SITE PLAN APPLICATION
FOR
THE CROSSING AT TOWN HILL

Subdivision Application

TAX MAP 227 LOT 016
2.02 Acres

TOWN OF BAR HARBOR, MAINE
Town Hill Business District

Owner:
Paul and Jane Weathersby
1338 State Hwy 102
Bar Harbor, ME 04609

Prepared by:
G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine
www.gfjcivilconsult.com

1	Site Plan Application
2	Fees Paid
3	Title and Interest
4	Legal Documents
5	Permits
6	Statements of Capacity and Design
7	Design Plans and Design Approval
8	Location Maps
9	Site Plan
10	Soil Survey
11	Landscaping, Buffering and Screening Plan
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16	Groundwater
17	Erosion and Sedimentation Plan
18	Fire Protection
19	Solid and Hazardous Waste
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22	Signs
23	Traffic Impact
24	Technical and Financial Capacity
25	Business Operations
26	Mining
27	
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30	
31	

AVERY

G.F. Johnston & Associates
Consulting Civil Engineers

1. SITE PLAN APPLICATION § 125-66 A.

A. Checklist	*- Attached*
B. Property Owner's Name/Address	*- Attached*
C. Applicant's Name/Address	*- Attached*
D. Project Representative's Name/Address	*- Attached*
E. Abutters' Name/Address within 300' of Property Lines	*- Attached*
F. Registered Farmland w/in 150 ft	*- Waived*
G. Description of Proposed Use	*- Attached*
H. Written Authorization for Town Official Access	*- Attached*
I. Explain how the project meets standards	*- Attached*

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SD-19-05 (Weathersby Sub) **Owner:** Paul Weathersby **Applicant Name/Rep:** Greg Johnston **Permit Consultants:** Same as above	**Page #**	**Exhibit Waiver (W)**			**Comments**	**Applicant to describe reasons why waiver should be granted §125-63**
		PRE APP	**App**	**PB**		

Project Description: Existing on the site are one year-round dwelling unit, one 1-bedroom VR unit without kitchen, and two 2-bedroom VR units with kitchen. To be added to the site is one building to contain eight TA2 units and two year-round apartments.

Zone: Town Hill Business
Map/Lot: 227-016
Lot Size: 2± acres
Permitted Use in Zone: TA2
Date/Time Pre-App: October 11, 2019 @ 3 PM
Department Official: MG & AC

1. SITE PLAN APPLICATION 125-66 a

A	Checklist	**39**	**E**				
B	Property Owner's Name/Address	**39**	**E**				
C	Applicant's Name/Address	**39**	**E**				
D	Project Representatives Name/Address	**39**	**E**				
E	Abutters Name & Address within 300 ft. of Property Lines	**40**	**E**				
F	Registered Farmland w/in 150 ft.	**40**	**W**			No farmland in BH	
G	Description of Proposed Use	**40**	**E**			Reconcile w/ project description above	
H	Written Authorization for Town Official Access	**40**	**E**				
I	Explain how project meets standards	**40**	**E**				

2. FEES PAID - Copy of Receipt 125-66 B

A	Administrative Fee	**40**	**E**			$475	
B	Ordinance & Reg. Compliance	**40**	**E**			Provided by CEO	

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			PRE APP	**App**	**PB**		
3. TITLE and INTEREST 125-66 C							
A/B	Current Deed **OR** P&S Agreement	**40**	**E**			Deed	
C	Easements, Deed Restriction, R.O.W's, etc.	**40**	**E**				
4. LEGAL DOCUMENTS 125-66 D							
A	Proposed Easements, Covenants, Agreements, etc.	**40**	**E**				
B	Proposed Deed for Roads or Other Property to be Dedicated	**40.1**	**W**				
C	Proposed Performance and Plant Maintenance Guarantees	**40.1**	**W**				
D	For condominiums proposed declaration, By Laws, etc.	**40.1**	**W**				
E	Site Restoration Guarantee (if required)	**40.1**	**W**				
	5. PERMITS 125-66 E						
A	Army Corps of Engineers	**40.1**	**W**				
B	Maine D.E.P.	**40.1**	**W**				
C	Other (DOT, DRB, BOA, etc.)	**40.1**	**E**			DRB and DOT	

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			PRE APP	**App**	**PB**		
	6. STATEMENTS OF CAPACITY & DESIGN 125-66 F STAFF PROVIDED						
A	Police	**40.1**	**E**			Provided by Police Chief	
B	Public Works - Solid Waste; Storm Water; Street, and Recreation	**40.1**	**E**			Provided by PWD	
C	Sewer	**40.1**	**W**				
D	Schools & Busing	**40.1**	**E**			Provided by School	
E	Water	**40.1**	**W**				
	7. DESIGN PLANS 125-66 G						
A	Public Water Supply	**40.1**	**E**			Will depend on # of people served by one well	
B	Central Private Water Supply	**40.1**	**W**				
C	Individual Wells	**40.2**	**E**				
D	Fire Hydrants, Dry Hydrants, and Fire Ponds	**40.2**	**E**				
E	Public Sewer	**40.2**	**W**				
F	Central Subsurface Wastewater System	**40.2**	**W**				
G	Shared Subsurface Wastewater System	**41**	**E**				
H	Stormwater Disposal System	**41**	**E**				
I	All other utilities (such as gas, electricity, and cable)	**41**	**E**				

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			PRE APP	**App**	**PB**		
7.1 DESIGN APPROVAL by State & Local Agencies 125-66 H							
A	Central Water Supply (DHHS)	**41**	**W**				
B	Individual Wells (DHHS)	**41**	**W**				
C	Central Subsurface Sewage Disposal (DHHS)	**41**	**W**				
D	Waste Water Discharge (DEP)	**41**	**W**				
E	Approval by DOT	**41**	**E**				
MAPS & PLANS 125-66 J. (2) **8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)**							
	Magnetic North	**41**	**E**				
	Plan Preparation Date	**41**	**E**				
	Graphic Scale	**41**	**E**				
	Owner & Applicant Name/Address	**41**	**E**				
	Designer, Surveyor, Engineer	**41**	**E**				
	Name of each Municipality in which the development is located	**41**	**E**				
	Tax Map & Lot Number(s) and Land Use District	**41**	**E**				

Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

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9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J							
	Magnetic North	**41**	**E**				
	Plan Preparation Date	**41**	**E**				
	Graphic Scale	**41**	**E**				
	Owner & Applicant Name/Address	**41**	**E**				
	Designer, Surveyor, Engineer	**41**	**E**				
	Name of each Municipality in which the development is located	**41**	**E**				
A	Abutting Property owners with Book/Page References	**41**	**E**				
B	Tax Map & Lot Number(s)	**41**	**E**				
C	Land Use District(s)	**41**	**E**				
D	Lot Line Dimensions (metes & bounds)	**41**	**E**				
E	Lot Size in Square Feet	**41**	**E**				
F	Locations of Lot Monumentations	**41**	**E**				

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			PRE APP	**App**	**PB**		
G	Total Proposed Development Acreage	**41**	**E**				
H	Remaining Undeveloped Land Retained	**42**	**E**				
I	Lot Numbers	**42**	**E**				
J	Lots Developed/Sold within Past 5 Years	**42**	**W**				
K	Subs w/in 200 ft. w/ Owners Names	**42**	**E**				
L	Existing/Proposed Contours @ 5 or 10 ft. Intervals	**42**	**E**				
M	**Items within 200 feet of the subject property**:	**42**					
	Buildings & Structures	**42**	**E**				
	Streets (W/names)	**42**	**E**				
	Sidewalks	**42**	**E**				
	Easements	**42**	**E**				
	Driveways, Entrances, Exits	**42**	**E**				
N	Location of Existing & Proposed Buildings/Structures On Site	**42**	**E**				
O	Distance between Proposed Buildings/Structures On Site	**42**	**E**				
P	Utilities Locations - Existing/Proposed	**42**	**E**				
Q	Sign Locations - Existing/Proposed	**42**	**W**				

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			PRE APP	**App**	**PB**		
R	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	**42**	**E**				
S	Stone Walls, Graveyards, and Fences	**43**	**E**				
T	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	**43**	**E**				
U	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	**43**	**E**				
V	Historic & Archaeological Site Locations	**43**	**E**				
W	Wetlands & Waterbody Locations within 200' (regardless of size)	**43**	**E**				
X	Shoreline	**43**	**W**				
Y	100 Year Flood Elevation	**43**	**E**				
Z	Portions of the Site Subject to Routine Flood/Standing Water	**43**	**W**				
AA	Lot Lines and Water bodies Setbacks	**43**	**E**				
BB	Fire Hydrants & Fire Ponds Existing/Proposed	**43**	**E**				
CC	Fire/Emergency Equipment Site Access	**43**	**E**				
DD	Easements/Access to Water Bodies Existing/Proposed	**43**	**W**				
EE	Access Locations to Adjacent Undeveloped Land	**43**	**W**				

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			PRE APP	**App**	**PB**		
FF	Recreation/Open Space Land Existing/Proposed	**43**	**W**				
GG	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	**43**	**E**				
HH	Lot Coverage Calculations - Existing/Proposed	**43**	**E**				
II	Parking Locations with Dimension, Angles, Radii, etc.	**44**	**E**				
JJ	Soil Test Pit Location	**44**	**E**				
10.	**MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)**	**42**	**W**				
11. LANDSCAPING, BUFFERING & SCREENING PLAN 125- 66 J (22)							
A	Botanical & Common Names	**42**	**E**				
B	Plant Locations & Size	**42**	**E**				
C	Installation Schedule	**42**	**E**				
D	Maintenance Plan	**42**	**E**				
E	Vegetation Clearing Limits	**42**	**E**				
F	Tree (8+" d.b.h.) Locations	**43**	**W**				

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12. STREET, SIDEWALK & ACCESS PLAN 125-66 J (44) *Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals*							
A	Drainage Scheme at all Intersections Existing/Proposed	**44**	**E**				
B	Intersections of Proposed Streets with Existing Streets	**44**	**E**				
C	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	**44**	**E**				
D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	**44**	**E**				
E	Horizontal & Vertical Curve Data	**44**	**E**				
F	Intersections - Turning Radii	**44**	**E**				
G	Centerline Grade	**44**	**E**				
H	Bearing, Distance, Tangent, Radii for All Street Lines	**44**	**E**				
I	Location, Dimension, Grade, Radii of Accel and Decel Lanes	**44**	**W**				
J	Design Details for Street Improvements	**44**	**E**				
K	Travel Direction	**44**	**E**				
L	Crosswalk Locations	**44**	**W**				
M	Street Names	**44**	**E**				
N	Subdivision Name	**44**	**E**				

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			PRE APP	**App**	**PB**		
13. E-911 125-66 K							
A	Street Name Certification by Addressing Office	**45**	**W**				
14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)							
A	Town's Aerial Photograph	**45**	**E**				
B	Pictorial of Site from Public Ways, Site Location/N,S,E,W	**45**	**E**				
	Existing Improvements within 200'	**45**	**E**				
	Existing Vegetation within 200'	**45**	**E**				
	Other Physical and Natural Features within 200'	**45**	**E**				
15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M							
A	HHE 200 Forms	**46**	**W**				
16. GROUNDWATER - to be extracted 125-66 N							
A	Use Assessment - Daily, Monthly & Annual Rate	**46**	**W**				
B	Hydrogeological Impact Study I	**46**	**W**				
17. EROSION & SEDIMENTATION PLAN 125-66 O							
A	Erosion & Sedimentation Control Plan	**46.1**	**E**				

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			PRE APP	**App**	**PB**		
18. FIRE PROTECTION 125-66 P							
A	**Statement from Bar Harbor Fire Chief**		**W**				
B	State Fire Marshall's Office Preliminary Approval	**46.1**	**W**				
19. SOLID & HAZARDOUS WASTE 125-66 Q							
A	Description, Amount and Nature Of Solid and/or Hazardous Waste	**47**	**W**				
	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	**47**	**W**				
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	**47**	**W**				
	Method of Transport, Storage, Disposal and Material Handling	**47**	**W**				
20. BUILDING PLANS & ELEVATIONS 125-66R							
A	Floor Plans for All Levels of All Structures	**47**	**W**				
B	All Elevations Indicating Height and Proposed Exterior Materials and Colors	**47**	**W**				
C	Proposed Use of All Floors	**47**	**W**				
D	Seating Capacity - Restaurants only	**47**	**W**				
21. LIGHTING PLAN 125-66 S							

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			PRE APP	**App**	**PB**		
A	Exterior Lighting Details Existing & Proposed	**47**	**W**				
B	Types of Fixture with Manufacturer' Specifications Sheets	**48**	**W**				
C	Radius of Intensity of Illumination	**48**	**W**				
22. SIGNS 125-66 T							
A	Design Details Existing & Proposed	**48**	**W**				
23. TRAFFIC IMPACT 125-66 U							
A	Trip Estimates - Amount & Type - Day & Peak Hours	**48**	**W**				
B	Engineering Impact Analysis	**48**	**W**				
24. TECHNICAL & FINANCIAL CAPACITY 125-66 V							
A	Cost Estimate	**48**	**E**				
B	Financing Arrangements	**48**	**W**				
C	Curriculum Vita of Each Professional Assoc With Project	**48**	**W**				
D	Descriptions of Similar Project by Developer	**48**	**W**				
	25. BUSINESS OPERATIONS 125-66 W						
A	Operating Statement & Mitigation Plan	**48**	**W**				

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			PRE APP	**App**	**PB**		
B	Employment & Operation Hours Projections	**48**	**W**				
C	Operator Information (if not owner)	**49**	**W**				
	26. MINING 125-66 X						
A	D.E.P. Permit where Applicable	**49**	**W**				
B	Extraction Plan	**49**	**W**				
C	Restoration Plan	**49**	**W**				
D	Performance Guarantee for Restoration Plan	**49**	**W**				
E	Washing Operation Plans	**49**	**W**				
F	Evidence of Insurance	**49**	**W**				

Notes:

BAR HARBOR PLANNING DEPARTMENT
SITE PLAN APPLICATION CHECKLIST

NOTICE TO APPLICANT:

A Planning Department Official will check each item reasonably expected to be required for a complete application. Additional information not suggested by the Department, may be required. If you do not wish to submit any of the items requested please note it in the applicant "app" column. The original checklist and all submissions, plus nine (9) additional copies (total of 10 copies), must be submitted to the Planning Department.

By its nature, this form is merely a summary of applicable sections of the Bar Harbor Land Use Ordinance. It is not intended to replace the ordinance and does not relieve the applicant of the obligation to read the ordinance and to be in compliance with the terms. The applicant is advised that the ordinance contains additional details and performance standards and should be consulted by the applicant in preparing a complete application

BAR HARBOR PLANNING BOARD

APPLICATION FOR SUBDIVISION

(as described by Article VI of the Bar Harbor Land Use Ordinance)

APPLICATION # SD-19-05 **DATE** 07/14/20

FEE $ _____ **MAP** 227 **LOT** 016-000 **USE** TA-2

☒ **SUBDIVISION** ☐ **SKETCH PLAN**

APPLICANT :

Name Paul & Jane Weathersby

Address 1338 State Hwy 102
Bar Harbor, ME 04609

Telephone 404-502-8095

Email paul.g.weathersby@gmail.com

OWNER :

Name Same as above

Address _____

Telephone _____

Email _____

PROJECT REPRESENTATIVES:

Name G.F. Johnston and Associates *Consulting Civil Engineers*

Address P.O. Box 197,
Southwest Harbor, ME 04609

Telephone 207-244-1200

Email greg@gfjcivilconsult.com PE#10396

BAR HARBOR PLANNING BOARD

APPLICATION FOR SUBDIVISION

(as described by Article VI of the Bar Harbor Land Use Ordinance)

Please provide a complete written summary that accurately describes the project for which you seek approval (attach additional pages if necessary) :

See Exhibit 1. G

Construct a single structure containing 8-TA 2 Units and 2 year round apartments.

CERTIFICATION:

This application and all information submitted are true and correct to the best of our knowledge. If approval is granted, all work executed shall be performed in strict conformance with the approved application, conditions imposed by the Bar Harbor Planning Board and the Bar Harbor Land Use Ordinance. **Permission is hereby granted to the Bar Harbor Code Enforcement Officer, or his/her designee, to enter and have access to the subject property at all times during and immediately upon completion of construction to ensure compliance with the approved application and the Bar Harbor Land Use Ordinance.** Failure to grant such access shall result in the immediate issuance of a stop work order.

It is understood that no application shall be deemed pending until and unless it has been certified as complete by the Bar Harbor Planning Board, that the Planning Board shall not conduct substantive review, a review of the application to determine whether is complies with the standards set forth in the Bar Harbor Land Use Ordinance, until the application has been deemed complete. It is further understood that neither the submission or review of, nor public comments a about a pre-application sketch plan, nor the conduct of a site inspection shall be construed to be a substantive review of the proposed development.

Gregory F. Johnston P.E.

Agent G.F. Johnston & Associates 7/14/2020

Applicant **Date**

Owner **Date**

PAUL AND JANE WEATHERSBY

TAX MAP 227 LOT 016

BAR HARBOR, ME

This letter serves as authorization for G.F. Johnston & Associates to act on behalf of Paul and Jane Weathersby regarding all State, Municipal, and Federal permitting procedures. This authorization includes, but is not limited to, filing applications, exhibits and representation at meetings with regard to permitting associated with property located in Bar Harbor, Maine.

Signature

OWNER

Owner

Title

10/25/2019

10 · 25 · 2019

Date

Exhibit 1. B - D

B. Property Owner's Name/Address	- See Subdivision Application Form
C. Applicant's Name/Address	- See Subdivision Application Form
D. Project Representative's	- See Subdivision Application Form in Exhibit 1.H

G.F. Johnston & Associates
Consulting Civil Engineers

Exhibit 1 - E

ABUTTERS LIST
- WITHIN 300 FEET FOR –
TAX MAP 227 LOT 016

TAX MAP/ LOT	NAME	ADRESS	BOOK/ PAGE
227-015-000	Olomana LLC	PO Box 1563 Southwest Harbor, ME 04679	B6069 P215
227-015-002	Olomana LLC	PO Box 1563 Southwest Harbor, ME 04679	B6069 P215
227-017-000	West Eden Village Improvement	PO Box 757 Mount Desert, ME 04660	B0725 P451
227-018-000	Three R Investment Co. LLC c/o Charles Kline	1400 Post Oak BLVD, Suite 900 Houston, TX 77056	B5833 P256
227-048-000	Mark& Holly Shields	PO Box 143 Mount Desert, ME 04660	B2837 P199
227-041-000	John W. Butler	20 Butler Road Mount Desert, ME 04660	B1839 P411
227-042-000	John W. Butler	20 Butler Road Mount Desert, ME 04660	B1904 P032
227-035-000	Richard T. Simis & Alexandria Simis	11 Folkstone Drive Bar Harbor, ME 04609	B2640 P355
227-034-000	Acadia Garden LLC	PO Box 806 Bar Harbor, ME 04609	B6937 P777
227-033-000	Acadia Garden LLC	PO Box 806 Bar Harbor, ME 04609	B6937 P177
227-006-000	Nancy Wentworth	14 Wentworth Way Bar Harbor, ME 04609	B4643 P133
227-013-000	Thomas Savage	PO Box 1001 Mount Desert, ME 04660	B4497 P187
227-018-004	Blackstone Properties	319 Ridge Road Wales, ME 04280	B4166 P304
227-036-000	Jonathan & Kaitlyn Mullen	28 Knox Road Bar Harbor, ME 04609	B6216 P161
227-040-000	Holly Masterson	180 Main Street Southwest Harbor, ME 04679	B5415 P244
22-043-000	15 Knox Road LLC	15 Knox Rd Bar Harbor, ME 04609	B6813 P179
227-090-000	Sonoma Properties Town Hill Partnership	1301 State Hwy 102 Bar Harbor, ME 04609	B6049 P210
227-091-000	Edge Rentals LLC	PO Box 67 Mount Desert, ME 04660	P4959 P247

Exhibit 1. F

Registered Farmland w/in 150 ft - *None within 150 feet*

Proposed Improvements:

Access
Application has been made and 26 ft wide two way entrance has been permitted with MDOT to access the site.

Utilities
Power and Communications
The existing house and rentals are on overhead lines. The pole that feeds the existing structures is on the west side of Route 102. The proposed improvements include plans for underground power and communications to the new structure from one new single pole.

Water Supply
The new structure will be served by two wells onsite. The wells are spaced to meet septic setbacks and will have no more than 24 residents on each well. No inter-connectivity is permitted

Existing Septic
The septic onsite was designed by LSE Bill Labelle and constructed in 2015. The leach field is comprised of 87 side feed concrete chambers. This system serves the existing site uses, and has a total design flow capacity of 1956 gallons per day. An updated review of the septic capacity has been provided under Exhibit 15A.

Exhibit 1. H

Written Authorization for Town Access *- attached in Subdivision Application Form*

Exhibit 1. I

Explain how project meets standards

The project I for a mixed TA-2 and dwelling unit structure in the Townhill Business District. In accordance with Article III this is an allowed use in the district. The proposal is less than the allowable lot coverage and the proposed structure meets setback and height requirements for the district. The Comprehensive Plan Update under Strategy 2G1 encourages growth and higher densities in the Village of Townhill.

2. FEES PAID

Copy of Receipt § 125-66 B.

A. Administrative Fee – The applicants have paid all applicable fees set forth in § 125-65. A receipt for this transaction has been included with the application package.

B. Evidence of Ordinance and Regulation Compliance – Town Staff will make the determination that the project parcel is in compliance with all applicable local codes. Staff provided.

MISCELLANEOUS PAYMENT RECPT#: 444823
TOWN OF BAR HARBOR
93 COTTAGE STREET
BAR HARBOR ME 04609

DATE: 07/16/20 TIME: 13:25
CLERK: jturcotte DEPT:
CUSTOMER#: 0

PARCEL: 227-014-000

CHG: PLSUBR PLANNING SUB DI 1141.00

AMOUNT PAID: 1141.00

PAID BY: GF JOHNSTON ASSOC
PAYMENT METH: CHECK
3666
REFERENCE:

AMT TENDERED: 1141.00
AMT APPLIED: 1141.00
CHANGE: .00

3. Title and Interest § 125-66 C.

A. Current Deed	- *Attached*
B. Purchase and Sale Agreement	- *n/a*
C. Easements, Deed Restriction, R.O.Ws, etc.	- *Attached in deed*

Exhibit 3.A
Current Deed
Attached

OR BK 6321 PGS 238 - 239
INSTR # 2014018663
HANCOCK COUNTY, ME

12/05/2014 12:07:43 PM
JULIE A. CURTIS
REGISTER OF DEEDS

WARRANTY DEED

MELISSA K. WELLS and **JESSE I. HAMMER A/K/A JESSIE I. HAMMER**, whose address is 1338 State Highway 102, Bar Harbor, Maine 04609, for consideration paid, grant to **JANE ALLEN WEATHERSBY** and **PAUL G. WEATHERSBY**, whose address is 1346 Emory Road Northeast, Atlanta, Georgia 30306, as joint tenants, with WARRANTY COVENANTS, a certain lot or parcel of land, with all the improvements located thereon, situated southerly of the Indian Point Road in the Town of Bar Harbor, Hancock County, Maine bounded and described as follows:

A certain lot or parcel of land situated in that part of the Town of Bar Harbor, Hancock County, Maine, known as Town Hill, said lot being designated as Lot #1 on survey plan entitled "Plan Showing Property of Jessie Hamblen at Town Hill, Bar Harbor, Maine, Jan. 1972" and described as follows:

MAINE REAL ESTATE TRANSFER TAX PAID

Beginning at an iron pipe driven in the ground in the westerly sideline of State Route 102 and 198 leading from Somesville to Ellsworth, said iron pipe also marking the northeasterly corner of land belonging to the V.I.A. of West Eden as shown on above-mentioned plan; thence North seventy-seven degrees eleven minutes West (N 77° 11' W.) but always following the northerly line of land of said V.I.A. of West Eden, eighty-eight and eight tenths (88.8) feet to an iron pipe driven in the ground; thence South twelve degrees fifty-four minutes West (S. 12° 54' W.) but always following the westerly line of land of said V.I.A. of West Eden, ninety-five and two tenths (95.2) feet to an iron pipe driven in the ground in the northerly line of land of Everett D. Liscomb; thence South eighty-six degrees twenty-one minutes West (S. 86° 21' W.) but always following the northerly line of land of said Everett D. Liscomb, three hundred twenty-seven and eight tenths (327.8) feet to an iron pipe driven in the ground; thence North thirty-nine degrees three minutes East (N. 39° 03' E.) three hundred twenty-four (324.0) feet to an iron pipe driven in the ground; thence North sixty degrees twenty-six minutes East (N. 60° 26' E.) two hundred fifty-two and six tenths (252.6) to an iron pipe driven in the ground in the westerly sideline of said State Route No., 102 and 198; thence in a generally southerly direction, but always following said westerly sideline of State Route No. 102 and 198 two hundred eighty-three (283) feet, more or less, to the iron pipe at the place of beginning. Containing 2.0008 Acres.

SUBJECT TO an easement from Melissa K. Wells and Jesse I. Hammer to Bangor Hydro-Electric Company dated March 25, 2011 and recorded at the Hancock County Registry of Deeds in Book 5621, Page 52.

Meaning and intending to convey all and the same premises as conveyed from W. Alan Sprague and Roberta Sprague to Melissa K. Wells and Jessie I. Hammer by deed dated December 28, 2005 and recorded in the Hancock County Registry of Deeds in Book 4383, Page 82.

WITNESS our hands and seals this 20th day of November, 2014.

Witness

MELISSA K. WELLS

Witness

JESSE I. HAMMER

STATE OF MAINE
COUNTY OF HANCOCK

ss. November 20, 2014

Then personally appeared the above-named, Melissa K. Wells, and acknowledged the foregoing instrument to be her free act and deed.

Attorney at Law/Notary Public

Print Name

AMANDA SALSBURY
NOTARY PUBLIC
MY COMMISSION EXPIRES
MAY 13, 2021

(2) #1

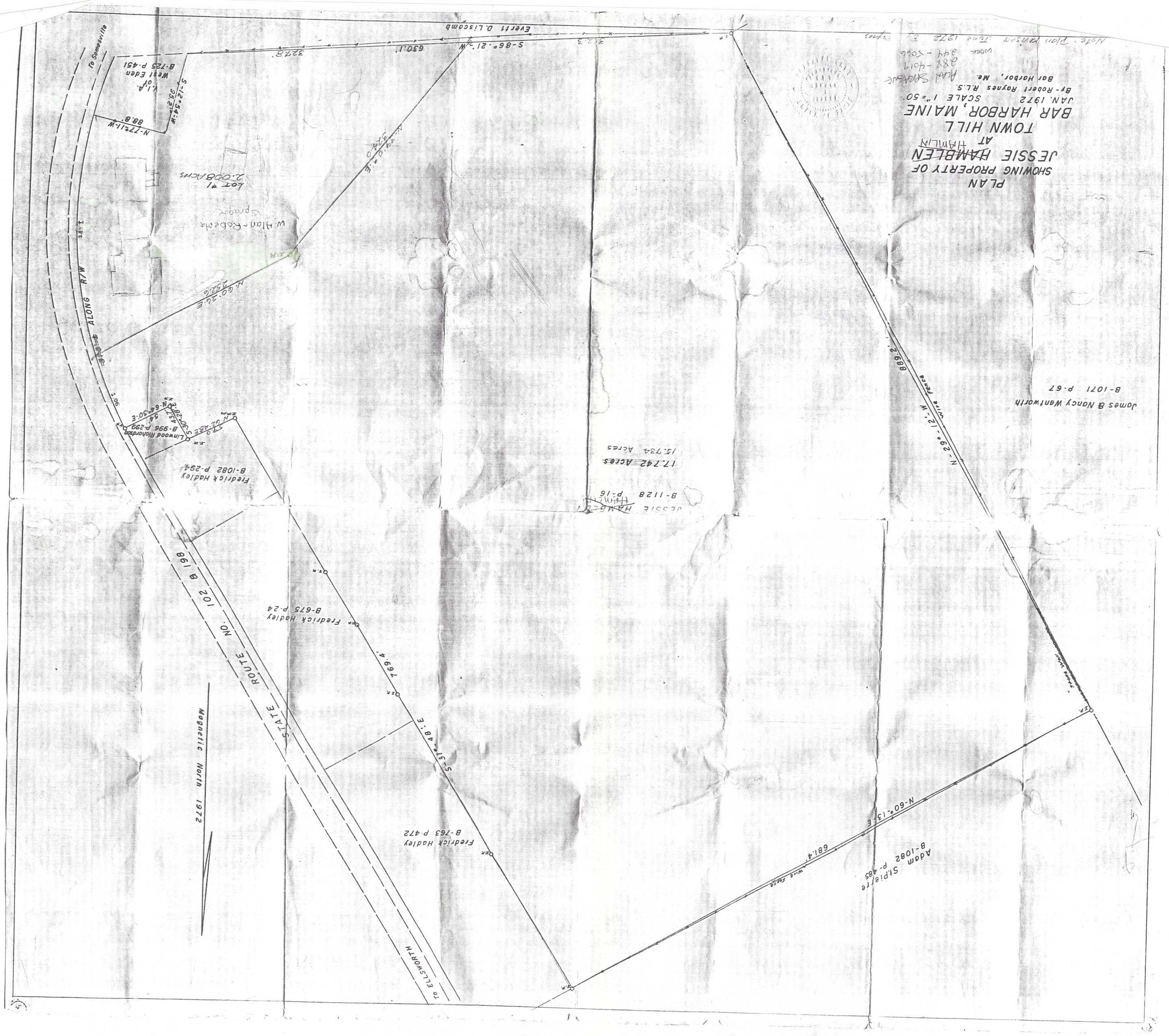

PLAN
SHOWING PROPERTY OF
JESSIE HAMBLEN
AT HAMLIN
TOWN HILL
BAR HARBOR, MAINE
JAN. 1972 SCALE 1"=50'
By-Robert Raynes R.L.S.
Bar Harbor, Me.
Note: Plan revised June 1972
Evertt D. Liscomb
To Somesville
West Eden
B-725 P-451
Lot #1
2.008 Acres
W. Alan-Roberta Sprague
ALONG R/W
Linwood Richardson
B-996 P-299
Fredrick Hadley
B-1082 P-294
17.742 Acres
15.734 Acres
B-1128 P-16
James & Nancy Wentworth
B-1071 P-67
Fredrick Hadley
B-675 P-24
STATE ROUTE NO. 102 & 198
Magnetic North 1972
Fredrick Hadley
B-763 P-472
Adam St. Pierre
B-1082 P-485
To ELLSWORTH

Exhibit 3. C

Easements, Deed Restriction, R.O.Ws, etc.

