general permit do not apply to this project.

FEDERAL RESOURCE AGENCY OBJECTIONS: EPA\_NO , USF&WS\_NO , NMFS\_NO

If you have any questions on this matter, please contact my staff at 207-623-8367 at our Manchester, Maine Project Office. In order for us to better serve you, we would appreciate your completing our Customer Service Survey located at <http://per2.nwp.usace.army.mil/survey.html>

Richard C. Kristoff Sr.  
RICHARD KRISTOFF  
SENIOR PROJECT MANAGER  
MAINE PROJECT OFFICE

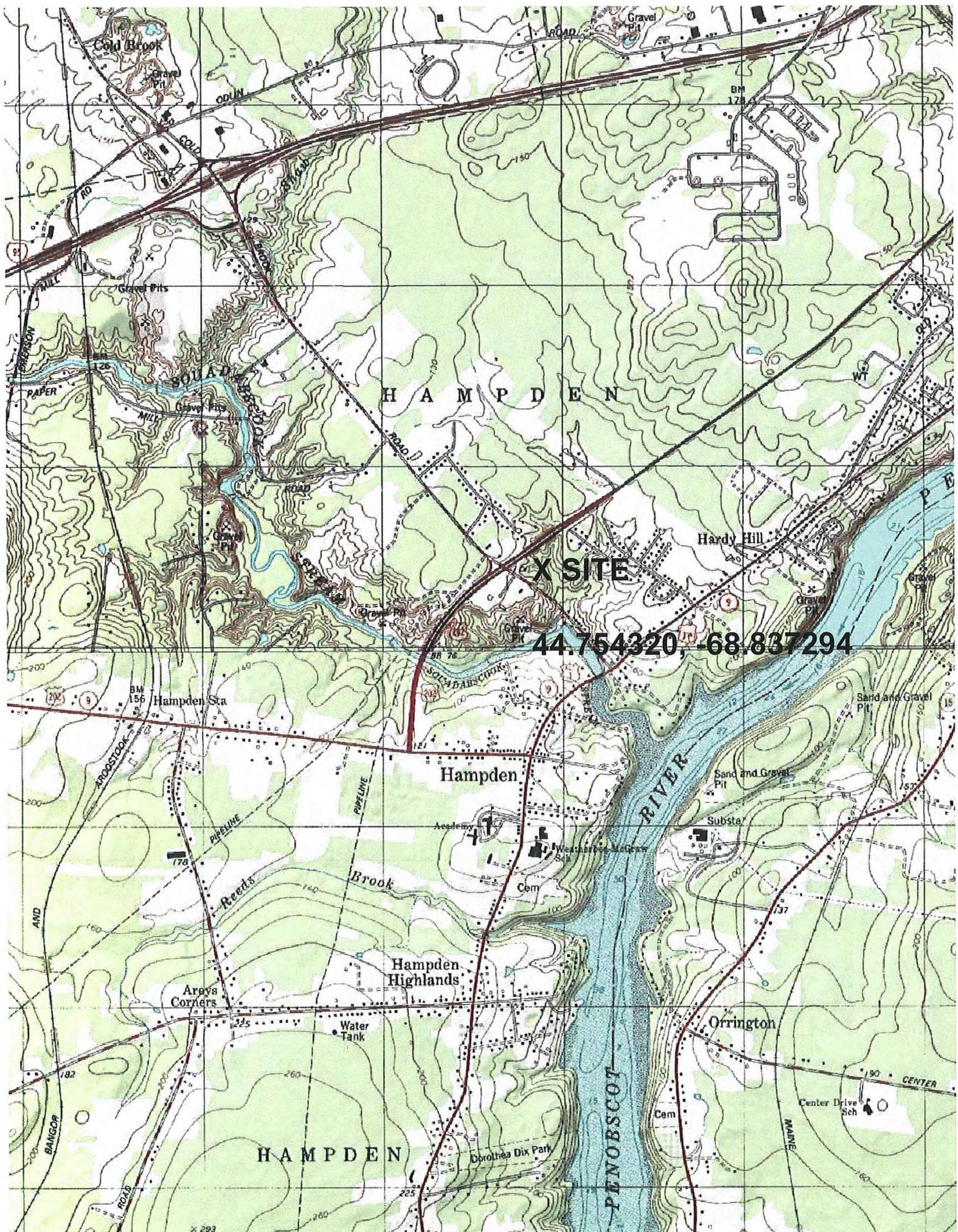
Frank J. Del Giudice 2-19-2015  
FRANK J. DEL GIUDICE DATE  
CHIEF, PERMITS & ENFORCEMENT BRANCH  
REGULATORY DIVISION



