AGENDA
PLANNING BOARD MEETING
August 22, 2024
LISBON TOWN OFFICE
7:00 PM MEETING

1. CALL TO ORDER
2. ROLL CALL
   Shaun Carr, Chair
   Nicholas Craig, Vice Chair
   Christopher Huston
   Dan Leeman
   William Kuhl
   Liz Kimball
   Vacant
3. CHAIRMAN'S REVIEW OF MEETING RULES
   A. Meeting Rules
4. WRITTEN COMMUNICATIONS
   A. Minutes of August 8, 2024
5. PUBLIC HEARINGS
   A. **Case #24-10** Conditional Use Application - Farewell My Friend - Goodbye Center for Pets
   B. **Case #24-11** Site Plan and Subdivision Review Application - Gervais Homes, LLC
6. UNFINISHED BUSINESS
   A. **Case #24-10** Conditional Use Application - Farewell My Friend - Goodbye Center for Pets
      Amy Ruksznis
      143 Lisbon Street
      Lisbon, Me 04250
      Map U22 Lot 003
   B. **Case #24-11** Site Plan and Subdivision Review Application
      Gervais Homes, LLC
      223 Lisbon St
      Lisbon, Me 04250
      Map U19 Lot 199A & 120
7. NEW BUSINESS
   A. **Case # 24-13** Site Plan and Conditional Use Application -
      Andrew Skelton and Carrie Skelton
      Skelton's Foreign Auto
      42 Lisbon St
      Lisbon, ME
      Map U24, Lot 022
8. OTHER BUSINESS
9. CODE ENFORCEMENT OFFICER ITEMS
10. ADJOURNMENT

AGENDA
PLANNING BOARD MEETING
August 22, 2024
LISBON TOWN OFFICE
7:00 PM MEETING

11. WORKSHOP
    A. Roads Ordinance

LISBON PLANNING BOARD – MEETING/HEARING RULES

The Board welcomes everyone to the meeting of the Lisbon Planning Board. If this is a meeting which will include a hearing, some special provisions will apply and are listed below. While we value the input of every interested person, we must limit the comment period in order to conduct business in a timely fashion.

Meeting Format – The format for each meeting (whether regular or special) shall be in strict accordance with Article 4, Section 4.1.6 of the Planning Board Bylaws. *Please note that the **Chair may change the order of business for the current meeting upon a majority vote of the Board.***

All meetings shall be conducted in such a manner as to be completed within two and one half (2.5) hours of commencement. The Board, by unanimous consent, may decide to extend a meeting but only at the point where the meeting can be concluded within another hour. Any action after that point requires a tabling or postponing order.

Public Participation – With regard to participation by the public, all comments to the Board and from the Board shall be made through the Chair. The attending public may participate as follows:

- **During Regular Meetings**- is **allowed at the discretion of the Chair**, but only after introduction of an agenda item and appropriate motions with time for explanation and Board member questions. The public may be allowed to comment, but during that period, the **public may address that agenda item only** and each participant shall be limited **two (2) minutes**. Each participant may address the Board only one time unless requested by the Chair to comment further, and the Chair may limit time for comments to no more than **ten (10) minutes in total** on any one agenda item. **A member of the public who wishes to comment on an item not on the agenda may be allowed to speak during the "Other Business" portion of the agenda.**

- **During Workshops** – **The attending public may not participate** unless the Chair allows or requests such comment.

- **During Site Visits**– This is a **special meeting** in all respects except that **the public is not allowed to participate**. Although the public is allowed to be present, comments and explanations will only be accepted by Board members and an applicant or agents representing an applicant. Only participant comments may be considered in any notes taken for minutes of such meeting.

- **During Hearings** – The attending **public may speak only in accordance with the specific rules** set up for hearings.

  - The public must comment only when specifically allowed. **The Chair shall emphasize that no decisions are made during the hearing and the process may not conclude during the regular current meeting.** Finally, **the Chair will state that order must be maintained and is required of all participants.**
  - There will be a Call by the Chair to open a specific hearing with case number followed by a Call for a **Presentation by the Applicant or Representative or attorney and witnesses without interruption**. Then general **questions may be asked through the Chair to the applicant by Board members and people who will be directly affected by the project (e.g., abutters)**. Then requests for more detailed information on the evidence presented by the applicant will be allowed by the same parties.
  - **Next** there will be a call for presentations by **abutters or others** including their attorneys and witnesses, who will be **directly affected by the project.**
  - Then **questions** through the Chair**, by the applicant and Board members to the people directly affected** and the witnesses who made presentations will be allowed.
  - **Next there may be rebuttal statements by any of the people who testified previously.**
  - Following that, **comments or questions by other interested people** in the audience will be entertained. Comment by those other interested people in the audience will be limited in the same fashion as for regular meetings, i.e. **two (2) minutes per person and ten (10) minutes overall.** The hearing will be closed at the end of public comment.

- It is important **that respect for each person** be considered. There will be opposing views and opinions and all will be considered without impunity. All persons speaking within the guidelines delineated herein will be treated with respect and allowed to complete the statement or viewpoint. **Any individual who speaks out of turn or in such a manner as to be considered unruly by the Chair, may be warned and then removed** if the situation creates a significant disruption of the orderly conduct of the business of the Board.

Planning Board
MEETING MINUTES
August 8, 2024
LISBON TOWN OFFICE
7:00 PM - PLANNING BOARD MEETING

Shaun Carr, Chair
Nicholas Craig, Vice Chair
Christopher Huston
William Kuhl
Dan Leeman
Liz Kimball
Vacant

CALL TO ORDER

Regular members present were Shaun Carr, Nicholas Craig, Chris Huston, Dan Leeman and William Kuhl. Associate Member Liz Kimball was present as well. Also present was Mark Stambach, Code Enforcement Officer, Kate Burch, Town Planner; Kristin Collins, Town Attorney, Councilor Larochelle, Town Council Liaison; and 12 audience members.

ROLL CALL

CHAIRMAN'S REVIEW OF MEETING RULES

Meeting Rules

WRITTEN COMMUNICATIONS

July 11, 2024 Minutes
VOTE (2024-66) Mr. Craig, seconded by Mr. Leeman moved to accept the Minutes of July 11, 2024 as presented.
Order – Vote 5-0.

PUBLIC HEARINGS

NONE

UNFINISHED BUSINESS

Findings of Facts - Case 24-08- Site Plan Review, Enterprise Electric, Inc.

(2024-67) Mr. Craig, seconded by Mr. Leeman moved to dispense with the reading of the Findings of Facts for Case #24-08- Site Plan Review, Enterprise Electric, inc. and insert it into the record as follows:
Vote: 5-0 Carried.

Case #24-08: Site Plan Review, Tier 2 – Enterprise Electric, Inc
Streamline Properties
46 Capital Avenue
Lisbon Falls, ME 04252
Map U10 Lot 012

Findings of Fact
The applicant submitted a Site Plan Review Application to amend the approved site plan for Enterprise Electric, Inc located at 46 Capital Avenue, Map U10 Lot 012, to add a paved parking area to an existing commercial site. The Planning Board first considered the application on June 27, 2024 and accepted the application as complete. On July 11, 2024 the Board conducted a Public Hearing.

On July 11, 2024, the Planning Board Voted:
To approve the Site Plan Application for 46 Capital Avenue, Map U10 Lot 012, with the condition of approval:

1. Prior to the start of construction, the applicant must verify with the Lisbon Code Enforcement Officer that the

variance for the parcel's impervious surface percentage has been recorded at the Registry of Deeds.

Conclusions of Law
General Review Standards: Lisbon Code of Ordinances. Chapter 62, Site Plans.

Performance Standards.
1. Completed the Tier 2 Site Plan Review Checklists
2. Town of Lisbon Ordinance Checklist
3. All abutters notified and public hearing notices were posted as required

Therefore, the Planning Board hereby approves Site Plan Review, Tier 2 for Case #24-08 Enterprise Electric.

Findings of Facts - Case #24-09 -Site Plan & Subdivision Review, RWG Properties, LLC

VOTE (2024-68) Mr Craig, seconded by Mr. Leeman, moved to dispense with the reading of the Findings of Facts for Case #24-09- Site Plan & Subdivision Review, RWG Properties, LLC and insert it into the record as follows:
Vote: 5-0 Carried.

Case #24-09: Subdivision Review and Site Plan Review, Tier 2 – RWG Properties, LLC
RWG Properties, LLC
692 Lisbon Street
Lisbon Falls, ME 04252
Map U05 Lot 218

Findings of Fact
The applicant submitted Site Plan Review and Subdivision Applications to construct a two-story, four-unit apartment building on a vacant portion of the parcel at 692 Lisbon Street currently occupied by a drive-through coffee shop; the coffee shop is to remain. The Planning Board first considered the application on June 27, 2024 and accepted the application as complete. On July 11, 2024 the Board conducted a Public Hearing.

On July 11, 2024, the Planning Board Voted:
To approve the Site Plan and Subdivision Applications for 692 Lisbon Street, Map U05, Lot 218.

Conclusions of Law
General Review Standards: Lisbon Code of Ordinances. Chapter 62, Site Plans and Chapter 66, Subdivisions

Performance Standards.
1. Completed the Tier 2 Site Plan Review Checklists
2. Town of Lisbon Ordinance Checklist
3. All abutters notified and public hearing notices were posted as required
4. Route 196 Design Standards Checklist

Therefore, the Planning Board hereby approves Subdivision Review and Site Plan Review, Tier 2 for Case #24-09, RWG Properties, LLC.

NEW BUSINESS

Case #24-10 Conditional Use Application -
Farewell My Friend - Goodbye Center for Pets
Amy Ruksznis
143 Lisbon St.
Lisbon, ME 04250
Map U22 Lot 003

Ms. Burch stated this is a re-use of an existing building, which was a hair salon. It is a Conditional Use because it is within the Aquafer Overlay Zone. One part being the Aquafer Overlay I, which is more restrictive, but the building itself is within the Aquafer II.

Amy Ruksznis, the applicant, said she is a veterinarian in Topsham and has owned Topsham Veterinary Wellness Center for 12 years and has been practicing for 17 years. Ms. Ruksznis has been using an Aquamation service for the last year. (Aquamation is a water-based process that uses alkaline hydrolysis to result in similar remains to cremation while consuming less energy than the traditional cremation process.)

Mr. Kuhl asked if she would be keeping the apartments connected to her building. Mr. Ruksznis said she would keep the current tenants and continue to rent, use the hair salon area for her business, and use the barn out back for the Aquamation.

Mr. Kuhl asked if there would be an odor or gas discharge related to the process and is there any State requirements for this business. Ms. Ruksznis stated there will be a discharge pipe, similar to a bathroom discharge pipe and will not have an odor. She also said there are no State regulations aside from the chemical use depending how much she has stored.

Ms. Kimball asked if there would be any affluent testing or required O & M. Ms. Ruksznis said there are no requirements, but she did submit affluent characteristics to the Water & Sewer Departments.

Overview

Amy Ruksznis, a veterinarian with a practice in Topsham, proposes to convert the existing hair salon and day spa at 143 Lisbon Street to a goodbye center for pets. This center will have a lobby, a retail space for the purchase of urns and other memorials, a place where pets can be euthanized, and an aquamation facility. Aquamation is a water-based process that uses alkaline hydrolysis to result in similar remains to cremation while consuming less energy than the traditional cremation process.

Services will be by appointment only. The center expects to have one lobby employee and 1-2 staff members who will perform the aquamation process. Hours of operation have not yet been determined but are not expected to include weekend hours. The center may also occasionally host pet grief meetings and information sessions about pet hospice care.

The parcel is 1.9 acres and located in the Village Zone and the Village Character District of the Route 196 Design Standards. All buildings and parking areas are located in the Aquifer Overlay Zone 2. A smaller area of the property including part of a driveway is located in the Aquifer Overlay Zone 1. No changes to the building, landscaping, parking areas, stormwater drainage, or any other site features are proposed.

The project will be served by existing utilities including public water, sewer, and electric. The applicant has received an Ability to Serve letter from the Lisbon Sewer District, with the condition that if the discharge from this use causes any future issues, the applicant will be required to meet with the Sewer District to discuss pretreatment options. The applicant received an Ability to Serve letter from the Lisbon Water District.

Conditional Use Review

The Lisbon Code Enforcement Officer determined this use to be consistent with a Funeral Home, which is an allowed use in the Village Zone. This falls under “Other Commercial and Services” in the Aquifer Overlay Zone, which is a conditional use in Zone 2.

Route 196 Design Standards

This project is located within the Village Character District of the Route 196 Design Standards. No exterior building alterations or improvements are proposed, so the Design Standards do not apply to this review.

Aquifer Protection Overlay

The majority of this property, including all buildings and parking, is located in Zone 2 of the Aquifer Protection Overlay. Other commercial services are a conditional use in this overlay.

In an email dated July 22, 2024, the applicant confirmed:
1. There will be no floor drains in the facility.
2. Low-salt mix will be used for winter parking lot maintenance.
3. Chemicals onsite will be stored in closed, labeled, water-tight containers.
4. Applicant will secure a contract for a dumpster company for waste with regular pick-ups.
5. There will be no chemical waste produced from the aquamation process. Any unused chemicals would be collected by the supplier, BioResponse Solutions.

The applicant is preparing a spill prevention, control, and countermeasure plan to be posted at the facility that includes information from the equipment supplier, BioResponse Solutions.

Application Stage

The Board should vote on completeness and, if complete, schedule a public hearing.

Applicant: Amy Ruksznis

Owner: Toby Rox Real Estate Holdings, LLC

Location: 143 Lisbon Street

Zoning: Village

Tax Map Number: Map U22 Lot 003

Existing Land Use: hair salon/day spa

Proposed Land Use: euthanasia and aquamation center for pets (funeral home)

Acreage: 1.9

Waivers: The applicant has not requested any waivers.

Site Walk: A site walk has not been scheduled for this project.

Public Hearing: A public hearing for this project has not been scheduled.

Completeness Review: The Planning Board has not voted on completeness.

> **Suggested Motion:** To find the Conditional Use application for 143 Lisbon Street **[complete/not complete]** in regard to the submission requirements of Chapter 70, Article III (Conditional Uses) and Article V Division 2 (Aquifer Protection) of the Lisbon Land Use Ordinance.

Conditional Use Review - Findings of Fact:

Primary Factors

1. Health

- The development will maintain safe and healthful conditions.

1. Pollution

- No water pollution will result from this development.
- The project will be served by public water and sewer.

1. Building sites

- No changes to existing buildings or the site are proposed.

1. Wildlife Habitat

- No impacts to wildlife habitat will result from this development.

1. Shore cover

- No shore cover is impacted by this development.

Additional Factors

1. Compatibility with area

- This appointment-only business will be compatible with other neighboring businesses.

1. Need

- The applicant is a veterinarian and indicates there is a need for additional euthanasia and aquamation services for pets.

1. Access

- No changes to access are proposed.

1. Flooding

- The site is not located in a floodplain.

1. Waste disposal

- The applicant has not confirmed how regular waste and chemical waste will be disposed.
- The project will be served by the Lisbon Sewer Department.
- The applicant has received an Ability to Serve letter from the Lisbon Sewer Department, with the condition that if the discharge from this use causes any future issues, the applicant will be required to meet with the Sewer District to discuss pretreatment options.

1. Impact on land and water

- No land or water bodies are impacted by this development.

1. Topography

- There will be no topographic, drainage, or vegetative cover changes.

1. Erosion

- No changes to the site are proposed.

1. Transportation

- The project will not impact transportation facilities.

1. Community facilities

- The project will not impact community facilities.

1. Water supply

- The project will be served by public water and sewer.
- The Lisbon Water District has provided an Ability to Serve letter.

Conditions Attached to Conditional Uses
Upon consideration of the factors in Section 70-194, the Planning Board may attach additional conditions.

Specified sewage disposal and water supply facilities:
If the discharge from this use causes any future issues, the applicant must meet with the Sewer District to discuss pretreatment options.

Aquifer Protection Overlay

- The majority of the parcel, including all buildings, are located in Zone 2 of the Aquifer Protection Overlay.
- No building additions, construction, landscaping, or site work is proposed.
- No changes to stormwater management are proposed.
- The applicant should confirm there will be no floor drains in the facility.
- The applicant should confirm property will use sand or a low-salt mix for winter parking lot maintenance.
- The applicant should confirm chemicals will be stored in closed, labeled, water-tight container.
- The application should provide information about how waste be disposed – including regular waste and chemical waste.
- The applicant should prepare a spill prevention, control, and countermeasure plan (to be posted at the facility) for the Planning Board's review.

Conclusions of Law

1. The use **(will/will not)** maintain safe and healthful conditions.
2. The use **(will/will not)** prevent and control water pollution and sedimentation.
3. The building sites, placement of structures, and land uses **(will/will not)** have a negative effect.
4. The use **(will/will not)** negatively effect the protection of spawning grounds, fish, aquatic life, bird, and other wildlife habitat.
5. The use **(will/will not)** negatively effect the conservation of shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty.
6. The use **(is/is not)** compatible with adjacent land uses.
7. There **(is/is not)** a need of a particular location for the proposed use.
8. There **(is/is not)** access to the stie from existing or proposed roads.
9. The location of the site **(is/is not)** in a floodplain or floodway of rivers or streams.
10. The amount and type of wastes to be generated by the proposed use **(will/will not)** have a negative effect, and the proposed disposal systems **(are/are not)** adequate.
11. The impact of the proposed use on the land and adjacent water bodies **(will/will not)** support the capability of the land and water to sustain such use without degradation.
12. The use **(will/will not)** have a negative effect on existing topographic and drainage features and vegetative cover on the site.
13. The use **(will/will not)** cause erosion on the site based on degree and direction of slope, soil type, and vegetative cover.

14. The use **(will/will not)** have a negative impact on transportation facilities.
15. The use **(will/will not)** have a negative impact on local population and community facilities.
16. The use **(will/will not)** have a negative impact on local water supplies.

VOTE (2024-69) Mr. Leeman, seconded Mr. Craig, moved to accept the application as complete for Case #24-10 Conditional Use Application- Farewell my Friend and schedule a Public Hearing for August 22, 2024.
Roll Call: Yays: Huston, Leeman, Craig, Kuhl, Carr. Nays- None
Order Passed: Vote 5 Yays, 0 Nays.

Case #24-11 Subdivision Review Application -
Gervais Homes, LLC
223 Lisbon Street
Lisbon, ME 04250
Map U19 Lot 199A & 120

Overview

Gervais Homes, LLC proposes a 10-unit residential development at 223 Lisbon Street consisting of five duplexes. The property is located in the Village Zone and is located in the Village Character district of the Route 196 Corridor Design Standards, as well as Zone 2 of the Aquifer Overlay. The project combines two lots, Map U-19 Lot 119A and Lot 120, to create a 0.69 acre parcel with 0.338 acres to be developed. These lots are currently vacant and were previously cleared. The duplexes will be rental units managed and maintained by Gervais Homes. Construction is planned to begin in fall 2024 and continue to summer 2025, with landscaping complete by winter 2025.

The proposal meets the minimum density requirements of 3,000 SF per dwelling unit. The project will have 22 parking spaces, including one ADA space (20 parking spaces are required by Lisbon's Zoning Ordinance.) The traffic calculations provided show the project is expected to generate 80 trips per day. The applicant confirmed in an email dated July 11, 2024 that the westerly end of the parking area is rip-rapped with the intention of storing snow. This treatment will also somewhat trap excess sand and salt, and help prevent erosion that would impact the drainage channel.

The project will be served by public water and sewer, with underground electric connected to service on Lisbon Street via a new transformer box. The applicant provided ability to serve letters from the Lisbon Sewer and Lisbon Water Departments.

Most stormwater will be routed through private stormwater structures to an existing Town of Lisbon catch basin. The site has been graded to control the flow of runoff and route runoff through grassy swales and channels before reaching the town storm system. The swale that previously ran through the property will be improved. The stormwater management was designed to abate the standing water that currently accumulates at the property line from surrounding properties. This runoff will be controlled by a weir with a 4" drain pipe to mitigate the issue while managing the rate at which runoff enters the town storm system. No Maine DEP permits are required. Stormwater modeling and calculations are provided in the application package. Best Management Practices for erosion and sediment control will be followed.

Access Management

The development will be accessed by a new entrance of Lisbon Street. The property is located within the Urban Compact and the applicant must obtain a driveway permit from Lisbon Public Works.

The property's existing driveway entrance is undersized for two-way traffic, with a sight distance of 290 feet, located 35 feet from the driveway to the north and 154 feet from the driveway to the south. The access management standards in Sec. 46-134 require 380 feet of sight distance on a 35 mph road, with entrances aligned with those located on the opposite side of the street, and for the entrance to be located at least 85 feet from neighboring entrances.

The proposed new entrance meets the width and corner clearance standards in Sec. 46-134, and is consistent with Maine DOT's rules for Curbed Commercial Entrances onto Curbed Highways with Sidewalks.

The applicant has submitted a request for waivers for 3 of the access management standards in Sec. 46-134. Due to the layout of the road and existing driveways, the applicant states they are not able to meet all the access management standards. The new proposed driveway entrance will increase sight distance by 45' to 335', which remains less than the ordinance standard of 380'. The proposed layout relocates the entrance to be located 81' from the closest entrance, which is greater than the existing entrance but less than the ordinance standard of 85'. This layout, which comes closest to meeting the ordinance standards, does not align with the existing entrance on the opposite side of the street. The proposal and alternatives are detailed in the letter from the applicant on Access Management dated July 11, 2024.

The waivers requested are:

1. Sec. 46-134 2.1, *Sight Distance*
2. Sec. 46-134 2.2, *Spacing between accesses* – distance to neighboring entrances
3. Sec. 46-134 2.2, *Spacing between accesses* – alignment with opposite entrance

In considering these waivers, the Board must review the following criteria (Sec. 46-134 3):

- Impact on public safety
- Availability of alternatives
- If the proposed new entrance provides a net gain towards meeting the standards from the existing entrance

In considering the spacing waivers (Sec. 46-134 2.2), the Board must review the following criteria (Sec. 46-134 3.2):

- If the proposal meets the criteria above
- If the property is in an area designated for growth by the comprehensive plan
- The proposal will not have an unreasonable adverse impact on the road such that traffic speed would need to be lowered.

Based on the review criteria, these waiver requests appear to be reasonable. The applicant's proposal creates a net gain in sight distance and spacing. The sight distance meets Maine DOT and AASHTO standards for a 35mph road. The property is in a growth area as designated in the comprehensive plan. The Lisbon Public Works Director has agreed the proposed entrance and waiver requests are reasonable.

<u>Route 196 Design Standards</u>

This project is located within the Village Character District of the Route 196 Design Standards. The buildings are designed to reflect traditional New England character and materials. The dumpster will be screened by a fence. No signage is proposed. New landscaping beds will be installed between the sidewalk on Lisbon Street and the buildings, as well as along the border of the parking lot. Sidewalks will provide access to the units in Buildings A and B which face Lisbon Street. Parking is not located closer to the street than the front of the building. Exterior lighting will consist of down-lights at building entry doors and patio doors. The sides and rear of the building will be surrounded by a 6' and 8' privacy fence, respectively.

Aquifer Protection Overlay

The property is located in Zone 2 of the Aquifer Protection Overlay (referred to as "wellhead" in the application.) Residential homes are an allowed use in this overlay, and because the development will be served by public water and sewer, the underlying zoning density requirements apply. The proposed project will cover 48.9% of the lot, which is under the maximum 50% allowed in this overlay.

The applicant has provided soil maps, an erosion control plan, and a stormwater management plan that meet the requirements of Sec. 70-566, Additional application requirements – Aquifer protection overlay district. The applicant confirmed in an email dated July 11, 2024 that:

- No petroleum or chemical storage will occur on site beyond typical household items.
- Gervais Homes will maintain the stormwater management system as part of routine property maintenance.
- Winter maintenance will use sand or a salt/sand combination with reduced salt.
- The applicant will create a spill prevention and control plan for any fuels, paints, grease, lubricants, etc used during construction.

Application Stage

This application was presented to the Planning Board as a preapplication at the April 25, 2024 Planning Board Meeting. The Board should vote on completeness and, if complete, schedule a public hearing.

Applicant: Ryan Sylvia, PE, RPEx Consulting LLC

Owner: Gervais Homes, LLC

Location: 223 Lisbon Street

Zoning: Village

Tax Map Number: Map U19 Lots 119A & 120

Existing Land Use: vacant

Proposed Land Use: Residential

Acreage: .69

Waivers: The applicant has requested a waiver of 3 access management standards:

1. Sec. 46-134 2.1, *Sight Distance*
2. Sec. 46-134 2.2, *Spacing between accesses* – distance to neighboring entrances
3. Sec. 46-134 2.2, *Spacing between accesses* – alignment with opposite entrance

Site Walk: A site walk has not been scheduled for this project.

Public Hearing: A public hearing for this project has not been scheduled.

> **Suggested Motion:** To find the Site Plan and Subdivision applications complete in regard to the submission requirements of Section 62 (Site Plans) and Section 66 (Subdivisions) of the Lisbon Code of Ordinances.

Site Plan Review - Findings of Fact:

1. Generally

- The applicant has designed the project to meet the standards as outlined within the Ordinance.

1. Landscape Preservation

- The lot was previously cleared.
- No impacts upon scenic areas and views identified in the Lisbon Comprehensive Plan are proposed.
- No shoreland zoned streams or wetlands are located on or adjacent to the parcel.

1. Vehicular Access

- The existing entrance onto Lisbon Street (Route 196) will be moved.
- The proposed design provides for safe turning movements and is consistent with MDOT and AASHTO standards.
- The applicant has provided a letter explaining the current design and an alternatives analysis to meet the Chapter 46 Article V – Entrances onto Public Ways.
- The applicant requests waivers for standards in Sec. 46-134.
- The proposed design creates a driveway entrance that comes closer to complying with the standards of Sec. 46-134 than the existing driveway entrance.

1. Parking Requirements

- Section 70-661 requires 2 parking spaces per residential unit, for a total of 20 spaces.
- The project provides 22 parking spaces including 1 ADA space.

1. Pedestrian Circulation

- The project provides pedestrian connections from the new housing units to the existing sidewalk on Lisbon Street.

1. Stormwater Management

- A Stormwater Management Plan has been enclosed with this submission.
- This project does not require a permit from the Maine Department of Environmental Protection (DEP).
- The stormwater management system meets the criteria of a 25-year storm.
- The system includes riprap and swales to reduce erosion and control the flow of stormwater into the town

system.

1. Conservation, Erosion, Sediment Control

- The project has been designed to incorporate Best Management Practices (BMPs) as provided by MDEP.

1. Exterior Lighting

- The development will have down lights on exterior building and patio doors.

1. Emergency Vehicle Access

- The building, driveway, and parking lot design allows for safe emergency vehicle access.

1. Water Supply

- The development will be served by public water.
- The project has received an Ability to Serve letter from the Lisbon Water District.

1. Groundwater

- There are no on-site water supply or sewage disposal systems.

1. Air Emissions

- No excessive air emissions are anticipated as a result of the development.

1. Odor

- No excessive odors are anticipated as a result of the development.

1. Noise

- No excessive noise is anticipated as a result of the development.

1. Sewage Disposal

- The development will be served by the public sewer system along Lisbon Street (Route 196).
- The project has received an Ability to Serve letter from the Lisbon Sewer Department.

1. Waste Disposal

- The project includes a dumpster for waste disposal.

1. Compliance with Comprehensive Plan

- The proposed development is located within the Village zoning district, a designated growth area.
- The project complies with the 2019 Comprehensive Plan goals for increase housing development in Lisbon's villages.

1. Proof of Federal or State Required Permits
2. No federal or state permits are required.

1. Archaeological Resources

- No historic properties or archaeological resources are impacted by the proposed development.

1. Protection of Significant Wildlife Habitat

- No wildlife resources identified by the 2019 Comprehensive Plan or the Maine Department of Inland Fisheries & Wildlife (MDIF&W) are located in the project area.

1. Rare and Endangered Species

- No rare botanical features will be directly impacted by the project
- Building Design

- The proposed new buildings reflect traditional New England building forms and are harmoniously related to the neighborhood.
- The sides and rear of the development will be screened with a fence.

- The dumpster will be screened from public view.

1. Impact on Public Facilities and Services

- No negative impacts on community services or facilities will result from the proposed development.

1. Aquifer Protection Overlay
2. The development is located in Zone 2 of the Aquifer Protection Overlay.
3. The project will cover 48.9% of the lot.
4. The submission includes soil maps, an erosion control plan, and a stormwater management plan that meet the requirements of Sec. 70-566, Additional application requirements – Aquifer protection overlay district.
5. No petroleum or chemical storage will occur on site beyond typical household items.
6. Gervais Homes will maintain the stormwater management system as part of routine property maintenance.
7. Winter maintenance will use sand or a salt/sand combination with reduced salt.
8. The applicant will create a spill prevention and control plan for construction.

1. Lisbon Route 196 Corridor Design Standards

- This project is located within the Village Character District of the Route 196 Design Standards.
- The buildings are designed to reflect traditional New England character and materials.
- The dumpster will be screened by a fence.
- No signage is proposed.
- New landscaping beds will be installed between the sidewalk on Lisbon Street and the buildings, as well as along the border of the parking lot.
- Sidewalks will provide access to the units in Buildings A and B which face Lisbon Street.
- Parking is not located closer to the street than the front of the building.
- Exterior lighting will consist of down-lights at building entry doors and patio doors.
- The sides and rear of the building will be surrounded by a 6’ and 8’ privacy fence, respectively.

Subdivision Review - Findings of Fact:

1. Pollution

- The development will not result in undue water or air pollution.

1. Availability of water supply

- The development will be served by public water.

1. Burden on water supply

- The Lisbon Water District has provided an Ability to Serve letter.

1. Soil erosion

- The development will not result in unreasonable soil erosion.
- The development will follow Maine DEP Best Management Practices for erosion control.
- The submission includes a stormwater management plan.

1. Traffic

- The development is expected to create approximately 80 trips per day.
- The new driveway entrance is located within the urban compact area.

1. Waste disposal, private

- The development will provide for waste disposal with a dumpster on site.

1. Waste disposal, burden on municipal facilities

- The project will be served by public sewer.
- The Lisbon Sewer Department has provided an Ability to Serve letter.

1. Aesthetic, cultural, and natural values

- The project will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, wildlife habitat, natural areas, or visual access to the shoreline.

1. Conformance with zoning and comprehensive plan

- The development conforms to the goal to create housing in Lisbon's villages in the 2019 Comprehensive Plan.

1. Financial and technical capacity

- The subdivider has provided a letter from Norway Savings Bank demonstrating Gervais Homes, LLC has the financial capacity to complete the project, with an estimated cost of $2,100,000.

1. Surface waters

- The project is not situated within 250 feet of any wetland or river.

1. Groundwater

- The project will not adversely affect the quality or quantity of groundwater.

1. Flood areas

- The project is not located within a 100-year flood hazard area.

1. Freshwater wetlands

- No wetlands are located on the project site.

1. Farmland

- No farmland is located on the project site.

1. River, stream or brook

- No rivers, streams, or brooks abut the proposed subdivision.

1. Stormwater

- The development includes an adequate stormwater management system.

1. Spaghetti-lots prohibited

- The subdivision does not have shore frontage.

1. Impact on adjoining municipality

- The subdivision does not cross municipal boundaries.

1. Lands subject to liquidation harvesting

- No timber is being harvested on the parcel.

Conclusions of Law

1. The landscape **(will/will not)** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
2. The proposed development **(will/will not)** provide safe vehicular access to and from public and private streets.
3. Development parking **(will/will not)** meet the town standards as set forth in section 70-661 et seq.
4. The development plan **(will/will not)** provide for a system of pedestrian circulation within the development and interconnection with existing facilities.
5. Adequate provision **(will/will not)** be made for disposal of all storm water generated within the development through a management system of ditches, swales, culverts, underdrains, and/or storm drains.
6. Stripping of vegetation or other development **(will/will not)** be done in such a way as to minimize erosion and sedimentation. The development **(does/does not)** include best management practices as provided by the Maine Department of Environmental Protection.
7. All exterior lighting **(will/will not)** be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways.
8. Provisions **(will/will not)** be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.
9. The development **(will/will not)** be provided with a system of water supply that provides each use with an adequate supply of water meeting the standards of the state for drinking water.
10. The project demonstrates that the groundwater at the property line **(will/will not)** comply with the standards for safe drinking water as established by the state.
11. All air pollution control **(will/will not)** comply with minimum state requirements.
12. The proposed development **(will/will not)** produce offensive or harmful odors perceptible beyond their lot lines either at ground or habitable elevation.
13. Noise (**will/will not)** comply with the standards as set forth in Chapter 26, Article IV of this Code.
14. A sanitary sewer system **(will/will not)** be installed at the expense of the developer.
15. The proposed development **(will/will not)** provide for adequate disposal of solid wastes and hazardous wastes.
16. All new development and redevelopment **(is/is not)** in conformance with the town's comprehensive plan and shall be consistent with the goals and objectives stated in such plan.
17. The applicant **(will/will not)** provide proof of any required state or federal permits.
18. The proposed development **(does/does not)** involve structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places.
19. The proposed development **(will/will not)** impact wildlife resources identified in the Town of Lisbon comprehensive plan or by the Maine Department of Inland Fisheries and Wildlife.
20. The proposed development **(will/will not)** impact rare or endangered species identified by the Maine Natural Areas Program.
21. The proposed structures **(will/will not)** be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed structures so as to have a minimally adverse affect on the aesthetic qualities of the developed and neighboring areas.
22. The proposed development **(will/will not)** impact municipal services beyond current capacity.

VOTE: (2024-70) Mr. Leeman, seconded by Mr. Craig moved to find the Site Plan and Subdivision applications complete for Case #24-11 Gervais Homes, LLC in regard to the submission requirements of Section 62 (Site Plans) and Section 66 (Subdivisions) of the Lisbon Code of Ordinances and schedule a Public Hearing for August 22, 2024.
Roll Call Vote: Yays: Huston, Leeman, Craig, Kuhl, Carr. Nays: None.
Order Passed: 5 Yays, 0 Nays.

Pre Application - **Case #24-12** Site Plan Review Application-
Solar Array for Power Generation
Nexamp, Inc.
Bowdoinham Road
Lisbon, ME 04250
Map R03 Lot 019

Darrin Stairs, Engineer for Woodard and Curran, Inc. and Henry Barrett from Nexamp, Inc. described the project. Mr. Stairs stated the project is for a Solar array on 7-1/2 acres of the 21 acre property Zoned ROS I.
The array will be located about 350 feet from the road, 180 from the eastern property line, 80 feet from the western property line and 200 feet from the rear. The Solar panels will be post mounted to the ground with no foundation underneath with a gravel driveway for access to them with a turnaround. They will install an ox block for emergency access. They are working with the State for Stormwater permitting as needed as well as the general construction permit. Mr. Stairs said there will be a transformer and inverter located on the interior part of the site to reduce any noise to the public. He said the power from the Solar array will come some poles on his property on the driveway and go out to the distribution line on Bowdoinham Road.

Mr. Huston asked if there is 3-phase power on Bowdoinham Road. Mr. Barrett said no, but they will be upgrading from single to 3-phase power.

Pre Application - Case #24-14 - Site Plan Review Application-
Farwell Dam Fish Passage Project
Maine Dept. of Marine Resources Miller Industries, Inc
11 Upland Rd
Lisbon, Maine 04250
Map U17 Lot 22

Casey Clark from Maine Department of Marine Resources stated they want to remove a portion of the dam and put in a rock ramp started at the ledges just downstream of the Farwell Mill building dam and will wrap around following the natural course of the river. Their role is to try and address the fish passage issues, address removing old dams. They are also working with the Maine Department of Environmental Protection who has a remedial oil project that's on the bank near the Farwell Mill building parking lot. The State will do that right before they put a fishway on top of it. The State will remove several feet of contaminated soils, put in a barrier that is on top of the soils and fill back up to the riverbed before Marine Resources starts their work rebuilding on top of that. Mr. Clark said another project going on will be the last voluntary partner for the bonafide landfill which will go through and do

the landfill cleanup and closure on Lot U 17-22 which is the larger lot of 3-1/2 acres.

OTHER BUSINESS

Don Fellows requested the Planning Board consider a zoning change to allow a property located in the Commercial zone with a vacant multifamily building to use that building for housing, which is currently not permitted in that zone. Mr. Fellows suggested the Board expand the current conditional use provisions in the ordinance to allow it.

CODE ENFORCEMENT OFFICER ITEMS

NONE

ADJOURNMENT

VOTE (2024-71) Mr. Craig, seconded by Mr. Leeman, moved to adjourn at 8:32pm.
Order Passed 5-0.

_____
Lisa B. Smith, Planning Board Secretary

Date Approved:

Town of Lisbon

PUBLIC HEARING

Notice is hereby given that the Lisbon Planning Board intends to hold a

Public Hearing on **August 22, 2024, at 7:00 PM** in the

Town Office Public Meeting Room to hear comments on:

Case #24-10 Conditional Use Application
Farewell My Friend – Goodbye Center for Pets
Amy Ruksznis
143 Lisbon St
Lisbon, ME
Map U22 Lot 003

Case #24-11 Subdivision Review Application
Gervais Homes, LLC
223 Lisbon St
Lisbon, ME
Map U19 Lot 199A & 120

The Public is invited to attend.

Mark Stambach
Code Enforcement Officer

24-9194

Town of Lisbon

Constable's
Return of Posting
State of Maine

Lisbon, Androscoggin, s.s.

Pursuant to the within notice, I have posted said notice at the Lisbon Post Office, the Lisbon Falls Post Office, and the Town Office building, all being conspicuous in public places within the Town of Lisbon.

8.13.24
Date

Constable, Town of Lisbon

NORTHSTAR PLANNING

MEMORANDUM

TO: Lisbon Planning Board
Through Mark Stambach, Code Enforcement Officer

CC: Amy Ruksznis
Toby Rox Real Estate Holdings, LLC

From: Kate Burch, Senior Planner, North Star Planning

RE: Conditional Use Review – Farewell My Friend Goodbye Center for Pets

Date: August 14, 2024

Overview

Amy Ruksznis, a veterinarian with a practice in Topsham, proposes to convert the existing hair salon and day spa at 143 Lisbon Street to a goodbye center for pets. This center will have a lobby, a retail space for the purchase of urns and other memorials, a place where pets can be euthanized, and an aquamation facility. Aquamation is a water-based process that uses alkaline hydrolysis to result in similar remains to cremation while consuming less energy than the traditional cremation process.

Services will be by appointment only. The center expects to have one lobby employee and 1-2 staff members who will perform the aquamation process. Hours of operation have not yet been determined but are not expected to include weekend hours. The center may also occasionally host pet grief meetings and information sessions about pet hospice care.

The parcel is 1.9 acres and located in the Village Zone and the Village Character District of the Route 196 Design Standards. All buildings and parking areas are located in the Aquifer Overlay Zone 2. A smaller area of the property including part of a driveway is located in the Aquifer Overlay Zone 1. No changes to the building, landscaping, parking areas, stormwater drainage, or any other site features are proposed.

The project will be served by existing utilities including public water, sewer, and electric. The applicant has received an Ability to Serve letter from the Lisbon Sewer District, with the condition that if the discharge from this use causes any future issues, the applicant will be required to meet with the Sewer District to discuss pretreatment options. The applicant received an Ability to Serve letter from the Lisbon Water District.

Conditional Use Review

The Lisbon Code Enforcement Officer determined this use to be consistent with a Funeral Home, which is an allowed use in the Village Zone. This falls under “Other Commercial and Services” in the Aquifer Overlay Zone, which is a conditional use in Zone 2.

Route 196 Design Standards

This project is located within the Village Character District of the Route 196 Design Standards. No exterior building alterations or improvements are proposed, so the Design Standards do not apply to this review.

Aquifer Protection Overlay

The majority of this property, including all buildings and parking, is located in Zone 2 of the Aquifer Protection Overlay. Other commercial services are a conditional use in this overlay.

In an email dated July 22, 2024, the applicant confirmed:
1. There will be no floor drains in the facility.
2. Low-salt mix will be used for winter parking lot maintenance.
3. Chemicals onsite will be stored in closed, labeled, water-tight containers.
4. Applicant will secure a contract for a dumpster company for waste with regular pick-ups.
5. There will be no chemical waste produced from the aquamation process. Any unused chemicals would be collected by the supplier, BioResponse Solutions.

The applicant prepared a spill prevention, control, and countermeasure plan to be posted at the facility that includes information from the equipment supplier, BioResponse Solutions and shared it with the Planning Board at the August 8, 2024 meeting.

Application Stage

The Board voted the application complete on August 8, 2024. The Board should vote on approval at this meeting.

Applicant: Amy Ruksznis

Owner: Toby Rox Real Estate Holdings, LLC

Location: 143 Lisbon Street

Zoning: Village

Tax Map Number: Map U22 Lot 003

Existing Land Use: hair salon/day spa

Proposed Land Use: euthanasia and aquamation center for pets (funeral home)

Acreage: 1.9

Waivers: The applicant has not requested any waivers.

Site Walk: A site walk has not been scheduled for this project.

Public Hearing: A public hearing for this project is scheduled for August 22, 2024.

Completeness Review: The Planning Board voted the application complete on August 8, 2024.

> **Suggested Motion:** That, based upon the application and related documents and information provided by the applicant, the written and oral comments of the applicant, reviewing officials, and members of the public, as reflected in the public record, the Planning Board finds that the Conditional Use application **[satisfies / does not satisfy]** the applicable standards of the Lisbon Land Use ordinance, and therefore **[approve / deny]** the application.

Conditional Use Review - Findings of Fact:

Primary Factors

1. Health

- The development will maintain safe and healthful conditions.

2. Pollution

- No water pollution will result from this development.
- The project will be served by public water and sewer.

3. Building sites

- No changes to existing buildings or the site are proposed.

4. Wildlife Habitat

- No impacts to wildlife habitat will result from this development.

5. Shore cover

- No shore cover is impacted by this development.

Additional Factors

1. Compatibility with area

- This appointment-only business will be compatible with other neighboring businesses.

2. Need

- The applicant is a veterinarian and indicates there is a need for additional euthanasia and aquamation services for pets.

3. Access

- No changes to access are proposed.

4. Flooding

- The site is not located in a floodplain.

5. Waste disposal

- The applicant has not confirmed how regular waste and chemical waste will be disposed.
- The project will be served by the Lisbon Sewer Department.
- The applicant has received an Ability to Serve letter from the Lisbon Sewer Department, with the condition that if the discharge from this use causes any future issues, the applicant will be required to meet with the Sewer District to discuss pretreatment options.

6. Impact on land and water

- No land or water bodies are impacted by this development.

7. Topography

- There will be no topographic, drainage, or vegetative cover changes.

8. Erosion

- No changes to the site are proposed.

9. Transportation

- The project will not impact transportation facilities.

10. Community facilities

- The project will not impact community facilities.

11. Water supply

- The project will be served by public water and sewer.
- The Lisbon Water District has provided an Ability to Serve letter.

Aquifer Protection Overlay

- The majority of the parcel, including all buildings, are located in Zone 2 of the Aquifer Protection Overlay.
- No building additions, construction, landscaping, or site work is proposed.
- No changes to stormwater management are proposed.
- There will be no floor drains in the facility.
- The property will use sand or a low-salt mix for winter parking lot maintenance.
- Chemicals will be stored in closed, labeled, water-tight container.
- Applicant will secure a contract for a dumpster company for waste with regular pick-ups.
- There will be no chemical waste produced from the aquamation process. Any unused chemicals would be collected by the supplier, BioResponse Solutions.

- The applicant prepared spill prevention, control, and countermeasure plan to be posted at the facility.

Conclusions of Law

1. The use **will** maintain safe and healthful conditions.
2. The use **will** prevent and control water pollution and sedimentation.
3. The building sites, placement of structures, and land uses **will not** have a negative effect.
4. The use **will not** negatively effect the protection of spawning grounds, fish, aquatic life, bird, and other wildlife habitat.
5. The use **will not** negatively effect the conservation of shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty.
6. The use **is** compatible with adjacent land uses.
7. There **is** a need of a particular location for the proposed use.
8. There **is** access to the site from existing or proposed roads.
9. The location of the site **is not** in a floodplain or floodway of rivers or streams.
10. The amount and type of wastes to be generated by the proposed use **will not** have a negative effect, and the proposed disposal systems **are** adequate.
11. The impact of the proposed use on the land and adjacent water bodies **will** support the capability of the land and water to sustain such use without degradation.
12. The use **will not** have a negative effect on existing topographic and drainage features and vegetative cover on the site.
13. The use **will not** cause erosion on the site based on degree and direction of slope, soil type, and vegetative cover.
14. The use **will not** have a negative impact on transportation facilities.
15. The use **will not** have a negative impact on local population and community facilities.
16. The use **will not** have a negative impact on local water supplies.

24-10

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	

Town of Lisbon, Maine
CONDITIONAL USE APPLICATION

Fee: $150.00

Project Name/Title: Farewell My Friend - Goodbye Center for pets

This application must be received at the Town Office by close of business on the **2nd Thursday of the month** to be considered at the regular Planning Board meeting on the 4th Thursday of the month. The applicant shall provide **10 copies** of the application form and all submission materials.

Applicant Information

2. Name of Applicant: Amy Ruksznis
   Address 522 Ridge Rd Bowdoinham, ME 04086
   Telephone (207) 504-2778

1. Name of Property Owner (if different): Toby Rox Real Estate Holdings, LLC
   Address 522 Ridge Rd Bowdoinham, ME 04086
   Telephone (207) 504-2778

3. Name of authorized agent (if different): _____
   Address _____
   Telephone ( )

4. If applicant is a corporation, check if licensed in Maine: ____ No ✓ Yes
   (if yes, attach a copy of State registration) ✓

5. Person and address to which all correspondence regarding this application should be sent (if different):
   Name See above (either)
   Address _____
   Telephone ( )

I have reviewed all submission requirements and completed the remaining pages of this application form.

✓ Attachments Checklist ✓ Waiver Request Form

To the best of my knowledge, all the information submitted in this application is complete and correct.

Signature of Applicant

Date 6/17/24

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Project Name:

Property Information

6. Location of Property (Street or Road) 143 Lisbon St. Lisbon, ME

   Register of Deeds Book 7523 Page 233

   Lisbon Tax Maps Map U-22 Lot 003

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.

   yes - purchase + sale contract (attached)

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

   None

9. Are there any easements or restrictive covenants on the property to be developed?

   ____ Yes ✓ No If yes, please specify: ____

10. Current zoning of property: Village

    Current use(s) of property: formerly a salon/dayspa

11. Is any part of the project or property(s) in question part of an overlay zone?

    X Aquifer Protection Overlay ___ Wellhead Protection Overlay ___ Route 196 Corridor

    ___ Shoreland ___ Flood Zone

11. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or other planning board or appeals board review:

    yes, the salon needed conditional use approval.

Project Information

If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner.

12. Nature of the Project. Provide a brief description of the proposed project, including proposed use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.

    (see attached)

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Project Name:

Waiver Request Form

Conditional Use Application

If anticipated, the applicant should indicate any requests for waivers of review standards or application submission requirements, to submit with the Conditional Use Application form.

Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of theChapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of the chapter are met.

Further, where the planning board makes written findings of fact that there are special circumstances of a particular application, it may waive portions of the application information requirements, unless otherwise indicated in this chapter, provided that the applicant has demonstrated that the standards of this chapter have been or will be met, the public health, safety and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the comprehensive plan of this chapter.

Applicants should take note that the planning board CANNOT waive or give variances on the following: a land use not allowed under the Lisbon Zoning Ordinance (see Section 70-531, Table of Land Uses), and dimensional requirements such as lot size/density, setbacks, frontage, etc. (see Section 70-536, Dimensional Requirements). Variances for dimensional requirements may be requested only through the Lisbon Board of Appeals.

1. Standard/requirement to be waived: _____

   Need/reason for waiver: _____

   _____

2. Standard/requirement to be waived: _____

   Need/reason for waiver: _____

   _____

3. Standard/requirement to be waived: _____

   Need/reason for waiver: _____

   _____

4. Standard/requirement to be waived: _____

   Need/reason for waiver: _____

   _____

Attach additional page(s) if necessary.

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	*Date Received:*
Project Name:	*Fee Paid (amount):*
Applicant:	

Conditional Use Application
ATTACHMENTS CHECKLIST

REFERENCE Chapter 70-193(b), Lisbon Code of Ordinances

✓or N/A		*OFFICE USE ONLY*
	Basic Required Attachments:	
N/A No building or property renovations	1. A complete set of plans in accordance with the submission requirements under section 66-52 (3) of the Town of Lisbon Subdivision Ordinance: <u>*Preliminary Plan*</u>. The preliminary plan and all application material shall be submitted in **ten (10) copies** of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The plan shall be drawn to a scale of not more than 100 feet to the inch.	
✓	2. If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner,***10 copies.*** see sales contract	
	3. A statement addressing all of the applicable factors listed in section 70-194 of this Zoning Ordinance***(10 copies)***: **Factors applicable to conditional uses**	
✓ see info on aquamation	*A. Primary factors.* In considering a conditional use permit, the planning board shall evaluate the immediate and long-range effects of the proposed use upon: *i. Health.* The maintenance of safe and healthful conditions. *ii. Pollution.* The prevention and control of water pollution and sedimentation. *iii. Building sites.* The control of building sites, placement of structures and land uses. *iv. Wildlife habitat.* The protection of spawning grounds, fish, aquatic life, bird and other wildlife habitat. *v. Shore cover.* The conservation of shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty.	
✓	*B. Additional factors.* The planning board shall also consider the following factors: *i. Compatibility with area.* The compatibility of the proposed use with adjacent land uses. *ii. Need.* The need of a particular location for the proposed use. *iii. Access.* Access to the site from existing or proposed roads. *iv. Flooding.* The location of the site with respect to floodplains and floodways of rivers or streams.	

	v. *Waste disposal.* The amount and type of wastes to be generated by the proposed use and the adequacy of the proposed disposal systems. vi. *Impact on land and water.* The impact of the proposed use on the land and adjacent water bodies and the capability of the land and water to sustain such use without degradation. vii. *Topography.* Existing topographic and drainage features and vegetative cover on the site. viii. *Erosion.* The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover. ix. *Transportation.* The impact of the proposed use on transportation facilities. x. *Community facilities.* The impact of the proposed use on local population and community facilities. xi. *Water supply.* The impact of the proposed use on local water supplies.	
	Possible Additional Attachments:	
	In order to secure information upon which to base its determination, the planning board may require the applicant to furnish, in addition to the information required for a conditional use permit, the following information:	
N/A No Δ	1. *Contours; groundwater; bedrock; slope; vegetation.* A plan of the area showing contours at intervals to be determined by the planning board and referred to mean sea level, normal high water elevation, groundwater conditions, bedrock, slope and vegetative cover.	
N/A No Δ	2. *Soils.* A soils report identifying the soils boundaries and names in the proposed development with the soils information superimposed upon the plot plan in accord with the USDA Soil Conservation Service National Cooperative Soil Classification.	
N/A No Δ	3. *Buildings; access; open space.* Location of existing and proposed buildings, parking areas, traffic access, driveways, walkways, piers, open spaces, and landscaping.	
✓	4. *Sewage; water.* Plans of buildings, sewage disposal facilities, and water supply systems.	
N/A	5. *Technical assistance.* Other pertinent information necessary to determine if the proposed use meets the provisions of this chapter. In evaluating each application, the planning board may request the assistance of the regional planning commission, county soil and water conservation district, and any other state or federal agency which can provide technical assistance.	
N/A	6. *Access management.* If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road, it shall be subject to the requirements of Chpt. 46-134 Access Management. The applicant is required to apply for review and permit for driveway access according to this ordinance.	

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	*Date Received:*
Project Name:	*Fee Paid (amount):*
Applicant:	

Conditional Use Review
Planning Board Procedure Checklist

Date Completed	
	1. Initial application received (10 copies), payment of fee(s)
	2. (a) Code Enforcement Officer determines submission complete, go to #6 (b) OR may be referred to Planning Board to review for completeness
	3. Schedule initial review meeting with Planning Board (to review application and determine completeness)
	4. Refer application submission to appropriate staff for review or additional information, as appropriate
	5. At review meeting, PB determine if additional submission materials needed, determine if complete, provide written notice
	6. Schedule public hearing at least 14 days after notice of completeness or receipt of complete submission; abutters must be provided with a notice of receipt of an application and date of public hearing (and site visit if applicable) by mail at least 7 days before the hearing
	7. Notice of filing of an application and notice of scheduled public hearing, published by newspaper at least 7 days before the hearing; include notice of scheduled site visit if applicable
	8. Planning Board site visit (optional)
	9. Public hearing held: (a) applicant presentation, (b) staff comments/ presentation, (c) public comment
	10. Planning Board review of application and decision (approve, approve with conditions, deny) – ***does not have to be same meeting as hearing***
	11. Provide applicant and abutters with written notice of decision, including reasons for decision, **within 20 days of the public hearing.**

For informational purposes, applicant not required to submit this form.
(REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)

Conditional Use Permit Review
Applicant Procedure Checklist

Date completed	*Please refer any questions regarding the procedure to appropriate town staff.*
	1. Submit Application to Town Office (Code Enforcement Officer), by the 2nd Thursday of the month: a. Complete application form and prepare all required submission materials (see checklist), provide 10 copies of all forms and materials; b. Applicant must pay any required fee(s) at time of submission; c. Schedule an initial submission review meeting with Planning Board (regular meetings are 4th Thursdays of the month).
	2. Attend first Planning Board meeting, initial application review: a. Planning board will review the submitted materials, including any requests for waivers, and make a determination if the submission is complete or if additional materials must be provided; b. If Board determines submission is complete, applicant will be provided with a written notice; if submission is not complete, Board will specify additional materials needed, applicant must provide additional materials to the Code Enforcement Officer and will then be issued a written notice of completeness; c. A public hearing with the Planning Board will be scheduled within 14 days of issuance of written notice of completeness; the Town will send notices to all abutters and publish a public notice of scheduled hearing; d. Board may request a site visit prior to the public hearing; e. Application will be referred to appropriate town departments/staff as appropriate, prior to public hearing.
	3. Optional site visit: If a site visit is scheduled, the Town shall publish notice of the site visit; the applicant shall be present at the Board site visit.
	4. Attend public hearing: a. Applicant (or representative) will be allowed a brief presentation; b. Town staff will present any comments; c. Public hearing will be opened, Board will make a note of all public and abutter comments; d. Upon close of public hearing, no further comment or discussion from the public or applicant shall be entertained; the Board will decide whether to conduct their review and decision immediately after the hearing, or may table the application review to a second meeting (held within two weeks of the public hearing);

For informational purposes, applicant not required to submit this form.
(REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)

	5. Planning Board Review (may be a separate meeting from the hearing): a. Planning Board shall conduct a review of the proposed conditional use based on the standards and requirements of town ordinance(s) (see Conditional Use Permit Standards Checklist); b. The Board shall make a decision to (a) approve, (b) approve with conditions, or(c) deny the proposed conditional use, and will indicate any specific conditions and requirements of approval in its written notice of decision.
	6. Written notice of decision: The Town shall provide the applicant and abutters with a written notice of the decision, including reasons for decision and any conditions (must be provided within 20 days of the public hearing).
	7. Issuance of permits and compliance with conditions: Upon issuance of a written decision to approve, the applicant may obtain appropriate permit(s) from the Code Enforcement Officer; the applicant will be required to comply with all conditions specified in the written decision.

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Date Received:
Project Name:	Fee Paid (amount):
Applicant:	

Conditional Use Permit Standards Checklist

Waivers. Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of this chapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of this chapter are met.

Sec. 70-194. - Factors applicable to conditional uses

(a) *Primary factors.* In considering a conditional use permit, the planning board shall evaluate the immediate and long-range effects of the proposed use upon:

Met	Not	Waived	
☐	☐	☐	1. *Health.* The maintenance of safe and healthful conditions.
			Conditions:
☐	☐	☐	2. *Pollution.* The prevention and control of water pollution and sedimentation.
			Conditions:
☐	☐	☐	3. *Building sites.* The control of building sites, placement of structures and land uses.
			Conditions:
☐	☐	☐	4. *Wildlife habitat.* The protection of spawning grounds, fish, aquatic life, bird and other wildlife habitat.
			Conditions:
☐	☐	☐	5. *Shore cover.* The conservation of shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty.
			Conditions:

(b) *Additional factors.* The planning board shall also consider the following factors:

Met	Not	Waived	
☐	☐	☐	1. *Compatibility with area.* The compatibility of the proposed use with adjacent land uses.
			Conditions:
☐	☐	☐	2. *Need.* The need of a particular location for the proposed use.
			Conditions:
☐	☐	☐	3. *Access.* Access to the site from existing or proposed roads.
			Conditions:
☐	☐	☐	4. *Flooding.* The location of the site with respect to floodplains and floodways of rivers or streams.
			Conditions:
☐	☐	☐	5. *Waste disposal.* The amount and type of wastes to be generated by the proposed use and the adequacy of the proposed disposal systems.
			Conditions:
☐	☐	☐	6. *Impact on land and water.* The impact of the proposed use on the land and adjacent water bodies and the capability of the land and water to sustain such use without degradation.
			Conditions:

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	Project Name:

Met ☐	Not ☐	Waived ☐	7. *Topography.* Existing topographic and drainage features and vegetative cover on the site.
			Conditions:
Met ☐	Not ☐	Waived ☐	8. *Erosion.* The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
			Conditions:
Met ☐	Not ☐	Waived ☐	9. *Transportation.* The impact of the proposed use on transportation facilities.
			Conditions:
Met ☐	Not ☐	Waived ☐	10. *Community facilities.* The impact of the proposed use on local population and community facilities.
			Conditions:
Met ☐	Not ☐	Waived ☐	11. *Water supply.* The impact of the proposed use on local water supplies.
			Conditions:

Additional conditions list, next page.

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	*Project Name:*

Sec. 70-195. - Conditions attached to conditional uses

Additional conditions. Upon consideration of the factors listed in section 70-194, the planning board may attach such conditions, in addition to those required elsewhere in this chapter, that it finds necessary to further the purposes of this chapter. Such conditions may include, but are not limited to specifications for:

Additional Factors	***Conditions***
Type of vegetation:	
Increased setbacks and yards:	
Specified sewage disposal and water supply facilities:	
Landscaping and planting screens:	
Period of operation:	
Operational controls:	
Professional inspection and maintenance:	
Sureties:	
Deed restrictions:	
Restrictive covenants:	
Locations of piers, docks, parking and signs, type of construction:	
Any other conditions necessary to fulfill the purpose of the conditional use chapter:	

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	*Date Received:*
Project Name:	*Fee Paid (amount):*
Applicant:	

OFFICE USE ONLY:

Conditional Use
Final Planning Board Decision

Page 1 of 2

_____ Application approved

_____ Application approved with conditions

_____ Application denied

See written decision and conditions, next page.

Planning Board Signatures:

_____ _____
Signature of Planning Board Member Date

_____ _____
Signature of Planning Board Member Date

_____ _____
Signature of Planning Board Member Date

_____ _____
Signature of Planning Board Member Date

_____ _____
Signature of Planning Board Member Date

A conditional use permit secured under the provisions of this article by vote of the planning board shall expire if the work or change involved is not commenced within one year of the date on which the conditional use is authorized, and if the work or change is not substantially completed within two years

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)	
Application Number:	*Date Received:*
Project Name:	*Fee Paid (amount):*
Applicant:	

OFFICE USE ONLY:

Conditional Use
Final Planning Board Decision

Decision and Conditions:

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

Completed Conditional Use Permit Standards Checklist attached.

_____ _____

Signature of Planning Board Chair Date



Town Of
LISBON
Maine

Maps updated to:
April 1, 2021

DISCLAIMER
For Assessment Purposes Only
Not For Property Conveyances

LEGEND
- Town Line
- Adjacent Towns
- Parcels
- Streams
- Flood Zones
- Zoning
- Easements
- Adjacent Maps
- Water
- Road ROW

Lisbon 2021 GIS Tax Map
Revision by:

Cartwin GIS Solutions

U-22
TAX MAP

SCALE: 1" = 100 Feet

EXHIBIT B

Filing Fee $175.00

File No 20130520DC Pages 2
Fee Paid $ 175
DCN 2122332700033 DLLC
----FILED----------
08/17/2012

Deputy Secretary of State

A True Copy When Attested By Signature

Deputy Secretary of State

MAINE
LIMITED LIABILITY COMPANY

STATE OF MAINE

CERTIFICATE OF FORMATION

Pursuant to 31 MRSA §1531, the undersigned executes and delivers the following Certificate of Formation:

FIRST: The name of the limited liability company is

Toby Rox Real Estate Holdings, LLC

(A limited liability company name must contain the words "limited liability company" or "limited company" or the abbreviation "L.L.C." "LLC" "L.C." or "LC" or, in the case of a low-profit limited liability company, "L3C" or "l3c" – see 31 MRSA 1508.)

SECOND: Filing Date. (select one)

☑ Date of this filing; or
☐ Later effective date (specified here) _____

THIRD: Designation as a low profit LLC (Check only if applicable)

☐ This is a low-profit limited liability company pursuant to 31 MRSA §1611 meeting all qualifications set forth here.

A. The company intends to qualify as a low-profit limited liability company.

B. The company must at all times significantly further the accomplishment of one or more of the charitable or educational purposes within the meaning of Section 170(c)(2)(B) of the Internal Revenue Code of 1986, as it may be amended, revised or succeeded, and must list the specific charitable or educational purposes the company will further

C. No significant purpose of the company is the production of income or the appreciation of property. The fact that a person produces significant income or capital appreciation is not, in the absence of other factors, conclusive evidence of a significant purpose involving the production of income or the appreciation of property, and

D. No purpose of the company is to accomplish one or more political or legislative purpose within the meaning of Section 170(c)(2)(D) of the Internal Revenue Code of 1986, or its successor

FOURTH: Designation as a professional LLC (Check only if applicable).

☐ This is a professional limited liability company* formed pursuant to 13 MRSA Chapter 22-A to provide the following professional services

_____
(Type of professional services)

FIFTH: The Registered Agent is a (select **either** a Commercial or Noncommercial Registered Agent)

☑ Commercial Registered Agent CRA Public Number. P10105

James A. Hopkinson

(Name of commercial registered agent)

☐ Noncommercial Registered Agent

(Name of noncommercial registered agent)

(physical location, not P O Box – street, city, state and zip code)

(mailing address if different from above)

SIXTH: Pursuant to 5 MRSA §105 2, the registered agent listed above has consented to serve as the registered agent for this limited liability company.

SEVENTH: Other matters the members determine to include are set forth in the attached Exhibit _____, and made a part hereof

**Authorized person(s)

Dated August 16, 2012

(Signature)

James A. Hopkinson, Registered Agent

(Type or print name and capacity)

(Signature)

(Type or print name and capacity)

*Examples of professional service limited liability companies are accountants, attorneys, chiropractors, dentists, registered nurses and veterinarians (This is not an inclusive list – see 13 MRSA §723 7)

Pursuant to 31 MRSA §1676 1.A, Certificate of Formation **MUST be signed by at least one authorized person

The execution of this certificate constitutes an oath or affirmation under the penalties of false swearing under 17-A MRSA §453.

Please remit your payment made payable to the Maine Secretary of State

Submit completed form to **Secretary of State**
Division of Corporations, UCC and Commissions
101 State House Station
Augusta, ME 04333-0101
Telephone Inquiries. **(207) 624-7752** Email Inquiries CEC.Corporations@Maine gov

PURCHASE AND SALE AGREEMENT

("days" means business days unless otherwise noted, see paragraph 23)

June 8, 2024
Offer Date

6/11/2024, _____ Effective Date
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between **Toby Rox Real Estate Holdings LLC** ("Buyer") and **Scapes, LLC** ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy [X] all [ ] part of (if "part of" see para. 26 for explanation) the property situated in municipality of **Lisbon**, County of **Androscoggin**, State of Maine, located at **143 Lisbon Street** and described in deed(s) recorded at said County's Registry of Deeds Book(s) **7523**, Page(s) **233**.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm windows, screens, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood/pellet stoves, sump pump, electrical fixtures, hard-wired generators, landscaping, and _____ are included with the sale except for the following: ~~No Exceptions~~ 5 Marked trees to be removed in fall dormancy. Seller represents that all mechanical components of fixtures will be operational at the time of closing except: **No Exceptions**.

4. PERSONAL PROPERTY: The following items of personal property as viewed on **June 8, 2024** are included with the sale at no additional cost, in "as is" condition with no warranties: **kitchen appliances in the residential unit**.

5. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of $**649,900.00**. Buyer [ ] has delivered; or [X] will deliver to the Agency within **1** days of the Effective Date, a deposit of earnest money in the amount $ **25,000.00**. Buyer agrees that an additional deposit of earnest money in the amount of $ **N/A** will be delivered _____.
If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit(s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. ESCROW AGENT/ACCEPTANCE: **RE/MAX Riverside** ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until **June 11, 2024** (date) **5:00** [ ] AM [X] PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on **August 2, 2024** (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or may terminate this Agreement in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a **Warranty** deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. FUEL/UTILITIES/PRORATIONS: Buyer [X] shall [ ] shall not pay Seller at closing for all fuel in any tanks remaining on the property calculated as of the closing date or such earlier date as required to comply with lender requirements, if any. The amount owed, if any, shall be determined using the most recently available cash price of the company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) _____. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. DUE DILIGENCE: Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Sellers' real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern.

[ ] Buyer's obligation to close under this Agreement is not subject to any due diligence investigations. Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

[X] Buyer's obligation to close under this Agreement is subject to Buyer's satisfaction with the results of any due diligence investigations undertaken. Buyer shall have **10** days from the Effective Date of this Agreement to perform such due diligence investigations as Buyer deems necessary which may include, but are not limited to, any or all of the following:

General Building	Square Footage	Zoning	Survey/MLI	Habitat Review/Waterfowl
Sewage Disposal	Code Conformance	Pests	Lead Paint	Shoreland Septic
Water Quality	Registered Farmland	Pool	Flood Plain	Energy Audit
Water Quantity	Environmental Scan	Insurance	Chimney	Lot Size/Acreage
Air Quality	Smoke/CO Detectors	Mold	Tax Status*	Arsenic Wood/Water (see par. 13)

All investigations will be done at Buyer's expense by persons chosen by Buyer in Buyer's sole discretion. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property and its systems and fixtures in order to undertake the above investigations. Buyer agrees to take reasonable steps to return the property to its pre-inspection condition. If the result of any investigation is unsatisfactory to Buyer in Buyer's sole discretion, Buyer may terminate this Agreement by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation is unsatisfactory to Buyer, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, or if any investigation under this paragraph is not performed or completed during the period specified in this paragraph, this contingency and the right to conduct an investigation are waived by Buyer.

* If the property is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within **N/A** days. [ ] Yes [X] No

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

14. FINANCING: Buyer's obligation to close:

Not Subject to Financing

~~☐ is not subject to a financing contingency. Buyer has provided Seller with acceptable proof of the funds.~~

~~☐ is not subject to a financing contingency. Buyer shall provide proof of the funds acceptable to Seller within _____ days. If such proof is unacceptable to Seller, Seller may terminate this Agreement no later than _____ days from receipt. If proof of funds is not provided within such time period, Seller may terminate this Agreement which right shall end once such proof is received, however Seller retains the agreed upon time period to terminate if such proof is unacceptable. If Seller terminates in either case, the earnest money shall be returned to Buyer.~~

~~☐ Buyer's ability to purchase ☐ is ☐ is not subject to the sale of another property. See addendum ☐ Yes ☐ No.~~

~~☐ Seller agrees to pay up to $ _____ toward Buyer's actual pre-paids and/or closing costs.~~

Subject to Financing

☒ Buyer's obligation to close is subject to financing as follows:

a. Buyer's obligation to close is subject to Buyer obtaining a **Commercial Loan** loan of **75.000** % of the purchase price, at an interest rate not to exceed **Market Rate** % and amortized over a period of **25** years. Buyer is under a good faith obligation to seek and obtain financing on these terms. If such financing is not available to Buyer as of the closing date, Buyer is not obligated to close and may terminate this Agreement in which case the earnest money shall be returned to Buyer.

b. Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within **5** days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

c. Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.

d. After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with the written documentation of the loan denial within two days of receipt. After notifying Seller, Buyer shall have **5** days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.

e. Buyer agrees to pay no more than **N/A** points. Seller agrees to pay up to $ **N/A** toward Buyer's actual pre-paids, points and/or closing costs, but no more than allowable by Buyer's lender.

f. Buyer's ability to obtain financing ☐ is ☒ is not subject to the sale of another property. See addendum ☐ Yes ☒ No.

g. Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void and Seller's obligations pursuant to 14e shall remain in full force and effect.

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Kelly Austin	(**020747**)	of	**Keller Williams Realty**	(**1898**)	
Licensee	MLS ID		Agency	MLS ID	

is a ☒ Seller Agent ☐ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker

Meghan Murphy/Grimaldi Murphy	(**010888**)	of	**RE/MAX Riverside**	(**1874**)	
Licensee	MLS ID		Agency	MLS ID	

is a ☐ Seller Agent ☒ Buyer Agent ☐ Disc Dual Agent ☐ Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. DEFAULT/RETURN OF EARNEST MONEY: Buyer's failure to fulfill any of Buyer's obligations hereunder shall constitute a default and Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. Seller's failure to fulfill any of Seller's obligations hereunder shall constitute a default and Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

17. MEDIATION: Earnest money or other disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties and may only be amended in writing, signed by both parties.

19. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property ☐ does ☒ does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

22. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and withdrawals of counteroffers will be effective upon communication, verbally or in writing.

23. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

24. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

25. ADDENDA: Lead Paint - ☒ Yes ☐ No ; Other - ☒ Yes ☐ No Explain: **multi family addendum**

The Property Disclosure Form is not an addendum and not part of this Agreement.

26. OTHER CONDITIONS:

1. Seller will provide the buyer with the 3 most recent tax returns showing historical income of the property, within 4 business days.

2. The buyer will have until 7/26/24 to get a conditional use permit for the property from the town. If the buyer is not able to get a conditional use permit in that time, the buyer will have the right to terminate the contract and the earnest money would be released to the buyer.

27. GENERAL PROVISIONS:

a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with the Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

28. ELECTRONIC SIGNATURES: Pursuant to the Maine Uniform Electronic Transactions Act and Digital Signature Act, the parties authorize and agree to the use of electronic signatures as a method of signing/initialing this Agreement, including all addenda. The parties hereby agree that either party may sign electronically by utilizing an electronic signature service.
29. Upon acceptance of the offer or counteroffer, Seller agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Buyer's Mailing address is **522 Ridge Road, Bowdoinham, ME 04008**.

DocuSigned by: Amy Rukesznis, manager 6/10/2024

BUYER **Toby Rox Real Estate Holdings LLC** DATE | BUYER DATE

BUYER DATE | BUYER DATE

Seller hereby accepts the offer set forth above.

Seller's Mailing address is _____.

George J Janosco Sr 6/11/2024 | 10:36 PDT

SELLER **Scapes, LLC** DATE | SELLER DATE

SELLER DATE | SELLER DATE

COUNTER-OFFER

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) _____ (time) _____ ☐ AM ☐ PM.

SELLER DATE | SELLER DATE

SELLER DATE | SELLER DATE

The Buyer hereby accepts the counter offer set forth above.

BUYER DATE | BUYER DATE

BUYER DATE | BUYER DATE

EXTENSION

The closing date of this Agreement is extended until _____ DATE.

SELLER DATE | SELLER DATE

SELLER DATE | SELLER DATE

BUYER DATE | BUYER DATE

BUYER DATE | BUYER DATE

REALTOR®

Maine Association of REALTORS®/Copyright © 2024.
All Rights Reserved. Revised 2024.

EQUAL HOUSING OPPORTUNITY

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Amy Ruksznis

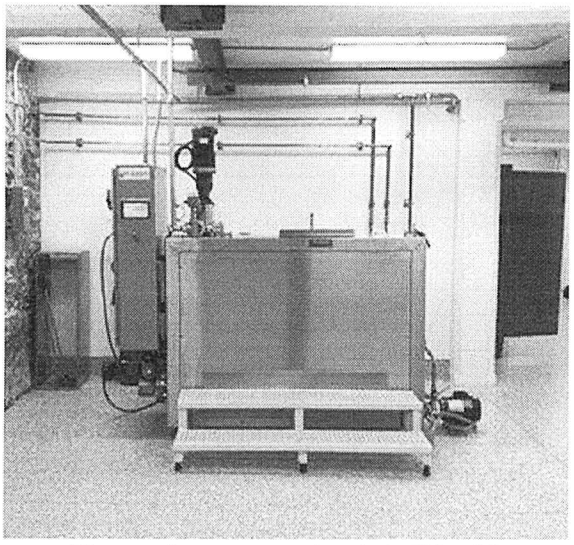
Nature of Project

Background:
I've been practicing as a veterinarian for 17 years and the last 12 have been in Topsham at Topsham Veterinary Wellness Center; which I own. I recently found that the options for pet aftercare are lacking and mostly impersonal. So, I started researching the process of **aquamation (see attached info on this process)** and how I could build it into the services I already provide to the community.

My clients are amazing pet owners who suffer great heartache when they lose a pet. I'm there with them for the diagnosis or the aging process and I support them through the goodbyes in my office as well. When I realized I could help them through to the very end by providing them with the ashes of their pet myself, I knew there could be even more support provided in this realm.

The goodbye center would be by-appointment euthanasias for Topsham Vet clients in a private setting, away from the hustle and bustle of our veterinary practice. We would be able to provide a quieter final time to say goodbye to a pet by those who love them. The service of memorialization and aquamation will be also offered to surrounding communities who utilize a different veterinary office for their other needs. Individuals will also be welcomed to use our aftercare services by appointment.

The center would utilize Unit 3 (and maybe Unit 4) and a portion of the barn at 143 Lisbon Street: (See attached schematics of the proposed layout.)
The space will have a welcoming lobby, retail space (ie. Urns, examples of commissioned portraits, jewelry and paw prints), and rest room. It will include one, maybe two, large gathering rooms where a pet could be euthanized, or if was already deceased, the room could provide a last goodbye for pet owners to pay their respects and where aftercare and memorialization decisions could be made.
A portion of the back of the barn would be remodeled for the aquamation process, which is essentially new insulation, a stainless steel tank, plumbing and a hot water tank: (see photo)



Dimensions approximately 8ft x 3ft

This will be an appointment only facility and will be managed by one to two employees. I will need a lobby employee who can assist in hosting the memorial service and choosing options regarding aftercare. This person will also schedule these appointments and those for pick-up of the pet remains memorialized. There would be a retail aspect of the business as people would choose products to best memorialize their pets. There will likely be 1-2 people performing the aquamation procedures, but this is not a labor-intensive system and they would only be needed at the beginning and end of the 22-hour process. Options to expand the aquamation service would include staff pick-ups/drop-offs at other veterinary offices who want to utilize the service for their clients.

Hours of operation have not been determined but likely will be chosen out of need and increase as the business grows. There will likely be no weekend hours open to the public.

The space may occasionally host pet grief meetings, and information sessions on hospice care for pets.

Thank you for hearing about my project.

Sincerely,

Amy Ruksznis, DVM

Exhibit A

Schematic Flow Diagram

Pet Aquamation (Alkaline Hydrolysis)
PET-550 System

"water cremation"

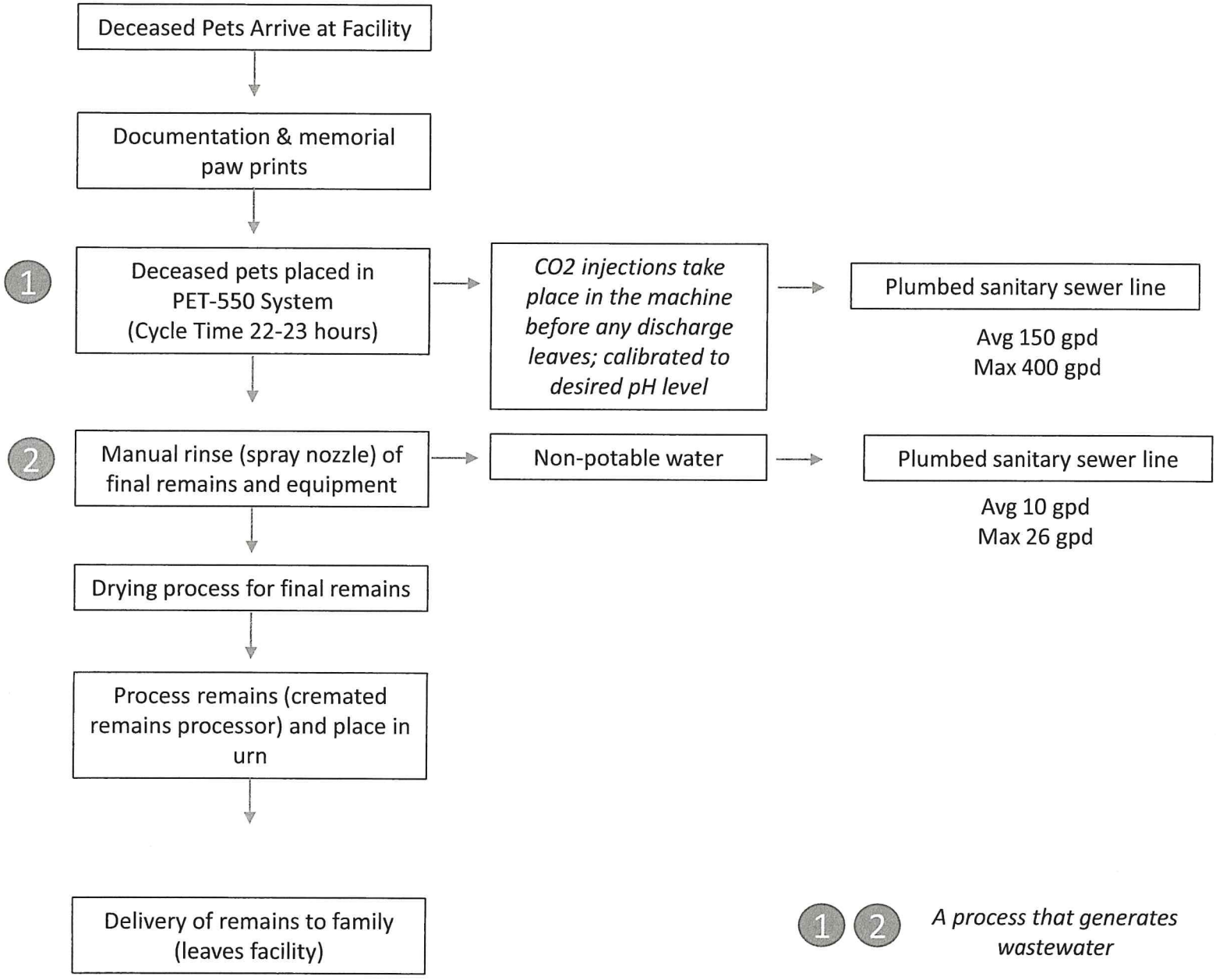


Exhibit B

Description of PET-400/550 Process and Byproducts:

Alkaline hydrolysis is essentially an accelerated version of what takes place during natural decomposition. A combination of gentle water flow, temperature, and alkalinity is used to accelerate the natural course of tissue hydrolysis. Similar to cremation, the only solid remains are the mineral ash of the bones

The PET-400/550 system was specifically designed for the disposition of pets. Each pet may be placed within its own separate compartment inside a stainless steel system. The system has a sophisticated control system to automate the process; the operator places the pets in the compartments, and initiates the process from a touch-screen PLC. During the process, a solution consisting of 95% water and 5% alkali is circulated throughout the compartments, dissolving the tissue. The solution is circulated for 18-20 hours at 205 degrees Fahrenheit (plus 2-4 hours heat-up, for a total process tmie of 22-23 hours). All of the material is sterilized during this process. At the end of the cycle, the water solution contains sugars, nutrients, amino acids, small peptides, and a small amount of biodegradable soap (fats, oils, and grease are saponified). All euthanasia chemicals are neutralized and broken down completely in this process, and all pathogens are destroyed.

