



# **BASECAMP GUESTHOUSES**

**2 Bogue Chitto Lane, Bar Harbor, Maine**

**Owner:**

**BaseCamp Guesthouses, LLC**

**Taylor Massey**

**52 Alder Street**

**Portland, ME 04401**

**Date: 10/08/2020**

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## **Planning Board Application**

**Submitted to: Town of Bar Harbor, Maine**

**Prepared by: Hedefine Engineering & Design, Inc.**

**P.O. Box 668, Ellsworth, ME 04605**

**[www.hedefineengineering.com](http://www.hedefineengineering.com)**



Project #20029



## **APPLICANT'S WAIVER REQUEST:**

The following waivers are being requested by the Applicant for each section of the Application for Site Plan. Land Use Ordinance references are included. Exhibit numbers and Item letters match those outlined in the Submission Application Checklist.

### **Land Use**

<b>Section</b>	<b>Applicant Exhibit – Description of Waiver Request</b>
125-66.A	EXHIBIT 1  Waiver requested for Section F as there is no farmland in the vicinity of the project.
125-66.B	EXHIBIT 2 - No waiver requested
125-66.C	EXHIBIT 3 – No waiver requested
125-66.D	EXHIBIT 4 - Waiver requested for entire section. No easements, covenants, agreements, deeds for roads or other dedicated property, performance and plant maintenance guarantees, condominiums, or site restoration guarantees are being proposed by the Applicant as part of this development.
125-66.E	EXHIBIT 5 - Waiver requested for entire section. No permitting other than Bar Harbor Planning Board approval is anticipated.
125-66.F	EXHIBIT 6 - Waiver requested for Item D – Schools & Busing. As this project is to create transient accommodations and therefore is not expected to create any impact on schools and bussing.
125-66.G	EXHIBIT 7 - Waivers requested for the following Items in this section:  Item B, C – The Applicant proposes to connect to Town water.  Item F, G – The Applicant proposes to connect to Town sewer.
125-66.H	EXHIBIT 7.1 - Waiver requested for entire section. As the Applicant is connected to and is proposing to connect to Town sewer and water systems, there is no need for DHS or DEP approvals for water or wastewater systems. The Applicant also does not propose to interfere with DOT regulated roads or drainage ways, therefore DOT approvals are also unnecessary.
125-66.J(2)	EXHIBIT 8 - No waiver requested.



- 125-66.J EXHIBIT 9 - Waivers requested for the following Items in this section:
- Item F – The Applicant is proposing to build within an existing lot and no new monumentation is proposed.
- Item H – The applicant is no proposing any land to remain undeveloped.
- Item I, J, K – The proposed project is not a new subdivision but rather is a lot being developed within a subdivision previously approved through the Bar Harbor Planning Board.
- Item Q – No signage is proposed as part of this project.
- Item R – No known vernal pools or gravel aquifers are present.
- Item S – No stone walls, graveyards or fences are known to exist on the site to be developed.
- Item W – There are no know wetlands or waterbodies on the site or within 250' of the site.
- Item X – There is no shoreline present on the site to be developed.
- Item Z – There are no areas subject to routine flood/standing water within the proposed development area.
- Item DD – No new easements to water bodies are proposed as part of this project.
- Item EE – No adjacent undeveloped land access easements are proposed as part of this project.
- Item FF – Existing open and recreation space is shown on the site plan where they are adjacent to the proposed development.
- Item II – No changes to existing parking lots are proposed as part of this project.
- Item JJ – Boring and ledge probe locations are shown on the site plan.
- 125-66.J(15) EXHIBIT 10 - No waiver requested.
- 125-66.J(22) EXHIBIT 11 - No waiver requested.
- 125-66.J(44) EXHIBIT 12 - Waivers requested for Items B, E, G, H, I, J, K, L, M, and N. The Applicant proposes to construct only a new access to proposed parking. There are no new streets are being proposed.



- 125-66.K EXHIBIT 13 - Waiver requested as there will be no change to E-911 street certification.
- 125-66.L EXHIBIT 14 - No waiver requested
- 125-66.M EXHIBIT 15 - Waiver requested as the Applicant proposes to connected to Town sewer.
- 125-66.N EXHIBIT 16 - Waiver requested as no groundwater extraction is proposed as part of this project. Applicant proposes to connected to Town water.
- 125-66.O EXHIBIT 17 - No waiver requested
- 125-66.P EXHIBIT 18 - No waiver requested
- 125-66.Q EXHIBIT 19 - Waiver requested for hazardous waste Items. No hazardous waste is anticipated to be encountered as part of this proposed development.
- 125-66.R EXHIBIT 20 - Waiver requested for Item D. The proposed development is not a restaurant.
- 125-66.S EXHIBIT 21 - No waiver requested.
- 125-66.T EXHIBIT 22 - Waiver requested for this entire section as the Applicant does not propose any signs.
- 125-66.U EXHIBIT 23 - Waiver requested for Item B. An Engineering Impact Analysis is not applicable as there is not expected to be an appreciable increase in traffic volume when compared to existing traffic volumes on State Route 3.
- 125-66.V EXHIBIT 24 – Waivers are being requested for sections C and D of this section. However, resumes for professionals associated with the project as well as relevant project experience has been provided in this section.
- 125-66.W EXHIBIT 25 – No waiver requested.
- 125-66.X EXHIBIT 26 - Waiver requested for entire section. The proposed development does not include mining.



## **APPLICANT'S EXHIBIT 1:**

### **SECTION A – SITE PLAN APPLICATION**

Please see attached to this section The Applicant's Applications for Site Plan and Site Plan/Submission Application Checklist.

The nature of the proposed project is the construction of a multi-unit, guesthouse development at 2 Bogue Chitto Lane, Bar Harbor, ME.

The Applicant, Basecamp Guesthouses, LLC, grants the Code Enforcement Officer, or his/her designee, to enter and have access to the property at all reasonable and proper times during and immediately upon completion of construction to ensure compliance with all applicable standards of this application.

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

<b>Application #:</b> SP-2020-05 <b>Owner:</b> Basecamp Guest House LLC <b>Applicant Name:</b> Taylor Massey <b>Applicant Rep/Consultant:</b> Eero Hedefine and Mike Rogers	Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
		PRE APP	App	PB		

<b>Project Description:</b> Construct two buildings for TA-2 use: one building 2,700 SF w/ 5 bedrooms and one building 2,400 SF w/5 bedrooms, both equipped with sprinkler system and served by town water and sewer.	<b>Zone:</b> Hulls Cove Business <b>Map/Lot/address:</b> 224-008-001 <b>Lot Size:</b> 24,814 SF/0.53 AC <b>Permitted Use in Zone:</b> TA-2 <b>Date/Time Pre-App:</b> July 29, 2020 @ 10:00 AM <b>Department Official:</b> MG/AC/SF
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### 1. SITE PLAN APPLICATION 125-66 a

A	Checklist	39	E			Exhibit 1.A	
<b>B</b>	Property Owner's Name/Address	39	E			Exhibit 1.B	
<b>C</b>	Applicant's Name/Address	39	E			Exhibit 1.B	
<b>D</b>	Project Representatives Name/Address	39	E			Exhibit 1.D	
<b>E</b>	Abutters Name & Address within 300 ft. of Property Lines	40	E			Exhibit 1.E	
<b>F</b>	Indication of Registered Farmland within 150 ft.	40	W			No Farmland in BH	
<b>G</b>	Description of Proposed Use	40	E			Exhibit 1.B/Exhibit 1.G	
<b>H</b>	Written Authorization for Town Official Access	40	E			Exhibit 1.B	
<b>I</b>	Explain how project meets standards	40	E				

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

<b>A</b>	Administrative Fee	40	E			Exhibit 2.A	
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<b>B</b>	Evidence of Ordinance & Reg. Compliance	40	<b>E</b>			Provided by CEO	
<b>3. TITLE and INTEREST 125-66 C</b>							
A/B	Current Deed <u>OR</u> Purchase and Sale Agreement	40	<b>E</b>			Exhibit 3.A	
C	Easements, Deed Restriction, R.O.W's, etc.	40	<b>E</b>			Exhibit 3.C.1/ Exhibit 3.C.2/ Exhibit 3.C.3/ Exhibit 3.C.4	
<b>4. LEGAL DOCUMENTS 125-66 D</b>							
A	Proposed Easements, Covenants, Agreements, etc.	40	<b>W</b>				
B	Proposed Deed for Roads or Other Property to be Dedicated	40.1	<b>W</b>				
C	Proposed Performance and Plant Maintenance Guarantees	40.1	<b>W</b>				
D	For condominiums proposed declaration, By Laws, etc.	40.1	<b>W</b>				
E	Site Restoration Guarantee (if required)	40.1	<b>E</b>			Exhibit 4.E	Site Restoration Guarantees are not being proposed for this development.
<b>5. PERMITS 125-66 E</b>							
A	Army Corps of Engineers	40.1	<b>W</b>				

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<b>B</b>	Maine D.E.P.	40.1	<b>W</b>				
<b>C</b>	Other (DOT, Design Review Board, Appeals Board)	40.1	<b>W</b>				
<b>6. STATEMENTS OF CAPACITY &amp; DESIGN 125-66 F STAFF PROVIDED</b>							
<b>A</b>	Police	40.1	<b>E</b>			Exhibit 6.A	
<b>B</b>	Public Works - Solid Waste; Storm Water; Street, and Recreation	40.1	<b>E</b>			Exhibit 6.B	
<b>C</b>	Sewer	40.1	<b>E</b>			Exhibit 6.C	
<b>D</b>	Schools & Busing	40.1	<b>W</b>				
<b>E</b>	Water	40.1	<b>E</b>			Exhibit 6.E	
<b>7. DESIGN PLANS 125-66 G</b>							
<b>A</b>	Public Water Supply	40.1	<b>E</b>			See Site Plan	
<b>B</b>	Central Private Water Supply	40.1	<b>W</b>				
<b>C</b>	Individual Wells	40.2	<b>W</b>				
<b>D</b>	Fire/dry Hydrants and Ponds	40.2	<b>E</b>			Exhibit 8.G / Site Plan	
<b>E</b>	Public Sewer	40.2	<b>E</b>			See Site Plan	
<b>F</b>	Central Subsurface Wastewater System	40.2	<b>W</b>				
<b>G</b>	Shared Subsurface Wastewater System	41	<b>W</b>				
<b>H</b>	Stormwater Disposal System	41	<b>E</b>			Exhibit 7H / See Site Plans	

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<b>I</b>	All other utilities (such as gas, electricity, and cable)	<b>41</b>	<b>E</b>			<b>See Site Plan</b>	
<b>7.1 DESIGN APPROVAL by State &amp; Local Agencies 125-66 H</b>							
<b>A</b>	Central Water Supply (DHHS)	<b>41</b>	<b>W</b>				
<b>B</b>	Individual Wells (DHHS)	<b>41</b>	<b>W</b>				
<b>C</b>	Central Subsurface Sewage Disposal (DHHS)	<b>41</b>	<b>W</b>				
<b>D</b>	Waste Water Discharge (DEP)	<b>41</b>	<b>W</b>				
<b>E</b>	Approval by DOT	<b>41</b>	<b>W</b>				
<b>MAPS &amp; PLANS 125-66 J. (2)</b>							
<b>8. LOCATION MAP (Location indicated on a USGS 7.5 minute map)</b>							
	Magnetic North	<b>41</b>	<b>E</b>			<b>Exhibit 8</b>	
	Plan Preparation Date	<b>41</b>	<b>E</b>			<b>Exhibit 8</b>	
	Graphic Scale	<b>41</b>	<b>E</b>			<b>Exhibit 8</b>	
	Owner & Applicant Name/Address	<b>41</b>	<b>E</b>			<b>Exhibit 1.B</b>	
	Designer, Surveyor, Engineer	<b>41</b>	<b>E</b>			<b>On site plan</b>	
	Name of each Municipality in which the development is located	<b>41</b>	<b>E</b>			<b>On site plan</b>	
	Tax Map & Lot Number(s) and Land Use District	<b>41</b>	<b>E</b>			<b>Exhibit 8.F/Exhibit 8.G</b>	

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<b>9. SITE PLAN Scale not to Exceed 1"=40' 125-66 J</b>							
	Magnetic North	41	<b>E</b>			On site plan	
	Plan Preparation Date	41	<b>E</b>			On site plan	
	Graphic Scale	41	<b>E</b>			On site plan	
	Owner & Applicant Name/Address	41	<b>E</b>			Exhibit 1.B	
	Designer, Surveyor, Engineer	41	<b>E</b>			On site plan	
	Name of each Municipality in which the development is located	41	<b>E</b>			On site plan	
<b>A</b>	Abutting Property owners with Book/Page References	41	<b>E</b>			Exhibit 1.E / Exhibit 9.A	
<b>B</b>	Tax Map & Lot Number(s)	41	<b>E</b>			Exhibit 8.G	
<b>C</b>	Land Use District(s)	41	<b>E</b>			Exhibit 8.F	
<b>D</b>	Lot Line Dimensions (metes & bounds)	41	<b>E</b>			Exhibit 3.C.2	
<b>E</b>	Lot Size in Square Feet	41	<b>E</b>			Exhibit 3.C.2 / 24,814 SF	
<b>F</b>	Locations of Lot Monumentations	41	<b>W</b>				
<b>G</b>	Total Proposed Development Acreage	41	<b>E</b>			Exhibit 9.G	
<b>H</b>	Remaining Undeveloped Land Retained	42	<b>W</b>				
<b>I</b>	Lot Numbers	42	<b>W</b>				
<b>J</b>	Lots Developed/Sold within Past 5 Years	42	<b>W</b>				

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<b>K</b>	Subdivisions within 200 ft. With Owners Names	42	<b>W</b>				
<b>L</b>	Existing/Proposed Contours @ 5 or 10 ft. Intervals	42	<b>E</b>			Exhibit 9.L / Site Plan	
<b>M</b>	<b>Items within 200 feet of the subject property:</b>	42					
	Buildings & Structures	42	<b>E</b>			Exhibit 9.M	
	Streets (W/names)	42	<b>E</b>			Exhibit 9.M	
	Sidewalks	42	<b>E</b>			Exhibit 9.M	
	Easements	42	<b>E</b>			Exhibit 9.M	
	Driveways, Entrances, Exits	42	<b>E</b>			Exhibit 9.M	
<b>N</b>	Location of Existing & Proposed Buildings/Structures On Site	42	<b>E</b>			On site plan	
<b>O</b>	Distance between Proposed Buildings/Structures On Site	42	<b>E</b>			On site plan	
<b>P</b>	Utilities Locations - Existing/Proposed	42	<b>E</b>			On site plan	
<b>Q</b>	Sign Locations - Existing/Proposed	42	<b>W</b>			None proposed	
<b>R</b>	Open Drainage Courses, Wetlands, Vernal Pools, and Gravel Aquifers	42	<b>W</b>			There are none	
<b>S</b>	Stone Walls, Graveyards, and Fences	43	<b>W</b>			There are none	
<b>T</b>	Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)	43	<b>E</b>			Exhibit 9.T	
<b>U</b>	Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)	43	<b>E</b>			Exhibit 9.U	

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<b>V</b>	Historic & Archaeological Site Locations	43	<b>E</b>			Exhibit 9.V.Y	
<b>W</b>	Wetlands & Waterbody Locations within 250' (regardless of size)	43	<b>W</b>			There are none	
<b>X</b>	Shoreline	43	<b>W</b>				
<b>Y</b>	100 Year Flood Elevation	43	<b>E</b>			Exhibit 9.V.Y	
<b>Z</b>	Portions of the Site Subject to Routine Flood/Standing Water	43	<b>W</b>			There are none	
<b>AA</b>	Lot Lines and Water bodies Setbacks	43	<b>E</b>			On site plan	
<b>BB</b>	Fire Hydrants & Fire Ponds Existing/Proposed	43	<b>E</b>			Exhibit 8.G_Tax Map / On site plan	
<b>CC</b>	Fire/Emergency Equipment Site Access	43	<b>E</b>			On site plan	
<b>DD</b>	Easements/Access to Water Bodies Existing/Proposed	43	<b>W</b>				
<b>EE</b>	Access Locations to Adjacent Undeveloped Land	43	<b>W</b>				
<b>FF</b>	Recreation/Open Space Land Existing/Proposed	43	<b>W</b>				
<b>GG</b>	Solid, Industrial, Chemical, Explosive or Hazardous Waste Locations	43	<b>E</b>			On site plan	
<b>HH</b>	Lot Coverage Calculations - Existing/Proposed	43	<b>E</b>			Exhibit 9.G/On Site Plan	
<b>II</b>	Parking Locations with Dimension, Angles, Radii, etc.	44	<b>E</b>			On site plan	
<b>JJ</b>	Soil Test Pit Location	44	<b>W</b>				

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<b>10.</b>	<b>MEDIUM INTENSITY SOIL SURVEY – 125-66 J.(15)</b>	42	<b>E</b>			Exhibit 10.A / Exhibit 10.B	
<b>11. LANDSCAPING, BUFFERING &amp; SCREENING PLAN 125- 66 J (22)</b>							
A	Botanical & Common Names	42	<b>E</b>			On landscape plan	
B	Plant Locations & Size	42	<b>E</b>			On landscape plan	
C	Installation Schedule	42	<b>E</b>			On landscape plan	
D	Maintenance Plan	42	<b>E</b>			On landscape plan	
E	Vegetation Clearing Limits	42	<b>E</b>			Exhibit 11.E	
F	Tree (8+" d.b.h.) Locations	43	<b>W</b>			On landscape plan	
<b>12. STREET, SIDEWALK &amp; ACCESS PLAN 125-66 J (44)</b>							
<i>Construction Drawings Showing a Plan View, Profile, and Typical Cross Section of the following within 300' at 50' Intervals</i>							
A	Drainage Scheme at all Intersections Existing/Proposed	44	<b>E</b>			For driveway	
B	Intersections of Proposed Streets with Existing Streets	44	<b>W</b>				
C	Access - Roadway/R.O.W. with Edge of Payment, Shoulders, Sidewalks and Curbs	44	<b>E</b>			For driveway On site plan	
D	Drainage Feature - Type, Size, Profile, Cross Section, and Inverts	44	<b>E</b>			For driveway	

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<b>E</b>	Horizontal & Vertical Curve Data	44	<b>W</b>				
<b>F</b>	Intersections - Turning Radii	44	<b>E</b>			For driveway <b>On site plan</b>	
<b>G</b>	Centerline Grade	44	<b>W</b>				
<b>H</b>	Bearing, Distance, Tangent, Radii for All Street Lines	44	<b>W</b>				
<b>I</b>	Location, Dimension, Grade, Radii of Accel. and Decel. Lanes	44	<b>W</b>				
<b>J</b>	Design Details for Street Improvements	44	<b>W</b>				
<b>K</b>	Travel Direction	44	<b>W</b>				
<b>L</b>	Crosswalk Locations	44	<b>W</b>				
<b>M</b>	Street Names	44	<b>E</b>			Not need. <b>Exhibit 12.M</b>	
<b>N</b>	Subdivision Name	44	<b>W</b>				
<b>13. E-911 125-66 K</b>							
<b>A</b>	Street Name Certification by Addressing Office	45	<b>E</b>			Not need. <b>Exhibit 12.M</b>	
<b>14. PHOTOGRAPHS 125-66 L (All pictures must be labeled with a description)</b>							
<b>A</b>	Town's Aerial Photograph	45	<b>E</b>			<b>Exhibit 14.A</b>	
<b>B</b>	Pictorial of Site from Public Ways, Site Location/N,S,E,W	45	<b>E</b>			<b>Exhibit 14.B</b>	
	Existing Improvements within 200'	45	<b>E</b>			<b>Exhibit 14.B</b>	