**US Army Corps  
of Engineers**®  
New England District

**PLEASE NOTE THE FOLLOWING ADDITIONAL CONDITIONS FOR  
DEPARTMENT OF THE ARMY  
GENERAL PERMIT  
NO. NAE-2017-02425**

1. The permittee shall assure that a copy of this permit is at the work site whenever work is being performed and that all personnel performing work at the site of the work authorized by this permit are fully aware of the terms and conditions of the permit. This permit, including its drawings and any appendices and other attachments, shall be made a part of any and all contracts and sub-contracts for work which affects areas of Corps of Engineers' jurisdiction at the site of the work authorized by this permit. This shall be done by including the entire permit in the specifications for the work. If the permit is issued after construction specifications but before receipt of bids or quotes, the entire permit shall be included as an addendum to the specifications. The term "entire permit" includes permit amendments. Although the permittee may assign various aspects of the work to different contractors or sub-contractors, all contractors and sub-contractors shall be obligated by contract to comply with all environmental protection provisions of the entire permit, and no contract or sub-contract shall require or allow unauthorized work in areas of Corps of Engineers' jurisdiction.
2. This authorization requires you to submit a Compliance Certification Form. You must complete and return the enclosed Compliance Certification Form within one month following the completion of the authorized work and any required mitigation (but not mitigation monitoring, which requires separate submittals).