When the reduction process is complete, the system performs a CO2 injection as a color lightening agent for the final bone remains. The equipment can be calibrated to add extra injections if the local wastewater authority requires further pH reduction. The final effluent may be discharged to the sanitary sewer or to a holding tank for recycling as fertilizer. The system is also programmed to discharge at temperatures below regulatory sewer requirements (typically 140°F/60°C). After discharge to the sewer or holding tank, the system can perform an optional rinse cycle to cleanse the mineral bone remains, or the operator may do this by hand with a hand spray to conserve water use. The final remains are sterile and safe to handle immediately after the process (they are cooled during the rinse process). These remains undergo a drying process, and are processed to powdered ash in a specialized processor (the same equipment used after a flame cremation) to be returned to the pet owners in an urn. Families receive 20% more ash remains from this process versus flame cremation.

The PET-550 system can process only one cycle per day. Total water consumption for a low-level cycle is 200-250 gallons. The total water consumption for a high level cycle is 350-400 gallons. The cycle time for a low level cycle is the same as a high level cycle, so the equipment is self-limiting to one cycle per day regardless of use.

Average water : 150 gallons per day if high volume business.

Additional Facts:

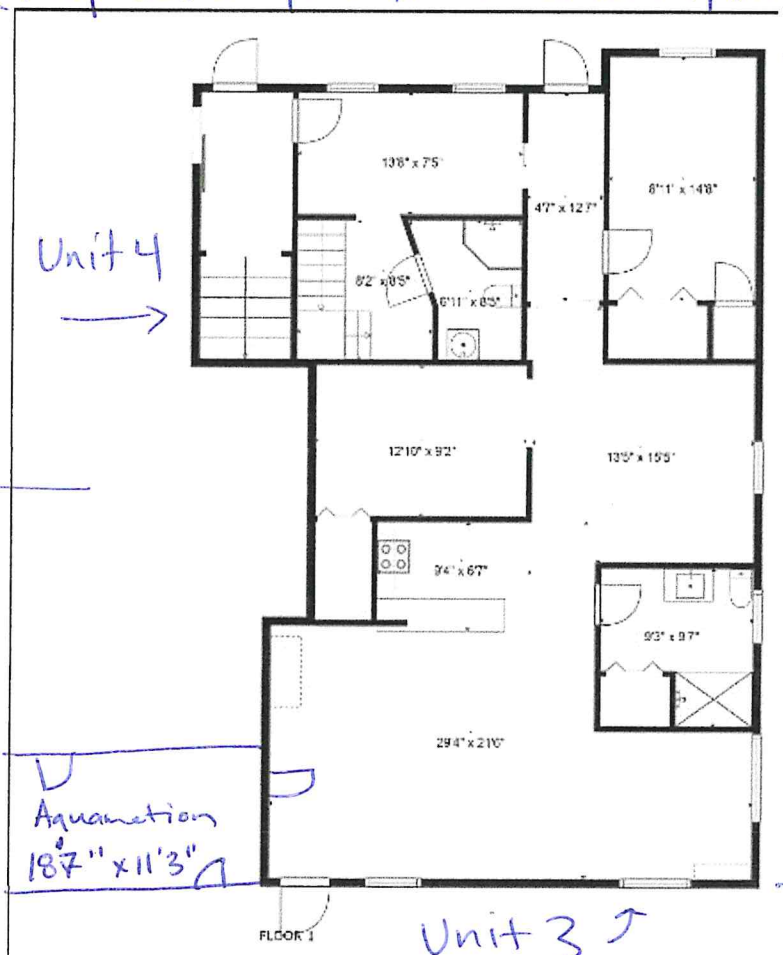
- There are no emissions of harmful greenhouse gases from this process.
- The process consumes 1/20 the amount of energy a traditional flame cremation consumes.
- The carbon footprint is less than 1/10 the carbon footprint for pet cremation.
- This process has been used for over 10 years in the aftercare industry. There are numerous pet loss centers, crematoriums, veterinary clinics, and funeral homes offering alkaline hydrolysis as a final disposition option for pets.
- This process has been used for over 20 years for the sterilization and disposal of animal carcasses and medical cadavers from medical facilities, research facilities, universities, and biocontainment laboratories.

We have over 20 years of experience with this technology and we are happy to answer any questions you may have.

(Bio-medical Resources)

Lisbon Street

Proposed Layout for Farewell My Friend Option #1



Unit 4 →

(Barn)

(Unit 2)

Aquamation
18'7" x 11'3"

Unit 3 ↗

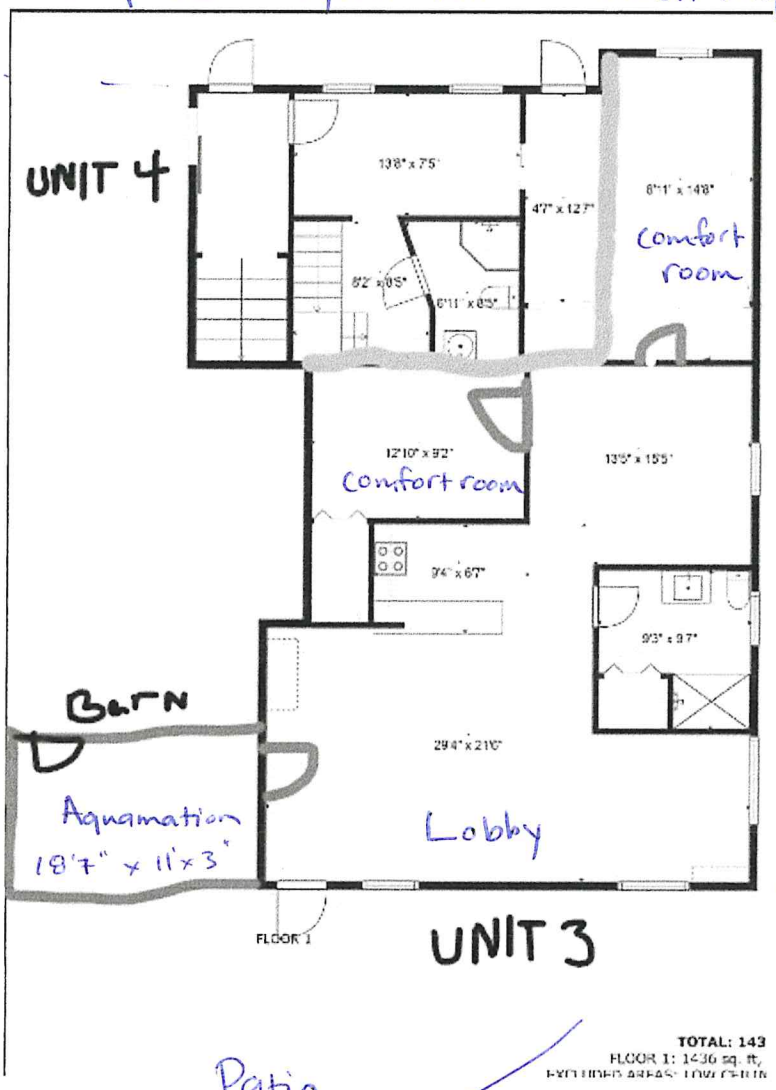
Patio

Backyard

Parking

Lisbon Street

Proposed layout for Farewell My Friend #3



(Barn)

(Unit 2)

Patio

Back yard

Parking



Honoring the goodbye after a life well loved

I have been practicing as a veterinarian for 17 years, and the last 12 have been in Topsham at Topsham Veterinary Wellness Center; which I own. I have found that the options for pet aftercare (ie. commonly cremation and home burial) are lacking and mostly impersonal. So, I started researching the process of aquamation as an alternative to cremation and how I could build it into the services I already provide to the community at my veterinary office.

My clients are amazing pet owners who suffer great heartache when they lose a pet. When I realized I could help them through this goodbye to the very end, by providing them with the ashes of their pet myself, I began to realize there could be even more support provided.

The “goodbye center” I aim to create would be a combination of 1) by-appointment euthanasias or delivery of a deceased pet in a private setting, 2) an opportunity to memorialize their pet through various mediums and artifacts/urns/memorabilia, and then finally 2) to process their pet’s remains through aquamation – a water-based procedure in which bones are isolated and then processed into an ash-like consistency.

With this new facility, Farewell My Friend would be able to provide a quieter final goodbye for a pet and those who love them.

Overview of the Aquamation Process:

AKA “Alkaline hydrolysis” = “breakdown with water in a high pH” In this process, our bodies are returned to their most basic building blocks – water, fat and protein. The inorganic parts of our bone are not reduced, and they remain in their solid mineral form as pure calcium phosphate. In this process, it is actually *water molecules* that do the breakdown, not the chemical. The alkali provides a catalyst to accelerate hydrolysis, and along with heat (200 degrees), water flow, and system engineering, the reactions are thorough and quite rapid –What would take years in nature, is accomplished in a matter of hours using very few resources.

As a science review – the pH scale is 1-14, where below 7 is acidic and above 7 is alkaline. Acid example = lemon, Alkaline example = baking soda. With the aquamation process, pH is manipulated from a normal tap water at 8-8.5 increased up to 11-11.5. After the 22-hour cycle in the machine, only the bones remain. The system then pumps CO2 gas (acidic pH) into the water to decrease the pH to 9-9.5, and the waste water is then safe to go back into the sewer. In truth, this mildly higher pH in much larger quantities is what can buffer the low pH of human waste water.

In short: water goes into a tank, heats up, percolates for 22 hours and then gets drained out.

Water usage: ~200g/day which is what an average two-person household in the US uses.



<u>The following are examples of other industries that use sodium and potassium hydroxide:</u>

• Soap and detergent production, including craft/natural/homemade soap-making

• Cleaning product manufacturers (it is contained in some soaps, detergents, and drain cleaners)

• Beauty product industry (it often listed as an ingredient in shaving creams as well as various other cosmetic products)

• Food industries (it is used to clean and peel fruits and vegetables, and in some baking such as pretzel making, corn syrup production, vegetable oil processing)

Because 143 Lisbon Road is on an Aquifer Overlay, there is additional requirements to be met for this conditional approval for my project:

In summary:

Aquamation Operations/Information for Farewell My Friend

- There will be no floor drains in the aquamation facility
- For winter maintenance, we will use sand or a low-salt mix for the property
- Any chemicals will be stored in closed, labeled, water-tight containers
- Waste disposal, regular - will be done with a hired dumpster from Casella Waste
- Waste disposal, chemical* – if in the event, operations close and the chemical we utilize is no longer needed, it will be returned to our vendor BioResponse Solutions.

  *(There is no by-product chemical waste from the aquamation process itself.)

Farewell My Friend - SPILL PREVENTION AND CONTAINMENT PLAN

I. Emergency Contact Information: (to be posted within the facility)

- Facility Manager: Amy Ruksznis cell: (207) 504-2778
- Lisbon Fire Department - (207) 353-3000, Or 9-1-1
- DEP (Central Region, Augusta) - (207) 287-7688 ***Any spill is reportable in Maine

  (after hours - DPS Comm Center at (207) 624-7076)

- EPA - National Response Center - (800) 424-8802 for EPA reporting of spills
- Technical Process Expert: BioResponse Solutions - (317) 987-9099

II. System engineering

- The PET 550 system (manufacturer Bio-Response Solutions, Inc.) has safeties in place to prevent any spilling of process water.
- The system has an uninterruptable power supply to allow all valves and components to fail safe in the event of a power outage.
- The system also has EWON remote internet connectivity to alert the company and building personnel of any system errors during the process should one occur. This also allows emergency remote diagnostics from the manufacturer.

III. Generation and discharge of hazardous materials

- This facility/system/process does not generate or discharge any hazardous materials.

IV. Chemicals

a. Types of chemicals used and concentrations

- Anhydrous Potassium Hydroxide (KOH), 50 or 55lb bags flake, 90%
- Anhydrous Sodium Hydroxide (NaOH), 50 or 55 lb bags pellets, 99%

b. Quantity used

Machine can perform a maximum of one cycle per 24 hours; system can perform a half or a full cycle

- Average use per cycle: 3 lb KOH; 6 lb NaOH
- Maximum use per cycle: 11 lb KOH; 22 lb NaOH

c. Quantity stored

- Typical: quarter or half pallet total (10 bags or 20 bags, respectively)
- Maximum: full pallet total (40 bags, respectively) if proper permission is obtained by the state
- Total bag quantity will consist of 2/3 NaOH bags and 1/3 KOH bags on the same pallet
- Facility will ensure safe storage of alkali (see addendum for more info on container)

d. Disposal

· There will be no disposal of alkali at this site; the operation will not have an issue of disposal for expired chemical. The chemical has a very long shelf life, and is ordered in appropriate quantities for the facility's use.

· Alkali is consumed in the process.

· If the business ceases to do business, the removal of the alkali from the site will be facilitated by the chemical supplier. This may involve transferring to another facility, or using a proper service for removal.

V. Employee Training

· Employees are trained by the manufacturer (Bio-Response Solutions) of the system upon start-up.

· Future employees will undergo a training program by the appointed training expert for this business and will include a reviewing a copy of: **"Alkali Storage and Handling Best Practices Handbook for Employers"** created by BioResponse Solutions. This handbook outlines recommended methods for storing, handling, and using potassium hydroxide and sodium hydroxide. It also includes information on safety considerations for facility design and employee training for the safe operation of Bio-Response equipment and processes.

· Proper handling is regularly observed and strictly enforced; a disciplinary program is in place.

· Re-training occurs annually at minimum.

Chemical Handling Procedure during typical Aquamation Run

1. The weight of the bodies are measured and recorded

2. The bodies are respectfully placed in the basket cradles, each pet in their own individual compartment if the families wish to have remains returned.

3. The operator consults the manufacturer-provided Alkali Chart to determine the amount of chemical that will be added to the machine, and records this on their cycle log sheet. The Alkali Chart includes photos of the chemicals, states the mass of each chemical that is to be weighed out, and the total mass of the two chemicals combined.

4. The operator takes a moment to ensure they are ready for the chemical step. They wash and completely dry their hands.

5. The operator puts on proper PPE, located by the chemical storage area. PPE consists of wearing proper shop attire (closed-toe shoes long pants) and using fog-free safety eye-goggles, a pair of proper length alkali-resistant gloves, and a dust mask or respirator.

6. The operator places the Transfer Container on the scale and press TARE to zero the mass of the bucket. The Storage Container for the first chemical is opened, chemical is scooped, and gently placed into the container until the proper mass is reached. That Storage Container is closed. The Storage Container for the second chemical is opened, chemical is scooped, and gently placed into the bucket until the total mass is reached. That Storage Container is closed. The scoop is placed in a special sealed receptacle, and the container closed. If any chemical spills onto the floor, the operator follows the Spill Plan. This typically recommends using a designated broom and dustpan to immediately place it in the Storage Container (only if completely dry) or Alkali Transfer Container.

7. The operator carefully transfers the contents of the Transfer Container into the machine. In a pet system, the alkali is evenly distributed across the entire length of the basket cradles PRIOR to placing the lid on the basket.

9. The Transfer Container is taken back to the storage area and stored upside down on a disposable absorbent mat.

10. The operator returns to the machine to place and secure basket lid onto the cradle basket using the latch mechanisms. The door/external lid of the machine is closed and securely latched.

11. The Storage Containers are returned to their proper storage places. All areas are inspected for hygiene prior to PPE Removal. If the area is clean, PPE is removed per best practices and replaced on the hooks.

12. With prompt action, residue wiping and hand washing follow PPE removal. Any items that came in contact with residue are wiped down at this time with disposable wipes (broom and dustpan, goggles, respirator, etc.). The operator wipes the door of the machine with a clean disposable wet wipe. The operator thoroughly washes their hands at the hand sink.

13. The operator returns to the machine to operate the touch screen and start the cycle.

Safety Measures in place for working with KOH and NaOH:

I. Proper PPE (Personal Protective Equipment)

A. Farewell My Friend will provide the following items, available in proper sizes for all trained employees:

1. Goggles – fog-free, close fitting

2. Gloves – compatible material, extend at least to wrist

3. Respirator/dust mask – for dust particles only, there is no vapor

4. Apron or smock

B. Any employee handling alkali will need to be dressed in proper attire. This includes long sleeves and closed- toe shoes. Employees have the right to request a set of PVC boots to be stored with other PPE.

C. Only trained employees may access the alkali area and/or handle alkali. Training is valid only if provided and documented by our organization's designated training member. Any employee who does not wear full PPE will undergo disciplinary review and re-training. Repeated offenses may result in termination of employment.

II. Proper Safety Equipment

A. Safety shower and eyewash station

1. Station will be an ANSI Standard Z358. 1 compliant unit (compliant with CCOHS guidelines). A copy of this standard is maintained in the Hazard Communications (HAZCOM) binder located in the Main Office.

2. Access to the station will be unobstructed and clearly marked

3. Routine inspection and activation will be performed and documented

4. A site risk assessment statement stating the safety reasons for locating the safety shower eyewash station greater than 10 feet from the alkali storage area is maintained in the HAZCOM binder located in the Main Office.

III. Safe Storage Area

For dry alkali, our organization's requirements include:

1. Dry Accessible Storage

A. Located at proper height for easy access (not overhead)

B. Covered with a tarp or inside a storage bin

C. Stored on the skid, riser, or other method to prevent contact of any floor water with bags

D. Any opened bags must be closed, or transferred into a properly sealed storage container to prevent moisture contact. All packaging and storage containers will be properly marked.

2. Away from common traffic areas

A. Away from any walkways

B. Away from fork lift traffic to prevent puncture of bags

3. Properly Marked

A. All bags must be individually labeled (this is done by the manufacturer)

B. Any alkali transferred to a different container must contain a corrosives label

4. Though not legally required, our organization will locate the alkali storage where it is accessible to trained employees only. This may include a locked storage bin, closet, or a larger area with restricted employee-only access

5. Located with proper access to the safety shower eyewash station, but far enough away such that activation of the safety shower eyewash station will not wet the bags

IV. Notes on Quantity Stored On-Site

A. KOH and NaOH are not on the federal list of EHS (extremely hazardous substances), therefore the federal EPA does not require reporting for our quantities which are less than 10,000 lb (source: http://www2.epa.gov/epcra/epcra-sections-311-312#facilities%20required):

a. We may store the amounts we work with without a requirement for extra paperwork, monitoring, or reporting.
b. Our organization will not store greater than 10,000 lb of alkali. (We will store 500-1000 lb; max 2200 lb).

c. Regardless of quantity, we will notify the local fire department of our chemical type, quantity, and storage location and accommodation.

1. The local fire department will be invited to visit our site. This is for their safety (and ours, and our neighbors') should they have to respond to a call from our facility.

2. The fire department will ensure the storage area doesn't block exits, and will record location and details of the chemical for their pre-fire planning documents.

B. Spill Reporting

a. Dry alkali is does not pose a serious spill hazard, as it is easily contained and placed into a receptacle for later use. Employees will be properly trained to contain any spills on dry chemical and re-use the chemical in the neutralizing process. Employees will be properly trained to prevent any exit of chemical through the drains (sewer) or trash.

b. Our organization is aware of the proper reporting procedures.

(Please Note Underlined Information:)

Hazardous Matter SPCC Plans (https://www.maine.gov/dep/waste/spcc/hazmatspcc.html)

The term SPCC Plan, as used in state statutes governing hazardous matter, stands for a slightly different term-"Spill Prevention Control and Clean-up Plan. "Hazardous matter" refers to substances that have been identified by the Board of Environment Protection as posing a danger to people or the environment when spilled. Over 400 substances have been identified as hazardous matter by the board under Chapter 800 of the DEP's rules. Oil does not appear on this list and is not subject to the laws governing hazardous matter.

A hazardous matter SPCC plan shares the same acronym and has the same pollution prevention goal as an oil SPCC plan, but there are significant differences. *Most notably, the preparation of a hazardous matter SPCC plan is optional for facilities storing hazardous matter.*

Contact: Daniel.J.Wehr@Maine.gov

Addendum: Spill report form

HAZARDOUS WASTE & HAZARDOUS MATERIAL SPILL OR DISCHARGE REPORT FORM

All spills should be reported to the Department of Public Safety (State Police) immediately at 800-452-4664. Additionally, hazardous waste spills must be reported in writing to the DEP within 15 days. Hazardous material spills must be reported in writing to the DEP within 30 days. This form should be filled out by the spillor and returned to the DEP at the following address: Maine DEP, BRWM, 17 State House Station, Augusta, ME 04333

DATE & TIME OF CHEMICAL RELEASED: _____

NAME & ADDRESS OF COMPANY: _____
_____ _____

EXACT LOCATION OF SPILL: _____
_____
_____

CHEMICAL SPILLED: _____
AMOUNT:_____
CIRCUMSTANCES CAUSING RELEASE:_____
_____
_____
_____
_____

AMOUNT OF CHEMICAL RECOVERED: _____

METHOD OF RECOVERY:_____

METHOD & LOCATION OF DISPOSAL: _____
_____

WERE THERE ANY PERSONAL INJURIES, HOSPITALIZATIONS OR DEATHS?
_____
_____
_____

ACTIONS TAKEN TO PREVENT SIMILAR INCIDENT FROM RECURRING: _____
_____
_____
_____

WAS THIS INCIDENT REPORTED IMMEDIATELY?

DATE: _____ TIME:_____ CONTACT'S NAME:_____
PHONE#_____

REPORT PREPARED BY:_____ DATE: _____

Addendum: Water Usage Scenarios

Water Balance Calculations for PET-550 System

1. PET-550 Machine Discharge • Equipment is self-limiting

• Full cycle at maximum capacity operated as frequently as possible (1 cycle per 24 hour period) = 400 gal/day

• This is very unlikely for users of PET-550 systems. The busiest locations in the US do not run the machine 7 days per week

• Full cycle, 5 days per week (400*5)/7= 285.7 gal/day

• Scenario 1: Full cycles at maximum capacity operated 5 times *every* 14 days

• Scenario 2: Half cycles Operated 8 times every 14 days

• Scenario 3: 2 full cycles and 5 half cycles operated every 14 days [(1 * 400)+(2.5 *260))/7 = avg 150.0 gal/day

Maximum possible use:

Max 400 gal/day

Projected use by Month 36 (full operational capacity, 5 days per week):

Future: 286 gal/day

Projected use by Month 24 of operation (months 1-24 will be less use):

(2.5 full cycles/week x 400 gal/ full cycle)/7 days/wk= avg 142.8 gal/day

(4 half cycles/week x 260 gal/ half cycle)/7 days/wk= avg 148.6 gal/day

Recorded: Avg 150 gal/day

Plant washing water

A. Misc. facility washing: max 5gpd

B. Automated Equipment Rinse PET-550

• Volumes Used: Full cycle: 200 gallons

Half cycle: 130 gallons

• Maximum possible use = 200 gpd

Expected use @24 months = [(200*2.5)/7] = 71.4 gpd Recorded: Avg 76.4 gal/day

2. Sanitary wastewater

Maximum:

• 2 office employees (OE) * 13gpd = 26 gpd Expected: • same Recorded: 26 gal/day

Addendum: Water Effluent Characteristics

Parameter	Average (mg/l)
Fluoride	Same as feed water
Hardness (as $CaCO_3$)	Same as feed water
Iron (total)	ND
Lead	ND
Manganese	<0.01
Mercury*	ND
Oil and Grease (hexane solubles or equivalents)	0 - all oils and grease are saponified by hydrolysis of the ester bonds
Organic Nitrogen (as N)	250
pH	Unmodified: 11.3 Adjusted prior to discharge: pH 8.7-10.5* *pH is automatically modified to below required limits by CO_2 injection prior to discharge if requested/required by local wastewater authorities.
Phenols	0
Phosphorous (as P)	50
Radioactivity	0
Selenium	ND
Silver	ND
Sulphate	25
Suspended Solids	125
Zinc	0.02
Ammonia Nitrogen	125
Arsenic	ND
Barium	ND
Boron	ND
BOD_5	11,250
COD	16,875
Cadmium	ND
Chloride	100
Chromium (total hexavalent)	ND
Chromium (total trivalent)	Not possible at pH
Copper[a]	<.01[a]
Cyanide (total)	ND
Cyanide (readily released @ 150 F & pH 4.5)	ND
Fecal Coliform	0-Sterile

a: Copper comes from pipes, supply water (from summer water supplies contaminated with copper sulphate, etc.), and r mercury can come from some predatory animals (such as Coyotes). Alkaline Hydrolysis does not contribute to copper or content. Any measured copper is insoluble at the pH of the process.

BOD: biochemical oxygen demand

COD: chemical oxygen demand

NORTHSTAR PLANNING

MEMORANDUM

TO: Lisbon Planning Board
Through Mark Stambach, Code Enforcement Officer

CC: Ryan Syliva, PE, RPEx Consulting, LLC
Gervais Homes, LLC

From: Kate Burch, Senior Planner, North Star Planning

RE: Site Plan and Subdivision, 223 Lisbon Street Duplexes – Planning Board meeting August 22, 2024

Date: August 14, 2024

Overview

Gervais Homes, LLC proposes a 10-unit residential development at 223 Lisbon Street consisting of five duplexes. The property is located in the Village Zone and is located in the Village Character district of the Route 196 Corridor Design Standards, as well as Zone 2 of the Aquifer Overlay. The project combines two lots, Map U-19 Lot 119A and Lot 120, to create a 0.69 acre parcel with 0.338 acres to be developed. These lots are currently vacant and were previously cleared. The duplexes will be rental units managed and maintained by Gervais Homes. Construction is planned to begin in fall 2024 and continue to summer 2025, with landscaping complete by winter 2025.

The proposal meets the minimum density requirements of 3,000 SF per dwelling unit. The project will have 22 parking spaces, including one ADA space (20 parking spaces are required by Lisbon's Zoning Ordinance.) The traffic calculations provided show the project is expected to generate 80 trips per day. The applicant confirmed in an email dated July 11, 2024 that the westerly end of the parking area is rip-rapped with the intention of storing snow. This treatment will also somewhat trap excess sand and salt, and help prevent erosion that would impact the drainage channel.

The project will be served by public water and sewer, with underground electric connected to service on Lisbon Street via a new transformer box. The applicant provided ability to serve letters from the Lisbon Sewer and Lisbon Water Departments.

Most stormwater will be routed through private stormwater structures to an existing Town of Lisbon catch basin. The site has been graded to control the flow of runoff and route runoff through grassy swales and channels before reaching the town storm system. The swale that previously ran through the property will be improved. The stormwater management was designed to abate the standing water that currently accumulates at the property line from surrounding properties. This runoff will be controlled by a weir with a 4" drain pipe to mitigate the issue while managing the rate at which runoff enters the town storm system. No Maine DEP permits are required. Stormwater modeling and calculations are provided in the application package. Best Management Practices for erosion and sediment control will be followed.

Updates

Following the August 8, 2024 meeting, the application proposed via an email dated August 9, 2024 to reduce the length of the landscape fence by 3-4 feet on either side of the driveway and replace the boxwood plantings with creeping juniper, to address concerns about sight distance.

Access Management

The development will be accessed by a new entrance of Lisbon Street. The property is located within the Urban Compact and the applicant must obtain a driveway permit from Lisbon Public Works.

The property's existing driveway entrance is undersized for two-way traffic, with a sight distance of 290 feet, located 35 feet from the driveway to the north and 154 feet from the driveway to the south. The access management standards in Sec. 46-134 require 380 feet of sight distance on a 35 mph road, with entrances aligned with those located on the opposite side of the street, and for the entrance to be located at least 85 feet from neighboring entrances.

The proposed new entrance meets the width and corner clearance standards in Sec. 46-134, and is consistent with Maine DOT's rules for Curbed Commercial Entrances onto Curbed Highways with Sidewalks.

The applicant has submitted a request for waivers for 3 of the access management standards in Sec. 46-134. Due to the layout of the road and existing driveways, the applicant states they are not able to meet all the access management standards. The new proposed driveway entrance will increase sight distance by 45' to 335', which remains less than the ordinance standard of 380'. The proposed layout relocates the entrance to be located 81' from the closest entrance, which is greater than the existing entrance but less than the ordinance standard of 85'. This layout, which comes closest to meeting the ordinance standards, does not align with the existing entrance on the opposite side of the street. The proposal and alternatives are detailed in the letter from the applicant on Access Management dated July 11, 2024.

The waivers requested are:

1. Sec. 46-134 2.1, *Sight Distance*
2. Sec. 46-134 2.2, *Spacing between accesses* – distance to neighboring entrances
3. Sec. 46-134 2.2, *Spacing between accesses* – alignment with opposite entrance

In considering these waivers, the Board must review the following criteria (Sec. 46-134 3):

- Impact on public safety
- Availability of alternatives
- If the proposed new entrance provides a net gain towards meeting the standards from the existing entrance

In considering the spacing waivers (Sec. 46-134 2.2), the Board must review the following criteria (Sec. 46-134 3.2):

- If the proposal meets the criteria above
- If the property is in an area designated for growth by the comprehensive plan
- The proposal will not have an unreasonable adverse impact on the road such that traffic speed would need to be lowered.

Based on the review criteria, these waiver requests appear to be reasonable. The applicant's proposal creates a net gain in sight distance and spacing. The sight distance meets Maine DOT and AASHTO standards for a 35mph road. The property is in a growth area as designated in the comprehensive plan.

Route 196 Design Standards

This project is located within the Village Character District of the Route 196 Design Standards. The buildings are designed to reflect traditional New England character and materials. The dumpster will be screened by a fence. No signage is proposed. New landscaping beds will be installed between the sidewalk on Lisbon Street and the buildings, as well as along the border of the parking lot. Sidewalks will provide access to the units in Buildings A and B which face Lisbon Street. Parking is not located closer to the street than the front of the building. Exterior lighting will consist of down-lights at building entry doors and patio doors. The sides and rear of the building will be surrounded by a 6' and 8' privacy fence, respectively.

Aquifer Protection Overlay

The property is located in Zone 2 of the Aquifer Protection Overlay (referred to as "wellhead" in the application.) Residential homes are an allowed use in this overlay, and because the development will be served by public water and sewer, the underlying zoning density requirements apply. The proposed project will cover 48.9% of the lot, which is under the maximum 50% allowed in this overlay.

The applicant has provided soil maps, an erosion control plan, and a stormwater management plan that meet the requirements of Sec. 70-566, Additional application requirements – Aquifer protection overlay district. The applicant confirmed in an email dated July 11, 2024 that:

- No petroleum or chemical storage will occur on site beyond typical household items.
- Gervais Homes will maintain the stormwater management system as part of routine property maintenance.
- Winter maintenance will use sand or a salt/sand combination with reduced salt.
- The applicant will create a spill prevention and control plan for any fuels, paints, grease, lubricants, etc used during construction.

Application Stage

This application was presented to the Planning Board as a preapplication at the April 25, 2024 Planning Board Meeting. The Board voted the application complete on August 8, 2024. The Board should vote on the waiver requests and the application approval.

Applicant: Ryan Sylvia, PE, RPEx Consulting LLC

Owner: Gervais Homes, LLC

Location: 223 Lisbon Street

Zoning: Village

Tax Map Number: Map U19 Lots 119A & 120

Existing Land Use: vacant

Proposed Land Use: Residential

Acreage: .69

Waivers: The applicant has requested a waiver of 3 access management standards:

1. Sec. 46-134 2.1, *Sight Distance*
2. Sec. 46-134 2.2, *Spacing between accesses* – distance to neighboring entrances
3. Sec. 46-134 2.2, *Spacing between accesses* – alignment with opposite entrance

Site Walk: A site walk has not been scheduled for this project.

Public Hearing: A public hearing for this meeting will be held at the August 22, 2024 meeting.

> **Suggested Motion:** That, based upon the application and related documents and information provided by the applicant, the written and oral comments of the applicant, reviewing officials, and members of the public, as reflected in the public record, the Planning Board finds that the Site Plan and Subdivision applications **[satisfy / do not satisfy]** the applicable standards of the Site Plan and Subdivision ordinances, and therefore **[approve / deny]** the application subject to the following conditions:
>
> 1. The applicant must obtain a driveway entrance permit from Lisbon Public Works prior to the start of construction.

Site Plan Review - Findings of Fact:

1. Generally

- The applicant has designed the project to meet the standards as outlined within the Ordinance.

2. Landscape Preservation

- The lot was previously cleared.
- No impacts upon scenic areas and views identified in the Lisbon Comprehensive Plan are proposed.
- No shoreland zoned streams or wetlands are located on or adjacent to the parcel.

3. Vehicular Access

- The existing entrance onto Lisbon Street (Route 196) will be moved.
- The proposed design provides for safe turning movements and is consistent with MDOT and AASHTO standards.
- The applicant has provided a letter explaining the current design and an alternatives analysis to meet the Chapter 46 Article V – Entrances onto Public Ways.
- The applicant requests waivers for standards in Sec. 46-134.

- The proposed design creates a driveway entrance that comes closer to complying with the standards of Sec. 46-134 than the existing driveway entrance.
- The applicant will reduce the length of the landscape fence and plant creeping junipers instead of boxwoods to increase sight distance.

4. Parking Requirements

- Section 70-661 requires 2 parking spaces per residential unit, for a total of 20 spaces.
- The project provides 22 parking spaces including 1 ADA space.

5. Pedestrian Circulation

- The project provides pedestrian connections from the new housing units to the existing sidewalk on Lisbon Street.

6. Stormwater Management

- A Stormwater Management Plan has been enclosed with this submission.
- This project does not require a permit from the Maine Department of Environmental Protection (DEP).
- The stormwater management system meets the criteria of a 25-year storm.
- The system includes riprap and swales to reduce erosion and control the flow of stormwater into the town system.

7. Conservation, Erosion, Sediment Control

- The project has been designed to incorporate Best Management Practices (BMPs) as provided by MDEP.

8. Exterior Lighting

- The development will have down lights on exterior building and patio doors.

9. Emergency Vehicle Access

- The building, driveway, and parking lot design allows for safe emergency vehicle access.

10. Water Supply

- The development will be served by public water.
- The project has received an Ability to Serve letter from the Lisbon Water District.

11. Groundwater

- There are no on-site water supply or sewage disposal systems.

12. Air Emissions

- No excessive air emissions are anticipated as a result of the development.

13. Odor

- No excessive odors are anticipated as a result of the development.

14. Noise

- No excessive noise is anticipated as a result of the development.

15. Sewage Disposal

- The development will be served by the public sewer system along Lisbon Street (Route 196).
- The project has received an Ability to Serve letter from the Lisbon Sewer Department.

16. Waste Disposal

- The project includes a dumpster for waste disposal.

17. Compliance with Comprehensive Plan

- The proposed development is located within the Village zoning district, a designated growth area.
- The project complies with the 2019 Comprehensive Plan goals for increase housing development in Lisbon's villages.

18. Proof of Federal or State Required Permits

- No federal or state permits are required.

19. Archaeological Resources

- No historic properties or archaeological resources are impacted by the proposed development.

20. Protection of Significant Wildlife Habitat

- No wildlife resources identified by the 2019 Comprehensive Plan or the Maine Department of Inland Fisheries & Wildlife (MDIF&W) are located in the project area.

21. Rare and Endangered Species

- No rare botanical features will be directly impacted by the project

22. Building Design

- The proposed new buildings reflect traditional New England building forms and are harmoniously related to the neighborhood.
- The sides and rear of the development will be screened with a fence.
- The dumpster will be screened from public view.

23. Impact on Public Facilities and Services

- No negative impacts on community services or facilities will result from the proposed development.

24. Aquifer Protection Overlay

- The development is located in Zone 2 of the Aquifer Protection Overlay.
- The project will cover 48.9% of the lot.
- The submission includes soil maps, an erosion control plan, and a stormwater management plan that meet the requirements of Sec. 70-566, Additional application requirements – Aquifer protection overlay district.
- No petroleum or chemical storage will occur on site beyond typical household items.
- Gervais Homes will maintain the stormwater management system as part of routine property maintenance.
- Winter maintenance will use sand or a salt/sand combination with reduced salt.
- The applicant will create a spill prevention and control plan for construction.

25. Lisbon Route 196 Corridor Design Standards

- This project is located within the Village Character District of the Route 196 Design Standards.
- The buildings are designed to reflect traditional New England character and materials.
- The dumpster will be screened by a fence.
- No signage is proposed.
- New landscaping beds will be installed between the sidewalk on Lisbon Street and the buildings, as well as along the border of the parking lot.
- Sidewalks will provide access to the units in Buildings A and B which face Lisbon Street.
- Parking is not located closer to the street than the front of the building.
- Exterior lighting will consist of down-lights at building entry doors and patio doors.
- The sides and rear of the building will be surrounded by a 6’ and 8’ privacy fence, respectively.

Subdivision Review - Findings of Fact:

1. Pollution

- The development will not result in undue water or air pollution.

2. Availability of water supply

- The development will be served by public water.

3. Burden on water supply

- The Lisbon Water District has provided an Ability to Serve letter.

4. Soil erosion

- The development will not result in unreasonable soil erosion.
- The development will follow Maine DEP Best Management Practices for erosion control.
- The submission includes a stormwater management plan.

5. Traffic

- The development is expected to create approximately 80 trips per day.
- The new driveway entrance is located within the urban compact area.

6. Waste disposal, private

- The development will provide for waste disposal with a dumpster on site.

7. Waste disposal, burden on municipal facilities

- The project will be served by public sewer.
- The Lisbon Sewer Department has provided an Ability to Serve letter.

8. Aesthetic, cultural, and natural values

- The project will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, wildlife habitat, natural areas, or visual access to the shoreline.

9. Conformance with zoning and comprehensive plan

- The development conforms to the goal to create housing in Lisbon's villages in the 2019 Comprehensive Plan.

10. Financial and technical capacity

- The subdivider has provided a letter from Norway Savings Bank demonstrating Gervais Homes, LLC has the financial capacity to complete the project, with an estimated cost of $2,100,000.

11. Surface waters

- The project is not situated within 250 feet of any wetland or river.

12. Groundwater

- The project will not adversely affect the quality or quantity of groundwater.

13. Flood areas

- The project is not located within a 100-year flood hazard area.

14. Freshwater wetlands

- No wetlands are located on the project site.

15. Farmland

- No farmland is located on the project site.

16. River, stream or brook

- No rivers, streams, or brooks abut the proposed subdivision.

17. Stormwater

- The development includes an adequate stormwater management system.

18. Spaghetti-lots prohibited

- The subdivision does not have shore frontage.

19. Impact on adjoining municipality

- The subdivision does not cross municipal boundaries.

20. Lands subject to liquidation harvesting

- No timber is being harvested on the parcel.

Conclusions of Law – Site Plan

1. The landscape **will** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
2. The proposed development **will** provide safe vehicular access to and from public and private streets.
3. Development parking **will** meet the town standards as set forth in section 70-661 et seq.
4. The development plan **wi**ll provide for a system of pedestrian circulation within the development and interconnection with existing facilities.

5. Adequate provision **will** be made for disposal of all storm water generated within the development through a management system of ditches, swales, culverts, underdrains, and/or storm drains.
6. Stripping of vegetation or other development **will** be done in such a way as to minimize erosion and sedimentation. The development **does** include best management practices as provided by the Maine Department of Environmental Protection.
7. All exterior lighting **will** be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways.
8. Provisions **will** be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.
9. The development **will** be provided with a system of water supply that provides each use with an adequate supply of water meeting the standards of the state for drinking water.
10. The project demonstrates that the groundwater at the property line **(will/will not)** comply with the standards for safe drinking water as established by the state.
11. All air pollution control **will** comply with minimum state requirements.
12. The proposed development **will not** produce offensive or harmful odors perceptible beyond their lot lines either at ground or habitable elevation.
13. Noise **will** comply with the standards as set forth in Chapter 26, Article IV of this Code.
14. A sanitary sewer system **will** be installed at the expense of the developer.
15. The proposed development **will** provide for adequate disposal of solid wastes and hazardous wastes.
16. All new development and redevelopment **is** in conformance with the town's comprehensive plan and shall be consistent with the goals and objectives stated in such plan.
17. ~~The applicant **(will/will not)** provide proof of any required state or federal permits.~~ (N/A)
18. The proposed development **does not** involve structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places.
19. The proposed development **will not** impact wildlife resources identified in the Town of Lisbon comprehensive plan or by the Maine Department of Inland Fisheries and Wildlife.
20. The proposed development **will not** impact rare or endangered species identified by the Maine Natural Areas Program.
21. The proposed structures **will** be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed structures so as to have a minimally adverse effect on the aesthetic qualities of the developed and neighboring areas.
22. The proposed development **will not** impact municipal services beyond current capacity.

Conclusions of Law – Subdivision

1. The subdivision **will not** result in undue water or air pollution.
2. There **is** sufficient water available for the reasonably foreseeable needs of the subdivision.
3. The subdivision **will not** cause an unreasonable burden on an existing water supply.
4. The subdivision **will not** cause unreasonable soil erosion or reduction in capacity of the land to hold water so that a dangerous or unhealthy condition may result.
5. The subdivision **will not** cause unreasonable highway or public road congestion or unsafe conditions.
6. The subdivision **will** provide for adequate solid and sewage waste disposal as applicable.
7. The subdivision **will not** cause an unreasonable burden on the ability of the town to dispose of solid waste and sewage.
8. The subdivision **will not** place an unreasonable burden on the ability of the town to provide municipal or governmental services.

9. The subdivision **will not** have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat, natural areas, or public rights for physical or visual access to the shoreline.
10. The subdivision **conforms** with the zoning ordinance and comprehensive plan.
11. The subdivider **has** adequate financial and technical capacity.
12. ~~The subdivision (**will/will)** not adversely affect the quality of any wetland, river, or body of water within 250 ft.~~ (N/A)
13. The subdivision **will not** adversely affect the quality or quantity of groundwater.
14. ~~The subdivision is located within a flood-prone area and (**does/does)** not include a condition of plan approval requiring principal structures are constructed with their lowest floor at least one foot about the 100-year flood elevation.~~ (N/A)
15. ~~All freshwater wetlands (**have/have not**) been indentified on maps submitted as part of the application.~~ (N/A)
16. ~~All farmland within the subdivision (**has/has not**) been identified on maps submitted as part of the application.~~ (N/A)
17. ~~All river, streams, or brooks within the subdivision (**have/have not**) been identified on maps submitted as part of the application.~~ (N/A)
18. The subdivision **will** provide for adequate stormwater management.
19. ~~Lots with shore frontage on a river, stream, or brook (**have/do not have)** a lot depth-to-shore frontage ration greater than 5:1.~~ (N/A)
20. ~~Subdivisions that cross municipal boundaries (**will/will not**) cause unreasonable traffic congestion or unsafe conditions in an adjoining municipality~~. (N/A)
21. ~~Timber harvested on the parcel (**has/has not**) been harvested in violation of State law.~~ (N/A)

RPEx Consulting, LLC

Research. Plan. Execute.

28 June 2024

Planning Board
Town of Lisbon, Maine

Re: Duplexes at 223 Lisbon St. Project – Site Plan & Subdivision Application

RPEx Consulting, LLC is pleased to present this application for Site Plan and Subdivision Review to the Board on behalf of Gervais Homes, LLC. Within this application packet you'll find a complete set of design documents and supporting documentation for a 10-dwelling residential development at 223 Lisbon Street. The project has been carefully designed to serve the needs of its future tenants while blending into the landscape of the existing neighborhood. We look forward to working with you to bring this project to fruition.

Sincerely,



Ryan Sylvia, PE
Principal
RPEx Consulting, LLC

RPEx Consulting, LLC

Research. Plan. Execute.

Table of Contents

Duplexes at 223 Lisbon St. Project
Site Plan & Subdivision Application Packet

Section 1 - Applications
Subdivision Review Application
Site Plan Review Application

Section 2 – Applicant's Interest in Property
Corrective Warranty Deed, 2/2/2024

Section 3 – Cost & Applicant's Financial Capacity
Letter from Norway Savings Bank, 6/14/2024

Section 4 – Utility Availability
Town of Lisbon Sewer Department – Capacity to Serve Letter, 6/12/2024
Lisbon Water Department – Capacity to Serve Letter, 6/25/2024

Section 5 – List of Abutters

Section 6 – Ability to Subdivide

Section 7 – Pre-Development Survey Plan

Section 8 – Design Drawings
Site Plans
Building Plans

Section 9 – Exterior Lighting

Section 10 – Vehicle Trip Generation Calculations

Section 11 – Stormwater Management
Stormwater Management Narrative Report
NRCS Web Soil Survey, 6/7/2024
Off-Site Area Runoff Map
Pre-Development Stormwater Modeling & Calculations
Post-Development Stormwater Modeling & Calculations
Inspection & Maintenance Plan

Section 1 – Applications

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	*Date Received:*
Project Name:	*Fee Paid (amount):*
Applicant:	

Town of Lisbon, Maine
SUBDIVISION REVIEW APPLICATION

Subdivision Name/Title: Duplexes At 223 Lisbon Street

This application must be received at the Town Office by close of business on the **2nd Thursday of the month** to be considered at the regular Planning Board meeting on the 4th Thursday of the month.

Applicant Information

2. Name of Applicant: Gervais Homes, LLC
   Address 52 Whites Bridge Road, Standish, ME 04084
   Telephone (207) 756-5520

1. Name of Property Owner (if different): _____
   Address _____
   Telephone ( )

3. Name of authorized agent (if different): RPEx Consulting, LLC
   Address 138 Lewiston Road, Gray, ME 04039
   Telephone (207) 245-8794

4. If applicant is a corporation, check if licensed in Maine: _____ No X Yes
   (if yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):
   Name _____
   Address _____
   Telephone ( )

I have reviewed all submission requirements and completed the remaining pages of this application form.
☑ Attachments Checklist ☐ Waiver Request Form (*or N/A*) ☐ Dedication of Open Space form (*or N/A*)

To the best of my knowledge, all the information submitted in this application is complete and correct.

_____ _____
Signature of Applicant Date

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	*Project Name:*

Property Information

6. Location of Property (Street or Road) 223 Lisbon Street

   Register of Deeds Book 11475 ☐ Page 167

   Lisbon Tax Maps Map U-19 Lot 119A & 120

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.

   Deeded property owner.

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

   None.

9. Are there any easements or restrictive covenants on the property to be developed?

   ☐ Yes ☑ No If yes, please specify: _____

10. Current zoning of property: Village District

    Current use(s) of property: Vacant

11. Is any part of the project or property(s) in question part of an overlay zone?

    ☐ Aquifer Protection Overlay ☑ Wellhead Protection Overlay

12. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or other planning board or appeals board review:

    No.

Project Information

13. Number of proposed lots: 1 Number of original lots: 2

    Indicate if a an Open Space Subdivision (required if 10+ acres in ROS-I and ROS-II zones): No

    Indicate if any uses are proposed other than residential: No

14. Are there any state or federal permits required for the proposed use? _____ Yes X_____ No

    If yes, please attach a list of all required permits and the status of any permitting activities.

15. List all professional surveyors, engineers, architects, or others preparing this Subdivision (if applicable):

    Firm or Licensed Individual: RPEx Consulting, LLC (Civil Engineer)

    Firm or Licensed Individual: Terradyn Consulting (Surveyor)

    If additional professionals, attach separate list.

16. Does this development propose the extension of public infrastructure? X_____ Yes _____ No

    If yes, what kind:

_____ streets/roads	_____ sewer lines
_____ sidewalks	_____ storm drains
_____ fire hydrants	X_____ water lines
_____ other: _____	

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	*Date Received:*
Project Name:	*Fee Paid (amount):*
Applicant:	

Subdivision Application
REQUIRED ATTACHMENTS CHECKLIST – Preliminary Plan

REFERENCE Chapter 66-52, Lisbon Code of Ordinances

✓or N/A	REQUIRED ATTACHMENT	*OFFICE USE ONLY*
	Ownership & Supporting Documentation	
X	Evidence of right, title or interest in the property;	
X	A statement of the subdivider's technical and financial capacity to carry out the project as proposed	
X	A copy of the most recently recorded deed for the parcel. A copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property	
N/A	A copy of any deed restrictions intended to cover all or part of the lots or dwellings in the subdivision	
	Plans/Drawings, Reports, Site Information	
X	***Location map.*** The location map shall be at a size adequate to show the relationship of the proposed subdivision to the adjacent properties, and to allow the planning board to locate the subdivision within the municipality. The location map shall show: a. Existing subdivisions within 500 feet of the proposed subdivision; Locations and names of existing and proposed streets within 500 feet of the subdivision; b. An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding; c. A copy of the Town of Lisbon tax map showing the subdivision may be used for the location map provided the information as indicated above is provided.	
X	***Preliminary plan.*** The preliminary plan and all application material shall be submitted in ten copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 100 acres may be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read.	
X	***Application requirements.*** The application for preliminary plan approval shall include the following information. The planning board may require additional information to be submitted, where it finds necessary in order to determine whether the criteria of 30-A M.R.S.A., § 4404 as amended from time to time are met or the standards from Article III of this chapter:	

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	*Project Name:*

✓ or N/A	REQUIRED ATTACHMENT	*OFFICE USE ONLY*
X	a. Proposed name of the subdivision and the name of the municipality in which it is located, plus the assessor's map and lot numbers;	
X	b. The date the plan was prepared, north point, and graphic map scale;	
X	c. The names and addresses of the record owner, subdivider, and individual or company who prepared the plan and abutting property owners;	
X	d. A standard boundary survey of the parcel, giving complete descriptive data by bearings and distances, made and certified by a professional land surveyor. The type of monumentation to be set shall be indicated;	
X	e. The location of any zoning boundaries effecting the subdivision;	
X	f. The number of acres within the proposed subdivision, location of property lines, existing buildings, vegetative cover type, and other essential existing physical features;	
X	g. The proposed lot lines with approximate dimensions and lot areas;	
X	h. Contour lines at two foot intervals or as may be specified by the planning board, showing elevations in relation to mean sea level;	
N/A	i. Wetland areas shall be identified on the plan, regardless of size. Wetland delineation shall be in accordance with the 1987 U.S. Army Corps of Engineers Wetland Delineation Manual;	
N/A	j. All farmland shall be identified on the plan;	
X	k. The location of all rivers, streams, brooks and sand and gravel aquifers within or adjacent to the proposed subdivision;	
X	l. If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation, as depicted on the flood insurance rate map town of Lisbon, Maine, shall be delineated on the plan. In addition, the plan shall contain the notes required in section 66-122(14);	
X	m. The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided;	
X	n. The location, names, and present right of way widths of existing streets, existing and proposed easements, building lines, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established;	
N/A	o. All parcels of land proposed to be dedicated to public use and the conditions of such dedication;	

✓ or N/A	REQUIRED ATTACHMENT	*OFFICE USE ONLY*
N/A	p. The location of any open space to be preserved and a description of proposed ownership, improvement and management plan;	
X	q. The limits and location of any proposed sidewalks and curbing;	
N/A	r. Street and roadway plan and profile drawings drawn to a scale 1" = 50' horizontal and 1" = 5' vertical, prepared by a licensed professional engineer that complies with Article 3, Division 3, Streets, of this chapter;	
X	s. Typical cross-section views of all proposed streets and drainage systems as prepared by a licensed professional engineer;	
X	t. The location of all existing and proposed overhead and underground utilities;	
N/A	u. Areas within or adjacent to the proposed subdivision which have been identified significant wildlife habitat by the Maine Department of Inland Fisheries and Wildlife;	
N/A	v. The location known or potential archaeological resources;	
N/A	w. Identification of known rare and endangered species and measures to protect them;	
N/A	x. The location of documented historic buildings and sites on or adjacent to the subdivision and measures to minimize impacts on them;	
N/A	y. The location of scenic sites or views as identified in the Town of Lisbon comprehensive plan;	
N/A	z. A list of construction items including but not limited to streets, sidewalks, storm drainage, water supply and sewers, with cost estimates, that will be completed by the subdivider prior to the sale of lots or dwellings;	
X	aa. The type of sewage disposal to be used in the subdivision: 1. When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Lisbon sewer department stating the department has the capacity to collect and treat the waste water shall be provided. 2. When sewage disposal is to be accomplished by subsurface waste water disposal systems, test pit analysis, prepared by a licensed site evaluator or certified soil scientist shall be provided. A map showing the location of all test pits dug on the site shall be submitted.	
X	ab. The type of water supply system(s) to be used in the subdivision: 1. When water is to be supplied by public water supply, a written statement from the Lisbon water department shall be submitted indicating that there is adequate supply and pressure for the subdivision and that the department approves the plans for extensions where necessary. 2. When water is to be supplied by private wells, evidence of adequate	

✓or N/A	REQUIRED ATTACHMENT	*OFFICE USE ONLY*
	ground water supply and quality shall be submitted by a well driller or a hydrogeologist familiar with the area.	
X	ac. An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours;	
N/A	ad. A traffic impact analysis when required by the planning board prepared by a licensed professional engineer;	
N/A	ae. An approved driveway or entrance permit issued by the Maine Department of Transportation if a driveway or entrance is required by 23 M.R.S.A. § 704;	
X	af. A storm water management and drainage plan, prepared by a licensed professional engineer in accordance with the most recent edition of Stormwater Management for Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection (2006);	
X	ag. A soil erosion and sedimentation control plan;	
X	ah. A written statement indicating if the parcel to be subdivided has changed ownership within the past five years, if timber has been harvested within the past five years and if such harvesting resulted in a violation of the Liquidation Harvesting Rules adopted pursuant to Title 12, section 8869, subsection 14;	
N/A	ai. When required by the planning board a high intensity soil survey by a certified soil scientist;	
N/A	aj. When required by the planning board a hydrogeologic assessment prepared by a certified geologist or licensed professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer;	
N/A	ak. When required by the planning board a municipal service impact analysis based on the comments received from department heads as requested in section 66-51(d)(4). This list shall include but not be limited to: schools including busing; street reconstruction, maintenance, and snow removal; solid waste disposal; recreation facilities; police and fire protection. A municipal service impact analysis that includes a list of construction and maintenance items, with both capital and annual operating cost estimates, as would be incurred by the Town of Lisbon.	

OFFICE USE ONLY – Subdivision Review (REFERENCE Chapter 66 Subdivisions, Lisbon Code of Ordinances)	
Application Number:	*Date Received:*
Project Name:	*Fee Paid (amount):*
Applicant:	

Subdivision Application
FINAL PLAN REQUIREMENTS

REFERENCE Chapter 66-82, Lisbon Code of Ordinances

✓ or N/A	PLAN REQUIREMENTS	*OFFICE USE ONLY*
N/A	Prior to submittal of the final plan application, the following approvals shall be obtained in writing, where applicable: 1. Maine Department of Environmental Protection, under the Site Location of Development Act, Natural Resources Protection Act, stormwater law or if a waste water discharge license is needed; 2. Maine Department of Human Services, if the subdivider proposes to provide a public water system other than the Lisbon water department; 3. Maine Department of Human Services, if an engineered subsurface waste water disposal system(s) is to be utilized; 4. U.S. Army Corps of Engineers, if a permit under Section 404 of the Clean Water Act is required.	
	The Final Plan shall be provided in the form of **two (2) reproducible, stable-based transparencies**, one to be recorded at the registry of deeds, the other to be filed at the municipal office, and **ten (10) copies of the final plan** and all information accompanying the plan. The Final Plan shall meet the following requirements:	
X	a. The reproducible transparencies shall be embossed with the seal of the individual responsible for preparation of the plan.	☐
X	a. Plans shall be drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 100 acres may be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read.	☐
X	b. Plans shall be no larger than 24 × 36 inches in size, and shall have a margin of two inches outside of the border lines on the left side for binding and a one-inch margin outside the border along the remaining sides.	☐
X	c. Each drawing or print shall provide space suitable to record final plan approval by the planning board, with conditions, if any, and the date of approval signed by the chairman and a majority of the planning board	

	The Final Plan shall also include or be accompanied by the following information:	☐
X	a. Proposed name of the subdivision and the name of the municipality in which it is located, plus the assessor's map and lot numbers;	☐
X	b. The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, and other essential existing physical features;	☐
X	c. The date the plan was prepared, north point, graphic map scale;	
X	d. The names and addresses of the record owner, subdivider, and individual or company who prepared the plan;	☐
X	e. The location of any zoning boundaries affecting the subdivision;	☐
X	f. The location and size of existing and proposed sewers, water mains, culverts, stormwater management facilities and drainage ways on or adjacent to the property to be subdivided;	☐
X	g. The location, names, and widths of existing and proposed streets, highways, easements, buildings, parks, and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and reproduced upon the ground. These lines shall be tied to reference points previously established. The location, bearing and length of street lines, lot lines & parcel boundary lines shall be certified by a professional land surveyor;	
N/A	h. All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers to convey title to the municipality of all public ways and open spaces shown on the plan, and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If proposed streets and/or open spaces or other land is to be offered to the municipality, written evidence that the council are satisfied with the legal sufficiency of the written offer to convey title shall be included;	☐
X	i. If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation, as depicted on the flood insurance rate map town of Lisbon, Maine, shall be delineated on the plan. In addition, the plan shall contain the notes required by section 66-122(14);	☐
N/A	j. Wetland areas shall be identified on the plan, regardless of size;	☐
N/A	k. If different than those submitted with the preliminary plan, a copy of any proposed deed restrictions intended to cover all or part of the lots or dwellings in the subdivision;	☐
TBD	l. The type and amount of performance guarantee approved by the town manager.	

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	*Date Received:*
Project Name:	*Fee Paid (amount):*
Applicant:	*Tier 1 _____ Tier 2 _____*

Town of Lisbon, Maine
SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: Duplexes at 223 Lisbon Street

This application must be received at the Town Office by close of business on the **2nd Thursday of the month** to be considered at the regular Planning Board meeting on the 4th Thursday of the month.

Applicant Information

2. Name of Applicant: Gervais Homes, LLC
   Address 52 Whites Bridge Road, Standish, ME 04084
   Telephone (207) 756-5520

1. Name of Property Owner (if different): _____
   Address _____
   Telephone ( )

3. Name of authorized agent (if different): RPEx Consulting, LLC
   Address 138 Lewiston Road, Gray, ME 04039
   Telephone (207) 245-8794

4. If applicant is a corporation, check if licensed in Maine: _____ No X Yes
   (if yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):
   Name _____
   Address _____
   Telephone ( )

I have reviewed all submission requirements and completed the remaining pages of this application form.
☑ Attachments Checklist ☐ Waiver Request Form

To the best of my knowledge, all the information submitted in this application is complete and correct.

_____ _____
Signature of Applicant Date

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	*Project Name:*

Property Information

6. Location of Property (Street or Road) 223 Lisbon Street

   Register of Deeds Book 11475 ☐ Page 167

   Lisbon Tax Maps Map U-19 Lot 119A & 120

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.

   Deeded property owner.

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

   None.

9. Are there any easements or restrictive covenants on the property to be developed?

   ☐ Yes ☑ No. If yes, please specify:

10. Current zoning of property: Village District

    Current use(s) of property: Vacant

11. Is any part of the project or property(s) in question part of an overlay zone?

    ☐ Aquifer Protection Overlay ☑ Wellhead Protection Overlay

12. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or planning board or appeals board review:

    No.

Project Information

13. Proposed use of property: Residential

14. Nature of the Project. Provide a brief description of the proposed project, including proposed businesses and/or use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.

    Gervais Homes proposed to build (5) duplex buildings, for a total of 10 residential rental dwellings on the existing parcel. The project will be served by town water and sewer. On-site parking has been provided with access from Lisbon St (Rt. 196). Stormwater management includes mitigation of ponded runoff from abutting properties.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	*Project Name:*

15. Total acreage of parcel: 0.690 Acreage to be developed: 0.338

16. Please indicate classification (per Chpt 62-31, Site Plan Ordinance): _____ Tier 1 X_____ Tier 2

All new construction or expansion of buildings or use of land for commercial, industrial or institutional use where the activity is greater than 1,000 square feet shall be subject to site plan review. This includes multifamily developments that are not considered a subdivision, and site improvements which involve filling, cutting and/or earth moving of greater than 500 cubic yards of soil (for other than new single-family residential construction and municipal roads).

A project is classified as Tier 1 if: (1) Less than 5,000 square feet of floor or land area, (2) a residential structure with fewer than 5,000 square feet of floor area converted to nonresidential use; (3) a change in use of a nonresidential structure, (4) a residential structure altered to create fewer than eight dwelling units and not considered to be a subdivision. All other projects are Tier 2.

17. Are there any state or federal permits required for the proposed use? _____ Yes X_____ No

If yes, please attach a list of all required permits and the status of any permitting activities.

18. Please list all professional surveyors, engineers, architects, or others preparing this Site Plan (if applicable):

Firm or Licensed Individual: RPEx Consulting, LLC (Ryan Sylvia, PE #15459)

Firm or Licensed Individual: Terradyn Consultants (Nicholas Racioppi, PLS #2621)

If additional professionals, attach separate list.

19. Does this development propose the extension of public infrastructure? X_____ Yes _____ No

If yes, what kind:

_____ streets/roads	_____ sewer lines
_____ sidewalks	_____ storm drains
_____ fire hydrants	X_____ water lines
_____ other: _____	

20. Proposed water supply:

_____ individual well(s)
_____ central well with distribution lines
X_____ connection to public water system
_____ other:_____

21. Proposed sewage disposal:

_____ individual subsurface disposal system(s)
_____ central on-site disposal with collection lines
X_____ connection to public sewer system
_____ other:_____

22. Does the applicant intend to request waivers of any requirements? _____ Yes X_____ No

(See attached Waiver Request Form if applicable)

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	*Date Received:*
Project Name:	*Fee Paid (amount):*
Applicant:	*Tier 1 _____ Tier 2 _____*

Site Plan Application
REQUIRED ATTACHMENTS CHECKLIST

Tier 1 Applications: all attachments must be included with the completed application form.
Tier 2 Applications: for the Pre-application meeting, applicant must submit a draft Site Plan drawing and list of abutters along with a completed application form. The remaining required attachments shall be submitted with the full application prior to scheduling the planning board hearing.

REFERENCE Chapter 62-111 through 62-131, Lisbon Code of Ordinances

✓or N/A	REQUIRED ATTACHMENT	*OFFICE USE ONLY*
	For all Tier 1 & Tier 2 Applications:	
X	A copy of the deed to the property, option to purchase the property, or other documentation to demonstrate right, title or interest in the property on the part of the applicant	
N/A	Copies of existing covenants or deed restrictions	
X	Site plan (drawn to scale) and set of drawings as appropriate (see below), drawn at a scale sufficient to allow for review, but not more than 50 feet per 1 inch; Tier 1= 3 copies, Tier 2= 10 copies	
X	List of names and addresses of all abutting property owners including those across any streets	
N/A	A list of all required state and federal permits.	
	The Tier 1 and Tier 2 Site Plan (drawing or set of drawings) shall include:	
X	Property owner's name and address	
X	Name, registration #, and seal of land surveyor, architect, engineer and/or other professional(s) preparing the plan	
X	Tax map and lot number of the parcel(s)	
X	Location map, showing the general location within the town	
X	Boundaries of all contiguous properties under the control of the owner or applicant, regardless of whether all or part is being developed at this time	
N/A	Location and dimensions of any existing easements	
X	All existing and proposed setback dimensions as required by Chapter 70 of the Code of Ordinances (*see Dimensional Standards table*)	
X	Zoning classifications of the property, and the location of zoning district boundaries, including aquifer protection overlay zones, if the property is located in two or more zoning districts or abuts a different district	
X	Location, name, and present widths of existing streets and rights-of-way within or adjacent to the proposed development	

X	The location of any of the features below, with a description of how such features will be maintained or impacts upon them minimized: – open drainage courses – wetlands – significant wildlife habitat – known or potential archaeological resources – designated trails – historic buildings and site – significant scenic areas – mapped sand and gravel aquifers – rare and endangered species – other important natural features	
X	Location of the 100-year floodplain and its elevation, if applicable	
X	Location, type, size (dimensions) and layout of all existing and proposed curbs, sidewalks, driveways, fences, retaining walls, parking space areas	
X	Location and dimensions of all proposed water supply and wastewater disposal infrastructure	
X	The direction of existing surface water drainage across the site	
X	The direction of proposed surface water drainage across the site	
X	Methods of controlling erosion and sedimentation during and after construction	
X	Location, dimensions and ground floor elevations of all existing and proposed buildings on the site, using a convenient fixed point for a benchmark	
X	Design and exterior materials of all proposed buildings and structures	
X	A landscape plan indicating all landscaped areas, fencing and size, and type of plant material proposed to be retained or planted with emphasis on front setback areas	
N/A	Location, front view and dimensions of existing and proposed signs	
X	Location, type and direction of exterior lighting	
N/A	Type, size and location of incineration devices	
N/A	Type, size and location of all machinery or devices likely to generate appreciable noise at the lot lines	
N/A	Identification of the amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties	
	Additional, specific requirements for Tier 2 Applications ONLY	
X	Existing and proposed topography of the site at 2-foot contour intervals	
X	Bearings and distances of all property lines of the property to be developed and the source of this information	

X	For projects that do not require permitting under the stormwater management law, a stormwater drainage plan showing: – existing and proposed method of handling stormwater runoff – direction of flow of the runoff through the use of arrows – location, elevation and size of all catch basins, dry wells, drainage ditches, swales retention basins, and storm sewers – engineering calculations used to determine drainage requirements based upon the 2, 10 and 25 year 24-hour storm frequency, if the project will significantly alter the existing drainage pattern due to such factors as the proposed new pervious surfaces (such as paving and building area)	
X	Location and size of any existing sewer and water infrastructure, culverts, and drains on the property to be developed, and any that will serve the development from abutting streets or land	
Waived	A high intensity soil survey by a certified soil scientist	
X	A utility plan showing, in addition to provisions for water supply and wastewater disposal, the location and nature or electrical, telephone and any other utility services to be installed on the site	
X	A planting schedule keyed to the site plan and indicating the general varieties and sizes of trees, shrubs and other plants to be planted on the site	
Estimate of Peak Hour Traffic Generation Only	Traffic data shall include: – estimated peak-hour traffic to be generated by the proposal – existing traffic counts and volumes – traffic accident data – the capacity of surrounding roads and any improvements which may be necessary on such roads to accommodate anticipated traffic generation – the need for traffic signals and signs or other directional markers to regulate anticipated traffic	
X	Location, width, typical cross-section, grades and profiles of all proposed streets and sidewalks	
X	Cost of the proposed development and evidence of financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing, indicating the name of the project, amount of financing proposed, and interest in financing the project.	
N/A	When required by the planning board, a municipal service impact analysis. This list shall include but not be limited to: – schools, including busing – street reconstruction – maintenance and snow removal – solid waste disposal – recreation facilities – police and fire protection. A municipal service impact analysis that includes a list of construction and maintenance items, with both capital and annual operating cost estimates, as would be incurred by the Town of Lisbon.	

	Other Site Plan application attachments that may be required: *These additional submission requirements may be required by the Planning Board if the Board deems the information necessary to review and make a decision. Applicants are encouraged to consult with the Code Enforcement Officer and discuss these additional submission requirements at a Planning Board pre-application meeting.*	
N/A	An on-site soils investigation report by a Maine Department of Human Services licensed evaluator. The report shall identify the types of soil, location of test pits, and proposed location and design for any subsurface wastewater disposal system(s).	
N/A	If required by 23 MRSA §§704 or 704A, a copy of the approved driveway, entrance or traffic movement permit issued by the Maine Department of Transportation.	
X	If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road, it shall be subject to the requirements of Chpt. 46-134 Access Management. The applicant is required to apply for review and permit for driveway access according to this ordinance.	
X	If sewage disposal is to be connected to the public sewer, a letter from the Lisbon Sewer Department stating the department has the capacity to collect and treat the waste water shall be provided.	
X	If water is to be supplied by public water supply, a written statement from the Lisbon Water Department shall be submitted indicating that there is adequate supply and pressure for the development and that the department approves the plans for extensions where necessary.	

RPEx Consulting, LLC

Research. Plan. Execute.

Section 2 – Applicant's Interest in Property

CORRECTIVE
WARRANTY DEED

Scott W. Kelly of Lisbon, Androscoggin County, Maine, for consideration paid, grants to **Gervais Homes, LLC**, a Maine Limited Liability Company of Standish, Cumberland County, Maine (whose mailing address is 52 Whites Bridge Road, Standish, ME 04084) with Warranty Covenants, the following described real estate:

See "Exhibit A" Attached

For grantor's source of title, reference may be had to a deed from Jessica Barbay to the grantor herein, dated August 14, 2015, and recorded in the Androscoggin County Registry of Deeds in Book 9206, Page 24.

The purpose of this deed is to correct the Exhibit A in the previous deed from this grantor recorded in said Registry in Book 11475, Page 167. Said deed inadvertently erroneously omitted Parcel Two.

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

This conveyance is made subject to the property taxes assessed against the premises, which said taxes are to be prorated between the parties hereto as of the date of delivery of this deed in accordance with 36 M.R.S.A., sec. 558.

Witness my hand and seal this 2 day of February, 2024.

WITNESS:

_____

Scott W. Kelly

STATE OF MAINE
Androscoggin, ss

February 2, 2024

Then personally appeared the above-named Scott W. Kelly and acknowledged the foregoing instrument to be his free act and deed.

Before me,

ALIZABETH J. DOWLING
Notary Public, State of Maine
My Commission Expires 01/03/2030

Notary Public/Attorney-at-Law
Commission Expiration:

File No.: 2023-5836

File No: 2023-5836

"Exhibit A"

Certain lots or parcels of land, with any buildings thereon, situated in the Town of Lisbon, in the County of Androscoggin and State of Maine, bounded and described as follows:

PARCEL ONE:
Beginning on the westerly side of Lewiston Street at the northeast corner of land now or formerly of George H. Smith;

Thence westerly by line of land of said Smith one hundred sixty-eight and one-half (168 1/2) feet to a stone set in the ground on line of land now or formerly of Joseph Boisvert;

Thence northerly by line of land of said Joseph Boisvert eighty-eight (88) feet;

Thence easterly by line of land formerly of Augustus (or Augustine) F. Douglas to said Lewiston Street;

Thence southerly by said Lewiston Street eighty-eight (88) feet to the point begun at.

Excepting from the above described premises that portion thereof conveyed by Philip Hartwell and Evelyn Hartwell to the Inhabitants of the Town of Lisbon by deed dated October 14, 1961 recorded in the Androscoggin County Registry of Deeds at Book 859, Page 433.

PARCEL TWO:
Situated on the westerly side of the County Road leading from Lewiston to Lisbon Falls beginning at a point in the westerly line of said Road which point is the northeasterly corner of land now or formerly of William J. Dinsmore and the southeasterly corner of land of Philip L. Hartwell and Evelyn L. Hartwell; thence in a general westerly direction a distance of one hundred sixty-eight (168) feet to the northwesterly corner of land now or formerly of William J. Dinsmore; thence in a general southerly direction a distance one hundred (100) feet to a point; thence in a general easterly direction a distance of one hundred sixty-eight (168) feet to the westerly line of said Road; thence in a general northerly direction along the westerly line of said road a distance of one hundred (100) feet to the point of beginning.

TINA M. CHOUINARD, REGISTER
ANDROSCOGGIN COUNTY MAINE E-RECORDED

RPEx Consulting, LLC

Research. Plan. Execute.

Section 3 – Cost & Applicant's Financial Capacity

Norway Savings Bank

June 14, 2024

Town of Lisbon
300 Lisbon Street
Lisbon, ME 04250

RE: 223 Lisbon Street, Lisbon, ME.

Ladies and Gentlemen,

At the request of Andrew Gervais, I write this letter to provide to you my opinion on the financial capacity of Gervais Homes, LLC to undertake the project at 223 Lisbon Street, Lisbon, ME consisting of 10 units.

I spoke with Mr. Gervais about the plans and scope of the project in detail recently. Gervais Homes, LLC maintains his banking relationship with Norway Savings Bank so I am very familiar with the company and its finances.

Based on my banking relationship with Gervais Homes, LLC and the information discussed with Andrew about the proposal and plans for 223 Lisbon Street, it is my opinion that Gervais Homes, LLC has the financial capacity to successfully complete the project with an estimated cost of $2,100,000.

Sincerely,

Brian C. Desjardins
Regional Vice President
Commercial Lending

BCD/tbm

RPEx Consulting, LLC

Research. Plan. Execute.

Section 4 – Utility Availability

TOWN OF LISBON

SEWER DEPARTMENT

744 Lisbon Street, Lisbon Falls, Maine, 04252
Telephone 207-353-3013 Fax 207-353-3014
www.Lisbonme.org

Town Council

Harry Moore Jr.
Chair
Fern Larochelle
Mark Lunt
Raymond Robishaw
Christine Cain
Jo Jean Keller
Norm Albert

Town Manager

Glenn Michalowski

June 12, 2024

To: Ryan Sylvia

From: Steve Aievoli

Subject: Capacity to serve

The Lisbon Sewer Department Collection System and Treatment Plant has adequate capacity to receive the flows from the proposed development to be located at 223 Lisbon Street as shown in the drawing received on June 8th, 2024.

Please send the final utility plan and site drawings once complete. We need to them for our files.

If you have any other questions please feel free to contact me.

Thank you,

Steve Aievoli

Lisbon Sewer Superintendent

LISBON WATER
DEPARTMENT

639 Lisbon Road
Lisbon Falls, Maine 04252
Tel. (207) 353-3020 Fax (207) 353-3004
Arthur McLean, Chair, Marie Hale and Alen Ward Commissioners
General Manager, Charles Harrison

June 25, 2024

To: Mr. Sylvia

Re: 223 Lisbon Street

This letter is to confirm that The Lisbon Water Department has the capacity to serve the above-referenced project. All work must be completed in accordance with the Maine Public Utilities Commission and Lisbon Water Department Rules and Regulations.

The service for this project must be taken from a public water main in the street on which the property fronts. You will utilize the existing 8-inch water main on Lisbon Street to meet this requirement.

At this time, there are no permit fees for establishing service with the Water Department. However, you will need to contact the water department to schedule an appointment for a job quote. Once the quote has been settled, a deposit equaling the full proposal amount would be required prior to any work being performed or material ordered by the water department.

Please keep us informed as this project progresses and if you have any questions or concerns, please don’t hesitate to reach out.

Sincerely,

Charles Harrison

Lisbon Water Department

General Manager

RPEx Consulting, LLC

Research. Plan. Execute.

Section 5 – List of Abutters

RPEx Consulting, LLC

Research. Plan. Execute.

List of Abutters

Duplexes at 223 Lisbon Street

28 June 2024

N/F Owner	Map/Lot	Address
David Marcel Perron Faith Ann Perron	U-19/119	227 Lisbon Street
George J. Gendron Diane J. Gendron	U-19/137	19 Spring Street
Pamela Young	U-19/121	221 Lisbon Street
Robert A. Dewitt	U-19/111	220 Lisbon Street
Wai Ming Lam	U-19/112	222 Lisbon Street
Joseph Laroche	U-19/113	224 Lisbon Street
Frederick Reed II	U-19/114	226 Lisbon Street

RPEx Consulting, LLC

Research. Plan. Execute.

Section 6 – Ability to Subdivide

RPEx Consulting, LLC

Research. Plan. Execute.

28 June 2024

Planning Board
Town of Lisbon, Maine

Re: Duplexes at 223 Lisbon St., Recent Subdivision

Please be advised that RPEx Consulting, LLC and Gervais Homes, LLC are not aware of any existing easements or covenants associated with the property at 223 Lisbon St. Nor are we aware of any previous subdivision in the last 5 years at 223 Lisbon St.

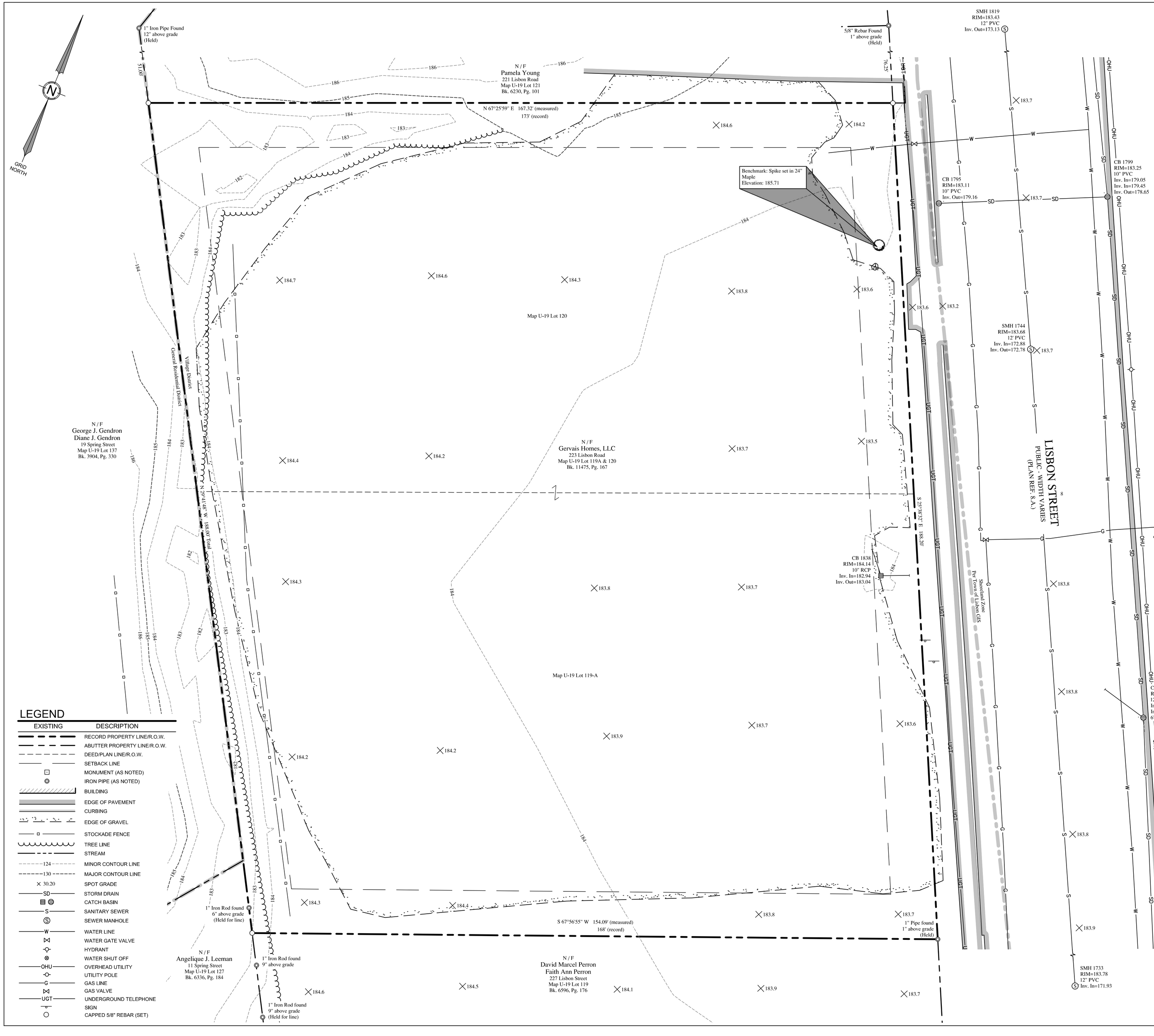
Sincerely,

Ryan Sylvia, PE
Principal
RPEx Consulting, LLC

RPEx Consulting, LLC

Research. Plan. Execute.

Section 7 – Pre-Development Survey Plan





GENERAL NOTES

1. The purpose of this plan is to depict the results of a Boundary Retracement Survey and an Existing Conditions/Topographic Survey of the subject parcels.
2. All Book and Page numbers refer to the Androscoggin County Registry of Deeds, unless otherwise noted.
3. The record owner of the subject parcels is Gervais Homes, LLC by a corrective deed dated February 2, 2024 and recorded in Book 11517, Page 21.
4. The subject parcels are shown on the Town of Lisbon Tax Map U-19 as Lot 119-A and Lot 120 and are located in the Village District (V) and the Village Character Design Overlay District.
5. Space and bulk standards for the Village District as of the date of this plan are as follows:

Min. Lot Size:	Single Family	5,000 s.f.
	Multi-Family	3,000 s.f.
Min. Frontage:	50 ft.	
Min. Front Setback:	10 ft.	
Min. Side Setback:	10 ft.	
Min. Rear Setback:	10 ft.	
Max. Building Coverage:	75%	

6. Total area of the subject parcel is 30,078 s.f.
7. Boundary and topographic information shown hereon is based on an on-the-ground survey performed by Terradyn Consultants, LLC in January of 2024.
8. Plan References:
   A. "Maine State Highway Commission Right of Way Map, State Highway "Z" Federal Aid Project No. F-017-1(2)" dated June 1950, S.H.C. File No. 1-39.
9. The location of Lisbon Street is based on existing local monuments found.
10. Plan orientation is Grid North, Maine State Plane Coordinate System, West Zone 1802-NAD83. Elevations depicted hereon are NAVD88, based on dual-frequency GPS observations.
11. The subject parcel is located within Zone X, Areas of Minimal Flood Hazard, as delineated on the Flood Insurance Rate Map for the Town of Lisbon, Androscoggin County, Community-Panel Number 23001C0361E, having an Effective Date of July 8, 2013.
12. Underground utilities depicted hereon were marked by ProMark Utility Locating, Inc. on January 1, 2024 and may not necessarily represent all existing utilities within the subject parcels. Owners, contractors, and/or designers need to contact Dig-Safe Systems, Inc. (CALL 811) and field verify existing utilities prior to digging or breaking ground.
13. Snow and ice conditions were present at the time of this survey. A field inspection in the spring may be needed to verify certain details.