Bangor Hydro Easement

KNOW ALL MEN BY THESE PRESENTS, That **MELISSA K. WELLS** and ~~**JESSIE**~~ JESSE **I. HAMMER**, of Bar Harbor, in the County of Hancock, and State of Maine, being the owners in fee simple of certain lands located in the Town of Bar Harbor, County of Hancock, State of Maine, and described as follows, viz:

Being the premises conveyed by W. Alan Sprague and Roberta Sprague to the Grantors herein by deed dated December 28, 2005, and recorded in the Hancock County Registry of Deeds in Book 4383, Page 82;

for consideration given by **BANGOR HYDRO-ELECTRIC COMPANY**, a corporation organized and existing under the laws of the State of Maine and having its principal place of business at 970 Illinois Avenue, Bangor, County of Penobscot, State of Maine, the receipt whereof is hereby acknowledged, do hereby give, grant and convey to said Bangor Hydro-Electric Company, its successors and assigns forever, the rights, privileges and easements to construct, maintain, operate and upgrade from time to time on said lands, for utility purposes, two anchors with guy wires to be located adjacent to and supporting and *within 20 feet of utility pole* #327 1/10, said pole being 26 feet more or less westerly of the center line of Route 102/198,near the northerly bound of said premises; with the right to clear and dispose of interfering trees and other growth from time to time, with permission to enter upon the said lands for the above purposes; further granting to said Bangor Hydro-Electric Company, its successors and assigns, the power to assign to others, in whole or in part, any or all of the rights, privileges and easements herein set forth.

TO HAVE AND TO HOLD the said rights, privileges and easements to said Bangor Hydro-Electric Company, its successors and assigns, forever.

IN WITNESS WHEREOF, WE the said Melissa K. Wells and ~~Jessie~~ JESSE I. Hammer have hereunto set our hands this 18 day of March, A.D. 2011.

Melissa K. Wells

~~Jessie~~ JESSE I. Hammer

STATE OF MAINE

County of Hancock, ss: March 25, 2011.

Personally appeared the above-named Jesse Hammer and acknowledged the foregoing instrument to be his free act and deed.

Before me,

SEAL

Susan T. Blaisdell
Notary Public

Print Name of Notary: Susan T. Blaisdell #4710

Susan T. Blaisdell
Notary Public
My commission expires
4/25/2017

BAR HARBOR 648

#1

4. Legal Documents § 125-66 D.

A. Proposed Easements, Covenants, Agreements, etc.	- *Attached – see exhibit 3 C*
B. Proposed Deed for Roads or Other Property to be dedicated	- *Waived*
C. Proposed Performance and Plant Maintenance Guarantees	- *Waived*
D. For condominiums proposed declaration, By Laws, etc.	- *Waived*
E. Site Restoration Guarantee	- *Waived*

5. Permits § 125-66 E.

A. Army Corp of Engineers - *Waived*
B. Maine D.E.P - *Waived*
C. Other : DRB Certificate - Attached

Map 227, Lot 016-000 DRB - 2020-20

TOWN OF BAR HARBOR MAINE HANCOCK COUNTY INCORPORATED 1796

Certificate of Appropriateness

ISSUED TO Paul Weathersby (present, with Greg Johnston)

FOR Construction of a new 10-unit apartment building

Approved as submitted with the understanding that elevations supersede model in terms of plans with roof line having a 12 in 12 pitch.

Date May 14, 2020

Signed by:

Code Enforcement Officer

Barbara Sugerman

Chairman, Design Review Board

6. Statements of Capacity & Design § 125-66 F.

A. Police	*- Provided by Police Chief*
B. Public Works	*- Provided by Public Works*
C. Sewer	*- Waiver Requested*
D. Schools and Busing	*- Provided by School*
E. Water	*- Waiver Requested*

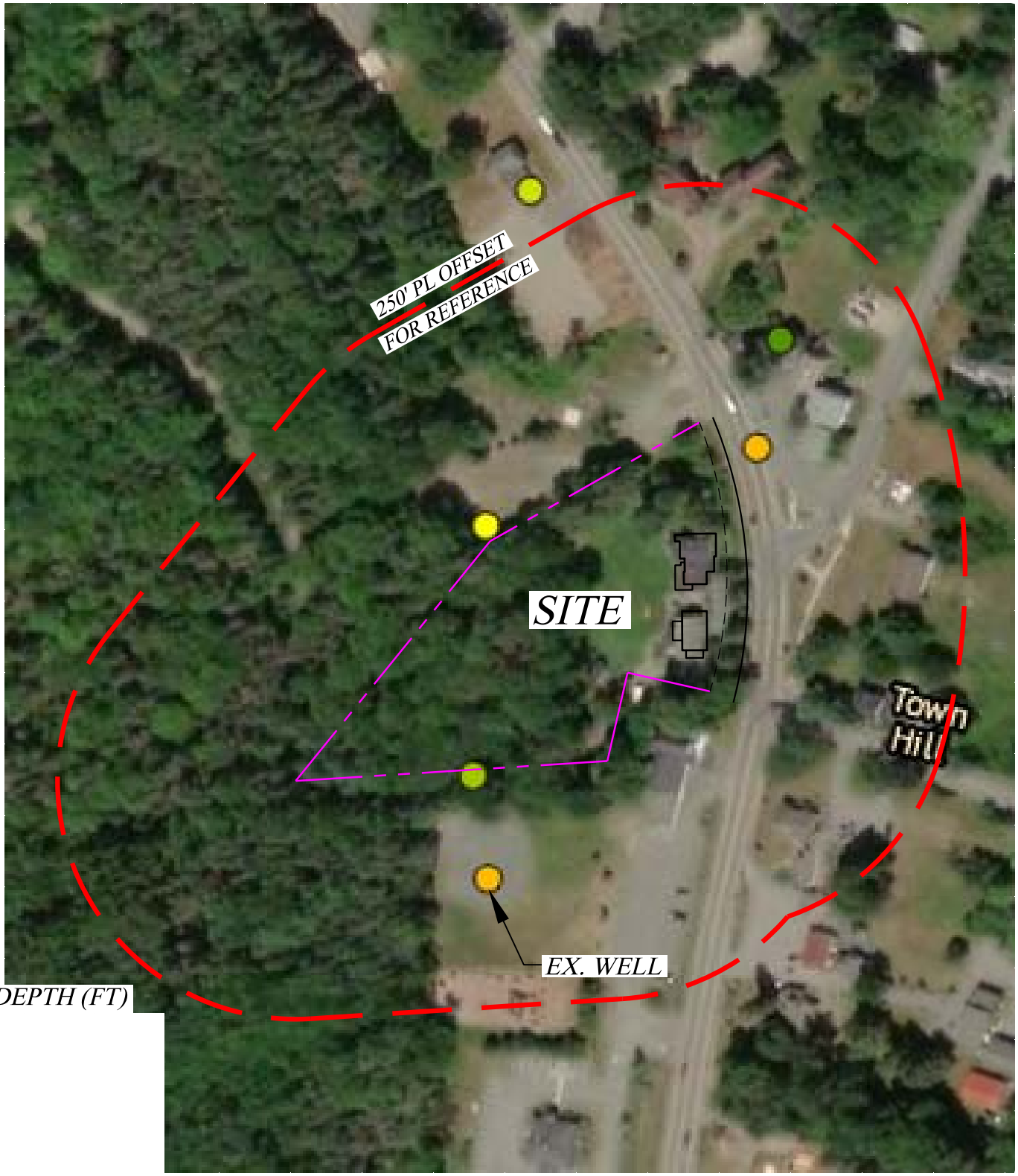
7. Detailed Design Plans § 125-66 G.

A. Public Water Supply	- *Waiver requested*
B. Central Public Water Supply	- *Waiver Requested*
C. Individual Well	- *On Site Plan & Attached*
D. Fire Hydrants, Dry Hydrants, and Fire Ponds	- *Waiver Requested*

The buildings will have fire sprinklers installed in each of the units.

E. Public Sewer	- *Waiver Requested*
F. Central Subsurface Wastewater System	- *Waiver Requested*
G. Shared Subsurface Wastewater System	- *Attached – See under 15A*
H. Stormwater Disposal System	- *Attached/On Site Plan*
I. All Other Utilities, Incl. Gas, Electricity, and Cable Television	- *Attached/ On Site Plan*

Exhibit 7. C
Individual Well



WELL DEPTH (FT)

- 0 - 50
- 50.1 - 100
- 100.1 - 150
- 150.1 - 200
- 200.1 - 250
- 250.1 - 300
- 300.1 - 400
- 400.1 - 500
- 500.1 - 600
- 600.1 - 800
- 800.1 - 1000
- 1000+
- No Depth Provided

SCALE: 1" = 150'

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

PROJECT: C-0630 WEATHERSBY
MAINE GEOLOGICAL SURVEY
WATER WELL DATABASE
BAR HARBOR, MAINE

Maine Geological Survey - Water Well Information System
Part 2 Location/Ownership Section

Property owner: _____

Mailing address: _____

_____

_____

Well location/ _____

street address: _____

Coordinates (Latitude/Longitude): _____

Tax map number: _____ Tax lot number: _____

Well driller: _____ 155889

Please use a ball point pen and press hard; you are making 3 copies.

Maine Geological Survey - Water Well Information System
Part 1 - Well Information Section

Drilled for: Paul Weathersby

☐ Please check here if builder or developer

Mailing address: 1306 State Hwy 102

Bar Harbor ME 04609

Well location/

street address: Townhill

Coordinates (Latitude/Longitude): N44°23'58" W68°20'7"

Tax map number: _____ Tax lot number: _____ 155889

Date drilled: 7-6-2017 (month/day/year)

Circle one for each

Well type: (Bedrock) Gravel Other

Well use: (Domestic) Commercial Municipal Other

Well development: (None) Air Water surge Dry ice Blasting Hydrofracture

Other _____

☐ Check if a replacement well

Well depth: 405' Casing length: 31' Depth to bedrock: 19'

Vein yields (GPM):

Depth	Yield
44'	3
115'	3
308'	5
371'	5+

Total yield (GPM): 20+

Comment: _____

Well driller registration number: 000

Exhibit 7. G
Shared Subsurface Wastewater System

See Exhibit 15A HHE 200

Exhibit 7. H
Stormwater Disposal System

7.1 Design Approval by D.H.S. or D.E.P. § 125-66 H.

A. Central Private Water Supply (D.H.S)	- *Waiver Requested*
B. Individual Wells (D.H.S)	- *Waiver Requested*
C. Central Subsurface Sewage Disposal (D.H.S.)	- *Waiver Requested*
D. Wastewater Discharge License (D.E.P.)	- *Waiver Requested*
E. Approval by DOT	- *Attached*

The wells are not public water supplies which require DHHS approval.
The septic field is less than 2000 gallons per day and below the DHHS threshold for requiring State permitting for them.

Maine Department of Transportation

Janet T. Mills
Governor

Driveway/Entrance Permit

Bruce A. Van Note
Commissioner

Permit Number: 27697 - **Entrance ID:** 1

OWNER

Name:	**Paul and Jane Weathersby**
Address:	**1338 State Highway 102**
	Bar Harbor, ME 04609
Telephone:	**(207)244-1200**

Date Printed: **March 27, 2020**

LOCATION

Route:	**0102X, Rt.102**
Municipality:	**Bar Harbor**
County:	**Hancock**
Tax Map:	**227** Lot Number: **016**
Culvert Size:	**inches**
Culvert Type:	**N/R**
Culvert Length:	**feet**
Date of Permit:	**March 27, 2020**
Approved Entrance Width:	**26 feet**

In accordance with rules promulgated under 23 M.R.S.A., Chapter 13, Subchapter I, Section 704, the Maine Department of Transportation (MaineDOT) approves a permit and grants permission to perform the necessary grading to construct, in accordance with sketch or attached plan, **a Driveway** to **Multi Family 6 or more** at a point **0** feet **West** from **Crooked Rd.**, subject to the Chapter 299 Highway Driveway and Entrance Rules, standard conditions and special conditions (if any) listed below.

Conditions of Approval:

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

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

G - THE ENTRANCE SHALL BE LOCATED AT GPS COORDINATES: 44.398570N, -68.334410W.

S - Bushes and brush around utility pole to the north near property pin must be maintained to 2 feet or less to maintain sight distance.

S - Driveway to be built to the plan of G.F.Johnston & Asoc. Plan C-0630 dated 01-29-20

S - Existing southern access must be removed.

Approved by: Craig Kosobud Date: 3-27-20

Craig J. Kosobud
Maine DOT
Access Management

STANDARD CONDITIONS AND APPROVAL

1. Provide, erect and maintain all necessary barricades, lights, warning signs and other devices as directed by MaineDOT to properly safeguard traffic while the construction is in progress.

2. At no time cause the highway to be closed to traffic

3. Where the driveway is located within a curb, curb and gutter, and/or sidewalk section, completely remove the existing curb, curb and gutter, and/or sidewalk as may be required to create the driveway and restore drainage. All driveways abutting sidewalk sections shall meet the requirements set forth in the Americans with Disabilities Act of 1990, 42 U.S.C. Sec. 12131 et seq.

4. Obtain, have delivered to the site, and install any culverts and/or drainage structures which may be necessary for drainage, the size, type and length as called for in the permit pursuant to 23 M.R.S.A. Sec. 705. All culverts and/or drainage structures shall be new.

5. Start construction of the proposed driveway within twenty-four (24) months of the date of permit issuance and substantially complete construction of the proposed driveway within twelve months of commencement of construction.

6. Comply with all applicable federal, state and municipal regulations and ordinances.

7. Do not alter, without the express written consent of the MaineDOT, any culverts or drainage swales within the MaineDOT right of way.

8. File a copy of the approved driveway permit with the affected municipality or LURC, as appropriate within 5 business days of receiving the MaineDOT approval.

9. Construct and maintain the driveway side slopes to be no steeper than the adjacent roadway side slopes, but in no case to be steeper than 3 horizontal to 1 vertical, unless the side slope is behind existing roadway guardrail, in which case it shall be no steeper than 2 horizontal to 1 vertical.

10. Notify the MaineDOT of a proposed change of use served by the driveway when increase in traffic flow is expected to occur. This does not exempt the need for obtaining a Traffic Movement Permit (TMP) if trip generation meets or exceeds 100 passenger car equivalents (PCE) during the peak hour of the day.

11. Construct or implement and maintain erosion and sedimentation measures sufficient to protect MaineDOT facilities.

12. Driveways shall be designed such that all maneuvering and parking of any vehicles will take place outside the highway right-of-way and where vehicles will exit the premises without backing onto the highway traveled way or shoulders. All driveways will have a turnaround area to accomodate vehicles using the premises.

13. Closing any portion of a highway or roadway including lanes, shoulders, sidewalks, bike lanes, or ATV access routes is not permitted without MaineDOT approval.

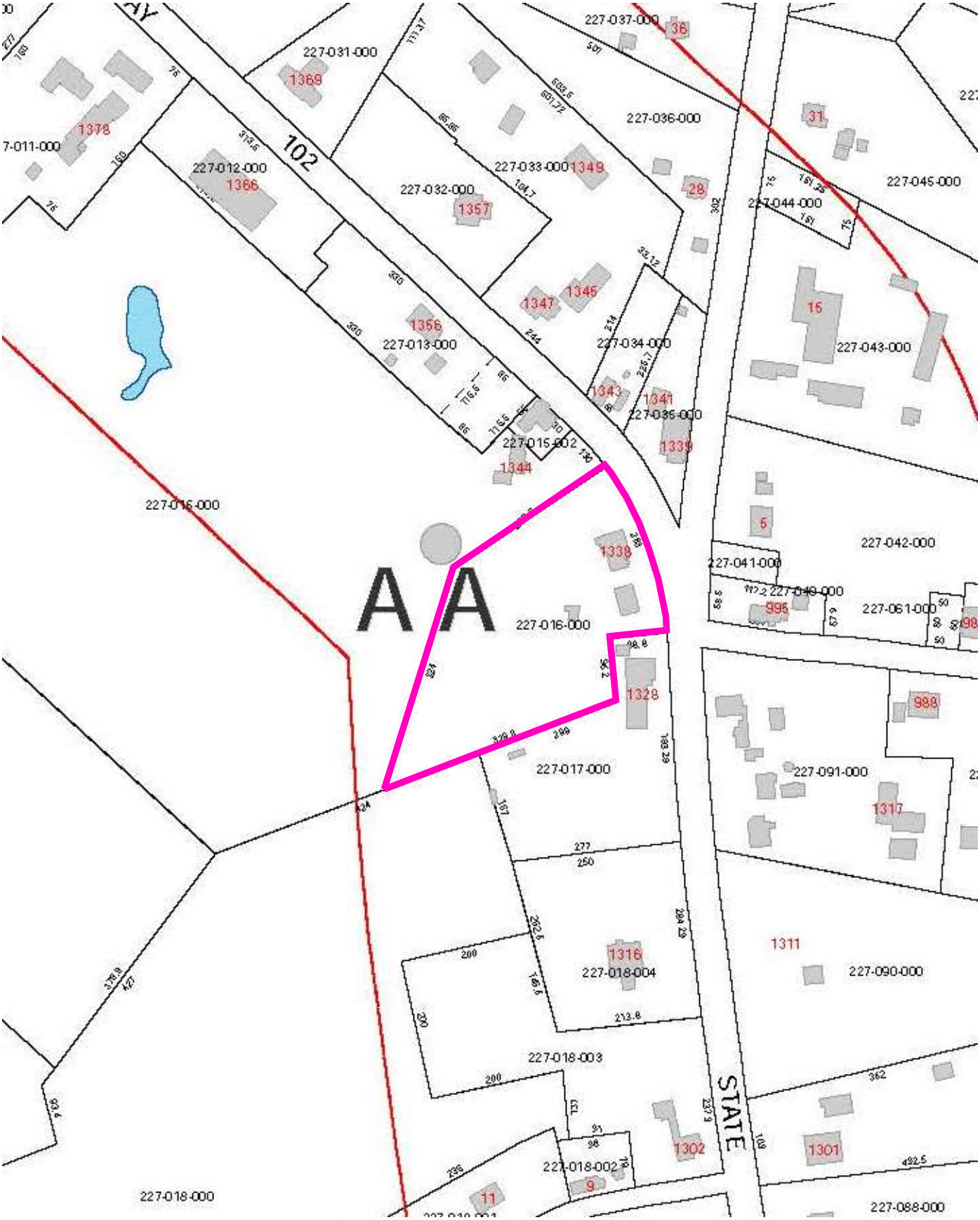
FURTHER CONDITION OF THE PERMIT

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

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

8. Location Map – USGS § 125-66 J.

A. Magnetic North	*- On Site Plan*
B. Plan Preparation Date	*- On Site Plan*
C. Graphic Scale	*- On Site Plan*
D. Owner & Applicant Name/Address	*- On Site Plan*
E. Designer, Surveyor, Engineer	*- On Site Plan*
F. Name of each Municipality in which the development is located	*- On Site Plan*
G. Tax Map & Lot Number(s)	*- On Site Plan*
H. Land Use District	*- On Site Plan*



G.F. Johnston & Associates

Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

PORTION OF BAR HARBOR TAX MAP 227
PROJECT: 1338 STATE HIGHWAY 102
BAR HARBOR, MAINE

9. Maps & Plans § 125-66 J.

A. Abutting Property Owners and on list	*- On Site Plan*
B. Tax Map & Lot number (s)	*- On Site Plan*
C. Land Used District (s)	*- On Site Plan*
D. Lot Line Dimensions (metes & boundary's)	*- On Site Plan*
E. Lot Size in Square Feet	*- On Site Plan*
F. Locations of Lot Monumentations	*- On Site Plan*
G. Total Proposed Development Acreage	*- On Site Plan*
H. Remaining Undeveloped Land Retained	*- On Site Plan*
I. Lot Numbers	*- On Site Plan*
J. Lots Developed/Sold within the Past 5 Years	*- Waiver Requested*
K. Subdivisions within 200 ft. With Owners Names	*- On Site Plan*
L. Existing/Proposed Contours at 5 or 10 ft. Intervals	*- On Site Plan*
M. Items within 200' of the subject property	*- On Site Plan*
N. Location of Existing and Proposed Buildings/Structures On Site	*- On Site Plan*
O. Distance between Proposed Buildings/Structures On Site	*- On Site Plan*
P. Utilities Locations - Existing/Proposed	*- On Site Plan*
Q. Sign Locations – Existing/Proposed	*- On Site Plan*
R. Open Drainage Courses, Wetlands, and Gravel Aquifers	*- On Site Plan*
S. Stone Walls, Graveyards, and Fences	*- On Site Plan*
T. Significant Wildlife Habitat or Spawning Grounds Location (IF& W)	*- Attached*
U. Rare and Irreplaceable Natural Areas	*- Attached*
V. Historic and Archaeological Site Locations	*- Attached*
W. Wetlands & Water body Locations within 200' (regardless of size)	*- Attached*
X. Shoreline	*- Waiver Requested*
Y. 100 Year Flood Elevation	*- Attached*
Z. Portions of the Site Subject to Routine Flood/Standing Water	*- On Site Plan*
AA. Lot Lines and Water bodies Setbacks	*- On Site Plan*
BB. Fire Hydrants and Fire Ponds Existing/Proposed	*- On Site Plan*
CC. Fire/Emergency Equipment Site Access	*- On Site Plan*
DD. Easements/Access to Water Bodies Existing/Proposed	*- Waiver Requested*
EE. Access Locations to Adjacent Undeveloped Land	*- Waiver Requested*
FF. Recreation/Open Space Land Existing/Proposed	*- Waiver Requested*
GG. Solid, Industrial, Chemical, Explosive or Hazardous Waste Loc.	*- On Site Plan*
HH. Lot Coverage Calculations – Existing/Proposed	*- On Site Plan*
II. Parking Locations with Dimension, Angles, Radii, etc.	*- On Site Plan*
JJ. Soil Test Pit Location	*- On Site Plan*

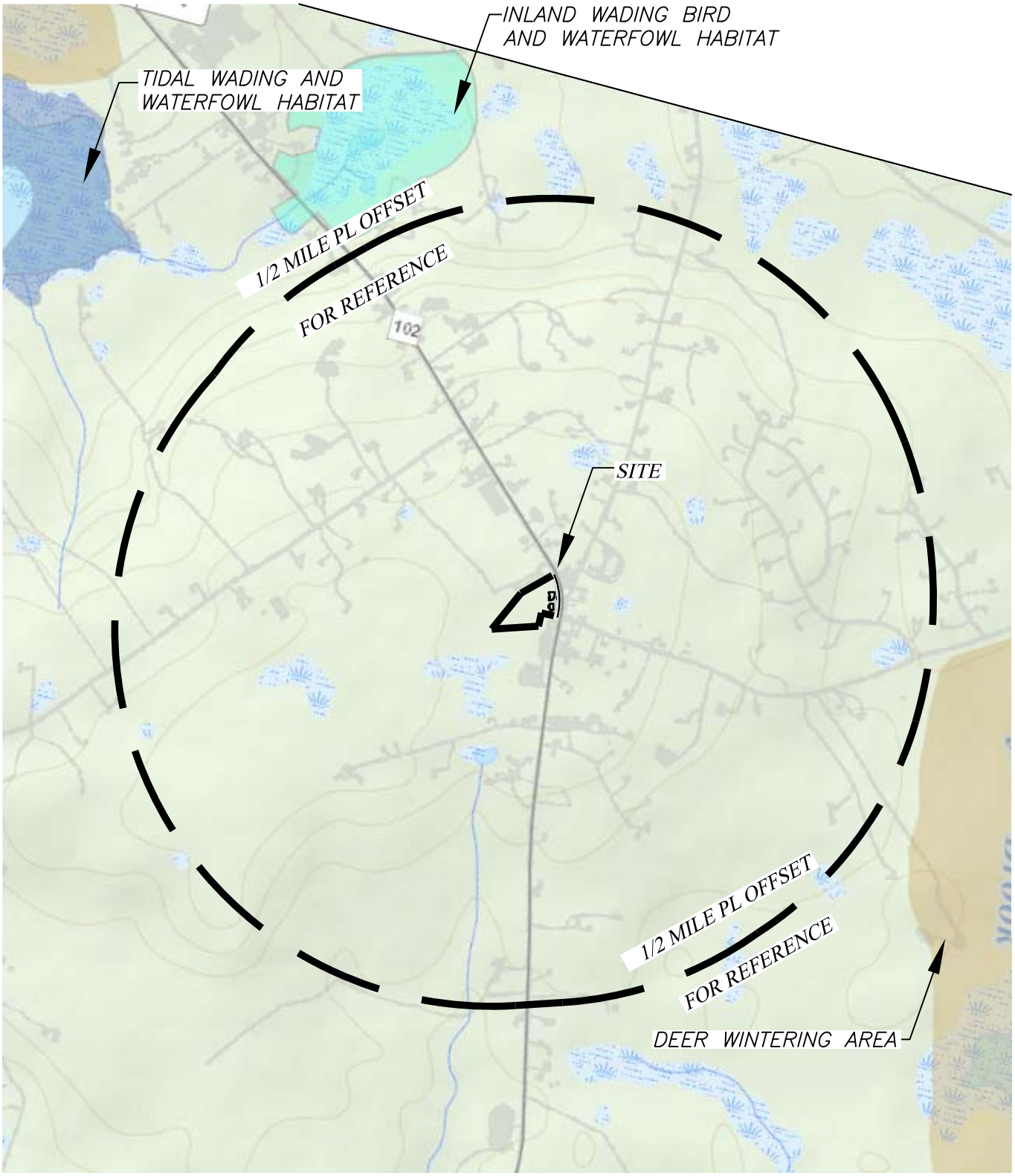
9. T – Exhibit

T. Significant Wildlife Habitat Map - *Habitat Map Attached*

9. U – Rare and Irreplaceable Natural Areas Location

U. A review of Department of Conservation Natural area programs show there are not critical habitats on project. *See Map Exhibit 9. T*

9. V – Historic & Archaeological Site Location - *See attached*



SCALE: 1" = 1000'

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

PROJECT: C-0630 WEATHERSBY
MDIFW HABITAT EXHIBIT
BAR HARBOR, MAINE

G.F. Johnston & Associates
Civil Engineers and Land Resource Consultants
12 Apple Lane Unit#3, P.O. Box 197 Southwest Harbor, Maine 04679

July 9, 2020

James Hall
Wildlife Division - Region C
PO Box 220
Jonesboro, Maine 04648

RE: Paul and Jane Weathersby
1338 State Highway 102
Bar Harbor, ME

Dear Mr. Hall:

We are requesting your office review the proposed development of 10 Unit Apartment is planned in the Village of Town Hill in Town of Bar Harbor for impacts to essential fish or significant wildlife habitats. The State database indicates that no eel grass or other habitats are in the vicinity of the proposed project area. We have attached USGS and tax map show the location of the proposed locations of the development.

A letterhead response by email (greg@gfjcivilconsult.com) or fax (207-244-1200) is appropriate. We thank you in advance for your consideration of this request.

Sincerely,

Frank Vickerson
G.F. Johnston & Associates

G.F. Johnston & Associates
Civil Engineers and
Land Resource Consultants
? Apple Lane Unit#3, P.O. Box 197 Southwest Harbor, ME 04679
207-244-1200 Phone /Fax

July 9, 2020

Megan Rideout
Maine Historic Preservation Commission
55 Capital Street
65 State House Station
Augusta, Maine 04333

RE: 1338 State Highway
(Tax Map 227 Lot 016)
Bar Harbor, ME 04609

Dear Megan,

We are requesting your office review the proposed location of a development of 10 unit Apartment in the Village of Town Hill in Bar Harbor for compliance with the National Historic Act. The site was previously developed with an existing home and two transiently accommodations.