H A M P D E N

X SITE

44.754320, -68.837294

Hampden

Hampden Highlands

Orrington

H A M P D E N

PENOBSCOT RIVER

Reeds Brook

Hampden Sta

Arroy's Corners

Water Tank

Dorothea Dix Park

Center Drive Sch

Hardy Hill

Cold Brook

Gravel Pits

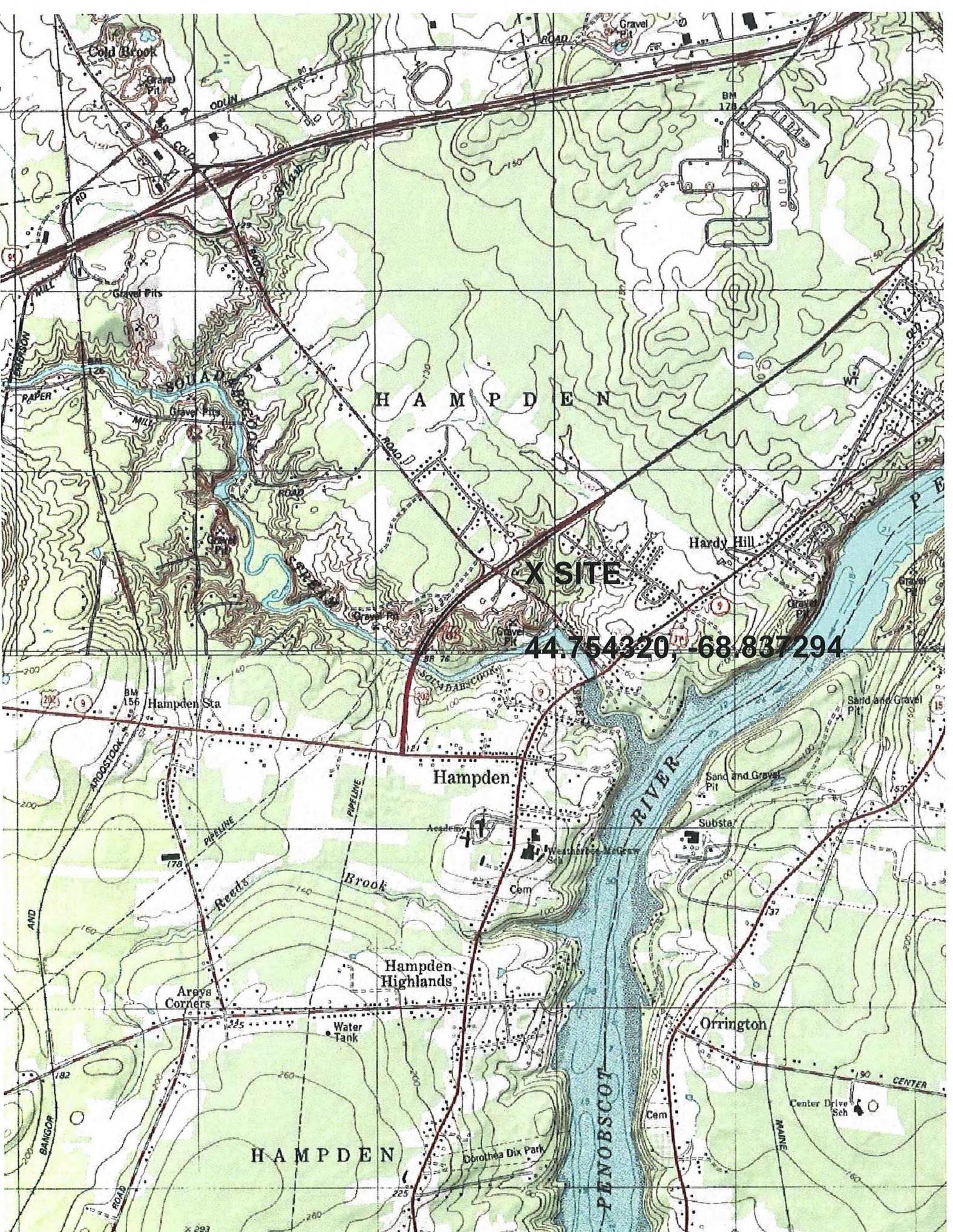
Sand and Gravel Pit

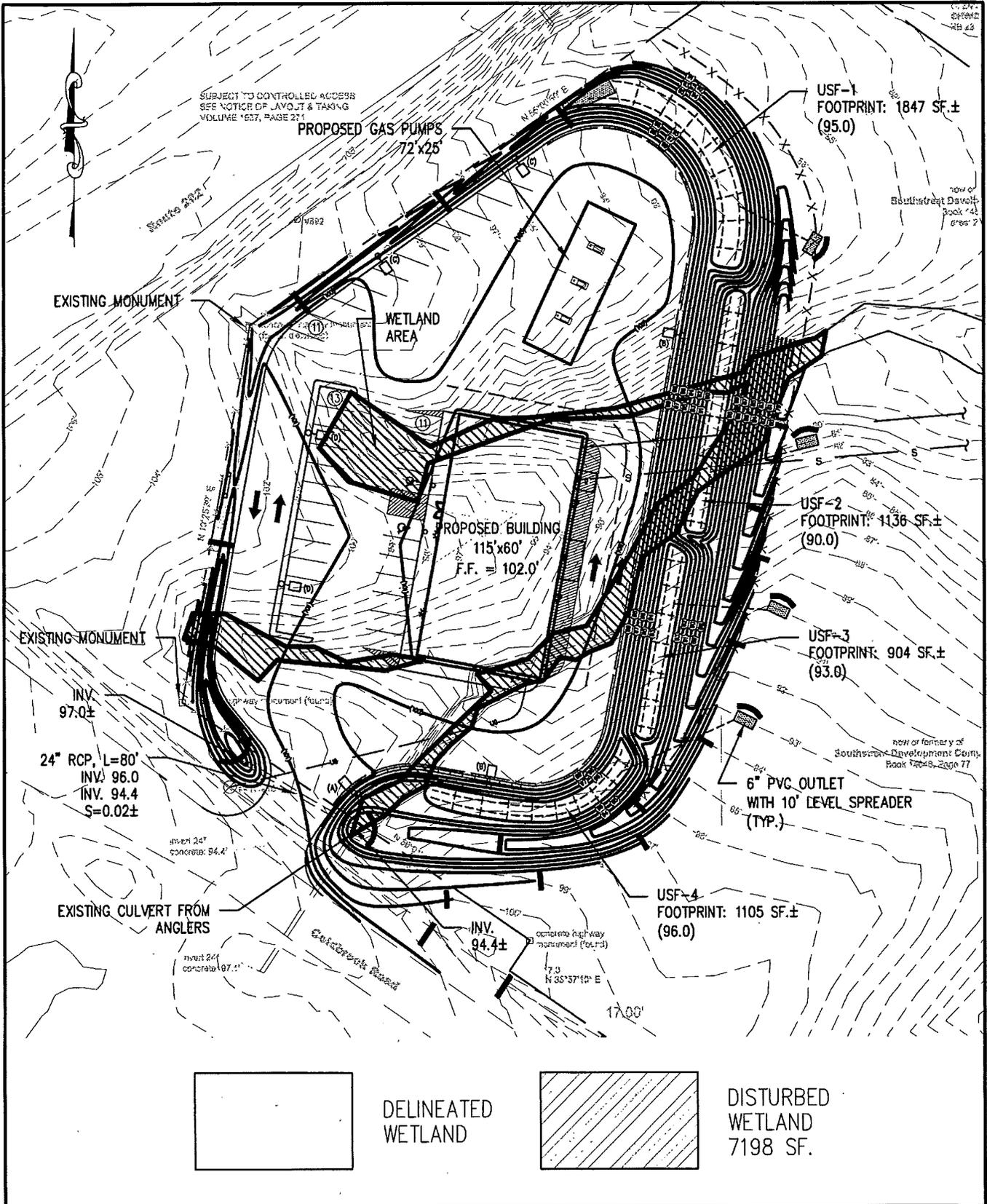
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293