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 INCH = 10 FT.

LEGEND

EXISTING	DESCRIPTION
	RECORD PROPERTY LINE/R.O.W.
	ABUTTER PROPERTY LINE/R.O.W.
	DEED/PLAN LINE/R.O.W.
	SETBACK LINE
	MONUMENT (AS NOTED)
	IRON PIPE (AS NOTED)
	BUILDING
	EDGE OF PAVEMENT
	CURBING
	EDGE OF GRAVEL
	STOCKADE FENCE
	TREE LINE
	STREAM
124	MINOR CONTOUR LINE
130	MAJOR CONTOUR LINE
× 30.20	SPOT GRADE
SD	STORM DRAIN
	CATCH BASIN
S	SANITARY SEWER
	SEWER MANHOLE
W	WATER LINE
	WATER GATE VALVE
	HYDRANT
	WATER SHUT OFF
OHU	OVERHEAD UTILITY
	UTILITY POLE
G	GAS LINE
	GAS VALVE
UGT	UNDERGROUND TELEPHONE
	SIGN
	CAPPED 5/8" REBAR (SET)

SURVEYOR'S CERTIFICATION

To the best of my knowledge, I have used ordinary and prudent conduct expected of Professional Land Surveyors and the results shown here represent the licensee's responsibility to the public as required under the Standards of Practice as defined by the Board of Licensure for Professional Land Surveyors (M.R.S.A Title 32, Chapter 141, Dated April 2001).

Except as Follows:

1. Survey Report Limited to Notes on the Plan
2. No Deed Description to Date

Plan Prepared by: _____
Nicholas Racioppi PLS # 2621

STATE OF MAINE

Androscoggin County Registry of Deeds

Received _____, 20___

At ___h _____m _____M. and recorded in

Plan Book _____ Page _____

Attest _____
Registrar

STATE OF MAINE
NICHOLAS RACIOPPI
No. 2621
PROFESSIONAL LAND SURVEYOR

NO.	DATE	REVISIONS
2	02/19/2024	REVISED INVERT DATA
1	02/14/2024	ISSUED TO CLIENT FOR REVIEW

TERRADYN CONSULTANTS, LLC
Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting
ADDRESS: 41 CAMPUS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260
PHONE: (207) 926-5111
WEB SITE: www.terradynconsultants.com

PROJECT: GERVAIS PARCEL
PROJECT ADDRESS
SHEET TITLE: BOUNDARY RETRACEMENT SURVEY & EXISTING CONDITIONS/TOPOGRAPHIC
CLIENT: ANDREW GERVAIS HOMES, LLC
52 WHITES BRIDGE ROAD
STANDISH, MAINE 04071

DATE: 02/06/2024
SCALE: 1" = 10'
JOB NO: 24-2
SHEET: 1 OF 1

C:\OD\Terradyn Consultants\Project Folders - Documents\2024 Jobs\24-2 Gervais 223 Lisbon Road Lisbon\CAD\Survey\24-2 BD-EC.dwg

RPEx Consulting, LLC

Research. Plan. Execute.

Section 8 – Design Drawings

Duplexes At 223 Lisbon St.

Lisbon, ME

Project Directory

Owner — Gervais Homes, LLC
Andrew Gervais
207-756-5520
52 Whites Bridge Rd.
Standish, ME

Surveyor — Terradyn Consulting
Keith Morse
207-926-5111
41 Campus Drive, Suite 101
New Gloucester, ME

Site Engineer — RPEx Consulting, LLC
Ryan Sylvia, P.E.
207-245-8794
138 Lewiston Road
Gray, ME 04039

Locus Map



TABLE OF CONTENTS

C.01	PROJECT TITLE PAGE
S1.0	SURVEY PLAN
C1.0	EXISTING CONDITIONS & DEMOLITION PLAN
C1.1	EROSION & SEDMIMENTATION CONTROL PLAN & NOTES
C1.2	EROSION & SEDIMENTATION CONTROL NOTES & DETAILS
C1.3	DRAINAGE AREA PLANS
C2.0	SITE LAYOUT & GRADING PLANS
C2.1	UTILITY PLAN
C3.0	PROFILE & SECTIONS
C3.1	UTILITY DETAILS
C3.2	SECTIONS & DETAILS
L1.0	LANDSCAPE PLAN & DETAILS

NOT FOR CONSTRUCTION

STATE OF MAINE
RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
6/28/24

RPEx Consulting, LLC
Research. Plan. Execute.

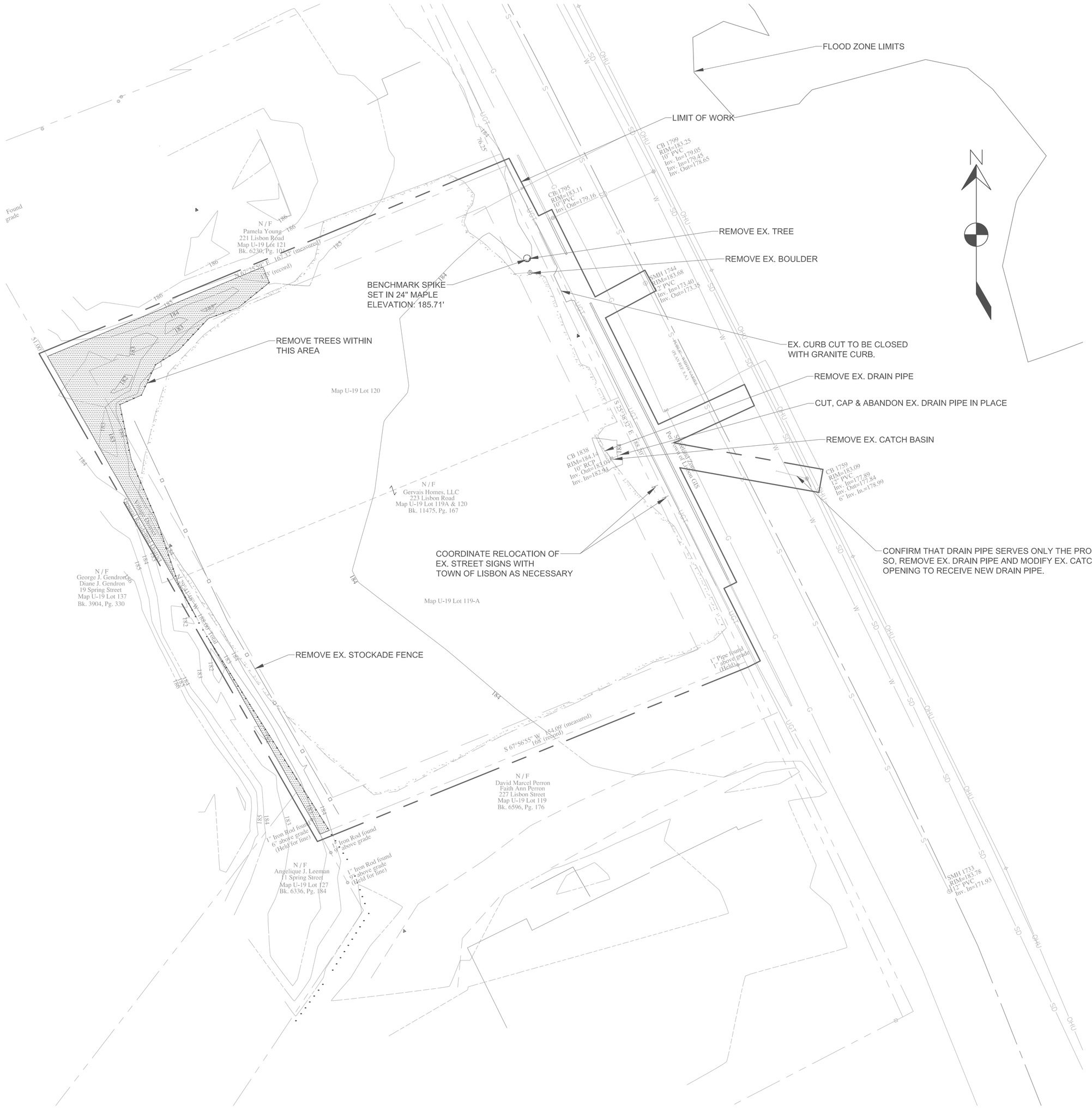
RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions
1. 6/7/24 - Proof Set
2. 6/28/24 - Permit Set
3.
4.
5.
6.
7.
8.

Drawn: R. Sylvia
Checked:
Date: 6/28/2024
Scale: Not to Scale
Title: Project Title
Drawing No. C.01

Page 1 of 22
C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:03 PM, AutoCAD PDF (General Documentation).pc3



General Notes

- Existing site conditions and property boundaries are based on survey plan dated 2/6/2024 for Gervais Parcel, produced by Terradyn Consultants, LLC.
- Contractor is responsible for carrying out all work in a safe manner, consistent with best industry practices, and compliant with all local, state, and federal laws, including but not limited to OSHA.
- Contractor is responsible for protection of the public and surrounding property as it relates to the work being performed.
- Contractor shall coordinate and permit all work within the public right of way with Lisbon Public Works (207) 353-3000 Ext. 117.
- Contractor is responsible for all traffic control planning and operations as required by local officials and/or necessitated by the work.
- All site features and utilities shall be laid out and dimensions shall be field verified prior to fabrication of custom materials and construction.
- All materials removed from the site, including but not limited to existing soils, shall be disposed of lawfully.
- Work on site may proceed only after appropriate erosion and sedimentation control measures have been put in place.
- Erosion and sedimentation control measures must be monitored throughout construction. If at any time, measures or devices are not functioning as designed or intended, they shall be remedied prior to work continuing.
- MDOT Standard Specifications - March 2020, is hereby incorporated as the standard specification for this project. Reference shall be referenced for all materials and workmanship.

Demolition & Removals Notes

- Only trees within the property lines shall be removed. If removal of trees on the property line is required or if trimming trees overhanging the property line is required, this must be coordinated with affected landowners prior to work be performed.
- Protect all existing survey monuments.

LEGEND

- Property Corner
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- VALVE
- BOLLARD
- SITE SIGN
- FENCE LINE
- STREAM
- TREE LINE
- OVERHEAD UTILITY
- U/G Electric / Telecom
- Property Line
- GAS PIPE
- SEWER PIPE
- STORM DRAIN PIPE
- UNDERDRAIN
- WATER PIPE

Graphic Scale

0 10 20 40 80

NOT FOR CONSTRUCTION

STATE OF MAINE
RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
6/28/24

RPEx Consulting, LLC
Research. Plan. Execute.

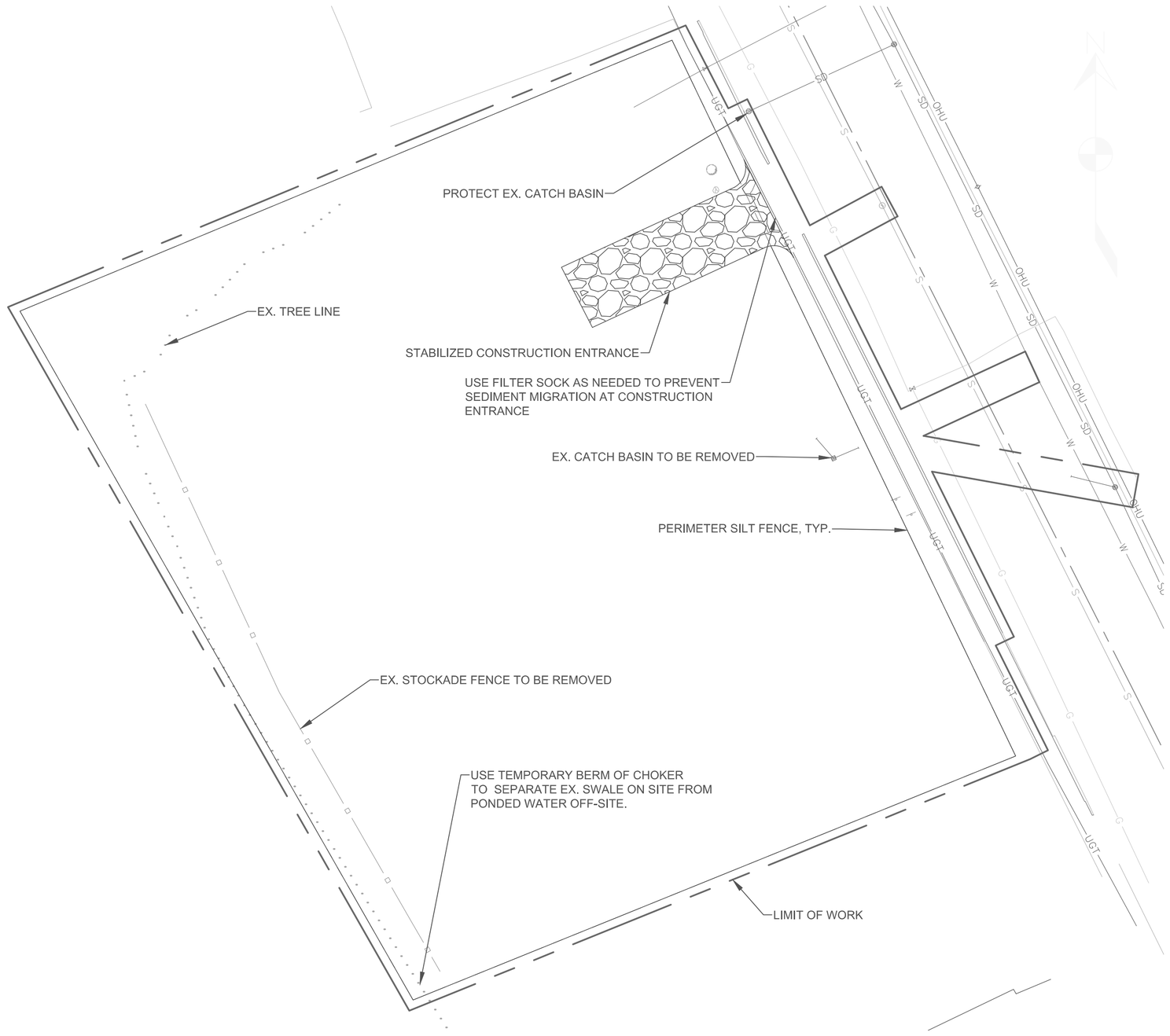
RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions	
1.	6/7/2024 Proof Set
2.	6/28/2024 Permit Set
3.	
4.	
5.	
6.	
7.	
8.	

Drawn: R. Sylvia
Checked:
Date: 6/28/2024
Scale: 1" = 20'
Title: Ex. Cond. & Demolition Plan
Drawing No. C1.0

C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:21 PM, AutoCAD PDF (General Documentation).pc3



Existing Conditions

- The majority of the surface of the site is covered with a layer of base gravel, likely installed after a previous building was demolished. The soils of the site are approximately 75% Hartland (HfB) and 25% Swanton. Hartland soils consist largely of very fine loamy sands and some silts as depth increases. Swanton consists mostly of fine loamy sands with some clay and silts at deeper elevations. Hartland is a Type B soil capable of moderate infiltration. Swanton is a Type D soil with very limited infiltration potential. The Swanton soils exist on the westerly side of the site where significant water ponding is observed.
- The site's topography is mostly flat. The site slopes slightly toward the roadway. Small areas of the site are covered is a sparse grass. The westerly edge of the lot has some trees that provide screening of the property line. The site abuts multi-family properties on it's north and south property lines, while it abuts a trailer home park on it's westerly property line. An areas estimated at about 4.6 acres drains west to east toward the project site. That area is mixed residential consisting of single family homes, multi-family homes, trailer homes, lawns, and pavement. The runoff from this area is retained in a large swale along the westerly property line and extending into neighboring properties. The project site is located within a wellhead district.
- During construction, special care should be taken to ensure that sediment does not travel offsite via the continous swale that follows the westerly property line. This can be controlled by installation of a stone berm at the property line.

Proposed Conditions

- The proposed site will consist of 5 duplex residential buildings with bituminous parking, open lawn areas, and some landscaping. The site has been graded to control the flow of runoff to the public stormwater system. To the greatest extent, runoff has been routed through grassy swales and channels to provide some treatment prior to entering the storm system. The swale that previously ran along the westerly property line will be cleaned, de-brushed, and reshaped to provide for a grassy channel and limited pond storage.

Construction Schedule

- Construction is planned to begin in the Fall of 2024 and continue through Summer of 2025.
- It is anticipated that rough grading and foundation excavations will take place in the Fall with the site being stabilized for cold weather.
- Building construction will take place through the Winter.
- Finish sitework and lawn seeding will commence in Late Spring. Lawn areas are planned to be stabilized by Winter 2025.
- The winter construction period runs from November 1st through April 15th; however no vegetation growth should be anticipated past October 15th in southern Maine and even earlier in the northern areas. Additional stabilization measures should be provided by November 1st for winter and spring snowmelt if a construction site is not permanently stabilized with pavement, a gravel road base, 90% mature vegetation cover, erosion control mulch, or riprap. Ideally, permanent seeding should occur 45 days before the first killing frost (different dates for different Maine locations); otherwise, overwinter mulching is necessary.
- If construction occurs after November 1st, all disturbed areas should be stabilized daily if the construction is active. Any erosion or discharges should be repaired immediately.
- No more than 1 acre should be actively worked on at any one time without regular inspection; or the exposed area should be limited to which can be mulched in one day. Any measures necessary to control erosion/sedimentation should be installed for the conditions at the site (soil erodibility, slope, groundwater, size, weather conditions, etc.).
- For over-winter protection, a double row of sediment barriers (silt fence backed with hay bales or erosion control mix, etc.) should be placed within 75 feet of a protected natural resource.
- All hay mulch should be anchored with netting, tracking or erosion control mix after November 1st. The ground surface should be invisible under the mulch.
- Loam or seed is not effective after October 15. Finished areas can be mulched without seeding or with dormant seeding applied at a 3 times the specified rate for permanent seeding. All areas seeded during the winter should be inspected in the spring and revegetated if the catch is less than 75 %.
- All vegetated areas with a slope of 15% or less should have 90% grass cover by November 1st or should be seeded with winter rye at a seeding rate of 3 pounds per 1000 square feet, mulched with hay at 75 pounds per 1000 square feet, and anchored with netting. Or, by November 15, the area should be protected with an erosion control blanket, erosion control mix, or with hay at a rate of at least 150 pounds per 1000 square feet.
- All vegetated slopes greater than 15% should be seeded and mulched by September 1. If a slope is not stabilized by October 15, the soil may be seeded with winter rye at a seeding rate of 3 pounds per 1000 square feet and protected with erosion control blankets. If the rye fails to grow three inches or fails to cover at least 75% of the slope by November 15, the slope should be protected with an erosion control blanket, erosion control mix, or riprap.
- All grass-lined ditches and channels should be constructed and stabilized by September 1. If a ditch or channel is not sufficiently grassed over (75% cover) by November 15th, the ditch should be lined with stone riprap. The ditch will need to be over-excavated to accommodate the thickness of the riprap.
- Soil stockpiles should be mulched for over winter protection with hay at twice the normal rate or with a four-inch layer of erosion control mix. Stockpiles should not be left overwinter (even mulched) if within 100 feet from a protected resource.

Inspections & Maintenance

- Any soil disturbance should be inspected regularly (a minimum of once a week, and before and after a storm event) until the site is fully stabilized with either 90% grass cover or a permanent impervious surface by a person who has the knowledge of ESC measures and the understanding of stormwater management. Any failing measure should be repaired or adequately modified to stabilize the site prior to the next storm event but no later than 7 calendar days.

Dust Control

Stabilize all laydown areas and all unpaved surfaces with a base gravel or coarse gravel as soon as possible. When possible, route site traffic around disturbed areas. Apply water during warm sunny days to mitigate dust. The distribution of water should not cause turbid runoff. Sweep and vacuum paved road surface when dry. Sweep from the centerline to the edge of the travel way. Do not sweep into a waterbody or wetland. The public roadway may also require sweeping. Calcium Chloride may be applied as a dust control alternative (30% calcium chloride is recommended for most gravel surfaces or follow the supplier's guidance). Asphalt or oil-based binders are not allowed.

Construction Entrances

The entrance/exit pad should have a length of 50 feet or more and a 12-foot minimum width (or as appropriate to contain the wheel base of construction vehicles plus 3 feet on either side). The pad should consist of at least 6 inches of angular aggregate (2-3 inch diameter) or similarly graded reclaimed concrete. The aggregate should be placed over a geotextile filter to prevent the stones from pushing into the native soil. The wheels of construction equipment may be washed prior to exiting the site. Washing should be performed in an area that drains to a sediment trap or basin.

Excavation Dewatering

Divert upgradient clean runoff away from an excavated area. When excavation dewatering becomes necessary, a stable area should be chosen for an appropriately sized sediment treatment device (sediment trap or geotextile filter bag). Treated water may be discharged to public storm sewer or spread over established vegetated areas. Avoid discharging to an unstable area, newly vegetated or within 100 feet of a natural resource. Any channel dug for discharging water should be stabilized with ditch lining (riprap, geotextile fabric, plastic sheeting, etc.). Limit the length of a trench excavation to 500 feet at any one time (the excavated material should be placed upgradient of the trench).

If the collected runoff is contaminated with oil, grease, or other petroleum products, filtering through an oil/water separator or a filtration mechanism is recommended. The DEP should be contacted for any significant known spill or unknown source of contaminant.

Geotextile Filter Bag

- Install the filter bag prior to initiating any activities which will require dewatering.
- The type of fabric should be based on the size of soil particles to be trapped (i.e. a woven material for coarse particles and a nonwoven material for finer particles).
- A filter bag should be located in an area mostly level (with less than 5% slope). A pad of crushed gravel may be provided.
- Avoid discharging to an area that is bare of vegetation or newly vegetated. Any sign of erosion or channelization from the discharged water requires immediately correction.
- Filter bags have a finite capacity for sediment collection and may be prone to plugging. Avoid over-pressurizing the bag or it may burst.
- If a sediment discharge is observed, inspect the filter bag for tears or other malfunctions.

Concrete Washout

A concrete washout station should be sized to handle all the wash water, solids and rainfall without overflowing. Typically, 7 gallons of water are required to clean a truck chute and 50 gallons for the hopper of a concrete truck. Access to the washout pit should be stable and secure (i.e. base of gravel or crushed rock). A washout facility should not be placed within 50 feet of a storm drain or discharge point unless the pit is lined with anchored plastic sheeting (minimum 10-mil thickness) and is not allowed to overflow. Inspect the structure on a daily basis to assess usage and identify leaks and breaches. Dispose of the solids appropriately.

Stockpiling

When soil materials are stockpiled and not being worked, a fabric cover should be provided with 12 to 24-inch overlaps in the direction of runoff. Anchoring should be continuous along each side of the pile. On the windy side, additional anchors should be provided to maintain soil coverage and to prevent ballooning or blowouts. Topsoil from an agricultural source may be high in nitrogen and phosphorus. Special care should be taken with a secure cover if stockpiled upslope from a protected natural resource. Inspect regularly and before, during and after any major rain event and repair as necessary.

Material Laydown Areas And Temporary Roadways

- Laydown yards should be sited on flat or gently sloping convex areas that have moderately well drained soils or better to prevent a muddy working surface, rutting, soil erosion, sedimentation, and other environmental and operational problems.
- Construction mats may be placed perpendicular to the direction of travel. These should be removed within 30 days from the end of construction with the area restored to natural conditions (soil aerated, seeded and mulched).
- A layer of wood chips or erosion control mix can be used as a temporary road base if placed with a thickness of 3 to 4 inches. The material will need to be replenished as the layer decomposes and becomes less effective. The wood chips can absorb moisture and will eventually decompose sufficiently to support vegetation once usage of the road is terminated.
- Slash and wood debris can be used on construction projects that require extensive tree clearing/removal by laying slash or chips as the temporary access areas. The woody material will reduce rutting by displacing equipment ground pressure and acts as an erosion control measure by covering the exposed soil.

Sediment Barriers

Sediment barriers must be installed prior to soil disturbance. Significant runoff should be diverted from barriers and not allowed to accumulate behind them. At the bottom of slopes, a diversion ridge may be necessary to intercept runoff. Berms may be necessary to divert water around any exposed soil, and runoff should be directed to a sediment trap.

Silt Fence

Silt fence should be anchored to resist pull-out, and be stretched tightly between stakes to prevent sagging. A 6-inch wide and 6-inch deep trench should be excavated upgradient of the fence line to key the "flap" of the fabric. The trench is backfilled and compacted. When joints are necessary, filter cloth should be spliced by wrapping end stakes together. In areas where the flap cannot be keyed properly (due to frozen ground, bedrock, stony soil, roots, near a protected natural resource, etc.), the silt fence should be anchored with aggregate, crushed stone, erosion control mix, or other material.

Erosion Control Mix Berm

Berms of erosion control mix (ECM) may be used effectively on frozen ground, outcrops of bedrock, and heavily rooted forested areas, or when other temporary erosion and sediment control measures are not practicable. It may be necessary to cut, pack down or remove tall grasses, brush or woody vegetation to avoid voids and bridges that allow the washing away of fine soil particles. The ECM berm should be a minimum of 12" high and a minimum of two feet wide. On longer or steeper slopes, the berm will need to be wider and higher. Berms composed of ECM should be reshaped when necessary.

Filter Socks

A filter sock made of synthetic netting, and filled with erosion control mix or other finely shredded organic material may be used as a perimeter protection around a soil stockpile, as a sediment barrier in low flow drainage swales or around drainage outlets and catch basins. Full contact with the ground is critical to prevent short circuiting under the tube - the ground surface should be smooth and level. In wooded areas, protruding roots and debris may need to be removed. In grassed areas, the grass needs to be either mowed or compressed down. Staking may be necessary on steep slopes. Upon final stabilization, the tube can be cut open and the material spread out onto the ground. The mesh material should be removed.

Storm Drain Inlet Protection

Storm drain inlets should be protected from sediment-laden runoff entering untreated. Catch basin inserts or filter sacks made of woven geotextile fabrics may be used on structured entries. Use should follow the manufacturer's guidelines. They are suspended below the grate and have a built-in overflow for large storm flows. The insert should be removed and the catch basin cleaned at the end of the construction project.

Hay Bales

- Hay (or straw) bales should only be used as a sediment barrier for a small disturbance with a limited watershed. Their use may also be a simple and effective emergency measure for controlling unexpected sedimentation. Bales should be limited to small sites or short slopes. But, in an emergency, a row of hay bales may provide an immediate but temporary line of defense.
- Hay bales should be installed so that the bindings are oriented parallel to the ground to delay their deterioration (hay bales will not last through a construction season and will need to be replaced). The barrier should be entrenched a minimum depth of 4 inches. The gaps between bales should be chinked (filled by wedging) with hay to prevent the flow of water between the bales. For small areas or near a protected resource, trenching may not be necessary. At least two stakes per bale should be driven into the ground for anchoring. The first stake is driven toward the previous bale to force them together. After the bales are staked and chinked, the excavated soil should be backfilled and packed against the barrier to the ground level on the downhill side and 4 inches up the uphill side. Hay bales should be replaced with another sediment barrier if needed for a period that is longer than 2 months.

Mulching

- Hay, hydraulic mulch or erosion control blankets should be installed immediately over a new seeded bed, or if near a protected natural resource. Mulching is also recommended before any expected rain, and in the winter.
- A site will be considered permanently stabilized when supporting a ground cover of 90% vegetation. If the mulch needs to be removed for better vegetation growth (as in the spring time), it can be spread out.

Hay/Straw Mulch

- Temporary mulch should be applied to areas that will not be actively worked for more than 14 days (7 days in sensitive areas).
- Application rate should be 2 bales (70-90 pounds) per 1000 square feet or 1.5 to 2 tons (90-100 bales) per acre and must be evenly distributed.
- Provide a mulch cover to soil stockpiles.
- Anchoring should be provided in areas with strong wind or on slopes greater than 5%.
- Hay mulch should be limited to slopes flatter than 2:1 unless short (less than 10 feet), and in non-seepage areas. - Another measure should be used on steeper slopes with a high runoff potential.
- Anchoring can be accomplished by punching, crimping the mulch into the soil or tracking with a punch-roller or a knife blade roller. Walking and punching with a spade or shovel may be practicable on very small sites.
- Peg and twine or netting should be installed per the manufacturer's recommendations. Non-biodegradableplastic netting should be removed after the site is revegetated.
- Apply additional mulch if not revegetated with 90% grass uptake.

Erosion Control Blankets

- An erosion control blanket (or mat) is a machine-produced blanket of organic fiber, sewn into a biodegradable mesh (or geo-web cellular structure for more reinforcement). Organic mats are available as jute, excelsior wood fiber, coconut fiber, straw, and others.
- Blankets are designed to retain the soil moisture and maintain a constant temperature for seed germination; and they are most useful where hay cannot sustain wind or water disturbance or when the site is to overwinter. An erosion control blanket could be used in the following conditions: Vegetated waterways and ditches; but not in areas of groundwater seepage, Steep slopes (15% or greater and up to 2:1), In protected natural resource areas, On areas that may be slow to revegetate, For overwinter stabilization (November 1st - April 15th)
- The soil surface should be finely graded and smooth for the blanket to have direct contact with the soil and to prevent undermining. Erosion control blankets perform best on loamy soils and should not be used on rocky sites or shallow soils. Seed should be sown before installing the erosion control blanket. Always unroll the blanket downhill without stretching and anchor the upslope edge in a 12 inch deep trench that is backfilled and tamped. Overlap shingle style a minimum of 12 inches at the top of each row and 4 inches at the edges of parallel rows. Anchor along the overlap with a maximum spacing of 3 feet or as required by the manufacturer.

Erosion Control Mix

- Erosion control mix is a dense, processed mixture of intertwining shredded wood fragments and grit that will stabilize a site immediately without vegetation. Erosion control mix will prevent erosion on a slope up to 1:1. Erosion control mix consists primarily of organic material manufactured on or off the project site and may include: shredded bark, stump grindings, or partially composted wood products.
- The mix must be well-graded with an organic component that is between 50 and 100% of dry weight, and that is composed of fibrous and elongated fragments. The mineral portion of the mix should be naturally included in the product with no larger rocks (>4") or large amounts of fines (silts and clays). In stump grinding, the mineral soil originates from the root ball and should not be removed before grinding. The mix should be free of refuse, material toxic to plant growth or unsuitable material (bark chips, ground construction debris or reprocessed wood products).
- Erosion control mix can be used on frozen ground, forested areas, on cut and fill slopes, and on roadside embankments.
- Apply a thickness of 2 inches on 3:1 slopes or less and add an additional 1/2 inch per 20 feet of slope or up to 4 inches for a 100 foot slope. On slopes greater than 3:1, 4 inches or more of material is recommended; and if slopes are greater than 60 feet long, 5 inches are needed. Erosion control mix is not recommended for slopes steeper than 1:1.
- The mix must be distributed evenly with a hydraulic bucket, pneumatic blower, or by hand.
- Other reinforcement BMPs (i.e. riprap) should be used on slopes with groundwater seepage, within drainage channels and their outlets, or in gullies.

RipRap

- Entrench the toe of the riprap for structural support and use larger rocks.
- If a drainage layer is necessary to control groundwater seepage, approximately 6 inches of granular fill should be spread uniformly over the native soils. A nonwoven geotextile filter fabric may be placed directly on the prepared slope in situations where groundwater is not an issue. For more protection, provide both the drainage layer and the geotextile. The permeability of the filter fabric should be higher than the native material for the seepage to pass freely.
- When large stones are used for surface armoring (12 inches or greater), provide a 3-4-inch layer of gravel (¾ inch washed stone) to distribute the load, protect the fabric from degradation and to provide interfacial contact.
- The riprap should never be layered nor dumped, as the various stone sizes may get segregated.

Topsoil

- Laboratory testing for nutrient and content of organic matter is recommended (University of Maine Soil Testing Laboratory or other). Topsoil should have 3-5% of organic matter, no more than 500 ppm soluble salts and a pH range that is between 6.0 and 7.5 (if less than 6.0, lime should be added in accordance with the test results and seed requirements).
- Topsoil should not be placed on frozen, muddy, or an extremely wet subgrade.
- Prior to spreading the topsoil, the subgrade should be loosened or scarified to a depth of at least 2 inches to ensure bonding.
- The topsoil should be 4 inch deep and uniform. Rototilling for a deeper rooting zone on poor subsoils (sloping wet sites or with sand and gravels) is recommended.
- Lightly compact the topsoil to ensure a uniform and firm seedbed (excessive compaction will increase runoff, and prevent seed rooting).

Vegetation

The seed bed should be scarified or roughened after topsoil is added to provide a deeper rooting depth for vegetation, traps moisture for the re-establishment of vegetation, and retains water for infiltration. To prevent compaction, rutting or erosion, the surface should be prepared for topsoil and seeding during a dry period and when the soil is not saturated.
PERMANENT VEGETATION should be established with a seed mixture that is appropriate for the site's soil type, moisture content, sun exposure, use (frequency of mowing), etc. The application should follow the supplier's guidelines for the seed type. Maine DOT or Soil and Water Conservation Districts seed mixtures are recommended.
DORMANT SEEDING should be applied at double the rate of normal seeding between the first killing frost and before snowfall because of their poor survival rate. To improve germination, cover the seedbed with mulch that is well anchored and fully covering the ground surface.
TEMPORARY VEGETATION should be established on an area that will not be worked for 30 days and until it can be permanently stabilized. Annual grasses and legumes are most effective; but they will not reproduce for a second growing season. Inoculate all legume seeds with the correct type and amount of inoculant.
Inspection of newly seeded beds should be occur regularly. Any sign of rill or gully erosion should be repaired as soon as possible.

- Long slopes steeper than 2:1 cannot support vegetation unless the soil has good structure and no upgradient watershed. All newly seeded areas should be mulched and anchored.
- Apply limestone and fertilizer only if necessary to prevent impact to surface water or groundwater.

NOT FOR CONSTRUCTION

STATE OF MAINE
RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
6/28/24

RPEx Consulting, LLC
Research. Plan. Execute.

RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions	
1.	6/7/2024 PROOF SET
2.	6/28/2024 PERMIT SET
3.	
4.	
5.	
6.	
7.	
8.	

Drawn:	R. Sylvia
Checked:	
Date:	6/28/2024
Scale:	1" = 20'

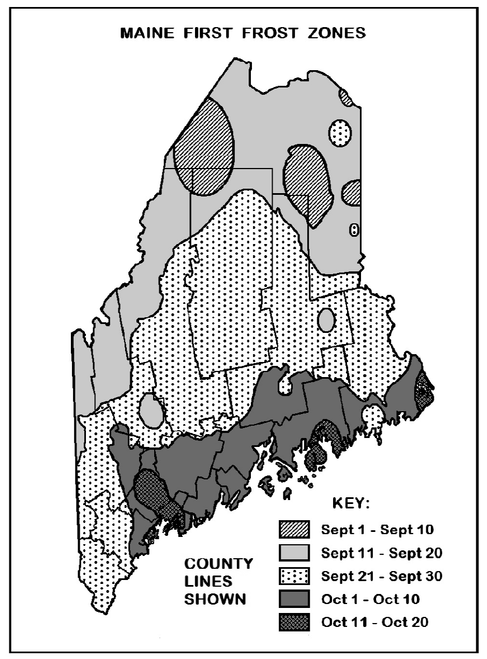
Title: Erosion & Sedimentation Control Plan

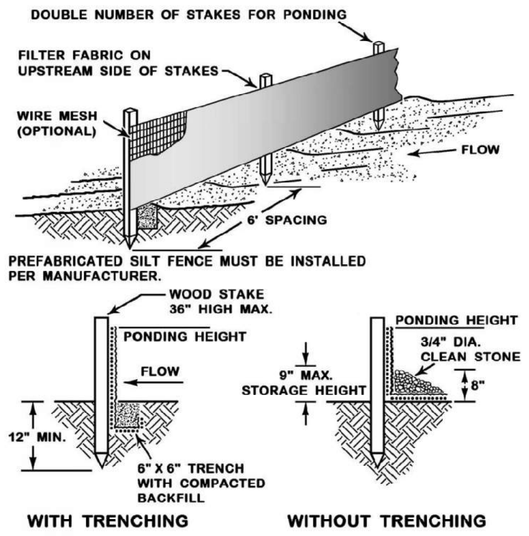
Drawing No. C1.1

C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:09 PM, AutoCAD PDF (General Documentation).pc3

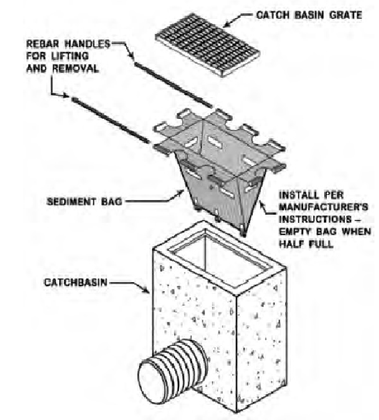
Cutting & Filling

- The time between initial exposure and final stabilization should be minimized to prevent soil loss.
- Divert clean water away from the area and disperse to an undisturbed buffer or swale.
- Any fill material should be well graded and should be compacted to a density approximating that of the undisturbed material nearby, or to 95% Standard Proctor density compaction.
- For a fill slope, the native area should be cleared, grubbed, and scarified to a 3-inch depth. When working in below freezing temperatures, the ground should be scarified immediately before adding fill.
- The fill should be free of brush, rocks, or roots, and should not include frozen, soft or mucky material.
- The fill should be placed and compacted in 8-inch lifts to reduce lenses of loose soil.
- When filling or cutting a long slope (greater than 20 feet), benches (or terraces) should be provided to direct runoff away from the slope. The number of benches should be based upon the erodibility of the soil, steepness of the slope, and groundwater seeps.
- Mulch any soil exposed for longer than 7 days and with seed if ready for revegetation.
- Rill or gully erosion should be repaired immediately.
- Use winter stabilization practices if the construction is stopped for the winter months.

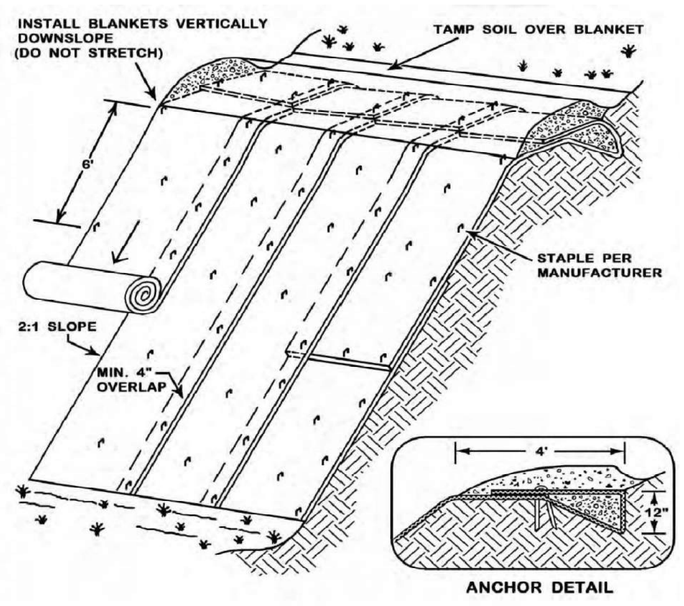




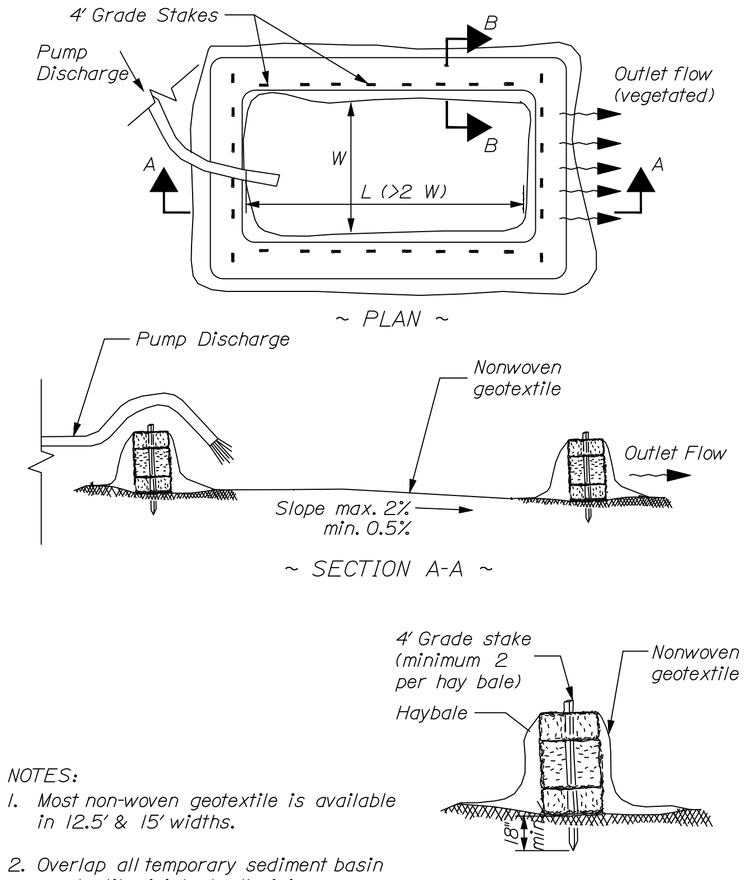
Silt Fence Installation Detail
(MESC Manual 2016)
NTS



Typical Catch Basin Protection Detail
NTS

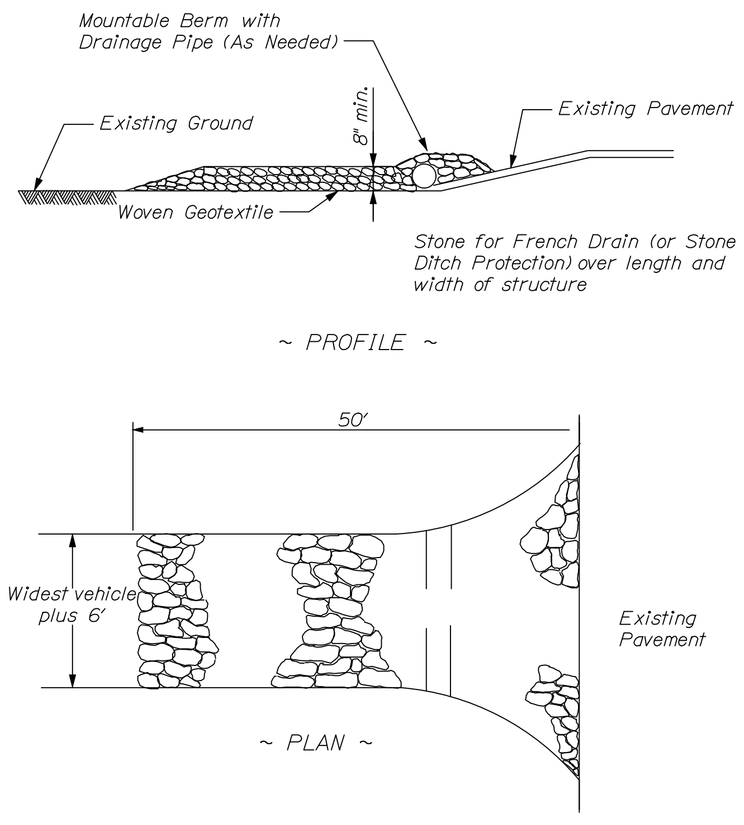


Slope Stabilization Detail
(MESC Manual 2016)
NTS



NOTES:
1. Most non-woven geotextile is available in 12.5' & 15' widths.
2. Overlap all temporary sediment basin geo-textile joints by 1' minimum.
3. Design basin according to Best Management Practices for Erosion and Sedimentation Control - Temporary Sediment Basin.

Temporary Sediment Basin Detail
MDOT 802(16) - 2020
NTS



Stabilized Construction Entrance
MDOT 802(17) - 2020
NTS

TEMPORARY SEED APPLICATION GUIDELINES				
SEED	Lb / Acre	Lb / 1,000 SF	Seeding Dates	Notes
Winter Rye	112	2.6	8/15 - 10/1	Select hardy species such as Aroostook Rye.
Oats	80	1.8	4/1 - 7/1 8/15 - 9/15	Best for spring seeding. Fall seeding will die over the winter.
Annual Rye Grass	40	0.9	4/1 - 7/1	Grows quickly but is of short duration. With mulch, seeding may be done throughout growing season.
Sudangrass	40	0.9	5/15 – 8/15	Good growth during periods of hot weather.
Perennial Rye Grass	40	0.9	8/15 – 9/15	Good cover, longer lasting than annual rye grass. Mulching will allow seeding throughout growing season.

NOT FOR CONSTRUCTION

STATE OF MAINE
RYAN RUSSELL
SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
6/28/24

RPEx Consulting, LLC
Research. Plan. Execute.

RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

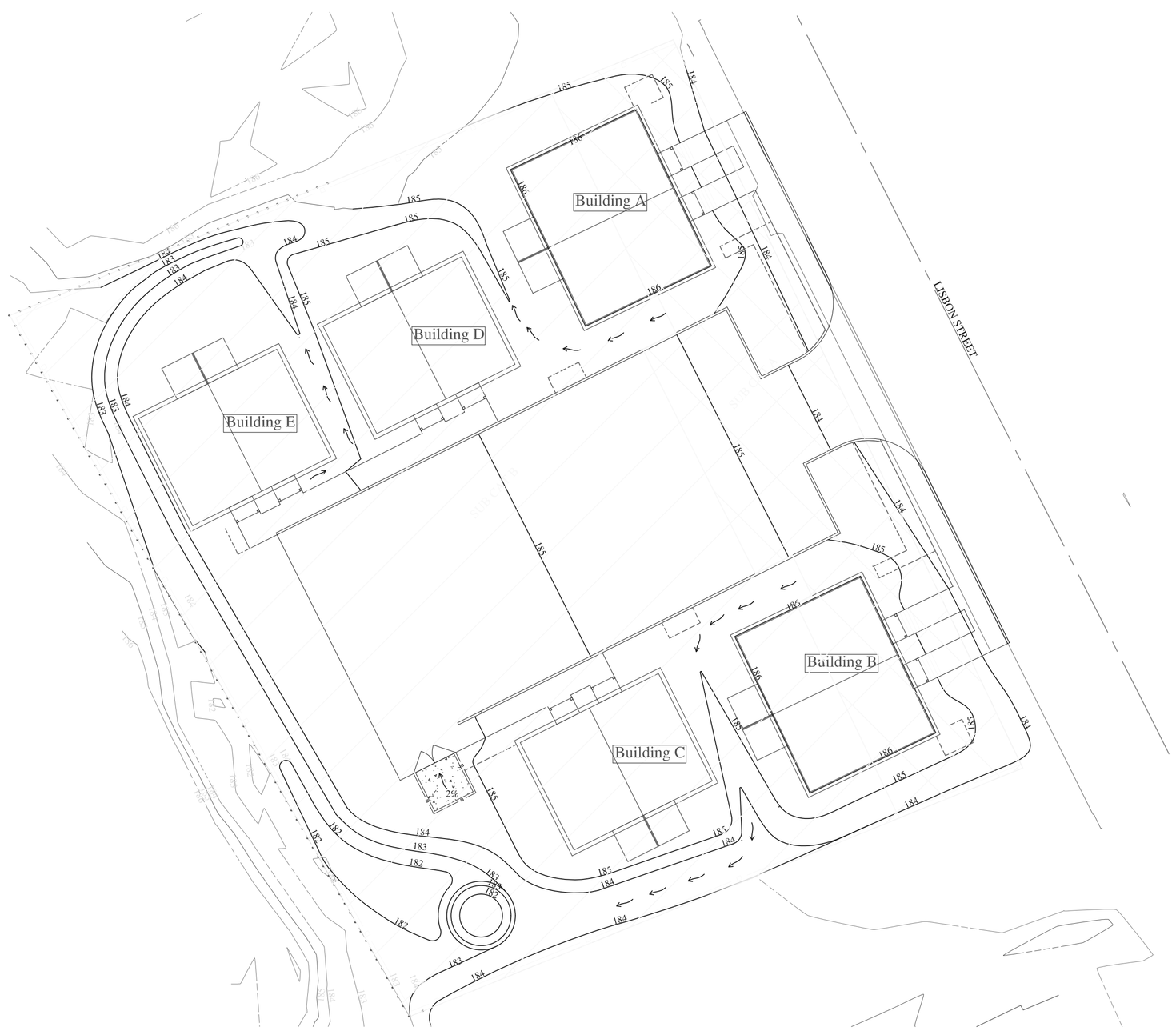
Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions	
1.	6/7/2024 PROOF SET
2.	6/28/2024 PERMIT SET
3.	
4.	
5.	
6.	
7.	
8.	

Drawn: R. Sylvia
Checked:
Date: 6/28/2024
Scale: As Noted
Title: Erosion & Sedimentation Notes & Details
Drawing No. C1.2

C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:18 PM, AutoCAD PDF (General Documentation).pc3







Existing Drainage Areas

PRE–DEVELOPMENT DRAINAGE AREAS		
AREA NAME	AREA (SF)	SURFACE CONDITION
SUB CAT 1 – AREA 1	2194	FOREST / STREAM BED
SUB CAT 1 – AREA 2	139	GRASS
SUB CAT 2 – AREA 1	24760	COMPACTED GRAVEL
SUB CAT 2 – AREA 2	1571	GRASS
SUB CAT 2 – AREA 3	908	GRASS
SUB CAT 2 – AREA 4	506	GRASS
TOTAL SITE AREA:	30078	
% IMPERVIOUS:	82.3%	
POST–DEVELOPMENT DRAINAGE AREAS		
AREA NAME	AREA (SF)	SURFACE CONDITION
SUB CAT A	1500	SHINGLE ROOF
SUB CAT A	1827	BIT. ASPHALT & CONCRETE
SUB CAT A	2795	LAWN & DRAINAGE BMP
SUB CAT B	4956	SHINGLE ROOF
SUB CAT B	6433	BIT. ASPHALT & CONCRETE
SUB CAT B	12567	LAWN & DRAINAGE BMP
TOTAL SITE AREA:	30078	
% IMPERVIOUS:	48.9%	

Proposed Drainage Areas

LEGEND

- Property Corner
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- VALVE
- BOLLARD
- SITE SIGN
- FENCE LINE
- STREAM
- TREE LINE
- OVERHEAD UTILITY
- U/G Electric / Telecom
- Property Line
- GAS PIPE
- SEWER PIPE
- STORM DRAIN PIPE
- UNDERDRAIN
- WATER PIPE

Graphic Scale

0 10 20 40 80

NOT FOR CONSTRUCTION

RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
STATE OF MAINE
6/28/24

RPEx Consulting, LLC
Research. Plan. Execute.

RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

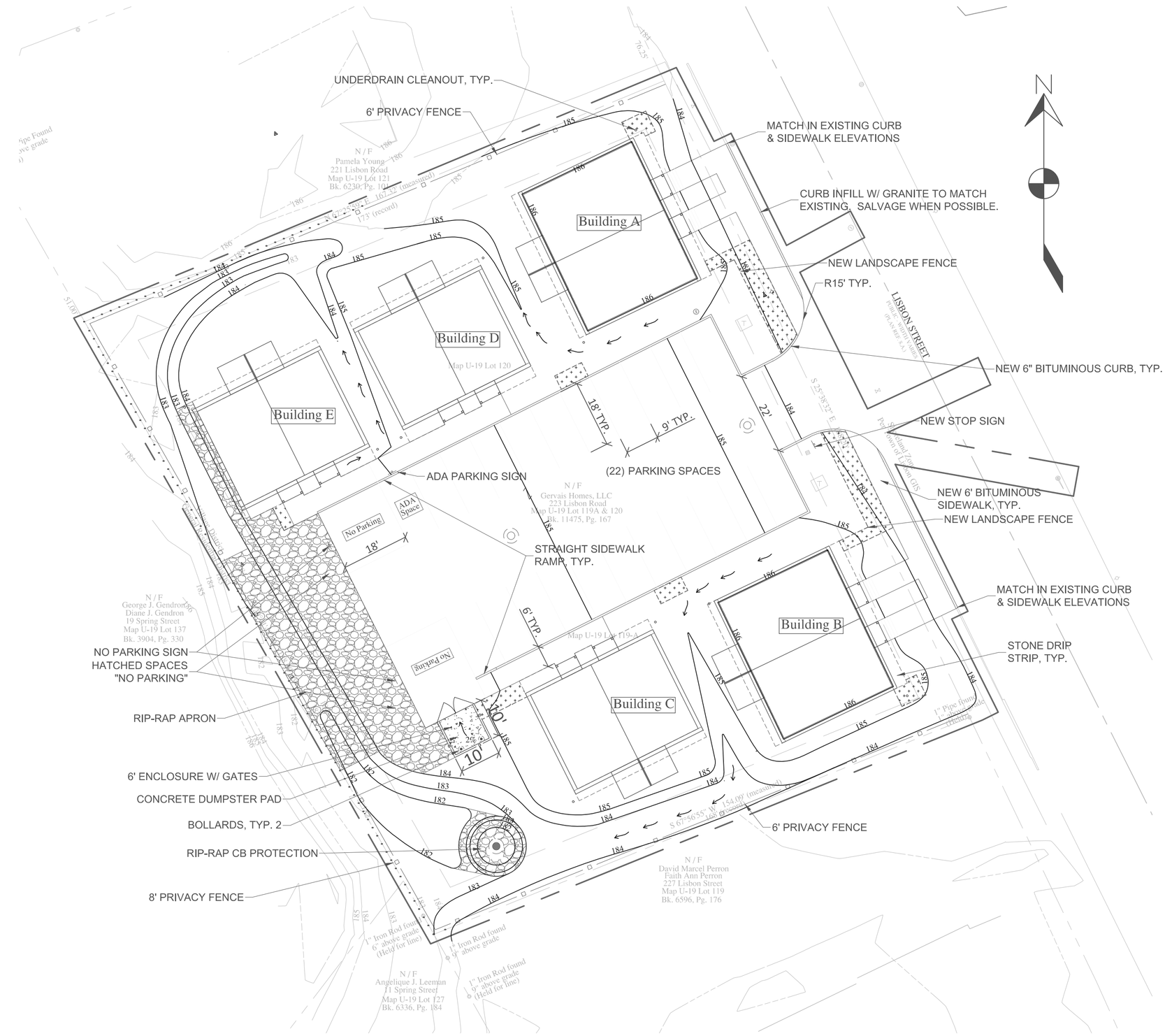
Revisions	
1.	6/7/2024 PROOF SET
2.	6/28/2024 PERMIT SET
3.	
4.	
5.	
6.	
7.	
8.	

Drawn:	R. Sylvia
Checked:	
Date:	6/28/2024
Scale:	1" = 20'

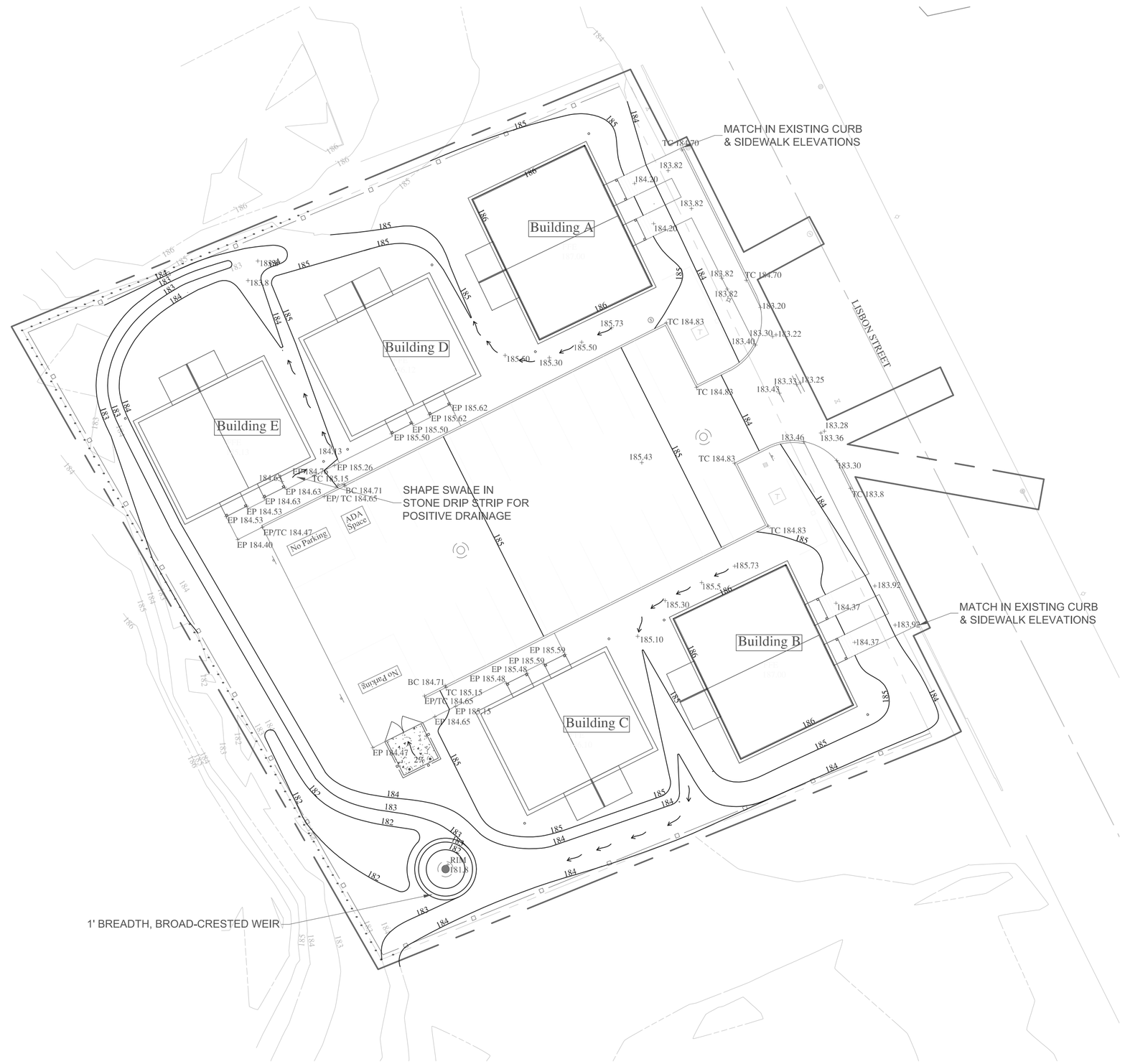
Title: Drainage Areas Plan

Drawing No. C1.3

Page 12 of 27
C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:25 PM, AutoCAD PDF (General Documentation).pc3



Proposed Site Layout Plan



Proposed Grading Plan

LEGEND

- Property Corner
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- VALVE
- BOLLARD
- SITE SIGN
- FENCE LINE
- STREAM
- TREE LINE
- OVERHEAD UTILITY
- U/G Electric / Telecom
- Property Line
- GAS PIPE
- SEWER PIPE
- STORM DRAIN PIPE
- UNDERDRAIN
- WATER PIPE

LOT COVERAGE CALCULATION		
DEVELOPED AREAS	AREA (SF)	DESCRIPTION
BUILDINGS	6456	BUILDING ROOF + PORCHES
PAVED AREAS	8260	PARKING LOT, DRIVE, CURB & SIDEWALK
OPEN SPACE	15362	
TOTAL SITE AREA	30078	
MAX LOT COVERAGE	50%	
ACTUAL LOT COVERAGE	48.9%	

LAND USE – DENSITY CALCULATION		
USEABLE LAND	30078	SF
ALLOWED DENSITY	3000	SF/Dwelling
MAX DWELLING UNITS	10.026	
PROPOSED	10	5 x DUPLEX

General Notes

- Existing site conditions and property boundaries are based on survey plan dated 2/6/2024 for Gervais Parcel, produced by Terradyn Consultants, LLC.
- Contractor is responsible for carrying out all work in a safe manner, consistent with best industry practices, and compliant with all local, state, and federal laws, including but not limited to OSHA.
- Contractor is responsible for protection of the public and surrounding property as it relates to the work being performed.
- Contractor shall coordinate and permit all work within the public right of way with Lisbon Public Works (207) 353-3000 Ext. 117.
- Contractor is responsible for all traffic control planning and operations as required by local officials and/or necessitated by the work.
- All site features and utilities shall be laid out and dimensions shall be field verified prior to fabrication of custom materials and construction.
- All materials removed from the site, including but not limited to existing soils, shall be disposed of lawfully.
- Work on site may proceed only after appropriate erosion and sedimentation control measures have been put in place.
- Erosion and sedimentation control measures must be monitored throughout construction. If at any time, measures or devices are not functioning as designed or intended, they shall be remedied prior to work continuing.
- MDOT Standard Specifications - March 2020, is hereby incorporated as the standard specification for this project. Reference shall be referenced for all materials and workmanship.

Graphic Scale

0 10 20 40 80

NOT FOR CONSTRUCTION

STATE OF MAINE
RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
6/28/24

RPEx Consulting, LLC
Research. Plan. Execute.

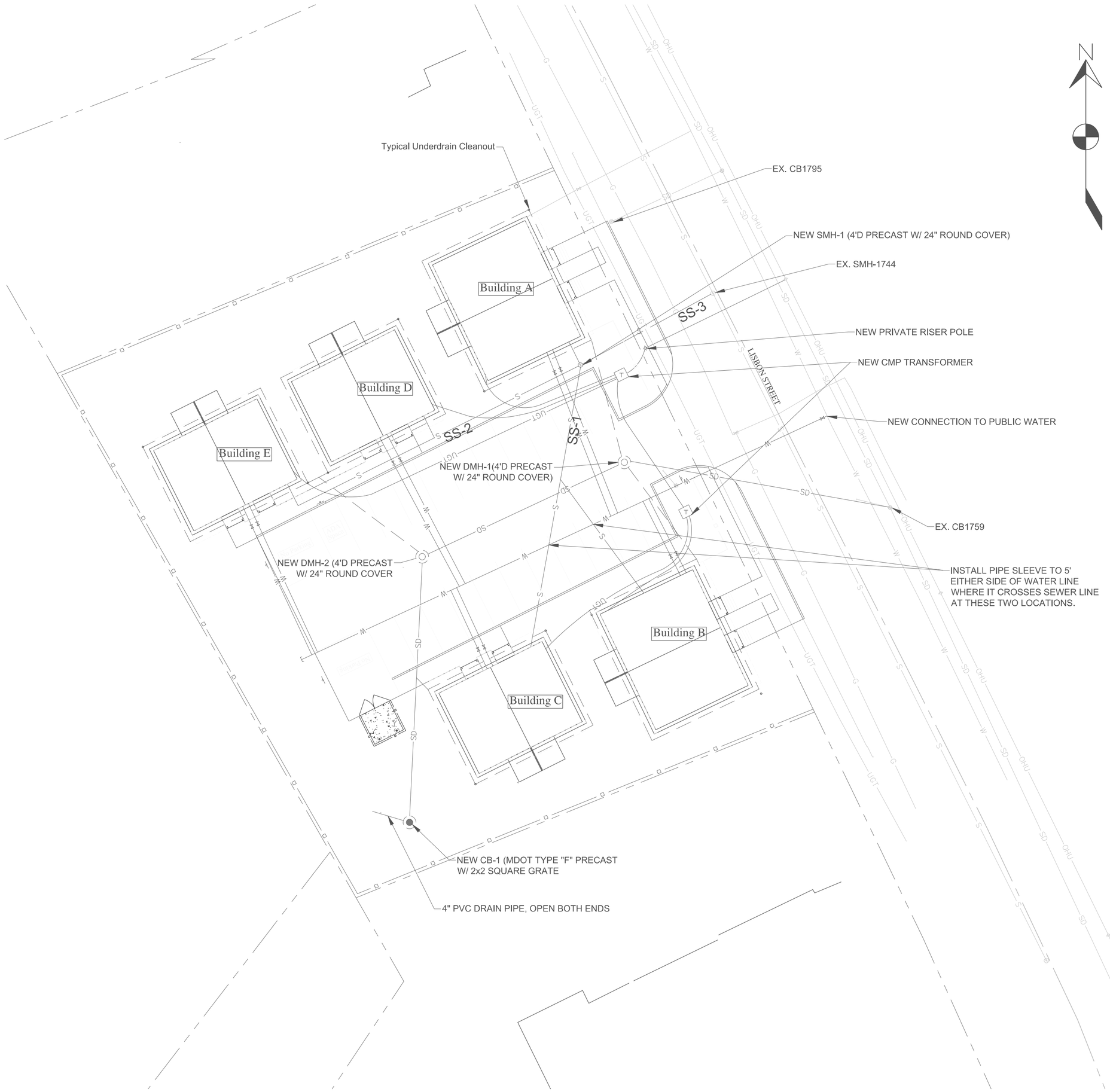
RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions	
1.	6/7/2024 PROOF SET
2.	6/28/2024 PERMIT SET
3.	
4.	
5.	
6.	
7.	
8.	

Drawn: R. Sylvia
Checked:
Date: 6/28/2024
Scale: 1" = 20'
Title: Site Layout Plan
Drawing No. C2.0

C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:12 PM, AutoCAD PDF (General Documentation).pc3



General Notes

- Existing site conditions and property boundaries are based on survey plan dated 2/6/2024 for Gervais Parcel, produced by Terradyn Consultants, LLC.
- Contractor is responsible for carrying out all work in a safe manner, consistent with best industry practices, and compliant with all local, state, and federal laws, including but not limited to OSHA.
- Contractor is responsible for protection of the public and surrounding property as it relates to the work being performed.
- Contractor shall coordinate and permit all work within the public right of way with Lisbon Public Works (207) 353-3000 Ext. 117.
- Contractor is responsible for all traffic control planning and operations as required by local officials and/or necessitated by the work.
- All site features and utilities shall be laid out and dimensions shall be field verified prior to fabrication of custom materials and construction.
- All materials removed from the site, including but not limited to existing soils, shall be disposed of lawfully.
- Work on site may proceed only after appropriate erosion and sedimentation control measures have been put in place.
- Erosion and sedimentation control measures must be monitored throughout construction. If at any time, measures or devices are not functioning as designed or intended, they shall be remedied prior to work continuing.
- MDOT Standard Specifications - March 2020, is hereby incorporated as the standard specification for this project. Reference shall be referenced for all materials and workmanship.

Utility Notes

- Water service installation details must conform with requirements of Lisbon Water Department (207) 353-3020. Notify the District prior to installation and confirm installation requirements prior to construction.
- Connection to Town of Lisbon sanitary sewer must be coordinated with Lisbon Sewer Department (207) 353-3000 Ext. 601.
- Connection to Town of Lisbon stormwater sewer must be coordinated with Lisbon Public Works (207) 353-3000 Ext. 117.
- Prior to construction, confirm power service layout and installation requirements with Central Maine Power.
- This project includes installation of a private utility pole. All details to be coordinated between Central Maine Power, Electrician, and pole installer.

PUBLIC SANITARY SEWER			
FIXTURE TYPE	FIXTURE UNIT VALUE (IPC 2015)	FIXTURE COUNT	TOTAL BY TYPE
RESIDENTIAL CLOTHES WASHER	2	10	20
BATHROOM GROUPS (1.6GPM WATER CLOSET)	5	24	120
DOMESTIC DISHWASHER	2	10	20
DOMESTIC KITCHEN SINK	2	10	20
TOTAL FIXTURE UNITS:			180
5" SDR35 PVC @ 1/8"/FT SLOPE			<390
PUBLIC WATER DEMAND			
FIXTURE TYPE	FV (GPM)	FIXTURE COUNT	TOTAL BY TYPE
RESIDENTIAL CLOTHES WASHER	6	10	60.0
PRIVATE LAVATORY	1.5	24	36.0
PRIVATE WATER CLOSET	6	24	144.0
PRIVATE BATHTUB/SHOWER	8	14	112.0
DOMESTIC DISHWASHER	1.3	10	13.0
DOMESTIC KITCHEN SINK	1.8	10	18.0
TOTAL WATER SUPPLY FIXTURE UNITS:			383.0
TOTAL DOMESTIC DEMAND (GPM):			35
DEMAND FROM (5) HOSE BIBS (GPM):			60
PEAK DOMESTIC DEMAND (GPM):			95
*Based on AWWA M22 Table 4-2			

STORMWATER STRUCTURE TABLE				
STRUCTURE	RIM ELEV.	PIPE	ELEV. IN	ELEV. OUT
EX. CB 1759	183.09	EX. 12" PVC	177.89'	
		EX. OUT		177.84'
		12" PVC	177.94'	
DMH-1	184.56'	12" PVC	178.19'	
		4" U/D	180.00'	
		4" U/D	180.00'	
		12" PVC		178.14'
DMH-2	184.91'	12" PVC	178.88'	
		4" U/D	178.88'	
		12" PVC		178.35'
CB-1	181.8'	12" PVC		178.55'
STORMWATER PIPE RUN TABLE				
PIPE	SLOPE (FT/FT)	LENGTH	FROM	TO
12" PVC	0.0025	81' +/-	DMH-1	EX. CB1759
12" PVC	0.0025	65' +/-	DMH-2	DMH-1
12" PVC	0.0025	79' +/-	CB-1	DMH-2

SANITARY SEWER STRUCTURE TABLE						
STRUCTURE	RIM ELEV.	PIPE RUN	PIPE	ELEV. IN	ELEV. OUT	
EX. SMH 1744	183.68'	EX. MAIN	12" PVC	173.40'		
		EX. MAIN	12" PVC		173.35'	
		SS-3	6" PVC	173.40'		
SMH-1	185.20'	SS-1	6" PVC	177.88'		
		SS-2	6" PVC	177.88'		
		SS-3	6" PVC		177.78'	
SANITARY SEWER PIPE RUN TABLE						
FROM	TO	PIPE TYPE	SLOPE (FT/FT)	LENGTH	INV. OUT	INV. IN
BLDG. A SERVICE	SMH-1	4" PVC	0.0208	7' +/-	178.03'	177.88'
BLDG. B SERVICE	SS-1	4" PVC	0.0208	44' +/-	179.53'	178.61'
BLDG. C SERVICE	SS-1	4" PVC	0.0208	53' +/-	179.71'	178.61'
BLDG. D SERVICE	SS-2	4" PVC	0.0208	7' +/-	178.53'	178.38'
BLDG. E SERIVCE	SS-2	4" PVC	0.0208	7' +/-	179.00'	178.85'
SS-1	SMH-1	6" PVC	0.0208	35' +/-		177.88'
SS-2	SMH-1	6" PVC	0.01	97' +/-		177.88'
SS-3	EX. SMH 1744	6" PVC	0.01	46' +/-		To Drop Pipe

LEGEND

- Property Corner
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- VALVE
- BOLLARD
- SITE SIGN
- FENCE LINE
- STREAM
- TREE LINE
- OVERHEAD UTILITY
- U/G Electric / Telecom
- Property Line
- GAS PIPE
- SEWER PIPE
- STORM DRAIN PIPE
- UNDERDRAIN
- WATER PIPE

Graphic Scale

0 10 20 40 80

NOT FOR CONSTRUCTION

STATE OF MAINE
RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
6/28/24

RPEx Consulting, LLC
Research. Plan. Execute.

RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

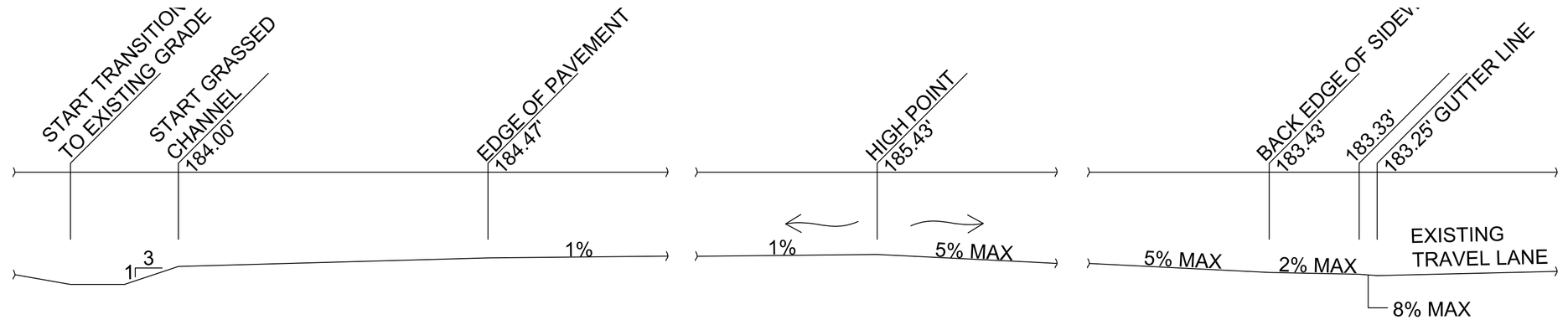
Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions	
1.	6/7/2024 PROOF SET
2.	6/28/2024 PERMIT SET
3.	
4.	
5.	
6.	
7.	
8.	