The property to the North of this property is vacant and the property to the South is a Fire Station.
Please review the attached for potential impacts to known historical or archaeological resources in the project area.

If there are any fees for your offices review please invoice us at the above address. We thank you in advance for your consideration of this request.

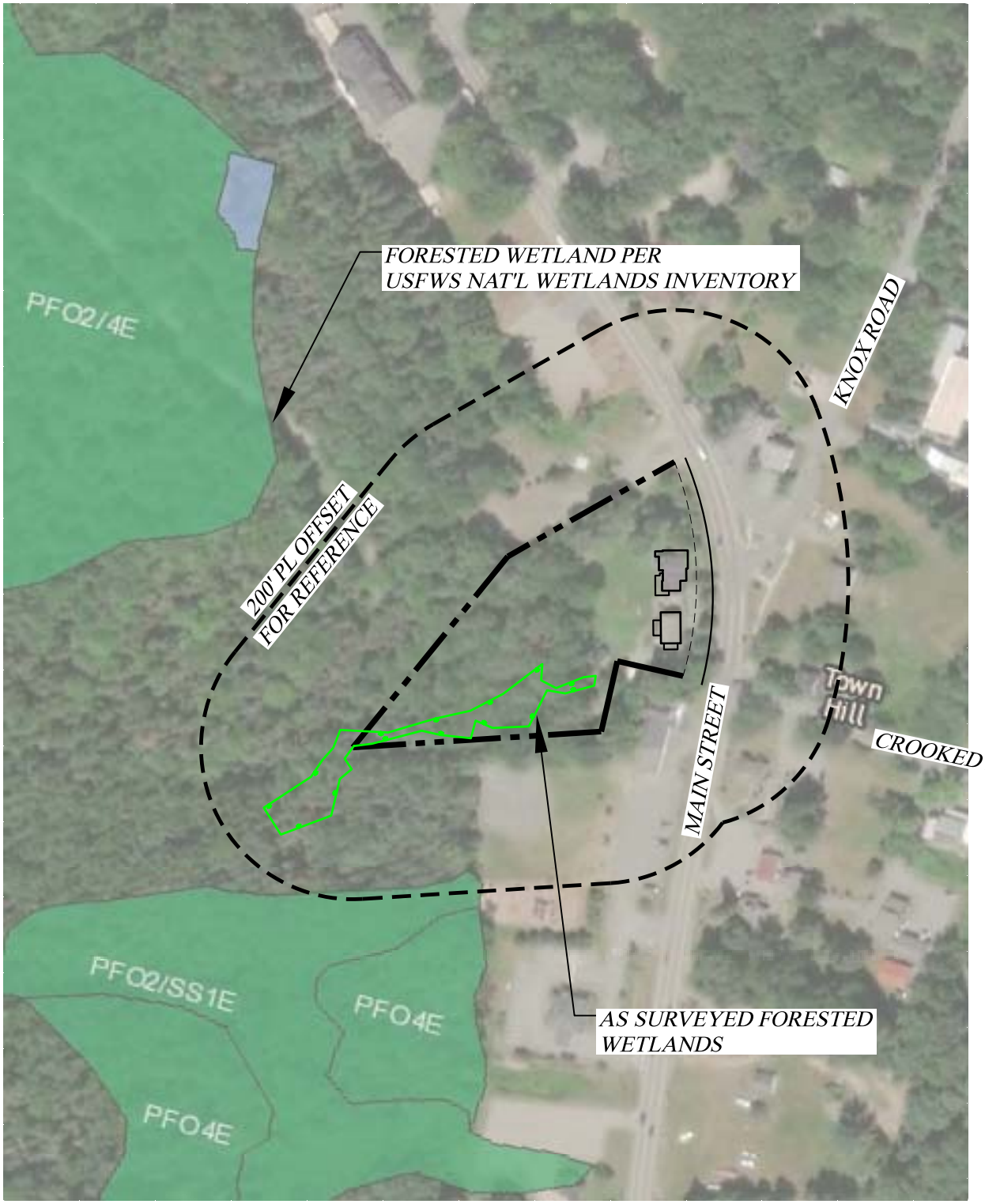
We have attached a tax map and a USGS map to assist in your review. If you have any questions do not hesitate to call.

Sincerely,

Greg Johnston P.E.
Registered Civil Engineer
G.F. Johnston & Associates

9. W – Wetlands & Waterbody Locations within 200' - *Attached*

Exhibit 9. W



0 200 400 600

SCALE: 1" = 200'

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

PROJECT: C-0630 WEATHERSBY
WETLAND INVENTORY MAP
BAR HARBOR, MAINE

9. Y – 100 year flood plan - *Attached*

0 500 1000 1500

SCALE: 1" = 500'

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

PROJECT: C-0630 WEATHERSBY
PORTION OF FEMA FIRM PANEL 0989
BAR HARBOR, MAINE

PLAN NOTES

1. ALL DEVELOPMENT SHALL COMPLY WITH THE STANDARDS OUTLINED IN THE HHE 200 SEPTIC DESIGN FOR THE SITE. THIS INCLUDES WELL SETBACKS TO FIELD AND TANKS IN ACCORDANCE WITH MAINE STATUTE.

2. WELLS SHALL BE GREATER THAN 200 FEET FROM THE EXISTING LEACH FIELD AS DETERMINED IN THE FIELD FOLLOWING LOCATION OF ACTUAL CONCRETE CHAMBERS OF THE AS BUILT LEACH FIELD.

3. LOCATION OF ACTUAL CHAMBERS OF EXISTING LEACHFIELD EXISTING BELOW GRADE WILL BE REQUIRED FOR MEETING 30 FT FULL FOUNDATION SETBACK.

4. OWNER HAS BEEN ADVISED THAT INTERUPTION OF LEACHFIELD ESTABLISHED FLOW PATHS WITH EXCAVATION CAN NOT OCCUR, AND FURTHER MORE THE STATE SETBACK REQUIREMENTS ARE TO BE ADHERED TO THOUGH ONSITE INSPECTION FOR ASSURANCE DURING CONSTRUCTION IS ENGINEERS RECOMMENDATION.

5. THESE PLANS ARE ISSUED FOR PERMIT SET ONLY AND MAY NOT BE USED FOR CONSTRUCTION. ALL REPRODUCTION OF PLANS REQUIRES ENGINEER OF RECORD (EOR) WRITTEN AUTHORIZATION.

6. ANY VARIATIONS FROM THE PLANS SHALL BE VERIFIED IN WRITING WITH ENGINEER OF RECORD(EOR). ANY CHANGES MADE , BY OWNER BY WITHOUT AUTHORIZATION SHALL RENDER DESIGN AND LIABILITIES OF THE EOR AND OF THE PLANS AS NULL AND VOID.

7. LOW WEST END OF PROPERTY VERIFICATION OF LOW POINT ELEVATION REQUIRED PRIOR TO SETTING FOOTING DRAIN ELEVATIONS. DISTURBANCE OF WETLAND AT LOW SPOT WEST END PROHIBITED WITHOUT PERMITS.

RESOURCE CONSIDERATIONS

1. THE FORESTED WETLAND APPROACH AND CROSSING IMPACTS 3330 SQUARE FEET OF FORESTED WETLANDS.

2. IN ACCORDANCE WITH MDEP REGULATIONS AND NRPA 480-Q (17) A SINGLE ACTIVITY UNDER 4300 SQUARE FEET OF IMPACT IS EXEMPT FROM PERMITTING.

3. ANY OTHER ACTIVITIES OTHER THAN THE ACCESS CROSSING REQUIRE CODE REVIEW FOR DETERMINING JURISDICTIONAL LIMITS AND POTENTIAL PERMITTING REQUIREMENTS. OWNER SHALL SEEK APPROVAL FOR ANY ACTIVITIES NOT EXEMPT AS DESCRIBED ABOVE AND AS APPLICABLE.

4. RESOURCES DELINEATED BY CERTIFIED SOIL SCIENTIST ATLANTIC RESOURCE CONSULTANTS 2020.

CENTERLINE TABLES

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	43.00'	47.94'	45.50'	N 69°35'47" E	63°52'55"
C2	43.00'	70.68'	62.99'	N 84°44'47" E	94°10'55"

LINE	BEARING	DISTANCE
L1	S 78°27'45" E	140.39'
L2	S 37°39'20" W	53.29'
L3	S 49°49'57" E	31.35'

LEGEND

- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- EDGE OF PVM
- EDGE OF GRAVEL
- EX.BUILDING
- EX. CONTOUR
- PROPOSED CONTOUR
- WATERMAIN
- EX WATERMAIN
- EX.WATER VALVE
- NEW WATER VALVE
- FIRE HYDRANT
- POWER POLE
- SANITARY SEWER LINE
- EX SANITARY SEWER LINE
- SANITARY MANHOLE
- TAPERED END SECTION STORM
- STORM SEWER LINE
- STORM MANHOLE
- ELE/ COMM LINE
- SILT FENCE
- LP GAS
- 0.15 FT CANDLES
- CLEARING LIMIT

ZONING INFORMATION

LOT SIZE – 2.00 AC = 87,120 SQFT

ZONE AA – TOWN HILL BUSINESS

MIN LOT SIZE	40,000 SQFT
MIN ROAD FRONTAGE	200'
MIN FRONT SETBACK	75'
MIN SIDE SETBACK	25'
MIN REAR SETBACK	25'
MAX LOT COVERAGE	50%
MAX. HEIGHT	40'
MIN. AREA PER FAMILY	10,000 SQFT

LOT COVERAGE:

LOT SIZE – 2.00 AC = 87,120 SQFT

EXISTING:

BUILDINGS/DECKS	3,477 SQFT
DRIVE/PARKING	1,978 SQFT
TOTAL	5,455 SQFT

% = (5,455/87,120)*100 = 6.3%

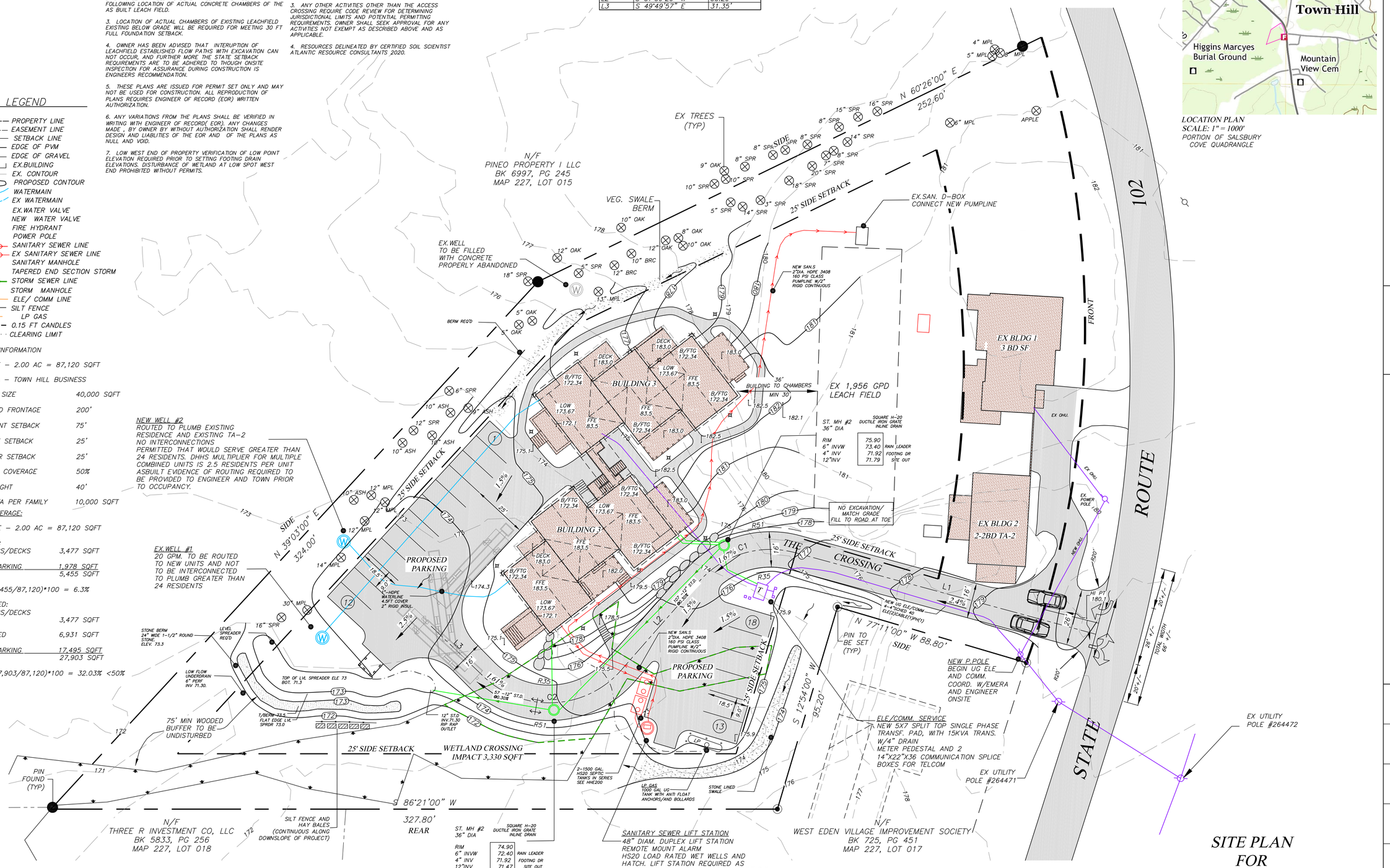
PROPOSED:

BUILDINGS/DECKS EXISTING	3,477 SQFT
PROPOSED	6,931 SQFT
DRIVE/PARKING	17,495 SQFT
TOTAL	27,903 SQFT

% = (27,903/87,120)*100 = 32.03% <50%

NEW WELL #2
ROUTED TO PLUMB EXISTING RESIDENCE AND EXISTING TA-2 NO INTERCONNECTIONS PERMITTED THAT WOULD SERVE GREATER THAN 24 RESIDENTS. DHHS MULTIPLIER FOR MULTIPLE COMBINED UNITS IS 2.5 RESIDENTS PER UNIT ASBUILT EVIDENCE OF ROUTING REQUIRED TO BE PROVIDED TO ENGINEER AND TOWN PRIOR TO OCCUPANCY.

EX.WELL #1
20 GPM. TO BE ROUTED TO NEW UNITS AND NOT TO BE INTERCONNECTED TO PLUMB GREATER THAN 24 RESIDENTS



SCALE:

0 20 40 60

1" = 20'

LOCATION PLAN
SCALE: 1" = 1000'
PORTION OF SALSBURY COVE QUADRANGLE

SITE PLAN FOR THE CROSSING AT TOWN HILL

OWNER:
PAUL G. WEATHERSBY
JANE A. WEATHERSBY
1338 STATE HIGHWAY
BAR HARBOR, MAINE 04609

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

NOT FOR CONSTRUCTION IF ENGINEERS SEAL NOT AFFIXED AND SIGNED

DATE: JULY 15, 2020

SCALE: 1"=20'

PROJECT.ID #: C-0630

DRAWN BY:

CHECKED BY:

SHEET NO:

10. Medium Density Soil Survey § 125-66 J. (15)

A Medium Density Soil Survey – *Attached*

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

PORTION OF HANCOCK COUNTY SOILS MAP
PROJECT: 1338 STATE HIGHWAY 102
BAR HARBOR, MAINE

loam in the lower part. The substratum is firm to very firm, mottled, olive fine sandy loam to a depth of 65 inches or more.

Included with this soil in mapping are areas of moderately well drained Dixfield soils and somewhat poorly drained Colonel soils on small knolls and very poorly drained till soils and Wonsqueak soils in depressions. These areas make up about 10 percent of the mapped acreage. Also included are a few areas of poorly drained soils with a surface layer of loamy sand and very stony Brayton soils with slopes of more than 8 percent. These areas make up about 10 percent of the mapped acreage.

A perched high water table is commonly within 1 foot of the surface of this Brayton soil from late fall to late spring. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Surface runoff is slow or medium. Available water capacity is moderate. Rooting depth is restricted by the firm substratum and high water table.

Most areas of this soil are idle land that was used for pasture and hay, or areas that have reverted to woodland. A few areas are used for hay or pasture.

The soil is poorly suited for pasture and hayland. Harvesting of forage crops is limited to the driest part of the season because of the seasonal high water table. The soil is also difficult to manage in the spring because of the high water table. Subsurface drainage will lower the water table.

This soil is fairly well suited for softwood production. The main tree species are red spruce, balsam fir, and red maple. The abundant natural reproduction of spruce and fir make this soil best suited for pulpwood production. The main limitation is the high water table. Seedling mortality is moderate on this soil because of the high water table. Plant competition is severe. Site preparation and weeding may be needed to suppress competition for the desired softwood species. Because of the high water table, equipment is difficult to operate on the soil except during drier parts of the year or when the soil is frozen. Windthrow is severe on this soil because the high water table and compact substratum cause trees to be shallow rooted. Harvesting by strip cutting or clearcutting will expose fewer trees to the prevailing wind and help to prevent windthrow.

The seasonal high water table is the major limitation of this soil for urban uses. Sites for dwellings, septic tank absorption fields, or small commercial buildings should be located on better drained inclusions in the unit.

BgB—Brayton fine sandy loam, 0 to 8 percent slopes, very stony

This very deep, nearly level to gently sloping, poorly drained soil is on glacial till uplands. It is in depressions, along drainageways and at the foot of slopes where it receives runoff from higher elevations. Slopes are smooth and concave. Areas are irregularly shaped and range from 3 to 250 acres. Up to 3 percent of the surface of the soil is covered with stones.

Typically, the surface is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 4 inches of black highly decomposed organic material, over 5 inches of very dark gray fine sandy loam and mottled, gray gravelly fine sandy loam. The subsoil is 13 inches thick. It is mottled, grayish brown fine sandy loam in the upper part and mottled, light olive brown fine sandy loam in the lower part. The substratum is firm to very firm, mottled olive fine sandy loam to a depth of 65 inches or more.

Included with the soil in mapping are areas of moderately well drained Dixfield soils and somewhat poorly drained Colonel soils on small knolls and very poorly drained till soils and Wonsqueak soils in depressions. These areas make up 15 percent of the mapped acreage. Also included are a few areas of poorly drained soils that have a surface layer of loamy sand and Brayton soils with slopes of more than 8 percent. These areas make up about 10 percent of the mapped acreage.

A perched high water table is commonly within 1 foot of the surface of this Brayton soil from late fall to late spring. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow or very slow in the substratum. Runoff is slow to medium. Available water capacity is moderate. Rooting depth is restricted by the firm substratum and high water table.

Most areas of this soil are used for woodland. A few acres are shrub vegetation.

This soil is fairly well suited for softwood production. The main tree species are red spruce, balsam fir, and red maple. The abundant natural reproduction of spruce and fir make this soil well suited for pulpwood production. The main limitations of this soil are the high water table and plant competition. Seedling mortality is moderate on this soil because of the high water table. Plant competition is severe. Site preparation and weeding may be needed to suppress competition for the desired softwood species. Because of the high water table, equipment is difficult to operate on this soil except during the drier parts of the year or when the soil is frozen. Windthrow is severe on this soil because

the high water table and compact substratum cause trees to be shallow rooted. Harvesting by strip cutting or clearcutting will expose fewer trees to the wind and help to prevent windthrow.

This soil is poorly suited for hay and pasture and cropland because of stones on the surface and the high water table.

The seasonal high water table is the major limitation of this soil for most urban uses. Sites for dwellings, septic tank absorption fields, or small commercial buildings should be located on better drained inclusions in the unit.

BhB—Brayton fine sandy loam, 0 to 8 percent slopes, rubbly

This very deep, nearly level to gently sloping, poorly drained soil is on glacial till uplands. It is in depressions, along drainageways, and at the foot of slopes where it receives runoff from higher elevations. Slopes are smooth and concave. Areas are irregularly shaped and range from 3 to 100 acres. Stones and boulders cover 15 to 75 percent of the surface.

Typically, the surface is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 4 inches of black highly decomposed organic material over 5 inches of very dark gray fine sandy loam and mottled, gray gravelly fine sandy loam. The subsoil is 13 inches thick. It is mottled, grayish brown fine sandy loam in the upper part and mottled, light olive brown in the lower part. The substratum is firm to very firm, mottled, olive fine sandy loam to a depth of 65 inches or more.

Included with the soil in mapping are areas of moderately well drained Dixfield soils and somewhat poorly drained Colonel soils on small knolls and very poorly drained till soils and Wonsqueak soils in depressions. These areas make up about 10 percent of the mapped acreage. Brayton soils with an extremely stony, extremely bouldery, very stony, or very bouldery surface are included in mapping. These areas make up about 15 percent of the mapped acreage. Also included are areas of poorly drained soils that have a surface layer of loamy sand and Brayton soils with slopes of more than 8 percent. These areas make up about 10 percent of the mapped acreage.

A perched high water table is commonly within 1 foot of the surface of this Brayton soil from late fall to late spring. Permeability is moderate or moderately rapid in the surface layer and subsoil and slow to very slow in the substratum. Runoff is slow to medium. Available water capacity is moderate. Rooting depth is restricted by the firm substratum and high water table.

Most areas of this soil are woodland.

This soil is poorly suited for woodland, but if used for this purpose it is best suited for softwood production. The main tree species are red spruce, balsam fir, and red maple. The main limitations of this soil are stones and boulders on the surface and the high water table. Equipment use is severely restricted on this soil because of the stones and boulders and because of the high water table except during drier parts of the year or when the soil is frozen. Windthrow is severe on this soil because the high water table and compact substratum cause trees to be shallow rooted. Clearcutting or strip cutting will expose fewer trees to the wind and help prevent windthrow. Seedling mortality is moderate on this soil because of wetness. Plant competition is severe.

This soil is very poorly suited for hay and pasture and cropland because of stones and boulders on the surface and the high water table.

The seasonal high water table is the major limitation of this soil for most urban uses. Sites for dwellings, septic tank absorption fields, or small commercial buildings should be located on better drained inclusions in the unit.

BSB—Brayton-Colonel association, gently sloping, very stony

This very deep, nearly level to gently sloping unit is on glacial till uplands. It is in valleys and on lower toe slopes of till ridges. The Brayton soils are in a slightly lower position on the landscape than the Colonel soils. Up to 3 percent of the surface of the unit is covered with stones. Slopes are mainly smooth and concave. Slope ranges from 0 to 8 percent for Brayton soils and 3 to 8 percent for Colonel soils. Areas of the unit are irregularly shaped and range from 15 to 250 acres.

This unit consists of about 50 percent poorly drained Brayton soils, 30 percent somewhat poorly drained Colonel soils, and 20 percent other soils.

Typically, the surface of the Brayton soil is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 4 inches of black, highly decomposed organic material, over 5 inches of very dark gray fine sandy loam and mottled, gray gravelly fine sandy loam. The subsoil is 13 inches thick. It is mottled, grayish brown fine sandy loam in the upper part and mottled, light olive brown fine sandy loam in the lower part. The substratum is firm to very firm, mottled olive fine sandy loam to a depth of 65 inches or more.

Typically the surface of the Colonel soil is covered with a mat of leaves, needles, and twigs 1 inch thick. The surface layer is 2 inches of very dusky red, highly decomposed organic material underlain by 1 inch of

TABLE 10.--Building Site Development

(Some terms that describe restrictive soil features are defined in the Glossary. See text for definitions of "slight," "moderate," and "severe." Absence of an entry indicates that the soil was not rated. The information in this table indicates the dominant soil condition but does not eliminate the need for onsite investigation)

Soil name and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets	Lawns and landscaping
AdB: Adams	Severe: cutbanks cave.	Slight	Slight	Moderate: slope.	Slight	Severe: droughty.
AdC: Adams	Severe: cutbanks cave.	Moderate: slope.	Moderate: slope.	Severe: slope.	Moderate: slope.	Severe: droughty.
Bd: Biddeford	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: ponding.	Severe: low strength, ponding, frost action.	Severe: ponding, excess humus
BfB, BgB, BhB: Brayton	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness, frost action.	Severe: wetness.
BSB*, BTB*:						
Brayton	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness, frost action.	Severe: wetness.
Colonel	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: wetness.	Severe: frost action.	Moderate: small stones large stones
BwC: Buxton	Severe: wetness.	Moderate: wetness, shrink-swell, slope.	Severe: wetness.	Severe: slope.	Severe: low strength, frost action.	Moderate: wetness, slope.
BwD: Buxton	Severe: wetness, slope.	Severe: slope.	Severe: wetness, slope.	Severe: slope.	Severe: low strength, slope, frost action.	Severe: slope.
Ch: Charles	Severe: cutbanks cave, wetness.	Severe: flooding, wetness.	Severe: flooding, wetness.	Severe: flooding, wetness.	Severe: wetness, flooding, frost action.	Severe: wetness.
CoB: Colton	Severe: cutbanks cave.	Slight	Slight	Moderate: slope.	Slight	Severe: small stones droughty.
CoC: Colton	Severe: cutbanks cave.	Moderate: slope.	Moderate: slope.	Severe: slope.	Moderate: slope.	Severe: small stones droughty.
CoE: Colton	Severe: cutbanks cave, slope.	Severe: slope.	Severe: slope.	Severe: slope.	Severe: slope.	Severe: small stones droughty, slope.

See footnote at end of table.

soils, poorly drained Brayton soils, and very poorly drained Wonsqueak and Bucksport soils in depressions and pockets. These areas make up about 15 percent of the mapped acreage.

Permeability in these Thorndike and Winnecook soil is moderate. Surface runoff is slow to rapid, depending on slope and depth to bedrock. Available water capacity is low for Thorndike soils and is moderate for Winnecook soils.

Most areas of this unit are used for woodland. A few areas are used as sites for residential development.

This unit is fairly well suited for both softwood and hardwood production. On the shallow Thorndike soils and the very shallow inclusions, shade-tolerant softwoods are the main tree species. On the moderately deep Winnecook soils and the deep inclusions, hardwoods are the main species. The main limitations of this unit are droughtiness and depth to bedrock. Seedling mortality is moderate on the shallow Thorndike soils because of droughtiness. Windthrow hazard is severe on the shallow Thorndike soils and moderate on Winnecook soils because the bedrock limits rooting depth. Strip cutting or clearcutting will reduce trees exposed to the wind and will help to reduce windthrow.

Depth to bedrock is the major limitation of this unit for urban uses. The bedrock may be rippable with large machinery. Excavations should be located in the deeper Winnecook soils or in very deep inclusions if available. Depth to bedrock is a major limitation of this unit as a site for septic tank absorption fields. The system should be located on the deeper Winnecook soil, or if possible, on a very deep, well drained inclusion in the unit.

TuB—Tunbridge-Lyman complex, 3 to 8 percent slopes

This gently sloping unit is on the crests of upland glacial till ridges. Slopes are mainly smooth and convex. Areas are irregularly shaped and range from 3 to 100 acres.

This unit consists of about 50 percent moderately deep, well drained Tunbridge soils; 35 percent shallow, somewhat excessively drained Lyman soils; and 15 percent other soils.

Typically, the surface layer of the Tunbridge soil is dark brown fine sandy loam 6 inches thick. The subsoil is 9 inches thick. It is yellowish red fine sandy loam in the upper part, and yellowish brown to light olive brown fine sandy loam in the lower part. The substratum is olive fine sandy loam. Hard bedrock is at a depth of 29 inches.

Typically, the surface layer of the Lyman soil is dark brown fine sandy loam, 5 inches thick. The subsoil is 12 inches thick. It is dark brown fine sandy loam in the upper part and dark yellowish brown gravelly fine sandy loam in the lower part. Hard bedrock is at a depth of 17 inches.

Included with this unit in mapping are areas of well drained Marlow soils; moderately well drained Dixfield soils; moderately deep, moderately well drained, loamy till soils; and deep, well drained, loamy till soils between the ridges of Tunbridge and Lyman soils. These areas make up about 10 percent of the mapped acreage. Also included are somewhat poorly drained Colonel soils and poorly drained Brayton soils in depressions and drainageways and a few inclusions of very shallow, excessively drained Schoodic soils and rock outcrops on the crests of the ridges. These areas make up about 5 percent of the mapped acreage.

The depth to bedrock is 10 to 20 inches in the Lyman soils and 20 to 40 inches in the Tunbridge soils. Permeability is moderately rapid for Lyman soils and moderate or moderately rapid for Tunbridge soils. The available water capacity is moderate for the Tunbridge soils and low or very low for the Lyman soils. Surface runoff is slow to medium on both soils. Rooting depth is restricted by the depth to bedrock, especially in the Lyman soils.

This unit is used mostly for hay and pasture. A few areas are used as sites for residential development, blueberry production, cropland, and woodland.

This unit is fairly well suited for cultivated crops. The moderately deep Tunbridge soil will produce good yields of crops with few management limitations, but the shallow Lyman soils are droughty. The inclusions of very shallow Schoodic soils and rock outcrop will interfere with farming operations. Rooting depth of deep-rooted crops will be restricted by the shallow depth of the Lyman soil and the inclusions of very shallow soils.