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	Existing Vegetation within 200'	45	<b>E</b>			Exhibit 14.B	
	Other Physical and Natural Features within 200'	45	<b>E</b>			Exhibit 14.B	
<b>15. SUBSURFACE WASTEWATER DISPOSAL 125-66 M</b>							
A	HHE 200 Forms	46	<b>W</b>				
<b>16. GROUNDWATER - to be extracted 125-66 N</b>							
A	Use Assessment - Daily, Monthly, & Annual Rate	46	<b>W</b>				
B	Hydrogeological Impact Study I	46	<b>W</b>				
<b>17. EROSION &amp; SEDIMENTATION PLAN 125-66 O</b>							
A	Erosion & Sedimentation Control Plan	46.1	<b>E</b>			Exhibit 17.A / See site plans	
<b>18. FIRE PROTECTION 125-66 P</b>							
A	Statement from Bar Harbor Fire Chief (STAFF PROVIDED)		<b>E</b>				
B	State Fire Marshall's Office Preliminary Approval	46.1	<b>E</b>			Exhibit 18.B	
<b>19. SOLID &amp; HAZARDOUS WASTE 125-66 Q</b>							
A	Description, Amount and Nature Of Solid and/or Hazardous Waste	47	<b>E</b>			See Exhibit 6	

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	Copy Of Applicable Fed & State Regs for Spec. & Hazardous Wastes	47	<b>W</b>				
	Copy Of Applicable Fed & State Permits for Spec. & Hazardous Wastes	47	<b>W</b>				
	Method of Transport, Storage, Disposal and Material Handling	47	<b>W</b>				
<b>20. BUILDING PLANS &amp; ELEVATIONS 125-66R</b>							
<b>A</b>	Floor Plans for All Levels of All Structures	47	<b>E</b>			Exhibit 20.A	
<b>B</b>	All Elevations Indicating Height and Proposed Exterior Materials and Colors	47	<b>E</b>			Exhibit 20.B	
<b>C</b>	Proposed Use of All Floors	47	<b>E</b>			Exhibit 20.A	
<b>D</b>	Seating Capacity - Restaurants only	47	<b>W</b>				
<b>21. LIGHTING PLAN 125-66 S</b>							
<b>A</b>	Exterior Lighting Details Existing & Proposed	47	<b>E</b>			Exhibit 21.A/B	
<b>B</b>	Types of Fixture with Manufacturer' Specifications Sheets	48	<b>E</b>			Exhibit 21.A/B	
<b>C</b>	Radius of Intensity of Illumination	48	<b>E</b>			Exhibit 21.C	
<b>22. SIGNS 125-66 T</b>							
<b>A</b>	Design Details Existing & Proposed	48	<b>W</b>			None proposed	

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-2020-05 Owner: Basecamp Guest House LLC Applicant Name: Taylor Massey Applicant Rep/Consultant: Eero Hedefine and Mike Rogers		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>23. TRAFFIC IMPACT 125-66 U</b>							
A	Trip Estimates - Amount & Type - Day & Peak Hours	48	<b>E</b>			Per ITE / See Exhibit 23.A	
B	Engineering Impact Analysis	48	<b>W</b>				
<b>24. TECHNICAL &amp; FINANCIAL CAPACITY 125-66 V</b>							
A	Cost Estimate	48	<b>E</b>			Exhibit 24.A	
B	Financing Arrangements	48	<b>E</b>			Exhibit 24.B	
C	Curriculum Vita of Each Professional Assoc With Project	48	<b>W</b>				
D	Descriptions of Similar Project by Developer	48	<b>W</b>				
<b>25. BUSINESS OPERATIONS 125-66 W</b>							
A	Operating Statement & Mitigation Plan	48	<b>E</b>			Exhibit 25.A	
B	Employment & Operation Hours Projections	48	<b>E</b>			Exhibit 25.B	
C	Operator Information (if not owner)	49	<b>E</b>			Exhibit 25.C	
<b>26. MINING 125-66 X</b>							
A	D.E.P. Permit where Applicable	49	<b>W</b>				
B	Extraction Plan	49	<b>W</b>				

## Bar Harbor Planning Department - Site Plan/Subdivision Application Checklist

Application #: SP-2020-05 Owner: Basecamp Guest House LLC Applicant Name: Taylor Massey Applicant Rep/Consultant: Eero Hedefine and Mike Rogers		Page #	Exhibit Waiver (W)			Comments	Applicant to describe reasons why waiver should be granted §125-63
			PRE APP	App	PB		
<b>C</b>	Restoration Plan	<b>49</b>	<b>W</b>				
<b>D</b>	Performance Guarantee for Restoration Plan	<b>49</b>	<b>W</b>				
<b>E</b>	Washing Operation Plans	<b>49</b>	<b>W</b>				
<b>F</b>	Evidence of Insurance	<b>49</b>	<b>W</b>				

**Notes:**



BAR HARBOR PLANNING BOARD  
APPLICATION FOR SITEPLAN

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

APPLICATION # SP-2020-05 DATE 10-08-2020

FEE \$ 2,282.00 MAP 224 LOT 008-001 USE TA-2

**APPLICANT :**

Name BaseCamp Guesthouses, LLC - Taylor Massey, Manager

Address 52 Alder Street, Suite 1  
Portland, ME 04101

Telephone (325) 518 1427

Email Tmass@BaseCampGuesthouses.com

**OWNER :**

Name BaseCamp Guesthouses, LLC - Taylor Massey, Manager

Address 52 Alder Street, Suite 1  
Portland, ME 04101

Telephone (325) 518 1427

Email Tmass@BaseCampGuesthouses.com

**PROJECT REPRESENTATIVES:**

Name Hedefine Engineering & Design LARK Studio

Address PO Box 668 18 Pleasant Street  
Ellsworth, ME 04605 Bar Harbor, ME 04609

Telephone (207) 664 0930 (207) 801 9634

Email Eero@hedeng.co mrogers@la-rk.com



BAR HARBOR PLANNING BOARD  
APPLICATION FOR SITEPLAN

( as described by Article V 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 two building complex containing six TA-2 units for year round occupation.

**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 it 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 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.

Taylor Massey September 10, 2020  
Applicant Taylor Massey, Manager, BaseCamp Guesthouses LLC Date

Taylor Massey September 10, 2020  
Owner Taylor Massey, Manager, BaseCamp Guesthouses LLC Date



**Exhibit 1.D**

**Written Authorization for Town Official Access**

BaseCamp Guesthouses LLC

2 Bogue Chitto Lane

Bar Harbor, ME 04609

Tax Map: 224, Lot: 008-001

This letter serves as authorization for Hedefine Engineering & Design and LARK Studio to act on behalf of BaseCamp Guesthouses LLC 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.

*Taylor Massey*

\_\_\_\_\_  
Signature

Taylor Massey, Manager, BaseCamp Guesthouses LLC

Title

September 10, 2020

\_\_\_\_\_  
Date



**Exhibit 1.E**

**Abutters Name & Address within 300 ft. of Property Line**

BaseCamp Guesthouses LLC

2 Bogue Chitto Lane

Bar Harbor, ME 04609

Tax Map: 224, Lot: 008-001

-----

Prop ID: 224-005-000

Prop Location: 5 OCEAN AVENUE Bar Harbor, ME

Owner: ALLEN, LARA

Book: 2700 / Page: 0309

-----

Prop ID: 224-006-000

Prop Location: 521 EDEN STREET Bar Harbor, ME

Owner: KINSEY, FRANCIS E

Book: 1359 / Page: 0364

-----

Prop ID: 224-008-002

Prop Location: 3 BOGUE CHITTO LANE Bar Harbor, ME

Owner: PARADIS AND SHAW, LLC

Book: 5296 / Page: 0155

-----

Prop ID: 224-008-003

Prop Location: 6 BOGUE CHITTO LANE Bar Harbor, ME

Owner: PIECE OF THE ROCK BUILDERS, LLC

Book: 8980 / Page: 0940

-----

Prop ID: 224-008-004



Prop Location: 11 BOGUE CHITTO LANE Bar Harbor, ME

Owner: OLD BEARS, LLC

Book: 6986 / Page: 0168

-----

Prop ID: 224-008-005

Prop Location: 10 BOGUE CHITTO LANE Bar Harbor, ME

Owner: TIBBETTS, WESLEY C

Co-Owner: TIBBETTS, LESLIE M

Book: 6974 / Page: 0014

-----

Prop ID: 224-008-006

Prop Location: 12 BOGUE CHITTO LANE Bar Harbor, ME

Owner: WARM MANAGEMENT LLC

Book: 6182 / Page: 0150

-----

Prop ID: 224-008-007

Prop Location: 16 BOGUE CHITTO LANE Bar Harbor, ME

Owner: OLD BEARS, LLC

Book: 6986 / Page: 0168

-----

Prop ID: 224-008-008

Prop Location: 22 BOGUE CHITTO LANE Bar Harbor, ME

Owner: FOSTER, TIMOTHY W

Co-Owner: FOSTER, SUZANNE G

Book: 6647 / Page: 0239

-----

Prop ID: 224-008-010

Prop Location: 493 EDEN STREET Bar Harbor, ME

Owner: PARADIS AND SHAW, LLC



Book: 5296 / Page: 0155

---

Prop ID: 224-022-000

Prop Location: 15 OCEAN AVENUE Bar Harbor, ME

Owner: HOLIDAY ASSOCIATES OF NAPLES

Book: 3177 / Page: 0064

---

Prop ID: 230-001-000

Prop Location: 25 VISITORS CENTER ROAD Bar Harbor, ME

Owner: ACADIA NAT'L PARK VISITORS CTR

Book: 0876 / Page: 0047

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## **Exhibit 1.G**

### **Project Description**

The owner's application is to construct a six-unit rental complex at 2 Bogue Chitto Lane for year-round use. The project site is 0.57 acres located within the Hulls Cove Business District (H). The owner's overall vision is to provide accessible and sustainable transient accommodation to facilitate visitation to the area throughout the year. The complex consists of one three story building and one two story building, each containing three rental units. The project will include dedicated onsite parking for each unit (including two accessible spaces), accessible walkways to every building entrance, green space with native vegetation, and communal amenities for use by all residents. In order to exemplify the highest dedication to sustainable design, the project also aspires for full Passive House certification by the Passive House Institute US.

The complex will contain the following:

#### **Building A**

Two (2): 2 Bedroom Transient Units – TA-2

One (1): 1 Bedroom Transient Unit – TA-2

#### **Building B**

One (1): 3 Bedroom Transient Unit – TA-2

Two (2): 1 Bedroom Transient Units – TA-2

Communal Facilities for all residents



## **Exhibit 1.I**

### **Explanation of How Project Meets Standards:**

#### **A. Permitted Use**

The project is located with zoning district H (Hulls Cove Business). Approved activities within this district per Town of Bar Harbor, ME, Land Use Activities and Standards: 125-24-D include Transient Accommodations (TA-2). Town of Bar Harbor, ME, Land Use Activities and Standards: 125-109-B defines TA-2 as “a building or buildings where for compensation lodging is provided (four to 25 rooms). No meals are served.” The intended use of the project meets these criteria.

#### **B. Lot Standards**

Per Town of Bar Harbor, ME, Land Use Activities and Standards: 125-24-B, Dimensional Standards are as follow:

- Minimum lot size: 10,000 square feet with sewers; 40,000 square feet without sewers.  
*Project Lot Size is surveyed to be 24,814 SF*
- Minimum road frontage and lot width: 100 [feet] with sewers; 150 [feet] without sewers.  
*Project Minimum road front is surveyed to be 120.96 Feet (East Lot Line)*
- Minimum front setback: 15 [feet].  
*Advisory ruling March 3, 2020 confirms that property lines on both Eden Street (Route 3) and Bogue Chitto Lane are considered front lot lines. Nearest construction to front lot line is 23' 8" from south lot boundary (Eden Street, Route 3) and nearest construction to front lot line is 23' 1" from east lot boundary (Bogue Chitto Lane)*
- Minimum side setback: five [feet].  
*Advisory ruling March 3, 2020 confirms that property lines opposite of both Eden Street (Route 3) and Bogue Chitto Lane are considered side lot lines. Nearest construction to side lot line is 5' – 0" (Roof line) and 7' – 0 3/8" (Building Footprint) form north lot boundary (Eden Street, Route 3). Nearest construction to side lot line is 5' – 0 3/8" (Roof line) and 19' – 8" (Building Footprint) form north lot boundary (Eden Street, Route 3)*
- Maximum lot coverage: 75%.  
*Project lot size is 24,814 SF and Total Lot Coverage is 13,475 SF (54.3% of the Site) Parking is 2,366 SF (9.5% of Site). Site Circulation Coverage is 1,820 SF (7.3% of Site). Exterior Patios are 1,112 SF (4.5% of Site). Building Footprints are 3,440 SF (13.9% of Site). Roof Footprints are 5,688 SF with 951 SF overhanging above other constructed surfaces (22.9% of Site)*



## **Exhibit 1.I**

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### **C. Height**

Per Town of Bar Harbor, ME, Land Use Activities and Standards: 125-24-B, Height Standard is as follow:

- Maximum height: 40 feet...vertical distance between the mean original grade and the highest point of any structure...

*Mean Original Grade of all structures is 75.065'. The highest portion of any structure is 31' – 3 ½" above this height.*

### **E. Parking Areas and Driveways**

Town of Bar Harbor, ME, Land Use Activities and Standards has no minimum parking spaces for Transient Accommodation (TA-2). However, the project is providing one parking spot for each rentable unit, six spots total. Two of these spots meet ADA accessibility requirements.

### **G. Street, Sidewalks, and Access**

There are currently no sidewalks on any of the bordering streets. No new streets or sidewalks are proposed. Vehicular access to the parking area is provided off Bogue Chitto Lane. This is permissible per Town of Bar Harbor, ME, Land Use Activities and Standards 125-67.B.6.

### **H. Buffering and Screening**

Construction and grading for stormwater detention will require the clearing of the middle of the site and on the northwestern and southwestern portions of the site. Existing vegetation will remain along most of the property lines to the setbacks. As shown on the landscape plan, additional evergreens will be planted to shield the building and parking from traffic on Route 3. Additional evergreens will also be planted on the northern and western portions of the site to shield the project from the adjacent property.

The design goal of the project is to restore the site with native vegetation while buffering the project from unwanted noise and lights from the adjacent roads and property as much as possible.

There are not large dumpsters on the project, and the residential size receptacles will be fully enclosed in wooden enclosures.

### **J. Municipal Water Supply**

The project will connect to the Town's water supply. A letter was sent to the local water district to verify capacity and ability to serve the project's needs.



**L. Stormwater**

The project will conform to the stormwater standards set out in the Bar Harbor Site Plan Review Ordinance. To meet standards a small grassed area on the project site is used to mitigate stormwater flows and keep Post-development flows below a 10% increase from Pre-development stormwater flows.

**M. Municipal Sewer Facilities**

The project will connect to the municipal sewer system utilizing a new on-site grinder pump station which will connect to the sewer force main stub provided during the construction of Bogue Chitto Subdivision.

**O. Soils**

The project will not have any negative impact on the soil in the area as the soil is not rated severe or very severe by the Count Soil Survey of the USDA Soil Conservation Service. See soil survey map.

**P. Landscaping**

This project includes a robust landscaping plan utilizing native and naturalized plantings common to the island. Screening of and from adjacent properties and roads will help reinforce the inward-looking design, creating a sense of privacy and natural emersion to the greatest extent possible for visitors. Walkways and driveways will use decomposed granite, held in place with an epoxy application, already successfully used in such places as the Ocean Drive Path and the Shore Path. Small entry patios with decorative pavers are at each main entry point.

**Q. Erosion**

Erosion and sedimentation control will be provided by first protecting bare soil to reduce initial erosion. Secondly, limiting the amount of area disturbed at any given time and installing proper erosion control measures prior to ground disturbance. Plantings and temporary seed (where necessary) greatly aid this effort. In addition, these plantings will protect the watershed from any nitrogen or phosphorous runoff. See additional details on site plans and in the attached Erosion and Sedimentation Control Report.

**T. Refuse Disposal**

The project will provide two residential size receptacles for trash and two residential size receptacles for recyclable materials. The receptacles will be enclosed in wooden enclosures in the locations noted on the site plan. An outside contractor will be responsible for transporting refuse to the Bar Harbor Transfer Station.



## **Z. Light and Glare**

The project will not create excessive light or glare. All exterior fixtures including wall mounted and path lights are shown on the lighting plan. These fixtures are full cut-off and will not contribute to any light pollution in any notable way. These path lights were recently used locally at the Bar Harbor Inn pool, to great success.

## **DD. Utilities**

Utility connection for the project site will utilize utility stubs provided during the construction of Bogue Chitto Subdivision. Additionally, a buried LP tank will be installed providing LP service to the buildings.

## **EE. Fire Protection**

Per the requirements of the International Building Code 2015 and NFPA 101, the project will be equipped throughout with a NFPA 13D automatic sprinkler system. Fire hydrant access exists about 230 feet to the east of the site and 310 feet west of the site. Per the requirements of NFPA 1, each building of the project has entrances within 150' from existing fire department access roads and the project's parking court will provide additional fire department access.

## **GG. Financial and Technical Capacity**

Documentation has been provided to demonstrate that the owner has the financial capacity to complete and maintain the project.

## **HH. Other Municipal Services**

There are no other municipal services that require connection at this time.

## **LL. Historical and Archaeological Resources**

The project site has not been identified by the Maine Historic Preservation Commission or the Town of Bar Harbor to have any historic or archeological resources.

## **MM. Utilization of the Site**

The project does not negatively impact any environmentally sensitive areas. There are no wetlands, vernal pools, gravel aquifers, or significant wildlife habitat within site.



## **NN. Natural Features**

The project does not negatively impact any environmentally sensitive areas. There are no rare or irreplaceable natural areas within site. Boulders and broken ledge from on site work will be reused on site for retaining and naturalizing the landscape.



**APPLICANT'S EXHIBIT 2:**

**SECTION B – FEES**

This application is accompanied by a submission fee of \$2,282.00.

**Exhibit 2.A**

**Copy of Fees Check Submitted:**

1019

BASECAMP GUESTHOUSES, LLC  
2849 AIRPORT BLVD  
ABILENE, TX 79602-2127

DATE 09-15-2020 32-61/1110

PAY TO THE ORDER OF Town of Bar Harbor \$ 2,282.00

Two thousand two hundred and eighty-two dollars and zero cents DOLLARS

CHASE  
JPMorgan Chase Bank, N.A.  
www.Chase.com

FOR Site Plan Review, Application #SP-2020-05

Taylor Masseng

⑈001019⑈ ⑆111000614⑆ 758716489⑈



**APPLICANT'S EXHIBIT 3:**

**SECTION C – TITLE & INTEREST**

Basecamp Guesthouses, LLC currently owns 2 adjacent lots along Bogue Chitto Rd in Bar Harbor, Maine. The attached deeds demonstrate that Basecamp Guesthouses, LLC has purchased these lots.

Reference number for the deed attached is as follows:

Book # 70361      Page # 839

## **EXHIBIT A**

A certain lot or parcel of land, situated in Bar Harbor, County of Hancock, State of Maine, bounded and described as follows, to wit:

Being Lot No. 1 as shown and depicted on plan of subdivision entitled "Final Subdivision Plan of Bogue Chitto Subdivision", Route 3, Bar Harbor, Maine, dated December 15, 2010 and recorded in the Hancock County Registry of Deeds at Plan File 40, No. 33.

The above-described lot is conveyed subject to and with the benefit of all provisions set forth in the Declaration of Protective Covenants and Road Maintenance Agreement dated February 6, 2014, recorded in Book 6182, Page 137 in the Hancock County Registry of Deeds, as amended by two Unanimous Consents of the members of Bogue Chitto Homeowners' Association, the first dated May 15, 2015 relocating the footpath running through Lot 9 to follow the path depicted on the attached plan prepared by G.F. Johnston & Associates, and the second on June 22, 2015 adding the following subparagraph (iii) to Section E of the Declaration:

“(iii) No amendment can modify the revised location of the footpath as it crosses Lot No. 9 as shown on Exhibit A annexed hereto without the written consent of the owner of Lot No. 9.”

Reference is made to the First Amendment To The Declaration of Protective Covenants and Road Maintenance Agreement, dated July 2, 2015, recorded in the Hancock County Registry of Deeds in Book 6421, Page 1. Further reference is made to the Second Amendment To The Declaration of Protective Covenants and Road Maintenance Agreement, dated August 1, 2016, recorded in the Hancock County Registry of Deeds in Book 6712, Page 59.