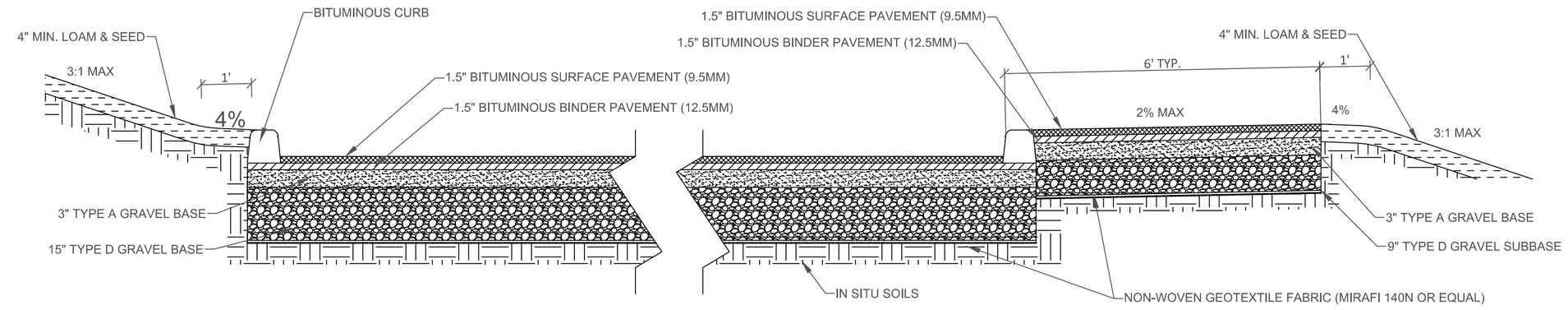
Drawn: R. Sylvia
Checked:
Date: 6/28/2024
Scale: 1" = 20'
Title: Utility Plan

Drawing No. C2.1

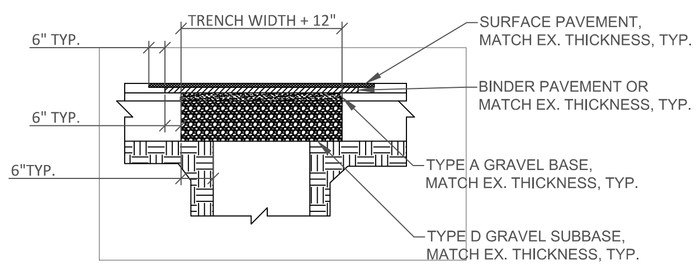
C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:28 PM, AutoCAD PDF (General Documentation).pc3



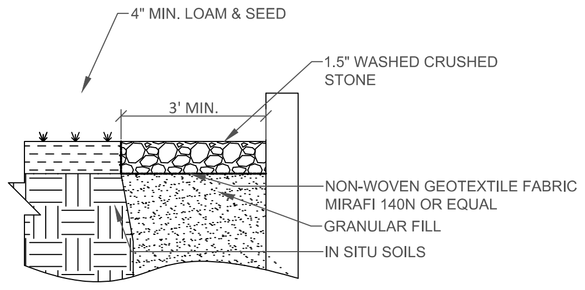
Parking Lot Profile
NTS



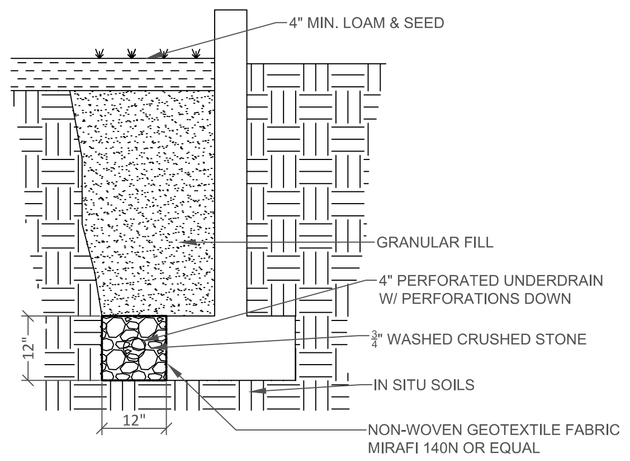
Typical Parking Lot Section
NTS



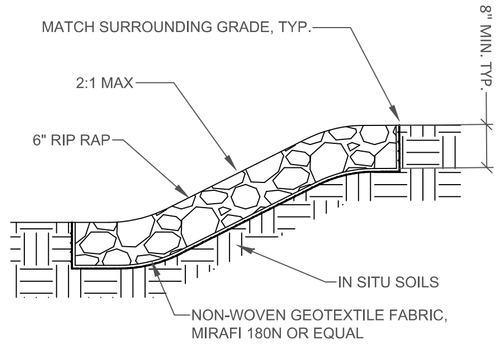
Typical Pavement Trench Patch
NTS



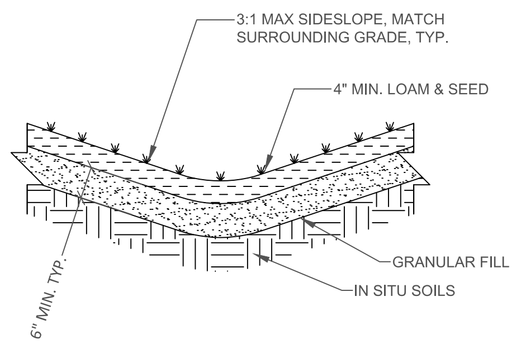
Typical Stone Drip Strip
NTS



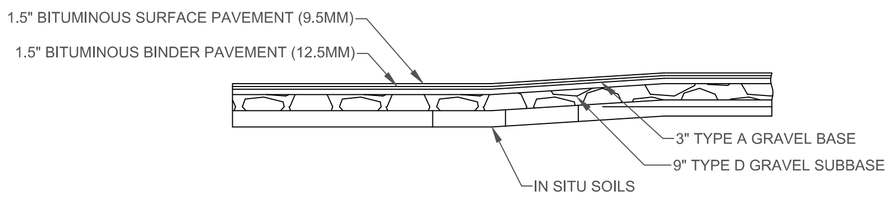
Typical Foundation Drain
NTS

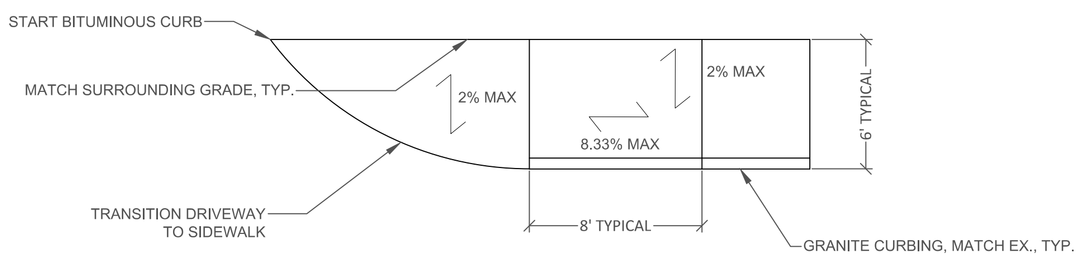


Typical Rip Rap Slope
NTS

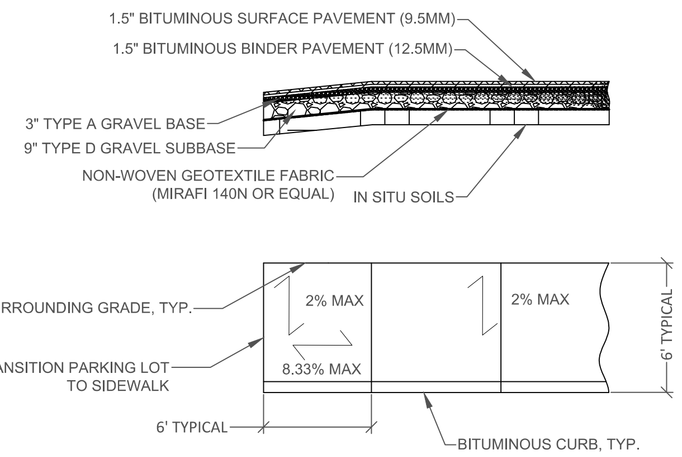


Typical Drainage Swale
NTS

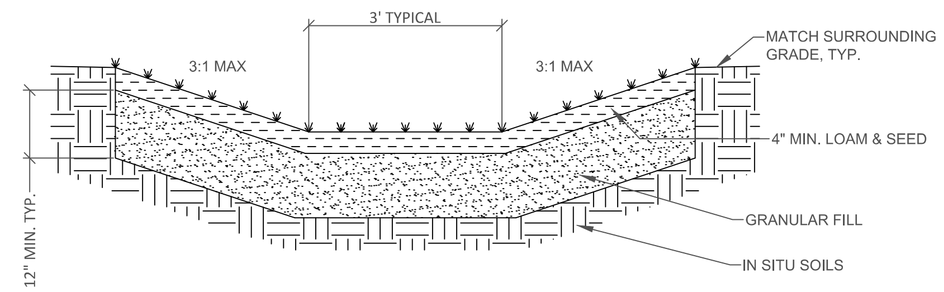




Typical Sidewalk Ramp @ Radius Corners
NTS



Typical Straight Parking Lot / Sidewalk Ramp
NTS



Typical Grassed Channel
NTS

NOT FOR CONSTRUCTION

RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

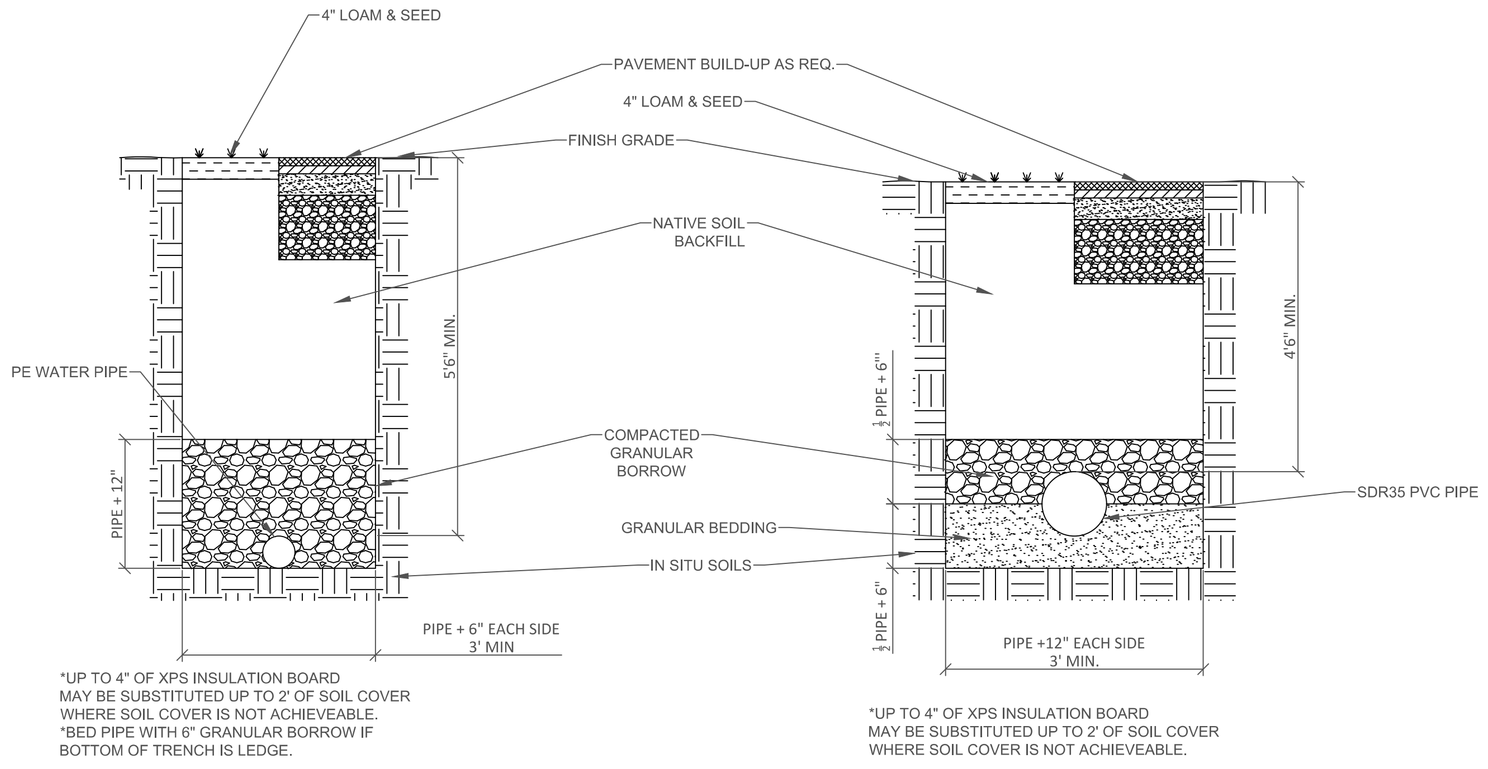
Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions	
1.	6/7/2024 PROOF SET
2.	6/28/2024 PERMIT SET
3.	
4.	
5.	
6.	
7.	
8.	
Drawn:	R. Sylvia
Checked:	
Date:	6/28/2024
Scale:	As Noted
Title:	Profiles

Drawing No. C3.0

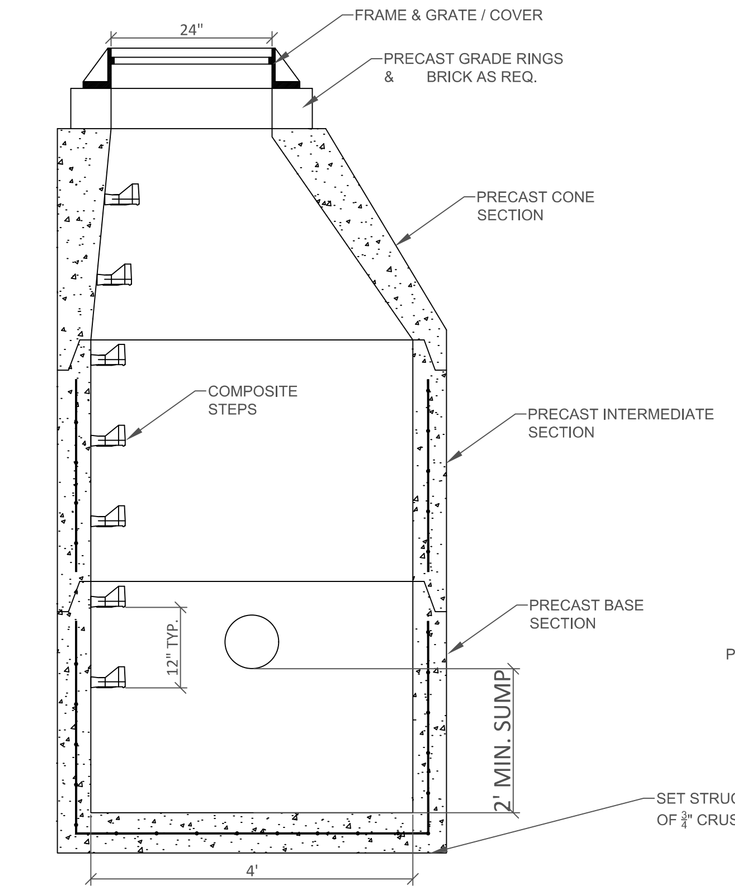
STATE OF MAINE
RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER

C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:35 PM, AutoCAD PDF (General Documentation).pc3

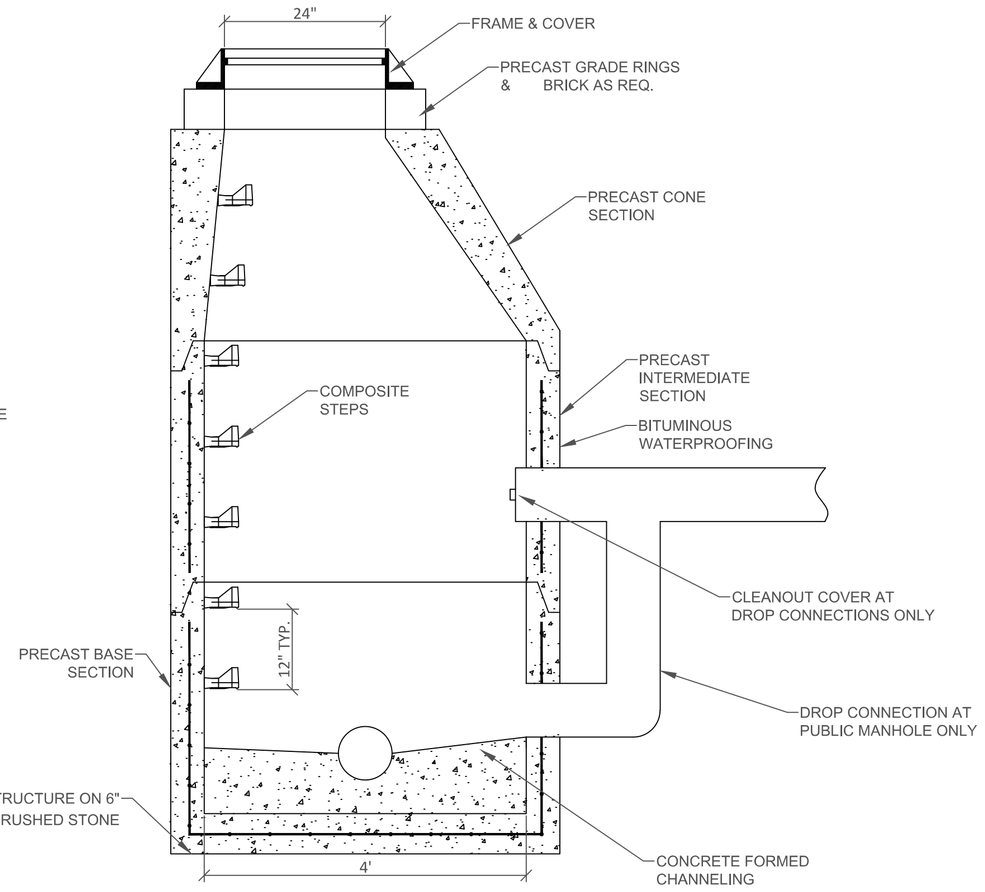


Typical Water Line Trench
NTS

Typical Storm/Sanitary Sewer Trench
NTS



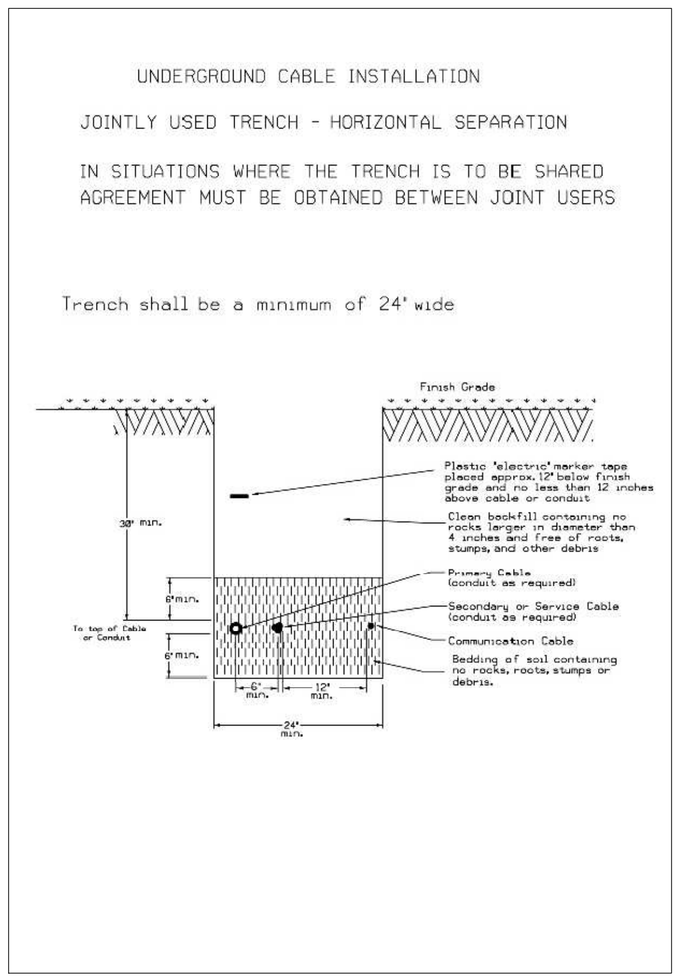
Typical Stormwater Catch Basin / Manhole
NTS



Typical Sanitary Sewer Manhole
NTS

XII. Illustration No. 19

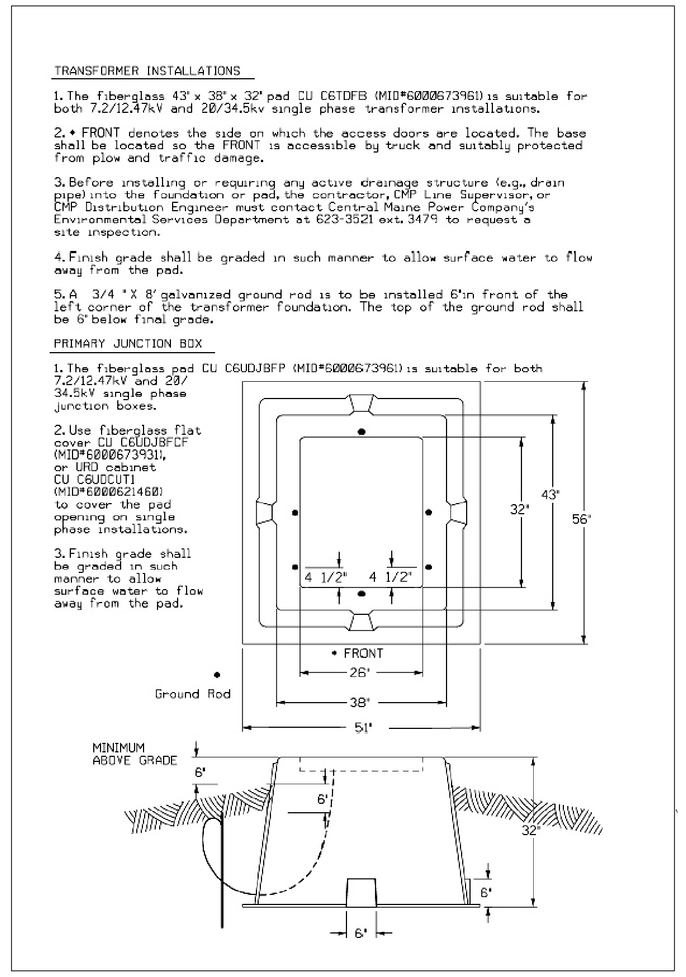
363-4 / UNDERGROUND CABLE INSTALLATION JOINTLY USED TRENCH HORIZONTAL SEPARATION



Typical Power / Telecom Trench
NTS

XII.Illustration No. 26

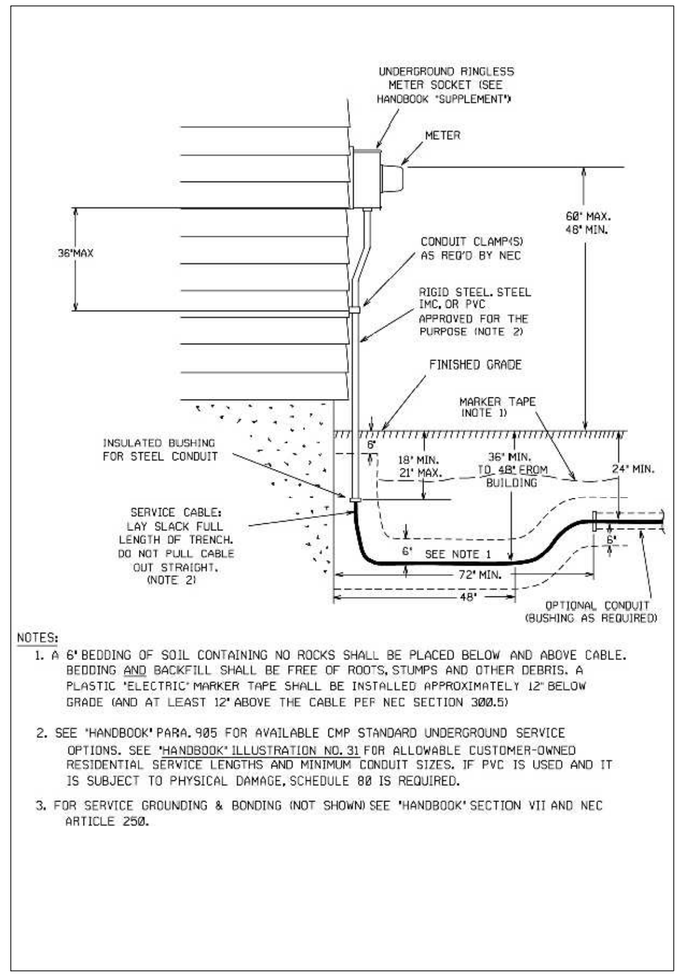
364-3 / FIBERGLASS BOX PAD



Typical CMP Transformer Pad
NTS

XII. Illustration No. 8

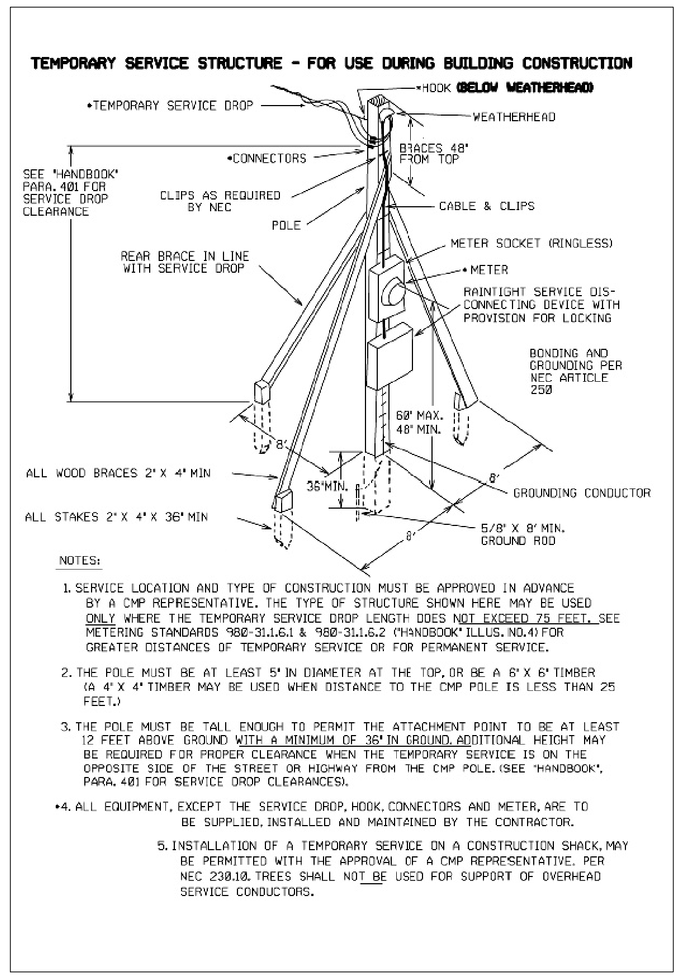
980-31.3.1 / UNDERGROUND SERVICE 400 AMPERES MAX



Typical Power Service @ Building
NTS

XII. Illustration No. 7

980-31.1.4 / TEMPORARY SERVICE STRUCTURE 200 AMP MAX



Temporary Power Service
NTS

NOT FOR CONSTRUCTION

STATE OF MAINE
RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
6/28/24

RPEx Consulting, LLC
Research. Plan. Execute.

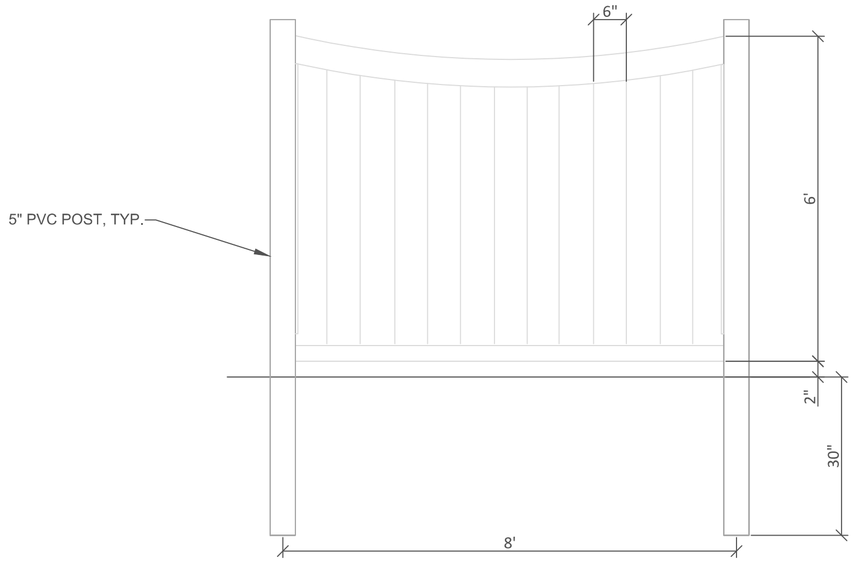
RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions	
1.	6/7/2024 PROOF SET
2.	6/28/2024 PERMIT SET
3.	
4.	
5.	
6.	
7.	
8.	

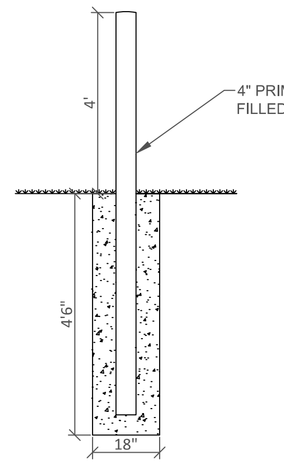
Drawn: R. Sylvia
Checked:
Date: 6/28/2024
Scale: As Noted
Title: Utility Details
Drawing No. C3.1

C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:06 PM, AutoCAD PDF (General Documentation).pc3

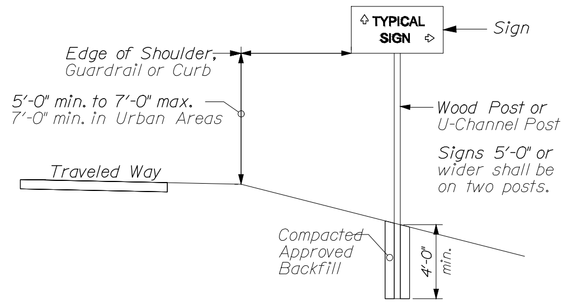


* CERTAINTEED BUFFTECH OR SIMILAR
* DRIVEN STEEL POSTS UNLESS NOTED OTHERWISE

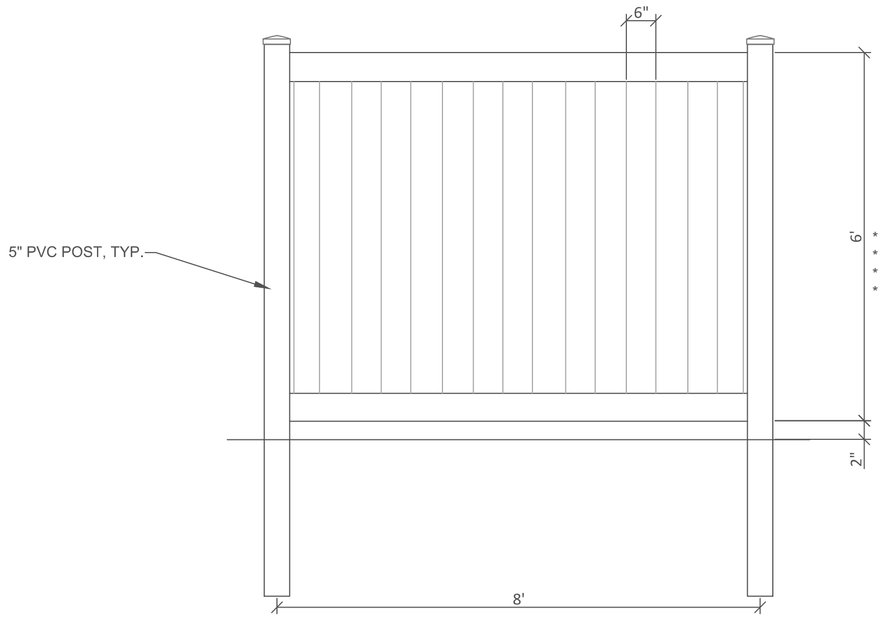
Typical Landscape Fence
NTS



Typical Bollard
NTS

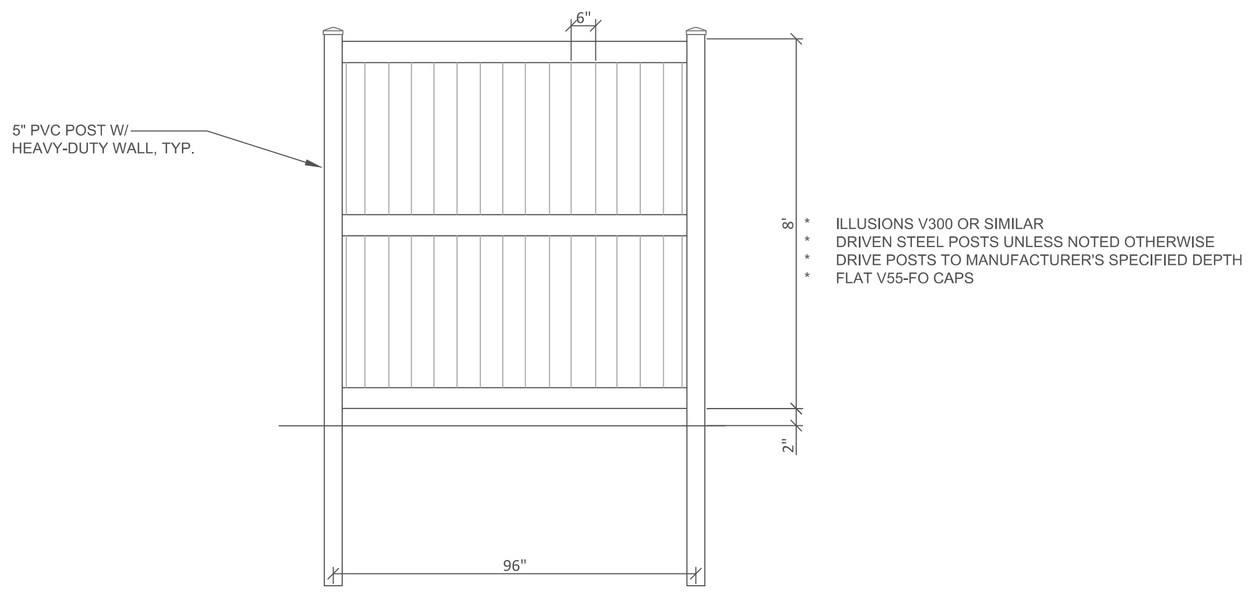


Typical Sign Post
NTS



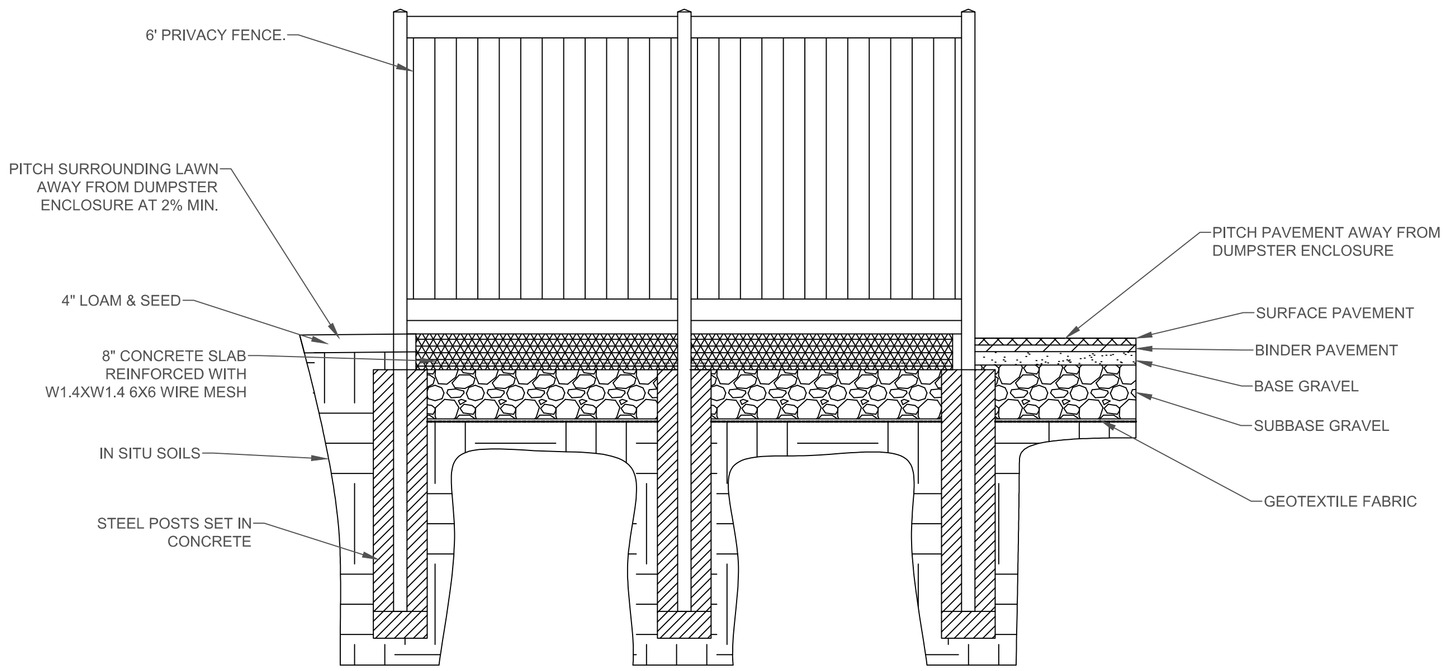
* ILLUSIONS V300 OR SIMILAR
* DRIVEN STEEL POSTS UNLESS NOTED OTHERWISE
* DRIVE POSTS TO MANUFACTURER'S SPECIFIED DEPTH
* FLAT V55-FO CAPS

Typical 6' Privacy Fence
NTS



* ILLUSIONS V300 OR SIMILAR
* DRIVEN STEEL POSTS UNLESS NOTED OTHERWISE
* DRIVE POSTS TO MANUFACTURER'S SPECIFIED DEPTH
* FLAT V55-FO CAPS

Typical 8' Privacy Fence
NTS



Dumpster Enclosure
NTS

NOT FOR CONSTRUCTION

STATE OF MAINE
RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
6/28/24

RPEx Consulting, LLC
Research. Plan. Execute.

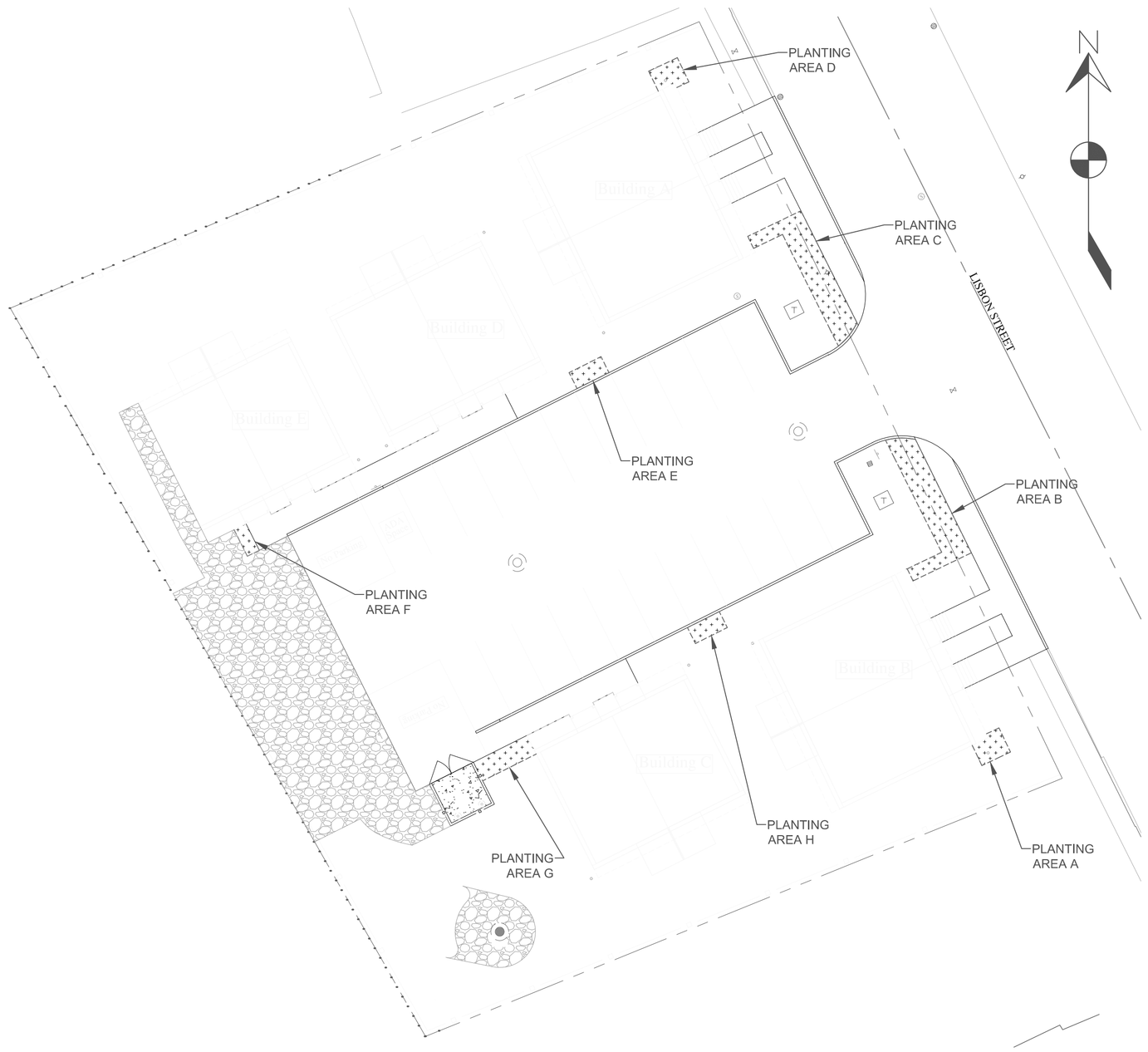
RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions	
1.	6/7/2024 PROOF SET
2.	6/28/2024 PERMIT SET
3.	
4.	
5.	
6.	
7.	
8.	

Drawn: R. Sylvia
Checked:
Date: 6/28/2024
Scale: As Noted
Title: Sections & Details
Drawing No. C3.2

C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:15 PM, _AutoCAD PDF (General Documentation).pc3



Landscaping Plan
(1" = 20')

PLANTING LIST				
PLANTING AREA	SPECIES	SIZE	SPACING	QTY.
A	THUJA ARBOVIATE	1 GAL.	60"	1
	WINTER CREEPER	1 QT.	24"	3
B	BABY GEM BOXWOOD	2 GAL.	36"	9
	GOLD PILLAR BARBERRY	2 GAL.	36"	11
C	BABY GEM BOXWOOD	2 GAL.	36"	9
	GOLD PILLAR BARBERRY	2 GAL.	36"	11
D	THUJA ARBOVIATE	1 GAL.	60"	1
	WINTER CREEPER	1 QT.	24"	3
E	DWARF FOUNTAIN GRASS	1 GAL.	12"	5
	VARIEGATED RED TWIG DOGWOOD	1 GAL.	72"	1
	GOLD PILLAR BARBERRY	2 GAL.	36"	2
F	DWARF FOUNTAIN GRASS	1 GAL.	12"	5
	VARIEGATED RED TWIG DOGWOOD	1 GAL.	72"	1
G	DWARF FOUNTAIN GRASS	1 GAL.	12"	9
	VARIEGATED RED TWIG DOGWOOD	1 GAL.	72"	2
H	DWARF FOUNTAIN GRASS	1 GAL.	12"	5
	VARIEGATED RED TWIG DOGWOOD	1 GAL.	72"	1
	GOLD PILLAR BARBERRY	2 GAL.	36"	2

General Notes

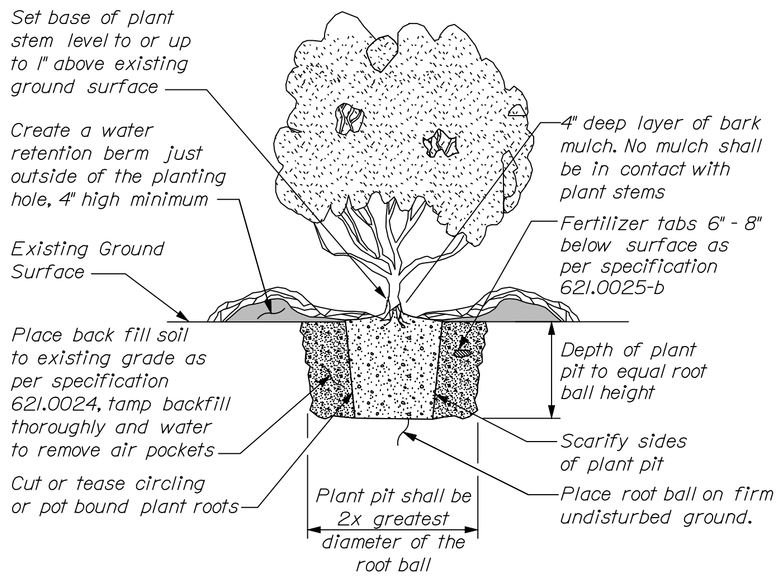
- Existing site conditions and property boundaries are based on survey plan dated 2/6/2024 for Gervais Parcel, produced by Terradyn Consultants, LLC.
- Contractor is responsible for carrying out all work in a safe manner, consistent with best industry practices, and compliant with all local, state, and federal laws, including but not limited to OSHA.
- Contractor is responsible for protection of the public and surrounding property as it relates to the work being performed.
- Contractor shall coordinate and permit all work within the public right of way with Lisbon Public Works (207) 353-3000 Ext. 117.
- Contractor is responsible for all traffic control planning and operations as required by local officials and/or necessitated by the work.
- All materials removed from the site, including but not limited to existing soils, shall be disposed of lawfully.
- Work on site may proceed only after appropriate erosion and sedimentation control measures have been put in place.
- Erosion and sedimentation control measures must be monitored throughout construction. If at any time, measures or devices are not functioning as designed or intended, they shall be remedied prior to work continuing.
- MDOT Standard Specifications - March 2020, is hereby incorporated as the standard specification for this project. Reference shall be referenced for all materials and workmanship.

Landscape Notes

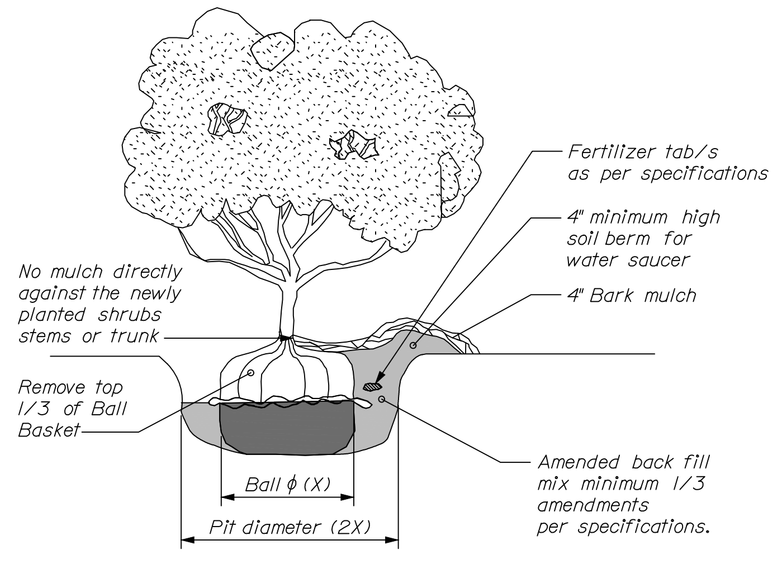
- All plantings and plant materials shall be sourced from nurseries local to the project site.
- All plantings shall be healthy upon installation and bear warranty from the suppling nursery of no less than 1 year for full replacement.
- Upon installation contractor shall be responsible for watering and fertilizing of plants until fully established, but not less than 60 days.
- Planting shall be carried out when seasons allow and using best practices.

NOTES:

1. *All plantings shall comply with current Maine Department of Transportation Standard Specifications.*
2. *Remove and properly dispose of containers, tags, labels, and flagging tape, unless otherwise directed by an Authorized MaineDOT employee.*
3. *Prune broken and dead branches at time of planting.*



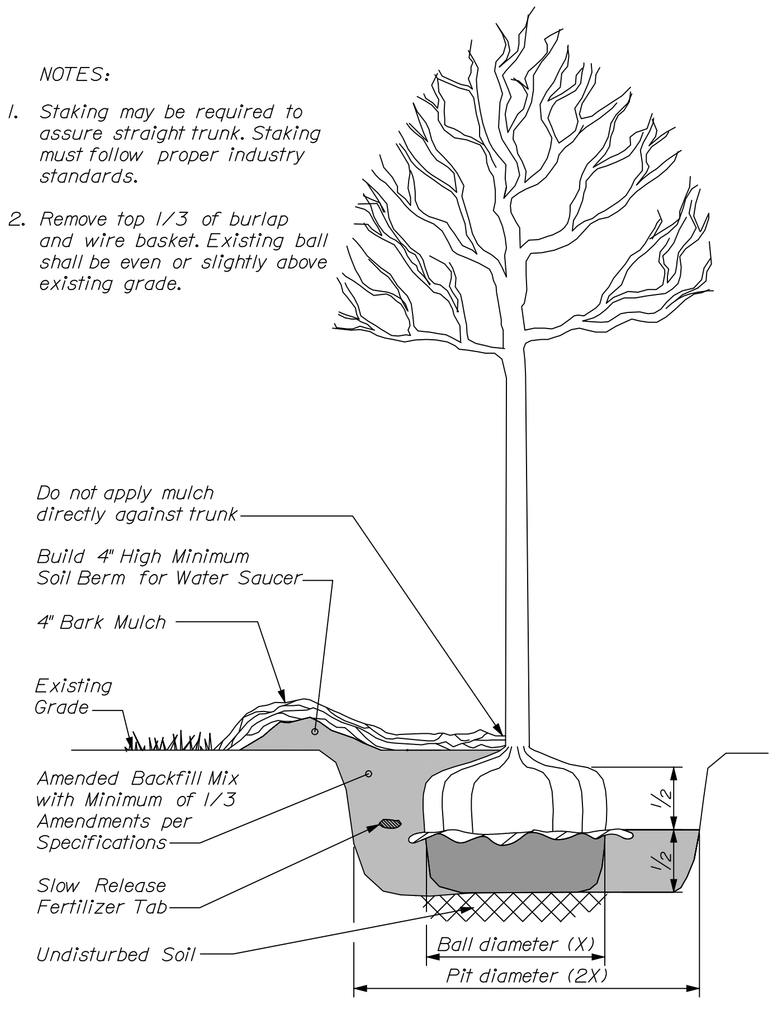
Shrub Planting (Container) Detail
NTS



Shrub Planting (B&B) Detail
NTS

NOTES:

1. *Staking may be required to assure straight trunk. Staking must follow proper industry standards.*
2. *Remove top 1/3 of burlap and wire basket. Existing ball shall be even or slightly above existing grade.*



Tree Planting Detail
NTS

LEGEND

- Property Corner
- CATCH BASIN
- DRAIN MANHOLE
- SEWER MANHOLE
- UTILITY POLE
- VALVE
- BOLLARD
- SITE SIGN
- FENCE LINE
- STREAM
- TREE LINE
- OVERHEAD UTILITY
- U/G Electric / Telecom
- Property Line
- GAS PIPE
- SEWER PIPE
- STORM DRAIN PIPE
- UNDERDRAIN
- WATER PIPE

Graphic Scale

0 10 20 40 80

NOT FOR CONSTRUCTION

STATE OF MAINE
RYAN RUSSELL SYLVIA
No. 15459
LICENSED PROFESSIONAL ENGINEER
6/27/24

RPEx Consulting, LLC
Research. Plan. Execute.

RPEx Consulting, LLC
138 Lewiston Road
Gray, ME 04039
207-245-8794
ryan@rpexconsulting.com

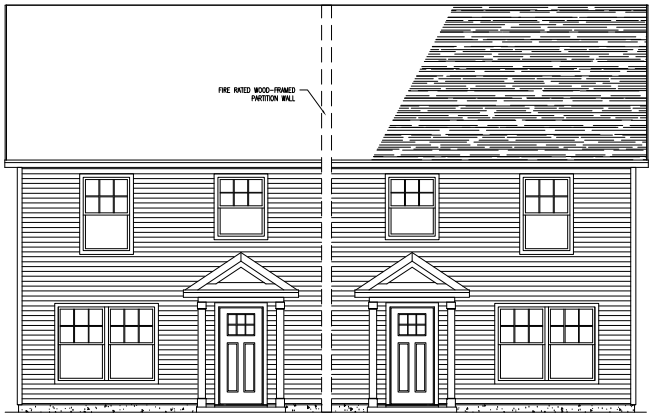
Project: Duplexes At 223 Lisbon Street
Location: 223 Lisbon Street, Lisbon, ME
Client: Gervais Homes, LLC

Revisions

1.	6/7/2024 PROOF SET
2.	6/28/2024 PERMIT SET
3.	
4.	
5.	
6.	
7.	
8.	

Drawn: R. Sylvia
Checked:
Date: 6/28/2024
Scale: As Noted
Title: Landscape Plan & Details
Drawing No. L1.0

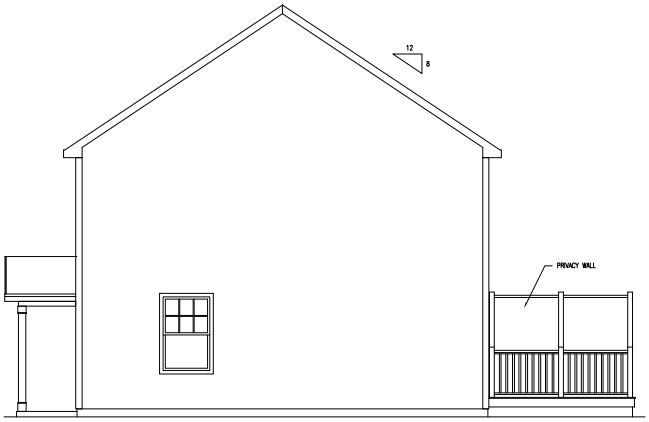
Page 124 of 272
C:\Users\Ryan Sylvia\OneDrive\Documents\1b. RPEx Consulting, LLC\Gervais_223 Lisbon St\223 Lisbon St - Design File_6.3.24.dwg, 6/29/2024 4:48:32 PM, AutoCAD PDF (General Documentation).pc3



FRONT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:

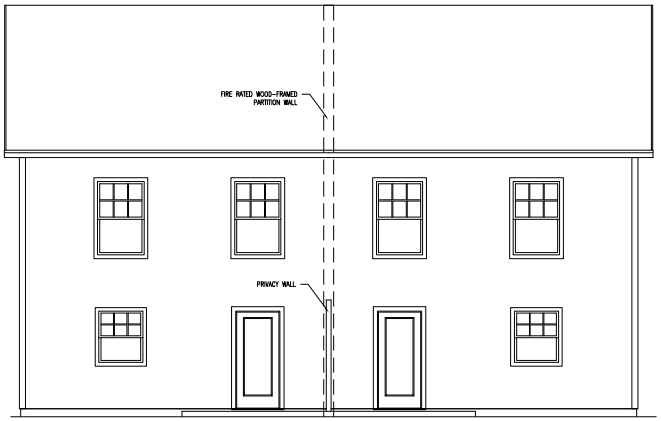
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.



RIGHT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:

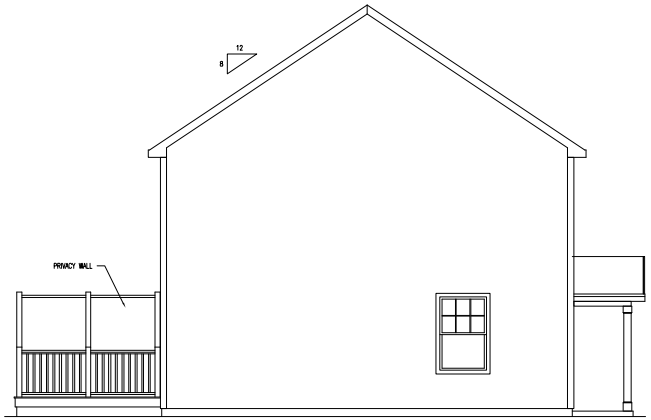
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.



REAR ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:

CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.



LEFT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:

CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.

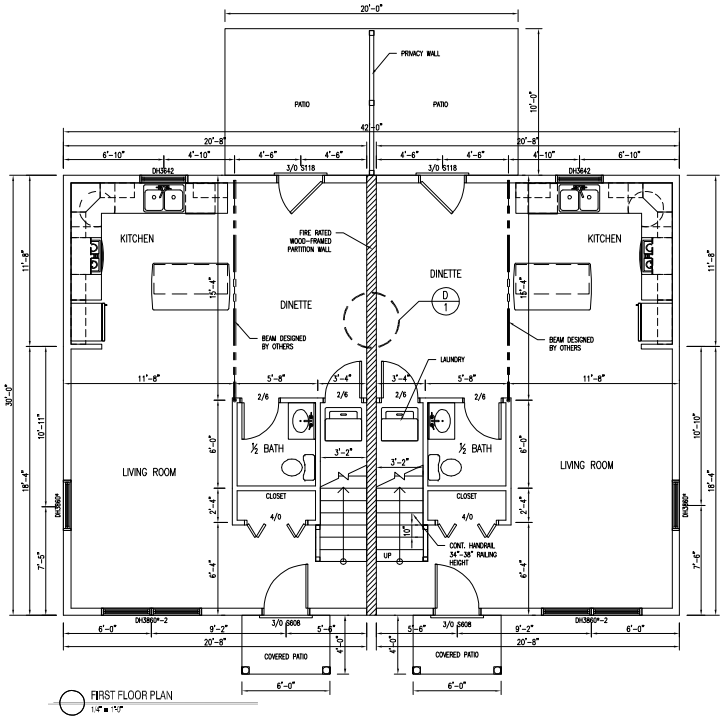


Merril Rd Duplex
Elevations
Lisbon, ME

DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITTING PURPOSES ONLY. IF USED FOR CONSTRUCTION, ALL DIMENSIONS, PANEL, ROOF, AND TRUSS LAYOUTS MUST BE VERIFIED BY THE CONTRACTOR. ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS AND ARE NOT TO BE DISTRIBUTED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF DRAFTING & DESIGN ME LLC. ALL DESIGNS ARE PREPARED TO COMPLY WITH CURRENT BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING & DESIGN ME LLC ARE LICENSED ENGINEERS, ARCHITECTS, OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, CONTRACTOR, OR OTHER PROFESSIONAL BEFORE CONSTRUCTION. DRAFTING & DESIGN ME LLC ASSUMES NO RESPONSIBILITY FOR ERRORS, OMISSIONS, OR MISUSE OF THESE DRAWINGS, ARE NOT VERIFIED BY CLIENT AND/OR OTHER PROFESSIONALS, AND NOT APPROVED BY LOCAL BUILDING OFFICIALS. ALL DRAWINGS ARE COPYRIGHTED AND MAY NOT BE REPRODUCED OR USED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESS WRITTEN CONSENT OF DRAFTING & DESIGN ME LLC. ANY UNAUTHORIZED USE WILL RESULT IN LEGAL ACTION AGAINST THE INFRINGING PARTY.

Revisions:	
00/00/00	*

Date : 04/22/2021
Scale : 1/4"=1'-0"
Drawn By: JTM
Project: D030821
Sheet Number:
1 of 4



FIRST FLOOR PLAN
1/4" = 1'-0"

SMOKE ALARMS

SHALL BE INTERCONNECTED & INSTALLED IN THE FOLLOWING LOCATIONS

1. EACH SLEEPING AREA
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
4. FIRE BLOCKING, FIRE RATED FIXTURES & CAULKING BETWEEN FLOORS WHEN/WHERE REQUIRED. ⅝ TYPE-'x' FIRE RATED SHEETROCK ON ALL WALLS & CEILINGS SEPARATING FLOORS WHEN/WHERE REQUIRED. PER TOWN AND LOCAL CODE

* DENOTES EGRESS WINDOW
DH DENOTES WINDOW TYPE & ROUGH OPENINGS
SG TEMPERED/SAFETY GLASS; AT ALL HAZARDOUS LOCATIONS, INCLUDING BUT NOT LIMITED TO BATHROOMS ENTRY DOORS AND STAIRS

CARBON MONOXIDE ALARMS:

SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

1. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES

CONSTRUCTION NOTE:

CONTRACTOR TO VERIFY GRADE IN FIELD, AND ALL DIMENSIONS ON PLANS BEFORE STARTING NEW CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.



D-1
N.T.S.

1HR FIRE RATED WALL:

ONE LAYER ⅝" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED TO EACH SIDE OF 2x6 IN. WOOD STUDS 16 IN. O.C. ON 2x6 IN. WOOD PLATE. USE 6d COATED NAILS 7 IN. O.C. STAGGER JOINTS 24 IN. EACH SIDE



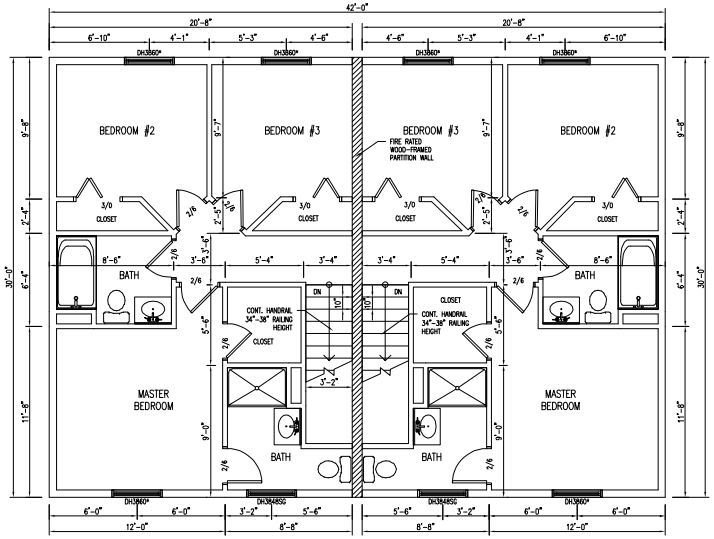
D-1
N.T.S.

2HR FIRE RATED WALL:

TWO LAYERS ⅝" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED TO EACH SIDE OF 2x6 IN. WOOD STUDS 24 IN. O.C. ON 2x6 IN. WOOD PLATE. USE 6d COATED NAILS 24 IN. O.C. FOR BASE LAYER AND 8d COATED NAILS 8 IN. O.C. FOR FACE LAYER. STAGGER JOINTS 16 IN. O.C. EACH LAYER AND SIDE

FIRE RATED WALL:

COMMON WALLS SEPARATING TOWNHOUSES SHALL BE ASSIGNED A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION [R302.2 ITEM 1 OR 2]. A ONE-HOUR COMMON WALL FOR TOWNHOUSES WITH & TWO-HOUR COMMON WALL FOR TOWNHOUSES WITHOUT AUTOMATIC SPRINKLER SYSTEM

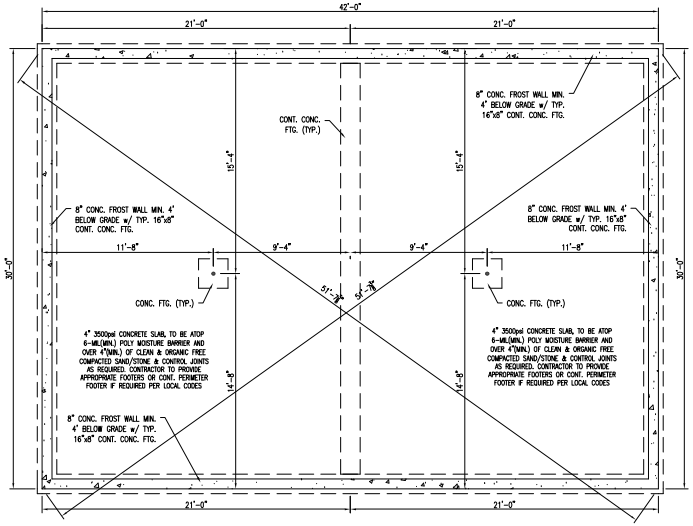


SECOND FLOOR PLAN
1/4" = 1'-0"

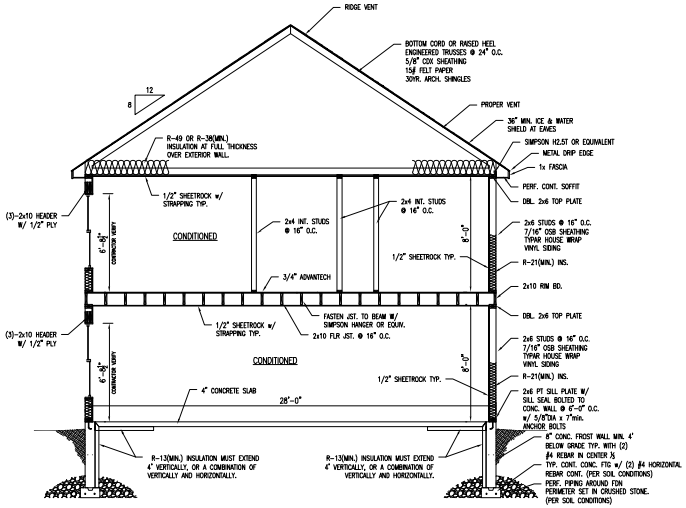


Merril Rd Duplex
1st & 2nd Floor Plans
Lisbon, ME

DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITTING PURPOSES ONLY. IF USED FOR CONSTRUCTION, ALL DIMENSIONS, ELEVATIONS, AND PROVISIONS SHALL BE VERIFIED TO ENSURE COMPLIANCE WITH ENERGY CODES, LOCAL CODES, AND PROVISIONS OF THE 2018 IRC. DRAWINGS ARE PROVIDED TO OUR CLIENTS AND ARE NOT TO BE DISTRIBUTED TO OTHERS WITHOUT THE EXPRESS WRITTEN CONSENT OF DRAFTING & DESIGN ME, LLC. NONE OF THE DRAWINGS, OR PORTIONS THEREOF, ARE TO BE USED FOR ANY OTHER PROJECT. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, BUILDER, OR SURVEYORS



FOUNDATION PLAN
1/4" = 1'-0"



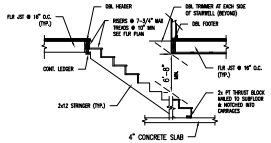
S-1
1/4" = 1'-0"

CONSTRUCTION NOTE:

CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.

FOUNDATION/CONSTRUCTION NOTES:

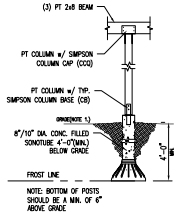
1. DIA. CONTINUOUS PERF. PERIMETER DRAIN WITH HOLES ORIENTED DOWN. SLOPED TO DAYLIGHT OR TO STORM SEWER OR DRYWELL.
2. RADON MITIGATION SYSTEM INSTALLED THRU CONCRETE FLR & TIED INTO PERIMETER DRAIN
3. ALL LALLY COLUMNS THIS SHEET ASSUMED TO BE TYP.
4. ALL INTERIOR FOOTINGS TO BE DESIGNED PER SOIL CONDITIONS. CONTRACTOR TO VERIFY.
5. FROST WALLS ASSUMED; 8" CONC. MIN. 4'-0" BELOW GRADE, w/ TYP. CONT. CONC. FTG.
6. OPTIONAL CRAWL FLOOR SPACE 1"MIN. CONC. SLAB, OVER 6-MIL POLY MOISTURE BARRIER, OVER 4"MIN. OF CLEAN AND ORGANIC FREE GRAVEL.
7. CONTRACTOR TO VERIFY THAT PROPER CLEARANCES, VENTILATION, AND ACCESS OPENINGS HAVE BEEN PROVIDED PER TOWN OR LOCAL CODE
8. DECK SUPPORTS ASSUMED TO BE 10" DIA. SONOTUBES. SOIL CONDITIONS TO DETERMINE FOOTING DESIGN. CONTRACTOR TO VERIFY.
9. FOR PLUMBING LOCATION/LAYOUT, SEE FLOOR PLANS.
10. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP FND./FTGS AS REQUIRED PER GRADE. AND SOIL CONDITIONS
11. BASEMENT FINISHES PER OWNER/CONT. (TO BE DETERMINED)
12. CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DAYLIGHT BASEMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.



NOTE:

1. SUBSTITUTE RAFTER, CL JSTS & STUD WALL SIZES WITH PLAN CALL OUT

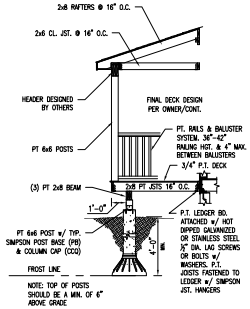
TYPICAL STAIR FRAMING
N.T.S.



NOTE:

1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.
2. SUBSTITUTE FLR JOISTS AND STUD WALL SIZES WITH PLAN CALL OUT

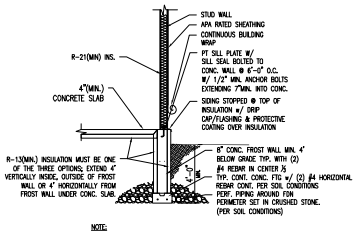
CONC. SNOTUBES AT DECKING
N.T.S.



NOTE:

1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.
2. SUBSTITUTE FLR JOISTS AND STUD WALL SIZES WITH PLAN CALL OUT

CONC. SNOTUBES AT COVERED PORCH
N.T.S.



NOTE:

1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.
2. WHEN CONNECTED TO A RESIDENTIAL USE, THE GARAGE FLR SHALL BE AT LEAST 4" LOWER THAN THE ENTRANCE TO THE RESIDENCE. THE 4" SHALL BE POURED IN PLACE WITH CONCRETE

TYPICAL HEATED FROST WALL DETAIL
N.T.S.



Merril Rd Duplex
Foundation & Section Plans
Lisbon, ME

DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITTING PURPOSES ONLY. IF USED, CONTRACTOR IS RESPONSIBLE FOR ALL DIMENSIONS & CONDITIONS ON THE JOB. CONTRACTOR TO NOTIFY DESIGNER OF ANY DISCREPANCIES BEFORE PROCEEDING. ALL WORK SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES & REGULATIONS. DESIGNER IS NOT RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS & PROGRAMS IN CONNECTION WITH THE WORK. DESIGNER IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, CONTRACTOR, AND/OR SURVEYOR. ALL DIMENSIONS ARE NOMINAL UNLESS OTHERWISE NOTED. DESIGNER IS NOT RESPONSIBLE FOR ERRORS, OMISSIONS, OR DISCREPANCIES RESULTING FROM FIELD CONDITIONS THAT DIFFER FROM THE PLANS. DESIGNER IS NOT RESPONSIBLE FOR CHANGES MADE TO THESE PLANS BY OTHERS WITHOUT THE DESIGNER'S WRITTEN APPROVAL. DESIGNER SHALL BE INDEMNIFIED AND HELD HARMLESS FROM ANY CLAIMS ARISING FROM UNAUTHORIZED CHANGES. USE OF THESE PLANS CONSTITUTES ACCEPTANCE OF THESE TERMS.

Revisions:	
03/09/20	*

Date : 04/22/2021
Scale : 1/4"=1'-0"
Drawn By: JTM
Project: D030821
Sheet Number:
2 of 4

TABLE R602.7(1)
GIRDER SPANS[a] AND HEADER SPANS[a] FOR EXTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir,southern pine and spruce-pine-fir[h] and required number of jack studs)

GIRDERS AND HEADERS SUPPORTING	SIZE	GROUND SNOW LOAD (psf)[e] 70 Building Width[c] (feet) 20 Span	20 NJ[d]	28 Span	28 NJ[d]	36 Span	36 NJ[d]
Roof and ceiling	2-2x4	2-10	1	2-6	1	2-3	1
	2-2x6	4-2	1	3-8	2	3-3	2
	2-2x8	5-4	2	4-7	2	4-1	2
	2-2x10	6-6	2	5-7	2	5-0	2
	2-2x12	7-6	2	6-6	2	5-10	3
	3-2x8	6-8	1	5-9	2	5-2	2
	3-2x10	8-2	2	7-2	2	6-4	2
	3-2x12	9-5	2	8-2	2	7-4	2
	4-2x8	7-8	1	6-8	1	5-11	2
	4-2x10	9-5	2	8-2	2	7-3	2
	4-2x12	10-11	2	9-5	2	8-5	2
Roof, ceiling and over center-bearing floor	2-2x4	2-7	1	2-3	1	2-0	1
	2-2x6	3-9	2	3-3	2	2-11	2
	2-2x8	4-9	2	4-2	2	3-8	2
	2-2x10	5-9	2	5-1	2	4-7	3
	2-2x12	6-8	2	5-10	3	5-3	3
	3-2x8	5-11	2	5-2	2	4-8	2
	3-2x10	7-3	2	6-4	2	5-8	2
	3-2x12	8-5	2	7-4	2	6-7	2
	4-2x8	6-10	2	6-0	2	5-3	2
	4-2x10	8-4	2	7-4	2	6-7	2
	4-2x12	9-8	2	8-6	2	7-7	2
Roof, ceiling and one clear span floor	2-2x4	2-5	1	2-1	1	1-10	1
	2-2x6	3-6	2	3-1	2	2-9	2
	2-2x8	4-6	2	3-11	2	3-6	2
	2-2x10	5-6	2	4-9	2	4-3	3
	2-2x12	6-4	2	5-6	3	5-0	3
	3-2x8	5-7	2	4-11	2	4-5	2
	3-2x10	6-10	2	6-0	2	5-4	2
	3-2x12	7-11	2	6-11	2	6-3	3
	4-2x8	6-5	1	5-8	2	5-1	2
	4-2x10	7-11	2	6-11	2	6-2	2
	4-2x12	9-2	2	8-0	2	7-2	2
Roof, ceiling and two center-bearing floor	2-2x4	2-4	1	2-0	1	1-9	1
	2-2x6	3-5	2	3-0	2	2-8	2
	2-2x8	4-4	2	3-9	2	3-3	2
	2-2x10	5-3	2	4-7	3	4-2	3
	2-2x12	6-1	3	5-4	3	4-10	3
	3-2x8	5-5	2	4-9	2	4-3	2
	3-2x10	6-7	2	5-9	2	5-3	2
	3-2x12	7-8	2	6-9	2	6-1	3
	4-2x8	6-3	2	5-6	2	4-11	2
	4-2x10	7-7	2	6-8	2	6-0	2
	4-2x12	8-10	2	7-9	2	7-0	2
Roof, ceiling and two clear span floor	2-2x4	2-0	1	1-8	1	1-5	2
	2-2x6	2-11	2	2-7	2	2-3	2
	2-2x8	3-9	2	3-3	2	2-11	3
	2-2x10	4-7	3	4-0	3	3-8	3
	2-2x12	5-4	3	4-7	3	4-1	4
	3-2x8	4-8	2	4-1	2	3-8	3
	3-2x10	5-9	2	4-11	2	4-5	3
	3-2x12	6-8	2	5-9	3	5-2	3
	4-2x8	5-5	2	4-8	2	4-2	2
	4-2x10	6-7	2	5-9	2	5-1	2
	4-2x12	7-8	2	6-8	2	5-10	3

[REF.TABLE R602.7(1)]

For SI: 1 inch=25.4mm, 1 pound per square foot=0.0479kN/m

a. Spans are given in feet and inches.

b. Tabulated values assume #2 grade lumber.

c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.

d. NJ=Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.

e. Use 30psf ground snow load for cases in which ground snow load is less than 30psf and the roof live load is equal to or less than 20psf

TABLE R602.7(2)
GIRDER SPANS[a] AND HEADER SPANS[a] FOR INTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir, southern pine[g] and spruce-pine-fir and required number of jack studs)

WIDTH OF STRUCTURE (FEET)	GIRDER SIZE (FEET)	ONE STORY MINIMUM SPAN (NJ=NO.REQ)	ONE STORY FOOTING SIZE (INCHES)	TWO STORY MINIMUM SPAN (NJ=NO.REQ)	TWO STORY FOOTING SIZE (INCHES)	THREE STORY MINIMUM SPAN (NJ=NO.REQ)	THREE STORY FOOTING SIZE (INCHES)
24	3-2x8	6-7	17x7	4-11	20x10	4-1	20x10
	4-2x8	7-8	19x9	6-6	21x11	6-0	21x11
	4-2x10	9-9	23x10	8-1	23x13	7-7	23x13
	3-2x12	9-9	21x11	7-3	24x14	8-1	24x14
	4-2x12	10-3	23x12	7-6	25x15	8-4	25x15
		11-10	23x13	8-10	27x17	7-4	27x17
26	3-2x8	6-4	17x7	4-8	20x10	3-11	20x10
	4-2x8	7-4	19x9	6-6	21x10	6-7	21x10
	3-2x10	8-1	19x9	6-1	23x12	6-6	23x12
	4-2x10	9-4	21x11	7-6	24x14	8-18	24x14
	3-2x12	9-10	21x11	7-4	25x15	6-1	25x15
	4-2x12	11-5	23x13	8-6	27x17	7-1	27x17
28	3-2x8	6-2	17x7	4-7	21x11	3-10	21x11
	4-2x8	7-1	19x9	6-3	22x12	6-6	22x12
	3-2x10	7-10	19x9	6-10	23x13	6-18	23x13
	4-2x10	9-0	23x10	8-6	25x15	8-7	25x15
	3-2x12	9-6	21x11	7-1	26x16	5-11	26x16
	4-2x12	11-0	23x12	8-2	28x18	8-19	28x18
32	3-2x8	5-9	16x16	4-3	21x11	3-7	21x11
	4-2x8	6-7	17x17	6-11	23x13	6-1	23x13
	3-2x10	7-5	18x18	5-5	24x24	6-8	24x24
	4-2x10	8-6	23x23	8-3	26x26	8-3	26x26
	3-2x12	8-11	20x20	6-8	27x27	5-8	27x27
	4-2x12	10-3	23x23	7-9	28x28	8-1	28x28

[REF.TABLE R602.7(2)]

TABLE R602.3(1)
SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL EXTERIOR WALL SHEATHING TO WALL FRAMING

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER [b,c,d,e]	SPACING OF FASTENERS: Edges (inches) [i]	SPACING OF FASTENERS: Intermediate supports [c,e] (inches)
wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
3/8" - 1/2"	6d common nail (subfloor, wall) 8d common nail (roof)[f]	6	12 [g]
19/32" - 1"	8d common nail	6	12 [g]
1-1/8" - 1-1/4"	10d common nail or 8d deformed nail	6	12
Other wall sheathing [a]			
1/2" regular cellulosic fiberboard sheathing	1-1/2"galvanized roofing nail, 7/16"head diameter, or 1"crown staple 16ga., 1-1/4" long	3	6
25/32" regular cellulosic fiberboard sheathing	1-3/4" galvanized roofing nail 7/16" head diameter	3	6
1/2" gypsum sheathing [a]	or 1" crown staple 16ga., 1-1/14" long 1-1/2" galvanized roofing nail; staple galvanized,	3	6
	1-1/2" long; 1-1/4"screws, type W or S 1-3/4" galvanized roofing nail; staple galvanized	4	8
5/8" gypsum sheathing	1-5/8" long; 1-5/8"screws, type W or S	4	8
wood structural panels, combination subfloor underlayment to framing			
3/4" and less	6d deformed (2" 0.120"nail; or 8d common (2-1/2"x0.131") nail	6	12
7/8" - 1"	8d common (2-1/2"x 0.131"nail; or 8d deformed (2-1/2"x0.120") nail	6	12
1-1/8" - 1-1/4"	10d common (3" x 0.148"nail; or 8d deformed (2-1/2"x0.120") nail	6	12

[REF.TABLE R602..3(1)]
For SI: 1 inch=25.4mm, 1 foot=304.8mm, 1 mile per hour=0.447 m/s; 1 ksi=6.895MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80ksi (551 MPa) for shank diameter of .192inch (20d common nail), 90ksi (620 MPa) for shank diameters larger than 0.142inch but not larger than 1.177inch, and 100ksi (689 MPa)for shank diameters of 0.142inch less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6inches on center at all supports where spans are 48inches or greater.

d. Four-foot- by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on table R602.3(2).

f. For regions having basic wind speed of 110mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25feet, up to 30feet maximum.

g. For regions having basic wind speed of 100mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6inches on center. When basic wind speed is greater than 100mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6inches on center for minimum 48-inch distance from ridges, eves and gable end walls; and 4inches on center to gable end wall framing.

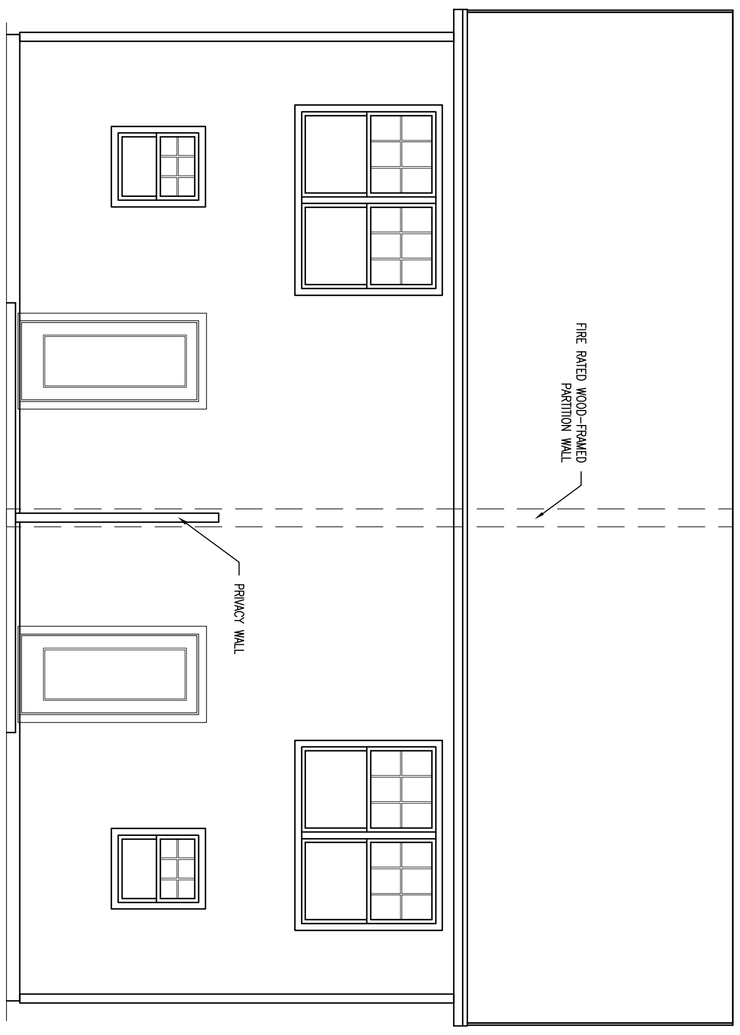
h. Gypsum sheathing shall conform to ASTM C79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.



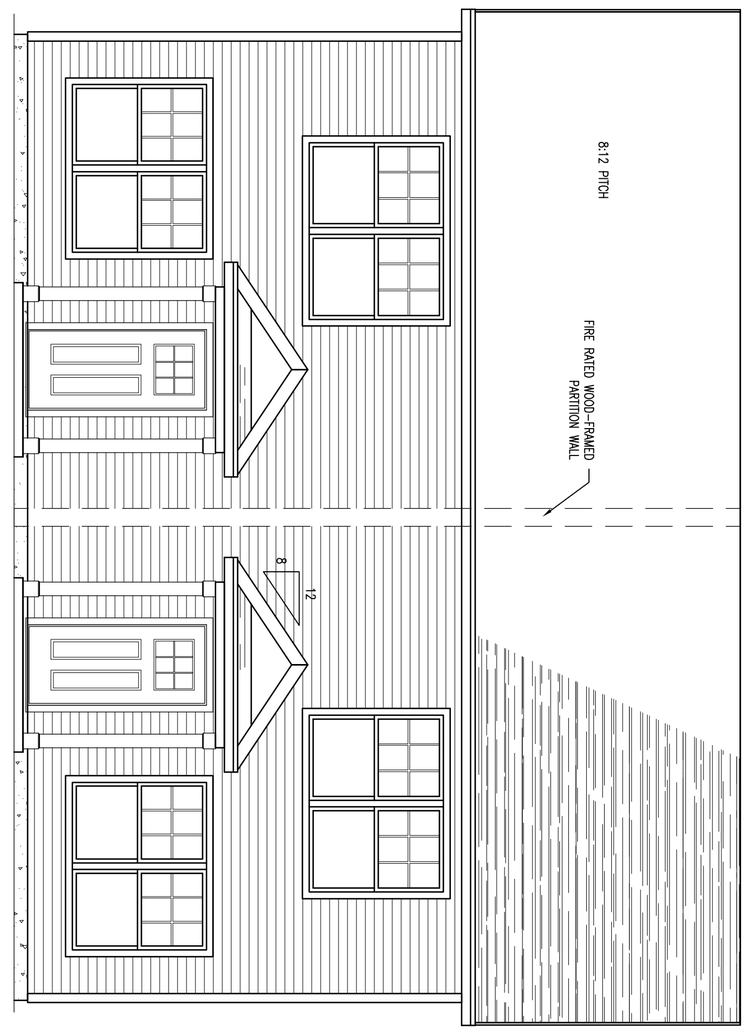
Merril Rd Duplex
Schedules
Lisbon, ME

DRAWINGS ARE PROVIDED FOR INFORMATIONAL PERMITTING PURPOSES ONLY. IF USED FOR CONSTRUCTION IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THAT THE PLANS AND DETAILS ARE PROVIDED TO MEET OR EXCEED ALL APPLICABLE CODES AND ARE COMPATIBLE WITH THE SPECIFIC PANEL SYSTEMS ETC. ARE PROVIDED TO MEET OR EXCEED ALL APPLICABLE CODES AND ARE COMPATIBLE WITH THE SPECIFIC PANEL SYSTEMS ETC. ARE PROVIDED TO OUR CLOSEST KNOWLEDGE AND BELIEF AS GOOD ENGINEERING PRACTICE AND IN CONFORMANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE DRAWINGS, OR ANY PORTION THEREOF, SHALL BE USED FOR ANY OTHER CONSTRUCTION OR BY ANY OTHER PERSONS OR ENTITIES WITHOUT THE EXPRESS WRITTEN CONSENT OF DRAFTING & DESIGN ME LLC. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, SURVEYORS, ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, CONTRACTOR AND/OR SURVEYORS. ALL DIMENSIONS ARE NOMINAL AND ACTUAL DIMENSIONS MAY VARY SLIGHTLY. DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS PREPARED BY DRAFTING & DESIGN ME LLC ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF DRAFTING & DESIGN ME LLC. THEY ARE NOT INTENDED FOR USE ON OTHER PROJECTS, EXTENSIONS TO THE PROJECT OR ADDITIONS TO THIS PROJECT EXCEPT BY AGREEMENT IN WRITING AND WITH APPROPRIATE COMPENSATION TO DRAFTING & DESIGN ME LLC. ALL RIGHTS RESERVED UNDER U.S. AND INTERNATIONAL COPYRIGHT LAWS. THESE PLANS AND DESIGNS MAY NOT BE REPRODUCED IN ANY FORM WITHOUT EXPRESS WRITTEN PERMISSION FROM DRAFTING & DESIGN ME LLC. ANY UNAUTHORIZED USE OF THESE PLANS AND DESIGNS WITHOUT SUCH PERMISSION IS STRICTLY FORBIDDEN AND MAY RESULT IN SEVERE CIVIL AND CRIMINAL PENALTIES



REAR ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.