|   |   |                                       |   |            |
|---|---|---------------------------------------|---|------------|
|  | Drawn: JE<br>Checked: RB<br>Scale: 1" = 60'                                 | Date: 02-01-2018<br>Project No: 17073 | SOUTHWEST DEVELOPMENT<br><b>TRADEWINDS</b><br>COLDBROOK ROAD HAMPDEN, MAINE | <h1>1</h1> |
|   | <b>CARPENTER ASSOCIATES</b><br>CONSULTING ENGINEERS<br>OLD TOWN MAINE 04468 |                                       | <b>SITE PLAN</b>  |            |

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**GENERAL NOTES:**

1. PLAN BASED ON PLISGA & DAY SURVEY.
2. CONTRACTOR SHALL CONTACT DIGSAFE PRIOR TO ANY EXCAVATION WORK.
3. CONSTRUCTION ACTIVITIES OCCURRING AFTER NOVEMBER 15TH SHALL INCORPORATE A WINTER CONSTRUCTION PLAN WHICH SHALL BE APPROVED BY THE CITY OF BANGOR.
4. ALL CURB AND PAVEMENT STRIPING RADII SHALL BE 5' UNLESS OTHERWISE NOTED.
5. CONTRACTOR TO ADD 4" RIGID INSULATION OVER ALL PIPES CROSSING THE DRIVEWAY, WALKWAY OR PARKING LOT AREA.
6. THE CONTRACTOR SHALL TAKE MEASURES TO PREVENT SEDIMENT AND OTHER POLLUTANTS FROM ENTERING EXISTING DRAINAGE WAYS AND OTHER STORM WATER CONVEYANCES LOCATED ON THE SITE. CONTRACTOR MUST ADHERE TO BEST MANAGEMENT OF PRACTICES.
7. ALL SITE WORK INCLUDING SEWER, STORM, ETC. MUST MEET TOWN OF HAMPDEN STANDARDS.
8. ELECTRICAL WORK MUST BE COORDINATED WITH EMERA.
9. WATER UTILITY WORK MUST ADHERE TO HAMPDEN WATER DISTRICT STANDARDS.
10. GRADING SHALL NOT ENCROACH ON NEIGHBORING PROPERTIES.
11. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE EXACT LOCATION OF ALL EXISTING UTILITIES AND SERVICE STUBS WITH UTILITY COMPANIES BEFORE BEGINNING CONSTRUCTION.
12. EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING OF CONSTRUCTION.
13. EROSION CONTROL MESH SHALL BE INSTALLED ON ALL SLOPES GREATER THAN 3:1.
14. HAY BALE BARRIERS SHALL BE INSTALLED AROUND EXISTING CATCH BASINS, AND PIPE INLETS, OUTLETS DURING CONSTRUCTION.
15. CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO ANY EXCAVATION WORK.
16. CONSTRUCTION ACTIVITIES OCCURRING AFTER NOVEMBER 15TH SHALL INCORPORATE A WINTER CONSTRUCTION PLAN WHICH SHALL BE APPROVED BY THE TOWN.
17. ALL DISTURBED AREAS SHALL BE LOAMED, SEEDED AND MULCHED AND RECEIVE PROPER EROSION CONTROL MANAGEMENT.
18. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY LEDGE REQUIRED TO BE REMOVED.
19. CONTRACTOR TO VERIFY EXISTING GRADES PRIOR TO CONSTRUCTION.
20. PAVEMENT - 2 1/2" BINDER, 1 1/2" SURFACE -  
AGGREGATE - 18" SUBBASE, 4" BASE
21. COORDINATE ALL BUILDING RELATED ITEMS, DIMENSIONS, LIGHTING, ETC WITH BUILDING PLANS AND ELEVATIONS.
22. ALL UTILITY WORK WITHIN THE RIGHT OF WAY (WATER, SEWER, ETC) BY OTHERS.
23. WETLAND DELINEATION BY S.W. COLE ENGINEERING INC. ON OCTOBER 1, 2013.
24. PROTECT UNDERDRAIN SOIL FILTERS DURING CONSTRUCTION.
25. ALL BMP'S (SEDIMENTATION AND EROSION CONTROL DEVICES) SHALL BE CONSTRUCTED AND OPERATING PROPERLY PRIOR TO OCCUPANCY.