Further, all Lot Owners shall become members of the Bogue Chitto Homeowners' Association. The Association shall be responsible for the collection and disbursement of road, common area and if applicable, utility maintenance, expenses for the premises, together with the management of common areas all as set forth in the above described Declaration of Protective Covenants and Road Maintenance Agreement, as amended. Bogue Chitto Homeowners' Association shall retain the right to enforce all restrictions set forth on the subdivision plan recorded in the Hancock County Registry of Deeds at Plan File 40, No. 33 and in those restrictive covenants set forth in the above-described Declaration, as amended.

The Grantor herein reserves the fee to Bogue Chitto Lane, as depicted on the above described survey plan. The Grantor and its assigns may be granting others the right to use (for purposes of a way, including the right of ingress and egress, and egress by foot or by vehicle and the installation, use, maintenance, repair and replacement of all above and below-ground utilities, including sewer, water, gas, electricity, voice, cable, transmission of electronic data) Bogue Chitto Lane in connection with the development of Bogue Chitto Subdivision. The herein Grantees are conveyed a license to use Bogue Chitto Lane for all purposes of a way until such time as the Town of Bar Harbor accepts Bogue Chitto Lane as a public way. This license shall be irrevocable until such time as the Town of Bar Harbor accepts Bogue Chitto Lane as a public right of way. During the time period prior to the acceptance by the Town of Bar Harbor of Bogue Chitto Lane, the Lot Owners shall be responsible for the repair and maintenance of the road, together with any above or below ground utility infrastructure and other common areas infrastructure located over and under the said Bogue Chitto Lane, as is set forth on the above-described subdivision plan. Maintenance shall include keeping the road plowed, in order to allow access to emergency vehicles and all other standard requirements. Each Lot shall be assessed in accordance with the above described Declaration. At such time as Bogue Chitto Lane is accepted by the Town of Bar Harbor as a public right of way / town road, the rights and responsibilities of the Lot Owners with regard to payment for the upkeep of Bogue Chitto Lane shall terminate. However, the Bogue Chitto Lane Homeowner's Association shall retain the right to enforce all restrictions set forth on the plan, as well as all restrictions set forth in the above-described Declaration.

Together with a right of way, as set forth in 23 MRS §3031(2), appurtenant to the herein conveyed premises over Bogue Chitto Lane; however, all private rights over Bogue Chitto Lane conveyed hereunder shall terminate upon the acceptance of Bogue Chitto Lane as a public way by the Town of Bar Harbor.

3  
# 1

## DECLARATION OF PROTECTIVE COVENANTS AND ROAD MAINTENANCE AGREEMENT

**THIS DECLARATION OF PROTECTIVE COVENANTS** (hereinafter sometimes referred to as "the Declaration") made as of this 6<sup>th</sup> day of ~~January~~<sup>February</sup>, 2014, by PARADIS AND SHAW, LLC (hereinafter sometimes referred to as "the Declarant"), a Maine limited liability company with a place of business at Trenton, Maine.

**WHEREAS**, the Declarant is the owner of certain real property in the Town of Bar Harbor, Hancock County, Maine consisting of an 8.7+/- acre parcel (hereinafter referred to as "the Subdivision"), as shown on a plan of land entitled FINAL SUBDIVISION PLAN of BOGUE CHITTO SUBDIVISION, prepared by Michael J. Avery, PLS, Hampden, Maine dated December 15, 2010 and recorded in the Hancock County Registry of Deeds on December 16, 2010 in Plan File 40, No. 33 (hereinafter referred to as "the PLAN"):

**WHEREAS**, the Declarant wishes to set forth those restrictions, covenants, agreements and conditions governing the Subdivision for the benefit of the owners of all Lots shown on the PLAN, its successors and assigns.

**NOW, THEREFORE**, the Declarant declares as follows:

### A. DEFINITIONS

As used in this Declaration and any amendments hereto, the following words and phrases shall have the meaning indicated:

**Declarant.** Paradis and Shaw, LLC, its successors and assigns, including any persons or entity to which it may assign its rights and obligations under this Declaration by recorded instrument or assignments.

**Lot.** The ten Lots numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 shown on THE PLAN, (referred to in the singular as a "Lot" and collectively as the "Lots") or as may be subsequently turned into separate units.

**Lot Owner.** The person(s) who from time to time is (are) the owner(s) in fee simple title of a Lot and a Mortgagee in possession of a Lot during the period of the Mortgagee's actual possession, but the term Lot Owner shall not include a Mortgagee or other person who holds a lien or security interest in a Lot.

**Premises to the South.** The owners of those premises immediately to the south, being those premises now or formerly owned by W. Tom Sawyer, Jr. and Bonnie P. Sawyer as recorded be deed in the Hancock County Registry of Deeds in Book 2974, Page 99.

**Plan.** The subdivision plan entitled "FINAL SUBDIVISION PLAN of BOGUE CHITTO SUBDIVISION," prepared by Michael J. Avery, PLS, Hampden, Maine dated December 15, 2010



and recorded in the Hancock County Registry of Deeds on December 16, 2010 in Plan File 40, No. 33 (hereinafter referred to as "the PLAN").

**Path.** The path as is shown on the PLAN, and to which all Lot Owners are granted a limited easement right to access and traverse the Path by foot only, as more fully described in Section D(1) below.

**Subdivision.** The ten Lots known as the "BOGUE CHITTO SUBDIVISION" as shown on the PLAN.

**Road.** The Road named Bogue Chitto Lane designated on the PLAN as a 60+/-foot wide right-of-way for all purposes of a way from U.S. Route 3 in Bar Harbor and extending generally in a northerly and easterly direction through the Subdivision and terminating at U.S. Route 3. The Road shall be complete after the Common Facilities and after the final pavement, curbs, and storm drains are installed.

**Association.** A group of Lot Owners, which will include the Declarant until Declarant has conveyed all ten Lots of the Subdivision to a Lot Owner, which will adopt rules to govern the maintenance and use of the Lots, the Path and any other common areas as described herein.

**Common Facilities.** The Path to the deck, dock, pier, stairways and affiliated structures; underground electrical system; and sanitary force main system; common grounds; and the Road as shown in the PLAN shall be deemed Common Facilities. The Common Facilities shall be complete after the sanitary force main system, dock, deck, pier, stairways, storage area, community signage, and landscaping of common grounds, in accordance with the Final Subdivision Plan of Bogue Chitto Subdivision, prepared by Michael J. Avery, PLS, Hampden, Maine dated December 15, 2010 and recorded in the Hancock County Registry of Deeds on December 16, 2010 in Plan File 40, No. 33.

**Costs.** Initially, Declarant shall pay all costs as described herein for the installation, maintenance, upkeep, replacement and improvement of the sanitary forcemain system, snow removal, deck, dock, pier and affiliated structures until a Lot or Lots are conveyed. At the time a Lot is conveyed, that Lot Owner shall be responsible for paying 1/10<sup>th</sup> of the Cost; but only after the final completed installation of all operational Common Facilities including the road, sanitary force main system, dock, deck, pier, stairways, and storage area. Declarant shall determine the Costs with proof of payment until 6 Lots are conveyed to Owners, and thereafter by the "Association". The Association will assess the Costs to all Lot Owners including the Declarant as is set forth above. If the Common Facilities are shared by the Premises to the South, then the prorated share of the Costs related to the path to the deck, dock, pier and affiliated structures shall be shared equally by 11 parties, one party being the Premises to the South.

**B. DEED COVENANTS**

The following deed covenants are applicable to all Lots:

1. **Effective Government Standards.** All applicable standards of the State of Maine and the Town of Bar Harbor shall apply to all development, construction, improvements and protections to land or property.

2. **Garbage and Refuse Disposal.**

- a. No Lot shall be used at any time for the storage of abandoned or junked automobiles, vehicle parts, boats, trailers or other motor equipment.
- b. No Lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste.
- c. All garbage, rubbish and trash shall not be kept on any Lot except in sanitary containers, not visible from the adjoining properties.
- d. All Lot Owners shall be responsible for immediate collection and appropriate disposal of their pet feces on all common grounds and Lots other than their own.

3. **Vehicle Storage.** Adequate off-street parking is provided with each Lot; therefore, no on-street parking is discouraged and will only be allowed for owners and their guests for one night without prior approval by the Association. Any vehicle parked on the Road may be towed at the Lot Owner's expense at the direction of the Association. The Lot Owner or vehicle owner shall be responsible for all fees, costs, liabilities, damages or other expenses arising from the towing or booting of the vehicle; and neither the Declarant nor Lot Owners shall be liable to any other person in connection therewith. The failure of the Declarant or its successors to enforce any of these rules shall in no event be considered a waiver of the right to do so in the future as to the same violation or breach of any violation or breach occurring prior or subsequent thereto. No trucks exceeding 10,000 pounds, commercial vehicles or recreational vehicles shall be stored or parked on the conveyed Lots or common areas except in a closed garage and no such vehicle shall be parked on the roadway or common areas except in the process of transporting goods to or from a residence in the Subdivision. No unregistered vehicle shall be kept or stored on any Lot unless parked in a closed garage.

4. **Lighting and Noise.** All Lots Owners shall furnish an electric street light at the end of each driveway. No lighting shall cause unreasonable glare to neighboring properties. The only lighting permitted shall be in accordance with the Bar Harbor Land Use Ordinance Section 125-67Z. No noxious, dangerous, offensive or unruly noise activity that may become an annoyance or nuisance shall be permitted.

5. **Dwelling Restrictions.** Only permanent year-round dwellings may constructed on Lots 5, 6, 7, 8, and 9. The dwellings shall contain at least 1,800 sq. ft. of livable space above ground and under one roof. Two dwellings may be constructed on Lots 1, 2, 3, and 4. Only permanent year-round dwellings may constructed and these dwellings shall contain at least 1,500 sq. ft. of livable space above ground and under one roof, except when it is a duplex. Then the duplex shall have a total of at least 2,400 sq. ft. of livable space above ground and under one roof. There shall be no shacks, barns, livestock, or the like. Garages and other permitted uses pursuant to the Land Use Ordinance of the Town of Bar Harbor are permitted. Dwellings may be constructed on Lot 10 in accordance with the regulations of the Town of Bar Harbor Land Use Ordinance.

6. **Other Restrictions.** The Association's members may adopt general regulations consistent with the above provisions concerning the use of the Lots, but in no case will they be less restrictive than those as described herein. The Declarant and Lot Owner shall not post any signs on their property or on common grounds except if related to the sale of their property. Lot Owners for sale sign(s) shall not exceed 3' x 3' in size. Declarants for sale sign(s) shall not exceed 3' x 3' in size on each Lot and 4' x 8' on Common Grounds. In any event, no more than one for sale sign shall be allowed on the Lot Owners property and/or on Common Grounds. It is the responsibility of every Lot Owner to maintain the Lot Owner's Lot, as well as any structures located thereon, driveway or other improvement in a sightly, well-maintained, aesthetically pleasing manner. The grass shall not be overgrown, there shall be no unsightly accumulation of items or debris, all exterior finishes on all structures must be completed and maintained in good condition without any sheathing, wrap or unfinished exteriors visible.

**C. DECLARANT RESPONSIBILITIES AND RIGHTS**

1. Declarant shall have available all legal and equitable remedies to enforce obligations of the Lot Owners hereunder, including the right to sue for and obtain prohibitive or mandatory injunction to prevent the breach or to enforce the observance of the provisions of this Declaration, and any amendments hereto, in addition to the right to bring legal action for damages. The exercise by the Declarant of one remedy hereunder shall not have the effect of waiving or limiting any other remedy and the failure of Declarant to exercise any remedy shall not have the effect of waiving or limiting the use of any other remedy or the use of such remedy at any other time.

2. Declarant shall have the right to assign all of its rights and obligations hereunder, including the right to enforce the provisions of this Declaration, and any amendment hereto, to another person or entity, and such assignee shall be deemed to be successor Declarant provided such person or entity assumes all of Declarant's obligations hereunder by written instruments recorded in the Hancock County, Maine Registry of Deeds.

3. Use of Common Facilities will be restricted to the Lot Owners and their guests. The Association must preapprove use of the Common Facilities by more than six (6) guests at one time, unless accompanied by the Lot Owner(s). Violations of these Restrictions may lead to revocation of guest privileges for a specific Lot Owner by the Association.

**D. EASEMENTS**

1. All Lot Owners are granted an easement to utilize the Path as is shown on the PLAN. The right to utilize the Path is limited to access by foot. The location of the Path can be modified by vote of the Association but only in accordance with its rules and regulations, the conditions of subdivision approval dated November 3, 2010 and the Town of Bar Harbor Land Use Ordinance. Subdivision Ordinance and all other related municipal, state and federal regulations. The owners of those premises immediately to the south, being those premises now or formerly owned by W. Tom Sawyer, Jr. and Bonnie P. Sawyer as recorded by deed in the Hancock County Registry of Deeds in Book 2974, Page 99, have the limited easement right to utilize that portion of the Path that runs from the northerly boundary line of their premises to the closest access by way of the

Path to the deck, dock, pier and affiliated structures. All use of the Path shall be for personal and family use by individuals occupying the Lots.

2. All Lot Owners are granted an easement to utilize the deck, dock, pier and affiliated structures depicted on the PLAN as it may be further defined and regulated by permits from the Maine Department of Environmental Protection Agency and other local, state and federal agencies. The right to utilize the deck, dock, pier and affiliated structures shall be limited to personal and family use by individuals occupying the Lots. The Association shall establish the rules and regulations related to the used of the deck, dock, pier and affiliated structures. The Cost for the maintenance upkeep, replacement and improvement of the deck, dock, pier and affiliated structures shall be shared in accordance with the definition of Costs set forth in Subsection A above. The owner of the property located southerly of the Subdivision has the right to utilize the deck, dock, pier and affiliate structures in accordance with a limited agreement between Paradis and Shaw, LLC and W. Tom Sawyer, Jr. and Bonnie P. Sawyer recorded in the Hancock County Registry of Deeds in Book 5355, Page 62. Said property owner shall notify the Association of their utilization of the deck, dock, pier and affiliated structures and said property owner shall be subsequently responsible for contributing a proportionate share for the maintenance, upkeep and improvements of the deck, dock, pier and affiliated structures.

3. All Lot Owners shall connect to a sanitary forcemain system to be located within the right-of-way as depicted on the PLAN. It shall be the responsibility of all Lot Owners to share equally in the cost of maintenance and improvement of the sanitary forcemain system. It is the sole responsibility of each individual Lot Owner to connect to the sanitary forcemain system. Said connection into the sanitary forcemain system shall be done in accordance with all municipal, state and federal regulations. The owner of the Premises to the South located southerly of the Subdivision may connect to the sanitary forcemain system. Should the owners of the premises located southerly of Subdivision connect to the sanitary forcemain system, they are required to share in a proportionate share of the Cost of maintenance of the above-described sanitary forcemain system. Further, the premises southerly of the Subdivision have a sanitary forcemain easement six (6) feet in width across that portion of the above-described Subdivision that follows the path of the sanitary forcemain system from the adjacent property owner's northerly line to the location of the connection to the sanitary forcemain system.

In the event that any of the Lots in the Subdivision acquire independent and direct access to a sanitary line running along State Highway 3, then those Lots will not be required to share in the cost of the sanitary forcemain system unless they are connected to it.

4. Lot 5 as depicted on the PLAN is granted an easement for all purposes of a right-of-way as depicted on the PLAN across Lot 6 for purposes of access, egress and utility service as defined in M.R.S.A. Title 33 § 458, above, beneath and upon the ground running from the access road as depicted on the PLAN to the southwesterly corner of Lot 5. The roadway built within the right of way as depicted on the PLAN across Lot 6, shall be 12 feet in width or the minimum required by the Town of Bar Harbor, whichever is less

5. The Association shall be responsible for collecting all Costs and shall levy proper assessments against each Lot Owner, as well as the Premises to the South, in order to insure the

proper maintenance, improvement and compliance with all pertinent requirements as it relates to the Path described above, the deck, dock, stairway, pier and affiliated structures, the sanitary forcemain system (except for those Lots connected solely to State Highway 3 directly), all underground utility services within the roadway, the care and maintenance, improvement, grading, plowing, signage and all related road expenses as depicted on the PLAN.

6. Lots 6, 7, 8 and 9 are subject to a drainage easement as depicted on the PLAN and are prohibited from interfering with the proper functioning of said drainage easements.

7. The Town of Bar Harbor and the Bar Harbor Water Company are granted an easement over, above, across and below Bogue Chitto Lane (as described in Section A above) and over, above, across and below those portions of Lots numbered 1 through 10 as is needed for the purpose of laying, constructing, operating, inspecting, maintaining, repairing, replacing, substituting, relocating and removing an underground water pipeline for the transportation of water, including the right to utilize workers and machinery as required to efficiently accomplish the foregoing purposes together also with the right to maintain water meters and to read them when deemed appropriate by the Town of Bar Harbor and/or the Bar Harbor Water Company, their successors and assigns. The Town of Bar Harbor and/or the Bar Harbor Water Company shall have the right of ingress and egress with workers and machinery within the easement area for any and all purposes necessary or convenient to the exercise of the rights granted in this easement.

#### **E. AMENDMENT OF DECLARATION**

This Declaration may be amended by vote of six of the Lot Owners, provided, however, that (i) no amendment can impair the easement rights granted to the Lot Owners in Section D of the Declaration unless all Lot Owners consent; (ii) no amendment can modify the requirements/conditions of the original Subdivision approval without the Planning Board's approval.

#### **F. COVENANTS AND REMEDIES RUNNING WITH THE LAND**

1. All present and future Lot Owners are subject to the terms and provisions contained or referred to in this Declaration, or any amendments hereto. The acceptance of a lease, deed or other form of conveyance of a Lot other than as security, or the entering into occupancy of any Lot, shall signify that the provisions contained or referred to in this Declaration, or any amendments hereto, are accepted, ratified by and binding upon such Lot Owner or occupant. All the provisions contained or referred to herein shall be deemed and taken to be covenants running with the land and shall bind any person having at any time any interest or estate in a Lot as though such provisions were recited and stipulated at length in each and every lease, deed or conveyance of a Lot.

2. If any one or more of these covenants, or any part thereof, shall be deemed invalid or unenforceable, such invalidity or unenforceability shall not affect the remaining portions hereof, which shall remain in full force and effect.

3. The provisions herein set forth shall run with the land and bind Declarant, its successors and assigns, and all parties claiming by, through and under them. The Declarant, its successors and assigns retains until such time as it has conveyed all of the ten Lots of the Subdivision, and after that time, each Lot Owner from time to time, retains the right jointly or separately to sue for and obtain a prohibitive or mandatory injunction to prevent the breach of, or enforce the observation of, the provisions above set forth in addition to the right to bring any legal action for damages. In no event shall the failure of the Declarant, its successors and assigns, and the Lot Owners to enforce any of the provisions herein set forth as to a particular violation be deemed to be a waiver of the right to do so as to any subsequent violation nor shall Declarant, its successors and assigns, be liable for any failure to enforce the provisions of this Declaration, or any amendments hereto.

**G. ROAD MAINTENANCE AGREEMENT**

1. Until such time as the Town of Bar Harbor may assume responsibility for the maintenance of the Road, responsibility for the maintenance of the Road shall be borne by the Declarant and the Lot Owners. The Declarant shall be responsible for the initial maintenance of the Road. As each Lot is sold off by the Declarant, the responsibility will then be borne by the Declarant, proportionately, and the Lot Owner until all the Lots are conveyed out by the Declarant, at which time the maintenance of the Road shall be the sole responsibility of the Lot Owners, but Costs will be assessed only after the final completed installation of all operational Common Facilities including the road, sanitary force main system, dock, deck, pier, stairways, and storage area. Costs associated with damages to the Road and/or Common Facilities caused by construction and construction vehicles will be paid by the Lot Owners responsible for the construction. All Lot Owners prior to commencing construction on a Lot shall pay the Association \$3,500 as a deposit against damages that will be fully refunded in the absence of damages at the completion of the construction project. This escrow advance payment shall terminate at such time as the Town of Bar Harbor accepts the Road.