FRONT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.

LEFT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.

RIGHT ELEVATION
1/4" = 1'-0"

CONSTRUCTION NOTE:
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. SITE CONDITIONS; AND OR LOCAL CODES.

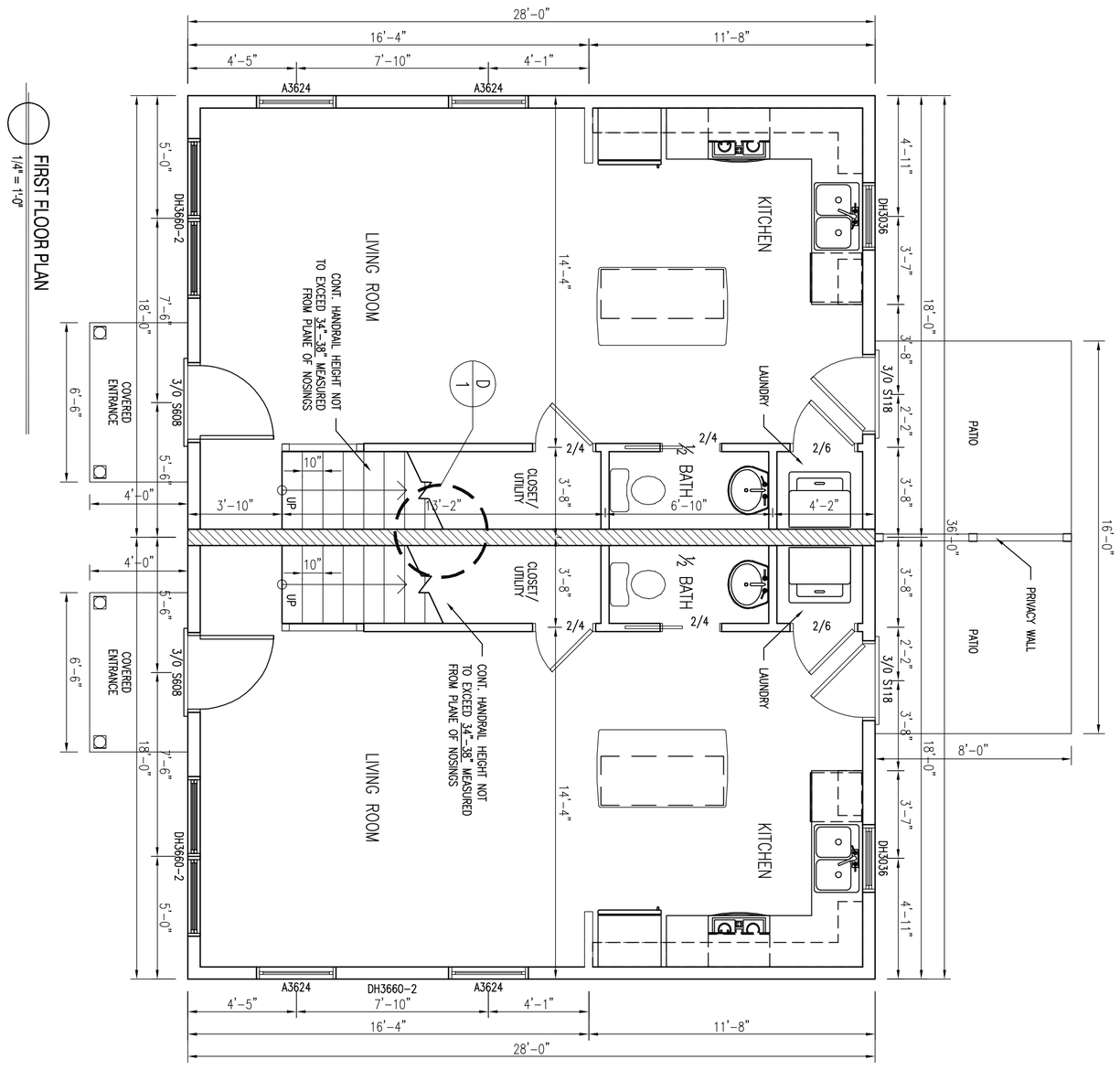
Revisions:
- 00/00/00

Date : 07/18/2023
Scale : 1/4"=1'-0"
Drawn By: JTM
Project: D070923
Sheet Number:
1 of 4

DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITING PURPOSES ONLY. IF USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ECT. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING & DESIGN ME, LLC ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, CONTRACTOR, ARCHITECT AND/OR CODE OFFICER BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING & DESIGN ME, LLC WILL BE HELD HARMLESS, DRAFTING & DESIGN ME, LLC ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLAN BY CLIENT AND/OR CONTRACTOR

Merrill, Duplex
Elevations
Lisbon, ME

Drafting & Design ME LLC
824 Roosevelt Trail #114
Windham, ME 04062
(207)-420-7411



SMOKE ALARMS

SHALL BE INTERCONNECTED & INSTALLED IN THE FOLLOWING LOCATIONS

1. EACH SLEEPING AREA
2. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINTY OF THE BEDROOMS
3. ON EACH ADDITIONAL STORY OF THE DWELLING INCLUDING BASEMENTS
4. FIRE BLOCKING, FIRE RATED FIXTURES & CAULKING BETWEEN FLOORS WHEN/WHERE REQUIRED. ⅝ TYPE-X FIRE RATED SHEETROCK ON ALL WALLS & CEILINGS SEPARATING FLOORS WHEN/WHERE REQUIRED. PER TOWN AND LOCAL CODE

* DENOTES EGRESS WINDOW
DH DENOTES WINDOW TYPE & ROUGH OPENINGS
SG TEMPERED/SAFETY GLASS; AT ALL HAZARDOUS LOCATIONS, INCLUDING BUT NOT LIMITED TO TUB/SHOWERS, ENTRY DOORS AND STAIRS

CARBON MONOXIDE ALARMS:

SHALL BE INSTALLED IN THE FOLLOWING LOCATIONS

1. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS
2. IN THE IMMEDIATE VICINITY OF THE BEDROOMS IN DWELLING UNITS WITHIN WHICH FUEL-FIRED APPLIANCES ARE INSTALLED AND IN DWELLING UNITS THAT HAVE ATTACHED GARAGES

CONSTRUCTION NOTE:

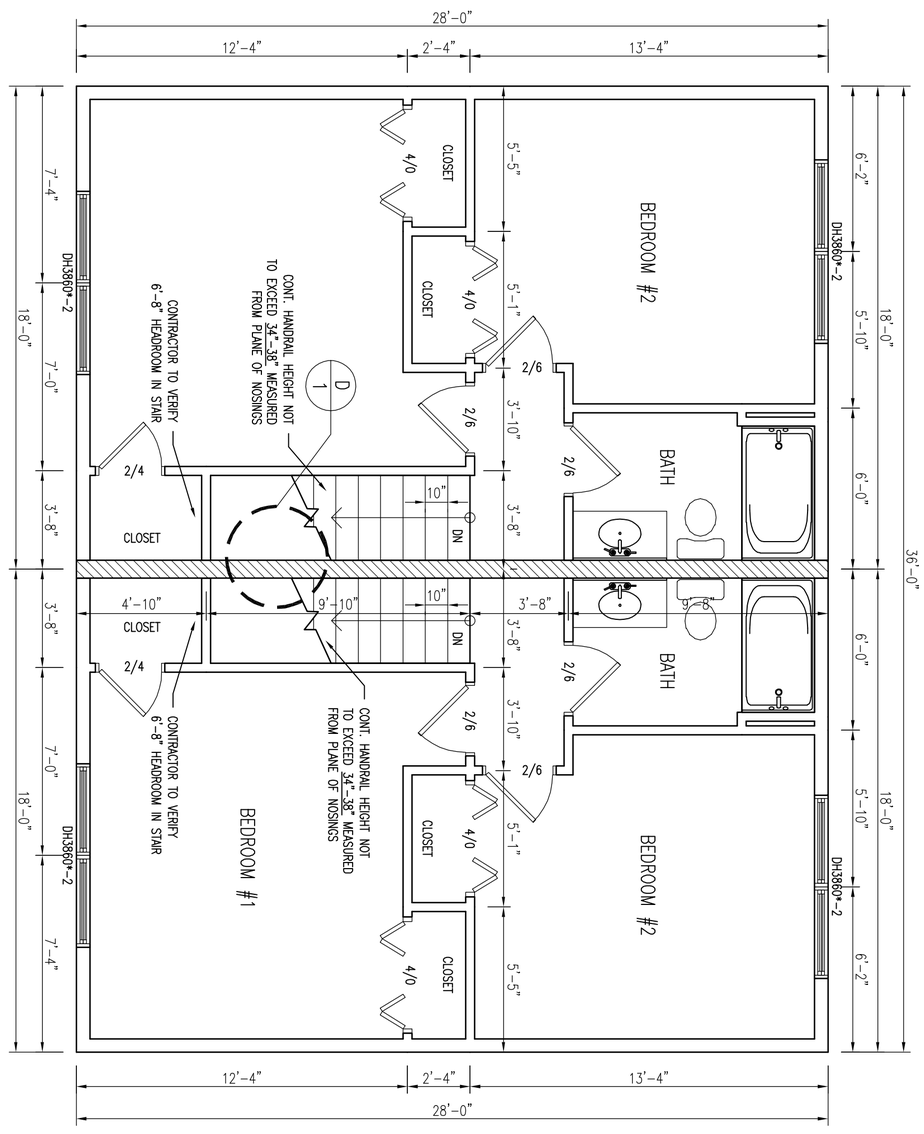
CONTRACTOR TO VERIFY GRADE IN FIELD, AND ALL DIMENSIONS ON PLANS BEFORE STARTING NEW CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.

2HR. FIRE RATED WALL:

TWO LAYERS ⅝" TYPE X GYPSUM WALLBOARD OR VENEER BASE APPLIED TO EACH SIDE OF 2x6 IN. WOOD STUDS 24 IN. O.C. ON 2x6 IN. WOOD PLATE. USE 6d COATED NAILS 24 IN. O.C. FOR BASE LAYER AND 8d COATED NAILS 8 IN. O.C. FOR FACE LAYER. STAGGER JOINTS 16 IN. O.C. EACH LAYER AND SIDE

FIRE RATED WALL:

COMMON WALLS SEPARATING TOWNHOUSES SHALL BE ASSIGNED A FIRE RESISTANCE RATING IN ACCORDANCE WITH SECTION [R302.2 ITEM 1 OR 2] A ONE-HOUR COMMON WALL FOR TOWNHOUSES WITH & TWO-HOUR COMMON WALL FOR TOWNHOUSES WITHOUT AUTOMATIC SPRINKLER SYSTEM



FIRST FLOOR PLAN
1/4" = 1'-0"

SECOND FLOOR PLAN
1/4" = 1'-0"

Revisions:	
00/00/00	-

Date : 07/18/2023
Scale : 1/4"=1'-0"
Drawn By: JTM
Project: D070923
Sheet Number: 3 of 4

DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITING PURPOSES ONLY. IF USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE. ALL DRAWINGS, PLANS, SKETCHES ECT. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF DRAFTING & DESIGN ME, LLC ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT, CONTRACTOR, ARCHITECT AND/OR CODE OFFICER BEFORE ACTUAL CONSTRUCTION BEGINS. IF DIMENSIONS AND SPECIFICATIONS ARE NOT VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING & DESIGN ME, LLC WILL BE HELD HARMLESS, DRAFTING & DESIGN ME, LLC ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLAN BY CLIENT AND/OR CONTRACTOR

Merrill, Duplex
1st & 2nd Floor Plans
Lisbon, ME

Drafting & Design ME LLC
824 Roosevelt Trail #114
Windham, ME 04062
(207)-420-7411

TABLE R602.7(1)
GIRDER SPANS[a] AND HEADER SPANS[a] FOR EXTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir,southern pine and spruce-pine-fir[e] and required number of jack studs)

GIRDERS AND HEADERS SUPPORTING	SIZE	GROUND SNOW LOAD (psf)[e] 70 — Building Width[c] (feet) 20 Span	20 NJ[d]	28 Span	28 NJ[d]	36 Span	36 NJ[d]
Roof and ceiling	2-2x4	2-10	1	2-6	1	2-3	1
	2-2x6	4-2	1	3-8	2	3-3	2
	2-2x8	5-4	2	4-7	2	4-1	2
	2-2x10	6-6	2	5-7	2	5-0	2
	2-2x12	7-6	2	6-6	2	5-10	3
	3-2x8	6-8	1	5-9	2	5-2	2
	3-2x10	8-2	2	7-0	2	6-4	2
	3-2x12	9-5	2	8-2	2	7-4	2
	4-2x8	7-8	1	6-8	1	5-11	2
	4-2x10	9-5	2	8-2	2	7-3	2
	4-2x12	10-11	2	9-5	2	8-5	2
Roof, ceiling and over center-bearing floor	2-2x4	2-7	1	2-3	1	2-0	1
	2-2x6	3-9	2	3-3	2	2-11	2
	2-2x8	4-9	2	4-2	2	3-9	2
	2-2x10	5-9	2	5-1	2	4-7	3
	2-2x12	6-8	2	5-10	3	5-3	3
	3-2x8	5-11	2	5-2	2	4-8	2
	3-2x10	7-3	2	6-4	2	5-8	2
	3-2x12	8-5	2	7-4	2	6-7	2
	4-2x8	6-10	1	6-0	2	5-5	2
	4-2x10	8-4	2	7-4	2	6-7	2
	4-2x12	9-8	2	8-6	2	7-7	2
Roof, ceiling and one clear span floor	2-2x4	2-5	1	2-1	1	1-10	1
	2-2x6	3-6	2	3-1	2	2-9	2
	2-2x8	4-6	2	3-11	2	3-5	2
	2-2x10	5-6	2	4-9	2	4-3	3
	2-2x12	6-4	2	5-6	3	5-0	3
	3-2x8	5-7	2	4-11	2	4-5	2
	3-2x10	6-10	2	6-0	2	5-4	2
	3-2x12	7-11	2	6-11	2	6-3	2
	4-2x8	6-6	1	5-8	2	5-1	2
	4-2x10	7-11	2	6-11	2	6-2	2
	4-2x12	9-2	2	8-0	2	7-2	2
Roof, ceiling and two center-bearing floor	2-2x4	2-4	1	2-0	1	1-9	1
	2-2x6	3-5	2	3-0	2	2-8	2
	2-2x8	4-4	2	3-9	2	3-5	2
	2-2x10	5-3	2	4-7	3	4-2	3
	2-2x12	6-1	3	5-4	3	4-10	3
	3-2x8	5-5	2	4-9	2	4-3	2
	3-2x10	6-7	2	5-9	2	5-3	2
	3-2x12	7-8	2	6-9	2	6-1	3
	4-2x8	6-3	2	5-6	2	4-11	2
	4-2x10	7-7	2	6-8	2	6-0	2
	4-2x12	8-10	2	7-9	2	7-0	2
Roof, ceiling and two clear span floor	2-2x4	2-0	1	1-8	1	1-5	2
	2-2x6	2-11	2	2-7	2	2-3	2
	2-2x8	3-9	2	3-3	2	2-11	3
	2-2x10	4-7	3	4-0	3	3-6	3
	2-2x12	5-4	3	4-7	3	4-1	4
	3-2x8	4-8	2	4-1	2	3-8	2
	3-2x10	5-9	2	4-11	2	4-5	3
	3-2x12	6-8	2	5-9	3	5-2	3
	4-2x8	5-5	2	4-8	2	4-2	2
	4-2x10	6-7	2	5-9	2	5-1	2
	4-2x12	7-8	2	6-8	2	5-11	3

[REF.TABLE R602.7(1)]

For SI: 1 inch=25.4mm, 1 pound per square foot=0.0479kN/m

a. Spans are given in feet and inches.

b. Tabulated values assume #2 grade lumber.

c. Building width is measured perpendicular to the ridge. For widths between those shown, spans are permitted to be interpolated.

d. NJ-Number of jack studs required to support each end. Where the number of required jack studs equals one, the header is permitted to be supported by an approved framing anchor attached to the full-height wall stud and to the header.

e. Use 30psf ground snow load for cases in which ground snow load is less than 30psf and the roof live load is equal to or less. than 20psf

TABLE R602.7(2)
GIRDER SPANS[a] AND HEADER SPANS[a] FOR INTERIOR BEARING WALLS
(Maximum spans for Douglas fir-larch, hem-fir, southern pine[e] and spruce-pine-fir and required number of jack studs)

WIDTH OF STRUCTURE (FEET)	GIRDER SIZE (FEET)	ONE STORY MAXIMUM SPAN (FEET-INCHES)	ONE STORY FOOTING SIZE (INCHES)	TWO STORY MAXIMUM SPAN (FEET-INCHES)	TWO STORY FOOTING SIZE (INCHES)	THREE STORY MAXIMUM SPAN (FEET-INCHES)	THREE STORY FOOTING SIZE (INCHES)
24	3-2x8	6-7	17x17	4-11	20x20	4-1	20x20
	4-2x8	7-8	19x19	5-8	21x21	4-9	21x21
	3-2x10	8-5	20x20	6-3	23x23	5-3	23x23
	4-2x10	9-8	21x21	7-3	24x24	6-1	24x24
	3-2x12	10-3	22x22	7-8	25x25	6-4	25x25
	4-2x12	11-10	23x23	8-10	27x27	7-4	27x27
26	3-2x8	6-4	17x17	4-9	20x20	3-11	20x20
	4-2x8	7-4	18x18	5-6	22x22	4-7	22x22
	3-2x10	8-1	19x19	6-1	23x23	5-0	23x23
	4-2x10	9-4	21x21	7-0	24x24	5-10	24x24
	3-2x12	9-10	21x21	7-4	25x25	6-1	25x25
	4-2x12	11-5	23x23	8-6	27x27	7-1	27x27
28	3-2x8	6-2	17x17	4-7	21x21	3-10	21x21
	4-2x8	7-1	18x18	5-3	22x22	4-5	22x22
	3-2x10	7-10	19x19	5-10	23x23	4-10	23x23
	4-2x10	9-0	20x20	6-9	25x25	5-7	25x25
	3-2x12	9-6	21x21	7-1	26x26	5-11	26x26
	4-2x12	11-0	22x22	8-2	28x28	6-10	28x28
32	3-2x8	5-8	18x18	4-3	21x21	3-7	21x21
	4-2x8	6-7	17x17	4-11	23x23	4-1	23x23
	3-2x10	7-4	18x18	5-5	24x24	4-6	24x24
	4-2x10	8-5	20x20	6-3	26x26	5-3	26x26
	3-2x12	8-11	20x20	6-8	27x27	5-6	27x27
	4-2x12	10-3	22x22	7-8	29x29	6-4	29x29

[REF.TABLE R602.7(2)]

TABLE R602.3(1)
SEE TABLE R602.3(3) FOR WOOD STRUCTURAL PANEL[e] EXTERIOR WALL[e] SHEATHING TO WALL FRAMING

DESCRIPTION OF BUILDING MATERIALS	DESCRIPTION OF FASTENER[b,c,d,e]	SPACING OF FASTENERS: Edges (inches)[i]	SPACING OF FASTENERS: Intermediate support[c,e] (inches)
wood structural panels, subfloor, roof and wall sheathing to framing, and particleboard wall sheathing to framing			
3/8" - 1/2"	6d common nail (subfloor, wall) 8d common nail (roof)[f]	6	12[g]
19/32" - 1"	8d common nail	6	12[g]
1-1/8" - 1-1/4"	10d common nail or 8d deformed nail	6	12
Other wall sheathing[h]			
1/2" regular cellulosic fiberboard sheathing	1-1/2"galvanized roofing nail, 7/16"head diameter, or 1"crown staple 16ga., 1-1/4" long	3	6
25/32" regular cellulosic fiberboard sheathing	1-3/4" galvanized roofing nail 7/16" head diameter	3	6
1/2" gypsum sheathing[f]	or 1" crown staple 16ga., 1-1/14" long 1-1/2" galvanized roofing nail; staple galvanized, 1-1/2" long; 1-1/4"screws, type W or S 1-3/4" galvanized roofing nail; staple galvanized	3 4	6 8
5/8" gypsum sheathing	1-5/8" long; 1-5/8"screws, type W or S	4	8
wood structural panels, combination subfloor underlayment to framing			
3/4" and less	6d deformed (2"x 0.120")nail; or 8d common (2-1/2"x0.131") nail	6	12
7/8" - 1"	8d common (2-1/2"x 0.131")nail; or 8d deformed (2-1/2"x0.120") nail	6	12
1-1/8" - 1-1/4"	10d common (3"x 0.148")nail; or 8d deformed (2-1/2"x0.120") nail	6	12

[REF.TABLE R602...3(1)]
For SI: 1 inch=25.4mm, 1 foot=304.8mm, 1 mile per hour=0.447 m/s; 1 ksi=6.895MPa.

a. All nails are smooth-common, box or deformed shanks except where otherwise stated. Nails used for framing and sheathing connections shall have minimum average bending yield strengths as shown: 80ksi (551 MPa) for shank diameter of .192inch (20d common nail), 90ksi (620 MPa) for shank diameters larger than 0.142inch but not larger than 1.177inch, and 100ksi (689 MPa)for shank diameters of 0.142inch less.

b. Staples are 16 gage wire and have a minimum 7/16-inch on diameter crown width.

c. Nails shall be spaced at not more than 6inches on center at all supports where spans are 48inches or greater.

d. Four-foot- by-8-foot or 4-foot-by-9-foot panels shall be applied vertically.

e. Spacing of fasteners not included in this table shall be based on table R602.3(2).

f. For regions having basic wind speed of 110mph or greater, 8d deformed nails shall be used for attaching plywood and wood structural panel roof sheathing to
framing within minimum 48-inch distance from gable end walls, if mean roof height is more than 25feet, up to 35feet maximum.

g. For regions having basic wind speed of 100mph or less, nails for attaching wood structural panel roof sheathing to gable end wall framing shall be spaced 6inches on center. When basic wind speed is greater than 100mph, nails for attaching panel roof sheathing to intermediate supports shall be spaced 6inches on center for minimum 48-inch distance from ridges, eves and gable end walls; and 4inches on center to gable end wall framing.

h. Gypsum sheathing shall conform to ASTM C79 and shall be installed in accordance with GA 253. Fiberboard sheathing shall conform to either AHA 194.1 or ASTM C 208.

i. Spacing of fasteners on floor sheathing panel edges applies to panel edges supported by framing members and at all floor perimeters only. Spacing of fasteners on roof sheathing panel edges applies to panel edges supported by framing members and at all roof plane perimeters. Blocking of roof or floor sheathing panel edges perpendicular to the framing members shall not be required except at intersection of adjacent roof planes. Floor and roof perimeter shall be supported by framing members or solid blocking.

Drafting & Design ME LLC
224 Roosevelt Trail #241
Windham, ME 04062
(207)-420-7484

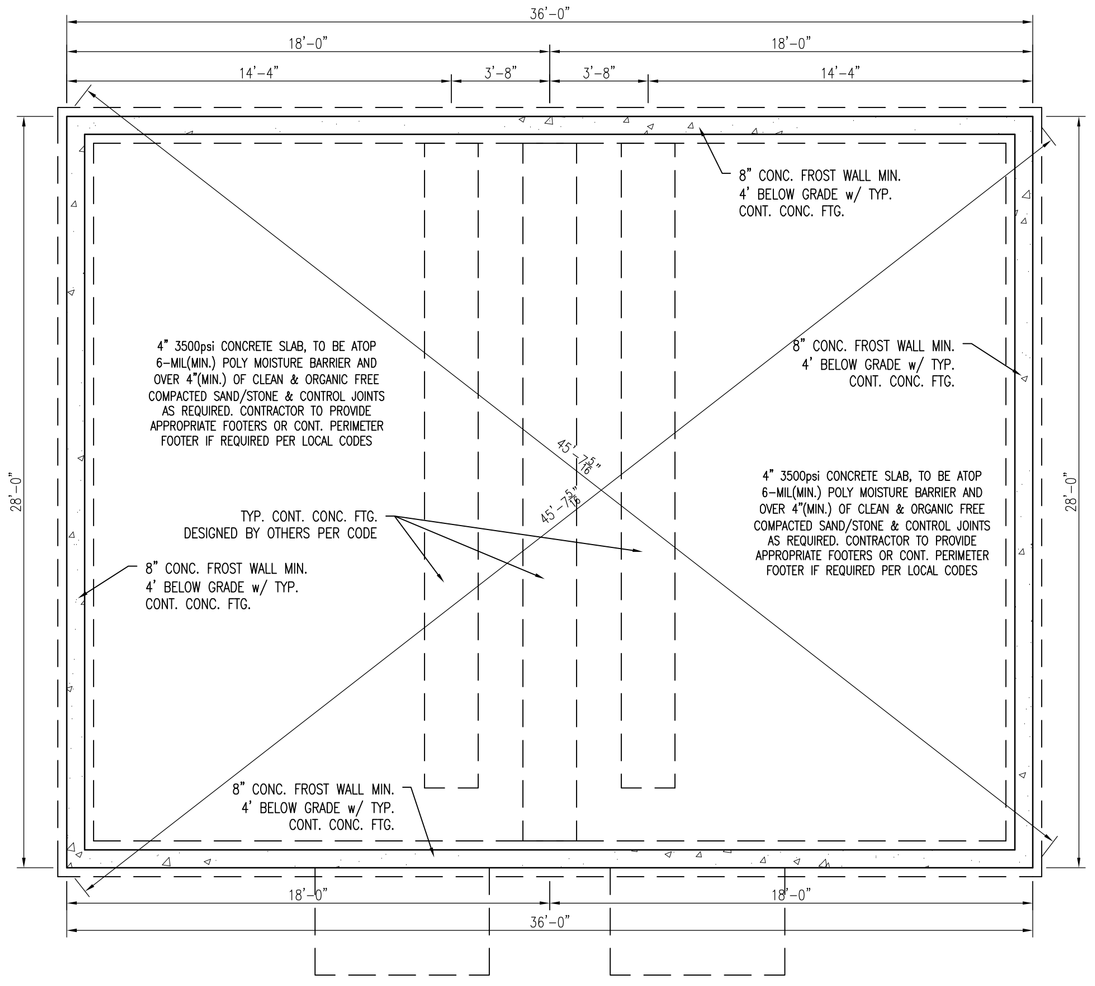
Merrill, Duplex
Schedules
Lisbon, ME

DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITING PURPOSES ONLY- IF USED FOR CONSTRUCTION, IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE COMPLIANCE. ALL DIMENSIONS, SKETCHES ECT. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH APPLICABLE BUILDING CODES. ALL DRAWINGS PREPARED BY DRAFTING & DESIGN ME, LLC ARE REGISTERED ARCHITECTS, ENGINEERS OF LAND, SURVEYORS, BUILDING INSPECTORS OR CONTRACTORS. IT IS THE RESPONSIBILITY OF CONTRACTOR, ARCHITECT AND/OR CODE OFFICER BEFORE ACTUAL CONSTRUCTION BEGINS TO CHECK ALL DIMENSIONS AND CONDITIONS AND REPORT ANY DISCREPANCIES TO DRAFTING & DESIGN ME, LLC. CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS DRAFTING & DESIGN ME, LLC WILL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS ON THESE PLANS. IT IS THE RESPONSIBILITY OF CONTRACTOR TO REVIEW ALL PLANS AND DETAILS FOR CHANGES AND/OR REVISIONS MADE TO PLAN BY CLIENT AND/OR CONTRACTOR

Revisions:

00/00/00	*

Date : 07/18/2023
Scale : 1/4"=1'-0"
Drawn By: JTM
Project: D070923
Sheet Number:
4 of 4

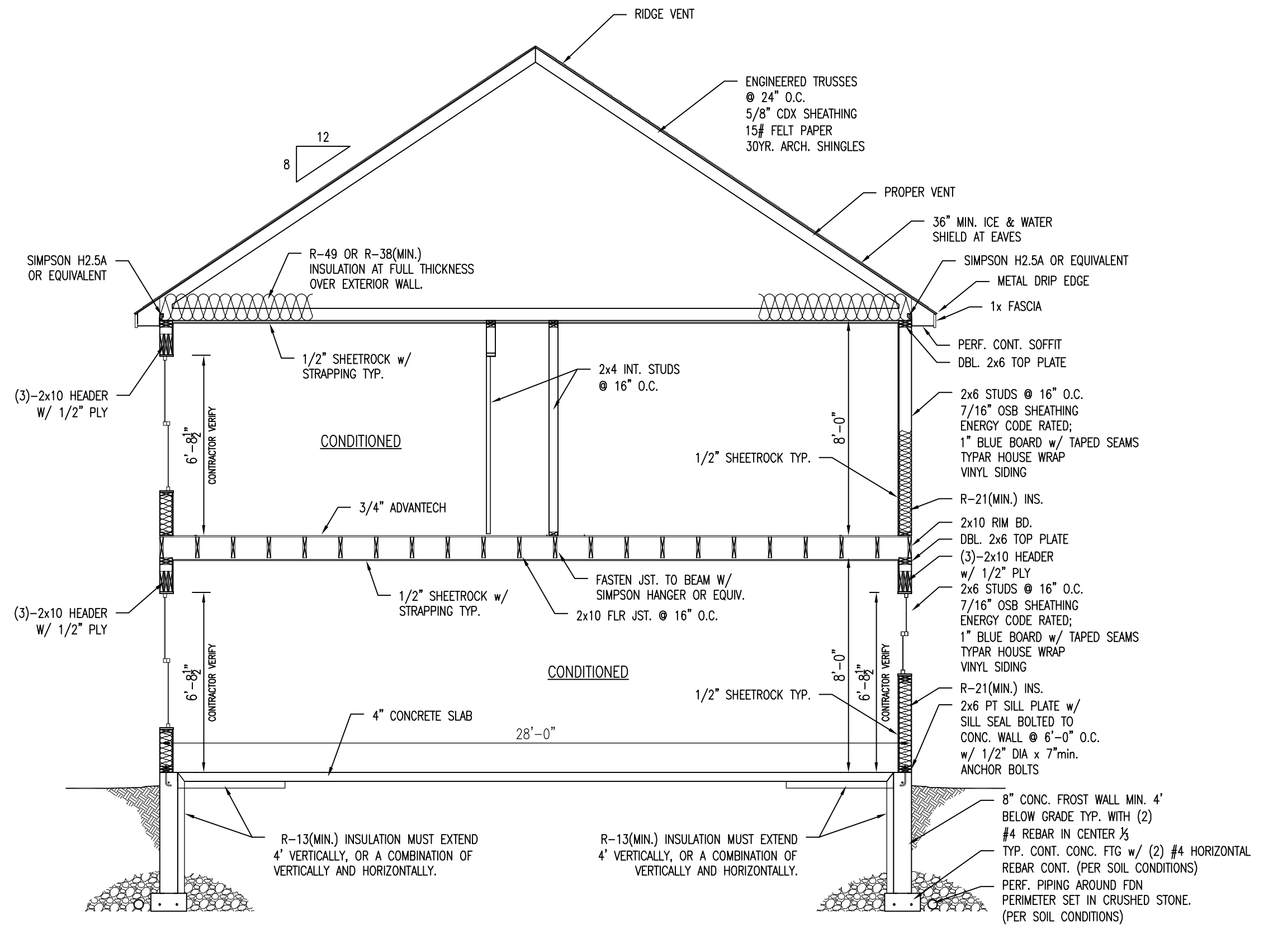


FOUNDATION PLAN
1/4" = 1'-0"

FOUNDATION/CONSTRUCTION NOTES:

1. 4" DIA. CONTINUOUS PERF. PERIMETER DRAIN WITH HOLES ORIENTED DOWN. SLOPED TO DAYLIGHT OR TO STORM SEWER OR DRYWELL.
2. RADON MITIGATION SYSTEM INSTALLED THRU CONCRETE FLR & TIED INTO PERIMETER DRAIN
3. ALL LALLY COLUMNS THIS SHEET ASSUMED TO BE TYP.
4. ALL INTERIOR FOOTINGS TO BE DESIGNED PER SOIL CONDITIONS. CONTRACTOR TO VERIFY.
5. FROST WALLS ASSUMED; 8" CONC. MIN. 4'-0" BELOW GRADE, w/ TYP. CONT. CONC. FTG.
6. OPTIONAL CRAWL FLOOR SPACE 1"MIN. CONC. SLAB, OVER 6-MIL POLY MOISTURE BARRIER, OVER 4"MIN. OF CLEAN AND ORGANIC FREE GRAVEL.
7. CONTRACTOR TO VERIFY THAT PROPER CLEARANCES, VENTILATION, AND ACCESS OPENINGS HAVE BEEN PROVIDED PER TOWN OR LOCAL CODE
8. 4"MIN CONCRETE SLAB ASSUMED OVER 6-MIL POLY MOISTURE BARRIER, OVER 4"MIN OF CLEAN AND ORGANIC FREE GRAVEL
9. DECK SUPPORTS ASSUMED TO BE 10" DIA. SONOTUBES. SOIL CONDITIONS TO DETERMINE FOOTING DESIGN. CONTRACTOR TO VERIFY.
10. FOR PLUMBING LOCATION/LAYOUT, SEE FLOOR PLANS.
11. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP FND./FTGS AS REQUIRED PER GRADE. AND SOIL CONDITIONS
12. BASEMENT FINISHES PER OWNER/CONT. (TO BE DETERMINED)

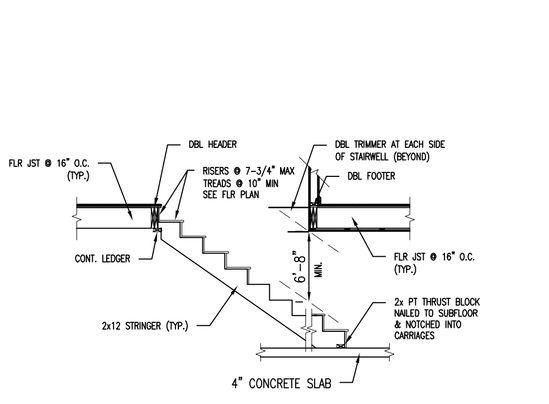
CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DAYLIGHT BASEMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. AND LOCAL CODES.



S-1
1/4" = 1'-0"

CONSTRUCTION NOTE:

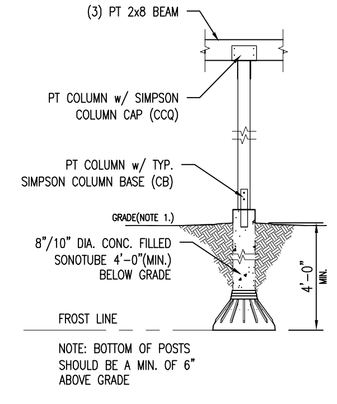
CONTRACTOR IS TO VERIFY GRADE AND ALL DIMENSIONS IN FIELD BEFORE CONSTRUCTION. DESIGN SHOWN MAY DIFFER FROM ACTUAL FINISHED CONSTRUCTION. FINAL MATERIALS, WINDOW/DOOR LOCATIONS AND SIZES, TO BE DETERMINED PER OWNER/CONT. OR LOCAL CODES.



NOTE:

1. SUBSTITUTE RAFTER, CL JSTS & STUD WALL SIZES WITH PLAN CALL OUT

TYPICAL STAIR FRAMING
N.T.S.

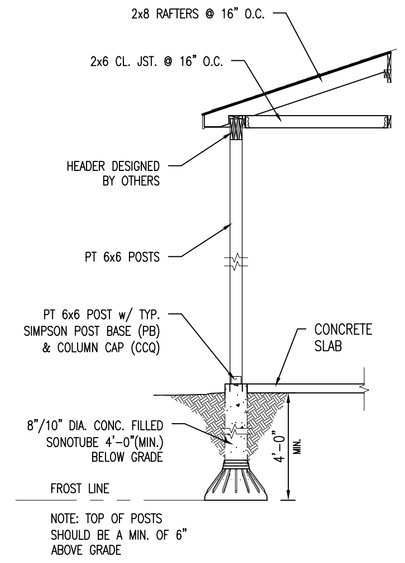


NOTE: BOTTOM OF POSTS SHOULD BE A MIN. OF 6" ABOVE GRADE

NOTE:

1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.
2. SUBSTITUTE FLR JOISTS AND STUD WALL SIZES WITH PLAN CALL OUT

CONC. SNOTUBES AT DECKING
N.T.S.

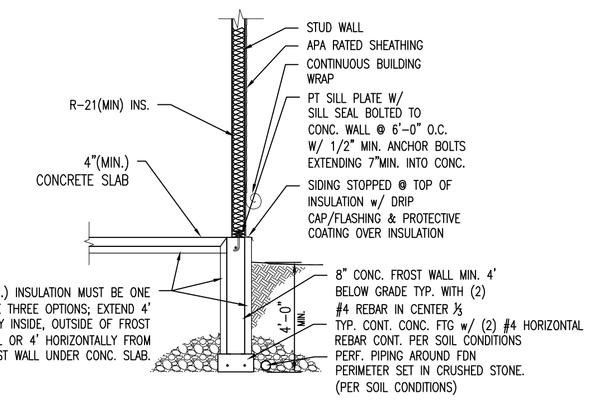


NOTE: TOP OF POSTS SHOULD BE A MIN. OF 6" ABOVE GRADE

NOTE:

1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.
2. SUBSTITUTE FLR JOISTS AND STUD WALL SIZES WITH PLAN CALL OUT

CONC. SNOTUBES AT COVERED PORCH
N.T.S.



NOTE:

1. THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF BACKFILL HAS OCCURRED.
2. WHEN CONNECTED TO A RESIDENTIAL USE, THE GARAGE FLR SHALL BE AT LEAST 4" LOWER THAN THE ENTRANCE TO THE RESIDENCE. THE 4" SHALL BE POURED IN PLACE WITH CONCRETE

TYPICAL HEATED FROST WALL DETAIL
N.T.S.

Drafting & Design ME LLC
224 Pleasant Hill Rd.
Lisbon, ME 04252
(207)-620-7484

Merrill, Duplex
Foundation & Section Plans
Lisbon, ME

DRAWINGS ARE PROVIDED FOR INFORMATIONAL/PERMITTING PURPOSES ONLY. IF USED FOR CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLIANCE. ALL DIMENSIONS, PLANS, SKETCHES CHT. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH APPLICABLE CODES AT THE TIME OF DRAFTING. DRAFTING & DESIGN ME, LLC ARE NOT REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. IT IS THE RESPONSIBILITY OF THE OWNER, CONTRACTOR, ARCHITECT AND/OR CONTRACTOR, ARCHITECT AND/OR CODE OFFICER BEFORE ACTUAL CONSTRUCTION BEGINS TO REVIEW THESE PLANS AND VERIFY ALL DIMENSIONS AND CONDITIONS. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THE CONSTRUCTION. DRAFTING & DESIGN ME, LLC SHALL NOT BE HELD RESPONSIBLE FOR ANY CHANGES AND/OR REVISIONS MADE TO PLAN BY CLIENT AND/OR CONTRACTOR

Revisions:	
00/00/00	-

Date : 07/18/2023
Scale : 1/4"=1'-0"
Drawn By: JTM
Project: D070923
Sheet Number:
2 of 4

RPEx Consulting, LLC

Research. Plan. Execute.

Section 9 – Exterior Lighting

RPEx Consulting, LLC

Research. Plan. Execute.

28 June 2024

Planning Board
Town of Lisbon, Maine

Re: Duplexes at 223 Lisbon St., Exterior Lighting

Exterior lighting installed will consist of down-lights located near building entry doors and patio doors.

Sincerely,

Ryan Sylvia, PE
Principal
RPEx Consulting, LLC

RPEx Consulting, LLC

Research. Plan. Execute.

Section 10 – Vehicle Trip Generation Calculations

RPEx Consulting, LLC

Research. Plan. Execute.

28 June 2024

Planning Board
Town of Lisbon, Maine

Re: Duplexes at 223 Lisbon St., Trip Generation

Please be advised that the proposed development of the Duplexes at 223 Lisbon Street is estimated to generate 80 trips per day. This has been calculated with guidance from Table 1 off 2003 Trip Generation Manual published by the City of San Diego, CA. A summary of the calculation is provided for here for your review.

Land Use:	Residential – Multiple Dwelling Units – Under 20 DU/Acre.
Vehicle Trip Rate:	8 Trips / DU / Day
# Dwellings:	10

10 DU x 8 trips/DU = **80 Trips / Day**

Sincerely,



Ryan Sylvia, PE
Principal
RPEx Consulting, LLC

RPEx Consulting, LLC

Research. Plan. Execute.

Section 11 – Stormwater Management

RPEx Consulting, LLC

Research. Plan. Execute.

Stormwater Management Report

Duplexes at 223 Lisbon Street

Date: 6/28/24

Project Description

Gervais Homes, LLC proposed to construct 5 duplex residential buildings for a total of 10 market-rate dwellings on the existing land at Map U-19, Lots 119a & 120. The land is currently vacant and is within a Wellhead District and the Village District.

Project Schedule

Construction is planned to begin in the Fall of 2024 and continue through Summer of 2025. It is anticipated that rough grading and foundation excavations will take place in the Fall with the site being stabilized for cold weather. Building construction will take place through the Winter. Finish sitework and lawn seeding will commence in Late Spring. Lawn areas are planned to be stabilized by Winter 2025.

Current Land Cover, Grading, Drainage Patterns

The majority of the surface of the site is covered with a layer of base gravel, likely installed after a previous building was demolished. The soils of the site are approximately 75% Hartland (HfB) and 25% Swanton. Hartland soils consist largely of very fine loamy sands and some silts as depth increases. Swanton consists mostly of fine loamy sands with some clay and silts at deeper elevations. Hartland is a Type B soil capable of moderate infiltration. Swanton is a Type D soil with very limited infiltration potential. The Swanton soils exist on the westerly side of the site where significant water ponding is observed.

The site's topography slopes slightly toward the roadway. Small areas of the site are covered in a sparse grass. The westerly edge of the lot has some trees along the property line. The site abuts multi-family properties on its north and south property lines, while it abuts a trailer home park on its westerly property line. An area estimated at about 4.6 acres drains west to east toward the project site. That area is mixed residential consisting of single family homes, multi-family homes, trailer homes, lawns, and pavement. The runoff from this area is retained in a large swale along the westerly property line and extending into neighboring properties.

Proposed Land Cover, Grading & Drainage Alterations

The proposed site will consist of 5 duplex residential buildings with bituminous parking, open lawn areas, and some landscaping. The site has been graded to control the flow of runoff to

the public stormwater system. To the greatest extent, runoff has been routed through grassy swales and channels to provide a level of treatment prior to entering the storm system.

The swale that previously ran along the westerly property line will be cleaned, de-brushed, and reshaped to provide for a grassy channel and stormwater storage. From the grassy channel, stormwater from off-site runoff and most of the site will be routed through private stormwater structures (CB-1, MH-1, MH-2) to existing catch basin #1759 owned by the Town of Lisbon. A small portion at the front of the lot will continue to drain to existing catch basins owned by the Town of Lisbon via sheet flow and shallow-concentrated flow at the curb gutter.

In addition to management of stormwater runoff produced by the site, a primary objective of this project was to abate the standing water that accumulates along the property line. About 4.6 acres of land outside the boundaries of the site contributes to this accumulation of water. The flow of this runoff to the Town's stormwater infrastructure will be attenuated using a broad-crested weir to retain the storm flow within the grassy channel. The weir will be bypassed by a 4" drain pipe allowing the channel to drain dry. The peak rate of flow at the entrance to the Town's stormwater system is estimated at 0.34 CFS in a 25 year storm.

Applicable Standards, Ordinances & Regulations

Best management practices for stormwater management and erosion control published by Maine DEP have been used in the design of this project. However, this project does not require permitting with DEP due to the development area being less than 1 acre.

Methodology & Modeling

HydroCAD Stormwater Modeling (Version 10.20-5a) has been used to model pre-development and post-development stormwater routing. Both models include analysis of 2, 10, and 25 year rainfall events.

Attachments:

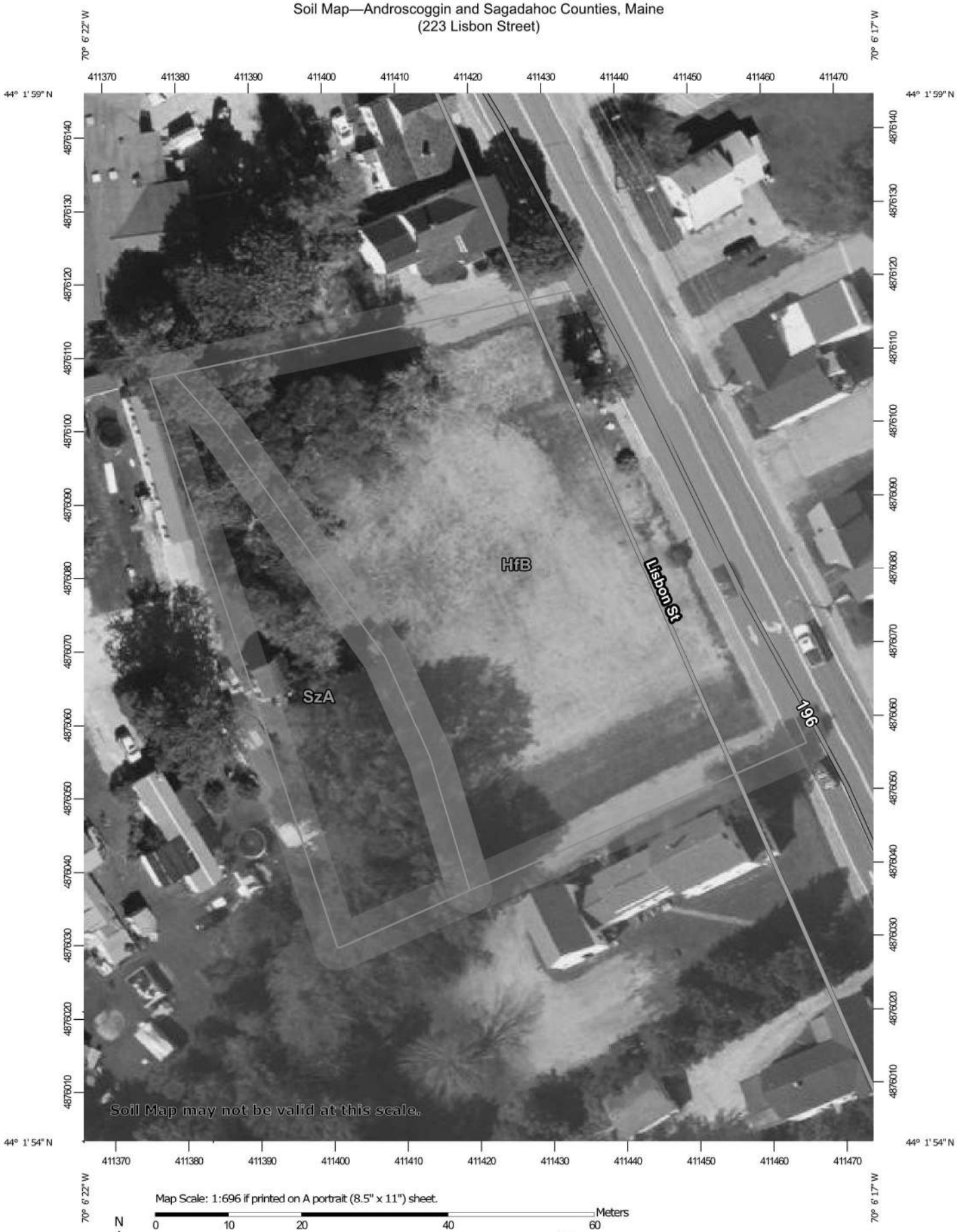
NRCS Soil Survey Map, 6/7/2024
Stormwater Modeling & Calculations
Inspection & Maintenance Plan

Report Prepared By:

Ryan Sylvia, PE
Principal
RPEx Consulting, LLC



Soil Map—Androscoggin and Sagadahoc Counties, Maine
(223 Lisbon Street)



Map Scale: 1:696 if printed on A portrait (8.5" x 11") sheet.

N

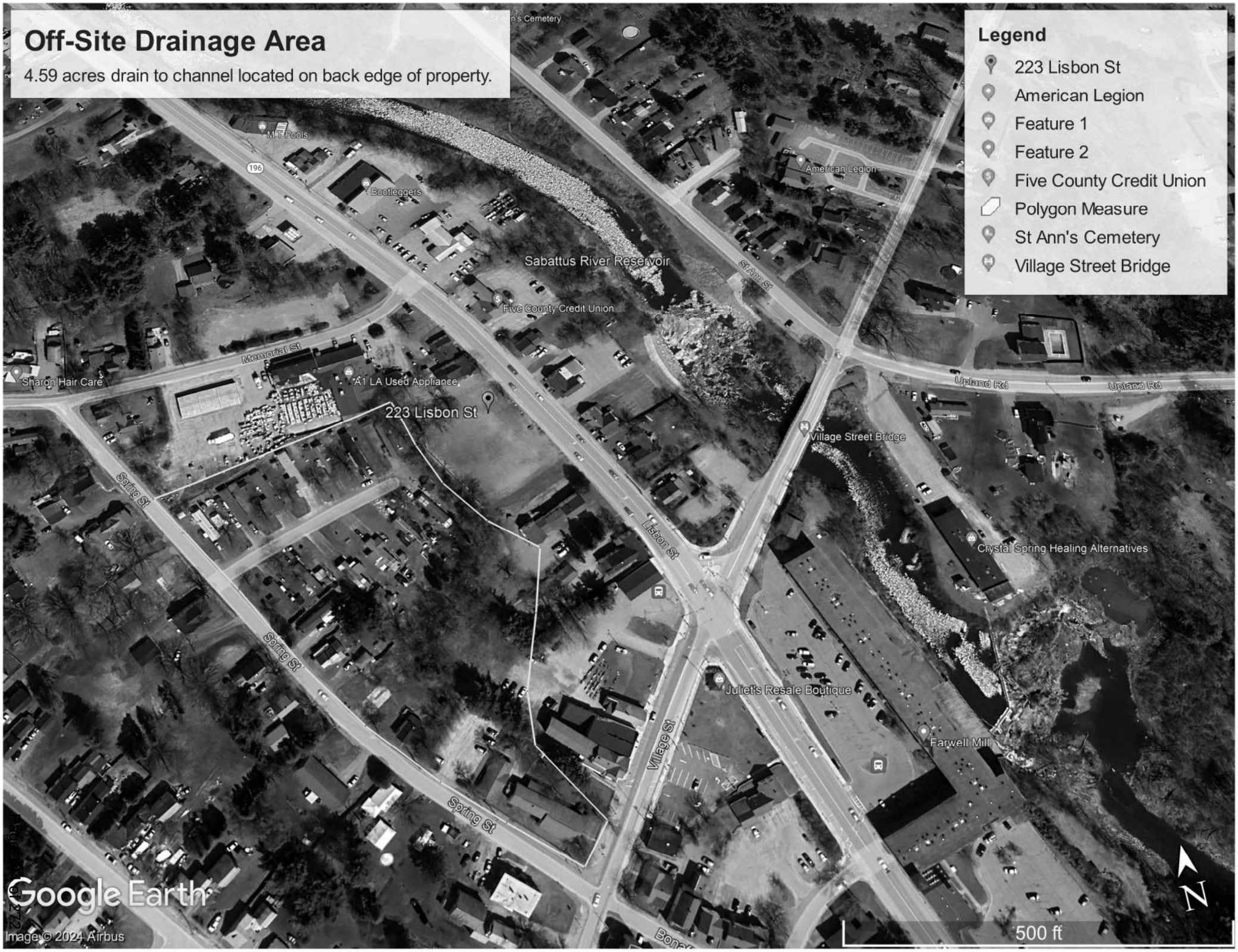
Meters: 0 10 20 40 60

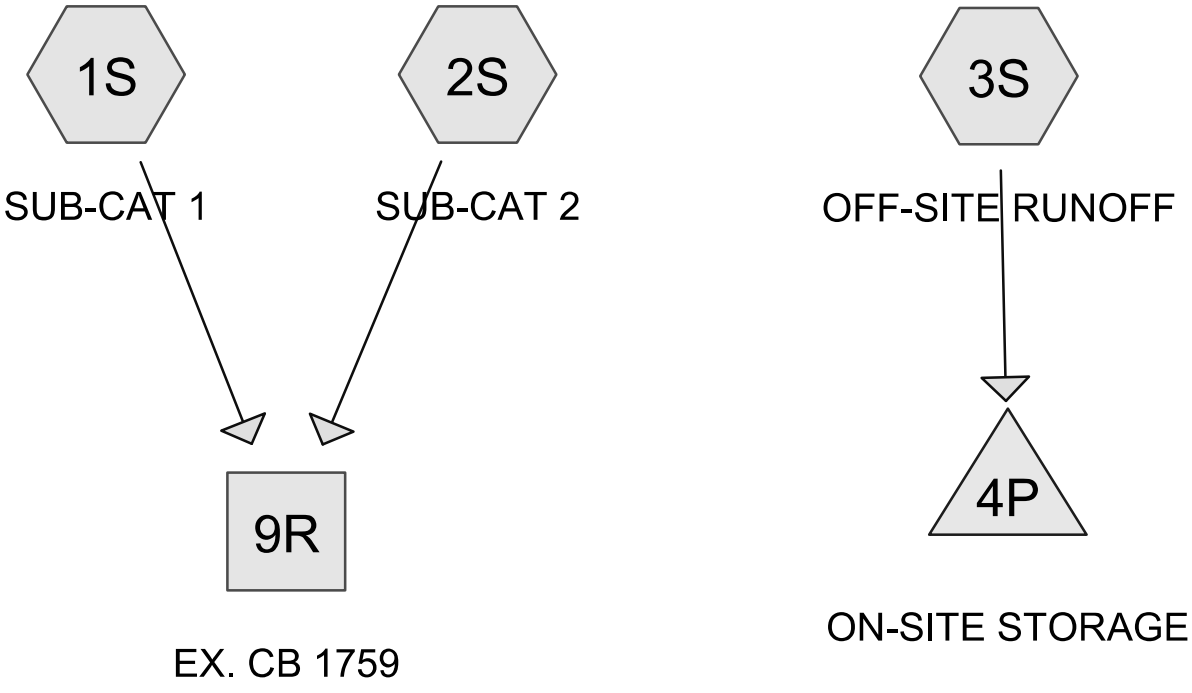
Feet: 0 30 60 120 180

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

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
HfB	Hartland very fine sandy loam, 2 to 8 percent slopes	0.9	75.6%
SzA	Swanton fine sandy loam, 0 to 3 percent slopes	0.3	24.4%
Totals for Area of Interest		**1.2**	**100.0%**


Off-Site Drainage Area
4.59 acres drain to channel located on back edge of property.
Legend
223 Lisbon St
American Legion
Feature 1
Feature 2
Five County Credit Union
Polygon Measure
St Ann's Cemetery
Village Street Bridge
St Ann's Cemetery
M-T Pools
196
Bootleggers
American Legion
Sabattus River Reservoir
St Ann St
Five County Credit Union
Memorial St
Sharon Hair Care
A1 LA Used Appliance
223 Lisbon St
Upland Rd
Upland Rd
Village Street Bridge
Spring St
Lisbon St
Crystal Spring Healing Alternatives
Spring St
Juliet's Resale Boutique
Village St
Farwell Mill
Spring St
Google Earth
Image © 2024 Airbus
N
500 ft



Subcat Reach Pond Link

Routing Diagram for 223 Lisbon - Pre-Development
Prepared by RPEX Consulting, LLC, Printed 6/28/2024
HydroCAD® 10.20-5a s/n 13452 © 2023 HydroCAD Software Solutions LLC

Project Notes

Rainfall events imported from "223 Lisbon - Post-Development.hcp"
Rainfall events imported from "223 Lisbon - Post-Development.hcp"
Rainfall events imported from "223 Lisbon - Post-Development.hcp"
Rainfall events imported from "223 Lisbon - Post-Development.hcp"

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	NOAA10 24-hr	D	Default	24.00	1	3.06	2
2	10-Year	NOAA10 24-hr	D	Default	24.00	1	4.59	2
3	25-Year	NOAA10 24-hr	D	Default	24.00	1	5.55	2

Summary for Subcatchment 1S: SUB-CAT 1

Runoff = 0.12 cfs @ 12.13 hrs, Volume= 0.008 af, Depth= 1.71"
Routed to Reach 9R : EX. CB 1759

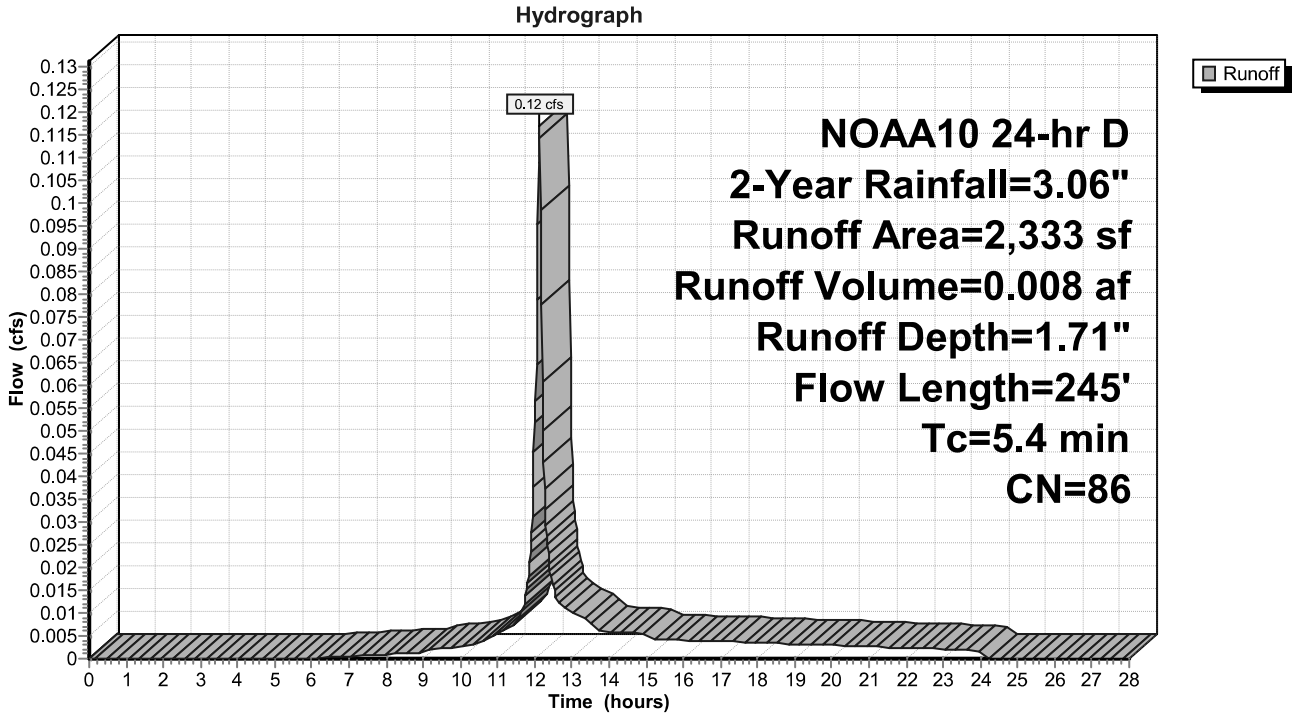
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs
NOAA10 24-hr D 2-Year Rainfall=3.06"

Area (sf)	CN	Description
2,194	86	1/3 acre lots, 30% imp, HSG D
139	79	<50% Grass cover, Poor, HSG B
2,333	86	Weighted Average
1,675		71.79% Pervious Area
658		28.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.0	192	0.0050	0.80		**Sheet Flow, RUNOFF** Smooth surfaces n= 0.011 P2= 2.54"
1.4	53	0.0010	0.64		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
5.4	245	Total			



Subcatchment 1S: SUB-CAT 1



Summary for Subcatchment 2S: SUB-CAT 2

Runoff = 1.90 cfs @ 12.12 hrs, Volume= 0.133 af, Depth= 2.51"
Routed to Reach 9R : EX. CB 1759

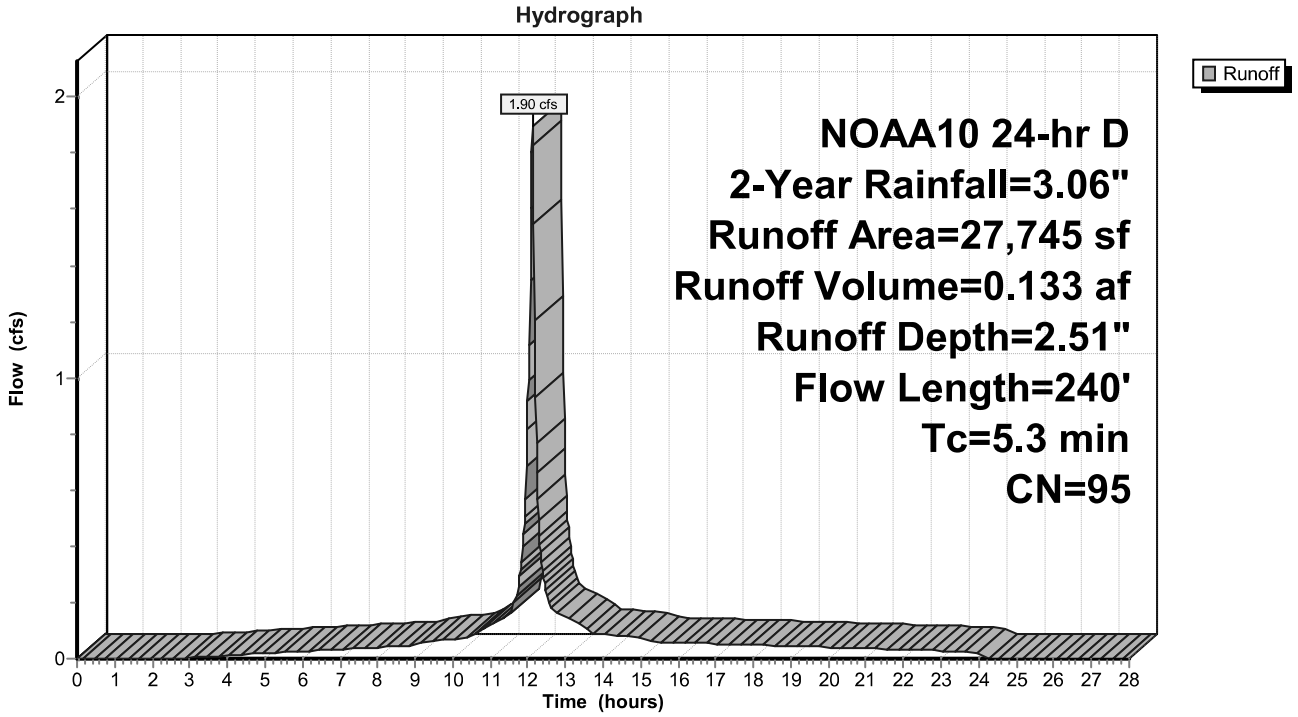
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs
NOAA10 24-hr D 2-Year Rainfall=3.06"

	Area (sf)	CN	Description
	24,760	96	Gravel surface, HSG B
*	1,571	84	GRASS
	908	79	<50% Grass cover, Poor, HSG B
	506	89	<50% Grass cover, Poor, HSG D
	27,745	95	Weighted Average
	27,745		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.9	187	0.0050	0.80		**Sheet Flow, RUNOFF** Smooth surfaces n= 0.011 P2= 2.54"
1.4	53	0.0010	0.64		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
5.3	240	Total			



Subcatchment 2S: SUB-CAT 2



Summary for Subcatchment 3S: OFF-SITE RUNOFF

Runoff = 2.79 cfs @ 12.28 hrs, Volume= 0.324 af, Depth= 0.84"
Routed to Pond 4P : ON-SITE STORAGE

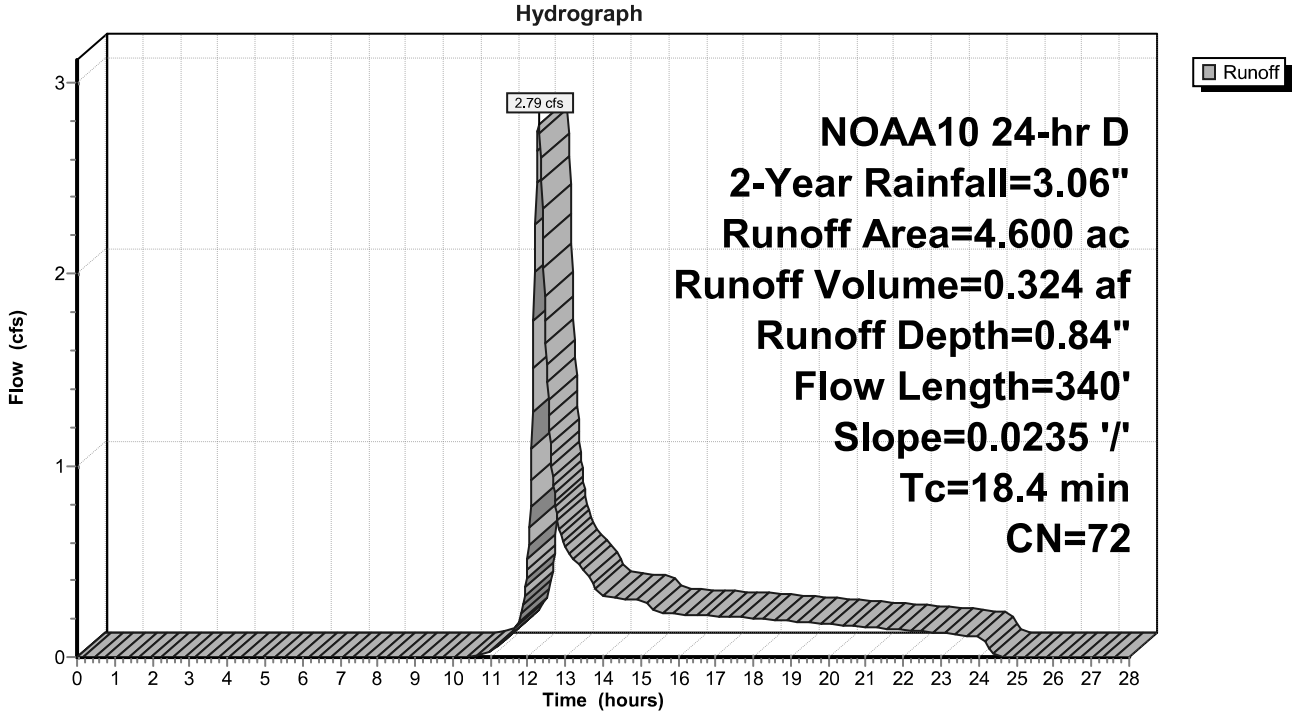
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs
NOAA10 24-hr D 2-Year Rainfall=3.06"

Area (ac)	CN	Description
4.600	72	1/3 acre lots, 30% imp, HSG B
3.220		70.00% Pervious Area
1.380		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	150	0.0235	0.18		**Sheet Flow, RUNOFF** Grass: Short n= 0.150 P2= 2.54"
4.1	190	0.0235	0.77		**Shallow Concentrated Flow, SWALE** Woodland Kv= 5.0 fps
18.4	340	Total			



Subcatchment 3S: OFF-SITE RUNOFF

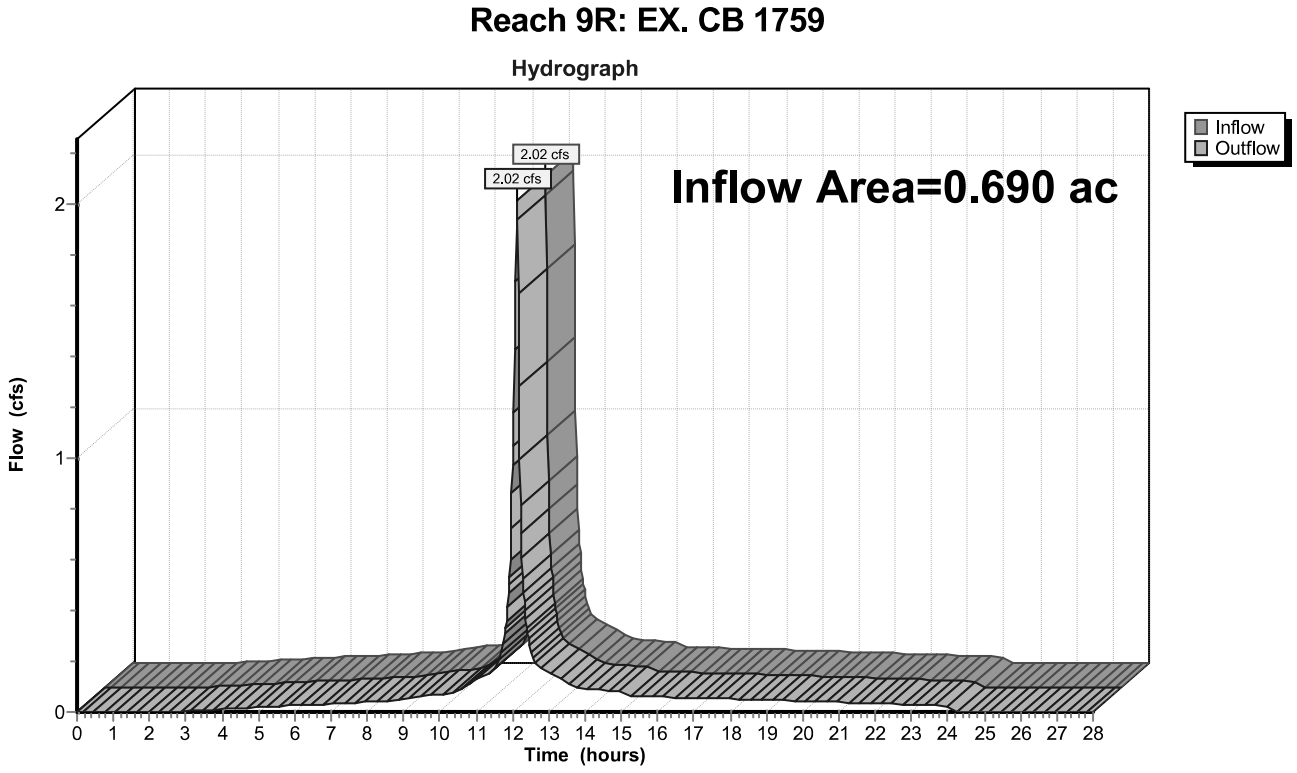


Summary for Reach 9R: EX. CB 1759

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.690 ac, 2.19% Impervious, Inflow Depth = 2.45" for 2-Year event
Inflow = 2.02 cfs @ 12.12 hrs, Volume= 0.141 af
Outflow = 2.02 cfs @ 12.12 hrs, Volume= 0.141 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs



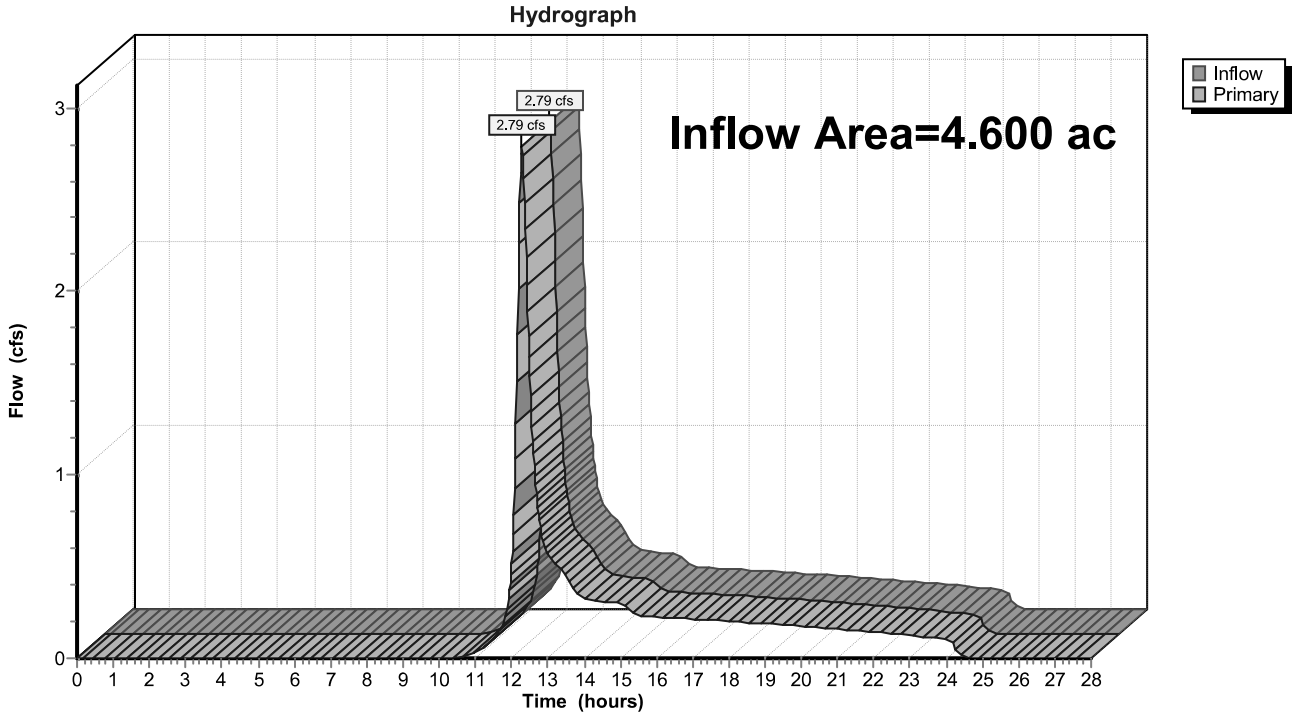
Summary for Pond 4P: ON-SITE STORAGE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.600 ac, 30.00% Impervious, Inflow Depth = 0.84" for 2-Year event
Inflow = 2.79 cfs @ 12.28 hrs, Volume= 0.324 af
Primary = 2.79 cfs @ 12.28 hrs, Volume= 0.324 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs

Pond 4P: ON-SITE STORAGE



Summary for Subcatchment 1S: SUB-CAT 1

Runoff = 0.21 cfs @ 12.12 hrs, Volume= 0.014 af, Depth= 3.09"
Routed to Reach 9R : EX. CB 1759

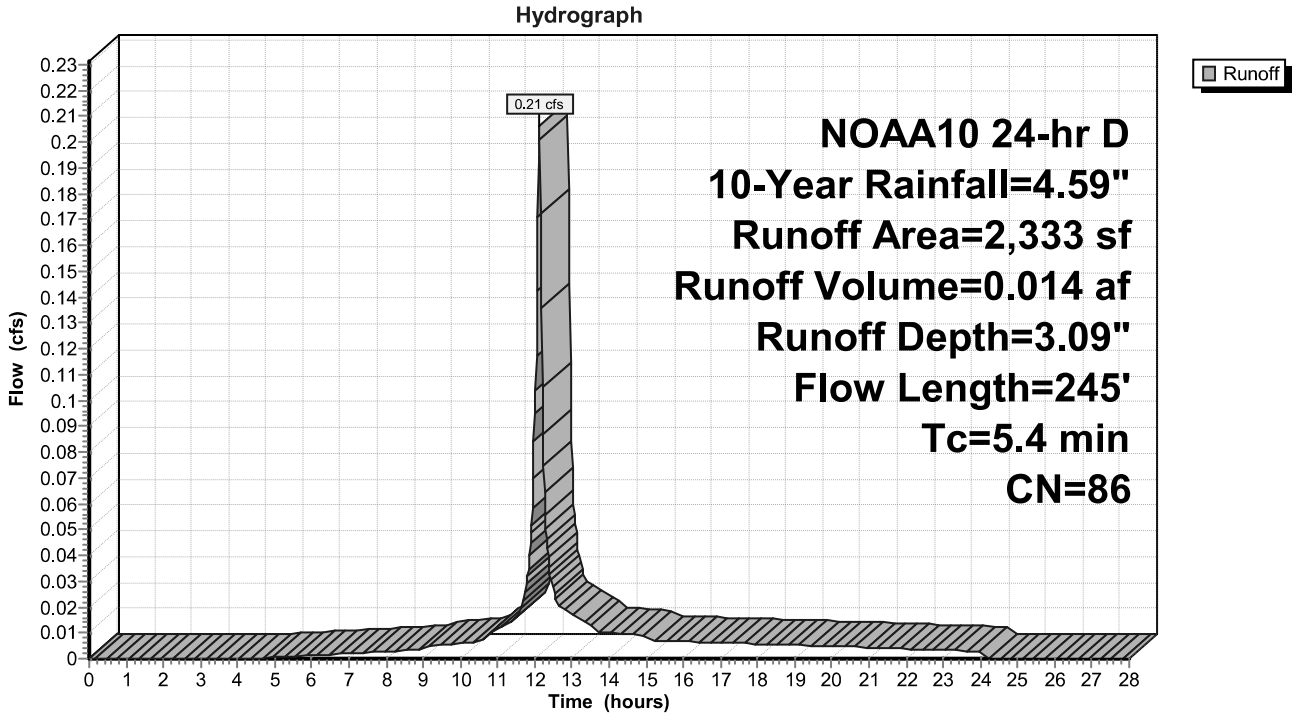
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs
NOAA10 24-hr D 10-Year Rainfall=4.59"

Area (sf)	CN	Description
2,194	86	1/3 acre lots, 30% imp, HSG D
139	79	<50% Grass cover, Poor, HSG B
2,333	86	Weighted Average
1,675		71.79% Pervious Area
658		28.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.0	192	0.0050	0.80		**Sheet Flow, RUNOFF** Smooth surfaces n= 0.011 P2= 2.54"
1.4	53	0.0010	0.64		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
5.4	245	Total			



Subcatchment 1S: SUB-CAT 1



Summary for Subcatchment 2S: SUB-CAT 2

Runoff = 2.95 cfs @ 12.12 hrs, Volume= 0.213 af, Depth= 4.01"
Routed to Reach 9R : EX. CB 1759

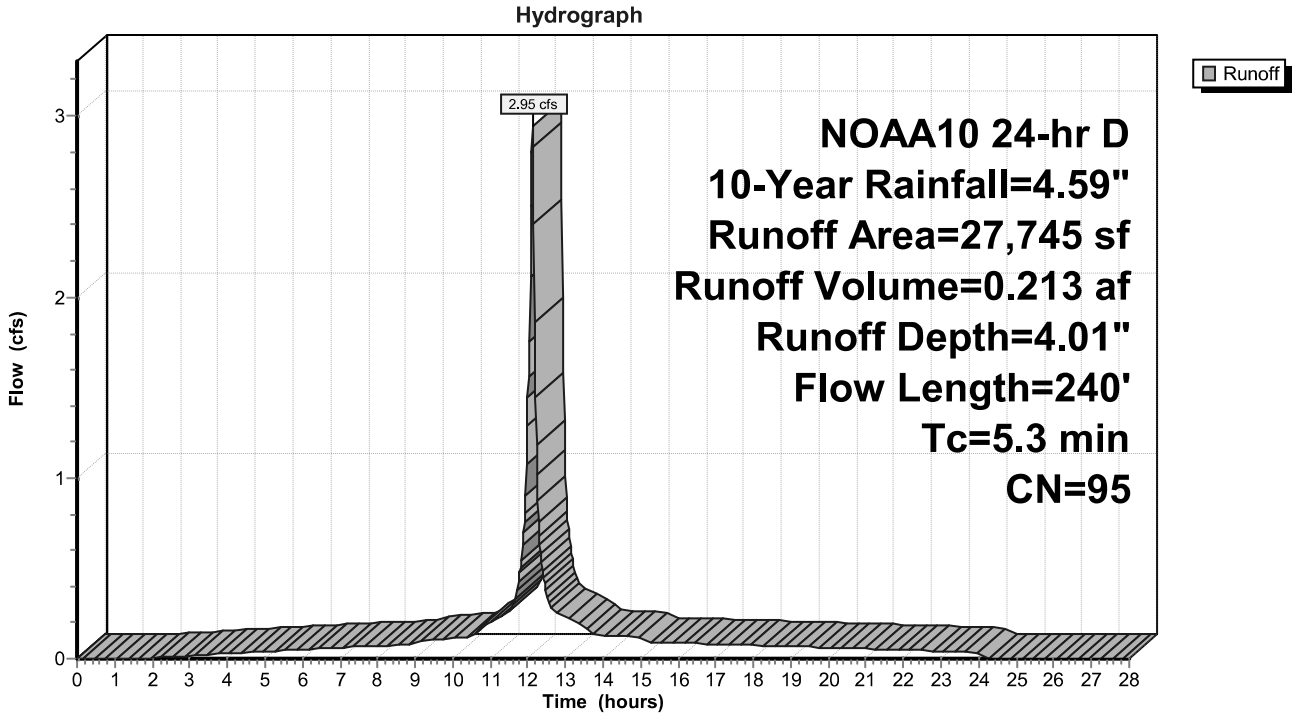
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs
NOAA10 24-hr D 10-Year Rainfall=4.59"