This unit is well suited for hay and pasture. Droughtiness of Lyman soils may limit production in dry years.

This unit will produce fair to good yields of blueberries. During dry years, yields will be reduced because of the droughtiness of the Lyman soils. This unit has few surface stones. Flail mowers and mechanical harvesters can be used.

This unit is fairly well suited for woodland. The moderately deep Tunbridge soils are best suited for hardwood production. The shallow Lyman soils are best suited for softwood production. The main tree species are hardwoods on Tunbridge soils and shade-tolerant softwoods on Lyman soils. If this unit is managed for softwood production, the deeper Tunbridge soils will

require considerable management to reduce competition from hardwoods. Both soils have abundant natural reproduction, especially of spruce and fir. The main limitations of this unit are droughtiness and depth to bedrock. Seedling mortality is moderate on the Lyman soils because of droughtiness. Windthrow hazard is severe on the Lyman soils because the shallow depth to bedrock cause trees to be shallow rooted. Strip cutting or clearcutting will reduce the windthrow damage.

The major limitation of this unit as a site for dwellings is depth to bedrock. Cuts needed to provide essentially level building sites can expose bedrock. Dwellings with basements should be located on inclusions of deep soils in this unit, the bedrock should be removed, or the foundation should be set on the bedrock and backfilled to the established grade. Depth to bedrock is also the major limitation of the unit for septic tank absorption fields. The systems can be located in deeper inclusions in the unit if available, or fill material can be used to raise the level of the absorption field.

TuC—Tunbridge-Lyman complex, 8 to 15 percent slopes

This strongly sloping unit is on the side slopes of upland glacial till ridges. Slopes are mainly smooth and convex, but a few areas are complex. Areas are irregularly shaped and range from 3 to 50 acres.

This unit consists of about 50 percent moderately deep, well drained Tunbridge soils; 30 percent shallow, somewhat excessively drained Lyman soils; and 20 percent other soils.

Typically, the surface layer of the Tunbridge soil is dark brown, fine sandy loam about 6 inches thick. The subsoil is 9 inches thick. It is yellowish red fine sandy loam in the upper part and yellowish brown to light olive brown fine sandy loam in the lower part. The substratum is olive brown fine sandy loam. Hard bedrock is at a depth of 29 inches.

Typically, the surface layer of the Lyman soil is dark brown, fine sandy loam about 5 inches thick. The subsoil is 12 inches thick. It is dark brown fine sandy loam in the upper part and dark yellowish brown gravelly fine sandy loam in the lower part. Hard bedrock is at a depth of 17 inches.

Included with this unit in mapping are areas of well drained Marlow soils; moderately well drained Dixfield soils; moderately deep, moderately well drained, loamy till soils; and deep, friable, well drained, loamy till soils between the ridges of Tunbridge and Lyman soils. These areas make up about 15 percent of the mapped acreage. Also included are somewhat poorly drained Colonel soils and poorly drained Brayton soils in depressions and drainageways, and a few inclusions of very shallow, excessively drained Schoodic soils and rock outcrop on the crests of the ridges. These areas make up about 5 percent of the mapped acreage.

Depth to bedrock is 10 to 20 inches in the Lyman soils and 20 to 40 inches in the Tunbridge soils. Permeability is moderately rapid for Lyman soils and moderate or moderately rapid for Tunbridge soils. The available water capacity is moderate for the Tunbridge soils and low to very low for the Lyman soils. Surface runoff is moderate to rapid on both soils, depending on slope. Rooting depth is restricted by the depth to bedrock, especially in the Lyman soils.

This unit is used mainly for hay and pasture. A few areas are used as sites for residential development, wild blueberry production, woodland, and cropland.

This unit is fairly well suited for cropland. The main limitations are slope and erosion hazard and the droughtiness of Lyman soils. Erosion control measures such as conservation tillage, contour farming, and stripcropping are needed to prevent erosion. The inclusions of very shallow Schoodic soils and rock outcrop will interfere with farming operations. Rooting depth of deep-rooted crops will be restricted by the shallow depth of the Lyman soils and the inclusions of very shallow soils.

The unit is well suited for hay and pasture. Droughtiness of the Lyman soils may limit production in dry years.

This unit will produce fair to good yields of blueberries. During dry years, yields will be reduced because of the droughtiness of the Lyman soils. This unit has few surface stones. Flail mowers and mechanical harvesters can be used.

This unit is fairly well suited for woodland. The moderately deep Tunbridge soils are best suited for hardwood production. The shallow Lyman soils are best suited for softwood production. The main tree species are hardwoods on Tunbridge soils and shade-tolerant softwoods on Lyman soils. If this unit is managed for softwood production, the deeper Tunbridge soils will require considerable management to reduce competition from hardwoods. Both soils have abundant natural reproduction, especially of spruce and fir. The main limitations of this unit are droughtiness and depth to bedrock. Seedling mortality is moderate on the Lyman soils because of droughtiness. Windthrow hazard is severe on the Lyman soils because the shallow depth to bedrock cause trees to be shallow rooted. Strip cutting or clearcutting will reduce the windthrow damage.

The major limitations of this unit as a site for

TABLE 10.--Building Site Development--Continued

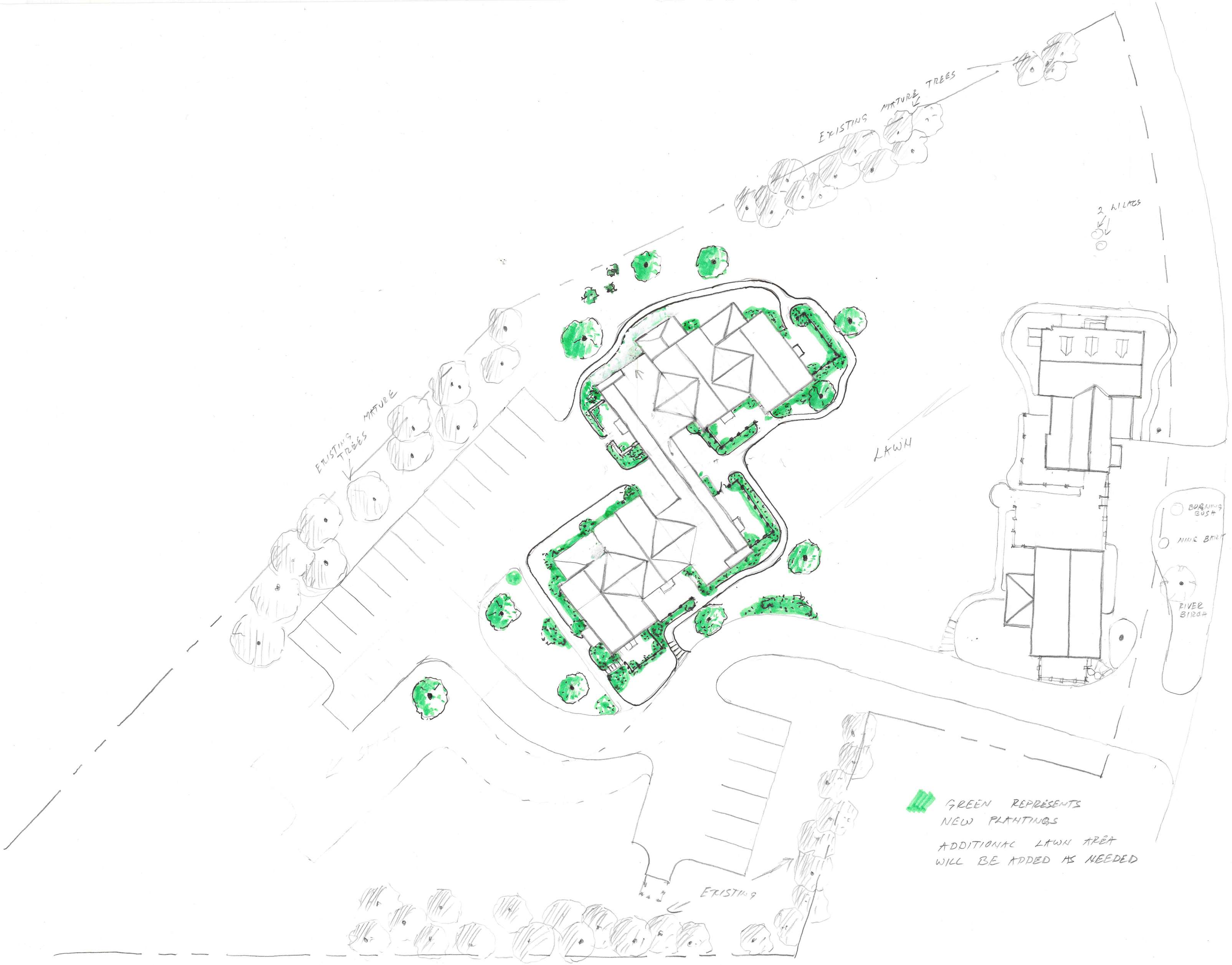
Soil name and map symbol	Shallow excavations	Dwellings without basements	Dwellings with basements	Small commercial buildings	Local roads and streets	Lawns and landscaping
SrB*:						
Sheepscot	Severe: cutbanks cave, wetness.	Moderate: wetness.	Severe: wetness.	Moderate: wetness, slope.	Moderate: wetness.	Severe: droughty.
Rock outcrop	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.
ThC*:						
Thorndike	Severe: depth to rock.	Moderate: depth to rock, large stones.	Severe: depth to rock.	Moderate: slope, depth to rock, large stones.	Moderate: depth to rock, frost action.	Severe: small stones depth to rock.
Winnecook	Moderate: depth to rock, slope.	Moderate: slope.	Moderate: depth to rock, slope.	Severe: slope.	Moderate: slope, frost action.	Severe: small stones
TuB*:						
Tunbridge	Severe: depth to rock.	Moderate: depth to rock.	Severe: depth to rock.	Moderate: slope, depth to rock.	Moderate: depth to rock, frost action.	Moderate: droughty.
Lyman	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.
TuC*:						
Tunbridge	Severe: depth to rock.	Moderate: slope, depth to rock.	Severe: depth to rock.	Severe: slope.	Moderate: depth to rock, slope, frost action.	Moderate: droughty, slope.
Lyman	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock, slope.	Severe: depth to rock.	Severe: depth to rock.
TWC*:						
Tunbridge	Severe: depth to rock.	Moderate: slope, depth to rock.	Severe: depth to rock.	Severe: slope.	Moderate: depth to rock, slope, frost action.	Moderate: droughty, slope.
Lyman	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock.	Severe: depth to rock, slope.	Severe: depth to rock.	Severe: depth to rock.
Marlow	Moderate: dense layer, slope.	Moderate: slope.	Moderate: wetness, slope.	Severe: slope.	Moderate: frost action.	Moderate: slope.
Ud*:						
Udorthents.						
Urban land	Variable	Variable	Variable	Variable	Variable	Variable.

See footnote at end of table.

11. Landscaping, Buffering and Screening Plan § 125-66 J. (22-23)

A. Botanical & Common Names - *On Landscape Plan*
B. Plant Locations and Size - *On Landscape Plan*
C. Installation Schedule - *On Landscape Plan*
D. Maintenance Plan - *On Landscape Plan*
E. Vegetation Clearing Limits - *On Landscape Plan*
F. Trees (8" +) - *Waiver Requested-*
Shown in areas to remain for buffer

Plant List for The Crossing at Town Hill	
8	Native Shade Trees (1 ½" to 2" Caliper)
6	Ornamental Trees (1 ½" to 2" Caliper)
50	Native Shrubs (3 to 5 gallons)
100	3 gallon native perennials
150	1 gallon perennials
200	4" pots perennials
Additional plants as appropriate harvested from existing gardens	


EXISTING MATURE TREES
2 LILACS
EXISTING MATURE TREES
LAWN
BURNING BUSH
NINE BARK
RIVER BIRCH
EXISTING
GREEN REPRESENTS NEW PLANTINGS
ADDITIONAL LAWN AREA WILL BE ADDED AS NEEDED

12. Street, Sidewalk and Access Plan § 125-66 J. (44)

A. Drainage Scheme at all Intersections Existing/Proposed - *On Site Plan*
B. Intersections of Proposed Streets with Existing Streets – *On Site Plan*
C. Access – Roadway ROW w/ Edge of Pavement, Shoulders, Sidewalks and Curbs – *On Site Plan*
D. Drainage Feature – Type, Size, Profile, Cross-Section, and Inverts – *On Site Plan*
E. Horizontal and Vertical Curve Data – *On Site Plan*
F. Intersections – Turning Radii – *On Site Plan*
G. Centerline Grade – *On Site Plan*
H. Bearing, Distance, Tangent, Radii for All Street Lines – *On Site Plan*
I. Location, Dimension, Grade, Radii of Accel and Decel Lanes – *Waiver Requested*
J. Design Details for Street Improvements – *On Site Plan*
K. Travel Direction – *On Site Plan*
L. Crosswalk Locations -Waiver Requested no sidewalks this side of Rte 102
M. Street Names – *On Site Plan*
N. Subdivision - *On Site Plan*

13. E-911 § 125-66 K.

A. Street Name Certification by the Tax Assessor – *Request Attached*

The review of this is pending with the Street Certification Addressing Officer at the Time of print. The proposed name of the Access is " The Crossing".

New Road Name Request Form

Section A: Name & Address Info

Name of Applicant: Paul and Jane Weathersby Date: July 15, 2020

Current Property Address: NEW Phone #: 207-244-1200
(if applicable) (if new subdivision, write "NEW" &, go to Section B)

Current Mailing Address: 1338 State Hwy 102 (Street) Bar Harbor, ME (City or Town) 04609 (Zipcode)
(if different than above)

Approximate location of road: _____

# of homes servicing? _____ Homes on _____ (check) left side _____ (check) right side _____ (check) both sides of road?

Length of road: _____ft. (if known)

Notes or Comments: _____

Section B: New Subdivision

Planning Board Application #: SD-19-05

Name of Subdivision (per plan): The Crossing at Town Hill

Approximate location of road: 1338 State Hwy 102

# of homes servicing? 13 Homes on _____ (check) left side ✓ (check) right side _____ (check) both sides of road?

Length of road: 310 ft. (if known) Is this to be a town maintained road: ☐ Yes ☑ No

Notes or Comments: _____

Section C: Request

I, Paul & Jane Weathersby *(applicant), hereby request of the Town of Bar Harbor Addressing Officer,*

		Approved	Denied
the naming of a newly created travel way, to be: The Crossings	*1st Choice*	☐	☐
Crossings	*2nd Choice*	☐	☐
or _____	*3rd Choice*	☐	☐

_____ *I authorize Addressing Officer to name road at their discretion and accept any name issued.*
(check)

I understand my choices will be considered in order of preference as listed above. If none of these choices are acceptable, I will be informed of such and will provide additional choices in a timely manner, or I may choose to have the addressing officer designate a name at that time. I understand proper signage will be placed in a time & location at the discretion of highway department staff.

Applicant's Signature: _____ Date 07/15/2020

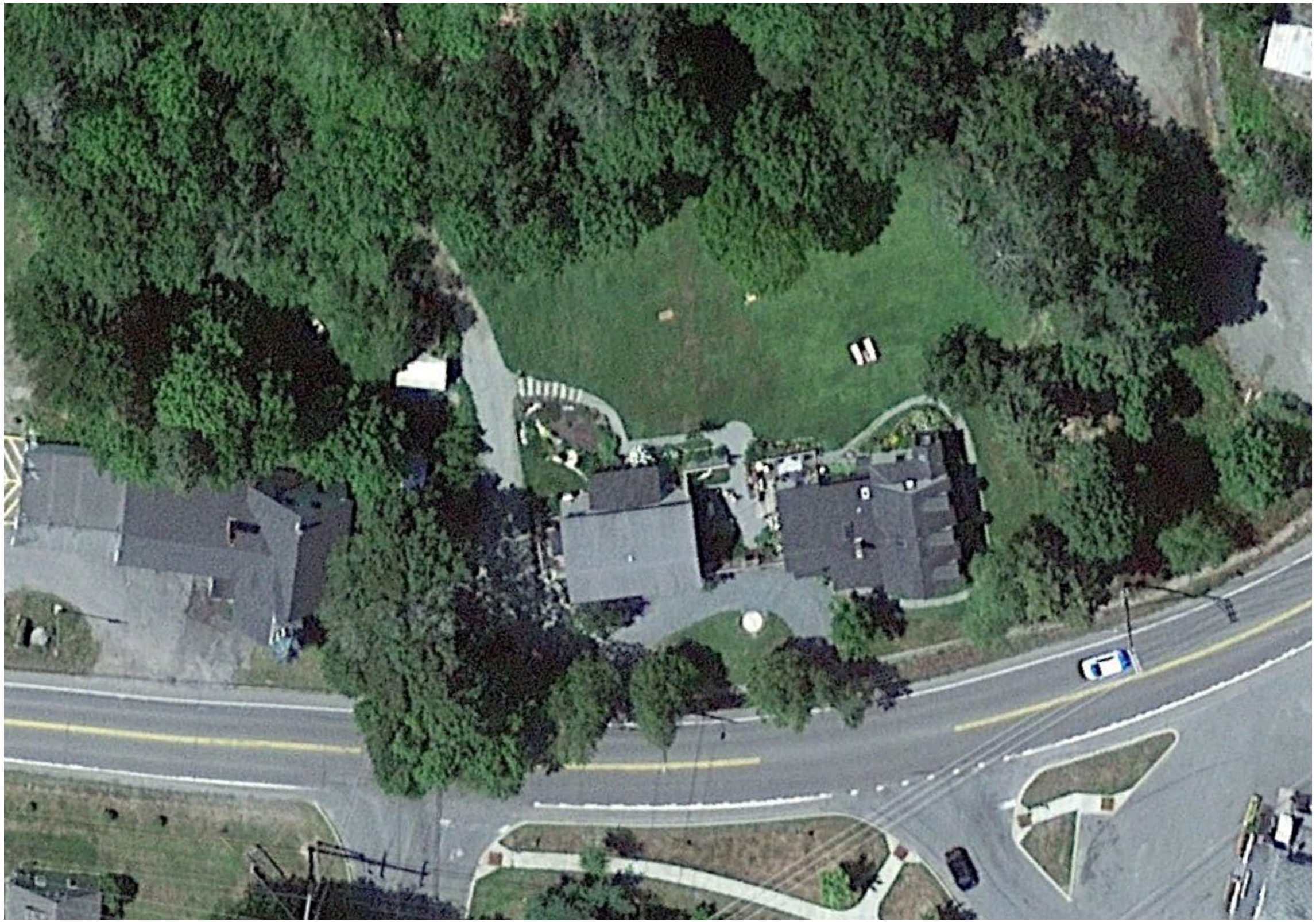
Printed Name: Gregory F. Johnston

Approved By: _____ Date _____

Title: PE #10396

14. Photographs § 125-66 L.

A. Towns Aerial Photograph - *- Attached*
B. Pictorial of Site from Public Ways, Site Location - *- Attached*



1339
Exit Street Vi

STOP

15. Subsurface Wastewater Disposal § 125-66 M.

A. HHE 200 Forms – *Attached*
Letter of Capacity – *Attached*

Bill LaBelle

Septic System Design & Inspections

207-537-5900

58 Megan Lane
Mariaville, Maine 04605

To: Greg Johnston – GF Johnston & Associates S.W. Harbor Maine

RE: Paul Weathersby Project Bar Harbor, Village of Town Hill

Mr. Weathersby is proposing to further develop his property in town hill, utilizing the septic design completed and dated by me July 24th 2015 Permit # 5235 which was for a residence, two rents and some seasonal rental cabins having a design capacity of 1956 GPD. Mr. Weathersby now proposes to develop the property so it will contain a 3 bedroom residence 270 GPD, 8-2 bedroom units @ 180 GPD each or 1,440 GPD and 2 – 1 bedroom units @ 120 GPD each or 240 GPD for a total design flow of 1,950 GPD. Assuming no employees on site, this design flow is acceptable as it is below the current system design capacity of 1,956 GPD, providing the system was installed as designed and all requirements of the design were or are completed and met.

*A new min lot size variance is needed as his proposed use has now changed and thus the minimum lot size calculations have also.

*Tank Capacity needs to be figured out and tank permits obtained

*Property population count is 46 so either 2 wells will be required 202 feet from the chambers to avoid being a public water supply (water supply from each well must be separate with no connection to each other – completely independent – with each well providing water to only 24 people max) or utilize one well 302 feet from the chambers and / or other systems and register the well as a public water supply.

Please contact me with any questions regarding this matter.

Sincerely,

Bill LaBelle
SE #319

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-4172

PROPERTY LOCATION

City, Town, or Plantation: BAR HARBOR

Street or Road: ROUTE 102

Subdivision, Lot #: VILLAGE OF TOWN HILL

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City: Bar Harbor Permit # 5235

Date Permit Issued: 11-13-15 Fee $ 469 Double Fee Charged ( )

Local Plumbing Inspector Signature L.P.I. # 1000

☐ Owner ☐ Town ☐ State

OWNER/APPLICANT INFORMATION

Name (last, first, MI): WEATHERSBY, PAUL ☒ Owner ☐ Applicant

Mailing Address of ☒ Owner ☐ Applicant: 1338 STATE HIGHWAY 102, BAR HARBOR, ME. 04609

Daytime Tel. #: (404) 502 - 8095

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with the application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # 227 Lot # 16

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a permit.

Signature of Owner or Applicant — Date 10/1/15

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with Subsurface Wastewater Disposal Rules Application. _____ (1st Date Approved)

Local Plumbing Inspector Signature — (2nd Date Approved)

PERMIT INFORMATION

TYPE OF APPLICATION

☐ 1. First Time System
☐ 2. Replacement System
Type Replaced: _____
Year Installed: _____
☒ 3. Expanded System
☐ a. < 25% Expansion
☒ b. ≥ 25% Expansion
☐ 4. Experimental System
☐ 5. Seasonal Conversion

SIZE OF PROPERTY

_____ ☐ sq. ft.
2.0 ☒ acres

SHORELAND ZONING

☐ Yes ☒ No

THIS APPLICATION REQUIRES

☐ 1. No Rule Variance
☐ 2. First Time System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
☐ 3. Replacement System Variance
☐ a. Local Plumbing Inspector Approval
☐ b. State & Local Plumbing Inspector Approval
* ☒ 4. Minimum Lot Size Variance
☐ 5. Seasonal Conversion Permit

DISPOSAL SYSTEM TO SERVE

☒ 1. Single Family Dwelling Unit, No. of Bedrooms: 4
☐ 2. Multiple Family Dwelling, No. of Units: _____
☒ 3. Other: (SPECIFY) 2-2 BEDRM. APARTMENTS 9 RENTAL UNITS, 3 EMPLOYEES
Current Use: ☐ Seasonal ☒ Year Round ☐ Undeveloped

DISPOSAL SYSTEM COMPONENT(S)

☒ 1. Complete Non-engineered System
☐ 2. Primitive System (graywater & alt. toilet)
☐ 3. Alternative Toilet, specify: _____
☐ 4. Non-engineered Treatment Tank (only)
☐ 5. Holding Tank, _____ gallons
☐ 6. Non-engineered Disposal Field (only)
☐ 7. Separated Laundry System
☐ 8. Complete Engineered System (2000 gpd or more)
☐ 9. Engineered Treatment Tank (only)
☐ 10. Engineered Disposal Field (only)
☐ 11. Pre-treatment, specify: _____
☐ 12. Miscellaneous components

TYPE OF WATER SUPPLY

TO BE
☒ 1. Drilled Well ☐ 2. Dug Well ☐ 3. Private
☐ 4. Public ☐ 5. Other: _____

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

☒ 1. Concrete 5 TANKS,
☒ a. Regular SEE
☐ b. Low Profile PG. 1A)
☐ 2. Plastic
☐ 3. Other: _____
CAPACITY 6500 gallons

DISPOSAL FIELD TYPE & SIZE

☐ 1. Stone Bed ☐ 2. Stone Trench
☒ 3. Proprietary Device 87 SIDE FEED CONCRETE CHAMBERS
☐ a. Cluster Array ☒ c. Linear
☒ b. Regular load ☐ d. H-20 load
☐ 4. Other: _____
SIZE 6699 ☒ sq. ft. ☐ lin. ft.

GARBAGE DISPOSAL UNIT

☒ 1. No ☐ 2. Yes ☐ 3. Maybe
If Yes or Maybe, specify one below:
☐ a. Multi-compartment Tank
☐ b. _____ Tanks in Series
☐ c. Increase in Tank Capacity
☐ d. Filter on Tank Outlet

DESIGN FLOW

1956 gallons per day
BASED ON
☒ 1. Table 4A (dwelling unit(s)
☒ 2. Table 4C (other facilities)
SHOW CALCULATIONS for other facilities
(SEE ATTACHED PAGE 1A)
☐ 3. Section 4G (meter readings)
ATTACH WATER METER DATA

SOIL DATA & DESIGN CLASS

PROFILE CONDITION
3/2 C
at Observation Hole # 1
Depth 15 "
OF MOST LIMITING SOIL FACTOR

DISPOSAL FIELD SIZING

☐ 1. Medium – 2.6 sq. ft./gpd
☒ 2. Medium-Large – 3.3 sq. ft./gpd
☐ 3. Large – 4.1 sq. ft./gpd
☐ 4. Extra Large – 5.0 sq. ft./gpd

EFFLUENT/EJECTOR PUMP

☒ 1. Not Required, FROM SOME
☐ 2. May be Required
☒ 3. Required, FROM SOME
Specify only for engineered systems
DOSE: _____ gallons

LATITUDE AND LONGITUDE at Center of Disposal Area

Lat. 44° d 23' m 55.5" s N
Lon. 68° d 20' m 06.1" s W
If g.p.s., state margin of error 30'

SITE EVALUATOR STATEMENT

I certify that on 6-15-15 (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature	SE#	Date
	319	7-24-15
Site Evaluator Name Printed	**Telephone Number**	**E-mail Address**
WILLIAM A. LaBELLE, JR.	(207) 537 - 5900	labelleseptic@rivah.net

Note: Changes to or deviations from the design should be confirmed with the Site Evaluator.

Owner

Bar Harbor Route 102 Paul Weathersby

This property is currently being renovated; it has an existing 4 bedroom house and a barn which is being converted into 2-2 bedroom apartments. I have designed a system to accommodate the house and apartments plus a remaining 1,279 gallons per day to be used for seasonal rental cottages. The project requires a minimum lot size variance as the lot contains only 2.0 acres and 2.91 acres is required per state minimum lot size rules.

Design Flow:

4 bedroom house .....360 GPD
2-2 bedroom apartments .....360 GPD
5-3 bed weekley / nightly seasonal rental cabins with kitchens 200 GPD @ .....1000 GPD
4 – 1 bed weekley / nightly seasonal rental cabins without kitchens 50 GPD ..... 200 GPD
3- employees with no showers 12 GPD @ ..... 36 GPD

Total .....1956 GPD

Tanks:
House ..... 1000 Gallon
Barn with 2 -2 bedroom Apartments ..... 1500 Gallon
5- 3 bedroom rentals connect to ..... (2) 1500 Gallon tanks in series
4 -1 bedroom rentals connect to .....1000 Gallon

Notes:

*Drilled Well at the Town Hill Fire Department must be properly abandoned, filled with bentonite by a qualified individual or company.

*Drilled Well on property must be properly abandoned, filled with bentonite by a qualified individual or company

*Dug Well on property must be filled with compacted clay.

*New Well serving the property must be 202 feet minimum from chambers and 100 feet from any tank.

*Owner must verify that system is 20 feet minimum from north property line, before construction begins.

*Rental Cabin locations not known at this time, so tank locations are also unknown.

W. C 2. B #319 7-24-15

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
BAR HARBOR	ROUTE 102	PAUL WEATHERSBY

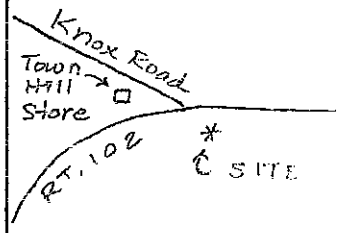
SITE PLAN

Scale 1" = 60 Ft.

(SEE ATTACHED SITE PLAN)

TP#3: 3/2-C, 16" S.G.W.T.
TP#4: 3/2-C, 15" S.G.W.T.