2. After all Common Facilities are completely installed in their final form by the Declarant and operational, each Lot Owner's proportionate monetary responsibility for the maintenance of the Road is 1/10<sup>th</sup> of the maintenance and snow removal fees to be paid at a reasonable time after maintenance and snow removal is provided.

3. This Declaration, and any amendments hereto, shall be construed in accordance with the laws of the State of Maine.

**H. COMMON AREAS**

The common areas shall be maintained so as to create privacy for any adjacent property owners and to maintain the common areas in a way that is attractive, safe and in keeping with the a residential neighborhood.

**I. ANIMALS**

No poultry, swine, livestock or other wild animals shall be kept on the property except household pets of all kind and number normally housed in a residence. All pets shall be restrained and housed so as not become noisome or offensive to neighbors and shall not be allowed off their owner's Lot except on a leash or other restraining device.

**J. CAMPERS, MOTORHOMES AND BOATS**

Trucks, campers, motorhomes, boats, or any trailers of any type and other such devices may be kept or stored or parked on a Lot only if in an enclosed garage or if it is located in such a way that it is not visible from any other Lot at any time of the year. All-terrain vehicles, trail bikes, snowmobiles and similar vehicles shall not be operated on the property.

**K. DRYING OF CLOTHES AND STORAGE**

No drying of clothes or storage shall be visible from any Lot at any time of the year. The same restriction shall apply to yard equipment, woodpiles and any type of storage pile.

**L. RESERVATION OF EASEMENT RIGHTS**

1. So long as the Declarant has title to any other portion of the property, the Declarant reserves the right to grant to any third party any license or easement in, on, over or through the property in addition to and not in limitation of existing licenses or easements, which license or easement is determined by the Declarant in its reasonable judgment to be necessary or desirable for the development or improvement of that property.

2. The protective covenants and easements set forth in this Declaration as may be amended from time to time shall run with and burden the property and shall inure to the benefit of and be enforceable by the Declarant and any other owner of any portion of the property, their respective legal representatives, heirs, successors or assigns in perpetuity or for the longest period permitted under the laws of the State of Maine.

**M. RESERVATION OF RIGHTS**

The Declarant reserves the right until its last sale of any of the Lots to change the layout and location of any Lot provided however that such change does not increase the number of Lots in the subdivision. The Declarant further retains the right to maintain and install proper signs for advertising the Lots for sale but consistent with all restrictions stated elsewhere herein.

IN WITNESS HEREOF, Paradis and Shaw, LLC has caused this instrument to be signed and sealed in its name by Brian D. Shaw, its Member, hereunto duly authorized this month, day and year first above indicated.

Paradis and Shaw, LLC

Brian D. Shaw  
Brian D. Shaw, its Member

STATE OF MAINE  
HANCOCK, ss:

February 6 2014

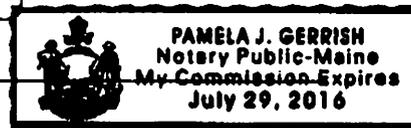
Personally appeared the above-named Brian D. Shaw and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Paradis and Shaw, LLC.

Before me

Pamela J. Gerrish  
Notary public

**SEAL**

Printed Name



My Commission Expires: \_\_\_\_\_

**HULLS COVE  
UPON FRENCHMAN'S BAY**

**CONSTRUCTION PHASING**

Phase 1-Construction of Temporary Road for Marketing Purposes-This will consist of clearing and grubbing of the proposed road right of way to the limits shown on the design plans, blasting of surface and sub-surface ledge to the elevations and depths required for installation of the future road and utilities, construction of a temporary gravel (12" depth) drive within the right of way and installation of necessary erosion control measures. Lot corners will be staked for purposes of marking the lots. The driveway will be temporary and will be removed as necessary for Phase 2 construction.

Phase 2-Private Road Construction-This will consist of the construction of the road from Route 3 to the hammerhead, including the secondary road connection back out to Route 3, as a private road. This construction will include cut and fill, installation of stormdrain, watermain, sewer, electric and communication utilities, subbase and base gravel and loam, seed, mulch and maintenance of all erosion protection measures. All construction will be in accordance with the Town's public road standards for a minor street. All utility installation will be inspected by the utility divisions anticipating that the applicants will petition the Town for road acceptance at some time in the future. A performance guarantee will be provided if required for the installation or construction of the utilities and road structure. This may involve two performance guarantees; one for the utility installation and the second for the road structure, depending on the sale of lots. No building permits will be issued until the utility services are installed to the lots.

Phase 3-Public Road Construction-This will consist of final grading, placement of pavement and curbs, raising frames and covers to grade, final loam, seed and mulch and permanent erosion control. This may require another performance guarantee for the final public improvements work.

**SHORELAND GENERAL DEVELOPMENT II  
DESIGN CRITERIA**

MINIMUM LOT SIZE	30,000 S.F.* 40,000 S.F.*
MINIMUM ROAD FRONTAGE	100' WITH SEWER 150' WITHOUT SEWER
MINIMUM SHORE FRONTAGE	150'/DWELLING UNIT ADJACENT TO TIDAL AREAS 200' FOR ALL OTHER USES AND STRUCTURES
MINIMUM BUILDING SETBACKS	25' FROM FRONT LOT LINE
FRONT SIDE REAR	5' 5' 15'
MAXIMUM LOT COVERAGE	70% ADJACENT TO TIDAL AREAS WHICH DO NOT FLOW TO GREAT PONDS CLASSIFIED GPA; 20% ELSEWHERE.
MAXIMUM HEIGHT	40'
MINIMUM AREA PER FAMILY	30,000 S.F.

**HULLS COVE BUSINESS  
DESIGN CRITERIA**

MINIMUM LOT SIZE	10,000 S.F. WITH SEWER 40,000 S.F. WITHOUT SEWER
MINIMUM ROAD FRONTAGE	100' WITH SEWER 150' WITHOUT SEWER
MINIMUM BUILDING SETBACKS	15' 5' 15'
FRONT SIDE REAR	15' 5' 15'
MAXIMUM LOT COVERAGE	75%
MAXIMUM HEIGHT	40'
MINIMUM AREA PER FAMILY	5,000 S.F. WITH SEWER 20,000 S.F. WITHOUT SEWER

\*WITH SEWER ADJACENT TO TIDAL AREAS.  
\*\*OR SAME AS NEAREST ADJACENT UPLAND DISTRICT, WHICHEVER IS GREATER, FOR ALL OTHER USES AND STRUCTURES.

**LOT COVERAGE**

LOT	AREA	EXISTING IMPERVIOUS AREA	TOTAL IMPERVIOUS AREA WITH IMPROVEMENTS	PROPOSED LOT COVERAGE
1	24,814	1,386	6,000	24%
2	22,472	-	5,500	24%
3	21,914	1,824	5,400	25%
4	20,191	-	5,000	25%
5	47,487	2,744	6,000	13%
6	48,327	-	6,000	12%
7	44,296	2,260	6,000	14%
8	35,748	-	6,000	17%
9	49,987	-	6,000	12%
10	33,442	4,445	8,300	25%

**NOTES**

- Title Reference(s) for Subject Parcel(s).  
A) John I. Foster III and Grace B. Foster to Paradis and Shaw, LLC by deed dated September 8, 2004, recorded in Book 4017, Page 10 in the Hancock County Registry of Deeds.  
B) Daniel L. Inman, III and James F. Beatty to Paradis and Shaw, LLC by deed dated September 1, 2004, recorded in Book 4017, Page 14 in the Hancock County Registry of Deeds.  
C) Gintaras Snipas, Grazina Snipas, Birute M. Wise and Sigute Snipas to Paradis and Shaw, LLC by deed dated September 22, 2009, recorded in Book 5296, Page 155 in the Hancock County Registry of Deeds.  
D) Petros V. Avizonis to Paradis and Shaw, LLC by deed dated April 12, 2010, recorded in Book 5408, Page 311 in the Hancock County Registry of Deeds.
- Plan References:  
A) Plan entitled "Survey Plan of Land of Paradis and Shaw, LLC, Route 3, Bar Harbor, Maine", dated August 9, 2010, prepared by Michael J. Avery, P.L.S.  
B) Plan entitled "Maine State Highway Commission Right of Way Map, State Highway 257, Bar Harbor, Hancock County, Federal Aid Secondary Project No. S-0257(2)", dated October 1959, Sheets 2 and 3 of 3.  
C) Plan entitled "Paradis & Shaw, LLC, Hulls Cove, Project: Bogue Chitto", dated November 4, 2009, prepared by G.F. Johnston and Associates, Consulting Civil Engineers.  
D) Plan entitled "Overall Site Plan, Bogue Chitto Subdivision, Route 3, Bar Harbor, Maine", Sheet No. C-100, dated May 2010, latest revision date November 1, 2010, prepared by Oak Engineers.
- Utility Information:  
The locations shown on this plan for above and underground utilities, including water, electricity, telephone, sewer, and storm drains should be verified before any excavation.  
Federal and State laws require anyone performing any sort of excavation, including digging, boring, backfilling or grading to notify "DIG SAFE" (1-888-344-7233), at least 72 hours before they begin work.
- Basis of Bearings:  
Bearings refer to Grid North based on the survey and plan referenced in Note 2A hereon.
- Area Information:  
The subject property contains 8.81 acres of land, situated above high water line, based on this survey.
- Road Information:  
Original road layout of Route 3 recorded in Hancock County Commissioners Records, Volume 17, Page 183, (1904), 3 Rods Wide. Maine State Highway Commission right of way and easement modifications per Layout and Notice of Taking recorded in Book 851, Page 268 in the Hancock County Registry of Deeds.
- Abutting property owner information was obtained from the Town of Bar Harbor tax records.
- The subject property is primarily situated in Zone X as shown on the Federal Emergency Management Agency Flood Insurance Rate Map (FIRM) 230604 0005B, having an effective date of May 2, 1991. The FIRM indicates that subject property shore frontage is situated in a VE Zone, having a 100 year Flood Elevation of 15 feet NGVD 1929.
- Each lot may be developed with more than one dwelling unit, provided that the lot area complies with the minimum area per family and land use standards for the pertinent zoning district.
- Oak Engineering has reviewed the National Wetland Inventory and USDA Soil Conservation Service maps and has made the determination that there are no wetlands or hydric soils on-site.
- The proposed foot path easement over Lot 9 is to be 10.0 feet wide and will be utilized for foot traffic and utility services. The location of the easement will be based and centered on the foot path as-constructed.
- Sidelines of Lots 5,6,7,8 and 9 extend to low water in accordance with the laws of the State of Maine unless otherwise noted.

**CERTIFICATIONS**

This plan and the survey on which it is based conforms substantially with the Rules and Standards of Practice (Chapter 90) as adopted by the Maine Board of Licensure for Professional Land Surveyors.



*Michael J. Avery*  
MICHAEL J. AVERY DATE 12-15-2010  
MAINE PROFESSIONAL LAND SURVEYOR #1340

**FINAL SUBDIVISION PLAN  
OF  
BOGUE CHITTO  
SUBDIVISION  
ROUTE 3, BAR HARBOR  
HANCOCK COUNTY, MAINE**

RECORD OWNERS:  
PARADIS & SHAW, LLC  
31 HOLLAND AVENUE  
BAR HARBOR, MAINE 04609

DATE: DECEMBER 10, 2010 SCALE: 1" = 40'

Prepared By  
**MICHAEL J. AVERY**  
PROFESSIONAL LAND SURVEYOR  
40 RIVERVIEW ROAD  
HAMPTDEN, MAINE 04444  
TEL: (207) 299-7988

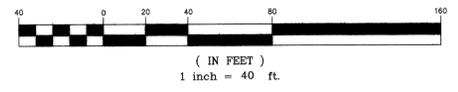
JOB: 09-014  
BOOK: TDS FILE:09-014-FINALSUB.DWG SHEET 1 OF 1



**LEGEND**

- Iron Pin Found
- 3/4" Rebar To Be Set
- ⊙ Sewer Manhole
- ⊕ Granite Monument Found
- ⊖ Sign
- ⊗ Water Valve
- ⊘ Utility Pole With Guy Anchor
- Property Line
- Overhead Utilities
- - - Easement Boundary
- - - Setback Line
- - - Edge of Pavement
- - - Edge of Gravel
- - - Proposed Foot Path

**GRAPHIC SCALE**



**PLANNING BOARD APPROVAL:**

THIS IS TO CERTIFY THAT AFTER REVIEWING THE SUBDIVISION SHOWN BY THIS PLAN AND CONSIDERING EACH OF THE CRITERIA SET FORTH IN M.R.S.A. TITLE 30-A SECTION 4404 (AS AMENDED), THE UNDERSIGNED HAVE MADE FINDINGS OF FACT ESTABLISHING THAT THE SUBDIVISION SHOWN BY THIS PLAN MEETS ALL OF THE CRITERIA SET FORTH AND THEREFORE THE SUBDIVISION IS APPROVED.

*James A. Springe*  
James A. Springe  
Attest: *Julie A. Curtis*  
Julie A. Curtis  
Register

STATE OF MAINE  
HANCOCK, SS.  
REGISTRY OF DEEDS  
RECEIVED AND FILED  
December 16, 2010

3a 19 m P.M.  
Attest: *Julie A. Curtis*  
Register  
RECORDED AS MAP FILE:  
File 40 no. 33  
Instrument no. 88

DATE: 12-16-10  
THE TOWN OF BAR HARBOR PLANNING BOARD

THIS SUBDIVISION PLAN IS IN CONFORMANCE WITH AND MADE PART OF THE TOWN OF BAR HARBOR'S PLANNING BOARD DECISION OF SUBDIVISION APPROVAL FOR PROJECT NO. SD 10-01, DATED NOVEMBER 3, 2010. ALL PLANS AND SUBMITTALS REFERRED TO IN THE DECISION ARE MADE PART OF THIS SUBDIVISION. FURTHERMORE THIS SUBDIVISION IS SUBJECT TO ALL CONDITIONS AS QUIT IN THE DECISION.

UNITED STATES OF AMERICA  
ACADIA NATIONAL PARK

Bar Harbor  
S-0257(2)

File No. 5-80

*See copy of Deed of Vacation in Red File re: Parcel (6)*

*File under Bar Harbor*  
LAYOUT AND NOTICE OF TAKING

George & Diana Strawbridge et als  
to  
State of Maine

Dated October 7 1959.

State of Maine.

Hancock ss.

Registry of Deeds

Received Nov. 9, 1959.

at 9 H., — M., a. M., and

recorded in Book 854, Page 268

Attest: Jessie B. Fatten  
Register

Register's Fee, \$ \_\_\_\_\_

Note

To the County Register:  
As soon as this instrument  
has been recorded, it should  
be mailed to the State Highway  
Commission, Augusta, Maine

*9-9-X-8.08*

NOTICE IS HEREBY GIVEN To all whom it may concern that the State Highway Commission of the State of Maine, acting in conformity with the provisions of Section 19, Chapter 23 of the Revised Statutes of Maine 1954, has determined that public exigency requires the laying out, locating and/or relocating, altering, widening, constructing, changing the grade, and changing the drainage of a portion of State Highway "257", in the Town of Bar Harbor, County of Hancock.

The State Highway Commission further gives Notice hereby that it has determined that public exigency requires for the purposes of laying out said highway and the prompt commencement of construction thereof the taking as for public use and in accordance with Sections 20 and 21 of Chapter 23 of the Revised Statutes, all lands, buildings and rights in land as hereinafter set forth within or adjacent to the boundary lines hereinafter established and as shown on a Right of Way Map, State Highway "257", Town of Bar Harbor, Federal Aid Project S-0257(2), dated October 1959, on file in the office of the State Highway Commission (S.H.C. File No. 5-80) and to be recorded in the Registry of Deeds of Hancock County, a print of which is on file in the office of the County Commissioners of Hancock County.

Base Line Description

Beginning at Station 12+0 at the northerly end of the base line of State Project 257(404);

Thence northerly by a two degree (2°) curve to the right twenty-four and three tenths (24.3) feet to P.T. Station 12+24.30;

Thence N. 1° 08' W. three hundred sixteen and seven hundredths (316.07) feet to P.C. Station 15+40.37;

Thence northerly by a ten degree (10°) curve to the left one hundred eighty and seventeen hundredths (180.17) feet to P.T. Station 17+20.54 back equals Station 17+19.41 ahead;

Thence N. 19° 09' W. sixty-four and forty-six hundredths (64.46) feet to P.C. Station 17+83.87;

Thence northerly by a five degree thirty minute (5° 30') curve to the right two hundred ninety-seven and fifty-seven hundredths (297.57) feet to P.T. Station 20+81.44;

Thence N. 2° 47' W. seventy-eight and forty-seven hundredths (78.47) feet to P.C. Station 21+59.91;

Thence northerly by a five degree (5°) curve to the left three hundred seventy-four and thirty-three hundredths (374.33) feet to P.T. Station 25+34.24;

Thence N. 21° 30' W. four hundred ninety-seven and eight tenths (497.8) feet to P.C. Station 30+32.04;

Thence northwesterly by a five degree (5°) curve to the left two hundred ninety-two and sixty-seven hundredths (292.67) feet to P.T. Station 33+24.71;

Thence N. 36° 08' W. seven hundred forty-five and twenty-seven hundredths (745.27) feet to P.C. Station 40+69.98;

Thence northwesterly by a six degree (6°) curve to the left three hundred



- Thence northerly along the present westerly line of State Highway "257" about one hundred seventy (170) feet to the northeasterly corner of land of the said Strawbridge's;
- Thence westerly along the northerly line of land of the Strawbridge's about nineteen (19) feet to a point fifty (50) feet westerly from and as measured along a line normal to the base line at about Station 20+25;
- Thence northerly along a curved line fifty (50) feet westerly from and concentric with a five degree thirty minute ( $5^{\circ} 30'$ ) curve of the base line about fifty-eight (58) feet to a point on a line at right angles to the base line at P.T. Station 20+81.44;
- Thence N.  $2^{\circ} 47'$  W. seventy-eight and forty-seven hundredths (78.47) feet to a point fifty (50) feet westerly from and as measured along a line at right angles to the base line at P.C. Station 21+59.91;
- Thence northerly along a curved line fifty (50) feet westerly from and concentric with a five degree ( $5^{\circ}$ ) curve of the base line three hundred fifty-eight (358.00) feet to a point on a line at right angles to the base line at P.T. Station 25+34.24;
- Thence N.  $21^{\circ} 30'$  W. four hundred ninety-seven and eight tenths (497.8) feet to a point fifty (50) feet westerly from and as measured along a line at right angles to the base line at P.C. Station 30+32.04;
- Thence northerly along a curved line fifty (50) feet westerly from and concentric with a five degree ( $5^{\circ}$ ) curve of the base line two hundred seventy-nine and nine tenths (279.9) feet to a point on a line at right angles to the base line at P.T. Station 33+24.71;
- Thence N.  $36^{\circ} 08'$  W. seven hundred forty-five and twenty-seven hundredths (745.27) feet to a point fifty (50) feet southwesterly from and as measured along a line at right angles to the base line at P.C. Station 40+69.98;
- Thence northwesterly along a curved line fifty (50) feet southwesterly from and concentric with a six degree ( $6^{\circ}$ ) curve of the base line two hundred eighty-six and ninety-three hundredths (286.93) feet to a point on a line at right angles to the base line at P.T. Station 43+72.76;
- Thence N.  $54^{\circ} 18'$  W. four hundred four and thirty-three hundredths (404.33) feet to a point fifty (50) feet southwesterly from and as measured along a line at right angles to the base line at P.C. Station 47+77.09;
- Thence northwesterly along a curved line fifty (50) feet southwesterly from and concentric with a three degree ( $3^{\circ}$ ) curve of the base line three hundred eighteen and sixty-nine hundredths (318.69) feet to a point on a line at right angles to the base line at P.T. Station 50+87.65;
- Thence N.  $44^{\circ} 59'$  W. about ninety-five (95) feet to a point in the southerly line of land now or formerly of the P.E. Johnsons, said point being fifty (50) feet westerly from and as measured along a line at right angles to the base line at about Station 51+85;
- Thence easterly along the southerly line of land of said Johnson about eighteen

one hundred and ninety-nine (199) feet to the present westerly line of State Highway "257" about  
fifty-one (51) feet to the northeasterly corner of land of said Johnson;

BOOK 827 PAGE 510

-3-

-4-

BOOK 851 PAGE 271

(18) feet to the present westerly line of State Highway "257";

Thence northerly along the present westerly line of State Highway "257" about fifty-one (51) feet to the northeasterly corner of land of said Johnson;

Thence westerly along the northerly line of land of said Johnson about eighteen (18) feet to a point fifty (50) feet southwesterly from and as measured along a line at right angles to the base line at about Station 52+36;  
<sub>+35</sub>

Thence N. 44° 59' W. about one hundred ninety-nine (199) feet to a point fifty (50) feet southwesterly from and as measured along a line at right angles to the base line at P.C. Station 54+34.30;

Thence northwesterly along a curved line fifty (50) feet southwesterly from and concentric with a two degree (2°) curve of the base line two hundred eighty-three and nineteen hundredths (283.19) feet to a point on a line at right angles to the base line at P.T. Station 57+12.63;

Thence N. 39° 25' W. three hundred eighteen and eighty-nine hundredths (318.89) feet to a point fifty (50) feet southwesterly from and as measured along a line at right angles to the base line at P.C. Station 60+31.52;

Thence northwesterly along a curved line fifty (50) feet southwesterly from and concentric with a six degree (6°) curve of the base line two hundred ninety-five and nine hundredths (295.09) feet to a point on a line at right angles to the base line at P.T. Station 63+42.91;

Thence N. 58° 06' W. three hundred fifty-three and sixteen hundredths (353.16) feet to a point fifty (50) feet southwesterly from and as measured along a line at right angles to the base line at P.C. Station 66+96.07;

Thence northerly along a curved line fifty (50) feet westerly from and concentric with a twelve degree (12°) curve of the base line six hundred eight and twenty-five hundredths (608.25) feet to a point on a line at right angles to the base line at P.T. Station 72+46.76;

Thence N. 7° 59' E. about two hundred thirty-six (236) feet to a point on the southeasterly line of Break Neck Road, so-called, which is fifty (50) feet westerly from and as measured along a line at right angles to the base line at about Station 74+81;

#### Easterly Boundary Line

Beginning at a point in the present easterly line of State Highway "257" at the northwesterly corner of land now or formerly of Edith S. Fabbri;

Thence northwesterly and northerly along the present generally easterly line of State Highway "257" about six thousand one hundred fifty-seven (6157) feet to the intersection of the present easterly line of State Highway "257" with the southerly line of Corkscrew Road, so-called;

The boundary lines of the location to further defined by stone right of way monuments to be set as a part of the construction at the beginning and end of each curve and at proper intermediate points.