	Area (sf)	CN	Description
	24,760	96	Gravel surface, HSG B
*	1,571	84	GRASS
	908	79	<50% Grass cover, Poor, HSG B
	506	89	<50% Grass cover, Poor, HSG D
	27,745	95	Weighted Average
	27,745		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.9	187	0.0050	0.80		**Sheet Flow, RUNOFF** Smooth surfaces n= 0.011 P2= 2.54"
1.4	53	0.0010	0.64		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
5.3	240	Total			



Subcatchment 2S: SUB-CAT 2



Summary for Subcatchment 3S: OFF-SITE RUNOFF

Runoff = 6.71 cfs @ 12.28 hrs, Volume= 0.723 af, Depth= 1.89"
Routed to Pond 4P : ON-SITE STORAGE

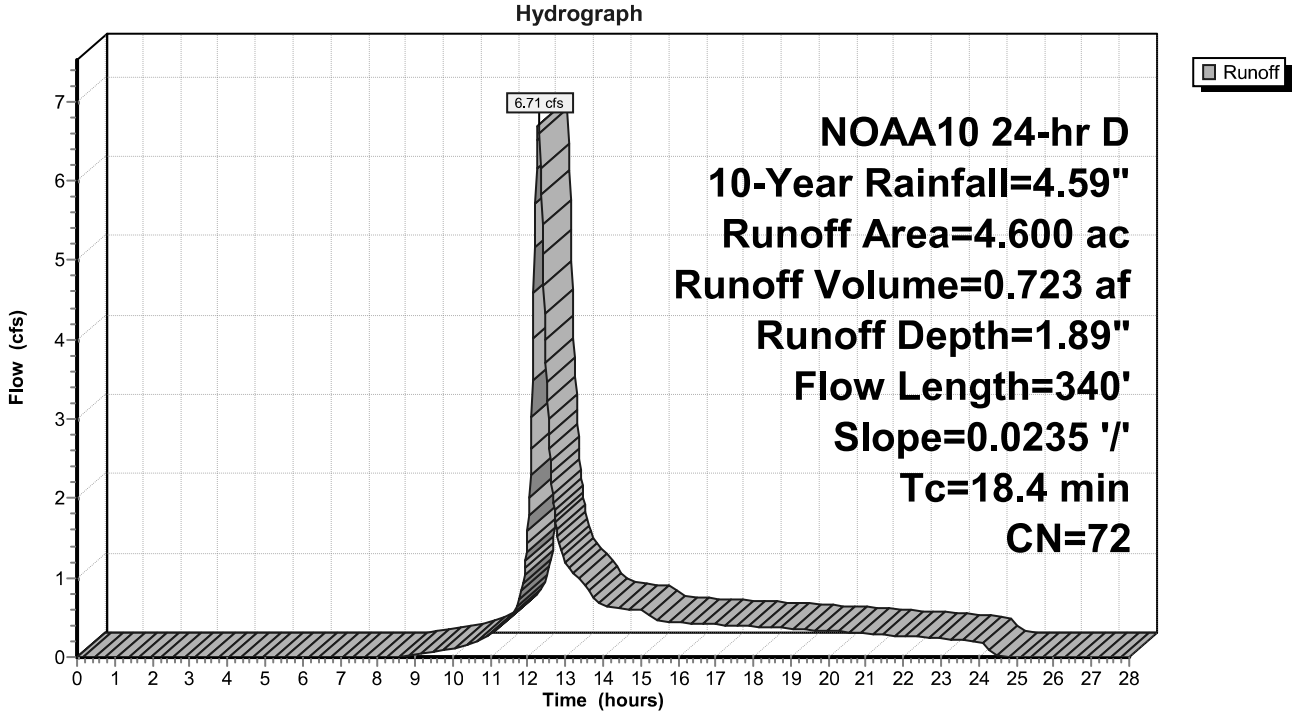
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs
NOAA10 24-hr D 10-Year Rainfall=4.59"

Area (ac)	CN	Description
4.600	72	1/3 acre lots, 30% imp, HSG B
3.220		70.00% Pervious Area
1.380		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	150	0.0235	0.18		**Sheet Flow, RUNOFF** Grass: Short n= 0.150 P2= 2.54"
4.1	190	0.0235	0.77		**Shallow Concentrated Flow, SWALE** Woodland Kv= 5.0 fps
18.4	340	Total			



Subcatchment 3S: OFF-SITE RUNOFF



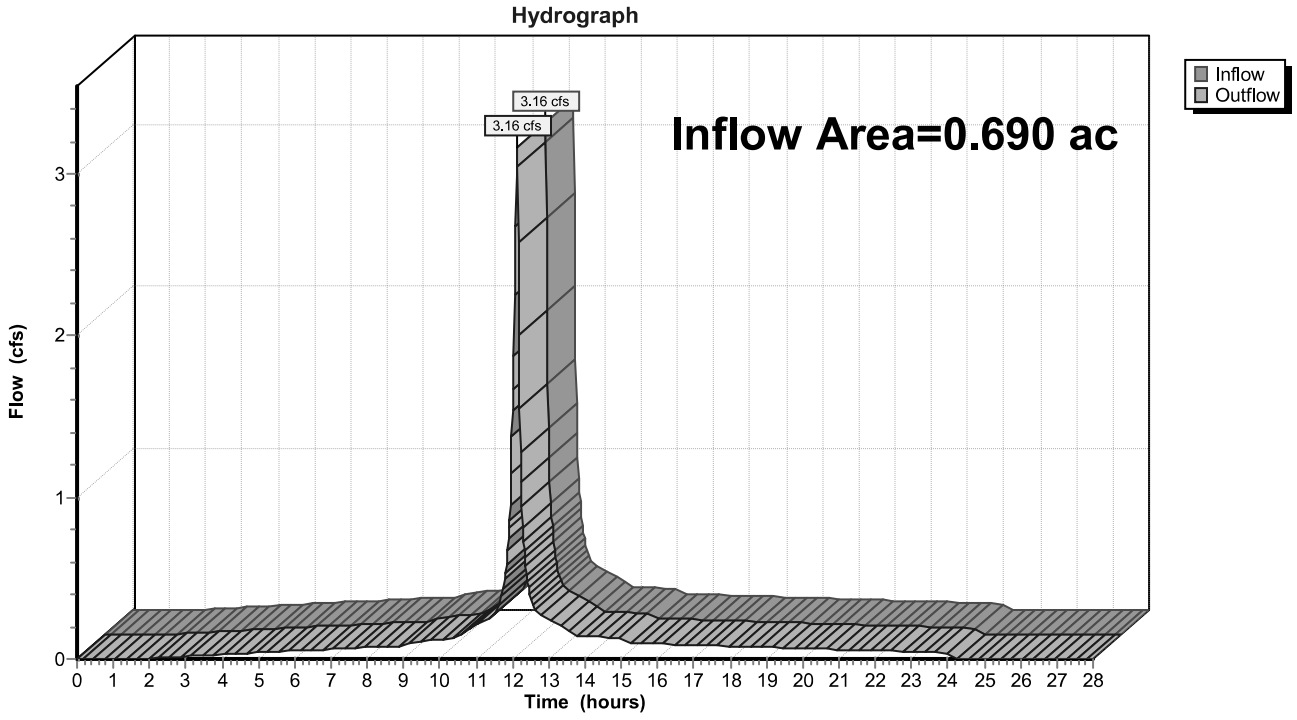
Summary for Reach 9R: EX. CB 1759

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.690 ac, 2.19% Impervious, Inflow Depth = 3.94" for 10-Year event
Inflow = 3.16 cfs @ 12.12 hrs, Volume= 0.227 af
Outflow = 3.16 cfs @ 12.12 hrs, Volume= 0.227 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs

Reach 9R: EX. CB 1759



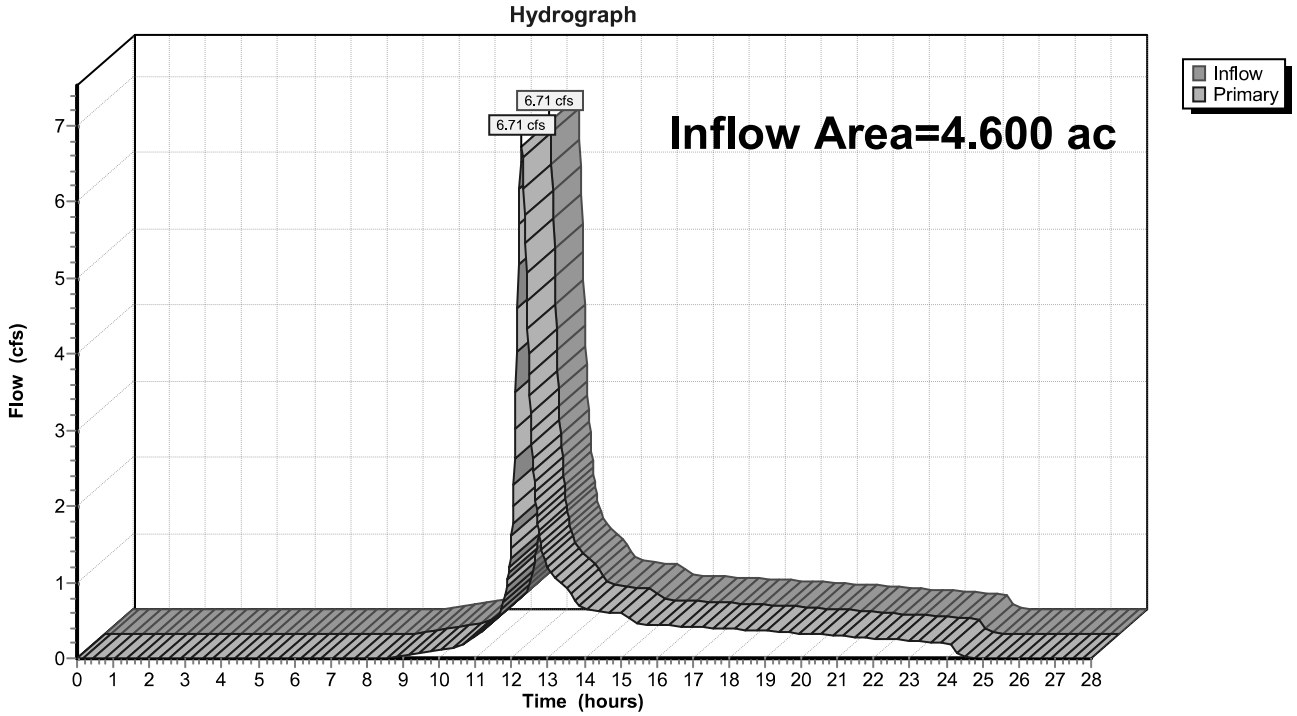
Summary for Pond 4P: ON-SITE STORAGE

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.600 ac, 30.00% Impervious, Inflow Depth = 1.89" for 10-Year event
Inflow = 6.71 cfs @ 12.28 hrs, Volume= 0.723 af
Primary = 6.71 cfs @ 12.28 hrs, Volume= 0.723 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs

Pond 4P: ON-SITE STORAGE



Summary for Subcatchment 1S: SUB-CAT 1

Runoff = 0.26 cfs @ 12.12 hrs, Volume= 0.018 af, Depth= 3.98"
Routed to Reach 9R : EX. CB 1759

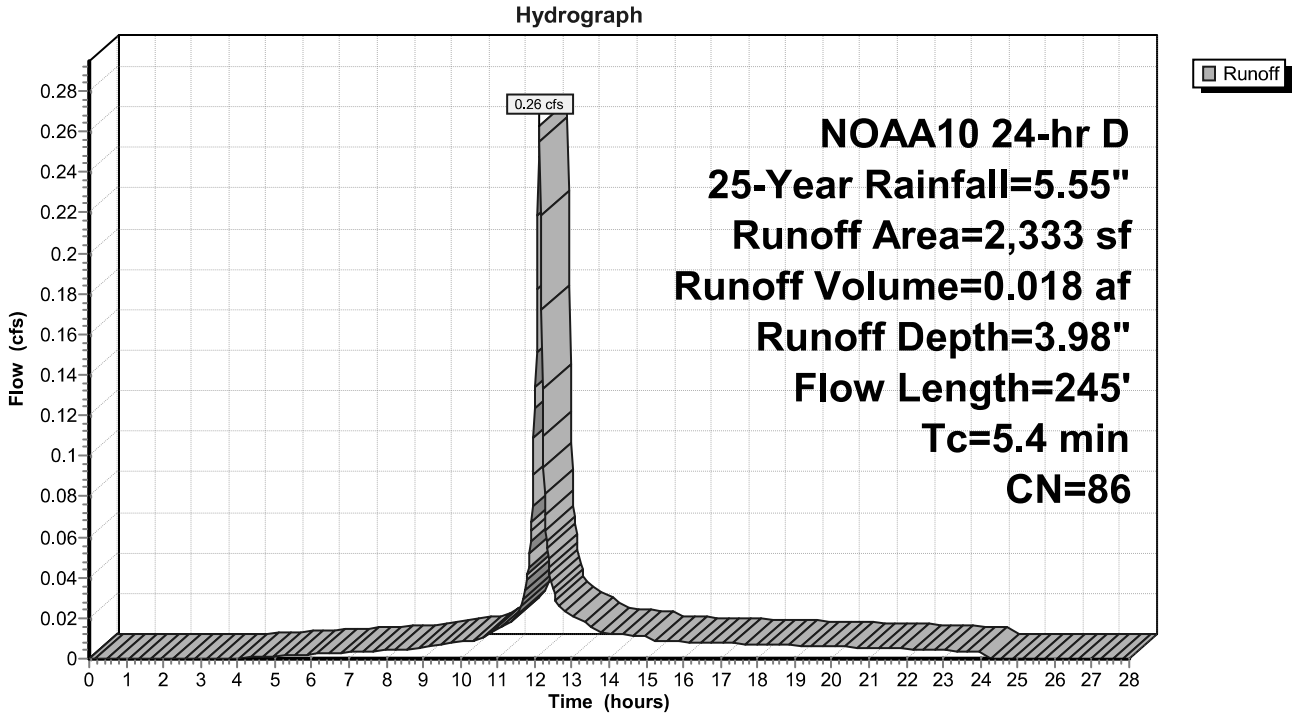
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs
NOAA10 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
2,194	86	1/3 acre lots, 30% imp, HSG D
139	79	<50% Grass cover, Poor, HSG B
2,333	86	Weighted Average
1,675		71.79% Pervious Area
658		28.21% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
4.0	192	0.0050	0.80		**Sheet Flow, RUNOFF** Smooth surfaces n= 0.011 P2= 2.54"
1.4	53	0.0010	0.64		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
5.4	245	Total			



Subcatchment 1S: SUB-CAT 1



Summary for Subcatchment 2S: SUB-CAT 2

Runoff = 3.60 cfs @ 12.12 hrs, Volume= 0.264 af, Depth= 4.96"
Routed to Reach 9R : EX. CB 1759

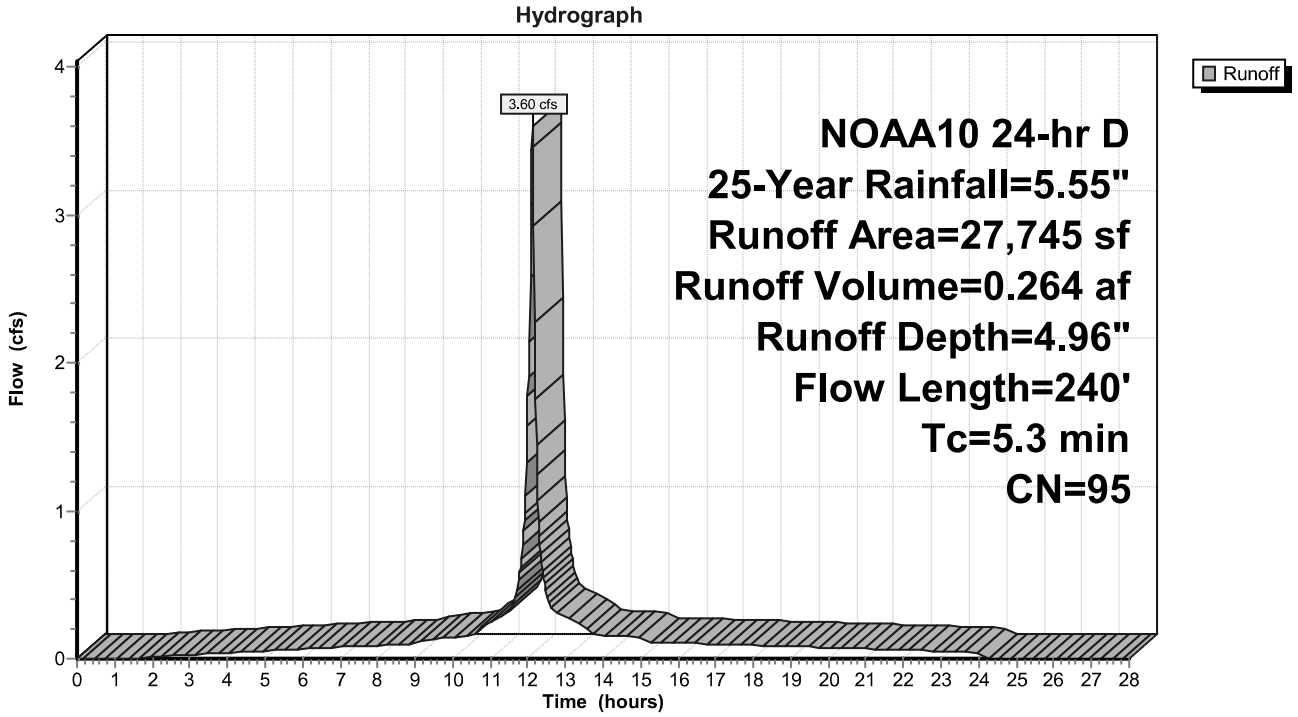
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs
NOAA10 24-hr D 25-Year Rainfall=5.55"

	Area (sf)	CN	Description
	24,760	96	Gravel surface, HSG B
*	1,571	84	GRASS
	908	79	<50% Grass cover, Poor, HSG B
	506	89	<50% Grass cover, Poor, HSG D
	27,745	95	Weighted Average
	27,745		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
3.9	187	0.0050	0.80		**Sheet Flow, RUNOFF** Smooth surfaces n= 0.011 P2= 2.54"
1.4	53	0.0010	0.64		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
5.3	240	Total			



Subcatchment 2S: SUB-CAT 2



Summary for Subcatchment 3S: OFF-SITE RUNOFF

Runoff = 9.47 cfs @ 12.27 hrs, Volume= 1.008 af, Depth= 2.63"
Routed to Pond 4P : ON-SITE STORAGE

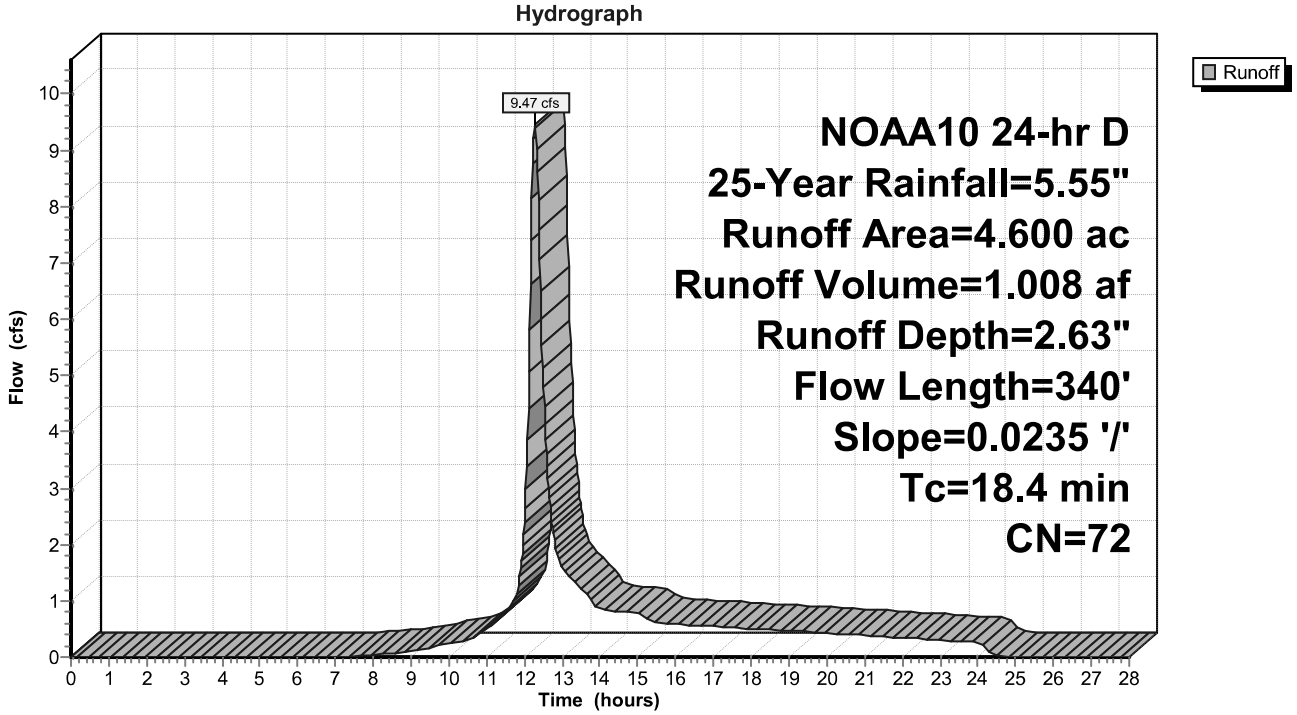
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs
NOAA10 24-hr D 25-Year Rainfall=5.55"

Area (ac)	CN	Description
4.600	72	1/3 acre lots, 30% imp, HSG B
3.220		70.00% Pervious Area
1.380		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	150	0.0235	0.18		**Sheet Flow, RUNOFF** Grass: Short n= 0.150 P2= 2.54"
4.1	190	0.0235	0.77		**Shallow Concentrated Flow, SWALE** Woodland Kv= 5.0 fps
18.4	340	Total			



Subcatchment 3S: OFF-SITE RUNOFF



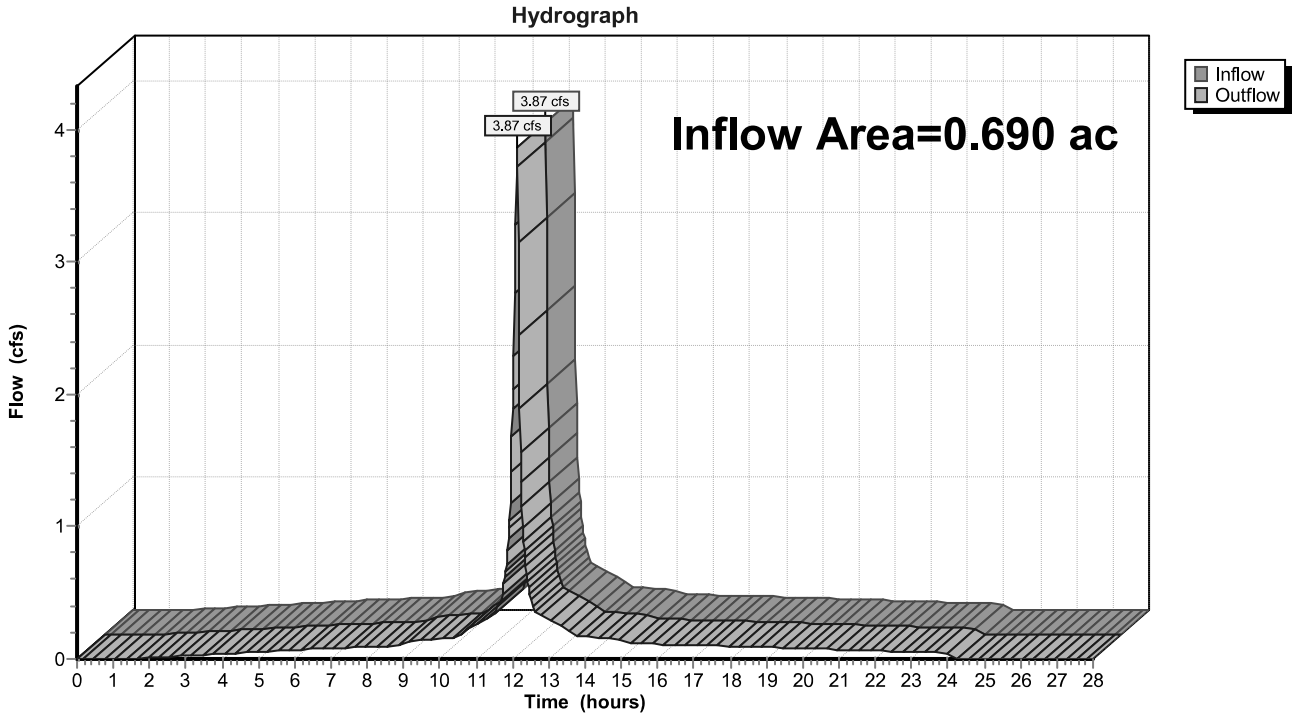
Summary for Reach 9R: EX. CB 1759

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.690 ac, 2.19% Impervious, Inflow Depth = 4.89" for 25-Year event
Inflow = 3.87 cfs @ 12.12 hrs, Volume= 0.281 af
Outflow = 3.87 cfs @ 12.12 hrs, Volume= 0.281 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind+Trans method, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs

Reach 9R: EX. CB 1759



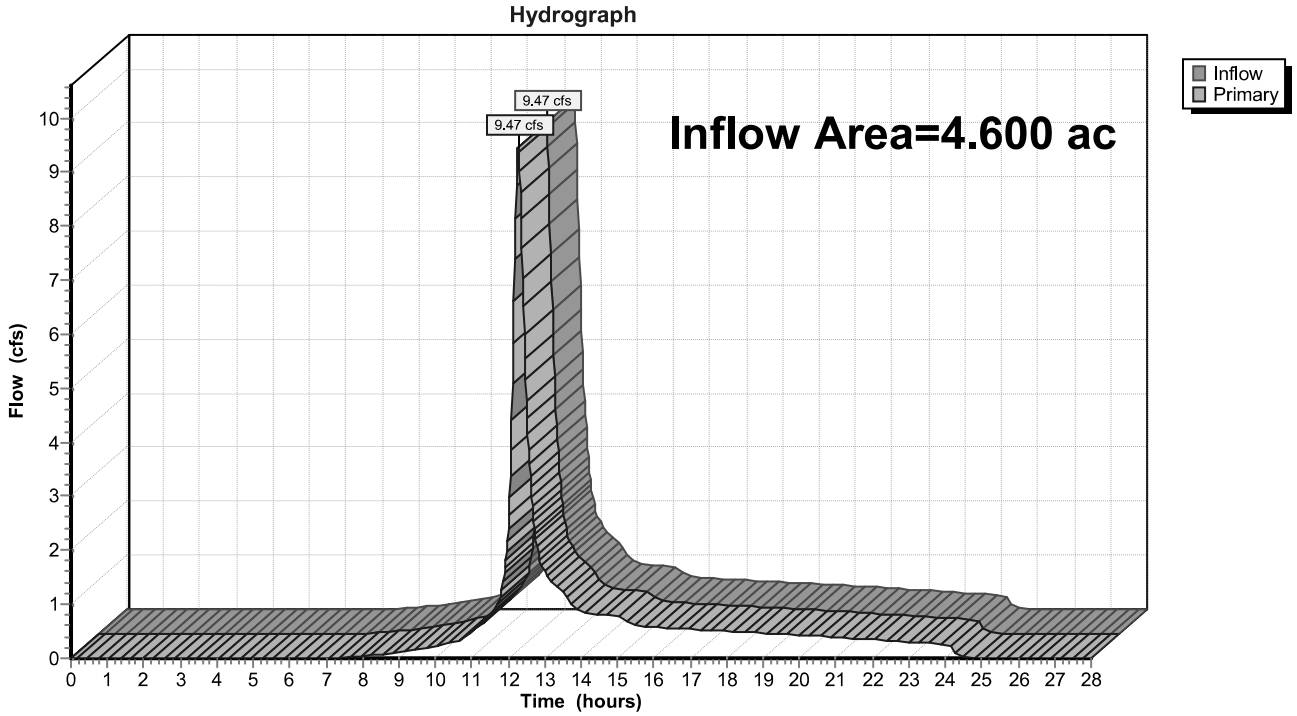
Summary for Pond 4P: ON-SITE STORAGE

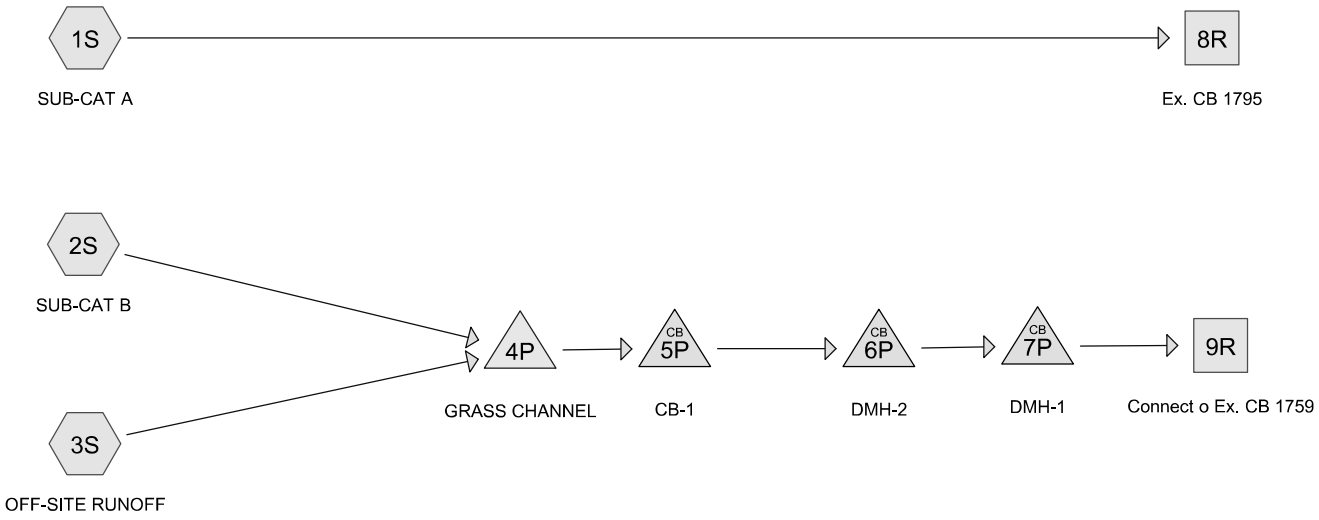
[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 4.600 ac, 30.00% Impervious, Inflow Depth = 2.63" for 25-Year event
Inflow = 9.47 cfs @ 12.27 hrs, Volume= 1.008 af
Primary = 9.47 cfs @ 12.27 hrs, Volume= 1.008 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-28.00 hrs, dt= 0.02 hrs

Pond 4P: ON-SITE STORAGE





Subcat Reach Pond Link

Routing Diagram for 223 Lisbon - Post-Development
Prepared by RPEX Consulting, LLC, Printed 6/28/2024
HydroCAD® 10.20-5a s/n 13452 © 2023 HydroCAD Software Solutions LLC

Project Notes

Rainfall events imported from "NRCS2-Rain.txt" for 1360 ME Androscoggin
Rainfall events imported from "NRCS2-Rain.txt" for 1360 ME Androscoggin
Rainfall events imported from "NRCS2-Rain.txt" for 1360 ME Androscoggin

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	2-Year	NOAA10 24-hr	D	Default	24.00	1	3.06	2
2	10-Year	NOAA10 24-hr	D	Default	24.00	1	4.59	2
3	25-Year	NOAA10 24-hr	D	Default	24.00	1	5.55	2

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Width (inches)	Diam/Height (inches)	Inside-Fill (inches)	Node Name
1	4P	182.00	181.80	5.0	0.0400	0.010	0.0	4.0	0.0	
2	5P	178.55	178.35	79.0	0.0025	0.010	0.0	12.0	0.0	
3	6P	178.35	178.19	65.0	0.0025	0.010	0.0	12.0	0.0	
4	7P	178.14	177.94	81.0	0.0025	0.010	0.0	12.0	0.0	

Summary for Subcatchment 1S: SUB-CAT A

Runoff = 0.25 cfs @ 12.12 hrs, Volume= 0.016 af, Depth= 1.36"
Routed to Reach 8R : Ex. CB 1795

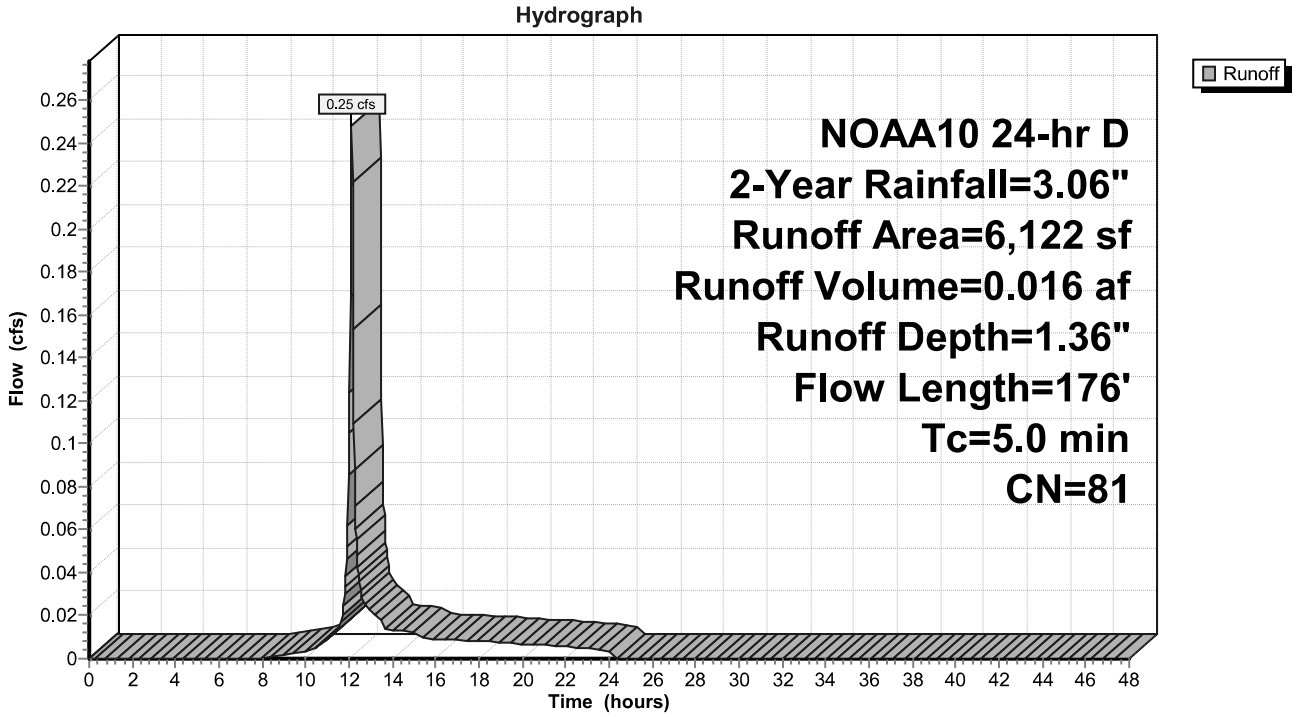
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
NOAA10 24-hr D 2-Year Rainfall=3.06"

Area (sf)	CN	Description
1,500	98	Unconnected roofs, HSG B
1,827	98	Paved parking, HSG B
2,795	61	>75% Grass cover, Good, HSG B
6,122	81	Weighted Average
2,795		45.66% Pervious Area
3,327		54.34% Impervious Area
1,500		45.09% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	15	0.1330	0.22		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 2.54"
0.1	6	0.0200	0.70		**Sheet Flow, Sidewalk** Smooth surfaces n= 0.011 P2= 2.54"
3.3	155	0.0015	0.79		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
4.5	176	Total, Increased to minimum Tc = 5.0 min			



Subcatchment 1S: SUB-CAT A



Summary for Subcatchment 2S: SUB-CAT B

Runoff = 1.17 cfs @ 12.12 hrs, Volume= 0.075 af, Depth= 1.64"
Routed to Pond 4P : GRASS CHANNEL

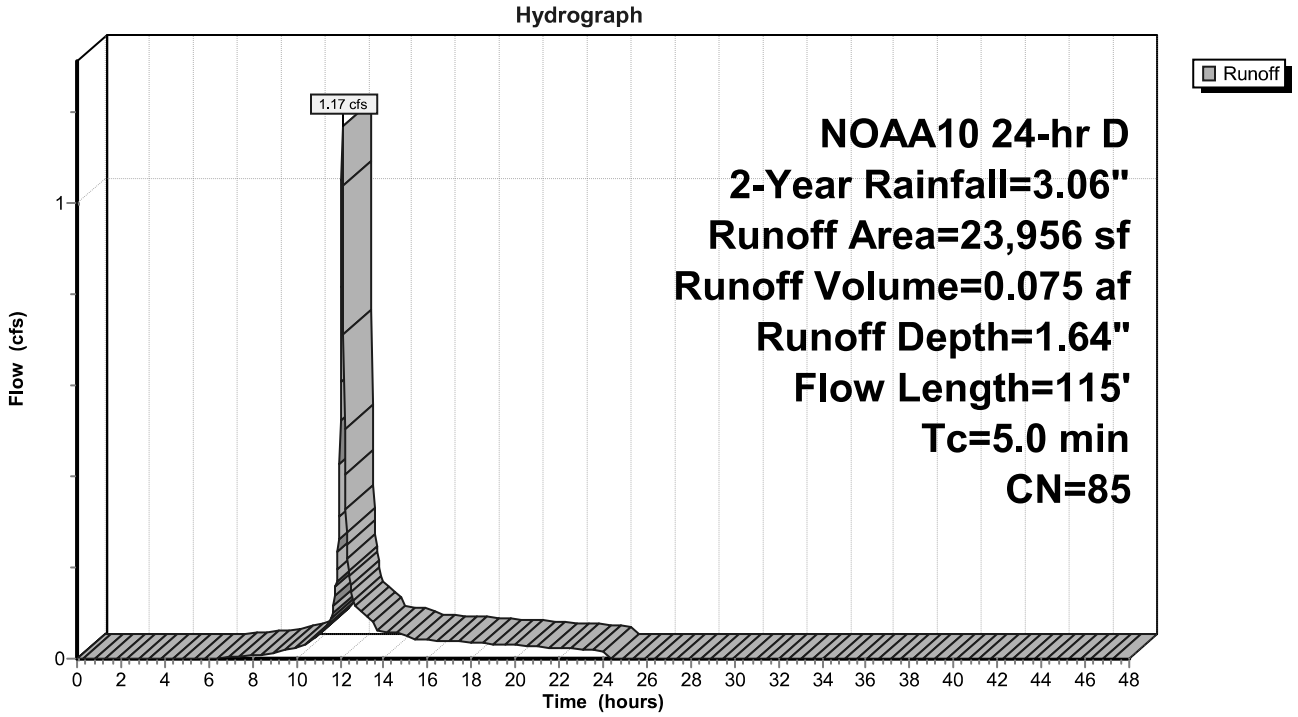
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
NOAA10 24-hr D 2-Year Rainfall=3.06"

	Area (sf)	CN	Description
*	4,956	98	Shingle Roof
*	6,433	98	Bituminous & Asphalt Paving
	12,567	74	>75% Grass cover, Good, HSG C
	23,956	85	Weighted Average
	12,567		52.46% Pervious Area
	11,389		47.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	17	0.6670	3.50		**Sheet Flow, Roof - Bldg A** Smooth surfaces n= 0.011 P2= 2.54"
1.2	10	0.0500	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.54"
0.6	88	0.0284	2.53		**Shallow Concentrated Flow, Swale** Grassed Waterway Kv= 15.0 fps
1.9	115	Total, Increased to minimum Tc = 5.0 min			



Subcatchment 2S: SUB-CAT B



Summary for Subcatchment 3S: OFF-SITE RUNOFF

Runoff = 2.78 cfs @ 12.28 hrs, Volume= 0.324 af, Depth= 0.84"
Routed to Pond 4P : GRASS CHANNEL

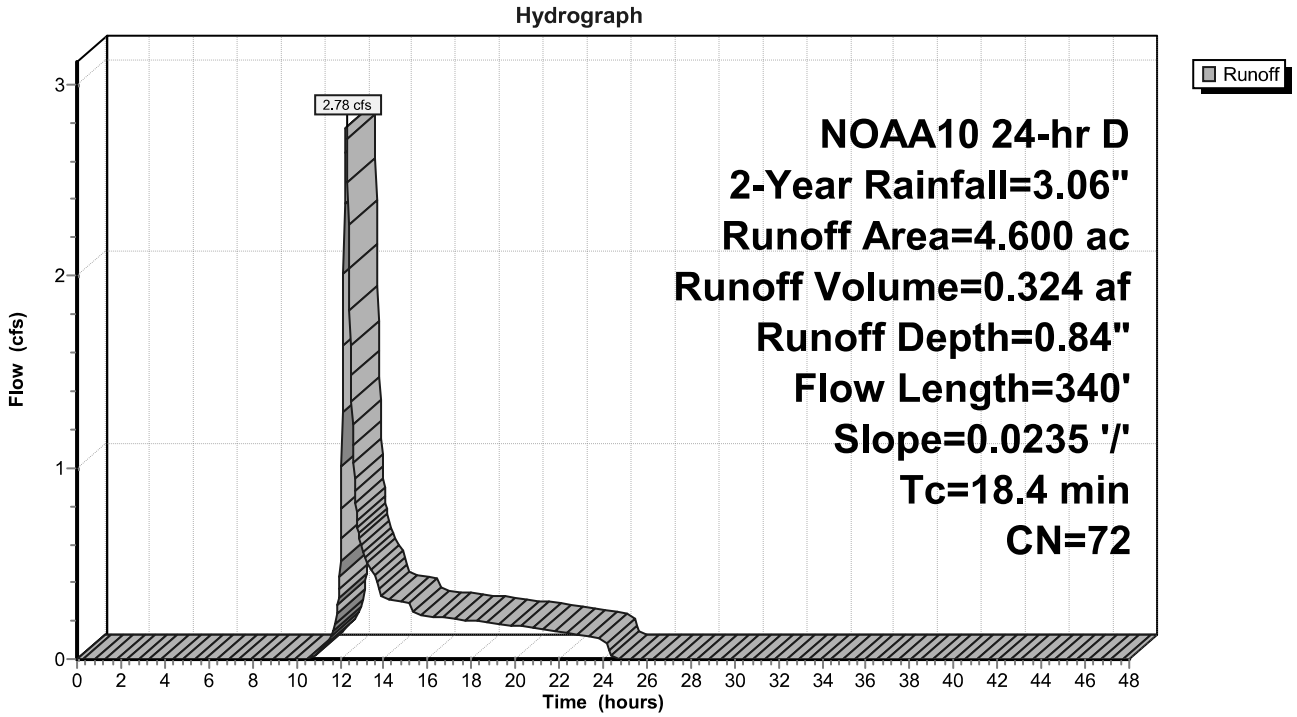
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
NOAA10 24-hr D 2-Year Rainfall=3.06"

Area (ac)	CN	Description
4.600	72	1/3 acre lots, 30% imp, HSG B
3.220		70.00% Pervious Area
1.380		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	150	0.0235	0.18		**Sheet Flow, Lawn - Mobile Park** Grass: Short n= 0.150 P2= 2.54"
4.1	190	0.0235	0.77		**Shallow Concentrated Flow, Swale** Woodland Kv= 5.0 fps
18.4	340	Total			



Subcatchment 3S: OFF-SITE RUNOFF



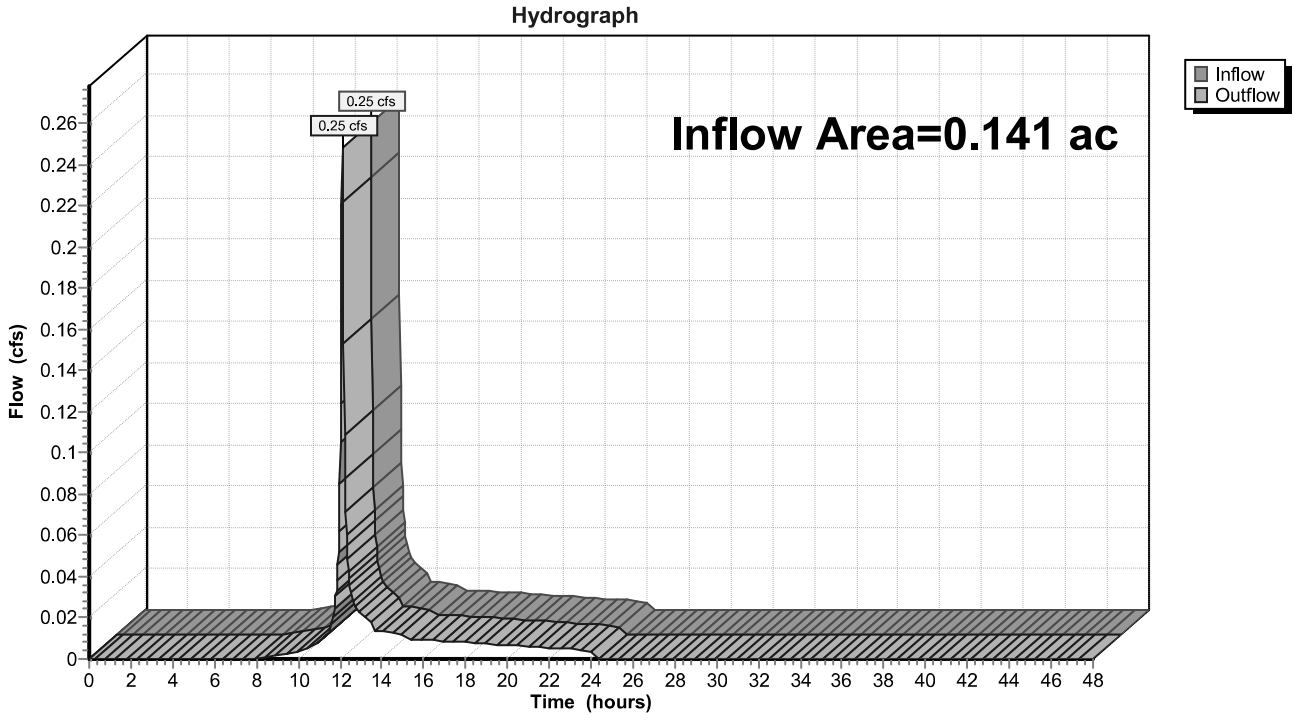
Summary for Reach 8R: Ex. CB 1795

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.141 ac, 54.34% Impervious, Inflow Depth = 1.36" for 2-Year event
Inflow = 0.25 cfs @ 12.12 hrs, Volume= 0.016 af
Outflow = 0.25 cfs @ 12.12 hrs, Volume= 0.016 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

Reach 8R: Ex. CB 1795



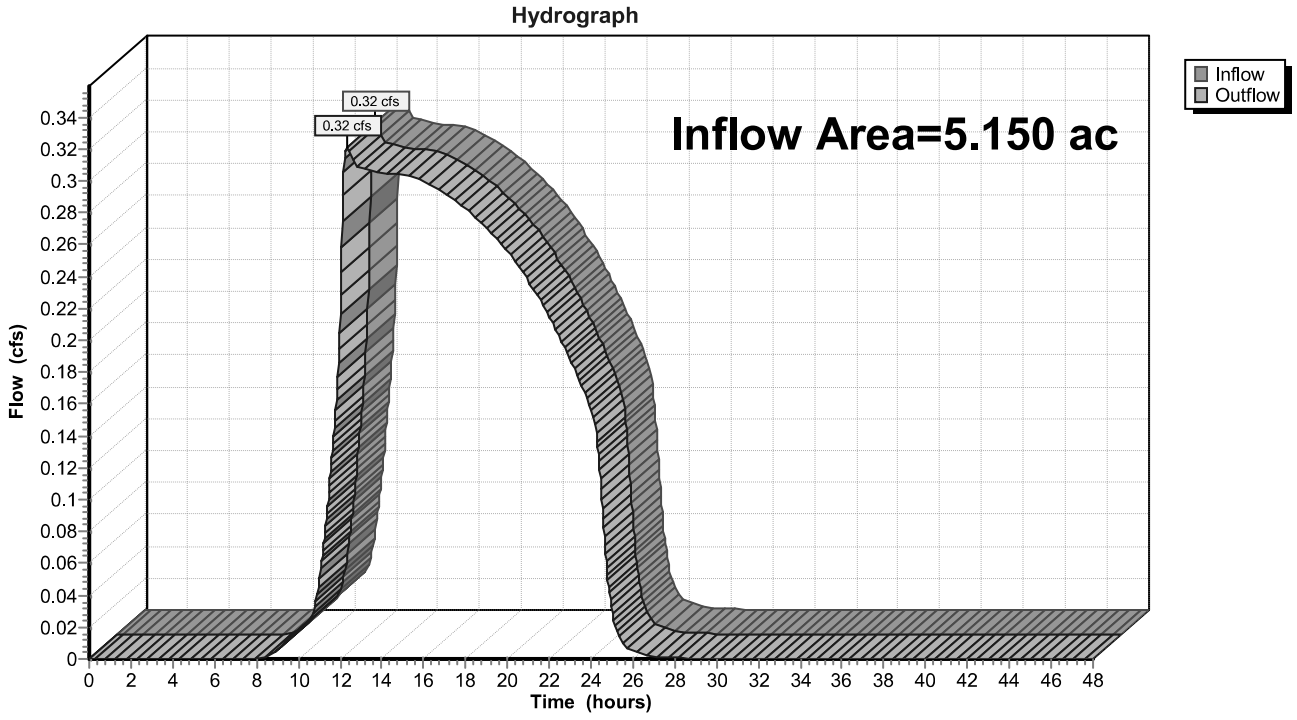
Summary for Reach 9R: Connect o Ex. CB 1759

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.67" for 2-Year event
Inflow = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af
Outflow = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

Reach 9R: Connect o Ex. CB 1759



Summary for Pond 4P: GRASS CHANNEL

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.93" for 2-Year event
Inflow = 3.09 cfs @ 12.27 hrs, Volume= 0.399 af
Outflow = 3.03 cfs @ 12.31 hrs, Volume= 0.398 af, Atten= 2%, Lag= 2.3 min
Primary = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af
Routed to Pond 5P : CB-1
Secondary = 2.71 cfs @ 12.31 hrs, Volume= 0.112 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 183.10' @ 12.31 hrs Surf.Area= 3,762 sf Storage= 2,080 cf
Flood Elev= 184.00' Surf.Area= 7,284 sf Storage= 6,955 cf

Plug-Flow detention time= 54.3 min calculated for 0.398 af (100% of inflow)
Center-of-Mass det. time= 53.7 min (967.2 - 913.5)

Volume	Invert	Avail.Storage	Storage Description
#1	181.80'	6,955 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
181.80	0	0.0	0	0	0
182.00	420	144.5	28	28	1,662
183.00	3,436	644.0	1,686	1,714	33,006
184.00	7,284	844.5	5,241	6,955	56,767

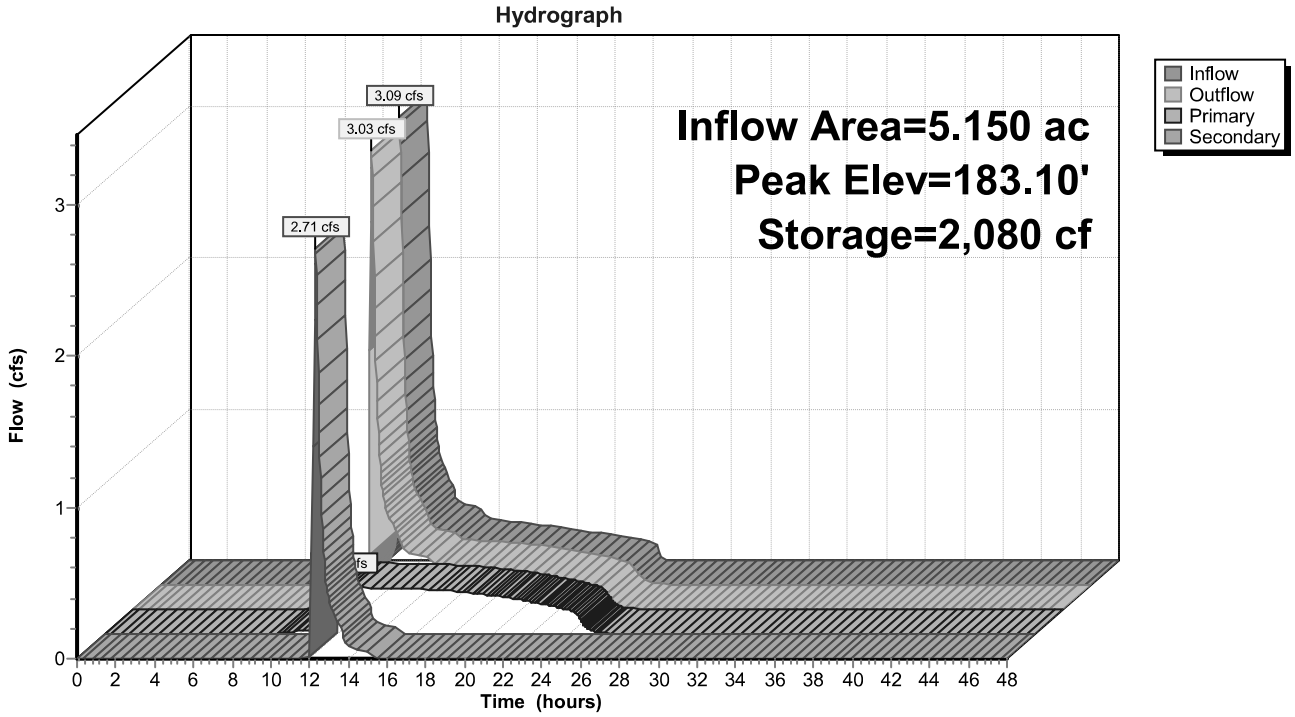
Device	Routing	Invert	Outlet Devices
#0	Secondary	184.00'	**Automatic Storage Overflow** (Discharged without head)
#1	Secondary	183.00'	**31.0' long + 0.5 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Primary	182.00'	**4.0" Round Culvert** L= 5.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 182.00' / 181.80' S= 0.0400 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.32 cfs @ 12.31 hrs HW=183.10' TW=178.93' (Dynamic Tailwater)
└**2=Culvert** (Inlet Controls 0.32 cfs @ 3.68 fps)

Secondary OutFlow Max=2.70 cfs @ 12.31 hrs HW=183.10' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 2.70 cfs @ 0.86 fps)



Pond 4P: GRASS CHANNEL



Summary for Pond 5P: CB-1

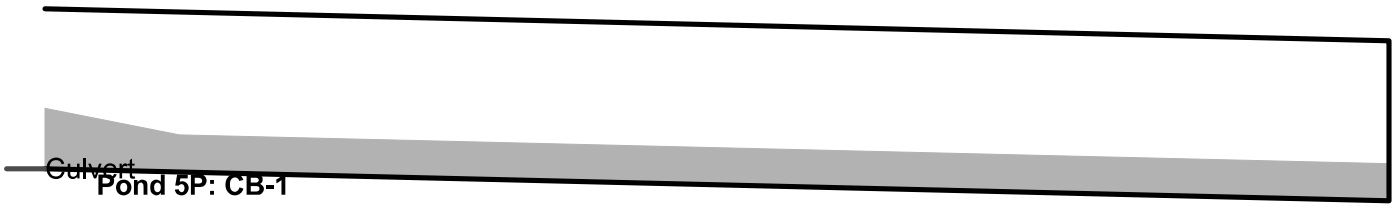
[57] Hint: Peaked at 178.93' (Flood elevation advised)

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.67" for 2-Year event
Inflow = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af
Outflow = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af, Atten= 0%, Lag= 0.0 min
Primary = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af
Routed to Pond 6P : DMH-2

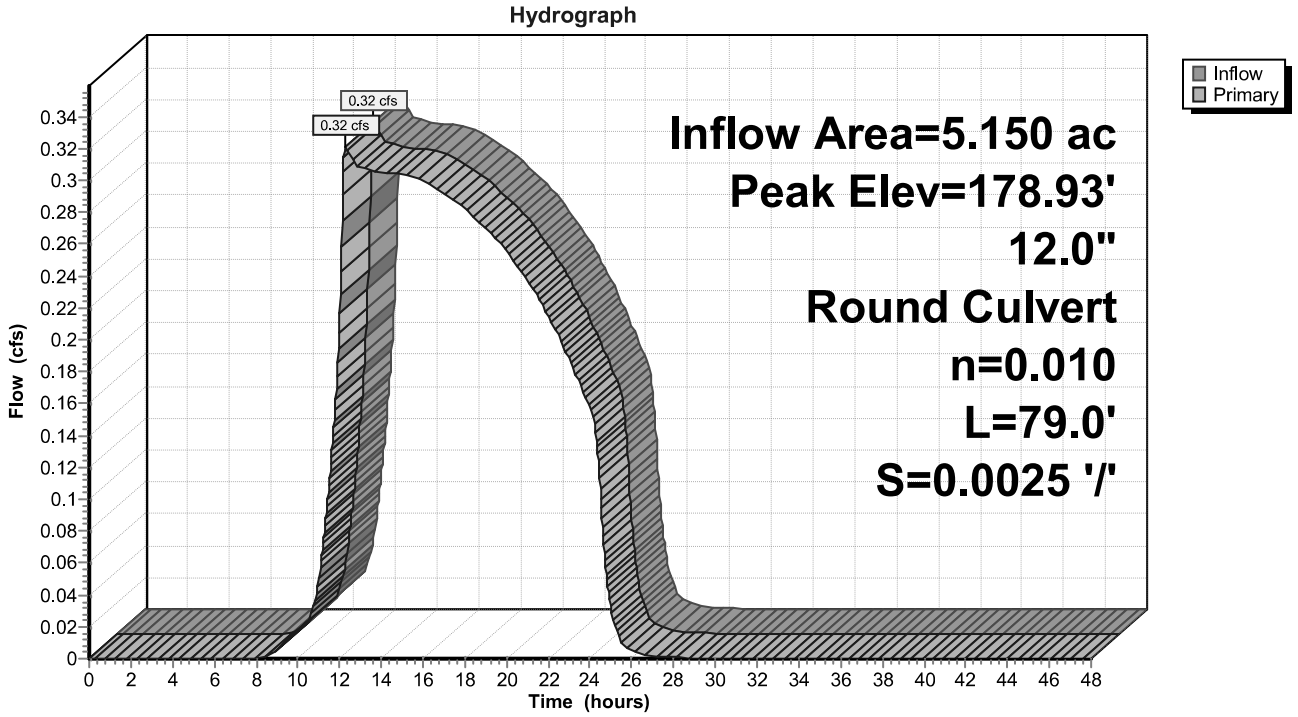
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 178.93' @ 12.32 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	178.55'	**12.0" Round Culvert** L= 79.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.55' / 178.35' S= 0.0025 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.32 cfs @ 12.31 hrs HW=178.93' TW=178.71' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 0.32 cfs @ 1.76 fps)



Pond 5P: CB-1


Hydrograph
Inflow
Primary
0.32 cfs
0.32 cfs
Inflow Area=5.150 ac
Peak Elev=178.93'
12.0"
Round Culvert
n=0.010
L=79.0'
S=0.0025 '/'
Flow (cfs)
Time (hours)

Summary for Pond 6P: DMH-2

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.67" for 2-Year event
Inflow = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af
Outflow = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af, Atten= 0%, Lag= 0.0 min
Primary = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af
Routed to Pond 7P : DMH-1
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 178.71' @ 12.32 hrs
Flood Elev= 184.91'

Device	Routing	Invert	Outlet Devices
#1	Primary	178.35'	**12.0" Round Culvert** L= 65.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.35' / 178.19' S= 0.0025 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Secondary	184.91'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

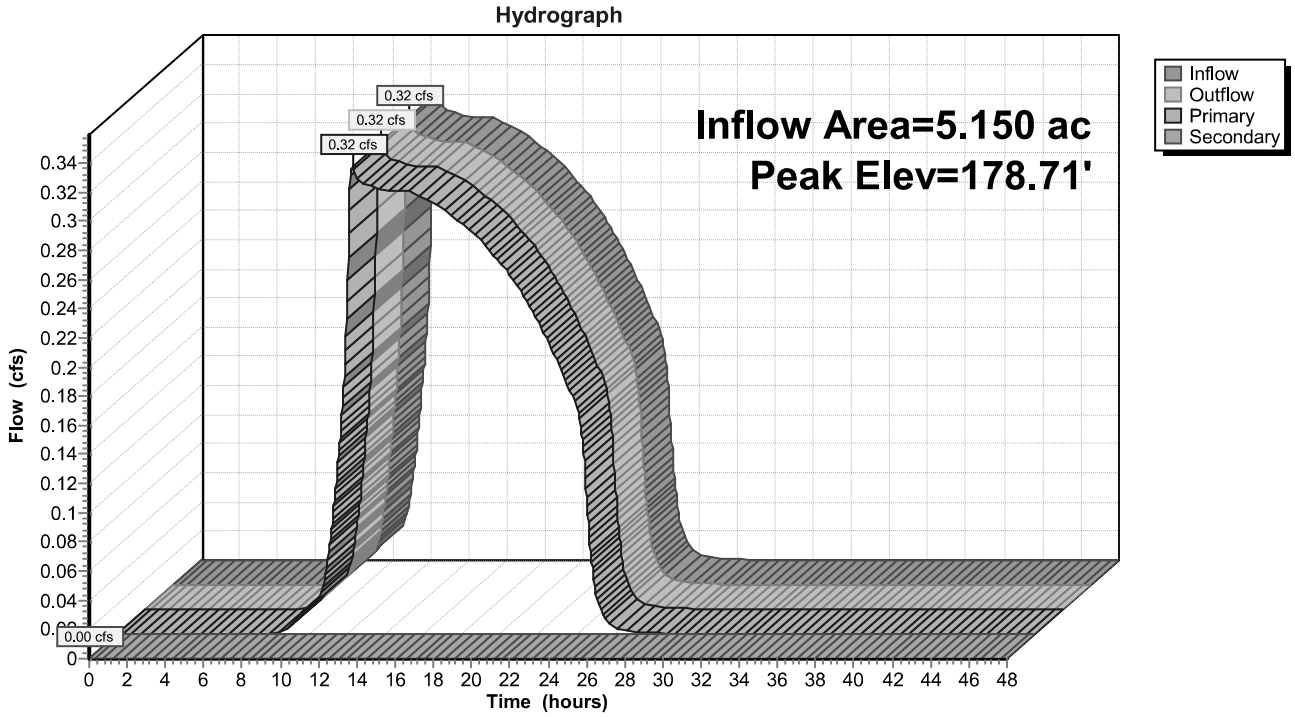
Primary OutFlow Max=0.32 cfs @ 12.31 hrs HW=178.71' TW=178.49' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 0.32 cfs @ 1.86 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=178.35' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Orifice/Grate

Culvert

Pond 6P: DMH-2


Hydrograph
Inflow Area=5.150 ac
Peak Elev=178.71'
0.32 cfs
0.32 cfs
0.32 cfs
0.00 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Summary for Pond 7P: DMH-1

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.67" for 2-Year event
Inflow = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af
Outflow = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af, Atten= 0%, Lag= 0.0 min
Primary = 0.32 cfs @ 12.31 hrs, Volume= 0.286 af
Routed to Reach 9R : Connect o Ex. CB 1759
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 178.49' @ 12.31 hrs
Flood Elev= 184.56'

Device	Routing	Invert	Outlet Devices
#1	Primary	178.14'	**12.0" Round Culvert** L= 81.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.14' / 177.94' S= 0.0025 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Secondary	184.56'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

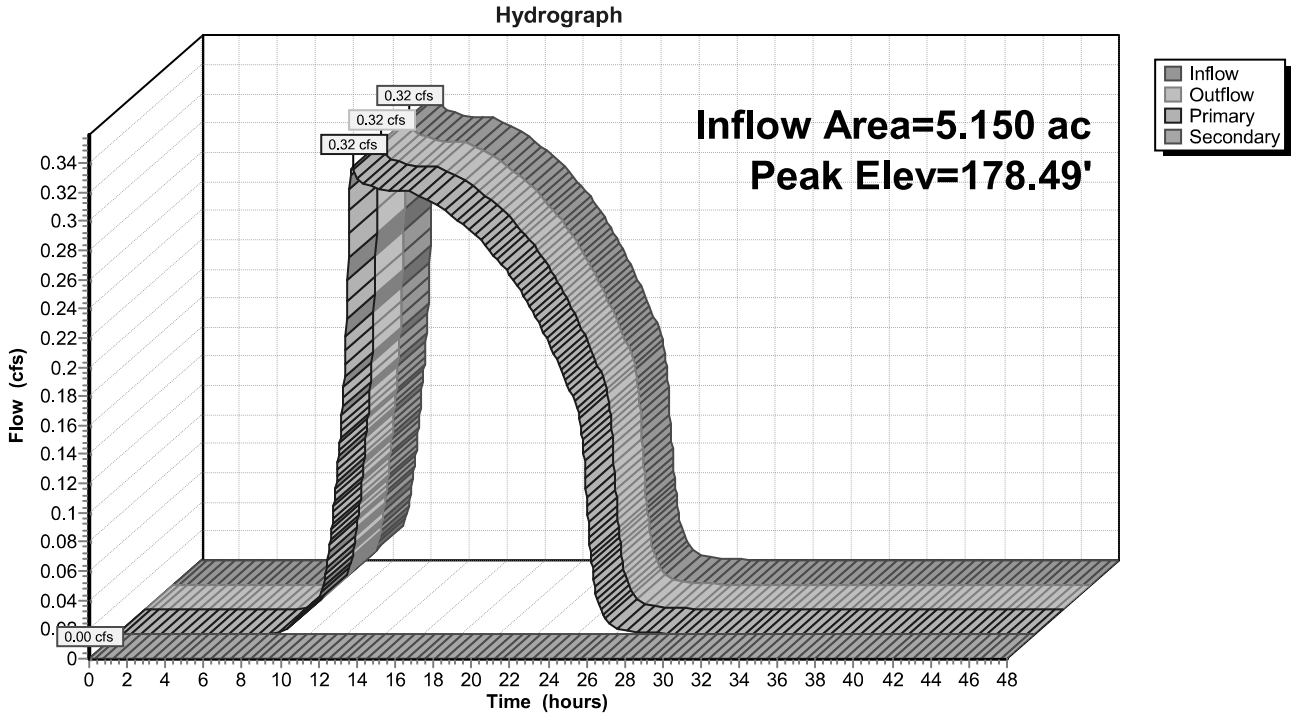
Primary OutFlow Max=0.32 cfs @ 12.31 hrs HW=178.49' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Barrel Controls 0.32 cfs @ 1.96 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=178.14' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Orifice/Grate

Culvert **Pond 7P: DMH-1**

Pond 7P: DMH-1


Hydrograph
Inflow Area=5.150 ac
Peak Elev=178.49'
0.32 cfs
0.32 cfs
0.32 cfs
0.00 cfs
Inflow
Outflow
Primary
Secondary
Flow (cfs)
Time (hours)

Summary for Subcatchment 1S: SUB-CAT A

Runoff = 0.48 cfs @ 12.12 hrs, Volume= 0.031 af, Depth= 2.63"
Routed to Reach 8R : Ex. CB 1795

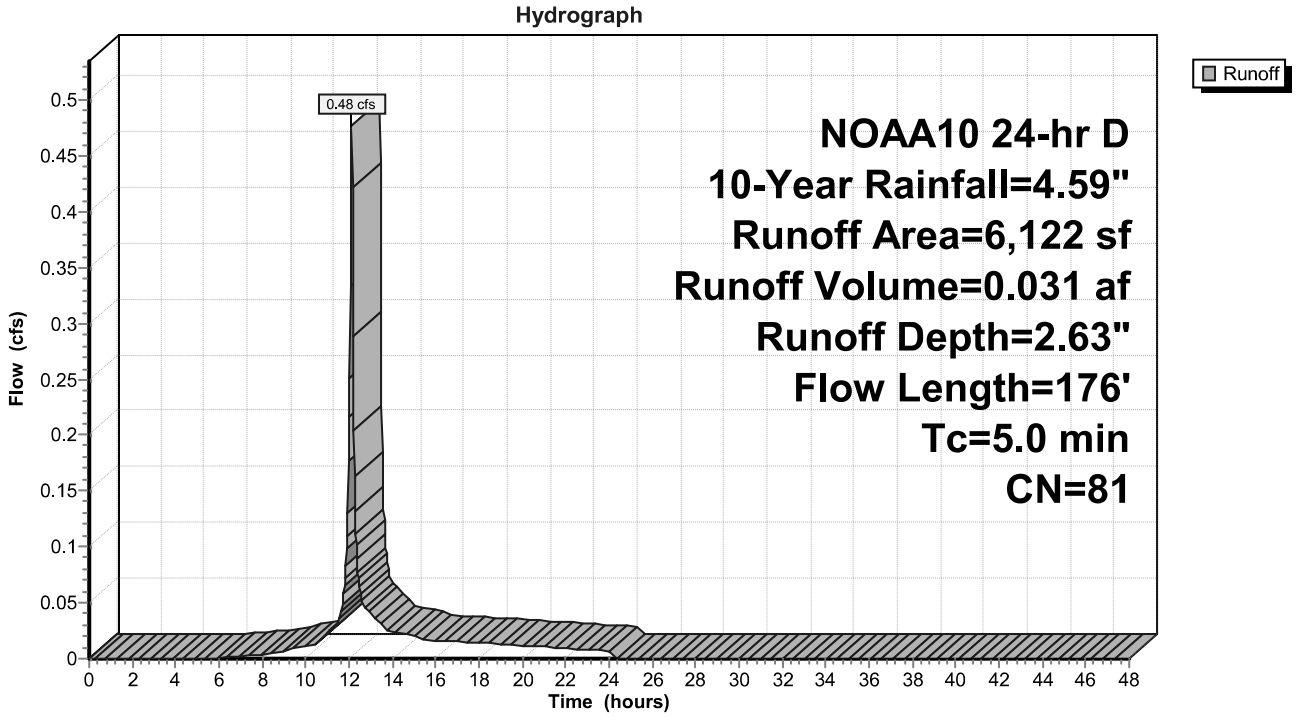
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
NOAA10 24-hr D 10-Year Rainfall=4.59"

Area (sf)	CN	Description
1,500	98	Unconnected roofs, HSG B
1,827	98	Paved parking, HSG B
2,795	61	>75% Grass cover, Good, HSG B
6,122	81	Weighted Average
2,795		45.66% Pervious Area
3,327		54.34% Impervious Area
1,500		45.09% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	15	0.1330	0.22		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 2.54"
0.1	6	0.0200	0.70		**Sheet Flow, Sidewalk** Smooth surfaces n= 0.011 P2= 2.54"
3.3	155	0.0015	0.79		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
4.5	176	Total, Increased to minimum Tc = 5.0 min			



Subcatchment 1S: SUB-CAT A



Summary for Subcatchment 2S: SUB-CAT B

Runoff = 2.10 cfs @ 12.12 hrs, Volume= 0.137 af, Depth= 2.99"
Routed to Pond 4P : GRASS CHANNEL

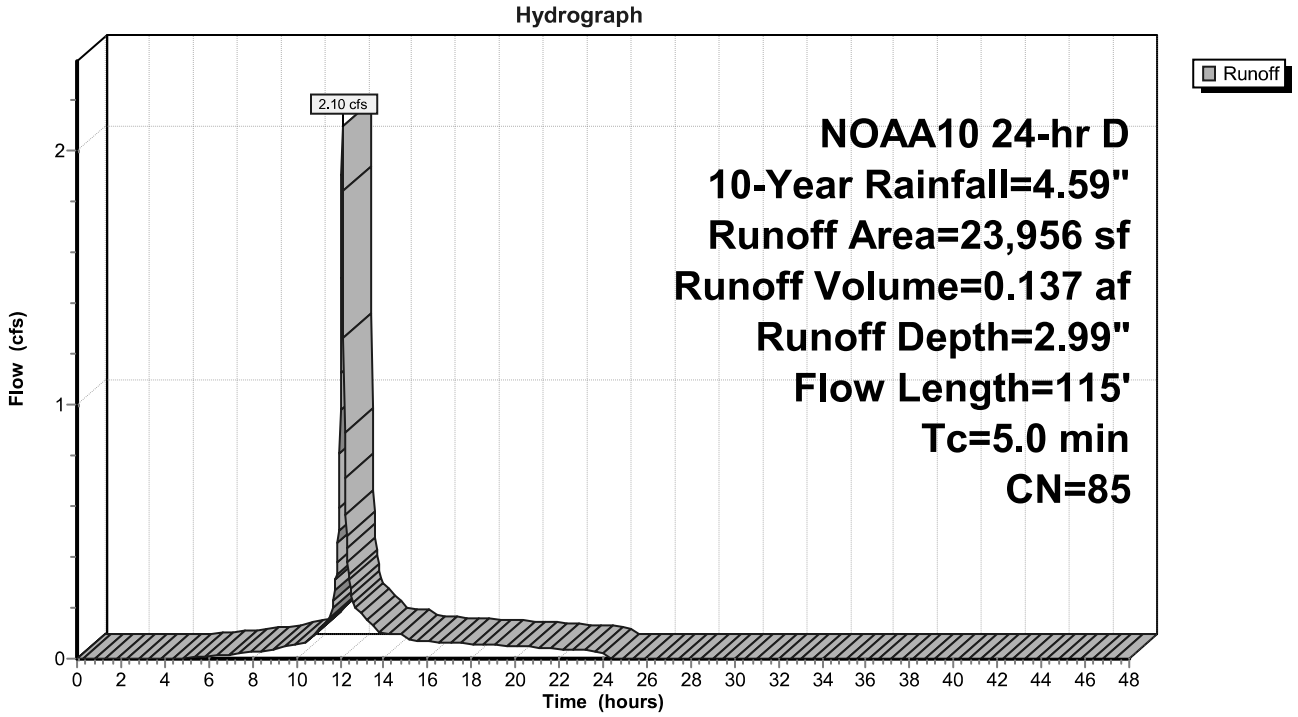
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
NOAA10 24-hr D 10-Year Rainfall=4.59"

	Area (sf)	CN	Description
*	4,956	98	Shingle Roof
*	6,433	98	Bituminous & Asphalt Paving
	12,567	74	>75% Grass cover, Good, HSG C
	23,956	85	Weighted Average
	12,567		52.46% Pervious Area
	11,389		47.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	17	0.6670	3.50		**Sheet Flow, Roof - Bldg A** Smooth surfaces n= 0.011 P2= 2.54"
1.2	10	0.0500	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.54"
0.6	88	0.0284	2.53		**Shallow Concentrated Flow, Swale** Grassed Waterway Kv= 15.0 fps
1.9	115	Total, Increased to minimum Tc = 5.0 min			



Subcatchment 2S: SUB-CAT B



Summary for Subcatchment 3S: OFF-SITE RUNOFF

Runoff = 6.70 cfs @ 12.28 hrs, Volume= 0.723 af, Depth= 1.89"
Routed to Pond 4P : GRASS CHANNEL

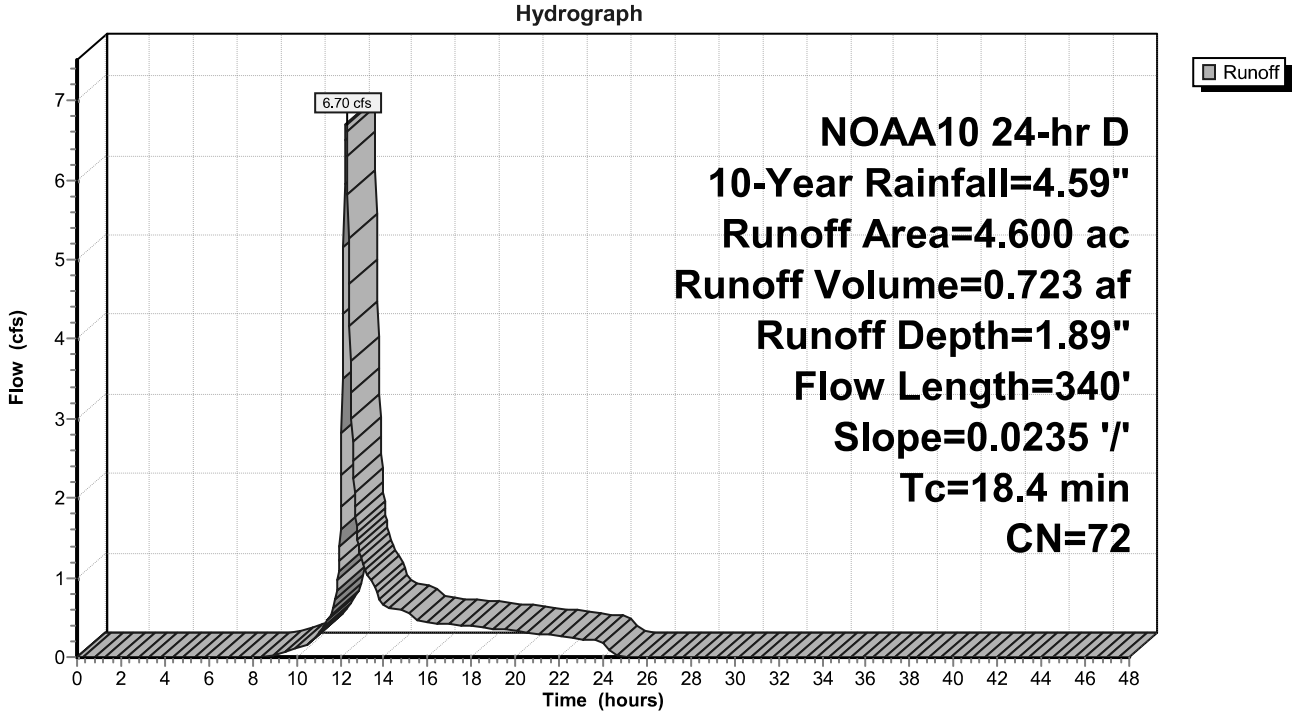
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
NOAA10 24-hr D 10-Year Rainfall=4.59"

Area (ac)	CN	Description
4.600	72	1/3 acre lots, 30% imp, HSG B
3.220		70.00% Pervious Area
1.380		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	150	0.0235	0.18		**Sheet Flow, Lawn - Mobile Park** Grass: Short n= 0.150 P2= 2.54"
4.1	190	0.0235	0.77		**Shallow Concentrated Flow, Swale** Woodland Kv= 5.0 fps
18.4	340	Total			