SITE LOCATION PLAN
(Attach map from Maine Atlas for First Time System Variance)



SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above or on pg. 2A)

Observation Hole #1 ■ Test Pit ☐ Boring

2 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–10	FINE SANDY LOAM TO LOAMY FINE SAND	FRIABLE	DARK BROWN (10YR3/3)	N.E.
10–20		FIRM IN PLACE	DARK YELLOWISH BROWN (10YR4/6)	FEW DISTINCT
20–50	(STANDING WATER @ 24")			

Soil Profile	Classification Condition	Slope	Limiting Factor	
3/2	C	2 %	15" Depth	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

Observation Hole #3 ■ Test Pit ☐ Boring

2 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0–10	SANDY LOAM TO LOAMY SAND	FRIABLE	VERY DARK BROWN (10YR2/2)	N.E.
10–20		FIRM	DARK YELLOWISH BROWN (10YR3/4)	FEW FAINT
20–50				

Soil Profile	Classification Condition	Slope	Limiting Factor	
3/2	C	2 %	15" Depth	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth

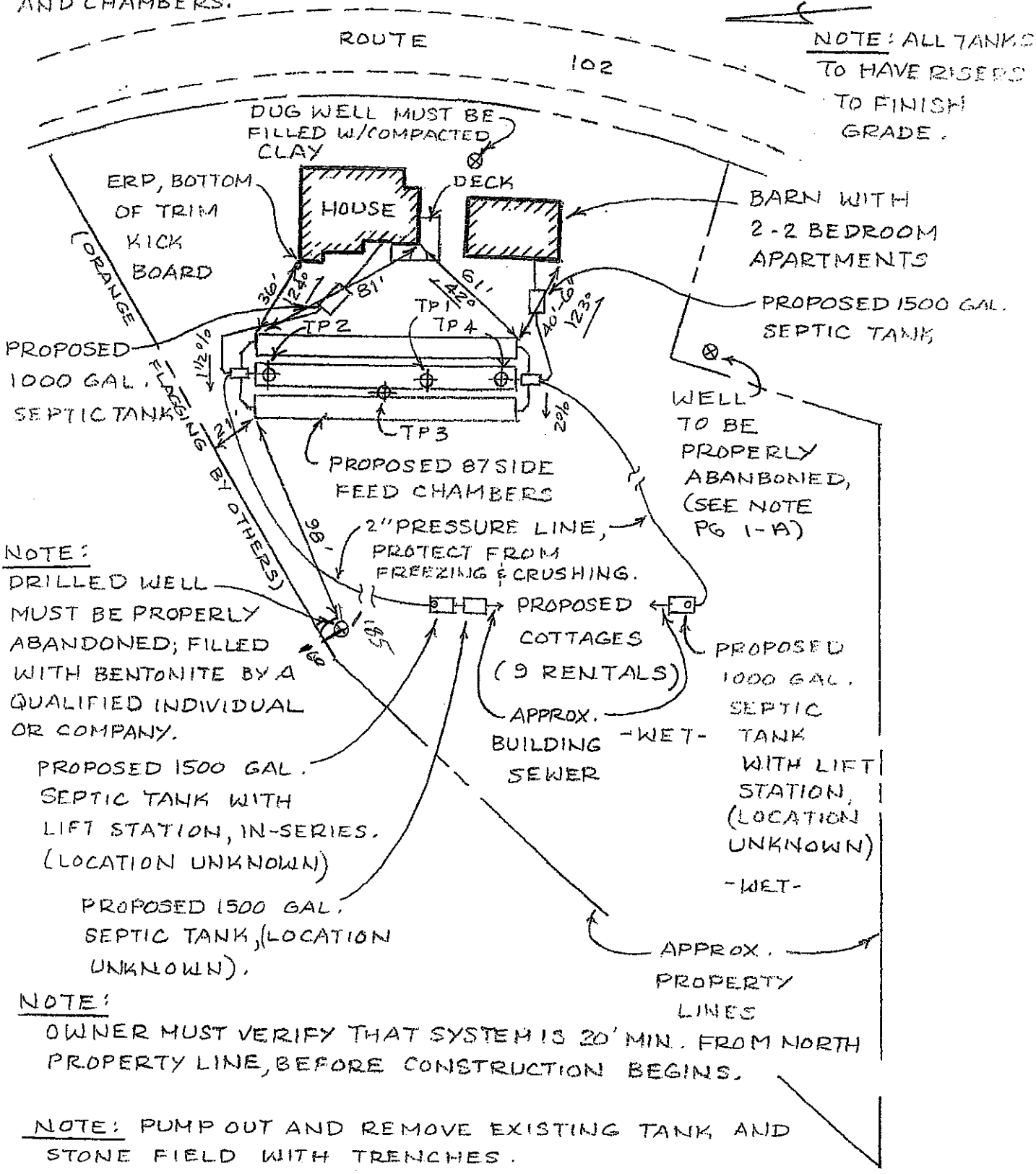
W.C.R.B. — Site Evaluator's Signature
319 — S. E. #
7-24-15 — Date

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
BAR HARBOR	ROUTE 102	PAUL WEATHERSBY

NOTE: DRILL NEW WELL 202' MIN. FROM STONE AND CHAMBERS.

SITE PLAN:

SCALE: 1" = 60 FT.



NOTE: DRILLED WELL MUST BE PROPERLY ABANDONED; FILLED WITH BENTONITE BY A QUALIFIED INDIVIDUAL OR COMPANY.

NOTE: OWNER MUST VERIFY THAT SYSTEM IS 20' MIN. FROM NORTH PROPERTY LINE, BEFORE CONSTRUCTION BEGINS.

NOTE: PUMP OUT AND REMOVE EXISTING TANK AND STONE FIELD WITH TRENCHES.

[signature]	319	7-24-15
Site Evaluator's Signature	S.E. #	Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Dept. of Health & Human Services
Division of Environmental Health, 11 SHS
(207) 287-5672 FAX (207) 287-4172

Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
BAR HARBOR	ROUTE 102	PAUL WEATHERSBY

SUBSURFACE WASTEWATER DISPOSAL PLAN

SCALE: 1" = 20 FT.

(SEE ATTACHED SUBSURFACE WASTEWATER DISPOSAL PLAN)

FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	SYSTEM:	PRIVY:	ELEVATION REFERENCE POINT
Depth of Backfill (Upslope) 30¼"-54¼"	Finished Grade Elevation	MIN. -56"		Location & Description 28" ABOVE GROUND, BOTTOM OF TRIM KICK BOARD.
Depth of Backfill (Downslope) 25"-50"	Top of Distribution Pipe or Proprietary Device	-64"	N/A	
Depths @ cross-section shown below or on X-sec. detail.	Bottom of Disposal Field	-77"		Reference Elevation is: 0"

DISPOSAL AREA CROSS SECTION (SEE ATTACHED CROSS SECTION)

NOTES:

1. Tank(s) must be 100' minimum from buildings 100' MIN FROM WELLS
2. Grade surrounding area to divert surface water away from system.
3. New drilled well to be 100' minimum from septic tank(s) and 202' minimum from disposal field.
4. All work done adjacent to wetlands and water bodies must be done in compliance with section 11-M of the Subsurface Wastewater Disposal Rules. Erosion and sediment control measures must be in accordance with the March 2003 edition of the Maine DEP Handbook "Maine Erosion and Sediment Control BMPS" (DEPW0588).
5. Install septic tank(s) risers 18" in diameter "minimum" to ~~within 6" of~~ finished grade on inlet, cleanout and outlet covers ~~recommend extending risers to finish grade~~). Install risers to finish grade of appropriate size to allow pump removal on all in-tank pump chambers and separate pump tank(s).
6. Protect lift stations and pump tanks from freezing.
7. Full basement below grade foundation, frost wall or columns must be 30' minimum from stone around chambers and slab on grade must be 20' minimum from stone around chambers.

Site Evaluator's Signature	S.E. #	Date
[signature]	319	7-24-15

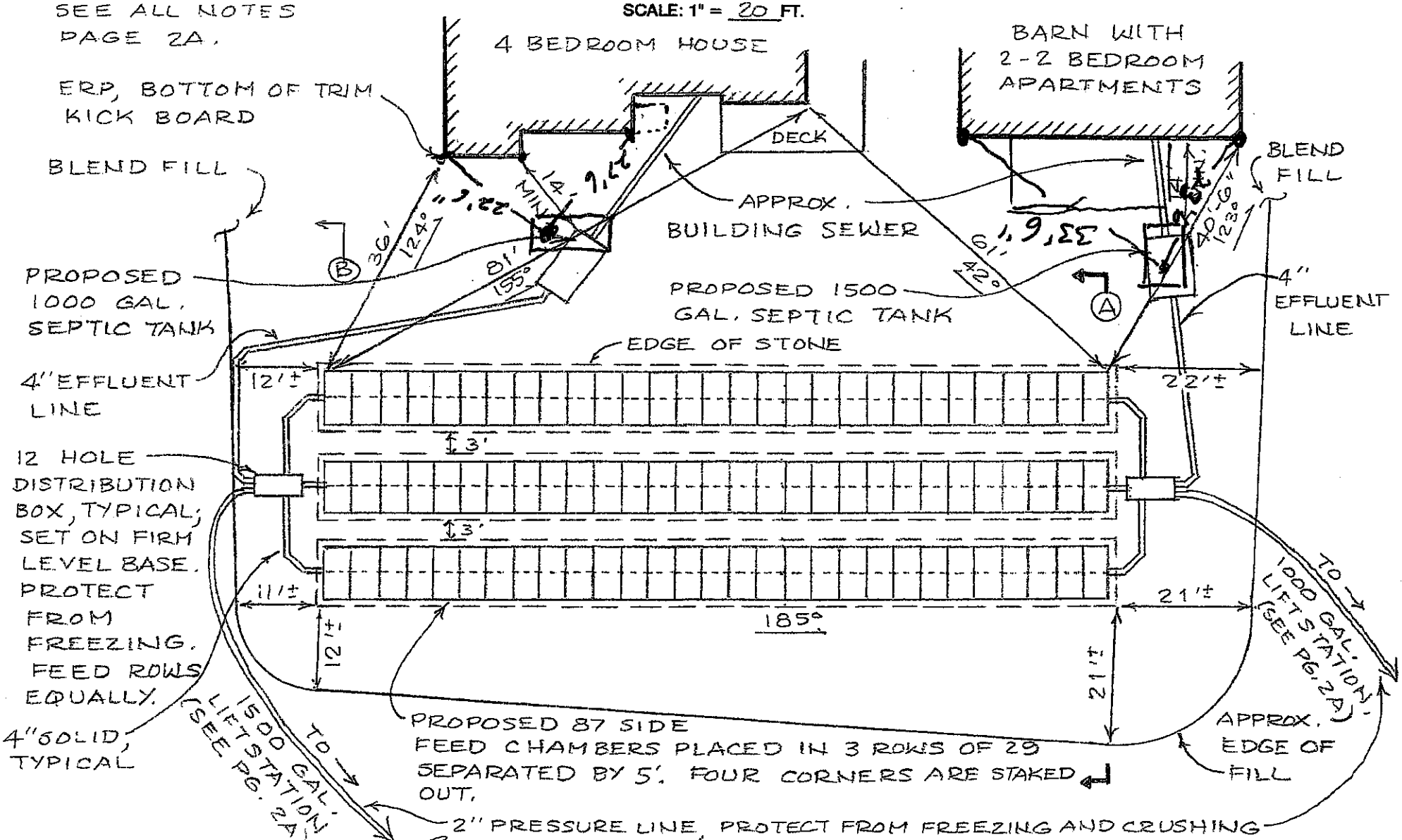
Town, City, Plantation	Street, Road, Subdivision	Owner or Applicant Name
BAR HARBOR	ROUTE 102	PAUL WEATHERSBY

MAGNETIC NORTH

NOTE:
SEE ALL NOTES PAGE 2A.

SUBSURFACE WASTEWATER DISPOSAL PLAN:

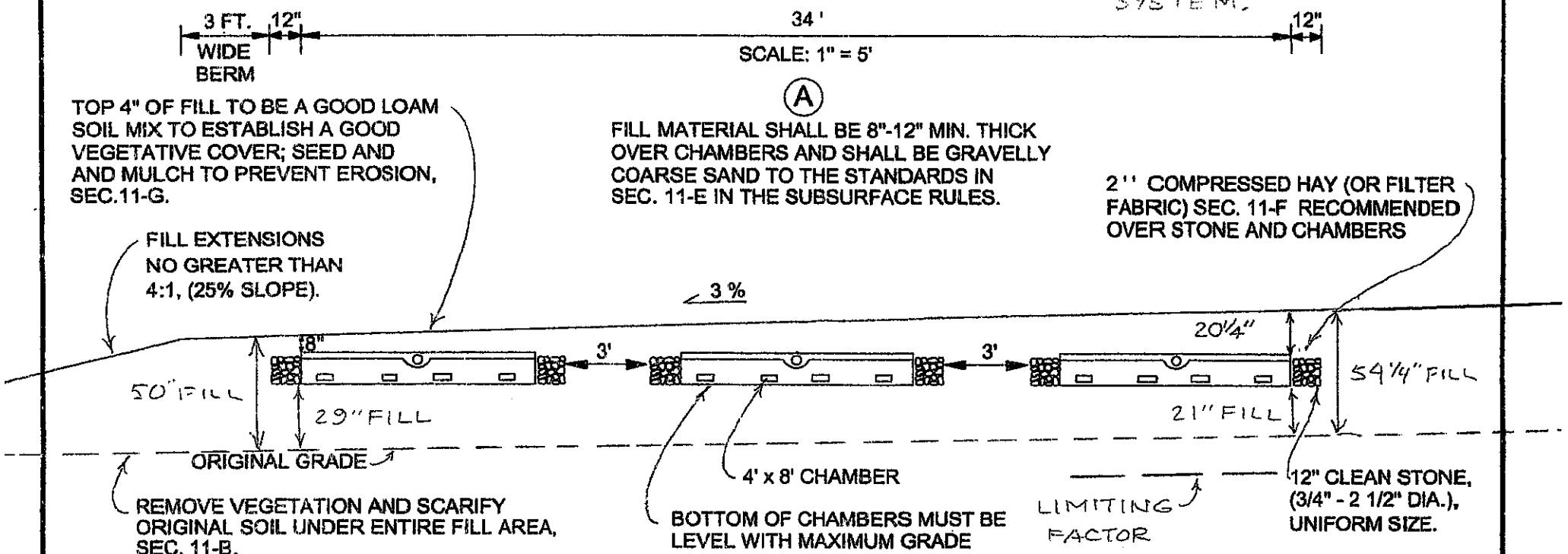
SCALE: 1" = 20 FT.



Site Evaluator's Signature	S.E. #	Date
[signature]	319	7-24-15

DISPOSAL AREA CROSS SECTION

NOTE: GRADE UPSLOPE TO DIVERT SURFACE WATER AWAY FROM SYSTEM.



THOROUGHLY MIX, DISK OR ROTO-TILL CLEAN, COARSE, SHARP SAND INTO TOP 4 INCHES OF ORIGINAL SOIL TO CREATE A TRANSITION ZONE, SEC. 11-B.

ELEVATIONS:

ELEV. REF. PT. (ERP): 0"

FINISHED GRADE: -56" MIN.

TOP OF CHAMBERS: -64"

BOTTOM OF CHAMBERS: -77"

NOTE:

SYSTEM MUST BE INSTALLED ACCORDING TO THE RULES AND PRACTICES SET FORTH IN THE MOST CURRENT VERSION OF THE STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES. INSTALLATION CONTRATOR MUST BE FAMILIAR WITH SAID RULES AND CONSTRUCT SYSTEM IN FULL COMPLIANCE WITH SECTION 11 OF SAID RULES.

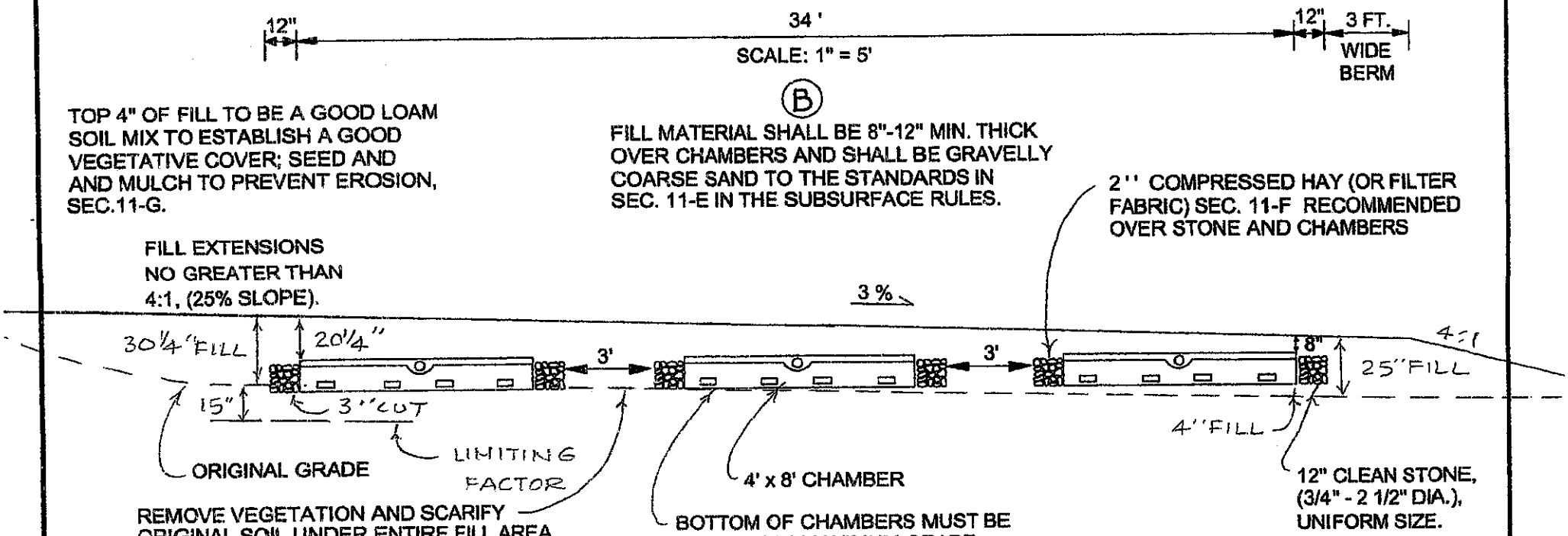
OWNER: PAUL WEATHERSBY

LOCATION: BAR HARBOR

W. A. LaBelle, Jr.	319	7-24-15
WILLIAM A. LaBELLE, JR.	S.E.#	DATE

NOTE: GRADE UPGRADE TO DIVERT SURFACE WATER AWAY FROM SYSTEM.

DISPOSAL AREA CROSS SECTION



ELEVATIONS:

ELEV. REF. PT. (ERP): 0"

FINISHED GRADE: -56" MIN

TOP OF CHAMBERS: -64"

BOTTOM OF CHAMBERS: -77"

NOTE:

SYSTEM MUST BE INSTALLED ACCORDING TO THE RULES AND PRACTICES SET FORTH IN THE MOST CURRENT VERSION OF THE STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES. INSTALLATION CONTRATOR MUST BE FAMILIAR WITH SAID RULES AND CONSTRUCT SYSTEM IN FULL COMPLIANCE WITH SECTION 11 OF SAID RULES.

OWNER: PAUL WEATHERSBY

LOCATION: BAR HARBOR

WILLIAM A. LaBELLE, JR.	319	7-24-15
	S.E.#	DATE

Division of Environmental Health
#11 State House Station
Augusta ME 04333
Tel: (207)287-5672
Fax: (207) 287-4172

Make check payable to:
"Treasurer of State"
Appropriation #
014-10A-2426-01-2615

APPLICATION FOR VARIANCE TO THE MINIMUM LOT SIZE LAW REQUIREMENTS (12 MRSA §4807-B, 4807-C)

PLEASE TYPE OR PRINT:

Name of Applicant: PAUL WEATHERSBY

Address: 1338 STATE HIGHWAY 102 - BAR HARBOR, ME. 04609

Telephone Number: (404) 502 - 8095

Local Agent (Name, Address and Tel. #) _____

LOT LOCATION

Name of Project: _____

Street or Route Number: ROUTE 102 (VILLAGE OF TOWN HILL)

Municipality or Township: BAR HARBOR

County: HANCOCK

By signing this application, the applicant certifies that he/she has (1) ~~sent~~ hand delivered a copy of the notice form to the owners of property abutting the land upon which the project is located; (2) sent a copy of the public notice form to the chief municipal officer, chairperson of the municipal planning board and the ~~Local Plumbing~~ Inspector, and (3) filed a duplicate of this application in the municipal office.

DATE: 10/14/15

Signature of Applicant

PAUL WEATHERSBY OWNER

Print name and title

(If signature is other than the applicant, attach letter of agent authorization.)

HHE-236 7/05

PROJECT SUMMARY - MINIMUM LOT SIZE

1. Size of lot: 2.008 ACRES square feet or acres.

2. Dimensions of lot: 630 ' X 95.2 ' X 88.8 ' X 283 ' x 252.6' x 324'

3. Is the lot owner the owner of adjacent property? (check one) [ ] YES [X] NO

4. If the answer to question No. 3 is "YES":

   (a) Give dimensions of total parcel owned, which includes the lot being applied for:

   N/A X _____ X _____ X _____

   (b) Give description of present use of adjacent property:

   N/A

   (c) Attach a plan showing ENTIRE parcel owned, including lot described in 1 & 2 above, if the entire parcel is not described on the licensed site evaluator's report (HHE-200 form).

   (d) Give plans for future use, of any adjacent land owned:

   N/A

5. Attach a copy of deed, lease, option or other legal document establishing applicant's title, right or interest in the land described in 1, 2 and 4 above.

6. Is this lot a part of a subdivision? (check one) [ ] YES [X] NO

7. If the answer to Question No. 6 is "YES" give name of subdivision, date plan filed, and registry location:

   N/A

8. If lot is located within 1/2 mile of any lake, pond, stream, river, tidal area, swamp or marsh:

   (a) Give approximate distance: N/A feet to water.

   (b) Give name of water body: N/A

   (c) If abutting, give length of shoreline covered by lot: N/A feet.

9. Drinking water supply on lot (existing or proposed):
   - [ ] Public water system
   - [ ] Private Community Water Supply
   - [X] Private On-Site Water Supply (well, etc.)
   - [ ] Other, describe

10. Briefly describe the existing land use surrounding the proposed minimum lot.

COMMERCIAL/RESIDENTIAL

11. Nature of proposed use of lot: (check one)
   - [X] Single Family Residential (4 BEDROOM HOUSE)
   - [ ] Multiple Unit Housing — No. of Units _____ No. of Bedrooms Per Unit _____
   - [X] Other than Residential (Please Specify) 9 RENTAL CABINS & 2 YEAR ROUND RENTALS.

12. Nature of Waste:
   - [X] Domestic Waste, Including Sanitary Waste
   - [ ] Other: (Please Specify) _____

13. Amount of Wastewater (in Gallons Per Day): 1956 Gal/Day

NOTE: (1) IF SINGLE FAMILY RESIDENTIAL USE 300 GAL/DAY; (2) IF MULTIPLE UNIT HOUSING MULTIPLY NUMBER OF BEDROOMS TIMES 120 GAL/DAY; (3) IF "OTHER LAND USE ACTIVITY" SET FORTH ACTUAL MEASUREMENT OR COMPUTATION ON A SEPARATE SHEET. 4 BEDROOM HOUSE = 1596 ÷ 300 x 20,000 =.

20,000 SQ.FT
106,400 SQ.FT
126,400 SQ.FT
OR
2.91 ACRES

14. Soils examination and type of disposal system: Attach the HHE-200 Form completed by a licensed site evaluator.

15. The applicant shall set forth below the names and addresses of the owners of property abutting the lot which is the subject of the application. By signing this application the applicant certified that he has provided each with a copy of the notice similar in form to that which is attached to this application.

NAME	ADDRESS
DAN GRANHOLM / JOCK WILLIAMS	1344 STATE HWY 102
LORI CORBANI - PRES TOWN HILL V.A.S.	1328 HWY 102
BILL EDMONSON	1317 HWY 102
HOLLY MASTERSON	995 CROOKED RD

16. The applicant shall submit copies of any reports or studies pertaining to the lot or the project prepared by any engineer, soil scientist, geologist, licensed site evaluator, or other person for the applicant or owner, referring to possible subsurface wastewater disposal or its impact on the environment.

OVER →

NOTE: Use this form or one containing identical information:

NOTICE

(to owners of abutting property, municipal officials, and local plumbing inspector)

Please take notice that PAUL HERTHERSIT
(Name of Applicant)

1338 STATE HWY 102 BAR HARBOR 04609
(Address of Applicant)

is filing an application for a Waiver of Minimum Lot Size Law Requirements with the Department of Health and Human Services, Division of Environmental Health pursuant to the provisions of 12 MRSA Sections 4807-B and 4807-C for permission to

PROPOSE TO INSTALL A SEPTIC SYSTEM TO ACCOMODATE A 4 BEDROOM HOUSE, 2-2 BEDROOM YEARLY RENTALS & 9 SEASONAL RENTAL CABINS.
(State specifically what is to be done)

will be filed for public inspection at the Department's office in Augusta and at the municipal offices of

Bar Harbor on 10/29/15.
(Name of Municipality) (Date of Filing)

Written comments from any interested persons must be sent to the Division of Environmental Health, #11 State House Station, Augusta, Maine 04333 within 14 days of filing of the application to receive consideration.

HHE-236 Page 4

16. Groundwater § 125-66 N.

A. Use Assessment Daily, Monthly, and Annually - *Attached*

Existing Well flows onsite yields above 20 gallons per minute during well test at time of drilling. This flow is equivalent to 28,800 gallons per day available. The new units add 1680 gallons per day for domestic water needs.

The attached Well drillers receipt from drilling is attached for reference.

B. Hydrological Impact Study - *Waiver Requested*

Maine Geological Survey - Water Well Information System
Part 2 Location/Ownership Section

Property owner: _____

Mailing address: _____

_____

_____

Well location/ _____

street address: _____

Coordinates (Latitude/Longitude): _____

Tax map number: _____ Tax lot number: _____

Well driller: _____ 155889

Please use a ball point pen and press hard; you are making 3 copies.

Maine Geological Survey - Water Well Information System
Part 1 - Well Information Section

Drilled for: Paul Weathersby

☐ Please check here if builder or developer

Mailing address: 1306 State Hwy 102

Bar Harbor ME 04609

Well location/

street address: Townhill

Coordinates (Latitude/Longitude): N44°23'58" W68°20'7"

Tax map number: _____ Tax lot number: _____ 155889

Date drilled: 7-6-2017 (month/day/year)

Circle one for each

Well type: (Bedrock) Gravel Other

Well use: (Domestic) Commercial Municipal Other

Well development: (None) Air Water surge Dry ice Blasting Hydrofracture

Other _____

☐ Check if a replacement well

Well depth: 405' Casing length: 31' Depth to bedrock: 19'

Vein yields (GPM):

Depth	Yield
44'	3
115'	3
308'	5
371'	5+

Total yield (GPM): 20+

Comment: _____

Well driller registration number: 000

17. Erosion and Sedimentation Plan § 125-66 0.

A. Erosion & Sedimentation Control Plan - *Attached*

17. A Erosion Control Specifications

This erosion control plan has been prepared for 1338 State Hwy 102 on Map 227 Lot 016, for proposed construction of TA-2 Units for Paul and Jane Weathersby for "The Crossing at Town Hill. These specifications shall be used in conjunction with the Stormwater Management and Erosion control plan prepared for the site. These shall become part of the contract documents as paid for and inspected performance standards.

These specifications, as part of this application make them enforceable provisions of any permits granted for the project.

A. General
1. All work and measures will be as per the "Maine Erosion and Sediment Control BMP's March 2003 DEPLW0588."
2. The attached specifications shall be employed.

B. Prior to Construction
1. Prior to any soil disturbance, silt fence will be installed down-slope of the area to be disturbed.

C. During Construction
1. Exposed soil surfaces shall be treated immediately if they are to remain ungraded more than 30 days or if they are at final grades.
2. Drainage ways, either designed or incidental, shall have filter barriers installed.
3. All work and materials necessary to minimize sediment loss from the site shall be provided.
4. All erosion control measures shall be inspected and repaired after every rainfall and at least daily during prolonged rainfall.

D. Post Construction
1. Erosion control measures shall be maintained until permanent soil stabilization has been achieved.

<u>SOIL PROTECTION AND EROSION CONTROL</u>

Part 1 - GENERAL

1.01 Description of Work:

A. Provide and maintain devices to control erosion, siltation, sedimentation and dust that occurs during construction operations. Undertake every reasonable precaution and do whatever is necessary to avoid erosion of soil and to prevent silting of wetland areas and drainage ditches.

B. Provide measures to control dust caused whether on or off the Project site.

C. Deficiencies in erosion control measures indicated by failures or erosion shall be immediately corrected by providing additional measures or different techniques to correct the situation and prevent subsequent erosion.

D. Exposure of soils on embankments, excavations, and graded areas shall be kept as short as possible. Initiate seeding and other erosion control practices as soon as reasonably possible.

E. Install erosion control measures in any ditch, swale or channel before water is allowed to flow in the waterway.

F. Mechanized equipment will not be permitted in water courses.

1.02 Quality Assurance:

A. Conform to all requirements of applicable Federal, State and local permits and to the recommendations of the Maine Erosion and Sediment Control BMPs (see Part B below) whether the measures are specifically noted herein, or not.

B. Standards: "Maine Erosion and Sediment Control BMP's March 2003 DEPLW0588" hereinafter called Erosion Control Handbook.

PART 2- PRODUCTS

2.01 MATERIALS: Use the following materials to implement and construct erosion control measures.

A. Siltation Fence: Mirafi Environfence, Amoco 1380 Silt Stop, or approved equal.

B. Mulch: Type and use as specified by the Erosion Control Handbook

1. Long fibered hay or straw in dry condition and which are relatively free of weeds and foreign matter detrimental to plant life.
2. Mulch netting: Plastic or nylon mesh netting with approximate openings of 1/4" to 1".