|   |   |                                       |   |   |
|---|---|---------------------------------------|---|---|
|  | Drawn: JE<br>Checked: RB<br>Scale: 1" = 60'                                 | Date: 02-01-2018<br>Project No: 17073 | SOUTHSTREET DEVELOPMENT<br><b>TRADEWINDS</b><br>COLDBROOK ROAD HAMPDEN, MAINE | 2 |
|   | <b>CARPENTER ASSOCIATES</b><br>CONSULTING ENGINEERS<br>OLD TOWN MAINE 04468 |                                       | <b>SITE PLAN</b>  |   |



(Minimum Notice: Permittee must sign and return notification within one month of the completion of work.)

**US Army Corps of Engineers**  
New England District

**COMPLIANCE CERTIFICATION FORM**

**USACE Project Number:** NAE-2017-02425

**Name of Permittee:** Southstreet Development

**Permit Issuance Date:** February 15, 2018

Please sign this certification and return it to the following address upon completion of the activity and any mitigation required by the permit. You must submit this after the mitigation is complete, but not the mitigation monitoring, which requires separate submittals.

\*\*\*\*\*  
\* MAIL TO: U.S. Army Corps of Engineers, New England District \*  
\* Policy Analysis/Technical Support Branch \*  
\* Regulatory Division \*  
\* 696 Virginia Road \*  
\* Concord, Massachusetts 01742-2751 \*  
\*\*\*\*\*

Please note that your permitted activity is subject to a compliance inspection by an U.S. Army Corps of Engineers representative. If you fail to comply with this permit you are subject to permit suspension, modification, or revocation.

**I hereby certify that the work authorized by the above referenced permit was completed in accordance with the terms and conditions of the above referenced permit, and any required mitigation was completed in accordance with the permit conditions.**

\_\_\_\_\_  
Signature of Permittee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Date of Work Completion

( ) \_\_\_\_\_

( ) \_\_\_\_\_

*Telephone Number*

*Telephone Number*



## Response to Town of Hampden Plan Review

Tradewinds Site Plan

Project #17073

February 21, 2018

**Revised March 5, 2018**

### Project Information

**Applicant:** Southstreet Development Company, LLC  
**Site Location:** 98 Coldbrook Road, Tax Map 33; Lot 11B  
**Zoning:** Commercial Service Zoning District  
**Proposal:** New 6,900 square foot convenience store and gas station

### Staff Comments on:

- Application for Site Plan dated 1/26/18
- Attached Plan set Sheets 1 – 10, dated 1/29/18, and a full boundary survey dated 1/29/18

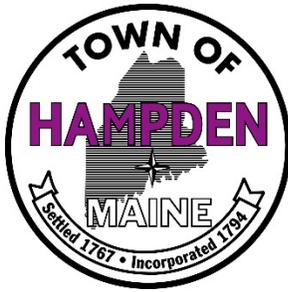
### Zoning Ordinance

- Article 3 – Zoning Ordinance
  - Commercial Service Zoning District (Section 3.3, page 8)
    - A convenience store with gas pumps is a permitted use in this zoning district.
    - The subject property is 24.2 acres, and it has over 1,000 feet of frontage on Coldbrook Road and over 850 of frontage on Route 202.
    - The plans show a drive through lane, but the project narrative only describes a convenience store with gas pumps. Please provide more information about the nature of this facility.  
**Since our last meeting with Staff, Dunkin Donuts has pulled out and is no longer proposed. See latest floor plan.**
    - Building setback lines should be shown on the plans.  
**Now shown on Site Plan.**
- Article 4 – Site Plan Review, Standards Governing Site Plan Review (page 29)
  - Traffic (Standards 3 and 4) – safe ingress/egress from public streets
    - As noted in the bound submission materials, this project will require a Traffic Movement Permit from MaineDOT. Please coordinate scheduling of the scoping meeting for this permit with the Town.  
**The project traffic study will be presented separately by Gorrill Palmer.**
  - Signs and exterior lighting (Standard 5)
    - Architectural renderings of the Front and Left Side building elevations are included in the bound submission materials. Please submit Rear and Right Side elevations, and show exterior building lighting on these elevations.  
**See updated Elevation Plan.**