Subcatchment 3S: OFF-SITE RUNOFF



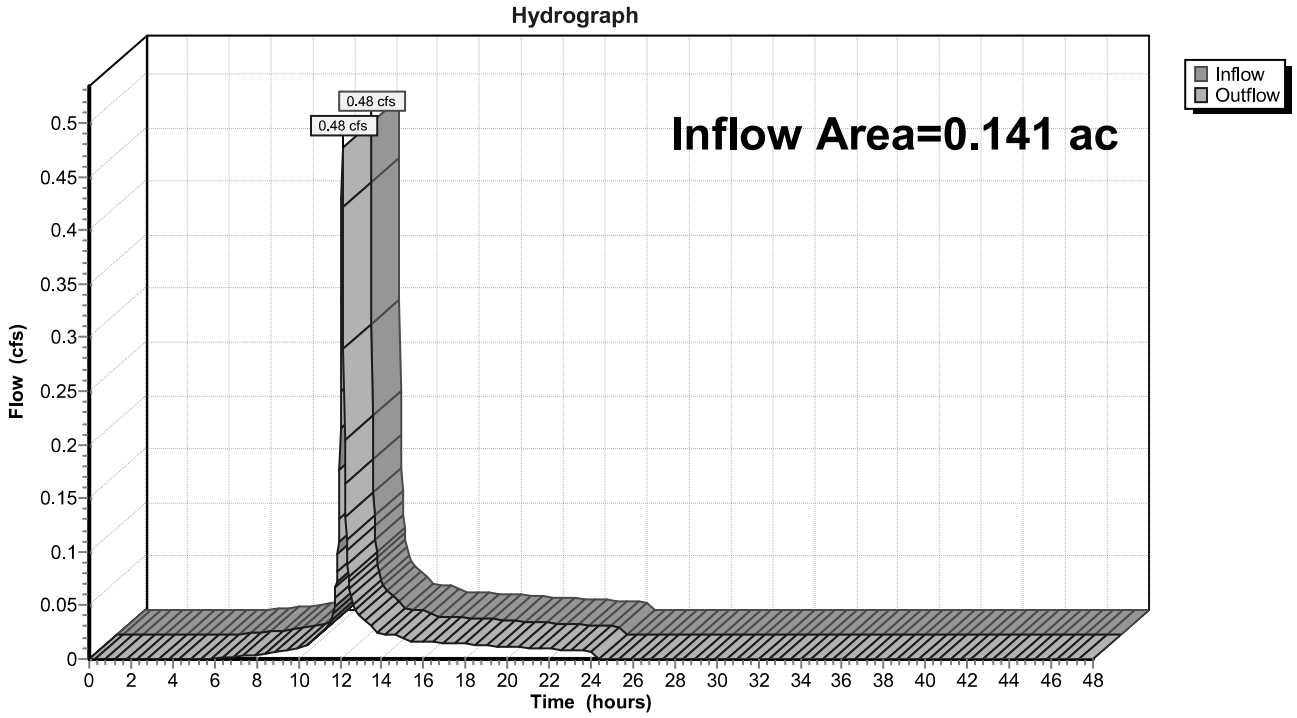
Summary for Reach 8R: Ex. CB 1795

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.141 ac, 54.34% Impervious, Inflow Depth = 2.63" for 10-Year event
Inflow = 0.48 cfs @ 12.12 hrs, Volume= 0.031 af
Outflow = 0.48 cfs @ 12.12 hrs, Volume= 0.031 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

Reach 8R: Ex. CB 1795



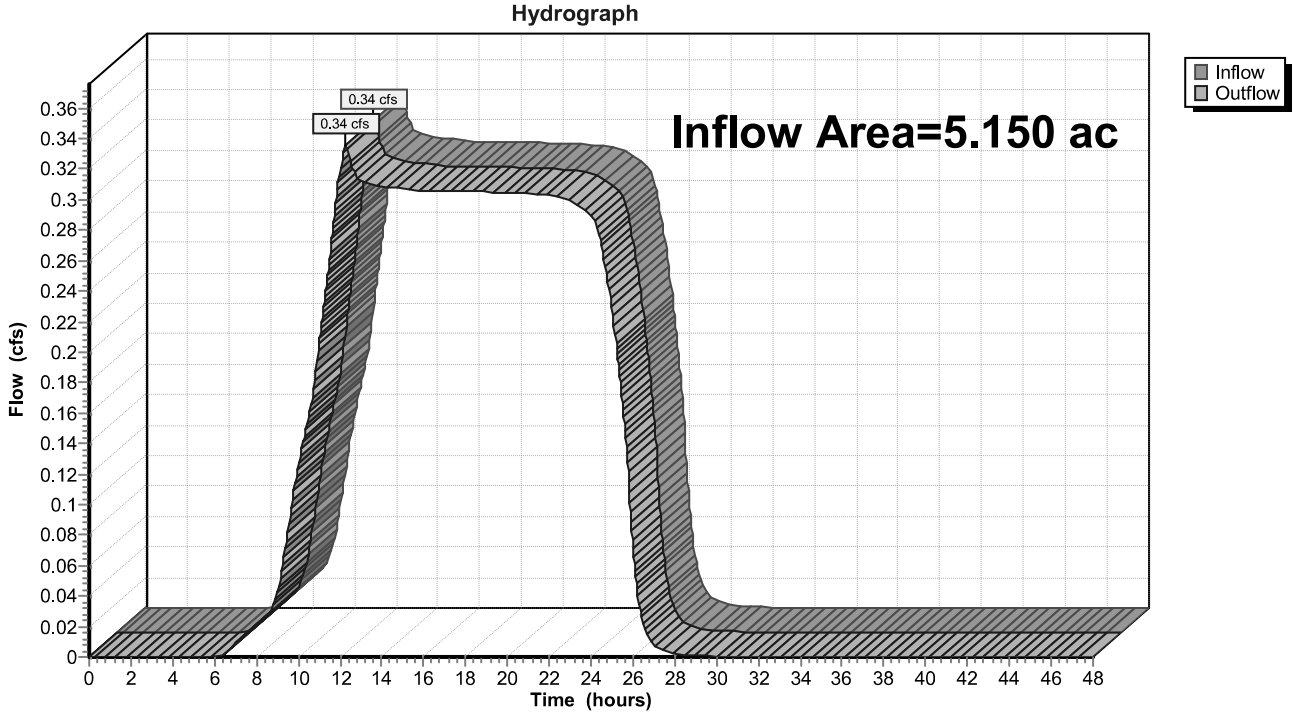
Summary for Reach 9R: Connect o Ex. CB 1759

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.90" for 10-Year event
Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

Reach 9R: Connect o Ex. CB 1759



Summary for Pond 4P: GRASS CHANNEL

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 2.01" for 10-Year event
Inflow = 7.27 cfs @ 12.26 hrs, Volume= 0.860 af
Outflow = 7.22 cfs @ 12.28 hrs, Volume= 0.860 af, Atten= 1%, Lag= 1.3 min
Primary = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af
Routed to Pond 5P : CB-1
Secondary = 6.88 cfs @ 12.28 hrs, Volume= 0.472 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 183.19' @ 12.28 hrs Surf.Area= 4,054 sf Storage= 2,422 cf
Flood Elev= 184.00' Surf.Area= 7,284 sf Storage= 6,955 cf

Plug-Flow detention time= 39.8 min calculated for 0.859 af (100% of inflow)
Center-of-Mass det. time= 39.5 min (923.8 - 884.2)

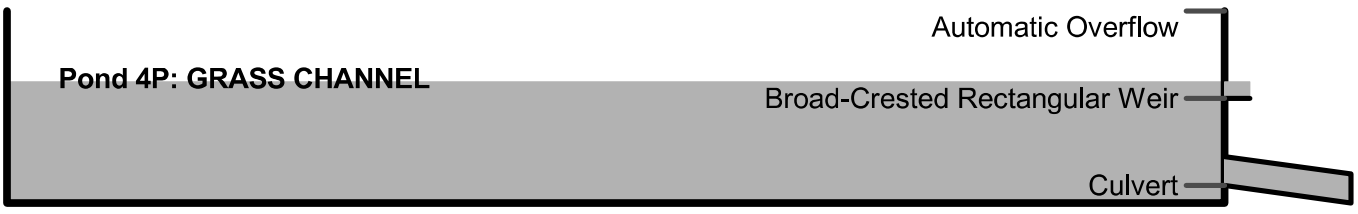
Volume	Invert	Avail.Storage	Storage Description
#1	181.80'	6,955 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
181.80	0	0.0	0	0	0
182.00	420	144.5	28	28	1,662
183.00	3,436	644.0	1,686	1,714	33,006
184.00	7,284	844.5	5,241	6,955	56,767

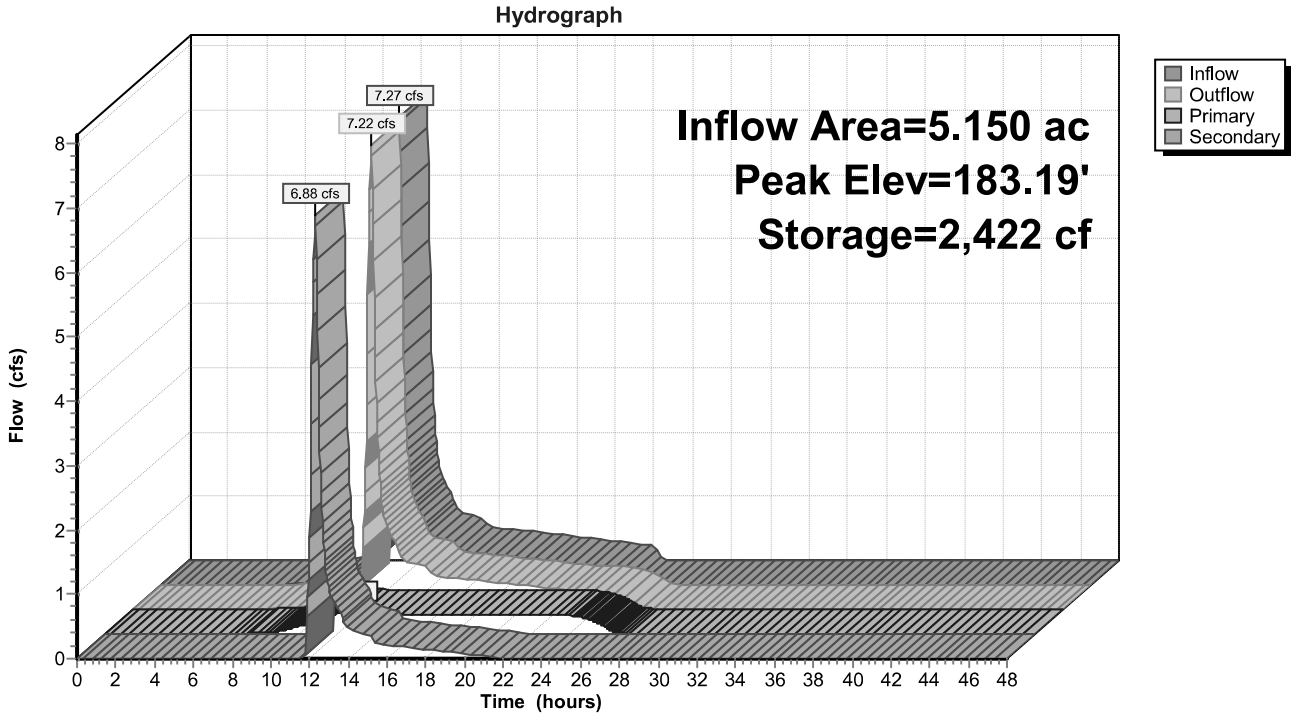
Device	Routing	Invert	Outlet Devices
#0	Secondary	184.00'	**Automatic Storage Overflow** (Discharged without head)
#1	Secondary	183.00'	**31.0' long + 0.5 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Primary	182.00'	**4.0" Round Culvert** L= 5.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 182.00' / 181.80' S= 0.0400 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.34 cfs @ 12.28 hrs HW=183.19' TW=178.94' (Dynamic Tailwater)
└**2=Culvert** (Inlet Controls 0.34 cfs @ 3.84 fps)

Secondary OutFlow Max=6.85 cfs @ 12.28 hrs HW=183.19' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 6.85 cfs @ 1.17 fps)



Pond 4P: GRASS CHANNEL



Summary for Pond 5P: CB-1

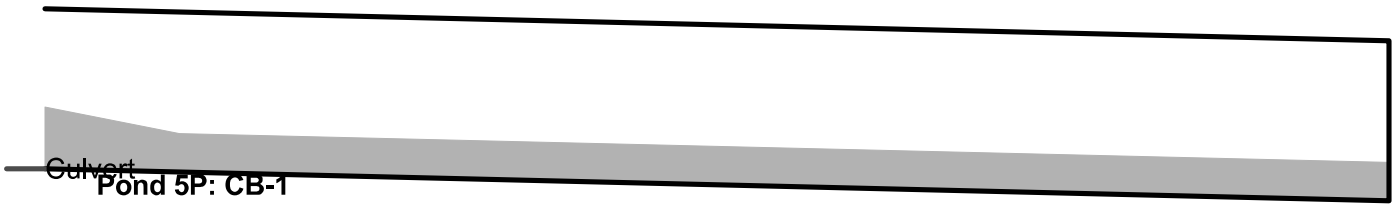
[57] Hint: Peaked at 178.94' (Flood elevation advised)

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.90" for 10-Year event
Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af, Atten= 0%, Lag= 0.0 min
Primary = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af
Routed to Pond 6P : DMH-2

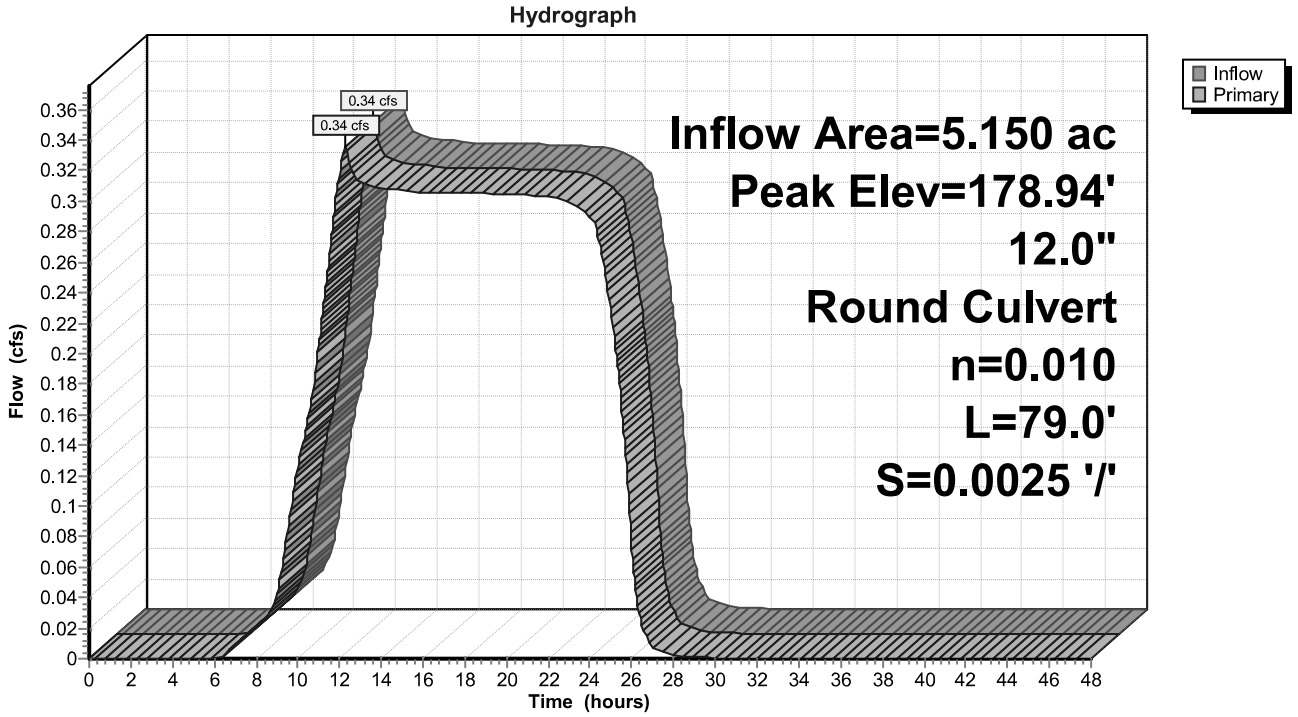
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 178.94' @ 12.30 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	178.55'	**12.0" Round Culvert** L= 79.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.55' / 178.35' S= 0.0025 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.34 cfs @ 12.28 hrs HW=178.94' TW=178.72' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 0.34 cfs @ 1.77 fps)



Pond 5P: CB-1


Hydrograph
Inflow
Primary
0.34 cfs
0.34 cfs
Inflow Area=5.150 ac
Peak Elev=178.94'
12.0"
Round Culvert
n=0.010
L=79.0'
S=0.0025 '/'
Flow (cfs)
Time (hours)

Summary for Pond 6P: DMH-2

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.90" for 10-Year event
Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af, Atten= 0%, Lag= 0.0 min
Primary = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af
Routed to Pond 7P : DMH-1
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 178.72' @ 12.29 hrs
Flood Elev= 184.91'

Device	Routing	Invert	Outlet Devices
#1	Primary	178.35'	**12.0" Round Culvert** L= 65.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.35' / 178.19' S= 0.0025 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Secondary	184.91'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

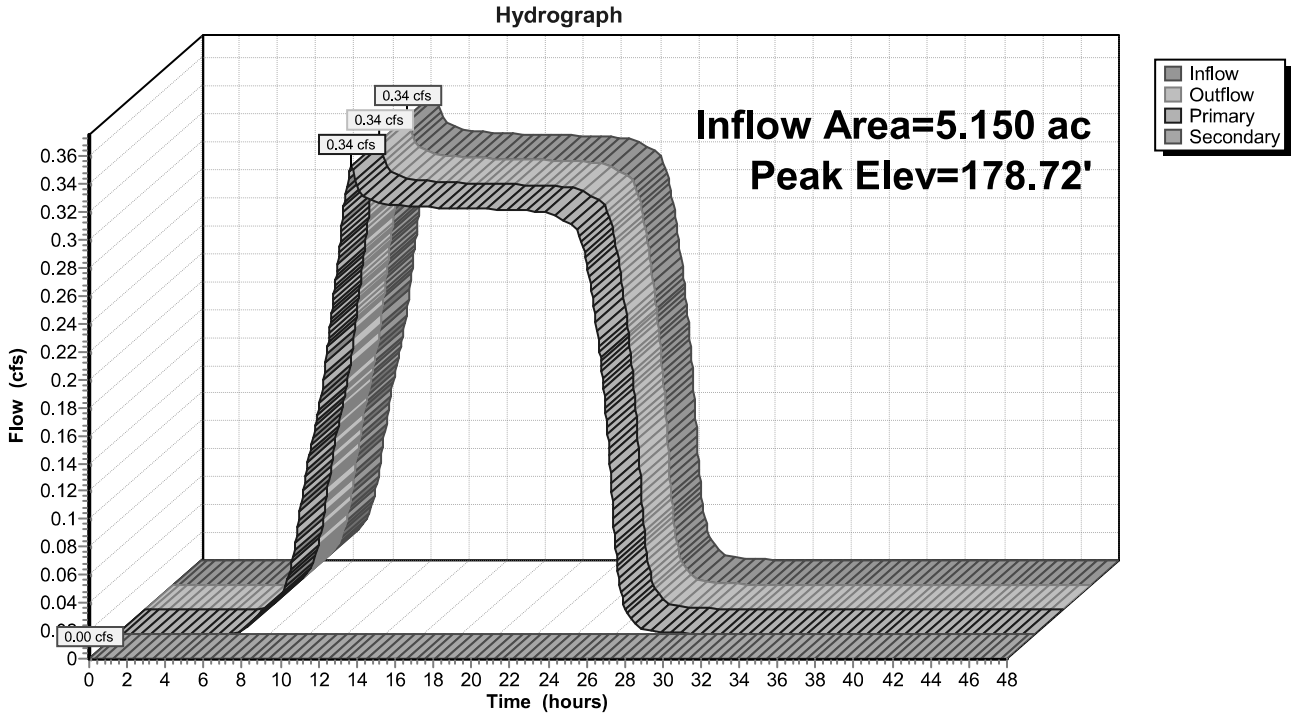
Primary OutFlow Max=0.34 cfs @ 12.28 hrs HW=178.72' TW=178.50' (Dynamic Tailwater)
└**1=Culvert** (Outlet Controls 0.34 cfs @ 1.88 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=178.35' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Orifice/Grate

Culvert

Pond 6P: DMH-2


Hydrograph
Inflow Area=5.150 ac
Peak Elev=178.72'
Inflow
Outflow
Primary
Secondary
0.34 cfs
0.34 cfs
0.34 cfs
0.00 cfs
Flow (cfs)
Time (hours)

Summary for Pond 7P: DMH-1

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.90" for 10-Year event
Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af, Atten= 0%, Lag= 0.0 min
Primary = 0.34 cfs @ 12.28 hrs, Volume= 0.388 af
Routed to Reach 9R : Connect o Ex. CB 1759
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 178.50' @ 12.28 hrs
Flood Elev= 184.56'

Device	Routing	Invert	Outlet Devices
#1	Primary	178.14'	**12.0" Round Culvert** L= 81.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.14' / 177.94' S= 0.0025 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Secondary	184.56'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.34 cfs @ 12.28 hrs HW=178.50' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Barrel Controls 0.34 cfs @ 1.98 fps)

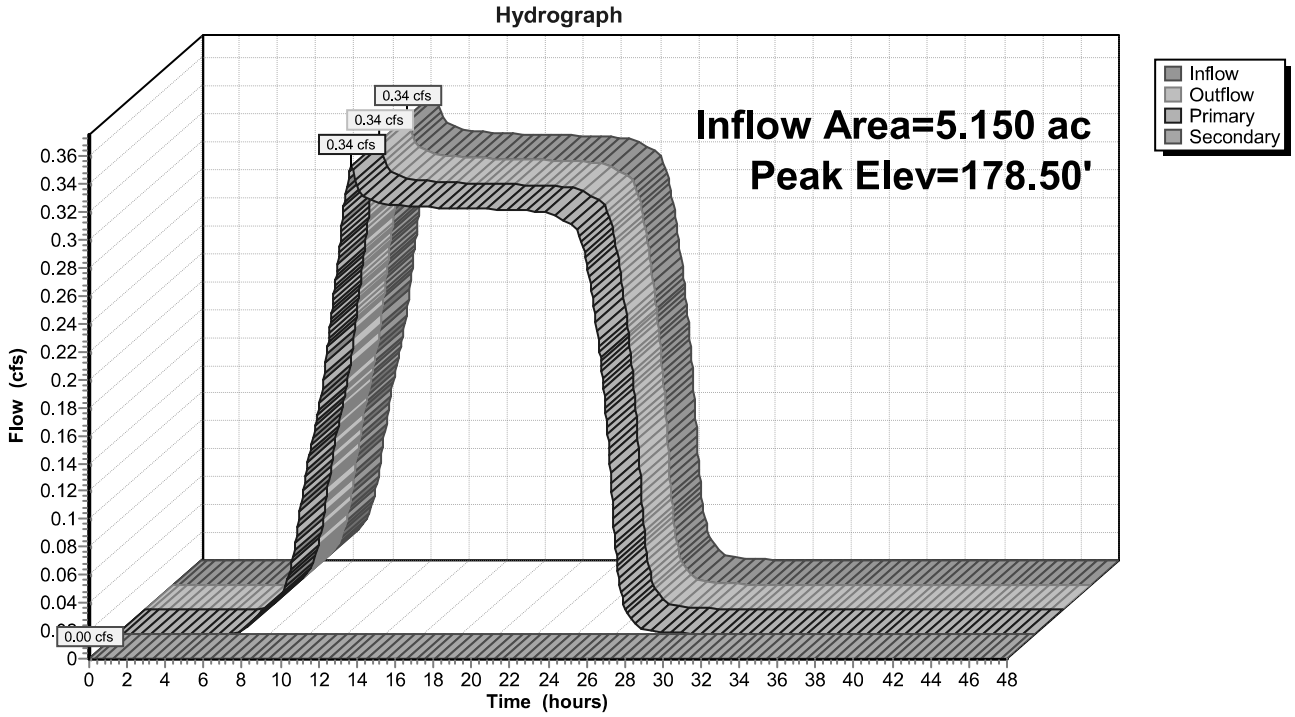
Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=178.14' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Orifice/Grate

Culvert

Pond 7P: DMH-1

Pond 7P: DMH-1


Hydrograph
Inflow Area=5.150 ac
Peak Elev=178.50'
Inflow
Outflow
Primary
Secondary
0.34 cfs
0.34 cfs
0.34 cfs
0.00 cfs
Flow (cfs)
Time (hours)

Summary for Subcatchment 1S: SUB-CAT A

Runoff = 0.63 cfs @ 12.12 hrs, Volume= 0.041 af, Depth= 3.48"
Routed to Reach 8R : Ex. CB 1795

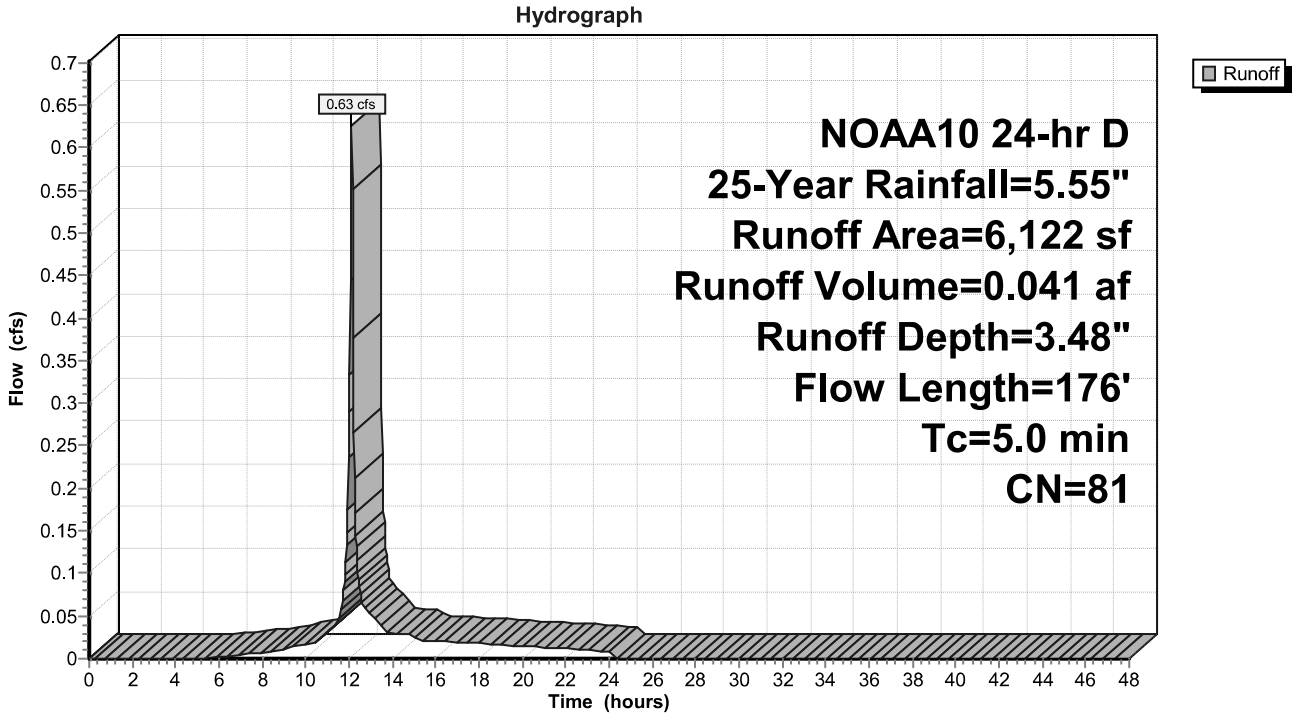
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
NOAA10 24-hr D 25-Year Rainfall=5.55"

Area (sf)	CN	Description
1,500	98	Unconnected roofs, HSG B
1,827	98	Paved parking, HSG B
2,795	61	>75% Grass cover, Good, HSG B
6,122	81	Weighted Average
2,795		45.66% Pervious Area
3,327		54.34% Impervious Area
1,500		45.09% Unconnected

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.1	15	0.1330	0.22		**Sheet Flow, Sheet Flow** Grass: Short n= 0.150 P2= 2.54"
0.1	6	0.0200	0.70		**Sheet Flow, Sidewalk** Smooth surfaces n= 0.011 P2= 2.54"
3.3	155	0.0015	0.79		**Shallow Concentrated Flow, Gutter Flow** Paved Kv= 20.3 fps
4.5	176	Total, Increased to minimum Tc = 5.0 min			



Subcatchment 1S: SUB-CAT A



Summary for Subcatchment 2S: SUB-CAT B

Runoff = 2.69 cfs @ 12.12 hrs, Volume= 0.178 af, Depth= 3.88"
Routed to Pond 4P : GRASS CHANNEL

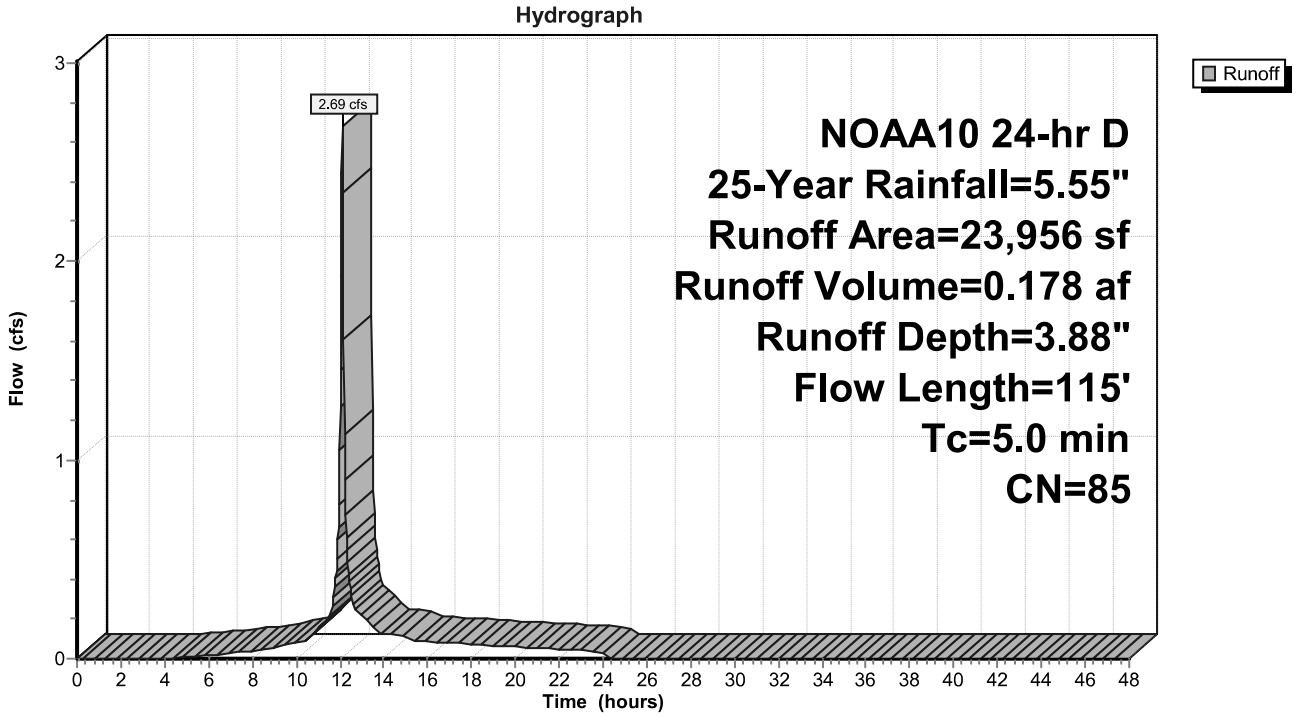
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
NOAA10 24-hr D 25-Year Rainfall=5.55"

	Area (sf)	CN	Description
*	4,956	98	Shingle Roof
*	6,433	98	Bituminous & Asphalt Paving
	12,567	74	>75% Grass cover, Good, HSG C
	23,956	85	Weighted Average
	12,567		52.46% Pervious Area
	11,389		47.54% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
0.1	17	0.6670	3.50		**Sheet Flow, Roof - Bldg A** Smooth surfaces n= 0.011 P2= 2.54"
1.2	10	0.0500	0.14		**Sheet Flow, Lawn** Grass: Short n= 0.150 P2= 2.54"
0.6	88	0.0284	2.53		**Shallow Concentrated Flow, Swale** Grassed Waterway Kv= 15.0 fps
1.9	115	Total, Increased to minimum Tc = 5.0 min			



Subcatchment 2S: SUB-CAT B



Summary for Subcatchment 3S: OFF-SITE RUNOFF

Runoff = 9.45 cfs @ 12.27 hrs, Volume= 1.008 af, Depth= 2.63"
Routed to Pond 4P : GRASS CHANNEL

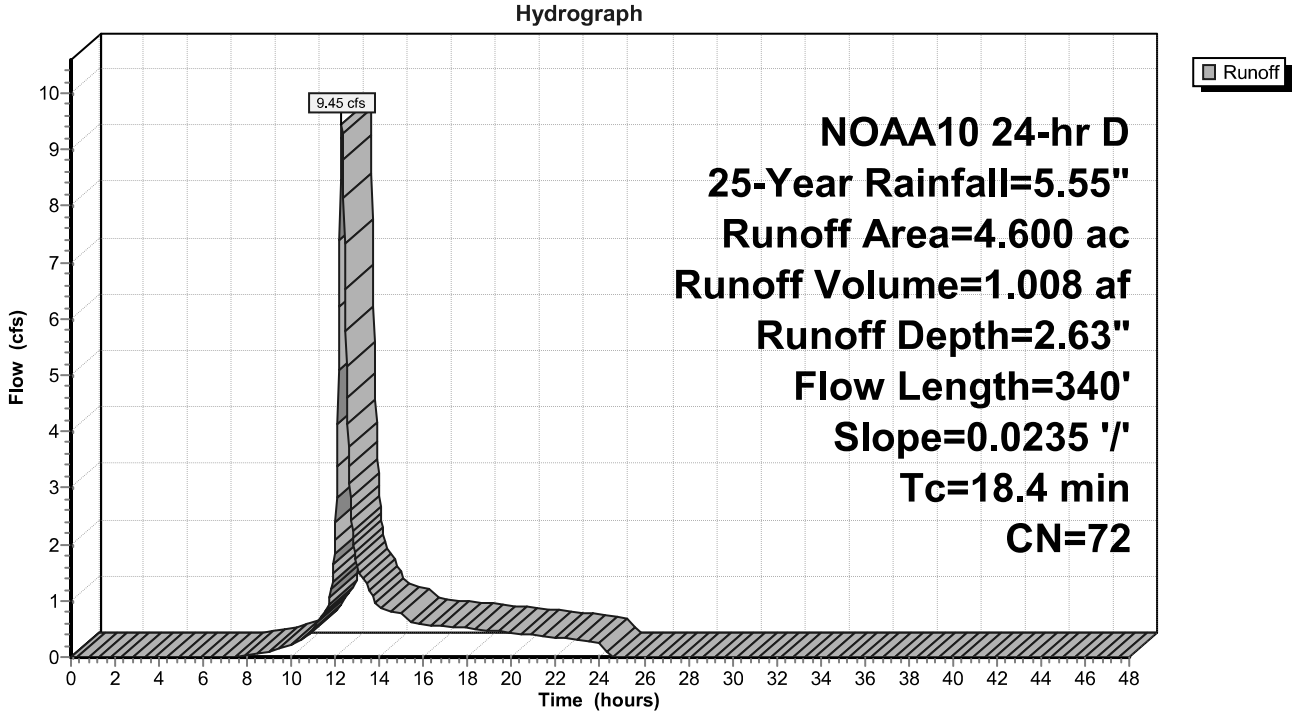
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
NOAA10 24-hr D 25-Year Rainfall=5.55"

Area (ac)	CN	Description
4.600	72	1/3 acre lots, 30% imp, HSG B
3.220		70.00% Pervious Area
1.380		30.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
14.3	150	0.0235	0.18		**Sheet Flow, Lawn - Mobile Park** Grass: Short n= 0.150 P2= 2.54"
4.1	190	0.0235	0.77		**Shallow Concentrated Flow, Swale** Woodland Kv= 5.0 fps
18.4	340	Total			



Subcatchment 3S: OFF-SITE RUNOFF



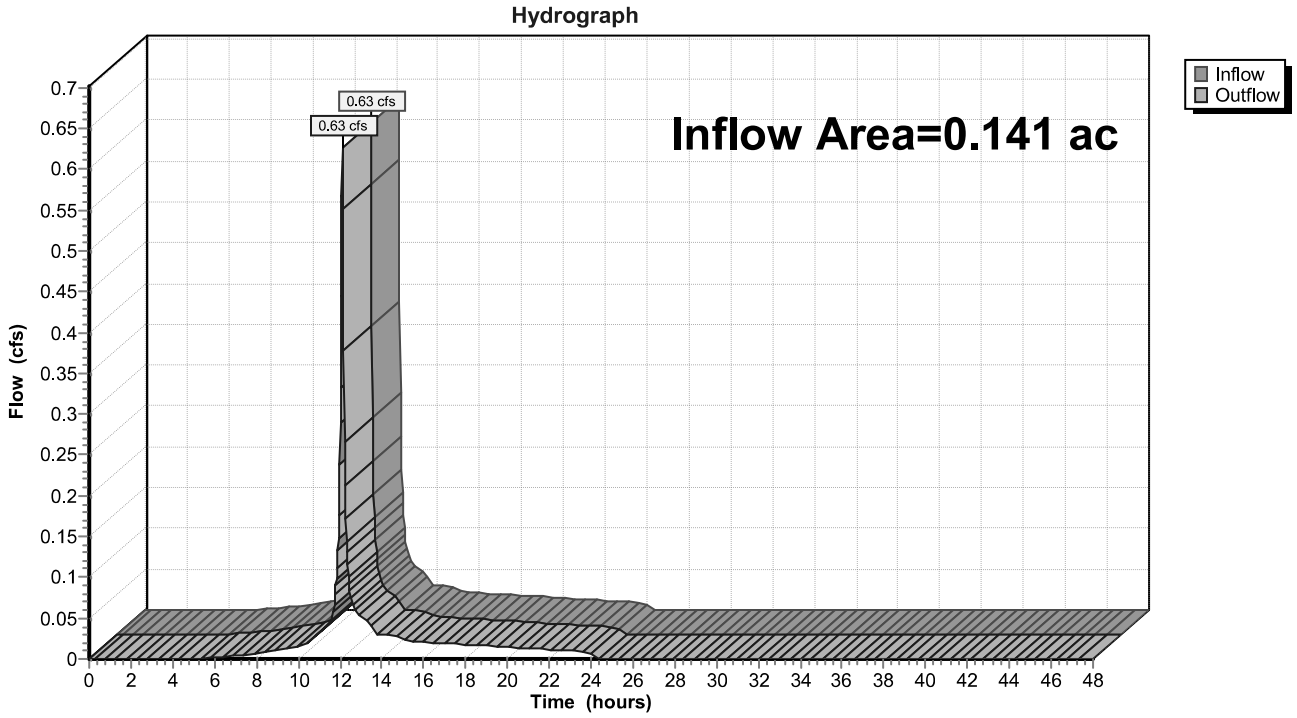
Summary for Reach 8R: Ex. CB 1795

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.141 ac, 54.34% Impervious, Inflow Depth = 3.48" for 25-Year event
Inflow = 0.63 cfs @ 12.12 hrs, Volume= 0.041 af
Outflow = 0.63 cfs @ 12.12 hrs, Volume= 0.041 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

Reach 8R: Ex. CB 1795



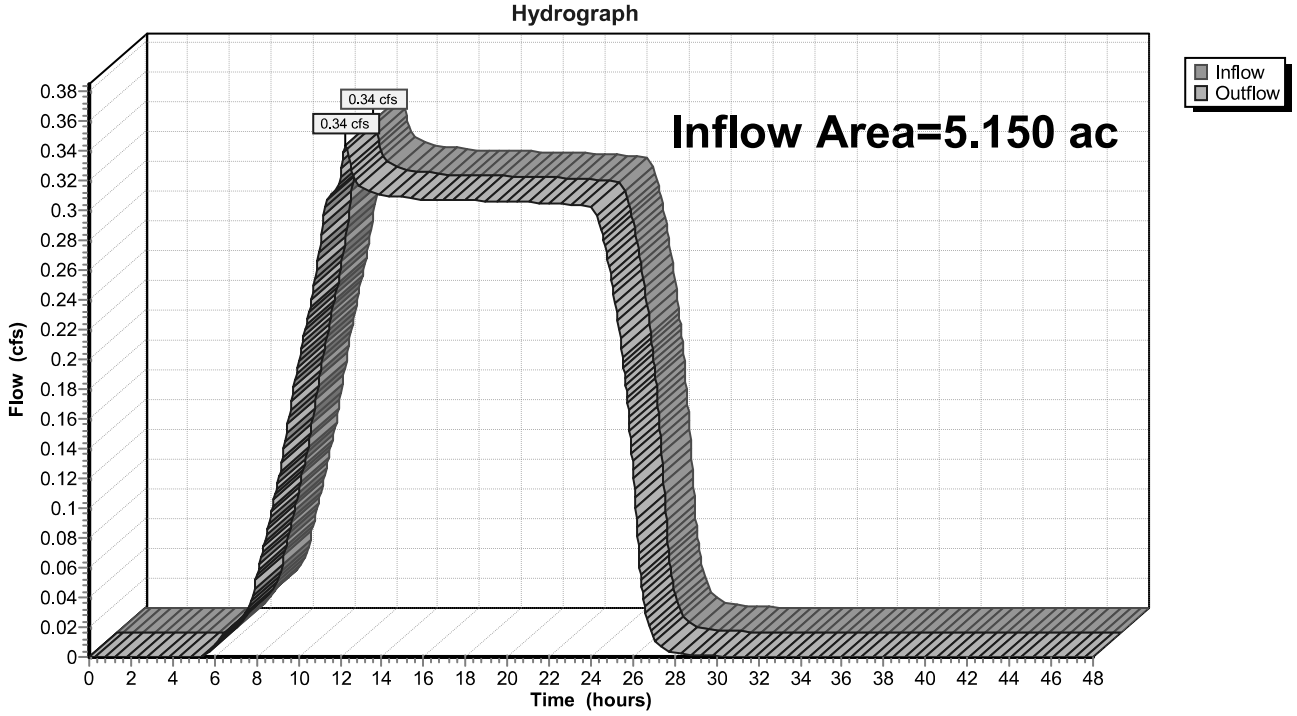
Summary for Reach 9R: Connect o Ex. CB 1759

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.98" for 25-Year event
Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs

Reach 9R: Connect o Ex. CB 1759



Summary for Pond 4P: GRASS CHANNEL

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 2.76" for 25-Year event
Inflow = 10.18 cfs @ 12.26 hrs, Volume= 1.186 af
Outflow = 10.12 cfs @ 12.28 hrs, Volume= 1.185 af, Atten= 1%, Lag= 1.2 min
Primary = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af
Routed to Pond 5P : CB-1
Secondary = 9.77 cfs @ 12.28 hrs, Volume= 0.766 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 183.24' @ 12.28 hrs Surf.Area= 4,225 sf Storage= 2,626 cf
Flood Elev= 184.00' Surf.Area= 7,284 sf Storage= 6,955 cf

Plug-Flow detention time= 31.6 min calculated for 1.184 af (100% of inflow)
Center-of-Mass det. time= 31.5 min (903.6 - 872.1)

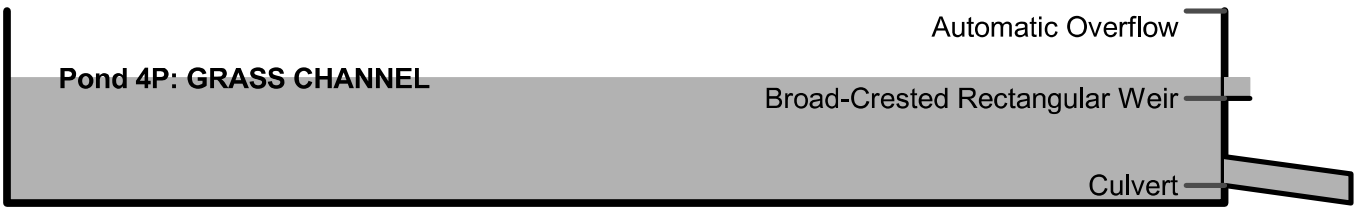
Volume	Invert	Avail.Storage	Storage Description
#1	181.80'	6,955 cf	**Custom Stage Data (Irregular)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Perim. (feet)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
181.80	0	0.0	0	0	0
182.00	420	144.5	28	28	1,662
183.00	3,436	644.0	1,686	1,714	33,006
184.00	7,284	844.5	5,241	6,955	56,767

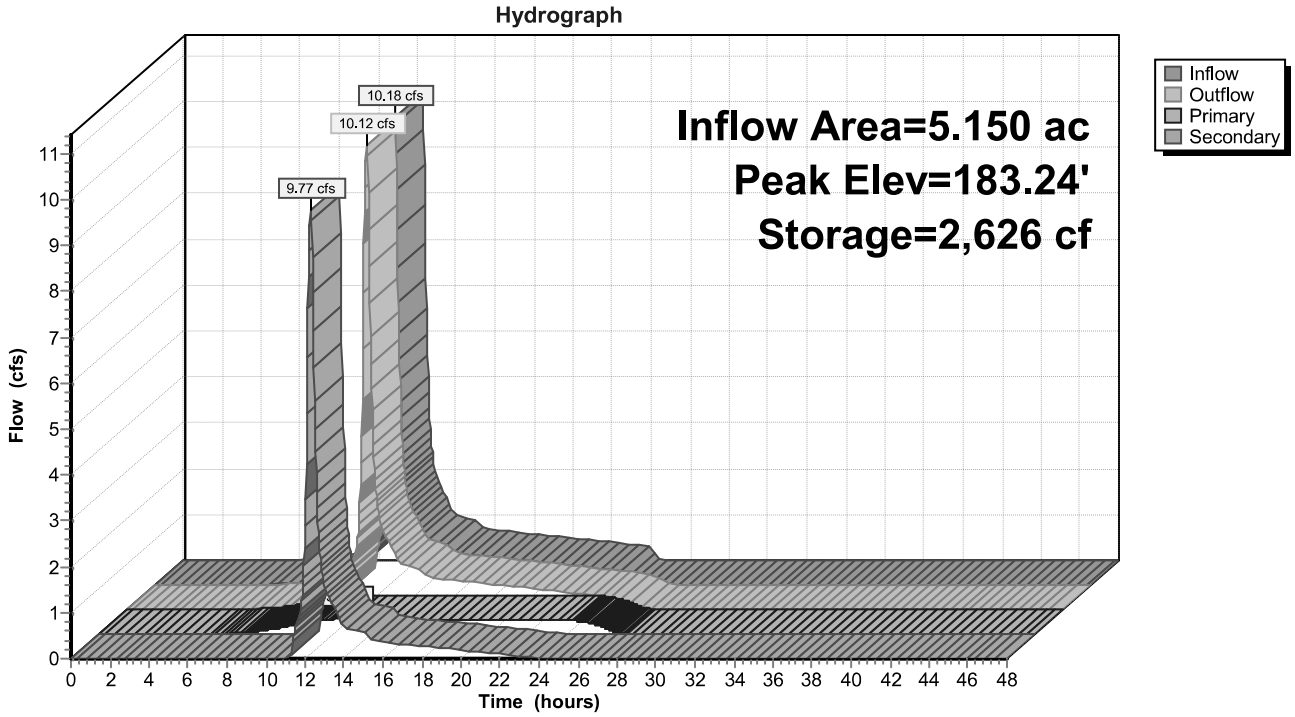
Device	Routing	Invert	Outlet Devices
#0	Secondary	184.00'	**Automatic Storage Overflow** (Discharged without head)
#1	Secondary	183.00'	**31.0' long + 0.5 '/' SideZ x 1.0' breadth Broad-Crested Rectangular Weir** Head (feet) 0.20 0.40 0.60 0.80 1.00 1.20 1.40 1.60 1.80 2.00 2.50 3.00 Coef. (English) 2.69 2.72 2.75 2.85 2.98 3.08 3.20 3.28 3.31 3.30 3.31 3.32
#2	Primary	182.00'	**4.0" Round Culvert** L= 5.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 182.00' / 181.80' S= 0.0400 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.09 sf

Primary OutFlow Max=0.34 cfs @ 12.28 hrs HW=183.24' TW=178.94' (Dynamic Tailwater)
└**2=Culvert** (Inlet Controls 0.34 cfs @ 3.93 fps)

Secondary OutFlow Max=9.73 cfs @ 12.28 hrs HW=183.24' (Free Discharge)
└**1=Broad-Crested Rectangular Weir** (Weir Controls 9.73 cfs @ 1.31 fps)



Pond 4P: GRASS CHANNEL



Summary for Pond 5P: CB-1

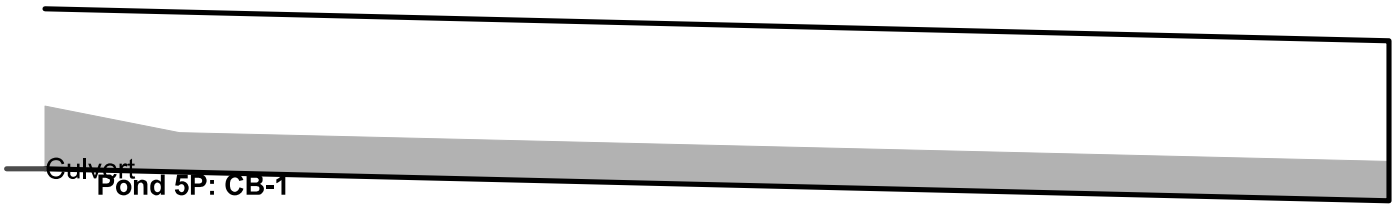
[57] Hint: Peaked at 178.94' (Flood elevation advised)

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.98" for 25-Year event
Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af, Atten= 0%, Lag= 0.0 min
Primary = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af
Routed to Pond 6P : DMH-2

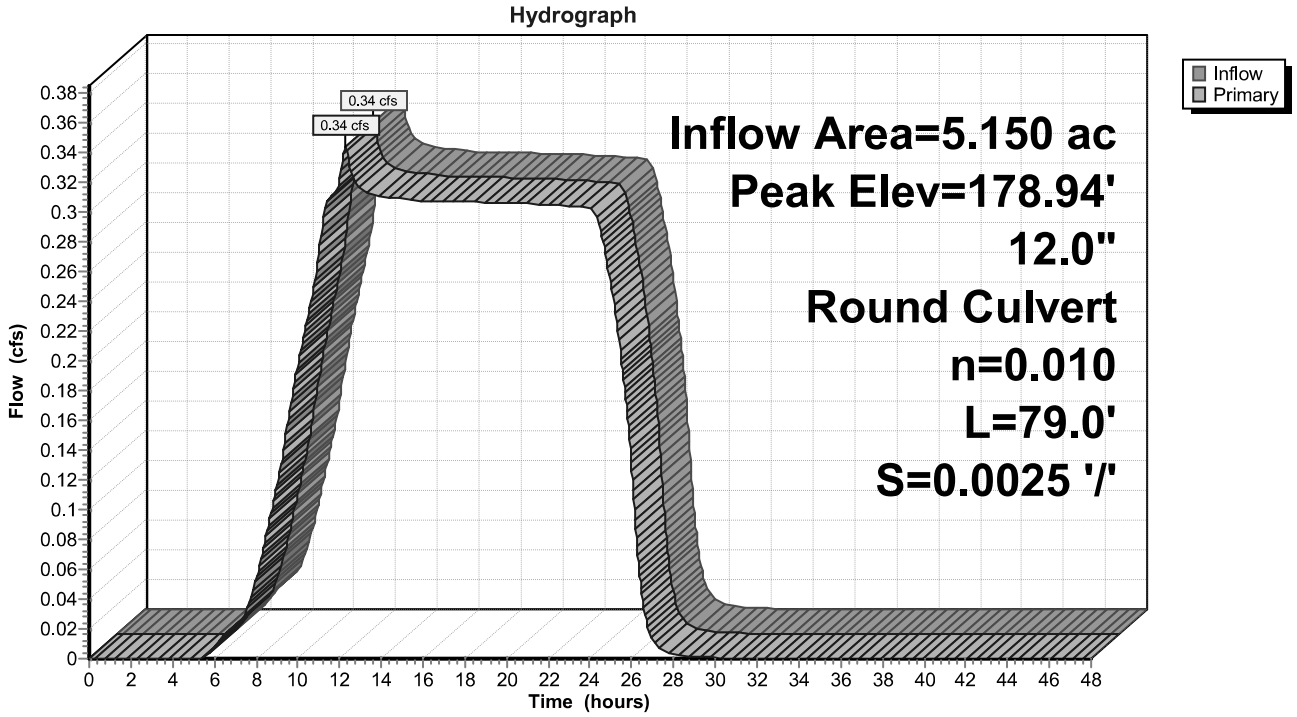
Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 178.94' @ 12.29 hrs

Device	Routing	Invert	Outlet Devices
#1	Primary	178.55'	**12.0" Round Culvert** L= 79.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.55' / 178.35' S= 0.0025 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf

Primary OutFlow Max=0.34 cfs @ 12.28 hrs HW=178.94' TW=178.73' (Dynamic Tailwater)
↑—**1=Culvert** (Outlet Controls 0.34 cfs @ 1.78 fps)



Pond 5P: CB-1


Hydrograph
Inflow
Primary
0.34 cfs
0.34 cfs
Inflow Area=5.150 ac
Peak Elev=178.94'
12.0"
Round Culvert
n=0.010
L=79.0'
S=0.0025 '/'
Flow (cfs)
Time (hours)

Summary for Pond 6P: DMH-2

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.98" for 25-Year event
Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af, Atten= 0%, Lag= 0.0 min
Primary = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af
Routed to Pond 7P : DMH-1
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 178.73' @ 12.29 hrs
Flood Elev= 184.91'

Device	Routing	Invert	Outlet Devices
#1	Primary	178.35'	**12.0" Round Culvert** L= 65.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.35' / 178.19' S= 0.0025 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Secondary	184.91'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

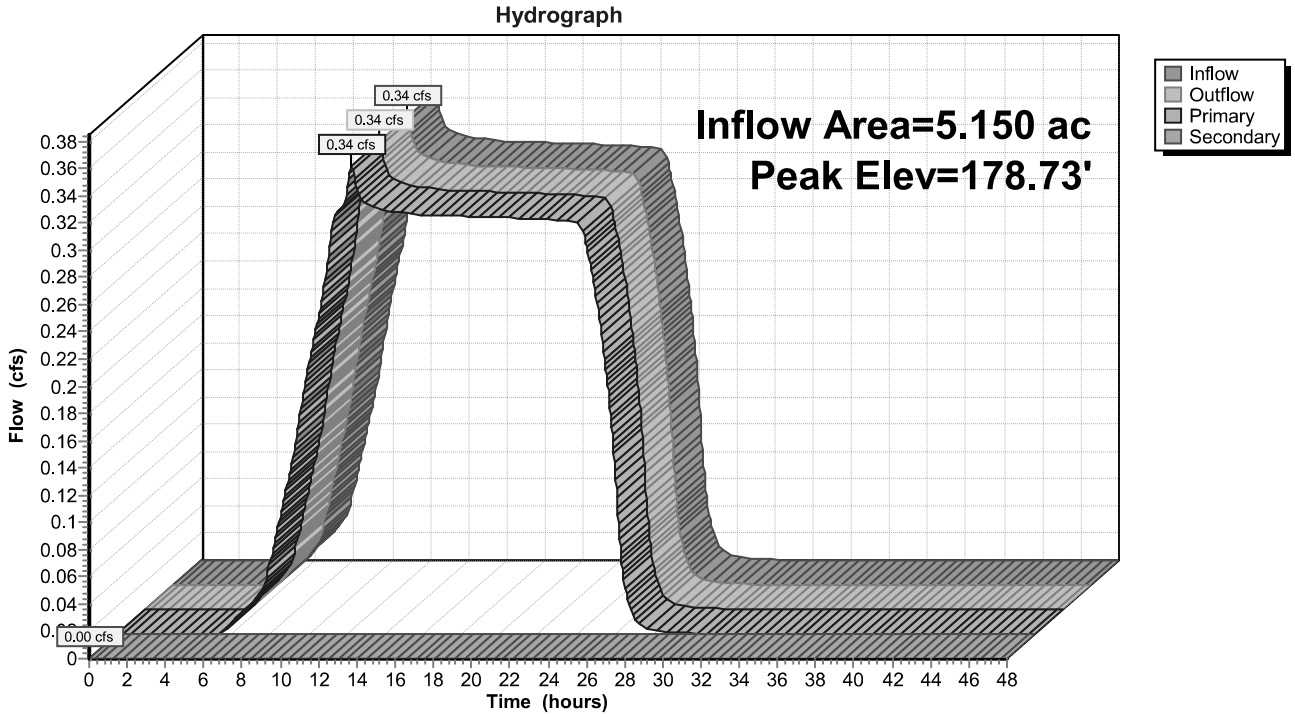
Primary OutFlow Max=0.34 cfs @ 12.28 hrs HW=178.73' TW=178.50' (Dynamic Tailwater)
└**1=Culvert** (Outlet Controls 0.34 cfs @ 1.89 fps)

Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=178.35' (Free Discharge)
└**2=Orifice/Grate** (Controls 0.00 cfs)

Orifice/Grate

Culvert

Pond 6P: DMH-2


Hydrograph
Inflow Area=5.150 ac
Peak Elev=178.73'
Inflow
Outflow
Primary
Secondary
0.34 cfs
0.34 cfs
0.34 cfs
0.00 cfs
Flow (cfs)
Time (hours)

Summary for Pond 7P: DMH-1

Inflow Area = 5.150 ac, 31.87% Impervious, Inflow Depth = 0.98" for 25-Year event
Inflow = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af
Outflow = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af, Atten= 0%, Lag= 0.0 min
Primary = 0.34 cfs @ 12.28 hrs, Volume= 0.419 af
Routed to Reach 9R : Connect o Ex. CB 1759
Secondary = 0.00 cfs @ 0.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 0.00-48.00 hrs, dt= 0.03 hrs
Peak Elev= 178.50' @ 12.28 hrs
Flood Elev= 184.56'

Device	Routing	Invert	Outlet Devices
#1	Primary	178.14'	**12.0" Round Culvert** L= 81.0' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 178.14' / 177.94' S= 0.0025 '/' Cc= 0.900 n= 0.010 PVC, smooth interior, Flow Area= 0.79 sf
#2	Secondary	184.56'	**24.0" Horiz. Orifice/Grate** C= 0.600 Limited to weir flow at low heads

Primary OutFlow Max=0.34 cfs @ 12.28 hrs HW=178.50' TW=0.00' (Dynamic Tailwater)
↑—**1=Culvert** (Barrel Controls 0.34 cfs @ 2.00 fps)

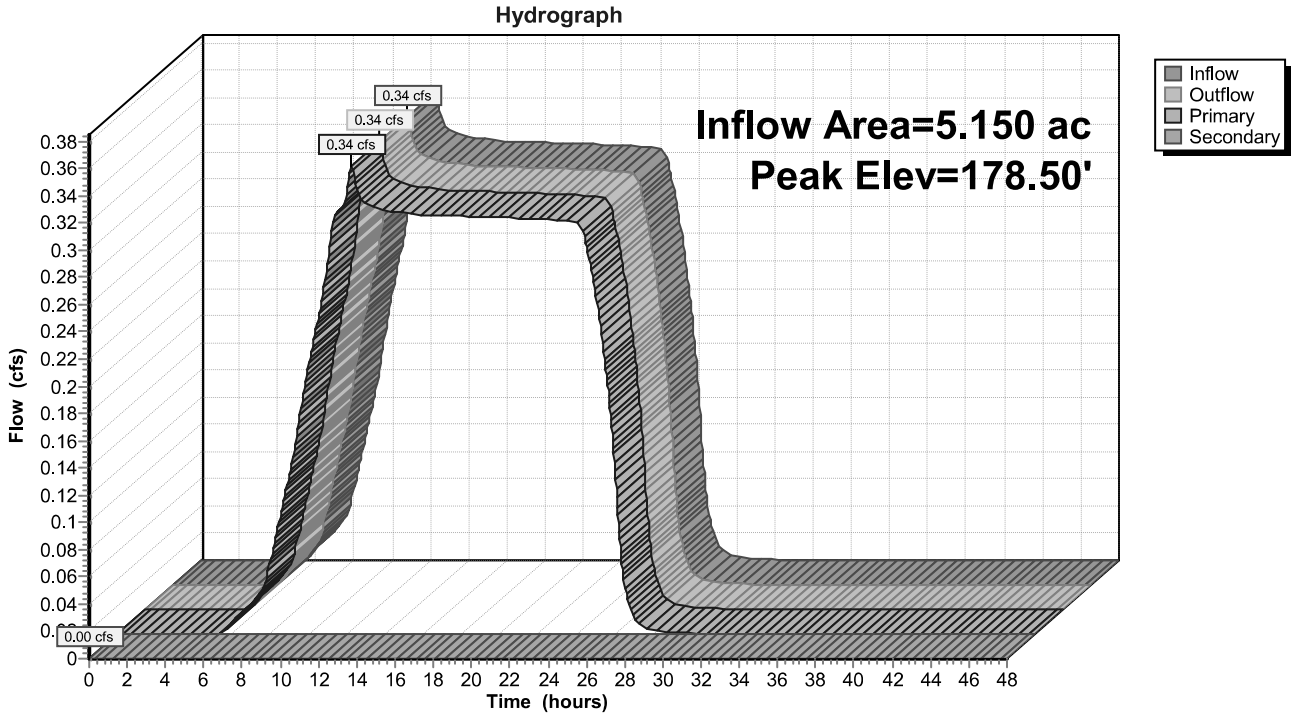
Secondary OutFlow Max=0.00 cfs @ 0.00 hrs HW=178.14' (Free Discharge)
↑—**2=Orifice/Grate** (Controls 0.00 cfs)

Orifice/Grate

Culvert

Pond 7P: DMH-1

Pond 7P: DMH-1


Hydrograph
Inflow Area=5.150 ac
Peak Elev=178.50'
Inflow
Outflow
Primary
Secondary
0.34 cfs
0.34 cfs
0.34 cfs
0.00 cfs
Flow (cfs)
Time (hours)

RPEx Consulting, LLC

Research. Plan. Execute.

Stormwater Management
Inspection & Maintenance Plan

Responsible Party: Gervais Homes, LLC

Construction Phase:

- Adhere to Erosion & Sedimentation Control Plan provided in project plans.
- All erosion and sedimentation devices should be installed as soon as practicable during the project.
- Erosion and sedimentation devices must be inspected and maintained at least once per week and within 24 hours after a storm event.
- Inspections must be performed by a person familiar with erosion and sedimentation control practices either by training, education or practical experience.
- Required maintenance and repairs must be performed immediately, but in no case later than 72 hours after being discovered.
- Erosion and sedimentation control measures must be maintained until permanent stabilization is completed.

Post-Construction:

Routine maintenance of stormwater management features will be required post-construction to ensure their proper function and to prevent undue flooding. The property owner and their designated maintenance staff should reference the attached "Long-Term Inspection And Maintenance Plan for Stormwater Management Practices" published by Maine DEP.

Additional References:

The Maine Erosion and Sedimentation Control BMP and Stormwater Management for Maine: Best Mana gement Practices Manuals published by the MDEP should be referenced for additional information.

LONG-TERM INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT PRACTICES

The long-term inspection and maintenance of a stormwater management system is as critical to its performance as its design and construction. Proper operation and maintenance ensures that the stormwater best management practice (BMP) will continue to remove pollutants effectively over the long-term and improving water quality. Without proper maintenance, BMPs are likely to fail and not provide the necessary stormwater treatment. Common maintenance issues that are encountered include:

- A single-family residential lot draining to a wooded stormwater treatment buffer that was eliminated because the owners were unaware of the function of the buffer;
- Maintenance that occurs too infrequently;
- Owners that don't understand, or fail to budget for, long-term maintenance of the approved stormwater system;
- Lack of a maintenance easement or proper access to the stormwater system for maintenance;
- Lack of the knowledge on the maintenance needs of the stormwater system; and
- Conflicts between municipalities and landowners on who is responsible for maintenance of the stormwater system.

Inspection and Maintenance Plan: The proper operation and maintenance of a stormwater treatment system must be laid out in an inspection and maintenance plan that clearly identifies required inspection activities, defines the maintenance schedule, and provides a method for determining when maintenance is necessary. The inspection and maintenance plan must also consider staffing and budget needs to perform maintenance.

Specific maintenance needs for each type of BMP are provided in their respective sections of the Stormwater BMP Manual. A summary table of the inspection and maintenance needs of each BMP type is included in the table on the next page.

Questions? Our environmental engineers are available to answer your questions about inspection and maintenance. Please contact staff based in your project's region:

Northern and Eastern Maine Regions	Ken Libbey	Ken.Libbey@maine.gov	(207) 299-4823
Central Maine Region	Ben Viola	Benedetto.Viola@maine.gov	(207) 446-2693
Southern Maine Region	Aubrey Strause	Aubrey.Strause@maine.gov	(207) 822-6365

INSPECTION AND MAINTENANCE PLAN FOR STORMWATER MANAGEMENT STRUCTURES (BMPS)

	INSPECTION SCHEDULE	CORRECTIVE ACTIONS
VEGETATED AREAS	Annually early spring and after heavy rains	Inspect all slopes and embankments and replant areas with bare soil or sparse growth.
		Armor erosion areas with riprap or divert the runoff to a stable area.
		Inspect and repair down-slope of all spreaders and turn-outs for erosion.
		Mow vegetation as specified for the area.
DITCHES, SWALES AND OPEN STORMWATER CHANNELS	Annually spring and late fall and after heavy rains	Remove obstructions, sediments & debris from ditches, swales and other open channels.
		Repair any erosion of the ditch lining.
		Mow vegetated ditches no shorter than six inches and no more than twice a year.
		Remove woody vegetation growing through riprap.
		Repair any slumping side slopes.
		Repair riprap where underlying filter fabric or gravel is showing or if stones have dislodged.
CULVERTS	Spring and late fall and after heavy rains	Remove accumulated sediments and debris at the inlet, outlet, or within the conduit.
		Remove any obstruction to flow.
		Repair any erosion damage at the culvert's inlet and outlet.
		Remove sediments and debris from the bottom of the basin and inlet grates.
CATCH BASINS	Annually in the spring	Remove floating debris and hydrocarbons (using oil absorptive pads) from any structure.
		Clear and remove accumulated winter sand in parking lots and along roadways.
ROADWAYS AND PARKING AREAS	Annually in the spring or as needed	Sweep pavement to remove sediment and sand.
		Grade road shoulders and remove accumulated winter sand.
		Grade gravel roads and gravel shoulders.
		Ensure that stormwater runoff is not impeded by false ditches of sediment in the shoulder.
		Clean out the sediment within water bars or open-top culverts.
RESOURCE AND STORMWATER TREATMENT BUFFERS	Annually in the spring	Inspect buffers for evidence of erosion, concentrated flow, or encroachment by development.
		Manage the buffer's vegetation with the requirements in any deed restrictions.
		Repair any sign of erosion within a buffer.
		Inspect and repair down-slope of all spreaders and turn-outs for erosion.
		Install level spreaders or ditch turn-outs as needed for even distribution of flow.
		Clean out any accumulation of sediment within the spreader bays or turnout pools.
		Mow non-wooded buffers no shorter than six inches and no more than twice a year.
WETPONDS AND DETENTION BASINS	Annually in fall and after heavy rains	Inspect the embankments for settlement, slope erosion, piping, and slumping.
		Mow the embankment to control woody vegetation.
		Inspect the outlet structure for broken seals, obstructed orifices, and plugged trash racks.
		Remove and dispose of sediments and debris within the control structure.
		Repair any damage to trash racks or debris guards.
		Replace any dislodged stone in riprap spillways.
		Remove and dispose of accumulated sediments within the impoundment and forebay.
FILTRATION AND INFILTRATION BASINS	Annually in the spring and late fall	Clean the basin of debris, sediment, and hydrocarbons.
		Provide for the removal and disposal of accumulated sediments within the basin.
		Renew the basin media if it fails to drain within 72 hours after a one inch rainfall event.
		Till, seed, and mulch the basin if vegetation is sparse.
		Repair riprap where underlying filter fabric or gravel is showing, or where stones have dislodged.
PROPRIETARY DEVICES	As specified by manufacturer	Contract with a third-party approved by the manufacturer for inspection and maintenance.
		Follow the manufacturer's plan for cleaning of devices.
OTHER PRACTICES	As specified for devices	Contact the Department for appropriate inspection and maintenance requirements for other drainage control and runoff treatment measures.

RPEx Consulting, LLC

Research. Plan. Execute.

11 July 2024

Planning Board
Town of Lisbon, Maine

Re: Duplexes at 223 Lisbon St. Project – Access Management

RPEx Consulting has reviewed Section 46-134 "Access Management" of Lisbon, ME Code of Ordinances in regard to the proposed project at 223 Lisbon Street. It is our opinion that we have designed the site entrance to meet the standard to the greatest extent feasible. We are requesting waivers for deviations from the ordinance to permit the optimized design.

Existing Site Entrance

The existing site is served by a typical residential driveway to from Rt. 196 in a 35 MPH zone. This entrance is undersized for two-way traffic and must be replaced. Current entrance separation distances are approximately 38 feet to the driveway immediately to the north and 154 feet to the driveway immediately to the south. Currently, the stopping sight distance from this entrance is approximately 290 feet, which is less than the 380 feet required by the Access Management Ordinance in a 35 MPH zone.

Proposed Site Entrance

The proposed single site entrance's design is consistent with MDOT 801(08) for Curbed Commercial Entrances onto Curbed Highways with Sidewalks. The width of the entrance excluding radii is 22 feet which aligns with the Access Management Ordinance. The proposed entrance exceeds the required corner clearance of 75 feet. The parking lot design includes "No Parking" areas which allow for service of the on-site dumpster by a commercial garbage truck. The stopping sight distance to northbound traffic extends into the intersection with Village Street and exceeds the 380 feet required by the Ordinance.

The proposed entrance separation distances are 81 feet from the neighboring entrance to the north and 106 feet from the neighboring entrance to the south. The proposed entrance does not align with either of the two entrances on the opposite side of the street serving the former Chinese restaurant. The offset from edge to edge of these two entrances will be approximately 17 feet. The proposed entrance will have a stopping sight distance of approximately 335 feet to southbound traffic, which does not meet the Access Management Ordinance in a 35 MPH zone, but represents a 45 foot improvement over the existing site entrance.

Alternatives Analysis

RPEx Consulting, LLC
Research. Plan. Execute.

The entrance's location was chosen to improve upon the existing sight distance to southbound traffic, accommodate the maximum number of new dwellings and required parking, and maximize the distance to the intersection with Village Street. These objectives led to a design which increases stopping sight distance to southbound traffic by 45 feet. While this does not meet the Access Management Ordinance, it exceeds the 250 feet stopping site distance recommended by AASHTO. The proposed entrance increases separation distance to the driveway immediately north of it from 38' from 81'. However, alignment with an existing entrance on the opposite side of the street was not possible.

Alternatives include, A) constructing the entrance in a similar location to the existing entrance, B) aligning the new entrance with the existing entrance on the opposite site of the street south of the former Chinese restaurant building, or (C) placing the new entrance nearer to the driveway immediately south of the proposed entrance.

Alternative A does not improve on site distance to southbound traffic, aligns only with a secondary access on the opposite side of the street, and does not improve on the separation distance to the driveway immediately north of it.

Alternative B moves the site entrance closer to the intersection with Village Street than necessary and decreases separation distance to the southerly driveway to 67 feet (less than allowed).

Alternative C would not allow alignment or proper separation between accesses on the opposite side of the street, moves the entrance closer to the intersection with Village Street and further decreases the separation distance to the southerly driveway.

Waiver Requests

Based on our analysis of alternatives, we believe the proposed design is in the best interest of public safety. Therefore, we are requesting waivers on the following:

1. Allow a stopping site distance less than the required 380 feet to southbound traffic.
2. Allow an entrance separation distance to the northerly driveway, less than the required 85 feet.
3. Allow the entrance to be placed without aligning with the existing entrance on the opposite side of the street.



Ryan Sylvia, PE
Principal
RPEx Consulting, LLC

NORTHSTAR PLANNING

MEMORANDUM

TO: Lisbon Planning Board
Through Mark Stambach, Code Enforcement Officer

CC: Andrew Skelton / Skelton's Foreign Auto, LLC
Springer Holdings, LLC

From: Kate Burch, Senior Planner, North Star Planning

RE: Site Plan Review and Conditional Use, 42 Lisbon Street– Planning Board meeting August 22, 2024

Date: August 14, 2024

Overview

The applicant proposes to demolish the existing building at 42 Lisbon Street and build a new auto showroom and repair shop. The property is in the Commercial zone and is located in the Highway Character District of the Route 196 Design Standards. The rear of the parcel is in Resource Protection and the majority of the parcel is located in the Aquifer Overlay Zone 2. This property was previously used as a used auto showroom but is now closed. There is no previous site plan on file for this property.

The new building will be located to the rear of the existing building. The applicant will clear approximately 20' from the existing tree line. The proposed development will not occur in the Resource Protection zone. The applicant does not propose any stormwater management infrastructure. The property is served by public water and sewer.

The applicant has provided a letter of financial capacity from Androscoggin Bank and a commercial lease with option to purchase.

The applicant proposes to use the existing driveway entrances. Because the applicant will continue to use this property as an auto showroom, there is no change of use and a review of Section 46 Access Management standards is not required.

Route 196 Design Standards

This project is located within the Highway Commercial Character District of the Route 196 Design Standards.

- The Board should review the photo provided, which shows a prefabricated building with exterior metal cladding in a neutral color, to confirm that the building meets traditional New England character and materials.
- The dumpster will be located behind a privacy fence.

- The front area will include grass islands with trees, shrubs, and landscaping.
- The sign will be placed in the grass median at the front of the lot.
- There is a designated area for snow storage on the plan.
- Downward facing lighting will be in the soffit of the building and the grass islands in the front of the lot.

Aquifer Protection Overlay

The property is located in Zone 2 of the Aquifer Protection Overlay. Auto or vehicle repair facilities are a conditional use in this overlay. There is a 50% maximum impervious surface in this overlay, which the project meets.

The applicant will follow best practices for erosion control during construction. A low-salt mix will be used for winter parking lot maintenance. No additional chemical or petroleum products will be used on site during construction beyond what is in the construction equipment.

Chemicals including oil will be stored in closed, labeled, water-tight containers. Waste oil will be burned and Clean Harbors will retrieve coolant waste. Two tanks will be present on site for waste oil, and a furnace tank for recycling waste oil. There will be no floor drains in the building.

The applicant should confirm if he will also contract with a provider for regular waste disposal.

Application Stage

The Board should vote on application completeness and to schedule a public hearing.

Applicant: Andrew Skelton / Skelton's Foreign Auto

Owner: Springer Holdings, LLC

Location: 42 Lisbon Street

Zoning: Commercial/Resource Protection

Tax Map Number: Map U25 Lot 022

Existing Land Use: used auto showroom (closed)

Proposed Land Use: auto showroom

Acreage: 7

Waivers: The applicant has not requested any waivers.

Site Walk: A site walk has not been scheduled for this project.

Public Hearing: A public hearing for this project has not been scheduled.

Completeness Review: The Planning Board has not voted on completeness.

Suggested Motion: To find the Site Plan and Conditional Use applications for 42 Lisbon Street, Map U25 Lot 22 **[complete/not complete]** in regard to the submission requirements of Chapter 62 and Chapter 70 of the Lisbon Land Use Ordinance, and to hold a public hearing at the next Planning Board meeting.

Site Plan Review - Findings of Fact:

1. Generally

- The applicant has designed the project to meet the standards as outlined within the Ordinance.

2. Landscape Preservation

- The project will clear trees from an area approximately 20' deep.
- No impacts upon scenic areas and views identified in the Lisbon Comprehensive Plan are proposed.
- The rear of the parcel is within the Resource Protection zone. No construction is proposed within this area.
- The rear of the parcel includes a flood zone area. No construction is proposed within this area.

3. Vehicular Access

- The property has 2 existing entrances onto Route 196.
- Because there is no change of use, a review of Section 46 Access Management standards is not required.

4. Parking Requirements

- Section 70-661 requires about 25 parking spaces, depending on the final gross square footage of display area.
- The project will use the existing parking area which currently provides about 80 parking spaces.

5. Pedestrian Circulation

- The property is a used car lot without existing sidewalks.

6. Stormwater Management

- The project does not propose any stormwater management systems.

7. Conservation, Erosion, Sediment Control

- The project will follow best practices during construction.

8. Exterior Lighting

- The development will have down lights on building soffits and landscaped islands.

9. Emergency Vehicle Access

- The building, driveway, and parking lot design allows for safe emergency vehicle access.

10. Water Supply

- The property is currently served by public water.

11. Groundwater
- There are no on-site water supply or sewage disposal systems.

12. Air Emissions

- No excessive air emissions are anticipated as a result of the development.

13. Odor

- No excessive odors are anticipated as a result of the development.

14. Noise

- No excessive noise is anticipated as a result of the development.

15. Sewage Disposal

- The property is currently served by the public sewer system.

16. Waste Disposal

- The project includes a dumpster for waste disposal.
- Waste oil will be safely burned in a dedicated furnace.
- Clean Harbors will be contracted to pick up additional waste.

17. Compliance with Comprehensive Plan

- The proposed development is located within the Commercial District, in the designated Commercial Transition Area.
- The project complies with the 2019 Comprehensive Plan goals to direct commercial growth to central commercial locations with existing infrastructure, and promote high aesthetic quality commercial development.

18. Proof of Federal or State Required Permits
- No federal or state permits are required.

19. Archaeological Resources

- No historic properties or archaeological resources are impacted by the proposed development.

20. Protection of Significant Wildlife Habitat

- The rear of the property includes wetlands. No development is proposed on this part of the parcel.

21. Rare and Endangered Species

- No rare botanical features will be directly impacted by the project.

22. Building Design

- The proposed new buildings reflect traditional New England building forms and are harmoniously related to the neighborhood.
- The sides and rear of the development will be screened with a fence and existing trees.
- The dumpster will be screened from public view.

23. Impact on Public Facilities and Services

- No negative impacts on community services or facilities will result from the proposed development.

24. Aquifer Protection Overlay

- The development is located in Zone 2 of the Aquifer Protection Overlay.
- The project will cover less than 50% of the lot.
- The applicant will follow best practices for erosion control during construction.
- A low-salt mix will be used for winter parking lot maintenance.
- No additional chemical or petroleum products will be used on site during construction beyond what is in the construction equipment.
- Chemicals including oil will be stored in closed, labeled, water-tight containers.
- Two tanks will be present on site for waste oil, and a furnace tank for recycling waste oil.
- There will be no floor drains in the building.

25. Lisbon Route 196 Corridor Design Standards

- The Board should confirm that the building meets traditional New England character and materials.
- The dumpster will be located behind a privacy fence.
- The front area will include grass islands with trees, shrubs, and landscaping.
- The sign will be placed in the grass median at the front of the lot.
- There is a designated area for snow storage on the plan.
- Downward facing lighting will be in the soffit of the building and the grass islands in the front of the lot.

Conclusions of Law

1. The landscape **(will/will not)** be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, retaining existing vegetation where desirable, and keeping any grade changes in character with the general appearance of neighboring areas.
2. The proposed development **(will/will not)** provide safe vehicular access to and from public and private streets.