C. Temporary Erosion Control Matting: Type and use as specified by the Erosion Control Handbook.

1. Rolled matting blanket consisting of excelsior wood fiber, jute, straw, or paper bound with a weave of twisted craft paper, cotton cord or plastic mesh.
2. Provide staples for fastening matting to the ground. Staples shall be fabricated in a "U" shape from 11 gauge or heavier stiff galvanized steel wire, 6 to 12 inches in length and 1 to 2 inches across.

D. Permanent Seeding: Cut and fill slopes and disturbed areas will be stabilized as follows:

1. Four inches of loam will be spread over disturbed areas and smoothed to a uniform surface.
2. In lieu of tests, agricultural limestone will be spread at the rate of three tons per acre. 10-20-20 fertilizer will follow at the rate of 800 lbs. per acre. These two soil additives will be Incorporated into the soil prior to seeding.
3. Following seed bed preparation, back slopes will be seeded to a mixture of 83% creeping red fescue, and 17% rye grass. Seeding rate is 3 lbs. per 1,000 square feet. Lawn quality sod may be substituted for seed.
4. Hay mulch at the rate of 90 lbs. per 1,000 square feet of a hydro-application of asphalt, wood, or paper fiber will be applied following seeding. A suitable binder such as curason or terrtack will be used on hay mulch for wind control.
5. If final seeding of the disturbed areas is not completed by September 15th of the year of the construction, then on that date these areas will be graded and a cover crop of rye at the rate of 112 lbs/acre or 3 lbs/1,000 sq. ft. The rye seeding will be preceded by an application of 3 tons of lime and 800 lbs. of 10-20-20 fertilizer or its equivalent. If the rye seeding cannot be completed by October 15th, then on that date, hay mulch will be applied at the rate of 150 lbs per 1,000 square feet.

E. Hay Bales: Rectangular shaped bales of hay or straw weighting at least 40 pounds per bale; free from noxious weed seeds and rough or woody materials.

F. Filter Fabric: Provide Mirafi 140N woven textile or equal.

PART 3 - EXECUTION

3.01 Construction:

A. Silt Fence:

1. Install silt fence prior to any earthwork including grubbing.
2. Install parallel to contours where possible, prior to site clearing and grading activities.
3. Bury lower edge of fabric below ground surface to prevent underflow, as noted in the Erosion Control Handbook.
4. Curve ends of fence uphill to prevent flow around ends.
5. Inspect frequently; repair or replace any damaged sections.
6. Remove fence only when adequate grass catch has been established.

B. Mulch:

1. Undertake after each area has been properly prepared.
2. When seed for erosion control is sown prior to placing the mulch, place mulch on the seeded areas within 48 hours after seeding.
3. Blowing chopped mulch will be permitted.
4. Hay mulch should cover the ground enough to shade it, but the mulch should not be so thick that a person standing cannot see the ground through the mulch.
5. Remove matted mulch or bunches.

C. Temporary Erosion Control Matting (where necessary):

1. Surface Preparation:
   a. Conform to grades for slopes and ditches shown of the drawings.
   b. Finish to a smooth and even condition with all debris, roots, stones, and lumps raked out and removed.
   c. Loosen soil surface to permit bedding of the matting.
   d. Unless otherwise directed, apply seed prior to placement.
2. Installation:
   a. Place strips lengthwise in the direction of the flow of water.
   b. Where strips are laid parallel or meet as in a tee, overlap at least 4 inches.
   c. Overlap ends at least 6 inches in a shingle fashion.
   d. The up-slope end of each strip of the matting shall be turned down and buried to a depth of not less than 6 inches with the soil firmly tamped against it.
   e. Build check slots at right angles to the direction of the flow of water. Space so that one check slot or one end occurs within each 50 feet of slope length. Construct by placing a tight fold of the matting at least 6 inches vertically into the ground, and tamp the same as up-slope ends.
   f. Bury edges of matting around the edges of the catch basins and other structures.
   g. When ordered, additional seed shall be spread over matting, particularly at those locations disturbed by building the slots. Matting shall then be pressed onto the ground with a light lawn roller or by other satisfactory means.
   h. Drive staples vertically into the ground flush with the surface.
   i. On slopes flatter than 4:1, space staples not more than 3 feet and one row, alternately spaced, down the center.

j. On grades 4:1 or steeper, place in the same three rows, but spaced 2 feet apart.

k. On all overlapping or butting edges, double the number of staples, with the spacing halved; all ends of the matting and all required check slots shall likewise have staples spaced every foot.

D. Permanent Seeding:

1. Seed with appropriate seeds and application rates as noted in Section 2.01D.
2. Mulch areas where seeding has been applied. Do not mulch seeded areas where matting will be immediately installed.

E. Topsoil Storage:

1. Topsoil which is stockpiled, on the site for use in loam applications shall be placed out of natural drainages, in piles not more than 8 feet in height, which have side slopes of 2:1 to 1.5:1.
2. A trench (depth as required) shall be constructed around the base of the pile to prevent eroding soil from washing into drainages.

F. Hay Bales:

1. Install as directed by Erosion Control Handbook, and stake with required stakes.

G. Dust Control: Utilize the application of sprinkled water to reduce the emission of airborne soil particulates from the Project site.

H. Temporary Berms: Construct temporary barriers along the toe of embankments using side drains as necessary.

J. Other Temporary Measures:

1. Type and use shall be as specified in the Erosion Control Handbook.

K. Winter Stabilization Notes

1. At this time it is not expected that significant soil disturbance will occur during Winter months or periods of heavy icing. If construction is performed during these times the following construction practices will be followed.

a. All disturbed areas not stabilized with stone or other measures will have an approved erosion control matting installed and be dormant seeded.

b. Installation of rip rap slopes will be completed each day. No graded slopes which have not been stabilized will be left overnight.

c. No frozen soil material or material containing significant snow or ice will be used for fill material.

d. All material stockpiles will have silt fence and/or hay bales installed down gradient of piles.

e. Follow general erosion control notes described previously wherever possible and as conditions permit.

3.02 Maintenance

A. Inspect erosion control practices immediately after each rainfall and at least daily during prolonged rainfall or snowmelt for damage. Provide maintenance and make appropriate repairs or replacement.

B. Remove silt from silt fence when it has reached one foot above grade or prior to expected heavy runoff or siltation.

C. Repair matting if any staples become loosened or raised, or if any matting becomes loose, torn, or undermined, make satisfactory repairs immediately.

3.03 Removal of Temporary Erosion Control:

A. Remove temporary materials and devices when permanent soil stabilization has been achieved.

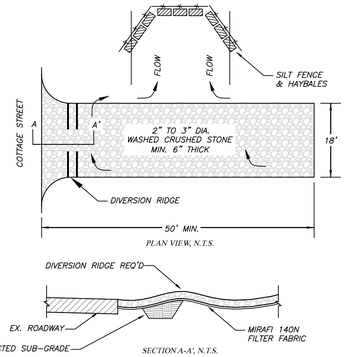
B. Level and grade to the extent required to present a slightly appearance and to prevent any obstruction of the flow of water or any other interference with the operation of or access to the permanent works.

C. Remove unsuitable materials from site and dispose of in a lawful manner.

All stormwater structures, swales, drainage pipes and filters shall be inspected before any rain storm approaching 1”, in the fall and in the spring. Filter basin shall not be used for snow removal storage. Salt will inhibit their ability to filter runoff.

MAINTENANCE & INSPECTION SCHEDULE

EROSION AND SEDIMENT CONTROL MEASURES AND ACTIVITY	INSPECTION FREQUENCY		
	Weekly	BEFORE & AFTER STORM	AFTER CONSTRUCTION
A. SEDIMENT BARRIERS			
1. Sediment barriers are installed prior to soil disturbances	X	X	
2. Silt fences are keyed in and tight	X	X	
3. Barriers are repaired and replaced as necessary	X	X	
4. Barriers are removed when the site is stabilized – Silt fence should be cut at the ground surface			X
B. TEMPORARY STABILIZATION			
1. Areas are stabilized if idle for 14 days or more	X	X	
2. Daily stabilization within 100 ft of a natural resource	X	X	
C. MULCH			
1. Mulch within 7 days of final grading. Ground is not visible	X	X	
2. Erosion control mix is 4–6 inch thick	X	X	
3. Erosion control blankets or hay mulch are anchored	X	X	
D. VEGETATION			
1. Vegetation provides 90% soil cover	X		X
2. Loam or soil amendment were provided	X		X
3. New vegetated areas are mulched and protected from vehicle, foot traffic and runoff	X	X	X
4. Areas that will remain unworked for more than 1 year are vegetated with grass	X		
E. SLOPES AND EMBANKMENTS			
1. Final graded slopes and embankments are stabilized	X	X	X
2. Diversions are provided for areas with rill erosion	X	X	X
3. Areas steeper than 2:1 are riprapped	X		
4. Stones are angular, durable and various in size	X		
5. Riprap is underlain with a gravel layer or filter fabric	X		
F. STORMWATER CHANNELS AND CULVERTS			
1. Ditches and swales are permanently stabilized– channels that will be riprapped have been over– excavated	X	X	X
2. Ditches are clear of obstructions, accumulated sediments or debris	X	X	X
3. Ditch lining/bottoms are free of erosion	X	X	X
4. Check dams are spaced correctly to slow flow velocity	X		X
5. Underlying filter fabric or gravel is not visible	X	X	X
6. Culvert aprons and plunge pools are sized for expected flows volume and velocity	X		
7. Stones are angular, durable and various in size	X		
8. Culverts are sized to avoid upgradient flooding	X	X	
9. Culvert protection extends to the maximum flow elevation within the ditch	X	X	X
10. Culvert is embedded, not hanging	X	X	X
G. CATCH BASIN SYSTEMS			
1. Catch basins are built properly	X		
2. Accumulated sediments and debris are removed from sump, grate and collection area		X	X
3. Floating debris and floating oils are removed from trap			X
H. ROADWAYS AND PARKING SURFACES			
1. The gravel pad at the construction entrance is clear from sediments	X	X	
2. Roads are crowned		X	X
3. Cross drainage (culvert) is provided	X		
4. False ditches (from winter sand) are graded		X	X
I. BUFFERS			
1. Buffers are free of erosion or concentrated flows		X	X
2. The downgradient of spreaders and turnouts is stable		X	X
3. Level spreaders are on the contour			X
4. The number of spreaders and ditch turnouts is adequate for flow distribution		X	X
5. Any sediment accumulation is removed from within spreader or turnouts		X	X
J. STORMWATER BASINS AND TRAPS			
1. Embankments are free of settlement, slope erosion, internal piping, and downstream swamping		X	X
2. All flow control structure or orifices are operational and clear of debris or sediments		X	X
3. Any pre–treatment structure that collects sediment or hydrocarbons is clean or maintained		X	X
4. Vegetated filters and infiltration basins have adequate grass growth			X
5. Any impoundment or forebay is free of sediment		X	X
K. WINTER CONSTRUCTION (November 1st-April15th)			
1. Final graded areas are mulched daily at twice the normal rate with hay, and anchor (not on snow)	DAILY		
2. A double row of sediment barrier is provided for all areas within 100 ft of a sensitive resource (use erosion control mix on frozen ground)	DAILY		
3. Newly constructed ditches are riprapped	DAILY		
4. Slopes greater than 8% are covered with an erosion control blanket or a 4–inch layer of erosion control mix	DAILY		
L. HOUSEKEEPING PUNCH LIST			
1. All disturbed areas are permanently stabilized, and plantings are established (90% vegetative cover)			X
2. All trash, sediments, debris or any solid waste have been removed from stormwater channels, catch basins, detention structures, discharge points, etc.			X
3. All ESC devices have been removed: (silt fence and posts, diversions and sediment structures, etc.)			X
4. All deliverables (certifications, survey information, as–built plans, reports, notice of termination (NOT), etc.) in accordance with all permit requirements have been submitted to town, Maine DEP, association, owner, etc.			X



1 EXHIBIT A
TEMPORARY STONE ENTRANCE
NOT TO SCALE

3 EXHIBIT B
VEGETATED SWALE & BERM
SCALE: N.T.S.

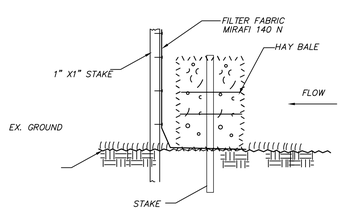
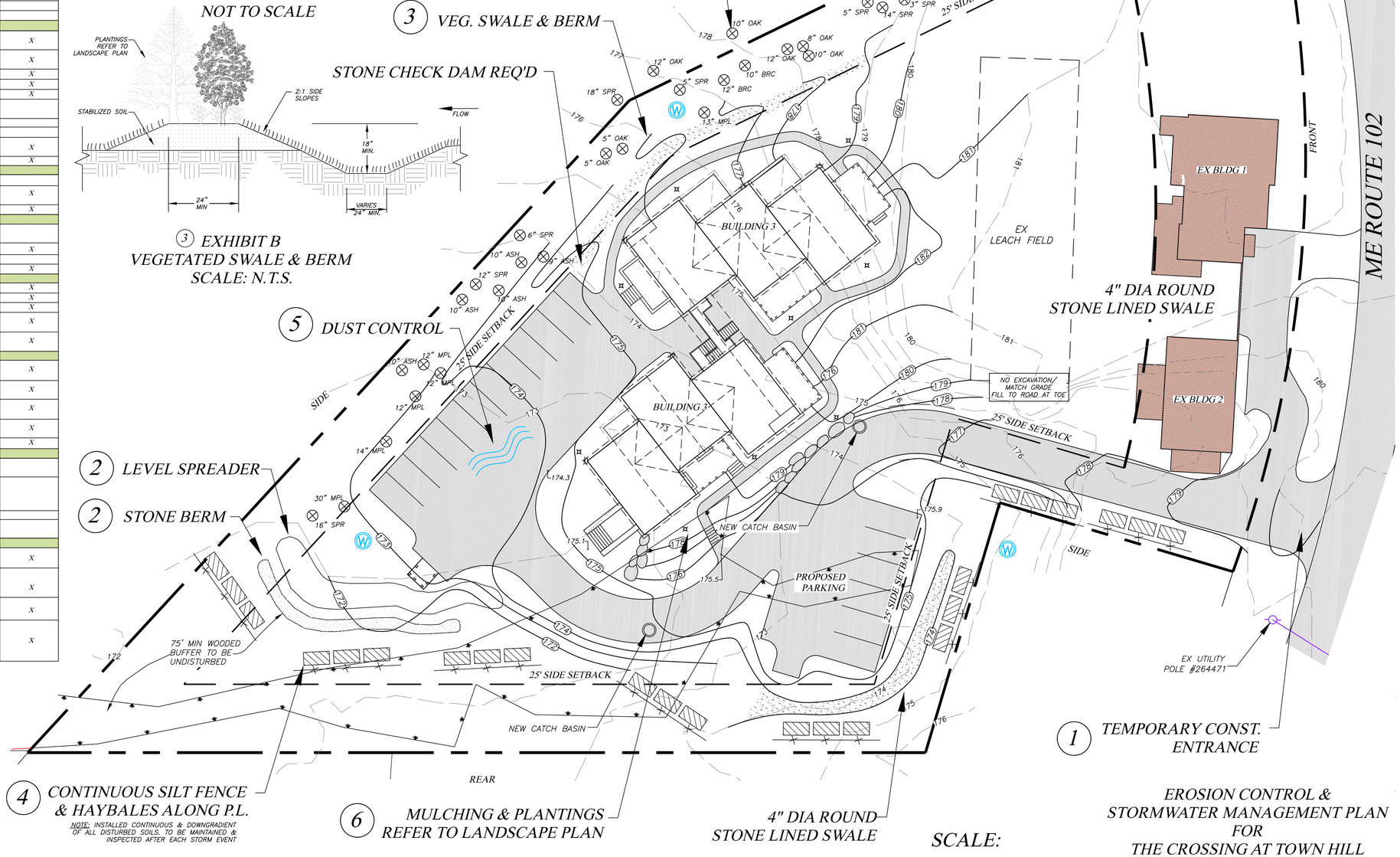


EXHIBIT D
SILTFENCE AND HAYBALES DETAIL
SCALE: N.T.S.

NOTE: INSTALLED CONTINUOUS & DOWNGRADIENT OF ALL DISTURBED SOILS. TO BE MAINTAINED & INSPECTED AFTER EACH STORM EVENT

UNIFIED EROSION CONTROL KEY

ITEM	DESCRIPTION
1	TEMPORARY STONE CONSTRUCTION ENTRANCE (REFER TO EXHIBIT A)
2	LEVEL SPREADER & STONE BERM
3	VEGETATED SWALE & BERM (REFER TO EXHIBIT C)
4	SILT–FENCE & HAYBALES (REFER TO EXHIBIT D)
5	DUST CONTROL MEASURES – UTILIZE APPLICATION OF SPRINKLED WATER TO REDUCE EMISSION OF AIRBORNE PARTICULATES FROM PROJECT SITE
6	MULCHING & PERMENANT PLANTINGS IN VEGETATED AREAS, REFER TO LANDSCAPING PLAN



SCALE:
0 20 40 60
1" = 20'

REFER TO SITE PLAN APPLICATION
EXHIBIT 17.A FOR DETAILED
EROSION & SEDIMENTATION CONTROL PLAN & SPECIFICATIONS

EROSION CONTROL &
STORMWATER MANAGEMENT PLAN
FOR
THE CROSSING AT TOWN HILL

OWNER:
PAUL G. WEATHERSBY
JANE A. WEATHERSBY
1338 STATE HIGHWAY
BAR HARBOR, MAINE 04609

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

DATE: JULY 16, 2020
SCALE: 1"=20'
PROJECT.ID #: C-0630
DRAWN BY: JB
CHECKED BY:
SHEET NO: C-1

18. Fire Protection § 125-66 P.

A. Statement from Bar Harbor Fire Chief – *Staff to Provide*
B. State Fire Marshall's Office Preliminary Approval - *See Attached*

From: Cummings, Peter
To: greg@gfjcivilconsult.com
Date: Friday, June 5, 2020 11:28:25 AM

Good Morning, Greg As to the project Crossing at town hill this project is a privately owned apartment as defined in NFPA 101 3.3.37.3 that being said the fire marshal's office do not review for privately owned apartment buildings this is up to the local town code enforcement officers.

Regards, Peter

Peter N Cummings
Public Safety Inspector ll
Plans Reviewer
Office of State Fire Marshal
45 Commerce Drive
Augusta, Maine 04333-0165
Office #207-626-3884
Cell #207-557-0519
Fax# 207-287-6251
Peter.cummings@maine.gov

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19. Solid and Hazardous Waste § 125-66 Q.

A. Description of Amount and Nature of Solid and Hazardous Waste - *On Site Plan*

1) Copy of Applicable Fed & State Regs for Spec & Hazardous Waste - *Waiver Requested*

The owner attest there will be no storage or generation of hazardous wastes on the site.

2) Copy of Applicable Fed & State Permit for Spec & Hazardous Waste - *Waiver Requested*

3) Method of Transport, Storage, Disposal of Material Handling - *Waiver Requested*

20. Building Plans & Elevations § 125-66 R

A. Floor Plans for Levels of All Structures	- *Attached*
B. All Elevations Indicating Height with Proposed Exterior Materials	- *Attached*
C. Proposed Use of All Floors including Basements and Attics	- *Attached*
D. Proposed Maximum Seating Capacity- Restaurant	-*Waiver as not applicable*

5 EAST
SCALE: 1/8" = 1'0"

Scale Reduced - 1/8" = 1'

W EAST
SCALE: 1/4" = 1' 0"

Reduced Scale: 1/8" = 1'

W WEST

~~SCALE~~ : 4" = 1'0"

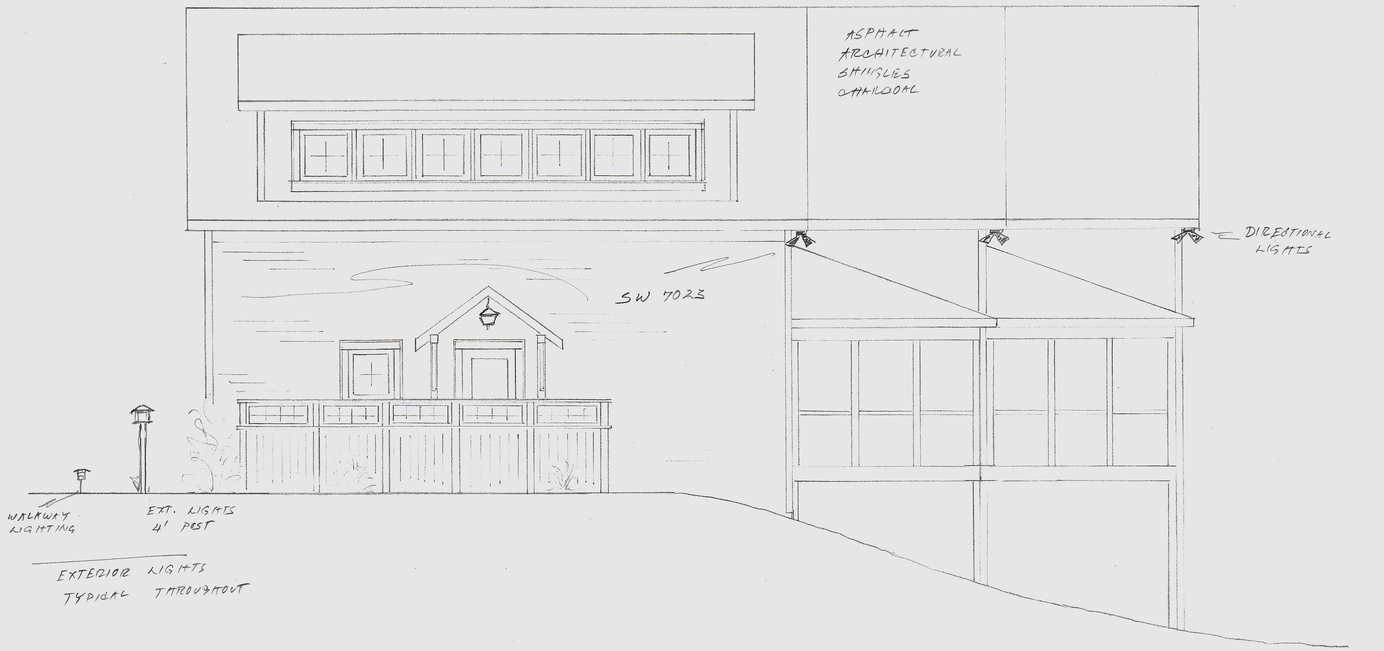
Reduced Scale 1/8 = 1'

3 WEST
SCALE 1/4" = 1'0"

Reduced Scale: 1/8" = 1'

3 NORTH
SCALE 1/4" = 1'0"

Reduced Scale = 1/8" = 1'



N NORTH

SCALE: 1/4" = 1'0"

Reduced Scale = 1/8" = 1'

N SOUTH

SCALE: 1/4" = 1'0"

Scale Reduced = 1/8" = 1'

S SOUTH

SCALE: 1/8" = 1'0"

Reduced Scale = 1/8" = 1'

PERMIT PLANS
FOR
THE CROSSING AT TOWNHILL
APARTMENT COMPLEX
1338 STATE HIGHWAY 102
BAR HARBOR, MAINE

INDEX:

TITLE PAGE
S3 NORTH FIRST FLOOR PLAN
S4 NORTH SECOND FLOOR PLAN
S5 NORTH LOWER FLOOR PLAN
S6 SOUTH FIRST FLOOR PLAN
S7 SOUTH SECOND FLOOR PLAN
S8 SOUTH LOWER FLOOR PLAN

FIRE MARSHALL CODE REVIEW

THE FOLLOWING SET OF PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH WITH NFPA LIFE SAFETY 101, AND IRC 2009

TYPE OF CONSTRUCTION

THE PROPOSED BUILDING IS TYPE VA CONSTRUCTION. WOOD FRAME. SPRINKLED THROUGHOUT

BUILDING CLASSIFICATION

CODE	CLASSIFICATION	SECTION
NFPA LS 101	NEW APARTMENT BUILDING	SECTION 30
IBC 2009	R-2	SECTION 310

NFPA LIFE SAFETY 101 NOTES:

1. ALL PENETRATIONS IN FIRE RATED WALLS ARE TO BE IN ACCORDANCE WITH NFPA LS 101 SECTION 8.3.5. EACH PENETRATIONS SHALL USE AN UL APPROVED METHOD. SPECIFICATIONS FROM THE CONTRACTOR SHOWING THE PROPOSED PENETRATION METHOD MUST BE APPROVED BY ENGINEER PRIOR TO CONSTRUCTION.

2. THE PROPOSED BUILDING WILL BE PROTECTED THROUGHOUT BY A SPRINKLER SYSTEM. THE SPRINKLER SYSTEM IS TO BE DESIGNED BY LICENSED PROFESSIONAL AND APPROVED IN ACCORDANCE WITH THE LAWS OF THE STATE OF MAINE PRIOR TO INSTALLATION. FIRE EXTINGUISHING IS REQUIRED PER NFPA LS 101 2018 SECTION 30.3.5 FOR NEW APARTMENT BUILDINGS.

3. CONNECTED SMOKE ALARM SYSTEM TO BE PROVIDED THROUGHOUT. SMOKE DETECTORS TO BE INSTALLED IN EACH SLEEPING ROOM, THE LIVING AREAS AND ON EACH LEVEL.

4. UNITS TO BE HEATED AND COOLED WITH HEAT PUMPS AND SUPPLEMENTED WITH ELECTRIC HEATING.

5. EACH UNIT TO BE SEPERATED BY 1 HOUR FIRE RATED SEPERATIONS PER IBC 2019 SECTION 710.3

6. EXTERIOR WALLS TO BE 1 HOUR FIRE RATED PER NFPA 5000 TABLE A.8.2.1.2

7. ANY CHANGES MADE DURING CONSTRUCTION WITHOUT ENGINEERS WRITTEN CONSENT WILL INVALIDATE PROFESSIONAL CERTIFICATION OF CODE COMPLIANCE.

8. ARCHITECTURE AND DESIGN BY OWNER. CODE REVIEW AND DRAFTING AS ENGAGED AND PROVIDED BY ENGINEER.

DATE:

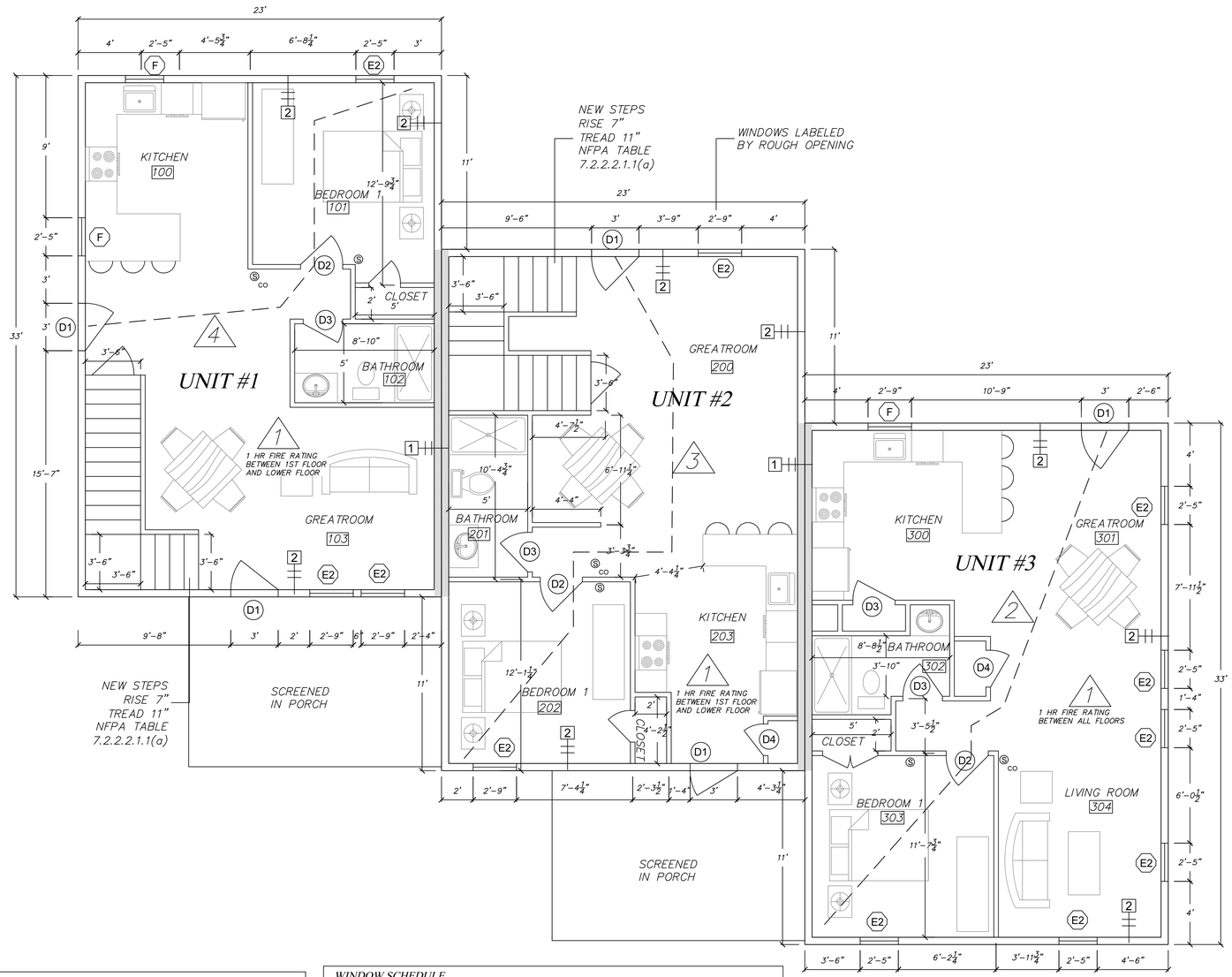
JULY 15, 2020 - SITE PLAN APPLICATION

CLIENT:

PAUL AND JANE WEATHERSBY

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

PRELIMINARY



LIFE SAFETY LEGEND

- (S) CO — SMOKE AND CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHTING W/ BATTERY BACKUP
- F — PULL BOX
- FE — FIRE EXTINGUISHER PER NFPA LS 101 9.7.4
- (S) — SMOKE DETECTOR
- # — WALL TYPE IDENTIFIER

NOTES:

1. BUILDING TO BE PROTECTED THROUGHOUT BY APPROVED, SUPERVISED SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1(1)

2. A SINGLE MEANS OF EGRESS IS ALLOWED SINCE ALL OF THE UNITS EITHER HAVE AN EXIT AT GROUND LEVEL OF EXIT TO A SET OF STAIRS SHARED BY ONLY TWO UNITS PER NFPA LS 101 SECTION 30.2.4.4 (1) AND (2)

3. ONE MEANS OF ESCAPE IS ALLOWED PER NFPA LS 101 SECTION 24.2.2.1.2(2) SINCE THE BUILDING IS PROTECTED THROUGHOUT BY A SPRINKLER SYSTEM.