(1) Leaf to the nonprescribed corner of land of estate persons:  
 (2) Leaf to the present material line of estate persons "S22" front

(18) Leaf to the present material line of estate persons "S22"?

BOOK 821 PAGE 272

BOOK 851 PAGE 272

All lands, buildings and rights in land of the following named persons or parties between the above described boundary lines (except the rights of public utilities located within existing public rights of way) being hereby taken in fee simple.

LANDS, BUILDINGS AND RIGHTS IN LAND TAKEN

<u>Parcel</u>	<u>Supposed Owner</u>	<u>Area Taken</u>	<u>Drainage</u>	<u>Slopes</u>	<u>Misc.</u>
4	George Jr. & Diana D. Straw- bridge	---	yes	---	---
5	Bar Harbor Yacht Club, Inc.	---	yes	---	---
6	Paul & Lisa S. Renshaw	---	yes	---	---
7	Lydia S.M. Robinson	---	yes	yes	---
8	Pierrepoint E. Johnson	---	yes	yes	---
9	Harold & Henrietta P. MacQuin	---	---	yes	---
10	Horace E. Gooch	0.026 ac.	---	---	---
11	Edith Brewer	0.14 "	---	yes	---
12-1	Edgar S. Higgins	0.037 "	---	---	---
12-2	" " "	---	---	yes	---

The lands as above listed are supposed to be owned by the persons as named insofar as has been ascertained and if not so owned by them, then the true owners are to us unknown and the lands and rights in land taken in their names are hereby taken from the true owners thereof.

SLOPE RIGHTS

Taking hereby the right to construct and forever maintain slopes of the highway upon lands adjoining and outside the limits of location hereinbefore established of the following named persons, corporations or parties within the limits defined by the construction limit lines as shown on the beforementioned Right of Way Map or as may be found necessary for the construction of Federal Aid Project S-0257(2).

<u>Parcel</u>	<u>Supposed Owner</u>	<u>Station on Left</u>	<u>Station on Right</u>
7	Lydia S. M. Robinson		49+60 - 50+95
8	Pierrepoint E. Johnson		50+95 - 56+0 56+17 - 57+50 57+50 - 59+0 59+14 - 59+50 60+0 - 63+90 63+90 - 64+50
9	Harold & Henrietta P. MacQuin		
11	Edith Brewer	73+0 - 73+80.	
12-2	Edgar S. Higgins		73+0 - 73+50 73+50 - 75+0



Letting hereby the right to town water privileges over and across lands of the

DEVIANCE LIGHTS

-2-

BOOK 851 PAGE 274

BOOK 851 PAGE 274

Bar Harbor S-0257(2)

The State Highway Commission directs that this Layout and Notice of Taking be recorded in the Registry of Deeds of Hancock County, filed with the Town Clerk of the Town of Bar Harbor, and with the County Commissioners of Hancock County, and published in the "Bar Harbor Times", a paper published in the County where said highway is located; and also directs that a copy of the Right of Way Map be filed with the County Commissioners of said County; and also that Notice be sent by Registered Mail to any Mortgagees of record.

Dated at Augusta, Maine  
October 7, 1959

MAINE STATE HIGHWAY COMMISSION

David H. Stevens, Chairman

Perry S. Furbush, Member

R. Leon Williams, Member

Personally appeared the above named David H. Stevens, Perry S. Furbush, and R. Leon Williams and acknowledged the above instrument to be their free act and deed in their said capacities as members of the Maine State Highway Commission.

Before me,

Justice of the Peace

STATE OF MAINE, HANCOCK COUNTY REGISTRY OF DEEDS.

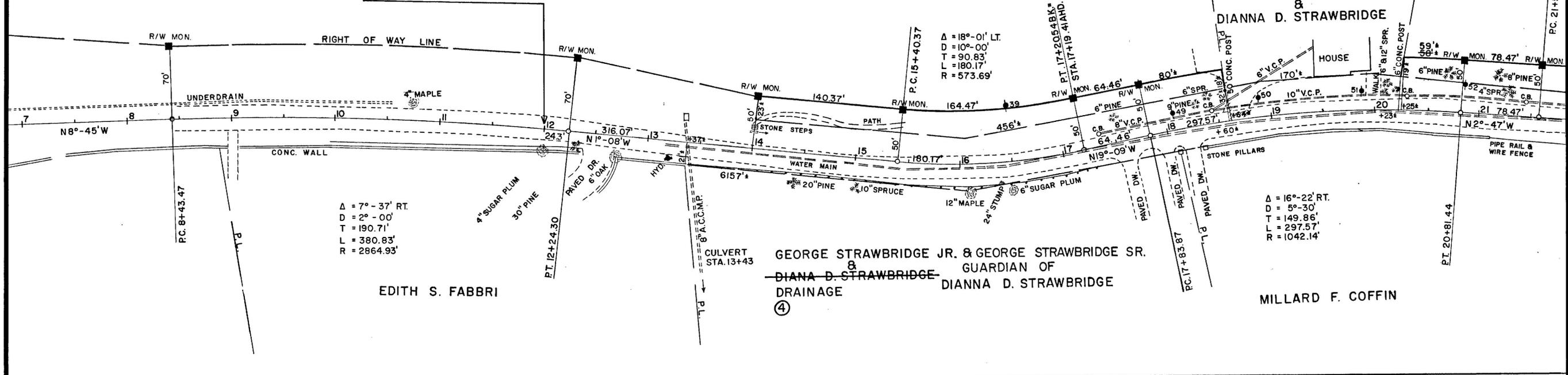
Rec'd Nov. 9, 1959 at 9 h. - m. A. M. and recorded in book 857 Page 268  
by Jessie B. Patten Register.



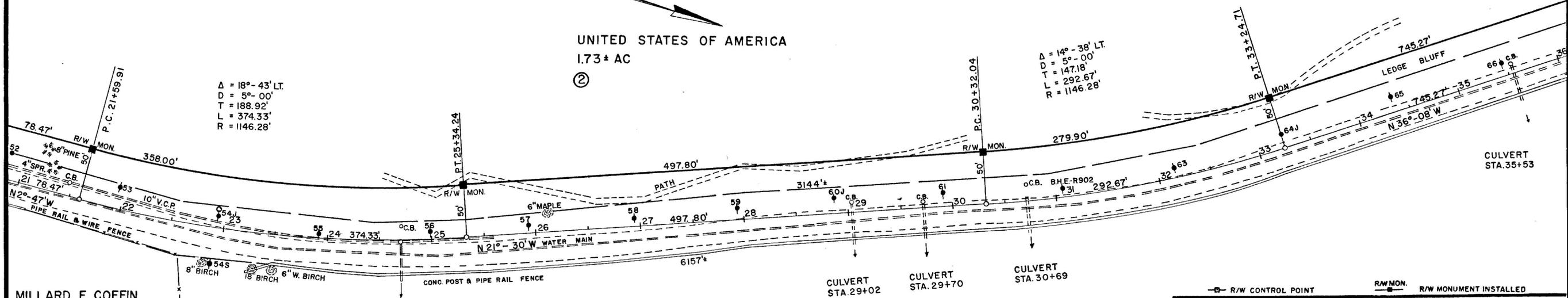
UNITED STATES OF AMERICA  
0.20± AC.  
①

U.S.A  
1.73± AC.  
②

END STATE PROJ. 257(404)  
BEGIN F.A.S. PROJ. S-0257(2)  
STA. 12+00



UNITED STATES OF AMERICA  
1.73± AC.  
②



REVISIONS	
NO.	DATE DESCRIPTION
1	
2	
3	
4	
5	

BY	DATE	DESCRIPTION

ITEM	FIGURED	PLOTTED	CHECKED
BASE LINE			
TOPOGRAPHY			
R/W LINES			
AREAS			
R/W MON.			
CO. RECORD			

MILLARD F. COFFIN  
HANCOCK COUNTY  
VOL. 17 PAGE 187-188

THE LANDS DELINEATED ON THIS MAP  
ARE DESCRIBED IN THE ATTACHED LEGAL  
DESCRIPTION DESIGNATED AS EXHIBIT "A"  
*[Signature]*  
CHIEF ENGINEER

PLAN FILED IN PLAN BOOK 9 PAGE 84

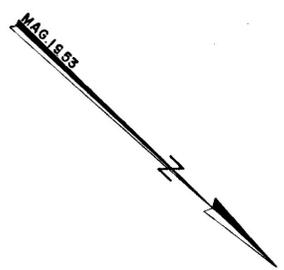
NO.	GRANTOR	INSTRUMENT	DATE	BOOK	PAGE
1.	UNITED STATES OF AMERICA	GRANT No. 053384	12/13/62	923	306
2.	UNITED STATES OF AMERICA	" "	" "	" "	" "
4.	GEORGE STRAWBRIDGE, JR. & GEORGE STRAWBRIDGE, SR. (GUARDIAN OF DIANNA STRAWBRIDGE)	RECEIPT	4/29/60	860	430

MAINE STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP

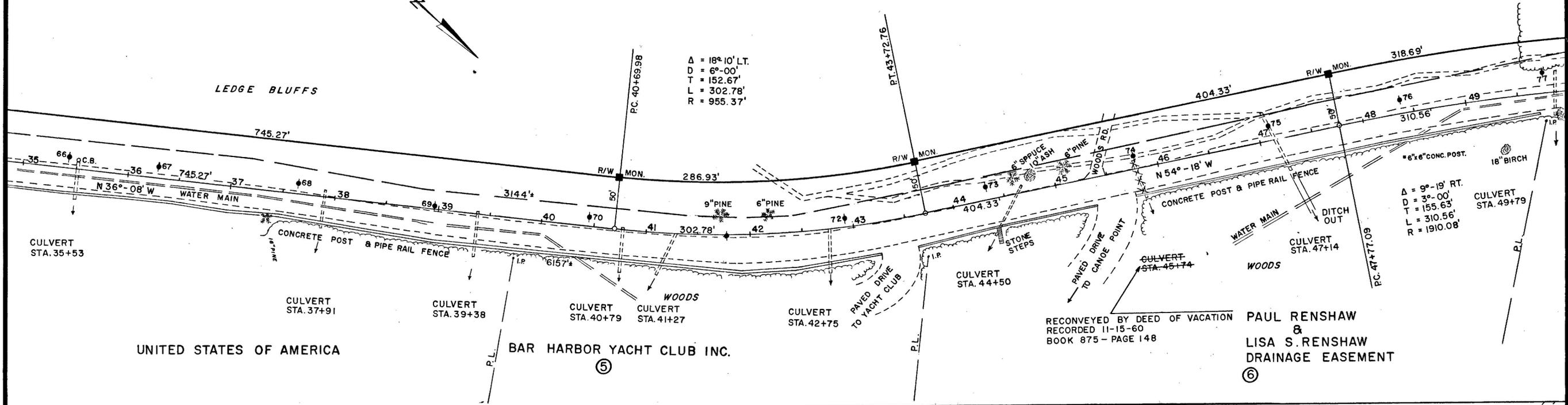
STATE HIGHWAY "257"  
BAR HARBOR HANCOCK COUNTY  
FEDERAL AID SECONDARY PROJECT No. S-0257(2)

APPROVED: DAVID H. STEVENS  
CHAIRMAN  
PERRY S. FURBUSH  
R LEON WILLIAMS  
CHIEF ENGINEER

DATE: OCTOBER 1959  
SCALE: 1 INCH = 50 FEET  
SHEET NO. 1 OF 3 SHEET  
S.H.C. FILE NO. 5-80

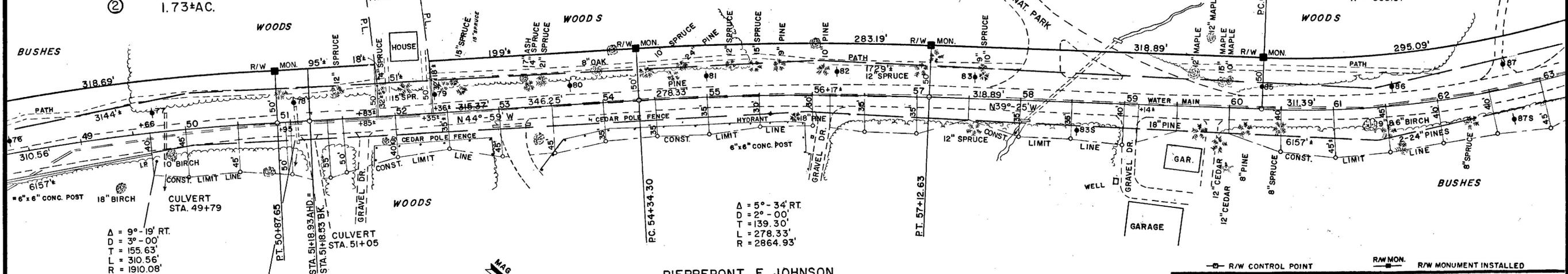


UNITED STATES OF AMERICA  
1.73± AC.  
②



UNITED STATES OF AMERICA  
② 1.73± AC.

UNITED STATES OF AMERICA  
0.85± AC.  
③

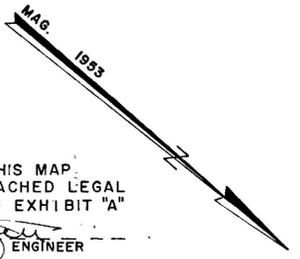


Δ = 9°-19' RT.  
D = 3°-00'  
T = 155.63'  
L = 310.56'  
R = 1910.08'

LYDIA S.M. ROBINSON  
SLOPE EASE.  
DRAINAGE EASE.  
⑦

PIERREPONT E. JOHNSON  
SLOPE EASEMENT  
DRAINAGE EASEMENT  
⑧

THE LANDS DELINEATED ON THIS MAP  
ARE DESCRIBED IN THE ATTACHED LEGAL  
DESCRIPTION, DESIGNATED AS EXHIBIT "A"  
*[Signature]*  
CHIEF ENGINEER



MAINE STATE HIGHWAY COMMISSION  
RIGHT OF WAY MAP

STATE HIGHWAY "257"  
BAR HARBOR HANCOCK COUNTY  
FEDERAL AID SECONDARY PROJECT No. S-0257(2)

APPROVED: DAVID H. STEVENS  
CHAIRMAN

PERRY S. FURBUSH  
R. LEON WILLIAMS  
CHIEF ENGINEER

DATE: OCTOBER 1959  
SCALE: 1 INCH = 50 FEET  
SHEET NO. 2 OF 3 SHEET  
S.H.C. FILE NO. 5-80

PLAN FILED IN PLAN BOOK 9 PAGE 85

NO.	GRANTOR	INSTRUMENT	DATE	BOOK	PAGE
2.	UNITED STATES OF AMERICA	GRANT No. 053384	12/13/62	923	306
3.	UNITED STATES OF AMERICA	" " " "	" " "	" "	" "
5.	BAR HARBOR YACHT CLUB, INC.	RECEIPT	3-23-60	858	292
6.	PAUL & LISA S. RENSHAW	DAMAGE RELEASE	11/25/60	875	424
7.	LYDIA S.M. ROBINSON	CONDEMNATION	10/7/59	851	268
8.	PIERREPONT E. JOHNSON	RECEIPT	2-8-60	856	149
6.	PAUL & LISA S. RENSHAW	DRAIN. EASE.	11/25/60	875	422

NO.	DESCRIPTION	DATE	BY
1.	BASE LINE	10/1/59	A.L.W.
2.	TOPOGRAPHY	10/1/59	A.L.W.
3.	R/W LINES	10/1/59	A.L.W.
4.	ADJACENT	10/1/59	A.L.W.
5.	CO. RECORD	10/1/59	A.L.W.