3. Development parking **(will/will not)** meet the town standards as set forth in section 70-661 et seq.
4. The development plan **(will/will not)** provide for a system of pedestrian circulation within the development and interconnection with existing facilities.
5. Adequate provision **(will/will not)** be made for disposal of all storm water generated within the development through a management system of ditches, swales, culverts, underdrains, and/or storm drains.
6. Stripping of vegetation or other development **(will/will not)** be done in such a way as to minimize erosion and sedimentation. The development **(does/does not)** include best management practices as provided by the Maine Department of Environmental Protection.
7. All exterior lighting **(will/will not)** be designed to encourage energy efficiency, to ensure safe movement of people and vehicles, and to minimize adverse impact on neighboring properties and public ways.
8. Provisions **(will/will not)** be made for providing and maintaining convenient and safe emergency vehicle access to all buildings and structures at all times.
9. The development **(will/will not)** be provided with a system of water supply that provides each use with an adequate supply of water meeting the standards of the state for drinking water.
10. The project demonstrates that the groundwater at the property line **(will/will not)** comply with the standards for safe drinking water as established by the state.
11. All air pollution control **(will/will not)** comply with minimum state requirements.
12. The proposed development **(will/will not)** produce offensive or harmful odors perceptible beyond their lot lines either at ground or habitable elevation.
13. Noise (**will/will not)** comply with the standards as set forth in Chapter 26, Article IV of this Code.
14. A sanitary sewer system **(will/will not)** be installed at the expense of the developer.
15. The proposed development **(will/will not)** provide for adequate disposal of solid wastes and hazardous wastes.
16. All new development and redevelopment **(is/is not)** in conformance with the town's comprehensive plan and shall be consistent with the goals and objectives stated in such plan.
17. The applicant **(will/will not)** provide proof of any required state or federal permits.
18. The proposed development **(does/does not)** involve structural development or soil disturbance on or adjacent to sites listed on, or eligible to be listed on the National Register of Historic Places.
19. The proposed development **(will/will not)** impact wildlife resources identified in the Town of Lisbon comprehensive plan or by the Maine Department of Inland Fisheries and Wildlife.
20. The proposed development **(will/will not)** impact rare or endangered species identified by the Maine Natural Areas Program.
21. The proposed structures **(will/will not)** be related harmoniously to the terrain and to existing buildings in the vicinity that have a visual relationship to the proposed structures so as to have a minimally adverse affect on the aesthetic qualities of the developed and neighboring areas.
22. The proposed development **(will/will not)** impact municipal services beyond current capacity.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number: 24.13	Date Received:
Project Name: 42 Lisbon St Skelton	Fee Paid (amount):
Applicant: Andrew Skelton	Tier 1 _____ Tier 2 _____

Town of Lisbon, Maine
SITE PLAN REVIEW APPLICATION

Site Plan Name/Title: 42 Lisbon St Skelton's

This application must be received at the Town Office by close of business on the 2nd Thursday of the month to be considered at the regular Planning Board meeting on the 4th Thursday of the month.

Applicant Information

2. Name of Applicant: Andrew Skelton / Carrie Skelton
   Address: 702 Huntington Hill RD Litchfield ME
   Telephone: (207) - 751-9537

1. Name of Property Owner (if different): Bill / Marcie Hyde Springer Holdings LLC
   Address: 42 Lisbon St Lisbon ME
   Telephone: (207) 268-9002

3. Name of authorized agent (if different): _____
   Address: _____
   Telephone: ( )

4. If applicant is a corporation, check if licensed in Maine: _____ No _____ Yes
   (if yes, attach a copy of State registration)

5. Person and address to which all correspondence regarding this application should be sent (if different):
   Name: Andrew Skelton
   Address: 364 State RD West Bath ME 04530
   Telephone: (207) 443-6900

I have reviewed all submission requirements and completed the remaining pages of this application form.
✓ Attachments Checklist ____ Waiver Request Form

To the best of my knowledge, all the information submitted in this application is complete and correct.

Signature of Applicant _____ Date 6-1-24

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Project Name:

Property Information

6. Location of Property (Street or Road) 42 Lisbon St Lisbon Mō

   Register of Deeds Book _____ Page _____

   Lisbon Tax Maps Map _____ Lot _____

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.
   1 YR Lease to buy out @ end of First of 2025

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

9. Are there any easements or restrictive covenants on the property to be developed?
   _____ Yes ___X___ No. If yes, please specify:

10. Current zoning of property: Commercial
    Current use(s) of property: Auto Repair / Sales

11. Is any part of the project or property(s) in question part of an overlay zone?
    _____ Aquifer Protection Overlay ____ Wellhead Protection Overlay

12. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or planning board or appeals board review:

Project Information

13. Proposed use of property: Auto Sales / Repair Dealer

14. Nature of the Project. Provide a brief description of the proposed project, including proposed businesses and/or use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.
    Remove existing building, Rebuild 42/24 showroom 30/60 Repair Shop. State of the art new car looking building. Sales of autos out front.

OFFICE USE ONLY – Site Plan Review (REFERENCE Chapter 62 Site Plans, Lisbon Code of Ordinances)	
Application Number:	Project Name:

15. Total acreage of parcel: 7 Acreage to be developed: 4

16. Please indicate classification (per Chpt. 62-31, Site Plan Ordinance): _____ Tier 1 _____ Tier 2

All new construction or expansion of buildings or use of land for commercial, industrial or institutional use where the activity is greater than 1,000 square feet shall be subject to site plan review. This includes multifamily developments that are not considered a subdivision, and site improvements which involve filling, cutting and/or earth moving of greater than 500 cubic yards of soil (for other than new single-family residential construction and municipal roads).

A project is classified as Tier 1 if: (1) Less than 5,000 square feet of floor or land area, (2) a residential structure with fewer than 5,000 square feet of floor area converted to nonresidential use; (3) a change in use of a nonresidential structure, (4) a residential structure altered to create fewer than eight dwelling units and not considered to be a subdivision. All other projects are Tier 2.

17. Are there any state or federal permits required for the proposed use? ✓ Yes _____ No

If yes, please attach a list of all required permits and the status of any permitting activities.

Auto Dealer / Mine Inspection Dept

18. Please list all professional surveyors, engineers, architects, or others preparing this Site Plan (if applicable):

Firm or Licensed Individual: Morton buildings

Firm or Licensed Individual: _____

If additional professionals, attach separate list.

19. Does this development propose the extension of public infrastructure? _____ Yes X No

If yes, what kind:

_____ streets/roads	_____ sewer lines
_____ sidewalks	_____ storm drains
_____ fire hydrants	_____ water lines
_____ other: _____	

20. Proposed water supply:

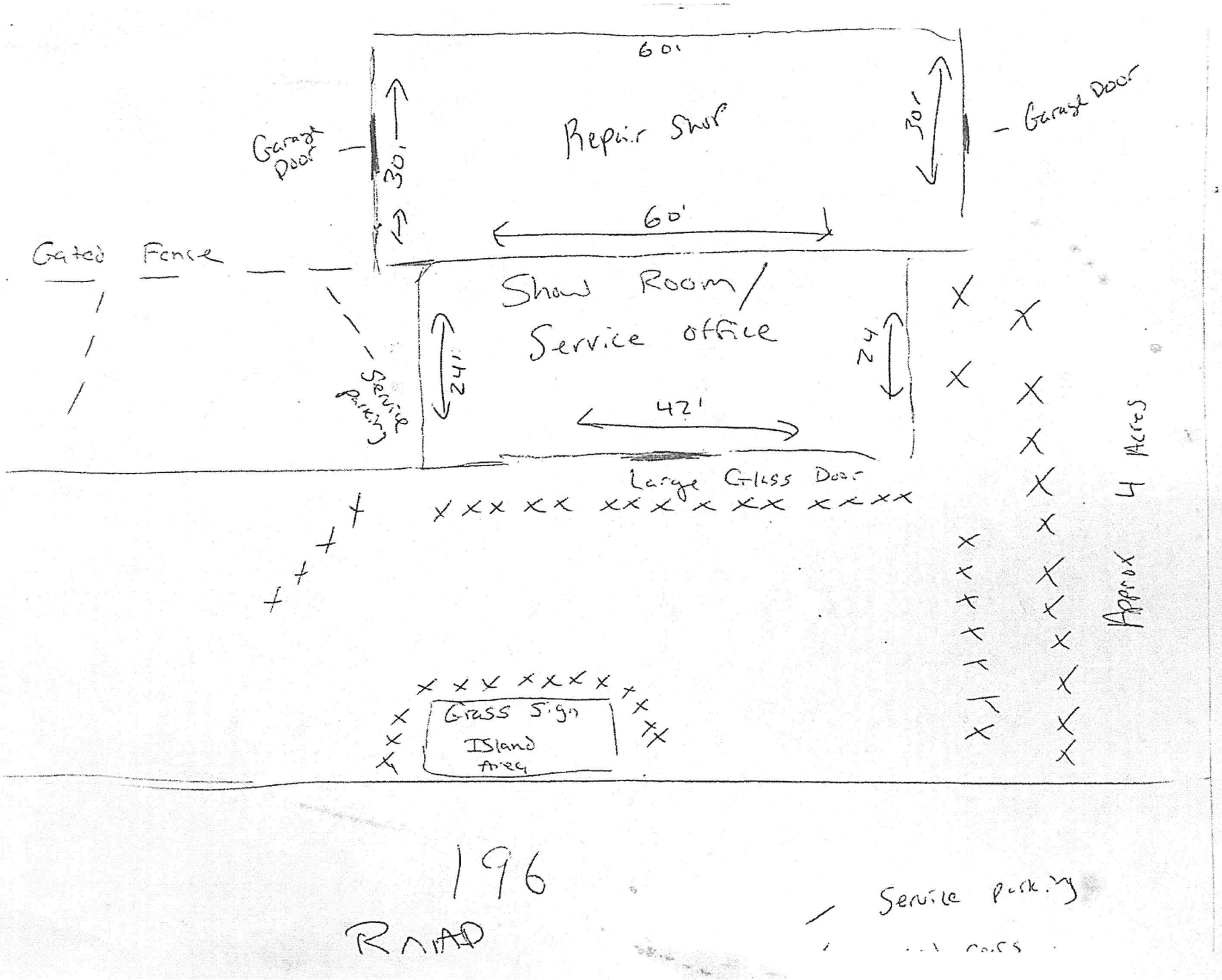
_____ individual well(s)
_____ central well with distribution lines
X connection to public water system
_____ other: _____

21. Proposed sewage disposal:

_____ individual subsurface disposal system(s)
_____ central on-site disposal with collection lines
X connection to public sewer system
_____ other: _____

22. Does the applicant intend to request waivers of any requirements? _____ Yes _____ No

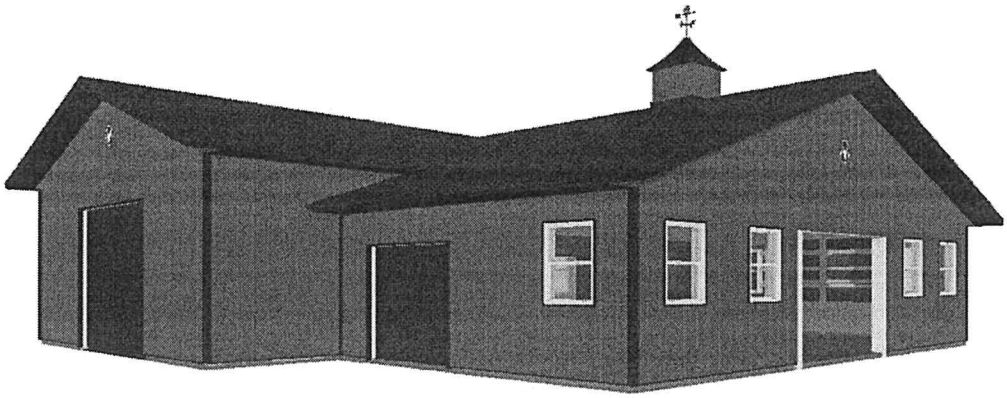
(See attached Waiver Request Form if applicable)

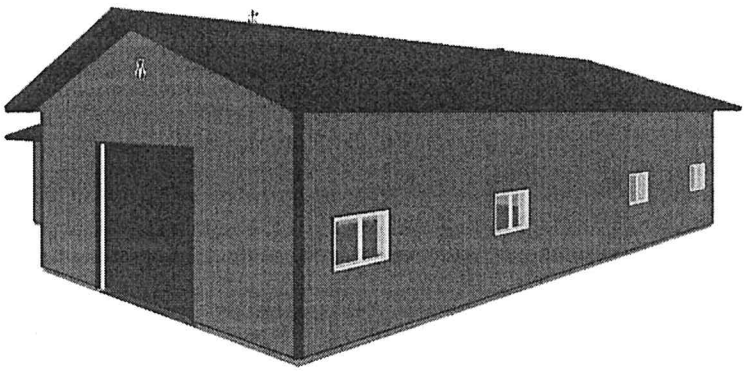

60'
Repair Shop
30'
30'
Garage Door
Garage Door
60'
Gated Fence
Show Room/
Service office
24'
42'
24
42'
Service parking
Large Glass Door
Approx 4 Acres
Grass Sign
Island area
196
ROAD
Service Parking

From: Skelton's Foreign Auto LLC <skeltonsforeignauto@gmail.com>
Sent: Thursday, July 11, 2024 3:04:18 PM
To: Mark Stambach <MStambach@lisbonme.org>
Subject: 42 Lisbon

Mark
Here's some picture renditions of what we would like for the dealership to look like. Just wanted to attach this to my file.

Thanks Andrew





EA

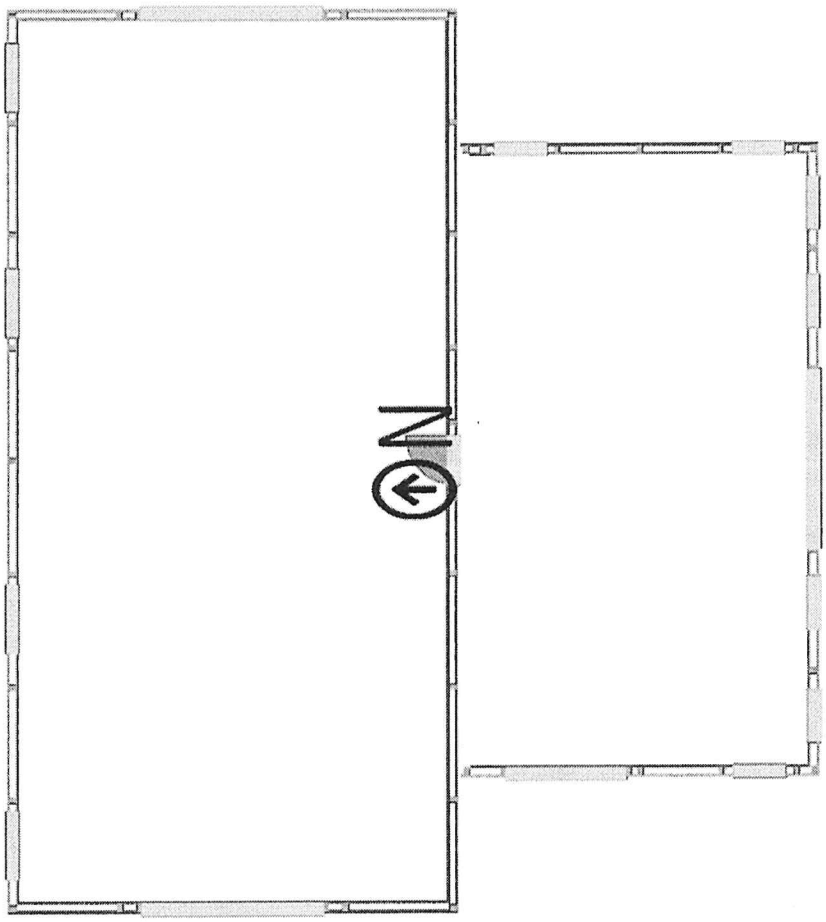
11 of 13

MORTON BUILDINGS, INC.

Date:
Page:

252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Building Connection Information



of Lisbon, Maine
)0

Fee:

CONDITIONAL USE APPLICATION

Project Name/Title:
42 Lisbon St / Skeltons

This application must be received at the Town Office by close of business on the 2nd **Thursday of the month** to be considered at the regular Planning Board meeting on the 4th Thursday of the month. The applicant shall provide **10 copies** of the application form and all submission materials.

Applicant Information

2. Name of Applicant:	Andrew Skelton Carrie Skelton Litchfield
Address	702 Huntington Hill RD
Telephone	(207) 751-9537
1. Name of Property Owner (if different):	Springer Holdings
Address	Po Box 278 Sabattus
Telephone	(207) 268 9002
3. Name of authorized agent (if different):	
Address	
Telephone	( )
4. If applicant is a corporation, check if licensed in Maine:	_____ No _____Yes (if yes, attach a copy of State registration)
5. Person and address to which all correspondence regarding this application should be sent (if different):	
Name Andrew/Carrie Skelton	
Address 364 State RD West Bath ME	04530
Telephone	(207) 751-9537
I have reviewed all submission requirements and completed the remaining pages of this application form. ___ Attachments Checklist ___ Waiver Request Form **To the best of my knowledge, all the information submitted in this application is complete and correct.**	
Signature of Applicant	Date 8-15-24

☐

Property Information

6. Location of Property (Street or Road) 42 Lisbon St Lisbon ME
Register of Deeds Book _____ Page _____
Lisbon Tax Maps Map _____ Lot _____

7. What legal interest does the applicant/owner have in the property to be developed (fee ownership, option, purchase and sale contract, etc.)? Attach evidence of interest.
Lease w/ Purchase option

8. What interest does the applicant/owner have in any property abutting the parcel to be developed?

9. Are there any easements or restrictive covenants on the property to be developed?
_____ Yes X No If yes, please specify: _____

10. Current zoning of property: Commercial
Current use(s) of property: Commercial

11. Is any part of the project or property(s) in question part of an overlay zone?
✓ Aquifer Protection Overlay _____ Wellhead Protection Overlay

11. Indicate if this property has previously been reviewed and/or permitted as part of a town-approved subdivision, site plan review, conditional use, floodplain development, or other planning board or appeals board review:
Site was prev Auto Sales Repair
Mark Stated was never approved by board.

Project Information

If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner.

12. Nature of the Project. Provide a brief description of the proposed project, including proposed use(s), proposed buildings and structures, proposed site work and other improvements to the property, or other information to familiarize the Planning Board with your application.
Remove old trash building. Build new State of the art dealership with higher end look. To Service / Sell nice higher end Automobiles.

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)
Application Number: *Project Name:*

Waiver Request Form
Conditional Use Application

If anticipated, the applicant should indicate any requests for waivers of review standards or application submission requirements, to submit with the Conditional Use Application form.

Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of theChapter, Code or

comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of the chapter are met.

Further, where the planning board makes written findings of fact that there are special circumstances of a particular application, it may waive portions of the application information requirements, unless otherwise indicated in this chapter, provided that the applicant has demonstrated that the standards of this chapter have been or will be met, the public health, safety and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the comprehensive plan of this chapter.

Applicants should take note that the planning board CANNOT waive or give variances on the following: a land use not allowed under the Lisbon Zoning Ordinance (see Section 70-531, Table of Land Uses), and dimensional requirements such as lot size/density, setbacks, frontage, etc. (see Section 70-536, Dimensional Requirements). Variances for dimensional requirements may be requested only through the Lisbon Board of Appeals.

1. Standard/requirement to be waived:	
Need/reason for waiver:	
2. Standard/requirement to be waived:	
Need/reason for waiver:	
3. Standard/requirement to be waived:	
Need/reason for waiver:	
4. Standard/requirement to be waived:	
Need/reason for waiver:	
Attach additional page(s) if necessary.	

☐

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)

Application Number: *Date Received:*

Project Name: *Fee Paid (amount):*

Applicant:

Conditional Use Application
ATTACHMENTS CHECKLIST

REFERENCE Chapter 70-193(b), Lisbon Code of Ordinances

ü or N/A		*OFFICE USE ONLY*
	Basic Required Attachments:	
	1. A complete set of plans in accordance with the submission requirements under section 66-52 (3) of the Town of Lisbon Subdivision Ordinance: *Preliminary Plan*. The preliminary plan and all application material shall be submitted in **ten (10) copies** of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The plan shall be drawn to a scale of not more than 100 feet to the inch.	
	2. If the applicant is not the owner of the property, then a letter of intent from the owner authorizing the application as submitted and noting that it is provided with the full authority of the owner, ***10 copies.***	

3. A statement addressing all of the applicable factors listed in section 70-194 of this Zoning Ordinance*(10 copies)*:

Factors applicable to conditional uses

A. Primary factors. In considering a conditional use permit, the planning board shall evaluate the immediate and long-range effects of the proposed use upon:

i. Health. The maintenance of safe and healthful conditions.

ii. Pollution. The prevention and control of water pollution and sedimentation.

iii. Building sites. The control of building sites, placement of structures and land uses.

iv. Wildlife habitat. The protection of spawning grounds, fish, aquatic life, bird and other wildlife habitat.

v. Shore cover. The conservation of shore cover, visual as well as actual points of access to inland and coastal waters and natural beauty.

B. Additional factors. The planning board shall also consider the following factors:

i. Compatibility with area. The compatibility of the proposed use with adjacent land uses.

ii. Need. The need of a particular location for the proposed use.

iii. Access. Access to the site from existing or proposed roads.

iv. Flooding. The location of the site with respect to floodplains and floodways of rivers or streams.

v. Waste disposal. The amount and type of wastes to be generated by the proposed use and the adequacy of the proposed disposal systems.

vi. Impact on land and water. The impact of the proposed use on the land and adjacent water bodies and the capability of the land and water to sustain such use without degradation.

vii. Topography. Existing topographic and drainage features and vegetative cover on the site.

viii. Eroston. The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.

ix. Transportation. The impact of the proposed use on transportation facilities.

x. Community facilities. The impact of the proposed use on local population and community facilities.

xi. Water supply. The impact of the proposed use on local water supplies.

Possible Additional Attachments:

In order to secure information upon which to base its determination, the planning board may require the applicant to furnish, in addition to the information required for a conditional use permit, the following information:

1. *Contours; groundwater; bedrock; slope; vegetation.* A plan of the area showing contours at intervals to be determined by the planning board and referred to mean sea level, normal high water elevation, groundwater conditions, bedrock, slope and vegetative cover.
2. *Soils.* A soils report identifying the soils boundaries and names in the proposed development with the soils information superimposed upon the plot plan in accord with the USDA Soil Conservation Service National Cooperative Soil Classification.
3. *Buildings; access; open space.* Location of existing and proposed buildings, parking areas, traffic access, driveways, walkways, piers, open spaces, and landscaping.
4. *Sewage; water.* Plans of buildings, sewage disposal facilities, and water supply systems.
5. *Technical assistance.* Other pertinent information necessary to determine if the proposed use meets the provisions of this chapter. In evaluating each application, the planning board may request the assistance of the regional planning commission, county soil and water conservation district, and any other state or federal agency which can provide technical assistance.
6. *Access management.* If the project includes new or existing driveway access onto Lisbon Street (Route 196), Main Street north of Huston Street (Route 125), Mill Street, Ridge Road (Route 9), or Upland Road, it shall be subject to the requirements of Chpt. 46-134 Access Management. The applicant is required to apply for review and permit for driveway access according to this ordinance.

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)

Application Number: *Date Received:*

Project Name: *Fee Paid (amount):*

Applicant:

Conditional Use Review
Planning Board Procedure Checklist

Date Completed

1. Initial application received (10 copies), payment of fee(s)
2. (a) Code Enforcement Officer determines submission complete, go to #6
   (b) OR may be referred to Planning Board to review for completeness
3. Schedule initial review meeting with Planning Board (to review application and determine completeness)
4. Refer application submission to appropriate staff for review or additional information, as appropriate
5. At review meeting, PB determine if additional submission materials needed, determine if complete, provide written notice
6. Schedule public hearing at least 14 days after notice of completeness or receipt of complete submission; abutters must be provided with a notice of receipt of an application and date of public hearing (and site visit if applicable) by mail at least 7 days before the hearing
7. Notice of filing of an application and notice of scheduled public hearing, published by newspaper at least 7 days before the hearing; include notice of scheduled site visit if applicable
8. Planning Board site visit (optional)
9. Public hearing held: (a) applicant presentation, (b) staff comments/ presentation, (c) public comment
10. Planning Board review of application and decision (approve, approve with conditions, deny) – ***does not have to be same meeting as hearing***
11. Provide applicant and abutters with written notice of decision, including reasons for decision, **within 20 days of the public hearing.**

☐

For informational purposes, applicant not required to submit this form.

(REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)

Conditional Use Permit Review
Applicant Procedure Checklist

Date completed Please refer any questions regarding the procedure to appropriate town staff.

1. **Submit Application to Town Office (Code Enforcement Officer), by the 2nd Thursday of the month:**
   a. Complete application form and prepare all required submission materials (see checklist), provide 10 copies of all forms and materials;
   b. Applicant must pay any required fee(s) at time of submission;
   c. Schedule an initial submission review meeting with Planning Board (regular meetings are 4th Thursdays of the month).

2. **Attend first Planning Board meeting, initial application review:**
   a. Planning board will review the submitted materials, including any requests for waivers, and make a determination if the submission is complete or if additional materials must be provided;
   b. If Board determines submission is complete, applicant will be provided with a written notice; if submission is not complete, Board will specify additional materials needed, applicant must provide additional materials to the Code Enforcement Officer and will then be issued a written notice of completeness;
   c. A public hearing with the Planning Board will be scheduled within 14 days of issuance of written notice of completeness; the Town will send notices to all abutters and publish a public notice of scheduled hearing;
   d. Board may request a site visit prior to the public hearing;
   e. Application will be referred to appropriate town departments/staff as appropriate, prior to public hearing.
3. **Optional site visit:**
   If a site visit is scheduled, the Town shall publish notice of the site visit; the applicant shall be present at the Board site visit.
4. **Attend public hearing:**
   a. Applicant (or representative) will be allowed a brief presentation;
   b. Town staff will present any comments;
   c. Public hearing will be opened, Board will make a note of all public and abutter comments;
   d. Upon close of public hearing, no further comment or discussion from the public or applicant shall be entertained; the Board will decide whether to conduct their review and decision immediately after the hearing, or may table the application review to a second meeting (held within two weeks of the public hearing);
5. **Planning Board Review (may be a separate meeting from the hearing):**
   a. Planning Board shall conduct a review of the proposed conditional use based on the standards and requirements of town ordinance(s) (see Conditional Use Permit Standards Checklist);
   b. The Board shall make a decision to (a) approve, (b) approve with conditions, or(c) deny the proposed conditional use, and will indicate any specific conditions and requirements of approval in its written notice of decision.
6. **Written notice of decision:**
   The Town shall provide the applicant and abutters with a written notice of the decision, including reasons for decision and any conditions (must be provided within 20 days of the public hearing).
7. **Issuance of permits and compliance with conditions:**
   Upon issuance of a written decision to approve, the applicant may obtain appropriate permit(s) from the Code Enforcement Officer; the applicant will be required to comply with all conditions specified in the written decision.

☐

OFFICE USE ONLY – Conditional Use Application (REFERENCE Chapter 70, Article III, Lisbon Code of Ordinances)

Application Number: *Date Received:*

Project Name: *Fee Paid (amount):*

Applicant:

Conditional Use Permit Standards Checklist

Waivers. *Where the code enforcement officer and/or planning board makes written findings of fact that extraordinary and unnecessary hardships may result from strict compliance with review standards, or where there are special circumstances of a particular project, the code enforcement officer and/or planning board may waive any review standard provided that such waivers will not have the effect of nullifying the purpose of this chapter, Code or comprehensive plan. In granting waivers, the code enforcement officer and/or planning board shall require such conditions as will assure the purpose of this chapter are met.*

Sec. 70-194. - Factors applicable to conditional uses

(a) *Primary factors.* **In considering a conditional use permit, the planning board shall evaluate the immediate and long-range effects of the proposed use upon:**

Met Not Waived *1. Health.* The maintenance of safe and healthful conditions.
5 5 5

Conditions:

Met Not Waived *2. Pollution.* The prevention and control of water pollution and
5 5 5 sedimentation.

Conditions:

Met Not Waived *3. Building sites.* The control of building sites, placement of structures and
5 5 5 land uses.

Conditions:

Met Not Waived *4. Wildlife habitat.* The protection of spawning grounds, fish, aquatic life,
5 5 5 bird and other wildlife habitat.

Conditions:

Met Not Waived *5. Shore cover.* The conservation of shore cover, visual as well as actual
5 5 5 points of access to inland and coastal waters and natural beauty.

Conditions:

(b) *Additional factors.* **The planning board shall also consider the following factors:**

Met Not Waived *1. Compatibility with area.* The compatibility of the proposed use with
5 5 5 adjacent land uses.

Conditions:

Met Not Waived *2. Need.* The need of a particular location for the proposed use.
5 5 5

Conditions:

Met Not Waived *3. Access.* Access to the site from existing or proposed roads.
5 5 5

Conditions:

Met Not Waived *4. Flooding.* The location of the site with respect to floodplains and
5 5 5 floodways of rivers or streams.

Conditions:

Met Not Waived 5. *Waste disposal.* The amount and type of wastes to be generated by the proposed use and the adequacy of the proposed disposal systems.
5 5 5

Conditions:

Met Not Waived 6. *Impact on land and water.* The impact of the proposed use on the land and adjacent water bodies and the capability of the land and water to sustain such use without degradation.
5 5 5

Conditions:

Met Not Waived 7. *Topography.* Existing topographic and drainage features and vegetative cover on the site.
5 5 5

Conditions:

Met Not Waived 8. *Erosion.* The erosion potential of the site based upon degree and direction of slope, soil type and vegetative cover.
5 5 5

Conditions:

Met Not Waived 9. *Transportation.* The impact of the proposed use on transportation facilities.
5 5 5

Conditions:

Met Not Waived 10. *Community facilities.* The impact of the proposed use on local population and community facilities.
5 5 5

Conditions:

Met Not Waived 11. *Water supply.* The impact of the proposed use on local water supplies.
5 5 5

Conditions:

Additional conditions list, next page.□

Sec. 70-195. - Conditions attached to conditional uses

Additional conditions. Upon consideration of the factors listed in section 70-194, the planning board may attach such conditions, in addition to those required elsewhere in this chapter, that it finds necessary to further the purposes of this chapter. Such conditions may include, but are not limited to specifications for:

Additional Factors ***Conditions***

Type of vegetation:

Increased setbacks and yards:

Specified sewage disposal and water supply facilities:

Landscaping and planting screens:

Period of operation:

Operational controls:

Professional inspection and maintenance:

Sureties:

Deed restrictions:

Restrictive covenants:

Locations of piers, docks, parking and signs, type of construction:

Any other conditions necessary to fulfill the purpose of the conditional use chapter:

☐

OFFICE USE ONLY – Conditional Use Application
Application Number: *Project Name:*

Site Plan Review
Local Ordinances Checklist:

This checklist is provided to ensure that all municipal ordinances have been considered for applicability and that appropriate standards are met.

N/A Met Not <u>Table of Land Uses, Table of Dimensional Requirements</u>.
5 5 5 Chapter 70, Article IV, Division 13 and Division 14
These tables list all permitted and non-permitted land uses by zone/district, and indicate dimensional requirements (lot size, density, frontage, setbacks) by zone.

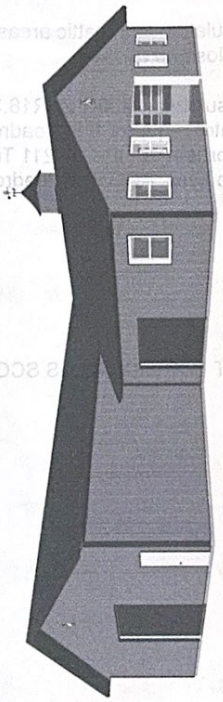
N/A Met Not <u>Manufactured Housing, Mobile Homes and Trailers, [Parks]</u>.
5 5 5 Chapter 22, Article II
No manufactured housing, house trailer or mobile home park shall be established in the town except upon application to the planning board and the town council.


U24-022
U24-022-A
Remove Trees
20'
New Building Approx
Car Lot
250' Approx
U23-009-B
U23-010
U23-007

124-13873-20240729-15264674-DCDB-11
© 2024 Morton Buildings, Inc.

MORTON BUILDINGS, INC.
252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

West and South Walls



© 2024 Morton Buildings, Inc.

Interior Wall Finish with Hi-Rib Steel (.019 White Polyester) Fastened to Nailers with Painted Steel Screws, Wall Cavity is Insulated with 6" Fiberglass Insulation and 4 Mil Vapor Retarder

80' long, on South wall starting @ 0'

42' long, on East wall starting @ 0'

80' long, on North wall starting @ 0'

42' long, on West wall starting @ 0'

Subcontracts

Install 4368 of R-49 fiberglass blown-in insulation in the attic areas of the 2 Morton Buildings. Under no circumstances will blown-in cellulose be allowed.

Install (2) 12' 2" X 10' 1" Black Raynor Insulated M200C 2" R18.30 Door with 2" Raynor Heavy Duty Track and hardware, Stucco Panels, Door/Operator requires 1' 8" headroom, 3" Gray rubber bottom seal. (3) 24" x 8" DSB Insulated window(s). Door operator is a .5 HP CST211 Trolley which includes interior 3 button wall station, single button transmitter, and photo eyes. Available Headroom is 2' 1"

Additional Information

BUILDING PRICE INCLUDES:

ALL MATERIALS, LABOR, FREIGHT, EQUIPMENT FOR MORTON'S SCOPE OF WORK

ENGINEERED STAMPED PLANS

OVERHEAD DOORS W ELECTRIC OPERATORS

MORTON WARRANTY

BUILDERS RISK INSURANCE

PORTABLE TOILET AND DUMPSTER

BUILIDNG PRICE DOESN'T INCLUDE:

SITE WORK AND FOUNDATION(CAN SUBCONTRACT IF DESIRED)

ELECTRICAL AND HVAC

CUSTOM GLASS WINDOW

INTERIOR ROOMS AND WALLS

BUILDING PERMIT

© 2024 Morton Buildings, Inc.

Highway Commercial Character District Only

Met	N/A	Waiver Requested	
			Buildings shall have larger setbacks from the roadway. (Sec. 70-833 1(a)3.a)
			Frontage areas between the building and roadway are well landscaped and have appropriate pedestrian access. (Sec. 70-833 1(a)3.a)
			For both building rehabilitation and new buildings, the architecture is "Typical New England Character", and must meet building design/material standards listed above. (Sec. 70-833 1(a)3.c)
			Off-street parking is encouraged to be located to the side or rear of buildings, but where parking is between the building and the roadway, there shall be adequate landscaping or grass buffers per the parking and screening standards in this section. (Sec. 70-833 1(a)3.a.ii)
			For street frontage areas of more than 100 feet where there are not existing street trees and vegetation, street tree plantings are required at least every 40 feet (abutting the road right-of-way). (Sec. 70-833 3(g)2)

Description of how the proposed project meets standards:

Building will sit Far off roadway. Further than existing building. Would like to cut 15' back of existing Tree line to extend Front driveway for used car display. Front + Show Space will have grass islands w/trees /Shrubs Ect. New building will have metal Siding with Clean look to resemble a new car dealership look. Service + Customer parking to be at Left Side of Building. Dumpster to be outback behind privacy fence along with vehicles to be repaired/worked on. Front will have only fixed clean used cars. Front will resemble a Crafts / Lake City upscale dealer look.

X X X X X X X
L
15'
131'
X X X X X X X
Existing Tree Line
TO Remove
New tree
Line
Windows
Shop Door
Repair Facility
Shop Door
N
Service Repair
Vehicle Storage
Dumpster
4 Acre Parcel
Privacy
Fence
Gate
Fence w/Gate
Show Room
Lighting for night
Soffit
Lighting
Service car parking
Entrance
Way
Island
w Trees
Shrubs
Lights
USED car parking
Island w
Trees
Shrubs
Lights
USED Car Parking
Snow Storage
USED CAR parking
Grass MEDIAN w/Sign
196
Grass Island w Trees
X Lights X
Grass Island w Trees
X Lights X
124-13873-20240729-1526474-DCDB-11
© 2024 Morton Buildings, Inc.

From: Kate Burch kburch@northstar-planning.com
Subject: 42 Lisbon Street Planning Board Application
Date: Jul 23, 2024 at 1:12:39 PM
To: skeltonsforeignauto@gmail.com, Mark Stambach MStambach@lisbonme.org

Hi Andrew,

Good to talk with you today. Here are the items we talked about for your application. Please feel free to give me a call if you have any questions. Answers via email are fine.

Conditional Use

Please follow up with Mark to fill out a Conditional Use application (auto sales/ repair is a conditional use in the Aquifer Overlay Zone 2.) There are two items for conditional use that will be relevant:

- What are your plans for waste disposal? Burn waste oil. Clean harbors to get coolant thats waste
- Will you follow best practices for erosion control during construction? YES silt fence as required

Site Plan Review

- Show approximately where on the parcel your proposed buildings and tree clearing will be (you can take a screenshot from the town parcel map - use the "imagery" basemap to get satellite view)
- Confirm if there is currently water and sewer service to the property YES confirmed w New owners
- Provide a copy of your lease
- Provide a financial capacity letter from your bank ✓

Rt 196 Design Standards

Your property is in the Highway Character District of the Rt 196 Design Standards. I've attached a checklist that lists all the standards - take a look at pages 2-5 and 7.

- Snow storage location
- Proposed lighting details (must be cut-off fixtures)
- Any dumpsters must be screened Dumpster to be behind fence outback by Service Bays
- What is the exterior material of the building? (ie vinyl siding, etc) Metal Siding
- Landscaping plan Grass around Sign, Trees Shrubs through out front of lot to bring color to property.

Aquifer Overlay Zone 2

- Any stormwater management/flooding issues? None known / Unknown
- Confirm you will use sand or a low-salt mix for winter parking lot maintenance. YES
- Confirm chemicals will be stored in closed, labeled, water-tight containers. YES
- Will there be any tanks on site? Waste oil furnace tank for recycling used 0.1 Safety.
- Will there be any floor drains? NO
- Will there be petroleum products, hazardous materials, or chemicals used during construction or stored on site? Only in contractors equipment to run.
- In this zone, there is a maximum 50% impervious surface area on the parcel. You are well below that, but you should be aware for the future.

Best,
Kate

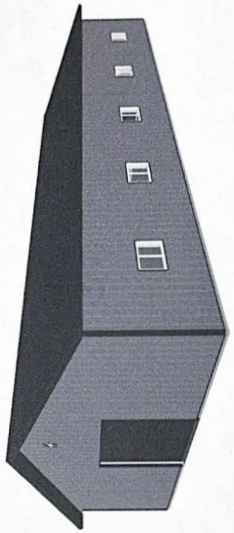
--
Kate Burch (she/her)
Senior Planner
kburch@northstar-planning.com
(207) 805-4767

NORTHSTAR
PLANNING

pdf **Route 196 Design Standards Checklist.pdf**
313 KB

MORTON BUILDINGS, INC.
252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

East and North Walls



© 2024 Morton Buildings, Inc.



COMMERCIAL LEASE WITH OPTION TO PURCHASE

THIS INDENTURE made effective this ___ day of July, 2024.

BETWEEN **Springer Holdings LLC** a Maine limited liability company with a mailing address of PO Box 278, Sabattus, Maine 04280, hereinafter referred to as Lessor, which expression shall include its heirs, personal representatives, successors and assigns,

AND **Skelton's Foreign Auto, LLC**, a Maine limited liability company with a mailing address of 364 State Road, West Bath, Maine 04530, hereinafter called the Lessee, which expression shall include its successors and assigns.

W I T N E S S:

I. **Leased Premises:** Lessor, in consideration of the covenants herein contained on the part of Lessee to be kept and performed, does hereby demise and lease unto Lessee a certain portion of a lot or parcel of land, with the building thereon, situated at or near 42 Lisbon Street, Lewiston, Maine 04240, and further being described in Exhibit A attached hereto and which is further described in a deed to Lessor from Lewis Auto Sales, Inc. dated October 10, 2023 and recorded in the in the Androscoggin County Registry of Deeds in Book 11450, Page 274 (hereafter the "Premises").

II. **Rental Term, Rents and Option to Buy:**

A. **Rental Term and Rents**. This Lease shall be for an initial term of One (1) year, commencing on the 1st day of August, 2024, and terminating on the sooner of July 31, 2025, or default under the terms of this Lease (the "Lease Term"), yielding and paying therefor, in advance, monthly rent as follows: One Thousand Five Hundred and 00/100 Dollars ($1,500.00) commencing August 1, 2024. Any amount paid in excess of the rent amount will be applied as a nonrefundable down payment on the Purchase Price, as that term is defined herein. If rent is not paid by the 5th day of the month, Lessee shall pay a late charge of 4% of the rental amount. If Lessee's check is returned due to insufficient funds ("bounces"), Lessee shall pay Lessor a $30.00 fee for each check so returned, plus any sums charged by Lessor's bank for each check so returned. Nothing stated herein shall prevent Lessor from evicting the Lessee for non-payment of rent due to a bounced check. Additional charges for bounced checks shall be due and payable within Fifteen (15) days of delivery by Lessor to Lessee of a written notice stating the amount of each charge and interest upon unpaid charges shall accrue at the rate of 4 % per month.

B. **Renewal Options.** The Lessee shall have an option to renew this Lease for One (1) year ("Renewal Term"), on the same terms and conditions excepting this provision for renewal option and except for rent which will be as mutually agreed by the Parties. If the Parties are unable to mutually agree the Lessee shall pay the cost of a Commercial Broker to provide an evaluation of the fair market value. The Commercial Broker shall be chosen by Lessor. The Parties shall accept the rent determined by the Commercial Broker. The option to renew may only be exercised by Lessee giving notice to Lessor in the manner prescribed herein at least Thirty (30) days prior to expiration of the preceding Term of this Lease.

C. **Option to Purchase**. Upon expiration of the Lease Term or the Renewal Term, as the case may be, Lessee shall have an option to purchase the Premises with all buildings and improvements thereon, which option shall terminate on the termination of this Lease. The

purchase price shall be Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00) (the "Purchase Price"), less any additional payments made as a nonrefundable down payment during the Lease Term. The Option to Purchase is conditioned on Lessee fully complying with all terms and provisions under this Lease and any tenancy-at-will for the Premises thereafter to the satisfaction of Lessor as determined solely by Lessor. Lessee shall be required to close on the purchase of the Premises within Thirty (30) days of the expiration of the Lease Term or Renewal Term, as the case may be, and provide Lessor with a minimum of Thirty (30) days advance written notice of Lessee's election to exercise said option. At closing, the purchase price shall be paid in cash, certified or by bank cashier's check, all in United States funds. Lessee agrees to purchase the Premises AS IS and WHERE IS. No warranties, guaranties or representations of any kind are made by Sellers or Sellers' agent, and all warranties are disclaimed with respect to the acreage, location and/or boundaries of the Premises or improvements thereon, title to the Premises, access to the Premises, environmental compliance, or its compliance with any applicable zoning or land use regulations, law, or ordinances. Real estate taxes shall not be prorated at closing since it is Lessee's obligation to pay them under this lease, with each party being responsible for their statutory share of Maine Real Estate Transfer Tax then due. At closing Lessor shall convey to Lessee the Premises by Quitclaim Deed with good and marketable title thereto, free and clear of all encumbrances except easements, conditions and restrictions of record. Lessee hereby acknowledges, recognizes and agrees that any failure to comply with this Lease, the conditions of this Option to Purchase or any tenancy at will with Lessor, all as determined by Lessor in its sole discretion and without recourse by Lessee, shall terminate and void all rights of Lessee to acquire the Premises under the above Option.

All notices shall be given in one of the manners prescribed herein addressed as provided in Paragraph 22 below and shall be deemed to have been given as follows:

(A) Notice may be delivered in hand and, if so, delivery shall be deemed given when so delivered.

(B) Notice may be mailed U.S. mail, postage prepaid, certified and return receipt requested and, if so mailed, shall be deemed given on the same date as the return receipt indicates delivery and if the return receipt indicates the delivery was referred or was otherwise not delivered then the notice shall be deemed given on the date the notice was mailed.

(C) Notice may be delivered by any reputable overnight commercial carrier and, if so delivered, shall be deemed given on the date which the carrier's receipt indicates delivery was made.

III. **Covenants:**

1. **Quiet Enjoyment**. If Lessee shall pay the rent and other payments in the nature of rent, all as herein set forth, and if Lessee shall observe all the other covenants, terms, and conditions of this Lease and any extensions thereof, Lessor shall warrant, covenant and defend Lessee to such peaceful and quiet enjoyment of the Premises against Lessor and all persons or entities claiming by, through or under the Lessor.

2. **Signs**. The Lessee shall have the right to erect and maintain signage on the exterior of the Premises, with the approval of the Lessor, which approval will not be unreasonably withheld. No such sign shall endanger the structural integrity of the building of which the Premises forms a part. Any such exterior sign shall comply with all laws, ordinances and regulations of the City of Lewiston, the State of Maine, and the Board of Fire Underwriters applicable thereto.

3. **Use**. Lessee agrees that the Premises shall be used for an automotive dealership and for no other purpose unless agreed in writing by Lessor. Lessee shall be responsible for obtaining, and paying for, all license and approvals needed to operate the business on the Premises.

4. **Extra Hazard**. The Lessee shall not occupy the Premises for any purpose usually denominated extra hazardous as to fire by insurance companies.

5. **Environmental Indemnification and Compliance by Lessee**. Lessee hereby warrants, covenants and promises to Lessor that the Premises shall be used all times in compliance with all laws and regulations governing the contamination of soil or ground water or any other matter relating to the transportation, storage, treatment or disposal of hazardous waste, materials or pollutants, including without limitation the Federal Solid Waste Disposal Act, the Federal Clean Air Act, the Federal Clean Water Act, the Federal Resource Conservation and Recovery Act of 1976, the Federal Comprehensive Environmental Response Compensation and Liability Act of 1980, the Toxic Substances Control Act, the Federal Water Pollution Control Act, the National Environmental Policy Act, Regulations of the Environmental Protection Agency and the Maine Department of Environmental Protection, the Maine Uncontrolled Hazardous Substance Site Law, the Maine Underground Storage Tank Statute and any other similar or environmentally related law, regulation or statute, all as may have been or may be amended, and all regulations establishing quality criteria or standards for air, water, land use, noise and any underground oil storage tanks. Lessee further hereby warrants, covenants and promises to Lessor that Lessee shall contain and remove in all lawful manners any and all contamination which may arise on or near the Premises relating to any business activity of Lessee, and further agrees, warrants and covenants to indemnify and hold Lessor harmless from any and all claims, actions, causes of action, liabilities, losses, expenses and damages from any of the foregoing, and to produce such reports at Lessee's sole cost and expense as Lessor may request from time to time regarding any such environmental matter. Lessee further warrants, covenants and promises to Lessor that the Premises shall be maintained at all times in compliance with all applicable Federal, State and local environmental and land use laws and regulations.

6. **Condition**. The Premises are leased as they now are, and the Lessor shall not be responsible for the present or the future condition thereof, with the exception of those undertakings especially entered into by the Lessor herein. Lessee hereby accepts the Premises subject to all covenants and restrictions which apply to the Premises and to all applicable Federal, municipal, county and state laws, ordinances and regulations governing and regulating the use of the Premises, and accepts this Lease subject thereto and to all matters disclosed thereby and by any exhibits attached hereto. Lessee acknowledges that neither Lessor nor Lessor's agent has made any representation or warranty as to the suitability of the Premises for the conduct of Lessee's business. In the event the Premises are damaged during any portion of the Lease Term, any renewal thereof, or upon expiration or termination of this Lease, Lessee shall be fully liable to Lessor for all costs and expenses incurred by Lessor in repairing the damage and shall pay all such amounts to Lessor upon demand of Lessor.

7. **Alterations and Improvements**.

(A) Lessee and Lessor mutually agree that Lessee may make such repairs, alterations, additions, and improvements to the Premises only with prior written consent of Lessor; provided said repairs are performed at Lessee's sole cost and expense, in a good and workmanlike manner, all costs and expenses related thereto are promptly paid by Lessee and said repairs comply in all respects with all Federal, State and local laws, regulations, codes and ordinances. Notwithstanding the previous sentence, the Lessee may demolish and or otherwise remove the current building located on the Premises at the sole of the Lessee. Furthermore, Lessee shall have the option to construct a building on the Premises at the sole cost and expense of Lessee. In the event the Lessee exercises its option to construct a building on the Premises, unless Lessor further exercises its Option to Buy hereunder, said improvements shall become the property of the Lessor. Any improvements constructed by the Lessee shall not alter the Purchase Price.

(B) All repairs, alterations, additions, or improvements shall be done in a good and workmanlike manner in full compliance with all Federal, State and Municipal Laws, ordinances, rules, and regulations and in accordance with specifications and requirements and standards of any Board of Fire Underwriters and fire inspectors having jurisdiction over the Premises.

(C) In the event Lessee shall erect additions, improvements, or any other alterations upon the Premises, the said additions, improvements and/or alterations shall at the option of Lessor become the sole property of Lessor after the termination of this Lease, any renewal thereof, or any extension thereof except as may otherwise be

provided herein.

(D) Lessor shall not be responsible for any costs of construction arising from repairs, alterations, or the erection of any additions or improvements to be done by Lessee, nor for any lien or other obligation involved in such repair or construction; and, in this connection, Lessee agrees to furnish to Lessor the names and addresses of all parties to whom Lessee shall become obligated for payment of monies for repairs and construction to be done on the Premises at the time when Lessee shall have contracted with said parties to commence work on the Premises for Lessee. Lessee agrees to indemnify and to hold Lessor harmless from and against any lien or claim of Lessee's creditors on account of said repairs or improvements.

(E) Lessee shall not create a fire safety hazard by installing excessive cabling for voice and data communications. Upon termination of the Lease and when any improvements are made to the Premises, Lessee shall remove all "abandoned" low and high voltage wires and cables. Abandoned Cable or Wires is loosely defined as cabling that is not terminated at both ends either by a connector or other equipment and not labeled for future use with a tag. Prior to installing new cables and only after written permission from Lessor, all abandoned cabling must be removed from all risers, ceiling plenums and other locations in the Premises. All new cabling installed shall meet the standards of the current NEC, NFPA, any city ordinances and codes in effect at the time of the improvement. All abandoned cable shall be removed by qualified licensed contractors. The Lessee agrees to indemnify and to hold the Lessor harmless from and against any lien or claim of future Lessees on account of the cost of the removal of abandoned cable not removed by Lessee. Lessee shall insure that all installation of cables, wires, any other improvements or the installation of other voice or data communication equipment shall be done in a workmanlike manner. The Lessee agrees to indemnify and to hold the Lessor harmless from and against any damage done to the Premises during the installation of any voice or data communication equipment, including but not limited to damage to ceiling tiles and breach of the construction seal caused by dislodging the insulation above the ceiling tiles.

8. **Maintenance and Repairs**. The Lessee shall be responsible for the maintenance, repair and replacement of the interior of all buildings and improvements leased hereunder, including without limitation, the heating and cooling systems and also the maintenance, replacement and repair of all entrance ways and doors, all interior and exterior lights relating thereto, all stairs, porches, rails, signs, and windows. Lessee will make all necessary repairs when required, shall perform all necessary work or cause the same to be performed in a good and workmanlike fashion and will pay all charges incurred for such repairs promptly upon receipt of bills therefor. Lessee shall also repair, replace and maintain in good order and condition the exterior and structure of the Premises, including without limitation, the outside walls, foundations, roof, all structural and weight-bearing members, all wiring, plumbing, pipes, conduit and other utility fixtures and equipment. The Lessee shall also maintain the structure, parking facilities and access areas of the Premises and keep same free of snow, ice, debris and waste at Lessee's sole cost and expense.

9. **Lessor' Access**. Lessor shall have the right to enter the Premises at all reasonable times for inspections, showings to prospective purchasers, and prospective lessees.

10. **Insurance**.

(A) **Liability Insurance**. The Lessee shall maintain in full force during the Lease Term Commercial General Liability Insurance, including Contractual Liability Insurance coverage, covering Lessee's operations in the Premises under which the Lessor and such other persons as are in privity of estate with Lessor and/or Lessee as may be set out in notice from time to time, and the Lessee is named as insureds, and under which the insurer agrees to indemnify and hold Lessee and Lessor (and those in privity of estate with Lessor) harmless from and against all costs, expenses and/or liability arising from any accident, injury or damage whatsoever caused to any person occurring during the Lease Term in or about the Premises, unless such accident or damage is the result of the exterior or structural portions of the Premises under the control of the Lessor. Such policy shall be noncancelable with respect to Lessor and Lessor's said designees, except upon thirty (30) days written notice to Lessor. A duplicate original of the certificate

thereof shall be delivered to Lessor. The minimum limits of such insurance shall be One Million ($1,000,000.00) Dollars combined single limit for bodily injury and property damage per occurrence. Such insurance will be endorsed to provide that the insurance shall be primary to and not contributory to any similar insurance carried by Lessor, and shall contain a severability of interest clause.

(B) **Property Insurance**.

(i) **Insurance Maintained by Lessor**. During the entire Lease Term, Lessor shall maintain in effect a policy or policies of insurance covering the Premises, including without limitation the Building, fixtures, equipment, Lessee improvements and betterments which shall, at minimum, cover perils insured under the Insurance Services Office, Inc. ("ISO") broad causes loss form, or its equivalent and, at Lessor' option, insurance against sprinkler damage, vandalism, malicious mischief, earthquake damage and abatement or loss of rent in case of said insurance casualties and comprehensive general liability insurance in such amounts as Lessor shall deem reasonable (collectively the "Property Insurance"). The cost of said insurance shall be reimbursed to Lessor by Lessee within 5 days of receipt of the bill form Lessor and shall be treated as additional rent under this Lease. Lessor shall neither be liable for, nor be obligated to maintain insurance coverage for the loss or damage of Lessee's personal property located in, on or about the Premises.

(ii) **Insurance Maintained by Lessee**. Lessee shall during the entire Lease Term keep in full force and effect, at Lessee's sole cost and expense, an all risk policy of insurance upon all of the plate glass in the Premises, in which policy both Lessor and Lessee shall be named as parties covered thereby as their respective interests may appear. Lessee shall, during the entire Lease Term, carry and maintain, at its sole cost and expense, insurance covering all of Lessee's leasehold improvements, alterations, additions, trade fixtures, equipment, merchandise and personal property from time to time in, on or about the Premises, in an amount equal to their full replacement cost from time to time during the Lease Term, providing protection against any peril insured under the ISO broad causes of loss form, or its equivalent, together with insurance against sprinkler damage, vandalism and malicious mischief. Any policy proceeds shall be used for the repair or replacement of the property damaged or destroyed unless this Lease shall cease and terminate under the provisions of this Lease relating to fire, casualty and condemnation.

11. **Indemnification**. Lessee shall indemnify and hold harmless the Lessor from and against all claims, demands, actions, suits and expenses for injury to person or property occurring in the Premises or occurring about the Premises if caused by negligence of the Lessee. Likewise, the Lessee shall be liable for any fire, smoke, and water damage to the Premises, if caused by the negligence or willful misconduct of the Lessee. This paragraph shall be operative to the extent that fire, hazard and public liability policies of the Lessee and the Lessor do not cover such claims and damage in full and to the extent that the respective insurance carriers rightfully deny any coverage or coverage of the particular damage claimed.

12. **Other Damage**. Lessor shall not be liable for any damage occasioned by failure to keep the Premises in repair and shall not be liable for any damage done or occasioned by or from plumbing, water, sewer, steam, or other pipes, or the bursting, leaking or running of any washstand, water closet, or waste pipe in, upon or about the Premises, nor for damage occasioned water, snow, or ice being upon or coming through the roof, entrance door, or otherwise, nor by acts of neglect of Lessee or other occupants of the Premises.

13. **Sublease-Assignment**.

(A) **Assignment or Subletting**. Lessee shall not assign, mortgage, pledge or encumber this Lease, or any right or interest therein, in whole or in part, and shall not sublet the Premises or any part thereof, or any right or privilege appurtenant thereto, or permit any other person (the agents, employees, customers and servants of Lessee excepted), to occupy or use the Premises, or any portion thereof, without first

obtaining the written consent of Lessor. Consent by Lessor to one assignment, subletting, occupation or use by another person shall not be deemed to be consent to any subsequent assignment, subletting, occupation or use by another person. Any such consent by Lessor shall not release the original named Lessee from liability for the continued performance of the terms and provisions on the part of the Lessee to be kept and performed unless Lessor specifically releases the original named Lessee from said liability in a writing signed by Lessor. Any assignment or subletting without the prior written consent of Lessor shall be null and void, and shall, at the option of Lessor, terminate this Lease. Neither this Lease nor any interest therein shall be assignable, as to the interest of Lessee, by operation of law without the prior written consent of Lessor.

(B) **Affiliate of Lessee**. If Lessee is a corporation, an unincorporated association, a limited liability company or a partnership, the transfer, assignment or hypothecation of any stock or interest in such corporation, association, limited liability company or partnership in the aggregate in excess of twenty-five percent (25%) shall be deemed an assignment within the meaning and provisions of this Section.

(C) **Substitution of Responsibility**. In the event Lessee, with Lessor's prior written approval, assigns this Lease or sublets the Premises, the provisions and requirements hereof with respect to any regulations governing the operation of the business conducted in the Premises shall refer to and be applicable to the business of such assignee or sublessee and not to that of Lessee if Lessee conducts no business therein. In the event Lessee makes such assignment or sublease and the assignee or sublessee maintains the insurance coverage required by this Lease, Lessee shall be relieved of such obligation.

14. **Lessor's Right of Termination**.

(A) If Lessee shall neglect or fail to perform or observe any of its obligations herein, other than the payment of rent, for a period of Thirty (30) days after notice in writing from Lessor in respect to the nature of the default; or

(B) If Lessee shall fail to make any payment of rent or other amounts due under this Lease within Five (5) days of the date when due; or

(C) If Lessee shall be adjudicated a bankrupt or insolvent according to law and no appeal shall be taken from such finding by Lessee, or if such appeal shall be taken and not prosecuted diligently, or if Lessee shall make an assignment of his property for the benefit of creditors, or if a receiver, trustee, or similar officer shall be appointed to take charge of all or any portion of Lessee's property and it is not removed within Thirty (30) days, or if Lessee shall file a petition under any bankruptcy law, and same shall not be dismissed within Thirty (30) days, then and in any of said cases (notwithstanding any license of any former breach of covenant or waiver of the benefit thereof or consent in a former instance), Lessor may immediately terminate this Lease and the Option to Buy and remove Lessee, physically if necessary, without resort to any statute related to forcible entry and detainer or other legal process, and further reserves all rights and remedies against Lessee for collection of due and unpaid rent and other charges set forth herein. Lessee covenants that in case of such termination, Lessee shall be liable to the Lessor for the balance of the entire unpaid rent for the remaining term of this Lease.

15. **Condition of Premises at Expiration**. Lessee agrees to yield up the Premises in good repair and condition, reasonable wear and tear excepted, upon termination of this Lease or any renewal thereof.

16. **Utilities, Etc.** Lessee shall pay all utilities servicing the Premises, including without limitation, electrical charges, phone, cable, internet, water and sewer charges relating to the Premises during the Lease Term or any renewal thereof, and shall provide for weekly trash removal. Lessee shall heat the Premises at all times when seasonably required to prevent any damage to the Premises.

17. **Taxes**.

(A) **Real Estate Taxes**. Lessee shall pay all real estate property tax payments and all other assessments assessed or imposed against the Premises by the City of Auburn, Maine, or any quasi-governmental agencies or any district during the Lease Term or any renewal thereof.

(B) **Personal Property Taxes**. Lessee shall pay, prior to delinquency, all taxes levied upon all fixtures, furnishings, equipment and all other personal property placed in, on or about the Premises by Lessee. In the event any or all of Lessee's fixtures, furnishings, equipment and other personal property shall be assessed and taxed against Lessor or Lessor's property, or if the assessed value of Lessor's property is increased by said placement of such property by Lessee, Lessee shall pay to Lessor, Lessee's share of such taxes or increases within ten (10) days after delivery to Lessee by Lessor of a statement in writing setting forth the amount of such taxes or increases applicable to Lessee's property.

18. **Holding Over**. It is agreed and understood that any holding over by Lessee of the Premises after the expiration of the original Lease Term or any renewal thereof, unless an approved tenancy at will is agreed between the parties hereto, shall operate and be construed as a tenancy from month to month under all terms and conditions of this Lease, and at twice the rental as is in effect at the expiration thereof, providing, however, that this shall not prevent Lessor from insisting upon the termination of the Lease according to its terms. Regardless of Lessee holding over, the Option to Purchase shall terminate on August 31, 2025 without further notice required.

19. **Removal of Goods**. Lessee shall, at the expiration of the Lease Term or any renewal thereof, remove its goods, effects, trade fixtures, and equipment placed or installed in the Premises, repairing any damage caused by such removal.

20. **Cumulative Rights**. Any and all rights and remedies which either party may have hereunder shall be cumulative, and the exercise of any one of such rights shall not bar the exercise of any other right or remedy which said party may have.

21. **Waiver**. One or more waivers of the breach of any covenant or condition by either party shall not be construed as a waiver of any further breach of the same covenant or condition.

22. **Notices**. Any notices required by or useful under the terms of this Lease shall be given in the case of Lessor, to:

Skelton's Foreign Auto, LLC
C/O Andrew Skelton

364 State Road
West Bath, Maine 04530

and, in the case of the Lessee, to:

Springer Holdings
C/O William Hayden

PO Box 278
Sabattus, Maine 04280

or such other persons and addresses as the appropriate party may hereafter designate. All such notices shall be sent certified mail, prepaid, deliver to addressee only.

23. **Entire Agreement**. This instrument contains the entire and only agreement between the parties and no oral statements or representatives or prior written matter not contained in this instrument shall have any force and effect.

24. **Attorney Fees**. If the Lessor or Lessee shall, without fault, be made party to any litigation commenced by or against the other party, arising out of any fault or negligence of said other party, their agents, contractors, employees or business invitees, then the said other party shall pay all costs and reasonable attorney's fees incurred by or against the first party by or in connection with such litigation. Likewise, the other party shall pay all costs and reasonable attorney's fees incurred by or against the first party in enforcing the agreements, terms and provisions of this Lease.

25. **Estoppel Certificates**. Lessee agrees, at any time, and from time to time, upon not less than Ten (10) days prior request by Lessor, to execute, acknowledge and deliver to Lessor a statement in writing certifying, if such be the case, that this Lease is unmodified and in full force and effect (or, if there have been modifications, stating the modifications, and that the Lease as modified is in full force and effect), and that there are no defenses or offsets thereto then accrued, or stating those claimed by Lessee, and the dates to which the rent and other charges have been paid, it being intended that any such statement delivered pursuant to this paragraph may be relied upon by any prospective purchaser of, or any prospective holder of a mortgage upon the fee of the Premises, or the property of which the Premises are a part, or by any other properly interested party.

26. **Report on Condition of Property**.

(A) The Lessee hereby acknowledges that the Premises are safe, clean and in good condition; and that it has checked and verified that all appliances and equipment on the Premises are in good working order.

(B) The Lessee also agrees that Lessor have made no promise to decorate, alter, repair, or improve the Premises.

27. **Lessor's Expenditures Become Additional Rent**. Lessor at his election shall have the right to pay or do any act which requires the expenditure of any sums of money by reason of the failure or neglect of Lessee to perform any of the provisions of this Lease or to correct any violation of any covenant of Lessee herein set forth. In the event Lessor shall, at his election, pay such sums or do such acts requiring the expenditures of monies, the sums so paid by Lessor shall be deemed additional rent and shall be due and payable on demand or together with the next succeeding installment of rent, whichever shall first occur; and Lessor shall have the same remedies for failure to pay the same as for non-payment of rent.

28. **Triple Net Lease**. This Lease shall be a triple net lease, which means that the Lessee is responsible for the ongoing expenses of the property, including real estate taxes, building insurance, and maintenance, in addition to paying the rent and utilities. This Lease shall be zero expense and cost to Lessor.

29. **Subordination**. The Lessee covenants and agrees to subordinate the lien of the Lease to the lien of any mortgage of the Lessor now existing or which may in the future be placed against the Premises, and execute and deliver upon demand to the Lessor, such instrument or instruments in writing in form for recording.

30. **Interest**. In the event any monies become due and payable from Lessee to Lessor and payment is not promptly made when due, then any and all sums unpaid shall bear interest from the due date at the rate of 12% per annum.

31. **Fire, Casualty and Condemnation**. In the event that the Premises demised to the Lessee shall, during the Lease Term or any extension thereof, be damaged by fire or other unavoidable casualty, then and in such event, the rent hereinbefore reserved, or a just proportionate part thereof, according to the nature and extent of the injury sustained, shall be suspended or abated until said Premises shall have been restored by the Lessor. In the event that fifty (50%) percent of the Building, of which the Premises are a part, shall be destroyed or damaged by fire or other unavoidable casualty, or there shall be any like destruction or damage to the Building by taking by any public authorities for public uses, then, in the happening of

either of said events, the rent hereinbefore reserved shall abate, and the Lessor or the Lessee may, at their option, within twenty (20) days of such taking or damage or destruction, terminate this Lease. In the event that the within Lease is not terminated as aforesaid, the Lessor shall forthwith restore said Premises (unless said restoration would be unlawful or, because of the nature of the taking, not feasible) to the same condition as they were in before said taking or fire or other unavoidable casualty; and until such time as the Premises are restored, there shall be an abatement of rent.

32. **Time**. Time is of the essence of this agreement.

33. **Recording of Memorandum**. This Lease will not be recorded in the Registry of Deeds.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals on the day and year first above written.

Signed, Sealed and Delivered
In the Presence Of

LESSOR:

Springer Holdings LLC

_____ By: _____

Witness William Hayden, Its manager

LESSEE:

Skelton's Foreign Auto, LLC

_____ By: _____

Witness Andrew Skelton, Its Manager

EXHIBIT A

A certain lot or parcel of land, with any building thereon, situated in Lisbon, County of Androscoggin, State of Maine, and being more particularly bounded and described as follows, to wit:

BEGINNING at an iron pin or pipe set in the ground in the northeasterly line of Route 196 at a point exactly two hundred five (205) feet northwesterly, measured along said line of Route 196, from the southerly corner of a parcel of land conveyed to Charles L. and Jo-Ann Shultz by Harvey H. Lessard and Pauline J. Lessard by deed dated September 23, 1965, recorded in the Androscoggin County Registry of Deeds in Book 947, Page 474, and thence the line runs in a northeasterly direction, exactly perpendicular to said line of Route 196, a distance of one thousand (1,000) feet, more or less, to the center of No Name Brook; thence the line runs in a northwesterly direction along No Name Brook to land now or formerly of James Bernard; thence the line runs in a southwesterly direction along land now or formerly of James Bernard to said line of Route 196; thence the line runs in a southeasterly direction along said line of Route 196 a distance of approximately four hundred (400) feet to the point of beginning. This may be shown on the Town of Lisbon Tax Map U-24, Lots 22 and 22-B.

Androscoggin Bank

A Banking Force For Good | Certified B Corporation

July 23, 2024

To Whom It May Concern,

Androscoggin Bank has received communication regarding Mr. Andrew Skelton's interest in demolition of and renovation of the property and building at 42 Lisbon Street, Lisbon, ME 04250.

The Bank has reviewed our current files on hand with regards to the aforementioned project and can confirm that banking relationship has been present for years and has been handled as expected.

The Bank has deemed Mr. Skelton to have the financial capacity and necessary experience to successfully obtain financing with regards to the specific above-referenced property. Any resulting financing request is subject to verification of information and will be fully underwritten in accordance with Bank Policy. Therefore, this is not a commitment to lend or a confirmation of approval of financing.

If you have any further questions please do not hesitate to contact me.

Sincerely,

Colleen Fournier

Colleen Fournier
Vice President, Commercial Lending
30 Lisbon Street
Lewiston, ME 04240
Phone: (207)376-3612

NORTHSTAR PLANNING

MEMORANDUM

TO: Lisbon Planning Board

CC: Mark Stambach, Code Enforcement Officer

From: Kate Burch, Senior Planner, North Star Planning

RE: Lisbon Road Ordinance Revisions

Date: June 19, 2024

Project Purpose

Lisbon has no unified standards for road design and construction for roads built outside of a subdivision. The existing road standards lack dead end, driveway, turnaround, and fire prevention requirements for roads.

Road standards serve several purposes:

- Allow for well-planned, connected development to occur over time
- Protect public safety through emergency access and fire prevention, lessening strain on volunteer fire department
- Support municipal capacity by ensuring roads are well-constructed with plans for maintenance, and limit demand on public works, school busing, garbage collection, and other public services
- Proactive approach to prevent long-term issues of road quality and maintenance

A Planning Board workshop discussing draft ordinance standards was held at the April 11, 2024 meeting. The Board requested that the town's consulting engineer review draft technical standards before moving forward.

The following pages include proposed road standards developed by North Star Planning in consultation with Lisbon's Town Manager, Assistant Town Manager, Public Works, Fire Chief, and Code Enforcement Officer, as well as the technical standards (beginning page 5) developed with input from consulting engineer Mandy Holway, PE of Olver Associates.

<u>Proposed New Section 70: Zoning</u>

Sec. 70-617 Roads and Driveways

Definitions

Driveway means a route that provides access to no more than two lots from either a public or private right-of-way. A driveway shall not be used to provide frontage.

Street means public or private roads or ways such as alleys, avenues, boulevards, highways, roads, and other rights-of-way, as well as areas on subdivision plans designated as rights-of-way for vehicular access other than driveways.

Street Classification

Arterial Street means a public roadway classified on the most recent functional classification map generated by the Maine Department of Transportation as a major or minor arterial street. These are streets which serve primarily as major trafficways for travel between and through towns.

Collector Street means a public roadway classified on the most recent functional classification map generated by the Maine Department of Transportation as a collector street. These streets serve as feeders to arterial streets, as collectors of traffic from minor streets and for circulation and access in commercial and industrial areas.

Dead end street means a street with a single common ingress and egress.

Local street means a street designed for public acceptance or a public roadway shown on the most recent functional classification map generated by the Maine Department of Transportation as a local street providing direct access within identifiable neighborhoods and lands, where through traffic is usually discouraged, and carrying a low volume of traffic.

Major Street means a street that complies with the standards in Table [reference] and serves more than 10 lots.

Minor Street means a street that complies with the standards in Table [reference] and serves less than 10 lots.

Private Way means a street that was constructed prior to [DATE], that does not meet the specifications for private roads in [reference], and that has not been accepted by the Town of Lisbon. Private ways do not include accessways typically referred to as "tote roads" or "woods roads."

General Standards

- Streets must be designed to integrate with the topography and natural features and provide safe travel for all users of the street.
- Streets shall be designed to move vehicle and pedestrian traffic safely.

- Any new street or road approved through the development review process shall be based upon the written recommendations of the Public Works Director, Fire Chief, and Police Chief, who shall review the project for safety and the capacity to serve all users.
- Design of streets shall address pedestrian and bicycle safety and movement.
- Permanent survey monumentation (four-inch by four-inch by four-foot granite monument or approved equal) is to be provided and set by a State of Maine Professional Land Surveyor along the street at all changes in direction (including point of curvature and point of tangency for curved) on both sides of the street parcel. Monument location and type at all other points must conform to standard State of Maine survey practices.
- Performance bond. For collector, major, and minor streets, the developer shall provide an itemized cost estimate for the street and related improvements.
    - The applicant shall tender either a certified check payable to the town or a faithful performance bond running to the town in an amount of money to be determined by the town manager to be equal to the costs of furnishing, installing, connecting and completing all aspects of the street grading, construction, all layers of paving, storm drainage and utilities required within one year from the date of the check or bond.
    - This bond may be renewed for one additional year at the discretion of the town manager.
- Inspections. The developer shall coordinate the construction of streets, drains, sewers, and utilities with the responsible agencies.
    - The Code Enforcement Officer and the town's consulting engineer shall work with the developer to schedule a preconstruction meeting. The developer shall present his construction program and schedule inspections. At a minimum, the Director of Public Works (and/or designee), the Code Enforcement Officer (and/or designee), and the town's consulting engineer shall be contacted by the developer to schedule inspections.
    - When a minimum length of 300 feet (or the entire length of a street if it is less than 300 feet in length) has been excavated to subgrade and properly prepared for the placement of gravel, the Public Works Department must be called to perform an inspection and approval granted before gravel is placed. Gravel shall be placed in compacted layers of not more than 8 inches. Before any surface material is placed in any area, the work shall again be inspected by the Director of Public Works. The placement of bituminous concrete shall be in accordance with this chapter, and be inspected by the Department of Public Works.
    - Prior to any water or sewer construction, necessary permits shall be obtained from the Lisbon Water and Sewer Districts. A representative of the District shall be present whenever an existing sewer is to be cut, entered, or in any way disturbed. The Districts are to be notified immediately if any of its lines are damaged or in need of repair. All utilities must certify in writing that the work has been accomplished to their satisfaction prior to acceptance by the Town of any street or way.

Private streets

- For all streets not to be constructed for town acceptance, the roadway will be constructed to meet the private road standard in the below table as a minimum.
- No building permit shall be issued for a new primary dwelling unit with primary access from a private street serving a total of ten (10) or more lots, unless the street has been or will, as a

condition of approval, be built or upgraded to meet the Major Street standards. These standards may be modified only where (1) the easement serving the property was conveyed prior to [date] and is not of sufficient width or contains other restrictions which prevent the standards from being met; or (2) prior conveyances or construction abutting the private street make it impossible or an undue hardship to meet the standards.

- Private roads not part of a subdivision or site plan application.
    - Submission requirements. An application form and accurately scaled plan shall be prepared by a Maine licensed professional authorized by the State of Maine to design streets or roads. At a minimum, the plan shall include the location and width of the right-of-way, a plan view and profile view of the roadway, the location and size of culverts and proposed drainage features.
    - Review authority. All private roads application forms and plans shall be submitted to and approved by the Code Enforcement Officer or the Code Enforcement Officer's designated agent.

Dead end streets

- Cul-de-sacs and dead end streets that provide the sole vehicular access to improved or improvable land shall be provided with a suitable turning circle or turnaround, as applicable, at the closed end.
    - A hammerhead turnaround shall be constructed to specified street standards, whether temporary or permanent, for a distance of 50 feet from the roadway edge at ninety degrees (90°) to the street it serves. Larger dimensions may be required by the Code Enforcement Officer to accommodate larger design vehicles anticipated to use the turnaround.
    - All turning circles shall be paved to specified street standards and have the following minimum diameter:
        - Right-of-way: 100 feet.
        - Outer pavement edge: 85 feet.
        - Inner pavement edge: 65 feet.
- Temporary turnarounds may be allowed where future road extensions are planned if designed to allow discontinuance of the turning circle while not creating any lots with less than the required frontage for the zone in which located.
- Driveways shall not be located off the ends of hammerhead turnarounds.
- In the LR, GR, V districts, no dead end shall exceed 1,500 linear feet, or 15 lots.
- In the RR, LRR, ROS-I, and ROS-II districts, no dead end shall exceed 2,500 linear feet, or 15 lots.

Fire Prevention

- Streets with public water access shall provide fire hydrants every 1,000 feet.
- Streets without public water access shall provide a dry hydrant or fire pond, or all dwellings beyond 1,000 linear feet from the fire hydrant shall have a National Fire Protection Association (NFPA) 13D monitored sprinkler system installed. Hydrants, ponds, and sprinklers shall be approved and inspected by the Lisbon Fire Chief.

- Dead-end private roads not supplied with public water shall have hammerhead turnarounds installed every 1,000 linear feet.

Driveways

- The maximum length shall not exceed 1000 feet.
- All driveways serving more than 1 dwelling unit in excess of 150 feet shall contain at least turnaround. The exact location shall be reviewed by the Fire Department.

Design & Construction Standards Table

	Collector Streets	**Major Street**	**Minor Street**
Road Type	Paved	Paved	Paved or Gravel
Maximum lots on dead-end street	15	15	10
Minimum width right-of-way	60 feet	50 feet	50 feet
Minimum width of travel way	20' (add 8' of width for each lane of on-street parking)	18'	16'
Shoulder type	paved	paved	gravel
Shoulder width	5 feet	3 feet	2 feet
Sidewalks	Both Sides	One Side	None
Sidewalk Width Minimum (where required)	5 feet	5 feet	5 feet
Technical Standards			
Minimum grade	0.50%	0.50%	0.25%
Maximum grade	8%	8%	8%
Maximum grade at intersection and turnarounds	3 percent within 75 feet of intersection or turnarounds		
Minimum angle of intersections	90 degrees	90 degrees	70 degrees
Minimum tangent length between reverse curves	200 feet	100 feet	0 ft

Bituminous paved:			
Surface compacted	1 1/2 inch	1 1/2 inch	1 1/2 inch (if paved)
Base compacted	2 1/2 inch	2 1/2 inch	2 inch (if paved)
Road crown (minimum)	1/4"/ft.	1/4"/ft.	1/4"/ft.
Shoulder slope	3/4 inch—1 inch	3/4 inch—1 inch	3/4 inch—1 inch
Side slopes (drop to run)	1—3 min.	1—3 min.	1—3 min.
Base course (gravel)*	24 inches	18 inches	18 inches
Design speed	45 mph	25 mph	25 mph
Radius of turnaround at enclosed end:			
Property line (minimum)	65 feet	65 feet	65 feet
Pavement (minimum)	65 feet	65 feet	65 feet
Property line radii at intersection (minimum)	20 feet	20 feet	20 feet
Curb radii at intersections:			
90 degree intersections	25 feet	25 feet	25 feet
Less than 90° intersections	30 feet	30 feet	30 feet

*Soil conditions and traffic volumes will factor into gravel thickness.

~~Sec. 66-187~~. – Sec. 70 -## Typical street cross section, underdrain.

In lieu of an enlarged right-of-way, or drainage easements along the proposed street right-of-way, an underdrain may be used to provide drainage for surface water and/or water from the subbase of the street. Included with the submittal of the preliminary plan shall be a profile and cross section of the underdrain system and arrangement of the filter media surrounding the pipe. Selection of drain size and arrangement of the surrounding filter media shall be designed by a licensed professional engineer, and the engineer's statement to this effect shall accompany the plan for approval. When underdrain is used, the base and subbase as much as possible shall extend to the right-of-way line. It should be understood that surface drainage will still have to be handled satisfactorily and separate from the underdrain.

~~Sec. 66-188~~. Sec. 70-##. - Bases and pavement.
Specification of materials.

(a) *Sub-base*. The aggregate sub-base course shall be sand or gravel of hard durable particles free from vegetative matter, lumps, or balls of clay and other deleterious substances. Aggregate for the sub-base shall contain no particles of rock exceeding 6 inches in any dimension. The gradation shall meet the following grading requirements.

Sieve Designation	**Percentage of Weight Passing Square Mesh Sieves**
4-inch	100%
¼-inch	25—70%
No. 40	0—30%
No. 200	0—7%

(b) *Base*. The aggregate base course shall be sand or gravel of hard durable particles free from vegetative matter, lumps, or balls of clay and other deleterious substances. Aggregate for the base shall contain no particles of rock exceeding three inches in any dimension. The gradation shall meet the following grading requirements.

Sieve Designation	**Percentage of Weight Passing Square Mesh Sieves**
3-inch	100%
1/2 inch	45—70%
¼-inch	30—55%
No. 40	0—20%
No. 200	0—5%

(c) *Pavement*.

1. *Base mix.* A base mix layer is required which meets the most recent MDOT Standard Specifications for plant mix grade B.

2. *Surface mix.* A surface mix layer is required which meets the most recent MDOT Standard Specifications for plant mix for grade C or grade D and liquid asphalt.

Additions to Sec. 66: Subdivision Standards

66-204 Privately Owned Streets

Maintenance agreement.
The applicant shall provide evidence that the private road shall be maintained either by the applicant or by the lot owners or a homeowners' association. Proof may consist of a declaration of covenants that will be recorded and become part of each deed and specify how the costs of maintenance will be apportioned among the lot owners, or appropriate homeowners' association documents. In the event that a homeowners' association is formed, each lot deed shall refer to the association and shall require the lot owner to be a member of the association. No private road will be maintained by the Town until the Town has accepted the road. No private road shall be offered to the Town for acceptance until it meets the design requirements in Sec. 70-617.

66-176 Dead End Streets
All proposed roads shall be designed as through roads, and shall connect at both ends to different public roads or provide an easement to allow a future connection. This provision may be waived by the Board under the following circumstances:

- Lot location and/or configuration does not provide for connection to an existing public road;
- Constraints on the subdivided parcel are such that no connections to existing public roads can be made;
- Existing natural features and resources are located in such a fashion to prevent connections to a public road; or
- Valuable open spaces or natural resources can be preserved by eliminating a second entrance into the property.

When the Board waives the dead-end restriction, the following standards shall apply:

1. In the LR, GR districts, no dead end shall exceed 1,500 linear feet, or 15 lots.
2. In the RR, LRR, ROS-I, and ROS-II districts, no dead end shall exceed 2,500 linear feet, or 15 lots.
3. Dead ends shall be designed with a hammerhead or cul-de-sac turn around. Dead ends shall include 50 foot wide right-of-way extensions to adjoining parcels at the approximate half way point, and at the end of the dead end.
4. Driveways shall not be located off the ends of hammerhead turnarounds.