- Please verify if a DEP Tier 1 NRPA permit is required based on the alteration of 7,198 square feet of wetlands on the portion of the property to be developed.  
**Please find attached a copy of the Tier 1 NRPA application and approval letter.**
- Screening (Standard 12)
  - Details should be shown for screening the new dumpster and loading area shown between the building and drive through lane.  
**See updated Site Plan.**
- Off-Street Parking & Loading (Section 4.7, page 44)
  - Twenty-four (24) parking spaces are shown on the site plan. Since this project's combination of uses is not listed in the Minimum Parking Space Requirements, please provide evidence of parking space adequacy based on similar uses, either in Hampden or other communities.  
**The project site has 35 parking spaces. There are 11 angle parking spaces facing Route 202. The total number of parking spaces is more than adequate based on nearby a similar convenience store such as Circle K and in-line with other Tradewinds facilities.**
  - The parking spaces are shown as 9-feet by 18-feet, as required by the parking standards, and parking setbacks can be met.
  - Drive-thru standards.
    - The drive through lane and window meet the location requirements in 4.7.3.1, page 49.
    - Please show how the drive through facility can accommodate larger vehicles (page 49) and demonstrate adequate queuing spaces for the drive through window and the gasoline pumps (page 50).  
**The drive through has been eliminated. There is plenty of room for fuel pump queuing.**
  - Parking area screening (Section 4.7.4, page 50)
    - Planting details are included on Sheet 7. Locations of plantings and identification of species should be shown on a landscaping plan sheet.  
**Only a few trees are proposed to screen the "rear" of the building from those travelling northeast on Coldbrook Road. The remainder of the disturbed area will become grassed area. It is typical for Tradewinds to have a local landscaper install flowers, bushes, etc., to make things look attractive; for instance, the planter at the sign.**
  - Signs in the Commercial Districts (Section 4.8.7, page 57)
    - The free standing sign must meet the size standards in this section of the ordinance.  
**The final sign design and specifications will be submitted for review prior to installation.**
    - The sign detail on Sheet 10 shows a 25-foot high sign. This height should be measured from the surrounding grade level, not the top of a planter as shown.  
**Detail has been corrected on the plan.**

Town of Hampden  
Land & Building Services



Planning Board Order  
Tradewinds  
Site Plan

Approval Date: March 14, 2018

Project Name: Tradewinds Site Plan

Location of Project: 98 Coldbrook Road

Assessor's Reference: Tax Map Parcel 033-0-011-B

Zoning District: Commercial Services Zoning District

Total Acreage: 24.2 acres

Type of Use: Convenience Store with gas pumps

Applicant: Southstreet Development Co., LLC  
59 Kidder Hill Road  
Holden, ME 04429

Owner: Southstreet Development Co., LLC  
59 Kidder Hill Road  
Holden, ME 04429

Plans Prepared by: Carpenter Associates Consulting Engineers  
687 Stillwater Avenue  
Old Town, ME 04468

Plans Dated: June 22, 2017, amended March 5, 2018

Application Date: March 5, 2018

Public Hearing: March 14, 2018

PB Members:

PB Action: \_\_\_\_\_. This Site Plan is [approved/approved with conditions/denied] under Section 4.1.5 of the Hampden Zoning Ordinance, Site Plan Review.

*Summary Description of Application:*

This application is for construction of a new Tradewinds convenience store and gas station at the corner of Coldbrook Road and US Route 202.

*Findings:*

After the public hearing was duly noticed and held, the Hampden Planning Board found that the applicable requirements in Section 4.1.5 of the Hampden Zoning Ordinance, Site Plan Review, have been met. Based on this, the Hampden Planning Board voted \_\_\_\_\_ to [approve/deny] the Site Plan for Tradewinds.

*For the Hampden Planning Board:*

\_\_\_\_\_

Date

\_\_\_\_\_

Eugene Weldon, Chairman

\_\_\_\_\_

Jennifer Austin

\_\_\_\_\_

Kelley Wiltbank

\_\_\_\_\_

Peter Weatherbee

\_\_\_\_\_

Jake Armstrong

\_\_\_\_\_

James Davitt

\_\_\_\_\_

Tom Dorrity

\_\_\_\_\_