UNITED STATES OF AMERICA  
0.85± AC.  
③

EDITH BREWER  
0.14± AC.  
⑪

AGNES P. BREWER  
&  
EDITH E. BREWER

HORACE E. GOOCH  
0.026± AC.  
⑩

MARJORIE M. HAMOR  
SLOPE EASEMENT  
⑨A

EDGAR S. HIGGINS  
SLOPE EASEMENT  
⑫-2

PIERREPONT E. JOHNSON  
SLOPE & DRAINAGE EASEMENTS  
⑧

HAROLD MacQUIN  
HENRIETTA P. MacQUIN  
SLOPE EASEMENT  
⑨

THE LANDS DELINEATED ON THIS MAP  
ARE DESCRIBED IN THE ATTACHED LEGAL  
DESCRIPTION, DESIGNATED AS EXHIBIT "A"

*Raymond Williams*  
CHIEF ENGINEER

PLAN FILED IN PLAN BOOK 9 PAGE 86

NO.	GRANTOR	COUNTY RECORD		
		INSTRUMENT	DATE	BOOK PAGE
3	UNITED STATES OF AMERICA	GRANT No. 053384	12/13/62	923 306
8	PIERREPONT E. JOHNSON	RECEIPT	2-9-60	856 149
9	HAROLD & HENRIETTA P. MacQUIN	CONDEMNATION	10/7/59	851 268
9A	MARJORIE M. HAMOR	RECEIPT	6/27/60	864 450
10	HORACE E. GOOCH	RECEIPT	4/13/60	859 410
11	EDITH BREWER	CONDEMNATION	10/7/59	851 268
12	EDGAR S. HIGGINS	RECEIPT	6/27/60	864 448

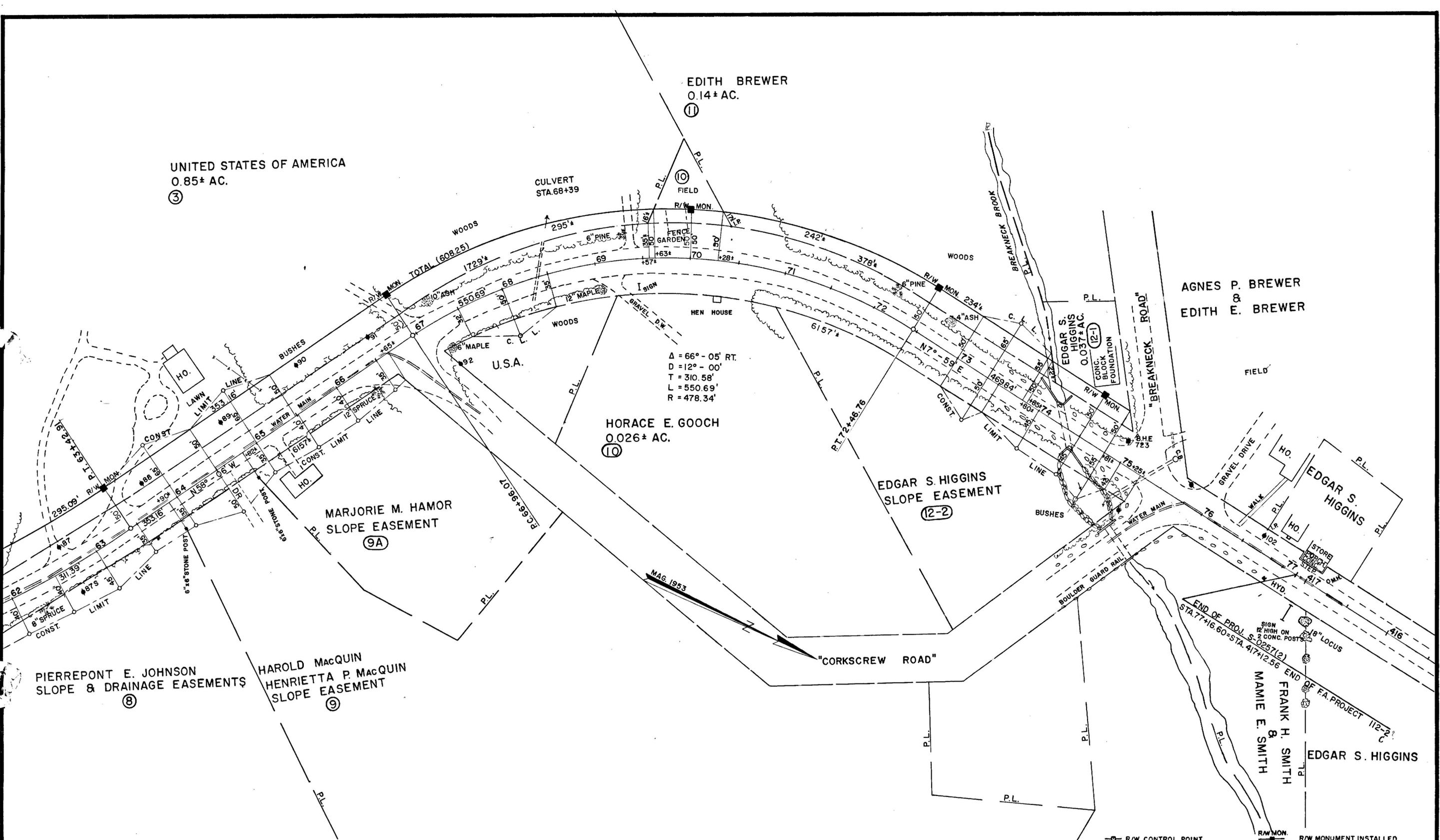
**MAINE STATE HIGHWAY COMMISSION**  
**RIGHT OF WAY MAP**

STATE HIGHWAY "257"  
BAR HARBOR HANCOCK COUNTY  
FEDERAL AID SECONDARY PROJECT No. S-0257(2)

APPROVED: **DAVID H. STEVENS** CHAIRMAN  
**PERRY S. FURBUSH**  
**R. LEON WILLIAMS** CHIEF ENGINEER

DATE: OCTOBER 1959  
SCALE: 1 INCH = 50 FEET

SHEET NO. 3 OF 3 SHEET  
S.H.C. FILE NO. 5-80





## **APPLICANT'S EXHIBIT 4:**

### **SECTION D – LEGAL DOCUMENTS**

The applicant is requesting that sections A, B, C and D of this section be waived as there are no proposed easements, deeds, lands to be transferred or dedicated and there are no maintenance guarantees or condominiums.

#### **Exhibit 4.E**

##### **Site Restoration Guarantee**

Site Restoration Guarantees are not being proposed for this development.



## **APPLICANT'S EXHIBIT 5:**

### **SECTION E – PERMITS**

The owner is requesting that all parts of this section be waived as the only permits being requested are through the Town of Bar Harbor Planning Board, no permitting through MDEP, MDOT, ACOE or other agencies is necessary at this time.



## **APPLICANT'S EXHIBIT 6:**

### **SECTION F – APPROVAL OF CAPACITY OF DESIGN**

#### **Exhibit 6.A - Police**

Statement to be provided by Bar Harbor Police Chief

#### **Exhibit 6.B - Solid Waste**

There are different types of solid waste that will be produced during different stages of the project and there are different methods to care for the disposal and recycling needs of these different types of waste. Please see Section 19 of this application for more details.

#### **Exhibit 6.B - Stormwater Disposal**

The project will conform to the stormwater standards set out in the Bar Harbor Site Plan Review Ordinance. Please see section 7 for more details and information on how the proposed project meets Town standards.

#### **Exhibit 6.B – Streets**

No streets are proposed as part of this development, however, maintenance and snow removal of the small access drive and associated parking will be the responsibility of the Owner.

#### **Exhibit 6.B - Recreation Facilities**

There are no recreational facilities proposed as part of this project.

#### **Exhibit 6.C - Sewer and Wastewater Treatment**

The project will connect to the municipal sewer system utilizing a new on-site grinder pump station which will connect to the sewer force main stub provided during the construction of Bogue Chitto Subdivision. See letters attached to this section of the application for statements of capacity and ability to serve the projects needs.



**Exhibit 6.D - Schools and Busing**

As this project is to create transient accommodations, there is no anticipated impact to schools or busing.

**Exhibit 6.E - Water Supply**

The project will connect to the Town's public water system on Bogue Chitto Lane. See attachments to this section of the application for statements of capacity and ability to serve the project's needs.



**H E D E F I N E**  
ENGINEERING & DESIGN, INC.

September 22, 2020

Jeff Van Trump, Utilities Superintendent  
Town of Bar Harbor, Wastewater Division  
136 Ledgelawn Ave  
Bar Harbor, Maine 04609

Subject: Acadia Guesthouse, Bar Harbor, ME

Dear Mr. Van Trump,

We are writing with regard to the proposed construction project at 2 Bogue Chitto Lane in Bar Harbor, Maine. The proposed project includes the construction of two buildings which will be used as year-round transient accommodations. The project will require Bar Harbor Planning Board before construction can begin. For approval it is necessary to verify that the Water Department is willing and capable to providing waste water disposal for calculated design flows for the proposed development.

The lot proposed for development is Lot 1 in the Bogue Chitto Subdivision which was previously permitted through the Bar Harbor Planning Board. It is our understanding that sewer flows were approved at that time. In this letter we are sharing the calculated sewer flows for the proposed development in order to verify that the Bar Harbor Waste Water Plant has capacity to provide service to the proposed development. The proposed development has been reviewed together with the guidelines set forth in the Uniform Plumbing Code (2015), Table 610.3 on page 107 and Chart A 103.1(2) on page 288. Daily demand and peak flows for the proposed development have been calculated based on the above references. Our calculations show the total daily demand for the project to be an estimated **600 GPD**.

It would be greatly appreciated if you would verify in writing that the Bar Harbor Waste Water Plant is willing and able to continue to provide waste water disposal for the campus as is currently occurring.

Please contact us at 207-664-0930 should you have any questions. We appreciate your kind consideration of this matter.

Sincerely,

***Hedefine Engineering and Design***

Eero Hedefine, P.E., LEED AP  
Project Manager



**H E D E F I N E**  
ENGINEERING & DESIGN, INC.

September 22, 2020

Jeff Van Trump, Water Superintendent  
50 Public Works Way  
Bar Harbor, ME 04609

Subject: Acadia Guesthouse, Bogue Chitto Lane, Bar Harbor, ME

Dear Mr. Van Trump,

We are writing with regard to the proposed construction project at 2 Bogue Chitto Lane in Bar Harbor, Maine. The proposed project includes the construction of two buildings which will be used as year-round transient accommodations. The project will require Bar Harbor Planning Board before construction can begin. For approval it is necessary to verify that the Water Department is willing and capable of providing potable water supply for calculated daily demand and peak flows for the proposed development.

The lot proposed for development is Lot 1 in the Bogue Chitto Subdivision which was previously permitted through the Bar Harbor Planning Board. It is our understanding that domestic water flows were approved at that time. In this letter we are sharing the calculated demand for the proposed development in order to verify that the Bar Harbor Water Department has capacity to provide service to the proposed development. The proposed development has been reviewed together with the guidelines set forth in the Uniform Plumbing Code (2015), Table 610.3 on page 107 and Chart A 103.1(2) on page 288. Daily demand and peak flows for the proposed development have been calculated based on the above references. Our calculations show the **total daily demand for the project to be 600 GPD with peak flows estimated to be 43 GPM.**

It would be greatly appreciated if you would verify in writing that the Bar Harbor Water Department is willing and able to continue to supply water for the project with adequate pressure as currently occurs, with the slight increase in peak demand. Please contact us at 207-664-0930 should you have any questions. We appreciate your kind consideration of this matter.

Sincerely,

***Hedefine Engineering and Design***

Eero Hedefine, P.E., LEED AP  
Project Manager

Projects/20029 Acadia Guesthouse/Documents/PB/Exhibit 6\_F Capacity & Design/20029 Water Supply Letter 2020-09-22.doc



## **APPLICANT'S EXHIBIT 7:**

### **SECTION G – DESIGN PLAN**

See design plans included in Applicant's Exhibit 9: Section J – Site Plan

#### **Exhibit 7.A**

##### **Public Water Supply**

Please see sheet C-1 (attached to this application) for connection detail to the municipal water system

#### **Exhibit 7.D**

##### **Fire/Dry Hydrants and Ponds**

Please see Exhibit 8.G and site plan accompanying section 9 for information regarding fire hydrants location

#### **Exhibit 7.E**

##### **Public Sewer**

Please see sheet C-1 (attached to this application) for connection detail to the municipal water system

#### **Exhibit 7.H**

##### **Stormwater Disposal System**

Please see Acadia Guesthouse – Stormwater Management Plan attached at the end of this section. Project finish grading contours and drainage elements can be see on sheet C-2 (attached to this application).

#### **Exhibit 7.I**

##### **All Other Utilities (gas, electric, cable, etc.)**

Please see sheet C-1 (attached to this application) for other utilities servicing the site.



**APPLICANT'S EXHIBIT 7.1:**

**SECTION H – DESIGN APPROVAL BY STATE & LOCAL AGENCIES**

The applicant requests that the requirements of this section be waived as no central water supply, individual wells, central subsurface sewage disposal, waste water discharge or MDOT approval are included as part of this project.

## ACADIA GUESTHOUSES

### STORMWATER MANAGEMENT PLAN

October 06, 2020



### **Narrative**

The Acadia Guesthouses project includes the construction of two transient accommodation buildings along with associated access drive, parking spaces, walkways and utilities. The project is located at 2 Bogue Chitto Lane in the Town of Bar Harbor, ME. Planning Board approval through the Town of Bar Harbor is required prior to the start of construction, no other permitting is anticipated.

The topography for this project was obtained from ground survey information provided by Herrick & Salsbury, Inc.

The existing lot is approximately 0.57 acres in total size and the applicant is submitting this application to create a total of 0.23 acres of impervious surface in the form of gravel access driveways, parking, walkways and new buildings. The site is currently undeveloped with the exception of an existing gravel woods road. Site improvements include the aforementioned site elements, all of which are proposed to meet current requirements set forth by the Town of Bar Harbor. The final developed area will be approximately 0.41 acres at project completion. Stormwater discharge from the project very closely maintains existing flow paths and discharge locations. Some drainage structures are proposed to provide outlets of foundation drains and roof drains for the proposed buildings. There are three main existing discharge locations for stormwater that will be maintained after the proposed development is completed, one discharge at the western side of the project, one at the northern side of the project and one along the southern property line.

The total existing impervious area of this parcel is 0.03 acres. Some portions of this existing impervious areas will be removed and revegetated, others will be improved and converted into new access drive and parking spaces. Together these changes will result in total impervious cover at project completion of 0.41 acres, an increase in impervious area of 0.38 acres. The intent of this drainage study is to provide relevant details related to the site stormwater runoff and to determine if any stormwater treatment or detention is required. The methodology, results and proposed plan for managing the stormwater is described in this section.

### **Methodology**

Criteria used to establish a viable stormwater management plan include:

1. Minimize erosion and control sedimentation while mitigating impact of increased stormwater flows from new impervious and developed areas.
2. Provide a level of treatment of stormwater run-off to lessen downstream impacts.

Potential treatment mechanisms considered for this site are in accordance with MDEP Stormwater Management for Maine, Volume III BMP's Technical Design Manual.

Soil data for the site was obtained from USDA Natural Resource Conservation Service Web Soil Survey. Delineation of hydrological soil types show the site to be predominantly Type D soils. Attached at the end of this section is a copy of the soils map and report obtained from USDA Natural Resource Conservation Service Web Soil Survey.

### **General topography**

The existing property is primarily undeveloped with the exception of a portion of an existing woods road that crosses the northeast corner of the site. The existing site topography generally slopes downward from a central high point. The majority of the developed portion of the site consists of slopes from 4% to 10%, at the southern, undeveloped edge of the property there are some slopes as steep as 2:1, these steeper areas are not proposed for development or disturbance.

### **Alterations to natural drainage ways**

Runoff generally drains from the central high point of the site with three main discharge points to the west, north and south. The predevelopment drainage patterns are generally being maintained after development. As the post-development conditions do include some stormdrain structures to collect and convey runoff, energy dissipating BMP's will be installed at culvert inlet and outlet locations to control erosion.

### **Alterations to land cover**

The area of proposed development is generally wooded, undisturbed area. Tree removal will be required to facilitate the project. As the existing site is generally undeveloped an increase in total impervious area is proposed. Existing land cover will be altered by the placement of approximately 0.38 acres of new impervious surface from the creation of new access, parking, sidewalks and buildings. Areas disturbed during site grading, except for the gravel access driveways, parking, walkways and buildings, will be returned to a vegetated cover closely resembling existing conditions following construction.

### **Modeling Assumptions**

The following assumption was used to determine runoff curve numbers, times of concentration and travel times from pre-development and post-development models:

- All pre-development areas within the project footprint were assumed as wooded, grassed or impervious (gravel woods road).
- All flows, except culverts, were assumed to be either sheet, shallow concentrated or channelized.

### **Development Impacts**

Based on field observations and modeling there will be no adverse impacts on downstream properties or flood control structures.

### **Runoff Analysis (Pre- and Post-Development)**

Peak runoff flow rates and reservoir routing were determined using TR-20 based HYDROCAD Stormwater Modeling System, Version 10.00-19 by HydroCAD Software Solutions, LLC. It should be noted that the size of the parcel and the quantities of run-off are very small. The models typically used for this analysis are not really

intended for such small developments and rates. We have used the model typically accepted by MDEP however the margin of error for this model is likely within the variations noted between pre and post development.

### Stormwater Quantity

The Pre-development stormwater analysis is divided into three general subcatchments with separate discharge points from the property. The westernmost subcatchment discharges to the western property boundary. The southern subcatchment, which has no proposed disturbance, discharges to the southern property boundary. The northern subcatchment drains in a northerly direction to the northern property boundary. All flows are related to the 25-year storm. The Post-development stormwater analysis utilized the same methodology, however, it was necessary to divide the northern subcatchment into two separate subcatchments due to roof peaks and valleys directing the runoff in two directions. For the purposes of this drainage study, the flows from the two northern subcatchments in Post-development were combined and compared to the flows from the corresponding subcatchment in Pre-development. Attached to this section of the application is a graphic showing the Pre- and Post-development subcatchment boundaries.

Stormwater calculations indicate that total peak flow rates discharging from the property will have an increase of less than 10% when compared with pre-development stormwater flows for the same 25-year storm as shown in the table below.

Subcatchment Number	Pre-development runoff (cfs)	Post-development runoff (cfs)	% Increase over Pre-development
1 & 4 (north)	1.17	1.03	12% <b><u>decrease</u></b>
2 (west)	0.36	0.40	10% increase
3 (south)	0.20	0.19	5% <b><u>decrease</u></b>

As the above table shows, there are no sub-catchments with a flow increase of more than 10% proposed for this project. Overall, the site has a slight decrease in flow based on our modelling. This may seem counter intuitive since the site is now wooded and the developed site will have significantly more impervious area. The control of stormwater flow rate is based on the following implemented strategies.

- The site will heavily plant any disturbed areas to mimic existing site conditions and avoid any open grassed areas. These plants and their root systems will greatly assist in controlling stormwater runoff rates.
- The proposed site has much flatter grades than the existing to accommodate buildings, paths and driveway. These flatter grades will extend the travel time of stormwater and route water through the heavily planted landscape allowing more infiltration.
- Some stormwater discharge, such as from roofs directly adjacent to the property line, while others are slowed down utilizing plantings and grading. This variation in the time of concentration and run-off reduces peak run-off rates.

## **Stormwater Detention and Retention Submissions**

No formal detention structures are planned for the site. Various portions of the existing and proposed site topography serve to slow the rate of flow as noted above.

## **Water quality treatment**

As this project does not create more than 20,000 SF of impervious ground MDEP quality standards are not required to be met.

Although permitting through MDEP is not required as part of this project, MDEP BMP's for erosion and sedimentation control will be implemented to provide basic stabilization and protect the adjacent natural resources. This will occur through the use of mulching and seeding, erosion control fabric, rip-rap aprons, level spreaders and construction entrances. Temporary stabilization is discussed under the erosion control portion of this application. All swales and steep slopes will be either loamed and seeded, lined with erosion control blanket or armored with rip-rap.

## **Easements**

No easements for storm water quantity are being requested.

## **Maintenance**

The storm water management system (basins, stormdrains, culverts, swales) must be maintained and evaluated. A maintenance schedule is provided on the detail sheets under erosion control notes.