NOTES:

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY
2. LONGEST TRAVEL DISTANCE 27'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
3. LONGEST TRAVEL DISTANCE 41.5'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
4. LONGEST TRAVEL DISTANCE 32'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6

DOOR SCHEDULE

SYMBOL	SIZE	THC	MAT	DETAIL
D1	36"X80"	1-3/4"	WOOD SOLID CORE	PREHUNG WOOD JAM
D2	32"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D3	30"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D4	28"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM

HARDWARE:
HINGES: 1 1/2 PAIR, 4 1/2" X 4 1/2" FULL MORTISE

WINDOW SCHEDULE

SYMBOL	MAX CLEAR OPENING	R.O.	DETAIL
E1	28½" X 46⅜"		MARVIN INTEGRITY ICA2947E (EGRESS WINDOW)
E2	32½" X 46⅜"		MARVIN INTEGRITY ICA3347E (EGRESS WINDOW)
F			NON EGRESS WINDOW

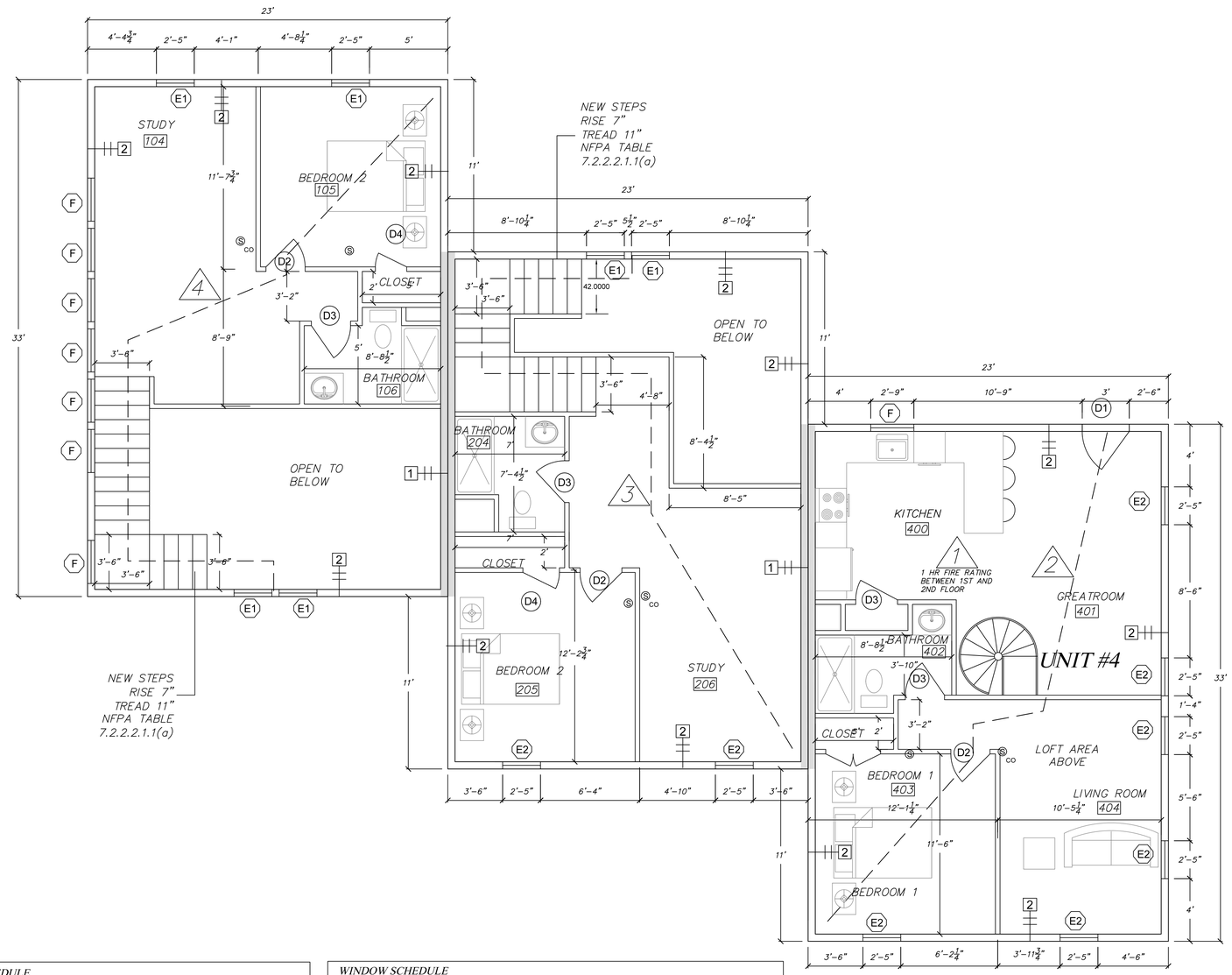
WALL IDENTIFIER:

1	1 HR RATED UL #376	1/2 GWB, 2X4 STUD, 1" AIR SPACE (FIRESTOPPED ABOVE AND BELOW), 2X4 STUD,1/2 GWB, ROXUL INSULATION
2	1 HR RATED UL #356	5/8 GWB, 2X6 STUD, 1/2 SHEATING, 3/4 CLAPBOARD SIDING, ROXUL INSULATION
3	1 HR RATED	5/8 GWB, 2X4 STUD, 5/8 GWB, ROXUL INSULATION

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

NORTH BUILDING FIRST FLOOR

DATE:	DRAWN BY:	SCALE:	SHEET NO:
MAY 29, 2020	FMV	1/4"=1'	S3
PROJECT.ID # C-0630	CHECKED BY: GFJ		



LIFE SAFETY LEGEND

- (S) CO — SMOKE AND CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHTING W/ BATTERY BACKUP
- F — PULL BOX
- FE — FIRE EXTINGUISHER PER NFPA LS 101 9.7.4
- (S) — SMOKE DETECTOR
- # — WALL TYPE IDENTIFIER

NOTES:

1. BUILDING TO BE PROTECTED THROUGHOUT BY APPROVED, SUPERVISED SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1(1)

2. A SINGLE MEANS OF EGRESS IS ALLOWED SINCE ALL OF THE UNITS EITHER HAVE AN EXIT AT GROUND LEVEL OF EXIT TO A SET OF STAIRS SHARED BY ONLY TWO UNITS PER NFPA LS 101 SECTION 30.2.4.4 (1) AND (2)

3. ONE MEANS OF ESCAPE IS ALLOWED PER NFPA LS 101 SECTION 24.2.2.1.2(2) SINCE THE BUILDING IS PROTECTED THROUGHOUT BY A SPRINKLER SYSTEM.

NOTES:

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY
2. LONGEST TRAVEL DISTANCE 39'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
3. LONGEST TRAVEL DISTANCE 54'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
4. LONGEST TRAVEL DISTANCE 52'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6

DOOR SCHEDULE

SYMBOL	SIZE	THC	MAT	DETAIL
D1	36"X80"	1-3/4"	WOOD SOLID CORE	PREHUNG WOOD JAM
D2	32"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D3	30"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D4	28"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM

HARDWARE:
HINGES: 1 1/2 PAIR, 4 1/2" X 4 1/2" FULL MORTISE

WINDOW SCHEDULE

SYMBOL	MAX CLEAR OPENING	R.O.	DETAIL
E1	28½" X 46⅜"		MARVIN INTEGRITY ICA2947E (EGRESS WINDOW)
E2	32½" X 46⅜"		MARVIN INTEGRITY ICA3347E (EGRESS WINDOW)
F			NON EGRESS WINDOW

WALL IDENTIFIER:

1	1 HR RATED UL #376	1/2 GWB, 2X4 STUD, 1" AIR SPACE (FIRESTOPPED ABOVE AND BELOW), 2X4 STUD,1/2 GWB, ROXUL INSULATION
2	1 HR RATED UL #356	5/8 GWB, 2X6 STUD, 1/2 SHEATING, 3/4 CLAPBOARD SIDING, ROXUL INSULATION
3	1 HR RATED	5/8 GWB, 2X4 STUD, 5/8 GWB, ROXUL INSULATION

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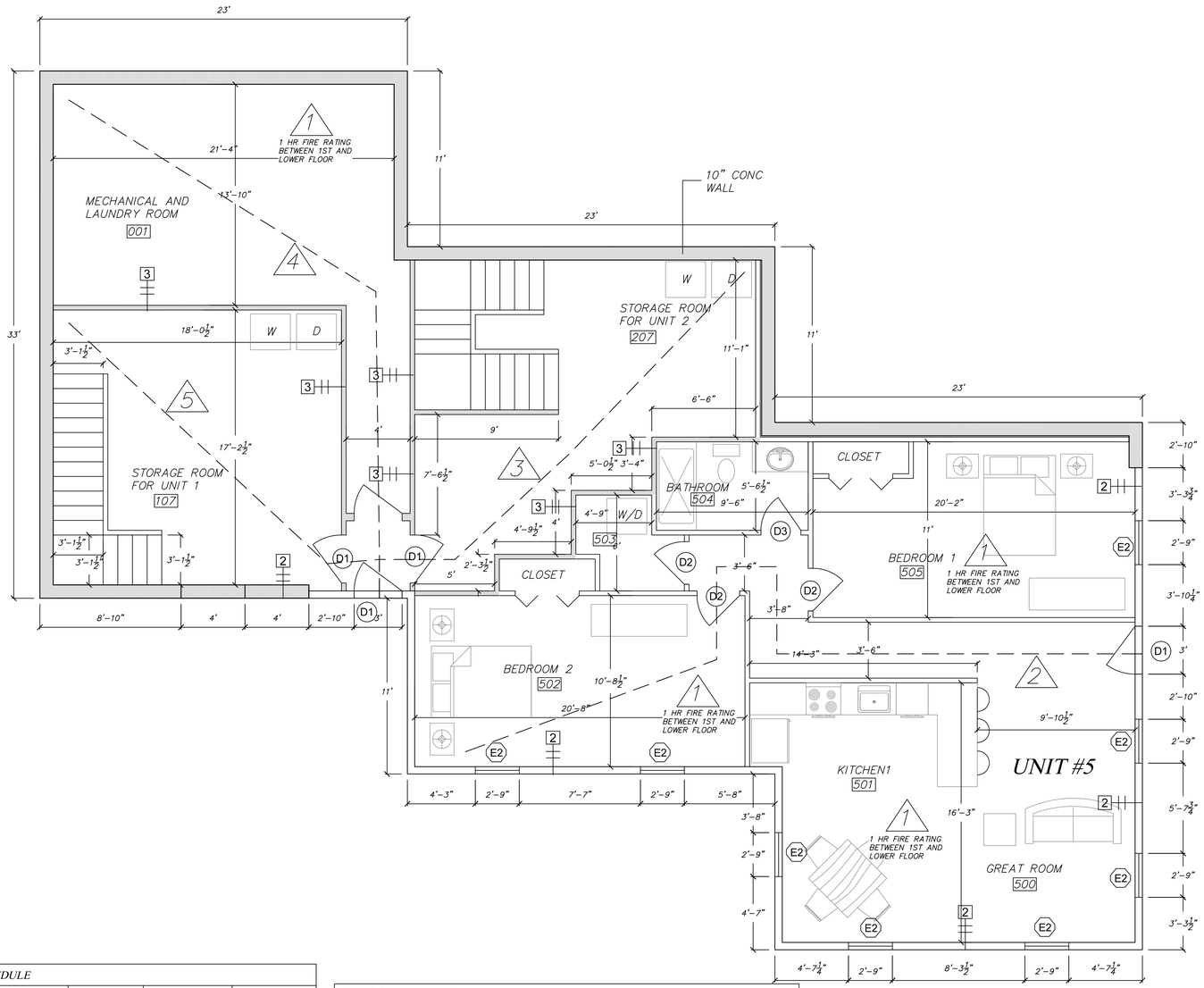
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

NORTH BUILDING SECOND FLOOR

DATE:	DRAWN BY:	SCALE:	SHEET NO:
MAY 29, 2020	FMV	1/4"=1'	S4
PROJECT.ID # C-0630	CHECKED BY: GFJ		



LIFE SAFETY LEGEND

- (S) CO — SMOKE AND CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHTING W/ BATTERY BACKUP
- F — PULL BOX
- FE — FIRE EXTINGUISHER PER NFPA LS 101 9.7.4
- (S) — SMOKE DETECTOR
- # — WALL TYPE IDENTIFIER

NOTES:

1. BUILDING TO BE PROTECTED THROUGHOUT BY APPROVED, SUPERVISED SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1(1)

2. A SINGLE MEANS OF EGRESS IS ALLOWED SINCE ALL OF THE UNITS EITHER HAVE AN EXIT AT GROUND LEVEL OF EXIT TO A SET OF STAIRS SHARED BY ONLY TWO UNITS PER NFPA LS 101 SECTION 30.2.4.4 (1) AND (2)

3. ONE MEANS OF ESCAPE IS ALLOWED PER NFPA LS 101 SECTION 24.2.2.1.2(2) SINCE THE BUILDING IS PROTECTED THROUGHOUT BY A SPRINKLER SYSTEM.

NOTES:

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY
2. LONGEST TRAVEL DISTANCE 55'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
3. LONGEST TRAVEL DISTANCE 33'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
4. LONGEST TRAVEL DISTANCE 42'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
5. LONGEST TRAVEL DISTANCE 28'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6

WALL IDENTIFIER:

1	1 HR RATED UL #376	1/2 GWB, 2X4 STUD, 1" AIR SPACE (FIRESTOPPED ABOVE AND BELOW), 2X4 STUD,1/2 GWB, ROXUL INSULATION
2	1 HR RATED UL #356	5/8 GWB, 2X6 STUD, 1/2 SHEATING, 3/4 CLAPBOARD SIDING, ROXUL INSULATION
3	1 HR RATED	5/8 GWB, 2X4 STUD, 5/8 GWB, ROXUL INSULATION

DOOR SCHEDULE

SYMBOL	SIZE	THC	MAT	DETAIL
D1	36"X80"	1-3/4"	WOOD SOLID CORE	PREHUNG WOOD JAM
D2	32"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D3	30"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D4	28"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM

HARDWARE:
HINGES: 1 1/2 PAIR, 4 1/2" X 4 1/2" FULL MORTISE

WINDOW SCHEDULE

SYMBOL	MAX CLEAR OPENING	R.O.	DETAIL
E1	28½" X 46⅜"		MARVIN INTEGRITY ICA2947E (EGRESS WINDOW)
E2	32½" X 46⅜"		MARVIN INTEGRITY ICA3347E (EGRESS WINDOW)
F			NON EGRESS WINDOW

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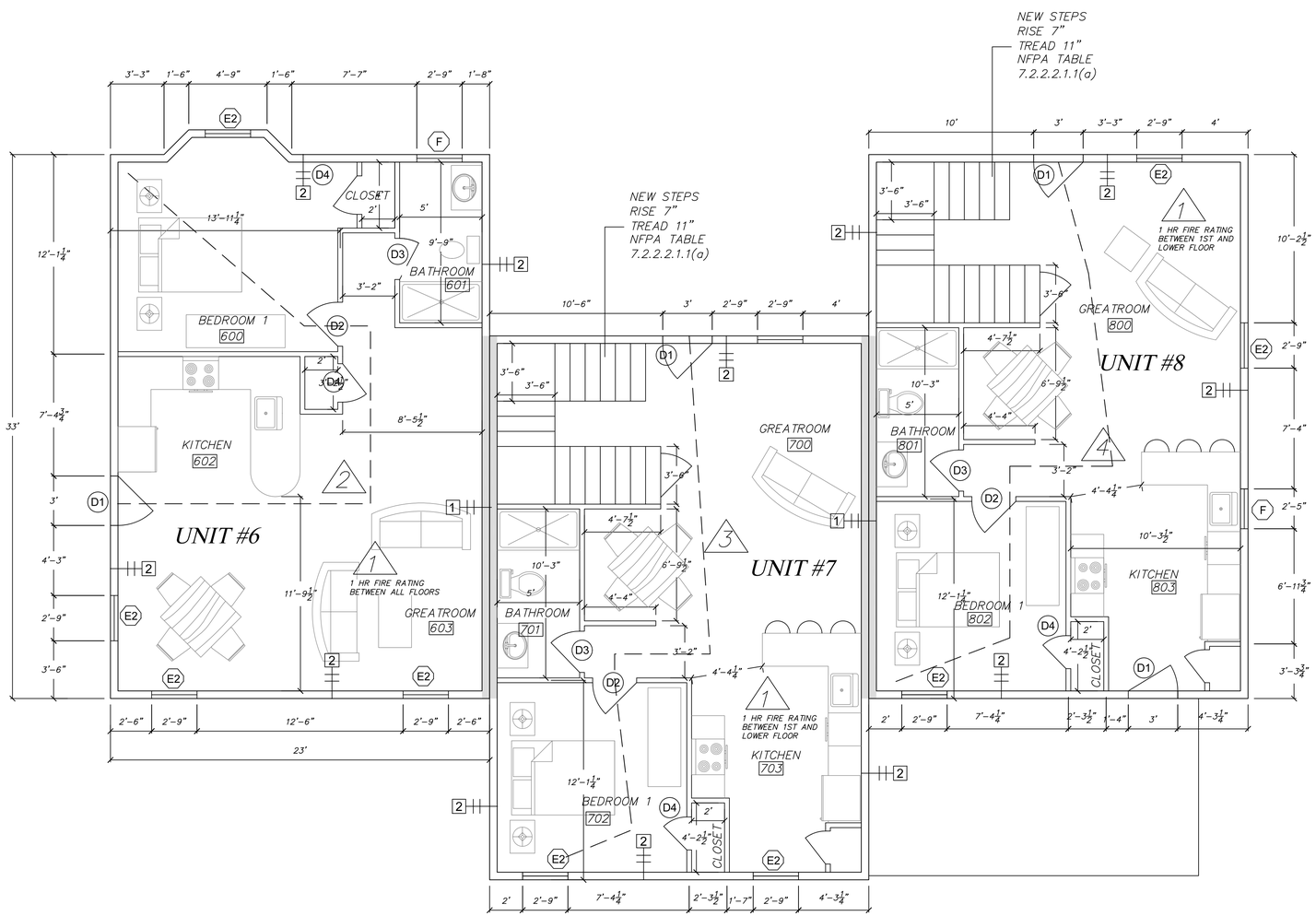
NORTH BUILDING LOWER FLOOR

DATE:	DRAWN BY:	SCALE:	SHEET NO:
MAY 29, 2020	FMV	1/4"=1'	S5
PROJECT.ID # C-0630	CHECKED BY: GFJ		



LIFE SAFETY LEGEND

- (S) SMOKE AND CO CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHTING W/ BATTERY BACKUP
- [F] PULL BOX
- [FE] FIRE EXTINGUISHER PER NFPA LS 101 9.7.4
- (S) SMOKE DETECTOR
- [#] WALL TYPE IDENTIFIER

NOTES:

1. BUILDING TO BE PROTECTED THROUGHOUT BY APPROVED, SUPERVISED SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1(1)

2. A SINGLE MEANS OF EGRESS IS ALLOWED SINCE ALL OF THE UNITS EITHER HAVE AN EXIT AT GROUND LEVEL OF EXIT TO A SET OF STAIRS SHARED BY ONLY TWO UNITS PER NFPA LS 101 SECTION 30.2.4.4 (1) AND (2)

3. ONE MEANS OF ESCAPE IS ALLOWED PER NFPA LS 101 SECTION 24.2.2.1.2(2) SINCE THE BUILDING IS PROTECTED THROUGHOUT BY A SPRINKLER SYSTEM.

NOTES:

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY
2. LONGEST TRAVEL DISTANCE 44'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
3. LONGEST TRAVEL DISTANCE 40'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
4. LONGEST TRAVEL DISTANCE 38'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6

DOOR SCHEDULE

SYMBOL	SIZE	THC	MAT	DETAIL
D1	36"X80"	1-3/4"	WOOD SOLID CORE	PREHUNG WOOD JAM
D2	32"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D3	30"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D4	28"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM

HARDWARE:
HINGES: 1 1/2 PAIR, 4 1/2" X 4 1/2" FULL MORTISE

WINDOW SCHEDULE

SYMBOL	MAX CLEAR OPENING	R.O.	DETAIL
E1	28½" X 46⅜"		MARVIN INTEGRITY ICA2947E (EGRESS WINDOW)
E2	32½" X 46⅜"		MARVIN INTEGRITY ICA3347E (EGRESS WINDOW)
F			NON EGRESS WINDOW

WALL IDENTIFIER:

1	1 HR RATED UL #376	1/2 GWB, 2X4 STUD, 1" AIR SPACE (FIRESTOPPED ABOVE AND BELOW), 2X4 STUD,1/2 GWB, ROXUL INSULATION
2	1 HR RATED UL #356	5/8 GWB, 2X6 STUD, 1/2 SHEATING, 3/4 CLAPBOARD SIDING, ROXUL INSULATION
3	1 HR RATED	5/8 GWB, 2X4 STUD, 5/8 GWB, ROXUL INSULATION

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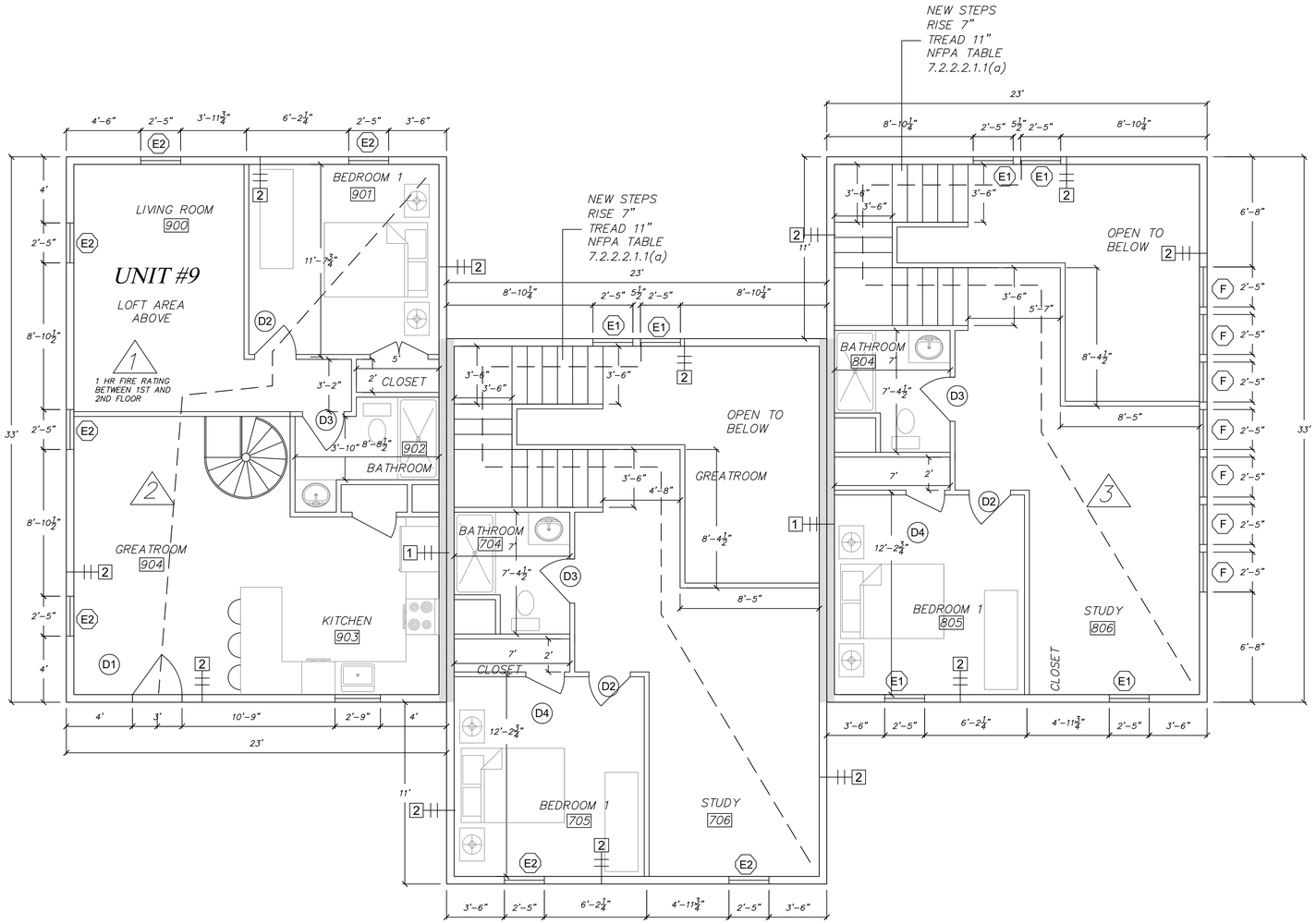
207-244-1200

SOUTH BUILDING FIRST FLOOR

DATE:	DRAWN BY:	SCALE:	SHEET NO:
MAY 29, 2020	FMV	1/4"=1'	S6
PROJECT.ID # C-0630	CHECKED BY: GFJ		



LIFE SAFETY LEGEND

- (S) SMOKE AND CO CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHTING W/ BATTERY BACKUP
- [F] PULL BOX
- [FE] FIRE EXTINGUISHER PER NFPA LS 101 9.7.4
- (S) SMOKE DETECTOR
- [#] WALL TYPE IDENTIFIER

NOTES:

1. BUILDING TO BE PROTECTED THROUGHOUT BY APPROVED, SUPERVISED SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1(1)

2. A SINGLE MEANS OF EGRESS IS ALLOWED SINCE ALL OF THE UNITS EITHER HAVE AN EXIT AT GROUND LEVEL OF EXIT TO A SET OF STAIRS SHARED BY ONLY TWO UNITS PER NFPA LS 101 SECTION 30.2.4.4 (1) AND (2)

3. ONE MEANS OF ESCAPE IS ALLOWED PER NFPA LS 101 SECTION 24.2.2.1.2(2) SINCE THE BUILDING IS PROTECTED THROUGHOUT BY A SPRINKLER SYSTEM.