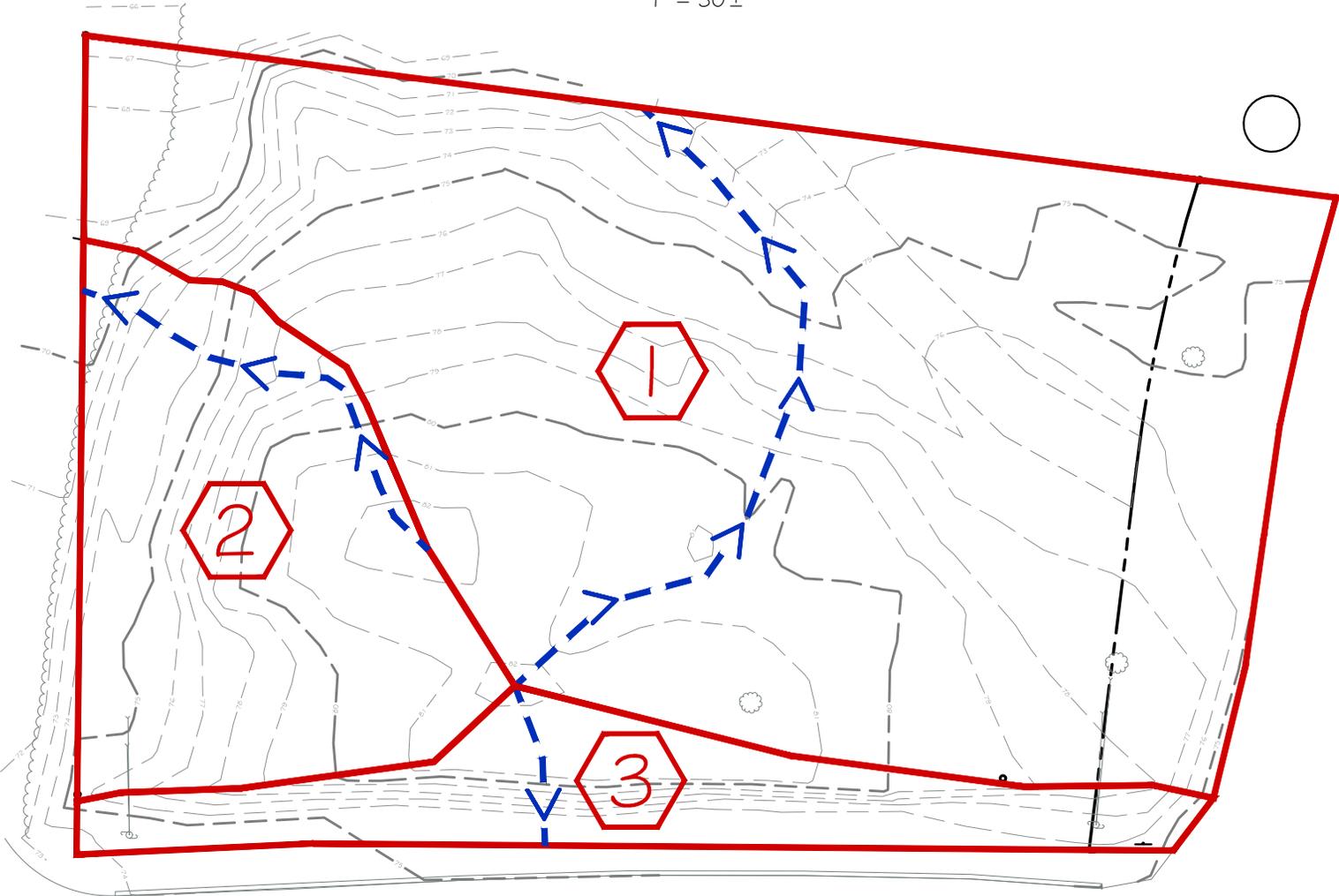
## **Conclusions**

Based on the results of our analysis and modeling it can be concluded that there will be no significant impact on downstream structures or properties. Peak discharges from developed areas closely match existing velocities and volume and should pose no damage to existing drainage ways.



PRE-DEVELOPMENT  
SUBCATCHMENT BOUNDARIES

1" = 30'±

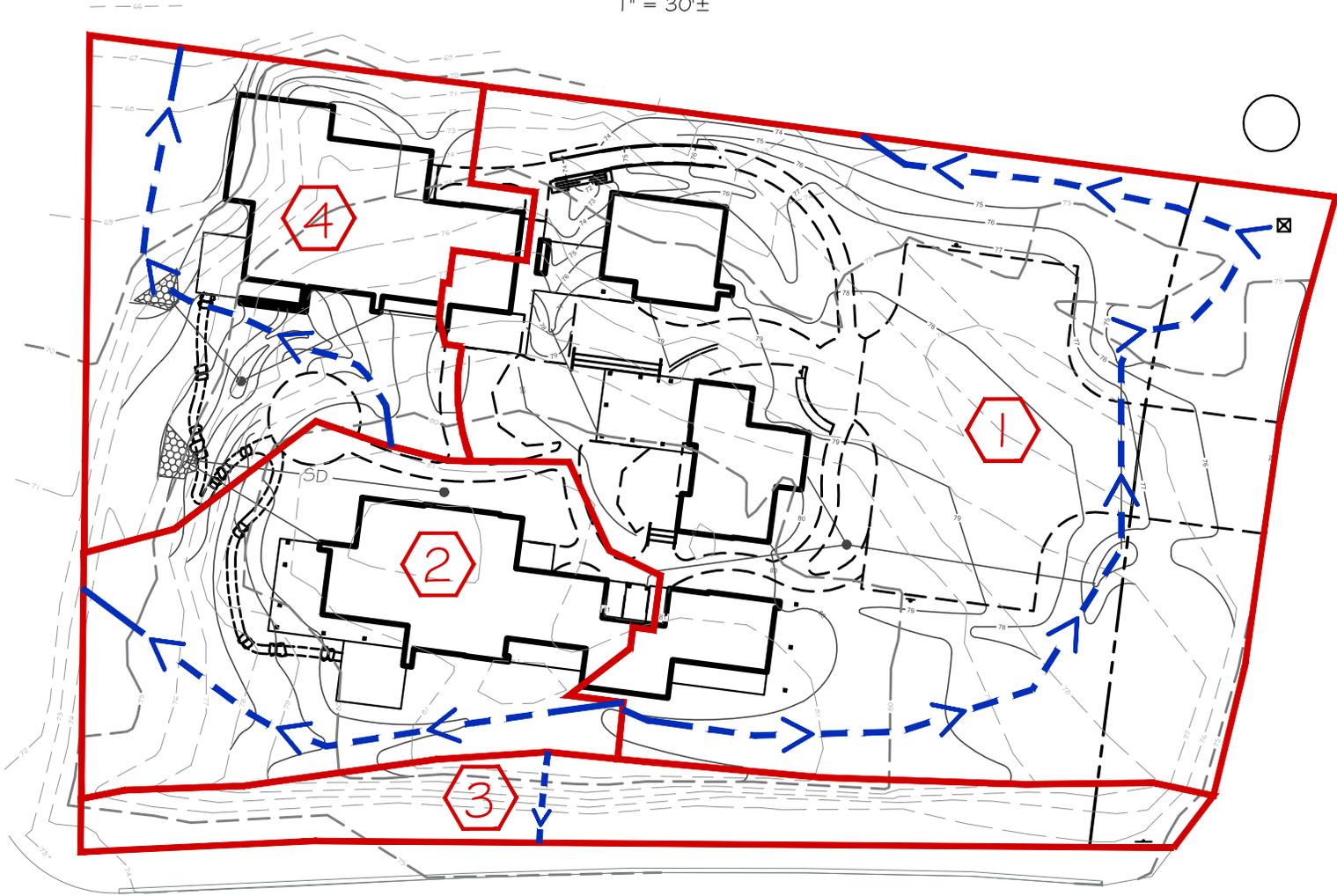


STORMWATER LEGEND

- SUBCATCHMENT LINE 
- TIME OF CONCENTRATION LINE 
- SUBCATCHMENT LABEL 

POST-DEVELOPMENT  
SUBCATCHMENT BOUNDARIES

1" = 30'±



STORMWATER LEGEND

- SUBCATCHMENT LINE 
- TIME OF CONCENTRATION LINE 
- SUBCATCHMENT LABEL 

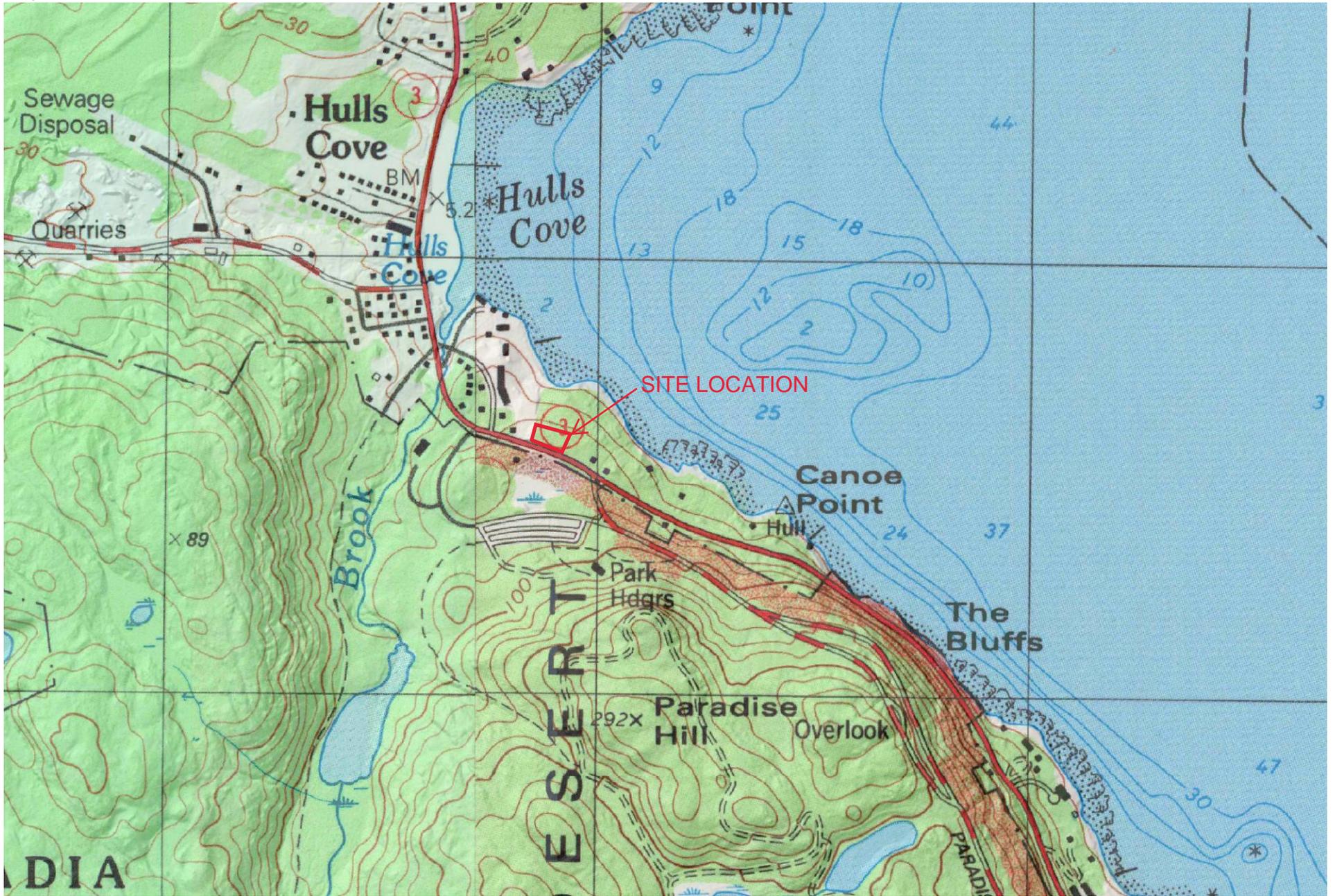


**APPLICANT'S EXHIBIT 8:**

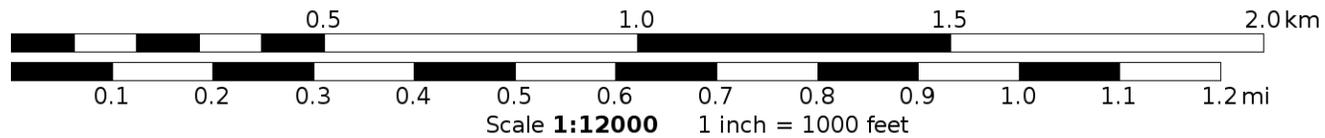
**SECTION J – LOCATION MAP**

Information to satisfy this exhibit found in accompanying site plan.

See the following maps for USGS 7.5 minute location map, a portion of Tax Map 224, and a Land Use District Map.



USGS 7.5 Minute Map  
WGS84  
USNG Zone 19TEK  
CalTopo





- Zoning
- Bar Harbor Gateway
  - Village Historic (B)
  - Mount Desert St Co
  - Village Residential (D)
  - Downtown Village I (I)
  - Downtown Village II (II)
  - Downtown Village Tr
  - Downtown Residential
  - Emery District (G)
  - Hulls Cove Business
  - Hulls Cove Residential
  - Hulls Cove Rural (K)
  - Indian Point Residential
  - Indian Point Rural (M)
  - Industrial (N)
  - Iron Hill Corridor (C)
  - Iron Hill Residential
  - McFarland Hill Residential
  - McFarland Hill Rural
  - Otter Creek (S)
  - Resource Protection
  - Salisbury Cove Corri
  - Salisbury Cove Resi
  - Salisbury Cove Rura
  - Salisbury Cove Villag
  - Schooner Head (Y)
  - Scientific Research (S)
  - Town Hill Business (B)
  - Town Hill Residential
  - Town Hill Residential (DD)
  - Shoreland General I
  - Shoreland Limited R
  - Shoreland General II
  - Shoreland General II
  - Shoreland General IV
  - Shoreland Maritime A
  - Marine Research (H)
  - Educational Institut
  - Stream Protection (7)
- Parcels
- Town Boundary
- Highways
- Buildings
- Road Centerlines
- Streams
- Lakes & Ponds
- Mask
- Atlantic Ocean

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.

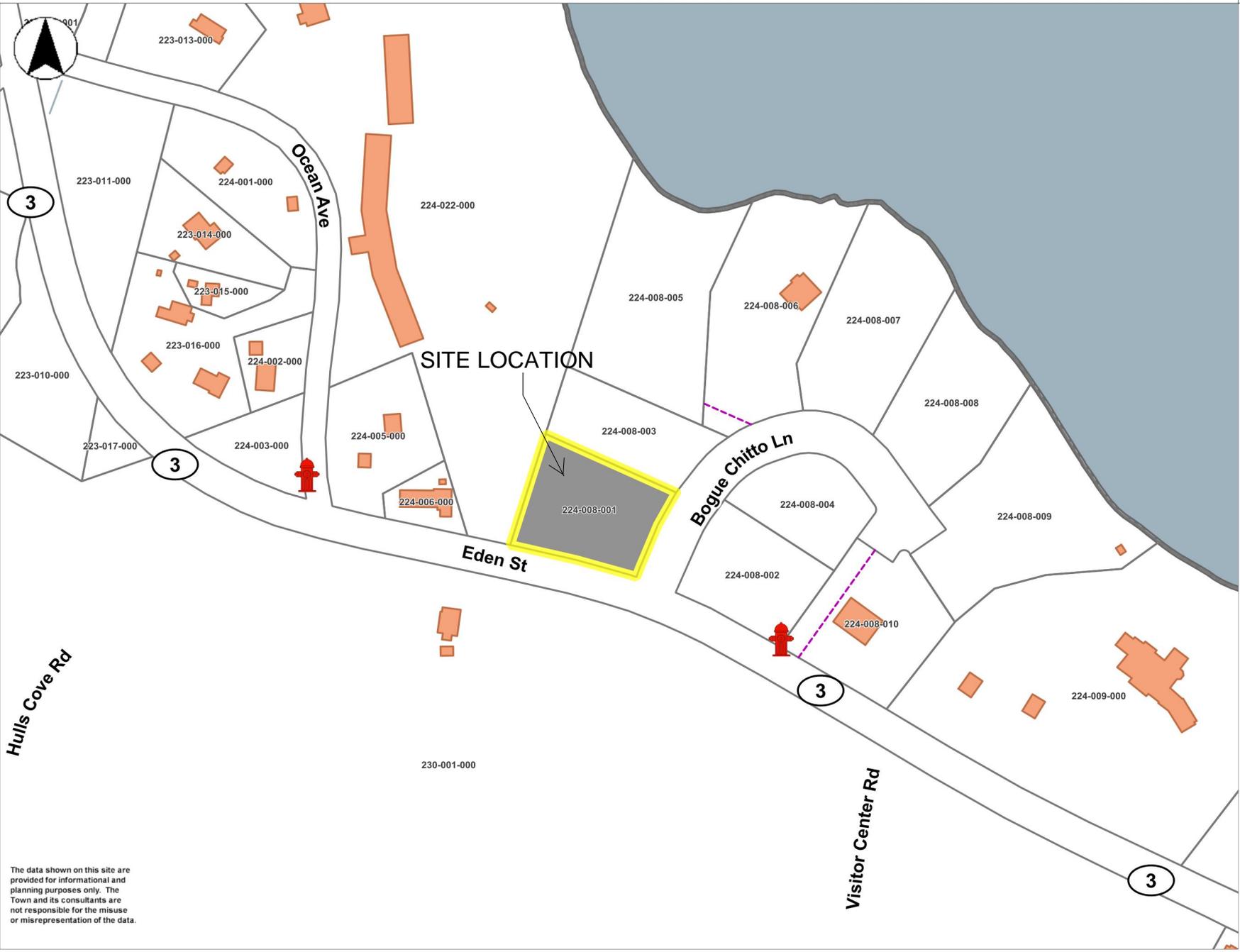


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MapsOnline



-  Wet Hydrants
-  ROW
-  Parcels
-  Town Boundary
-  Highways
-  Buildings
-  Road Centerlines
-  Streams
-  Lakes & Ponds
-  Mask
-  Atlantic Ocean



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**APPLICANT'S EXHIBIT 9:**

**SECTION J – SITE PLAN**

Please see design plans and other accompanying documents for this section.



**Exhibit 9.A**

**Abutting Property Owners with Book/Page Numbers**

Please see attached exhibit indicating abutting properties with book and page references.