NOTES:

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY
2. LONGEST TRAVEL DISTANCE 40'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
3. LONGEST TRAVEL DISTANCE 54'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6

DOOR SCHEDULE

SYMBOL	SIZE	THC	MAT	DETAIL
D1	36"X80"	1-3/4"	WOOD SOLID CORE	PREHUNG WOOD JAM
D2	32"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D3	30"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D4	28"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM

HARDWARE:
HINGES: 1 1/2 PAIR, 4 1/2" X 4 1/2" FULL MORTISE

WINDOW SCHEDULE

SYMBOL	MAX CLEAR OPENING	R.O.	DETAIL
E1	28½" X 46⅜"		MARVIN INTEGRITY ICA2947E (EGRESS WINDOW)
E2	32½" X 46⅜"		MARVIN INTEGRITY ICA3347E (EGRESS WINDOW)
F			NON EGRESS WINDOW

WALL IDENTIFIER:

1	1 HR RATED UL #376	1/2 GWB, 2X4 STUD, 1" AIR SPACE (FIRESTOPPED ABOVE AND BELOW), 2X4 STUD,1/2 GWB, ROXUL INSULATION
2	1 HR RATED UL #356	5/8 GWB, 2X6 STUD, 1/2 SHEATING, 3/4 CLAPBOARD SIDING, ROXUL INSULATION
3	1 HR RATED	5/8 GWB, 2X4 STUD, 5/8 GWB, ROXUL INSULATION

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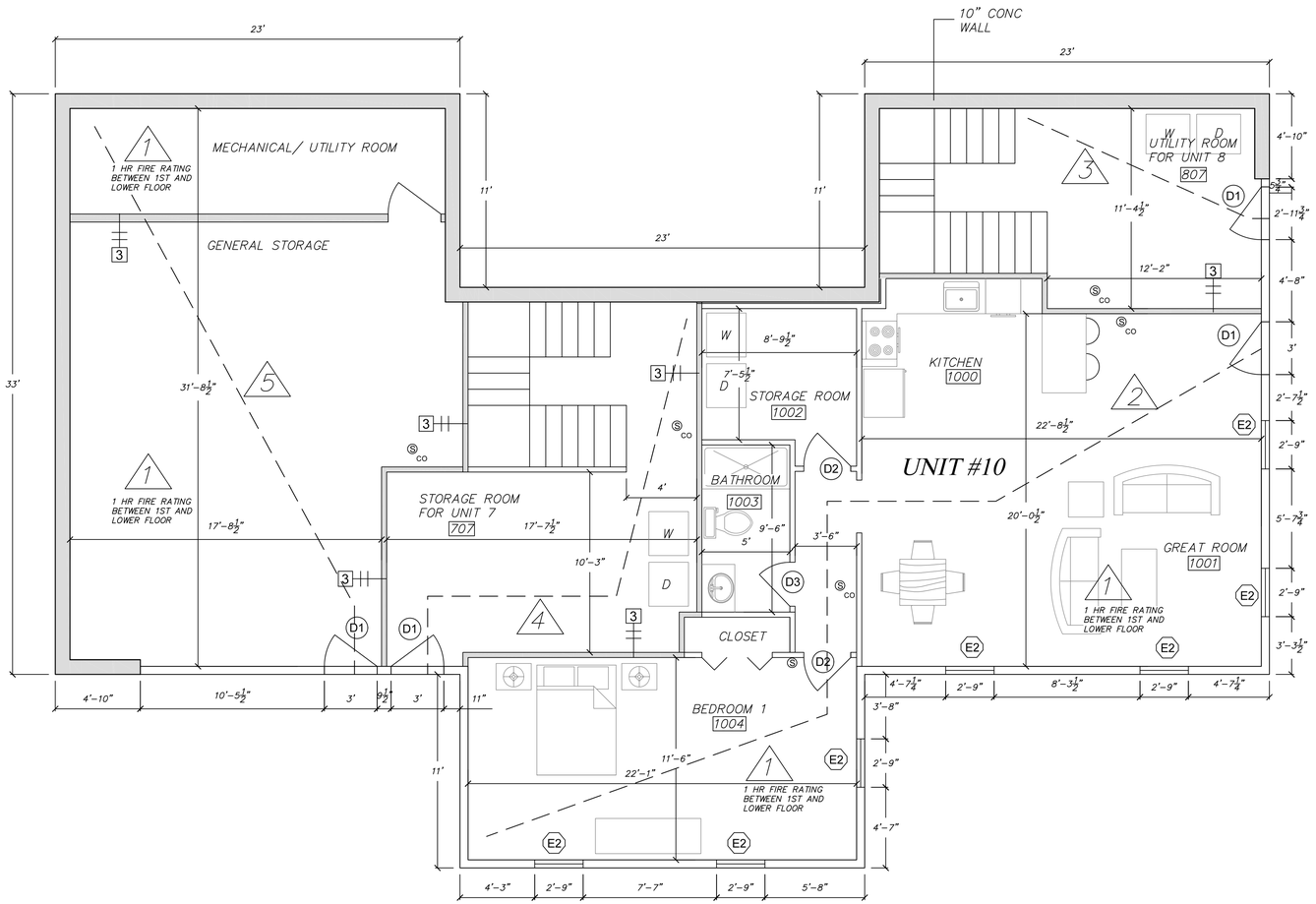
207-244-1200

SOUTH BUILDING SECOND FLOOR

DATE:	DRAWN BY:	SCALE:	SHEET NO:
MAY 29, 2020	FMV	1/4"=1'	S7
PROJECT.ID # C-0630	CHECKED BY: GFJ		



LIFE SAFETY LEGEND

- (S) CO — SMOKE AND CARBON MONOXIDE DETECTOR
- EMERGENCY LIGHTING W/ BATTERY BACKUP
- [F] — PULL BOX
- [FE] — FIRE EXTINGUISHER PER NFPA LS 101 9.7.4
- (S) — SMOKE DETECTOR
- [#] — WALL TYPE IDENTIFIER

NOTES:

1. BUILDING TO BE PROTECTED THROUGHOUT BY APPROVED, SUPERVISED SPRINKLER SYSTEM IN ACCORDANCE WITH 9.7.1(1)

2. A SINGLE MEANS OF EGRESS IS ALLOWED SINCE ALL OF THE UNITS EITHER HAVE AN EXIT AT GROUND LEVEL OF EXIT TO A SET OF STAIRS SHARED BY ONLY TWO UNITS PER NFPA LS 101 SECTION 30.2.4.4 (1) AND (2)

3. ONE MEANS OF ESCAPE IS ALLOWED PER NFPA LS 101 SECTION 24.2.2.1.2(2) SINCE THE BUILDING IS PROTECTED THROUGHOUT BY A SPRINKLER SYSTEM.

NOTES:

1. 1 HOUR FIRE RATED FLOOR/CEILING ASSEMBLY BETWEEN LOWER AND FIRST FLOORS
2. LONGEST TRAVEL DISTANCE 60'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
3. LONGEST TRAVEL DISTANCE 15'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
4. LONGEST TRAVEL DISTANCE 31'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6
5. LONGEST TRAVEL DISTANCE 35'. LESS THAN 325' FROM NFPA LS 101 TABLE A.7.6

WALL IDENTIFIER:

1	1 HR RATED UL #376	1/2 GWB, 2X4 STUD, 1" AIR SPACE (FIRESTOPPED ABOVE AND BELOW), 2X4 STUD,1/2 GWB, ROXUL INSULATION
2	1 HR RATED UL #356	5/8 GWB, 2X6 STUD, 1/2 SHEATING, 3/4 CLAPBOARD SIDING, ROXUL INSULATION
3	1 HR RATED	5/8 GWB, 2X4 STUD, 5/8 GWB, ROXUL INSULATION

DOOR SCHEDULE

SYMBOL	SIZE	THC	MAT	DETAIL
D1	36"X80"	1-3/4"	WOOD SOLID CORE	PREHUNG WOOD JAM
D2	32"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D3	30"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM
D4	28"X80"	1-3/8"	WOOD SOLID CORE	PREHUNG WOOD JAM

HARDWARE:
HINGES: 1 1/2 PAIR, 4 1/2" X 4 1/2" FULL MORTISE

WINDOW SCHEDULE

SYMBOL	MAX CLEAR OPENING	R.O.	DETAIL
E1	28½" X 46⅜"		MARVIN INTEGRITY ICA2947E (EGRESS WINDOW)
E2	32½" X 46⅜"		MARVIN INTEGRITY ICA3347E (EGRESS WINDOW)
F			NON EGRESS WINDOW

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SOUTH BUILDING LOWER FLOOR

DATE:	DRAWN BY:	SCALE:	SHEET NO:
MAY 29, 2020	FMV	1/4"=1'	S8
PROJECT.ID # C-0630	CHECKED BY: GFJ		

21. Lighting Plan § 125-66 S.

A. Exterior Lighting Details Existing and Proposed	- *Attached*
B. Types of Fixtures with Manufacturer's Specifications Sheets	- *Attached*
C. Radius of Intensity of Illumination	- *Attached*

VRB1/VRB2/VRB3/VRB4/VSB1/VSB2

Vandal Resistant Bollards

FEATURES

- VRB1, VRB3 and VSB1 horizontal louvers provide 360° of down-lighting with total lamp source cutoff above 90° horizontal
- VRB2 and VRB4 horizontal louvers provide 210° of cutoff down-lighting and vertical louvers provide 150° of non-cutoff accent lighting
- VSB2 horizontal louvers provide 270° of cutoff down-lighting and vertical louvers provide 90° of non-cutoff accent lighting
- Designed for lighting walkways, entrances, courtyards, and landscaped areas where fixtures are viewable from all directions
- Battery back-up, emergency battery pack and houseside shield options

c UL us LISTED

ORDERING. INFORMATION (Example)

VRB1 | 10L2K | BL | HS

FIXTURE

- **VRB1** Domed Round, 360° downlighting
- **VRB2** Domed Round, 210° downlighting, 150° accent lighting
- **VRB3** Flat Round, 360° downlighting
- **VRB4** Flat Round, 210° downlighting, 150° accent lighting
- **VSB1** Square, 360° downlighting
- **VSB2** Square, 210° downlighting, 150° accent lighting

ELECTRICAL MODULE

LED

Source	Color Temperature	Voltages
10L IES Type 1 LED	**2K** Amber	**UV** Universal Voltage (120 thru 277)
15L IES Type 3 LED	**3K** 3000K	
20L IES Type 5 LED	**4K** 4000K	
	5K 5000K	

LUMINAIRE FINISH

- **BL** Black
- **DB** Dark Bronze
- **LG** Light Gray
- **TT** Titanium
- **PS** Platinum Silver
- **WH** White
- **CC** Custom Color*

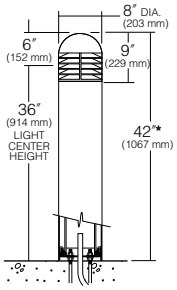
*Consult representative

OPTIONS

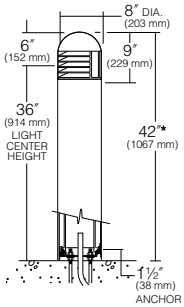
- **EM** Battery Back-up

VANDAL RESISTANT BOLLARD
Maximum weight: 30 lb

VRB1 - Single Function Luminaire

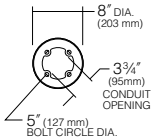


VRB2 - Dual Function Luminaire



VRB3
Single Function
Flat Top

VRB4
Dual Fuction
Flat Top

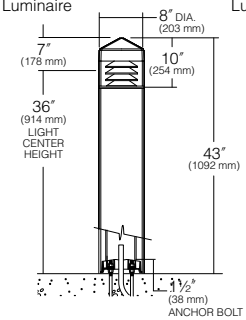


BASE PLAN
VRB ALUMINUM SHAFT

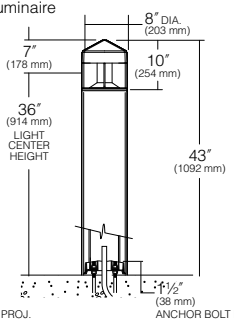
*30″ OR 36″
OVERALL HEIGHT AVAILABLE - CONTACT KIM REPRESENTATIVE
(27½″ ABSOLUTE MINIMUM)

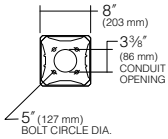
VANDAL RESISTANT SQUARE BOLLARD
Maximum weight: 35 lb

VSB1 - Single Function Luminaire



VSB2 - Dual Function Luminaire





BASE PLAN
VSB ALUMINUM SHAFT

*30″ OR 36″
OVERALL HEIGHT AVAILABLE - CONTACT KIM REPRESENTATIVE
(27½″ ABSOLUTE MINIMUM)

BULLET2X12NW

Two adjustable 12W LED floodlights. Equivalent to 2x75W BR30/halogen/wide floods. Microprismatic diffusion lens optimizes light output without glare.

Color: White

Weight: 6.3 lbs

Project:

Type:

Prepared By:

Date:

Driver Info

Type	Constant Current
120V	0.22A
208V	N/A
240V	N/A
277V	N/A
Input Watts	26.30W

LED Info

Watts	24W
Color Temp	4000K (Neutral)
Color Accuracy	84 CRI
L70 Lifespan	100,000
Lumens	2,528
Efficacy	96.1 lm/W

Technical Specifications

Listings

UL Listed:

Suitable for wet locations

IESNA LM-79 & LM-80 Testing:

RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Electrical

Driver:

Innovative integrated driver technology with 120V TRIAC and ELV dimming

Note:

All values are typical (tolerance +/- 10%)

LED Characteristics

LEDs:

Multi-chip, high-output, long-life LEDs

Lifespan:

100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Color Stability:

LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:

RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Construction

Thermal Management:

Superior heat sinking with external Air-Flow fins

Housing:

Die-cast aluminum housing, lens frame and mounting plate

Reflector:

Semi-specular, vacuum-metalized polycarbonate

Lens:

Microprismatic diffusion lens for smooth and even light distribution

Mounting:

Heavy-duty mounting arm with "O" ring seal and stainless steel screws

Gaskets:

High-temperature silicone gaskets

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Technical Specifications (continued)

Construction

Finish:

Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color

Green Technology:

Mercury and UV free. RoHS-compliant components.

Other

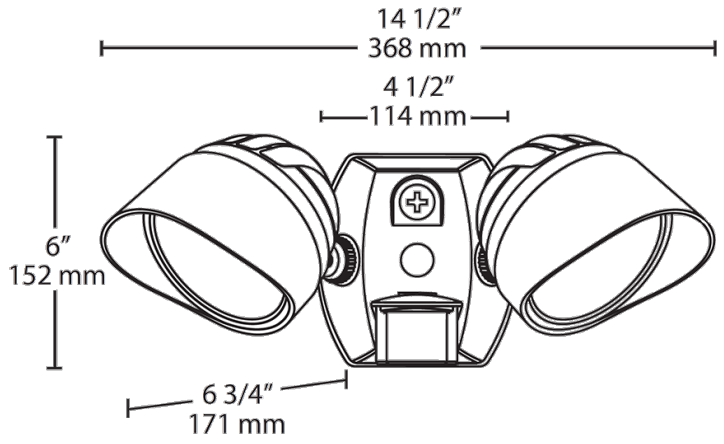
Warranty:

RAB warrants that our LED products will be free from defects in materials and workmanship for a period of five (5) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:

RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Two adjustable 12W LED floodlights
- Equivalent to 2x75W BR30/halogen/wide floods
- Microprismatic diffusion lens optimizes light output without glare
- 100,000-hour LED Lifespan

Ordering Matrix

Family	Other Options
BULLET	2X12

USA = BAA Compliant
Blank = Standard

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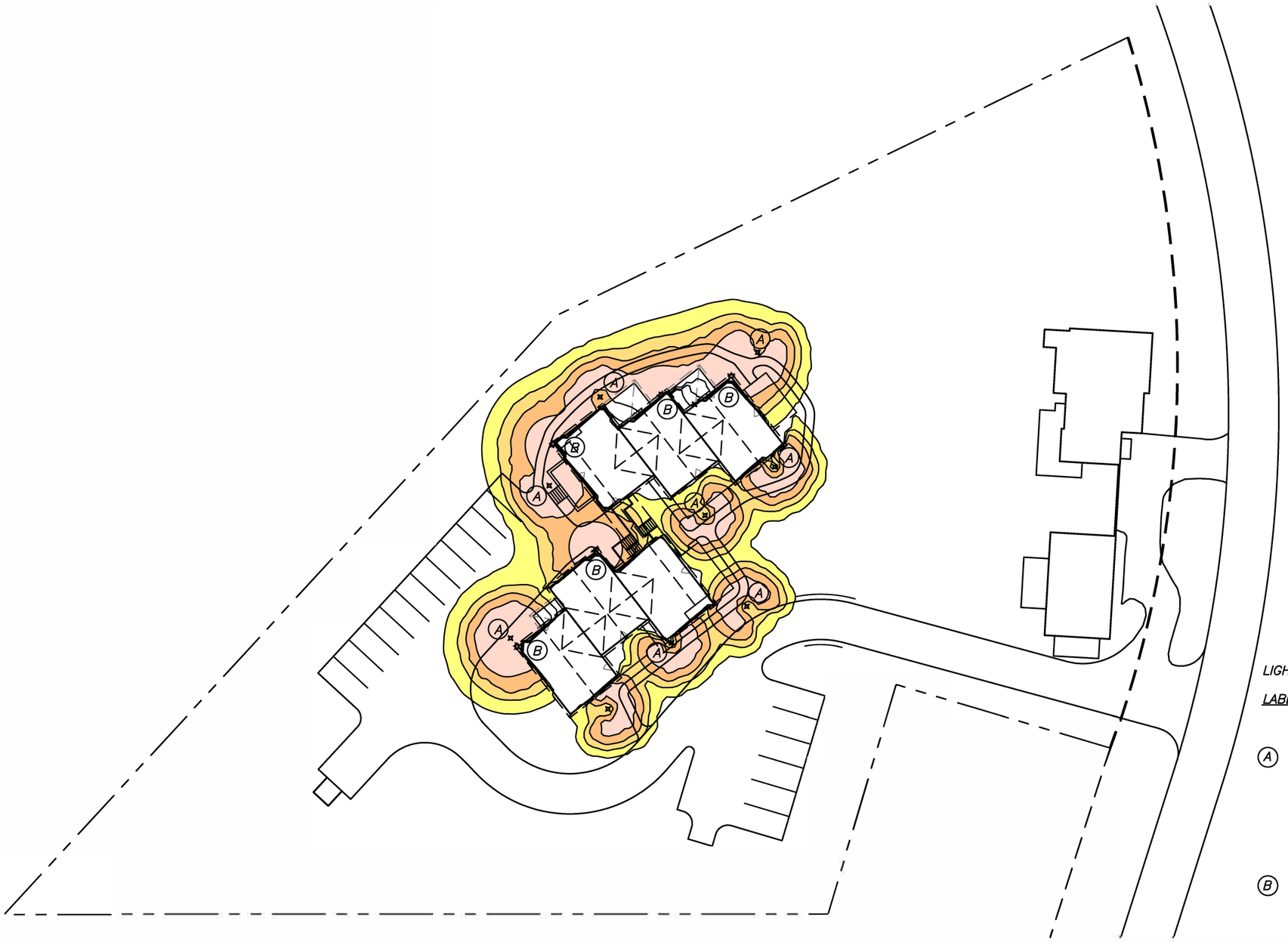


LEGEND

- 1.0 FC < X < 5.0 FC
- 0.5 FC < X < 1.0 FC
- 0.25 FC < X < 0.5FC
- 0.1 FC < X < 0.25FC
- LESS THAN 0.1 FC
- LIGHT FIXTURE

LIGHTS:

LABELED	LIGHT	PHOTO
A	BOLLARD KIM VANDAL–RESISTANT ROUND BOLLARDS	
B	DOWNWARD POINTING RAB BULLET2X12NW	

NOTE:
LIGHTING PHOTOMETRICS BASED ON PROPOSED FIXTURES. AREA OF ILLUMINATION DEPICTS CONSTRUCTIVE INTERFERENCE OF THE FIXTURES. PHOTOMETRICS PLAN WAS CREATED UTILIZING INDUSTRY STANDARD .IES FILES AND VISUAL(TM) SOFTWARE 2020.

LIGHTING PLAN
THE CROSSING AT TOWN HILL

G.F. Johnston & Associates
Consulting Civil Engineers
P.O. Box 197
Southwest Harbor, Maine 04679
207-244-1200

L1

22. Signs § 125-66 T.

A. Design Details Existing & Proposed - *None Requested*

23. Traffic Impact § 125-66 U.

A. 10+ Lots or Units or 100+ Trips per Day.

Trip Generation Information

Traffic Description	Traffic Rate	Trip Ends
Transient Apartment (12 Units)	6.65/ unit	79.80
Single-Family Residence (1 Unit)	9.52/ unit	9.52
	Total Daily Trips	**90 vpd**

Apartment
(220)

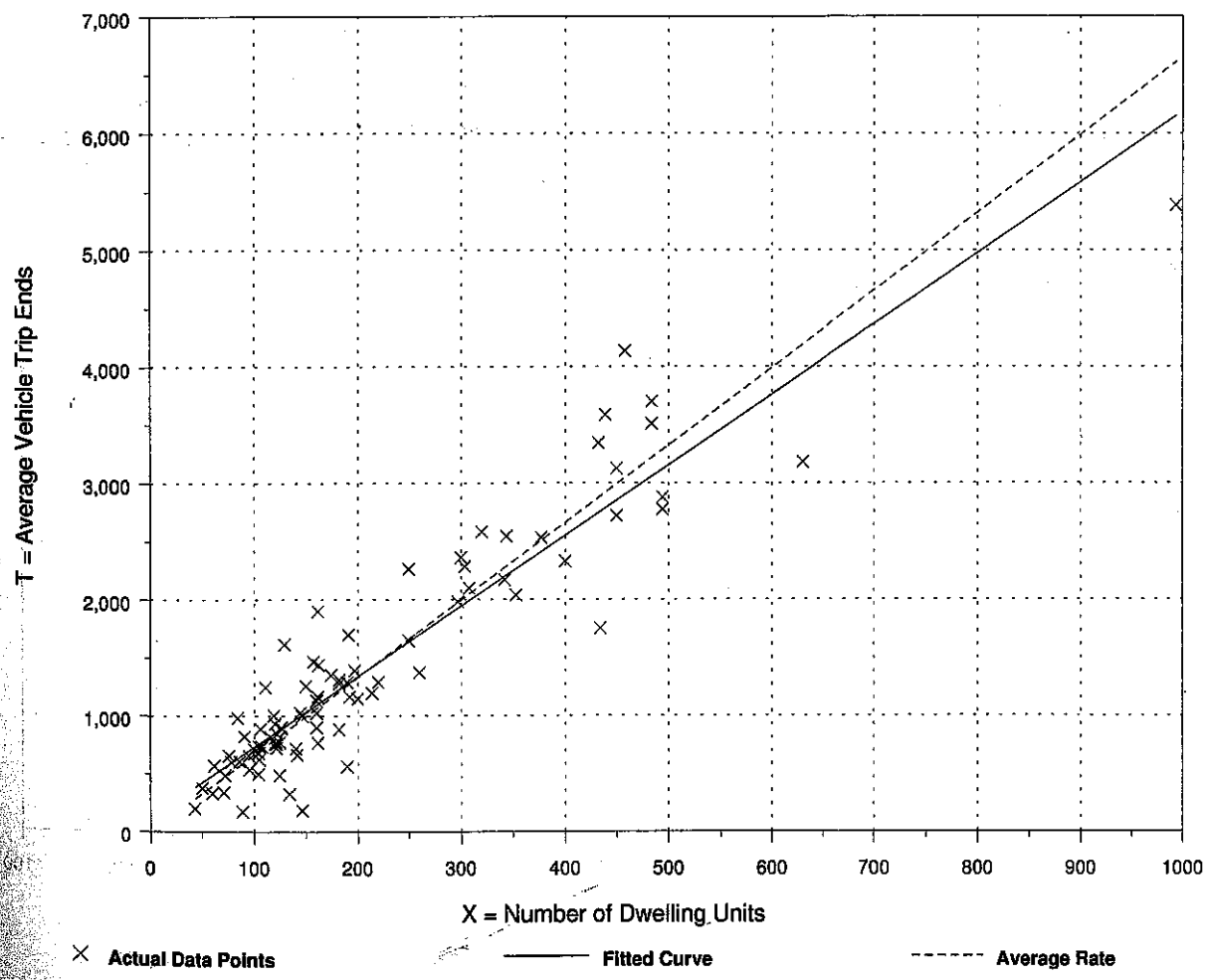
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 88
Avg. Number of Dwelling Units: 210
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.65	1.27 - 12.50	3.07

Data Plot and Equation



Fitted Curve Equation: T = 6.06(X) + 123.56 $R^2 = 0.87$

Single-Family Detached Housing
(210)

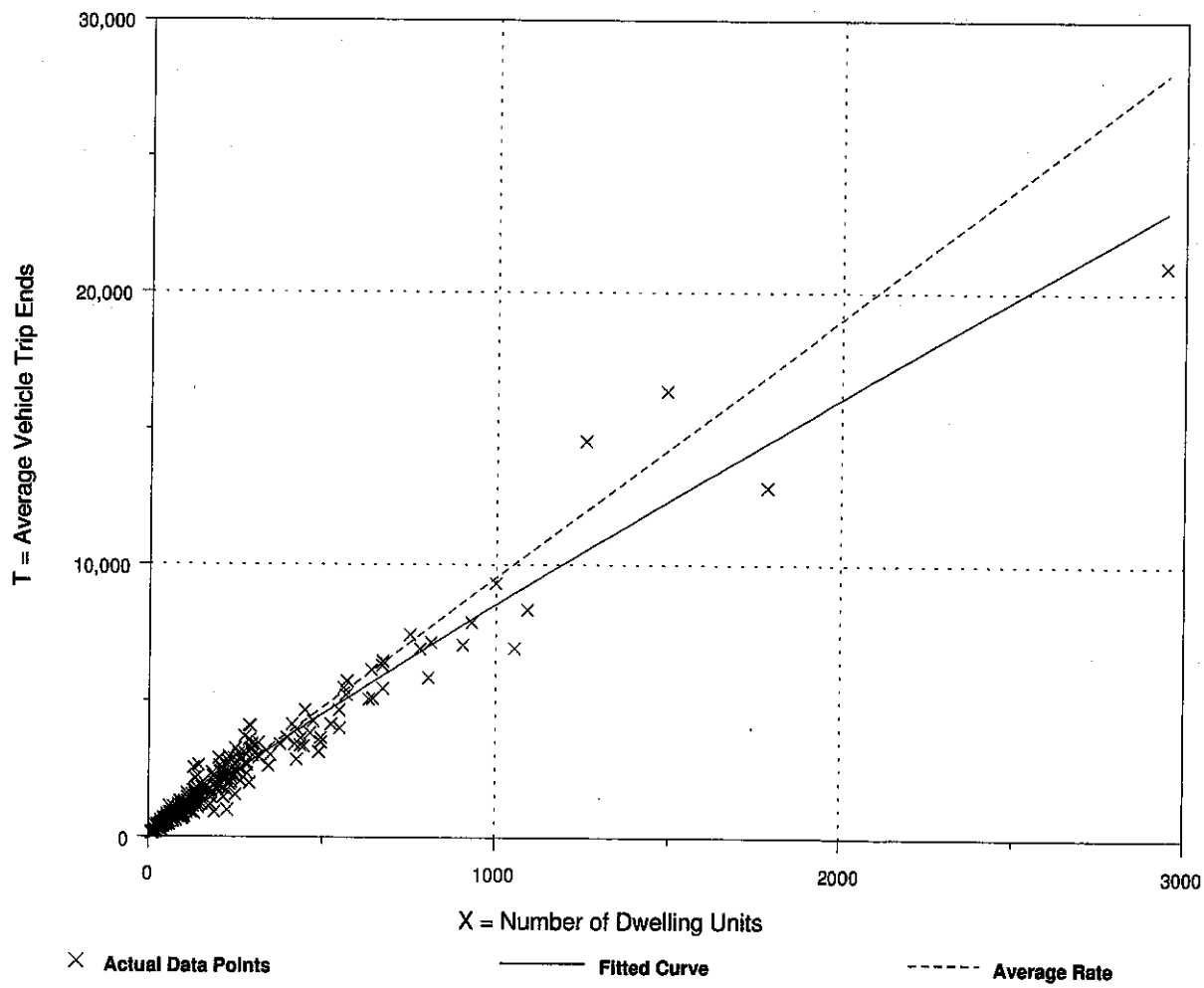
Average Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Number of Studies: 355
Avg. Number of Dwelling Units: 198
Directional Distribution: 50% entering, 50% exiting

Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.52	4.31 - 21.85	3.70

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.72

R^2 = 0.95

24. Technical and Financial Capacity § 125-66 V.

A. Cost Estimate - *Attached*
B. Financing Arrangements - *Waiver Requested*
C. Curriculum Vitae of Each Professional Associated with the Project - *Waiver Requested*
D. Descriptions of Similar Project by Developer - *Waiver Requested*

Exhibit 24.A
Cost Estimate

Earthwork	$85,000
Building Construction	$800,000
Landscaping	$20,000
	$905,000

Exhibit 24.B
Financing Arrangements
Letter of Financial Capacity

Waiver Requested.

The owner is interviewing banks at this time. The project will commence using personal resources.

25. Business Operations § 125-66 W.

A. Operating Statement - *Attached below*

B. Operation Hours Projections, Number of Employees, Proposed Shifts - *See Below*

The project will not have any full-time employees aside from the owners, Paul and Jane Weathersby. Cleaning and maintenance people will come and go as needed.

C. Operator Information - *See Below*

Management will be handled by the owners who live on site. Checkout is by 11 AM and check in is at 4 PM.

26. Mining § 125-66 X

A. DEP Permit where Applicable – *Waiver Requested*
B. Extraction Plan – *Waiver Requested*
C. Restoration Plan – *Waiver Requested*
D. Performance Guarantee for Restoration Plan – *Waiver Requested*
E. Washing Operation Plans – *Waiver Requested*
F. Evidence of Insurance – *Waiver Requested*