- ROW
- Parcels
- Town Boundary
- Highways
- Buildings
- Road Centerlines
- Streams
- Lakes & Ponds
- Mask
- Atlantic Ocean

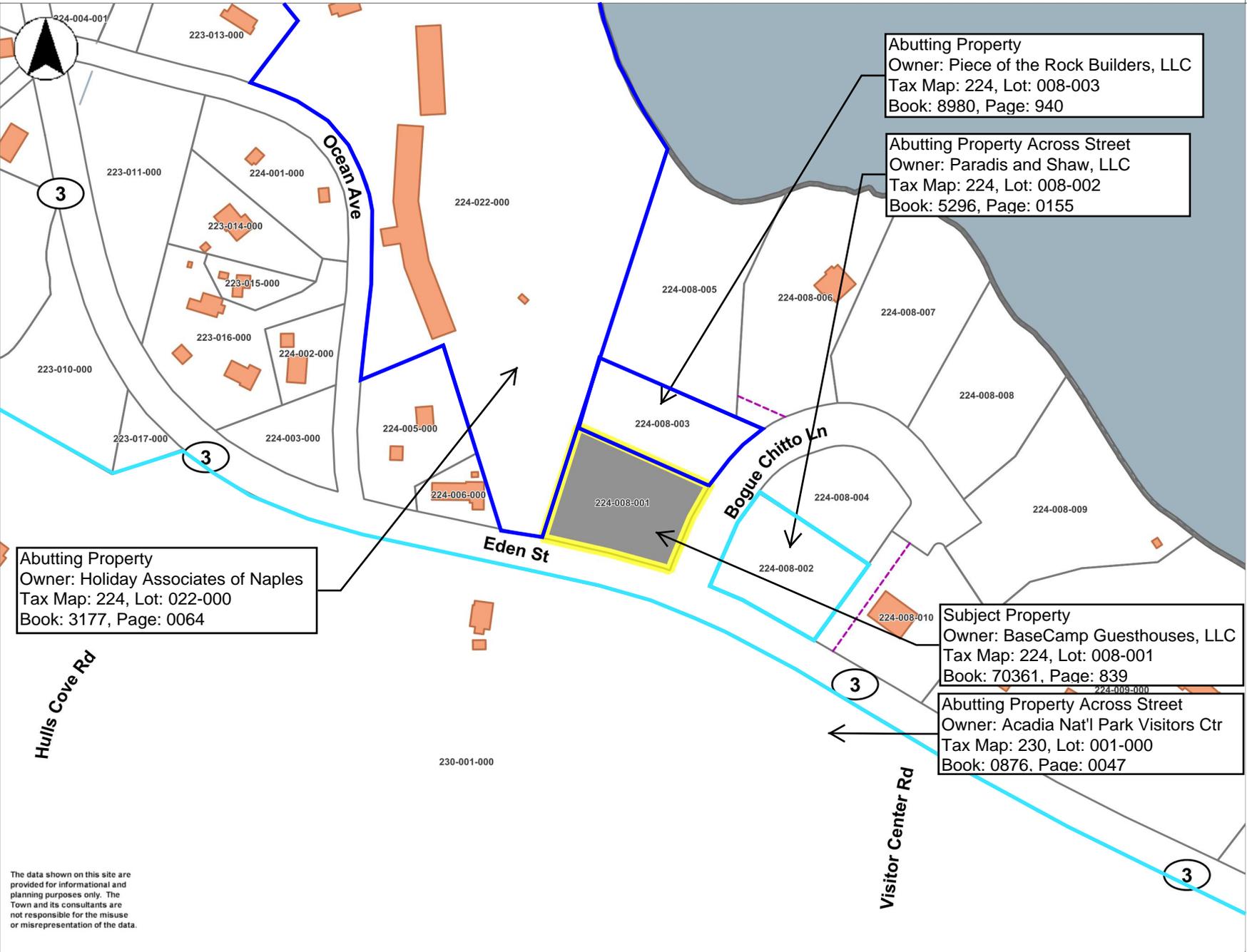
Abutting Property  
 Owner: Piece of the Rock Builders, LLC  
 Tax Map: 224, Lot: 008-003  
 Book: 8980, Page: 940

Abutting Property Across Street  
 Owner: Paradis and Shaw, LLC  
 Tax Map: 224, Lot: 008-002  
 Book: 5296, Page: 0155

Abutting Property  
 Owner: Holiday Associates of Naples  
 Tax Map: 224, Lot: 022-000  
 Book: 3177, Page: 0064

Subject Property  
 Owner: BaseCamp Guesthouses, LLC  
 Tax Map: 224, Lot: 008-001  
 Book: 70361, Page: 839

Abutting Property Across Street  
 Owner: Acadia Nat'l Park Visitors Ctr  
 Tax Map: 230, Lot: 001-000  
 Book: 0876, Page: 0047



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# Abutting Properties



**Exhibit 9.G**

**Total Proposed Development Acreage**

<b>Project Development Area</b>					
<b>Total Lot Size</b>			<b>24,814</b>	<b>0.57</b>	<b>100%</b>
	<b>Item Square Feet</b>	<b>Item Acreage</b>	<b>Exposed Square Feet (Not Under Roof)</b>	<b>Exposed Acreage (Not Under Roof)</b>	<b>Lot Coverage</b>
<b>Building A</b>	<b>4,513</b>	<b>0.10</b>	<b>2,528</b>	<b>0.06</b>	<b>10.2%</b>
<b>Building Footprint</b>	<b>1,582</b>	<b>0.04</b>	<b>0</b>	<b>0.00</b>	<b>0.0%</b>
Unit 1 and 2	1,264	0.03	0	0.00	0.0%
Unit 3	318	0.01	0	0.00	0.0%
<b>Patios / Entries</b>	<b>272</b>	<b>0.01</b>	<b>124</b>	<b>0.00</b>	<b>0.5%</b>
Unit 1 Entry	46	0.00	0	0.00	0.0%
Unit 1 Patio	125	0.00	81	0.00	0.3%
Unit 2 Entry	101	0.00	43	0.00	0.2%
<b>Roof</b>	<b>2,527</b>	<b>0.06</b>	<b>2,404</b>	<b>0.06</b>	<b>9.7%</b>
Asphalt Shingles	2,005	0.05	2,005	0.05	8.1%
Stone Cap	92	0.00	92	0.00	0.4%
Level 2 Wood Deck	220	0.01	136	0.00	0.5%
Level 3 Wood Deck	210	0.00	171	0.00	0.7%
<b>Ground Level Wood Deck</b>	<b>132</b>	<b>0.00</b>	<b>0</b>	<b>0.00</b>	<b>0.0%</b>
Unit 3 Entry	132	0.00	0	0.00	0.0%
<b>Building B</b>	<b>5,849</b>	<b>0.13</b>	<b>3,408</b>	<b>0.08</b>	<b>13.7%</b>
<b>Building Footprint</b>	<b>1,850</b>	<b>0.04</b>	<b>0</b>	<b>0.00</b>	<b>0.0%</b>
Unit 1, 2, and 3	1,390	0.03	0	0.00	0.0%
Common Space	460	0.01	0	0.00	0.0%
<b>Patios / Entries</b>	<b>289</b>	<b>0.01</b>	<b>7</b>	<b>0.00</b>	<b>0.0%</b>
Unit 1 Entry	31	0.00	7	0.00	0.0%
Unit 2 Entry	23	0.00	0	0.00	0.0%
Unit 3 Entry	23	0.00	0	0.00	0.0%
Common Space Patio	212	0.00	0	0.00	0.0%
<b>Roof</b>	<b>3,415</b>	<b>0.08</b>	<b>3,277</b>	<b>0.08</b>	<b>13.2%</b>
Asphalt Shingles	3,072	0.07	3,075	0.07	12.4%
Stone Cap	112	0.00	112	0.00	0.5%
Level 2 Wood Deck	231	0.01	90	0.00	0.4%
<b>Ground Level Wood Deck</b>	<b>295</b>	<b>0.01</b>	<b>124</b>	<b>0.00</b>	<b>0.5%</b>
Unit 1 Patio	169	0.00	124	0.00	0.5%
Unit 2 Patio	57	0.00	0	0.00	0.0%
Unit 3 Patio	69	0.00	0	0.00	0.0%
<b>Site</b>	<b>4,317</b>	<b>0.10</b>	<b>4,110</b>	<b>0.09</b>	<b>16.6%</b>
<b>Parking Court</b>	<b>2,366</b>	<b>0.05</b>	<b>2,366</b>	<b>0.05</b>	<b>9.5%</b>
<b>Circulation</b>	<b>1,951</b>	<b>0.04</b>	<b>1,744</b>	<b>0.04</b>	<b>7.0%</b>
Softscape	1,820	0.04	1,613	0.04	6.5%
Hardscape	131	0.00	131	0.00	0.5%
<b>Total Development</b>	<b>14,679</b>	<b>0.34</b>	<b>10,046</b>	<b>0.23</b>	<b>40.5%</b>



**Exhibit 9.L**

**Existing/Proposed Contours at 5 or 10 ft. Intervals**

Please see topographical plan attached to this section.





**Exhibit 9.M**

**Items within 200 feet of the subject property**

Please see attached exhibit indicating items within 200 feet of the subject property.



Exhibit 9.M: Items within 200 feet of the subject property





**Exhibit 9.T**

**Significant Wildlife Habitat or Spawning Ground Locations (IF&W)**

Please see attached exhibit containing information regarding significant wildlife habitat or spawning ground locations near property.

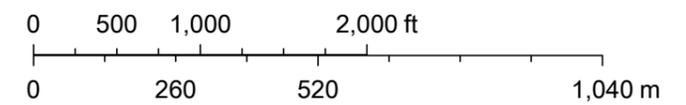
# Significant Wildlife Habitat or Spawning Grounds Locations (IF&W)



August 18, 2020

-  Inland Wading Bird and Waterfowl Habitat
-  Tidal Wading Bird and Waterfowl Habitat

1:18,056



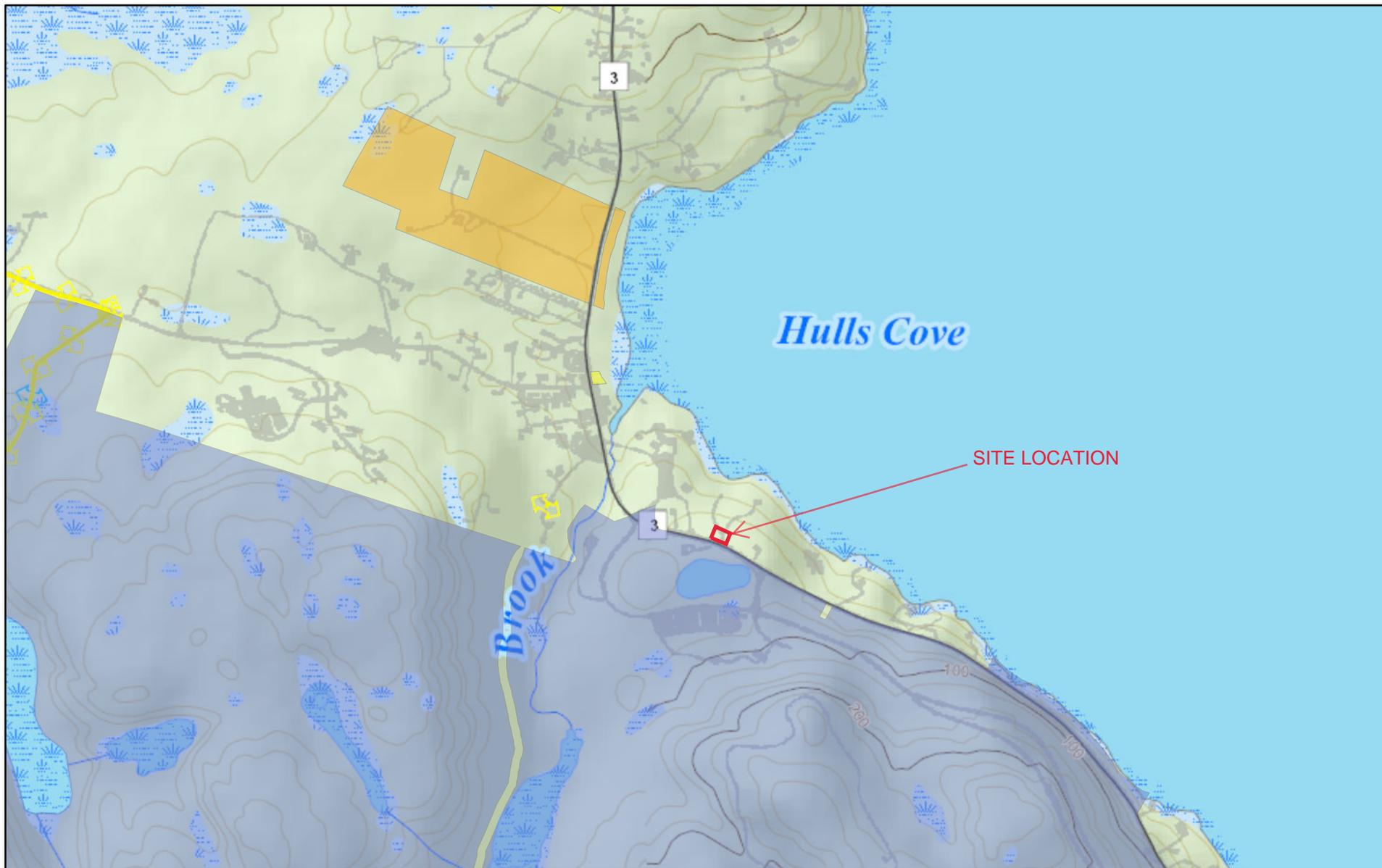


**Exhibit 9.U**

**Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)**

Please see attached exhibit regarding the property and areas of rare and irreplaceable natural area locations.

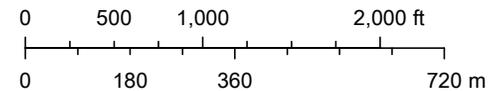
# Rare & Irreplaceable Natural Areas Locations (Critical Areas Program)



August 18, 2020

conserved3     Municipal     conserved2  
 Federal

1:18,056





**Exhibit 9.V.Y**

**Historic & Archaeological Site Locations**

Please see attached exhibit regarding the property location and historic and archaeological site location proximity.



Historic Properties

Locally Significant Property

Historic Signs

Flood Insurance Rate Map

(A) 100-yr Flood zone

(AE) 100-yr Flood Zone

(VE) Coastal Velocity

Vernal Pools

Wetlands

ROW

Parcels

Town Boundary

Highways

Buildings

Road Centerlines

Streams

Lakes & Ponds

Mask

Atlantic Ocean



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PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	SETBACK LINE	---
---	EASEMENT LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	BUILDING	---
---	ELEV. CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORMDRAIN	---
---	UNDERDRAIN	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	SILT SOCK	---
---	STONE CHECK DAM	---
---	FIRE HYDRANT	---
---	SEWER MANHOLE	---
---	GATE VALVE	---
---	UTILITY POLE	---
---	TEST PIT	---
---	HANDICAP PARKING SYMBOL	---
---	SIGN	---
---	PAVEMENT MARKING	---
---	DRAIN BASIN (DB)	---

**HATCH LEGEND**

[Hatch Pattern]	NEW PARKING/ROADS
[Hatch Pattern]	NEW CIRCULATION PATH
[Hatch Pattern]	RIPRAP

**DESIGN TEAM:**

**SURVEYOR:**  
 HERRICK & SALSBUARY, INC.  
 130 OAK STREET  
 ELLSWORTH, ME 04605

**ARCHITECT:**  
 BASECAMP DESIGN WORKSHOP  
 52 ALDER STREET, SUITE 1  
 PORTLAND, ME 04401

**ENGINEER:**  
 HEDEFINE ENGINEERING & DESIGN, INC.  
 PO BOX 666  
 ELLSWORTH, ME 04605

**LANDSCAPE ARCHITECT:**  
 LARK STUDIO LANDSCAPE ARCHITECTURE  
 18 PLEASANT STREET  
 BAR HARBOR, ME 04609

**GENERAL NOTES:**

- PLAN REFERENCES**
- EXISTING CONDITIONS, INCLUDING BUT NOT LIMITED TO, EDGE OF PAVEMENT, BUILDINGS, STORM DRAINS, EASEMENTS, PROPERTY BOUNDARIES, UTILITIES, CONTOURS AND TOPOGRAPHICAL DATA OBTAINED FROM A DIGITAL FILE TITLED "TOPOGRAPHIC PLAN OF LOT 1, BOGUE CHITTO SUBDIVISION FOR: TAYLOR MASSEY, ROUTE 3, BAR HARBOR, MAINE." PLAN PREPARED AND PROVIDED BY HERRICK AND SALSBUARY, INC., 130 OAK STREET, ELLSWORTH, ME. PLAN DATED MARCH 20, 2020.
  - HEDEFINE ENGINEERING & DESIGN, INC. TAKES NO RESPONSIBILITY FOR THE ACCURACY AND/OR COMPLETENESS OF THE AFOREMENTIONED PLANS.
  - CONTRACTOR RESPONSIBLE FOR PROJECT LAYOUT. DIGITAL FILE WILL BE PROVIDED BY ENGINEER UPON REQUEST.
  - CONTRACTOR RESPONSIBLE FOR VERIFYING HORIZONTAL AND VERTICAL BENCHMARK ACCURACY PRIOR TO START OF CONSTRUCTION. INFORM ENGINEER IF BENCHMARKS ARE DETERMINED TO BE IN ERROR.
  - CONTRACTOR SHALL CONTACT DIG SAFE PRIOR TO BEGINNING ANY EXCAVATIONS.
  - CONTRACTOR RESPONSIBLE FOR MEETING MUTCD AND MAINE DOT TRAFFIC CONSTRUCTION WARNING SIGN REQUIREMENTS.
  - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES - LATEST EDITION" (MUTCD).
  - CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE AWAY FROM ALL EXISTING AND PROPOSED STRUCTURES.
  - SITE TO BE SERVICED BY PUBLIC WATER AND PUBLIC SEWER DISPOSAL FROM THE MUNICIPALITY OF BAR HARBOR.
  - ANY SPOT GRADES SHOWN ARE TO FINISH GRADE. CONTRACTOR TO VERIFY FINAL GROUND COVER WITH CIVIL/ARCHITECTURAL/LANDSCAPE PLANS AND PREPARE SUBGRADE ACCORDINGLY.
  - ALL DISTURBED SURFACES NOT TO RECEIVE GRAVEL, RIPRAP OR OTHER GROUND COVER SHALL BE LOAMED AND SEED. COORDINATE WITH LANDSCAPE PLANS.

- 10. SEE LANDSCAPE PLANS FOR SURFACE AND FINISHING NOTES AND DETAILS.
- 11. FOR COMPLETE ABUTTER INFORMATION PLEASE SEE EXHIBIT IN PLANNING BOARD APPLICATION.
- 12. THE ENTIRETY OF THE SITE IS SHOWN ON BAR HARBOR TAX MAP 224, LOT 008-001 AND FALLS IN THE HULLS COVE BUSINESS ZONING DISTRICT. ZONING REQUIREMENTS BELOW:

	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT SIZE	10,000 SF	24,814 SF	24,814 SF
MINIMUM ROAD FRONTAGE (# WIDTH)	100'	120.96'	120.96'
MINIMUM FRONT SETBACK	15'	15'	15'
MINIMUM SIDE SETBACK	5'	5'	5'
MINIMUM REAR SETBACK	15'	NA	NA
MAXIMUM LOT COVERAGE	75%	0%	41%
MAXIMUM HEIGHT	40'	NA	31'-3.5'
MINIMUM AREA PER FAMILY	5,000 SF	NA	NA

- 13. PARKING SUMMARY:  
 PARKING REQUIRED - NO OFFICIAL PARKING REQUIREMENT IN ORDINANCE FOR TA-2 & TA-2 UNITS TOTAL + 1 SPACE PER UNIT - 6 SPACES  
 PARKING PROVIDED - 6  
 (2 ADA SPACES WITH 5' LOADING AREAS WILL BE PROVIDED)
- 14. APPLICANT IS:  
 BASECAMP GUESTHOUSES, LLC  
 TAYLOR MASSEY  
 52 ALDER STREET  
 PORTLAND, ME 04401
- 15. SEE LANDSCAPE PLANS FOR DETAILS ON FINISH SURFACES OF DRIVES AND WALKWAYS.
- 16. ABUTTER INFORMATION SHOWN ON THIS PLAN OBTAINED FROM TOWN WEBSITE.
- 17. FOR DETAILED LAYOUT AND RADII DIMENSIONS SEE LANDSCAPE PLANS.

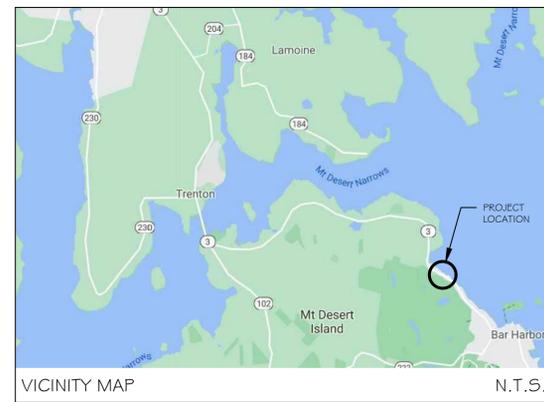
**TOWN OF BAR HARBOR PLANNING BOARD APPROVAL:**

SIGNATURE	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**APPROVED WITH CONDITIONS:**

SIGNATURE	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

1 SITE PLAN  
 C-1 1" = 10'



**PERMITTING DRAWINGS**  
**NOT FOR CONSTRUCTION**

**BASECAMP DESIGN WORKSHOP**

52 Alder Street  
 Portland, ME 04101  
 T 325 518 1427



Professional Stamp

Department of Planning Review Stamp

State Fire Marshal Review Stamp



**BASECAMP GUESTHOUSES**

52 Alder Street  
 Portland, ME 04101  
 T 325 518 1427

**Acadia Guesthouse**

2 Bogue Chitto Lane  
 Bar Harbor, ME 04609  
 Parcel #: 224-008-001

Submittal

**Design Development 50%**

For Review Purposed Only, Not for Construction

Revisions	No.	Date	Description

Drawn by: RC  
 Checked by: EH  
 BCDW Project No.: 0001

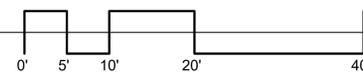
Date: 08-20-2020  
 Sheet Title:



HEDEFINE ENGINEERING & DESIGN, INC.

DATE	10-06-2020
APPROVED:	EH
SCALE:	1"=10'

PROJECT #: 20029

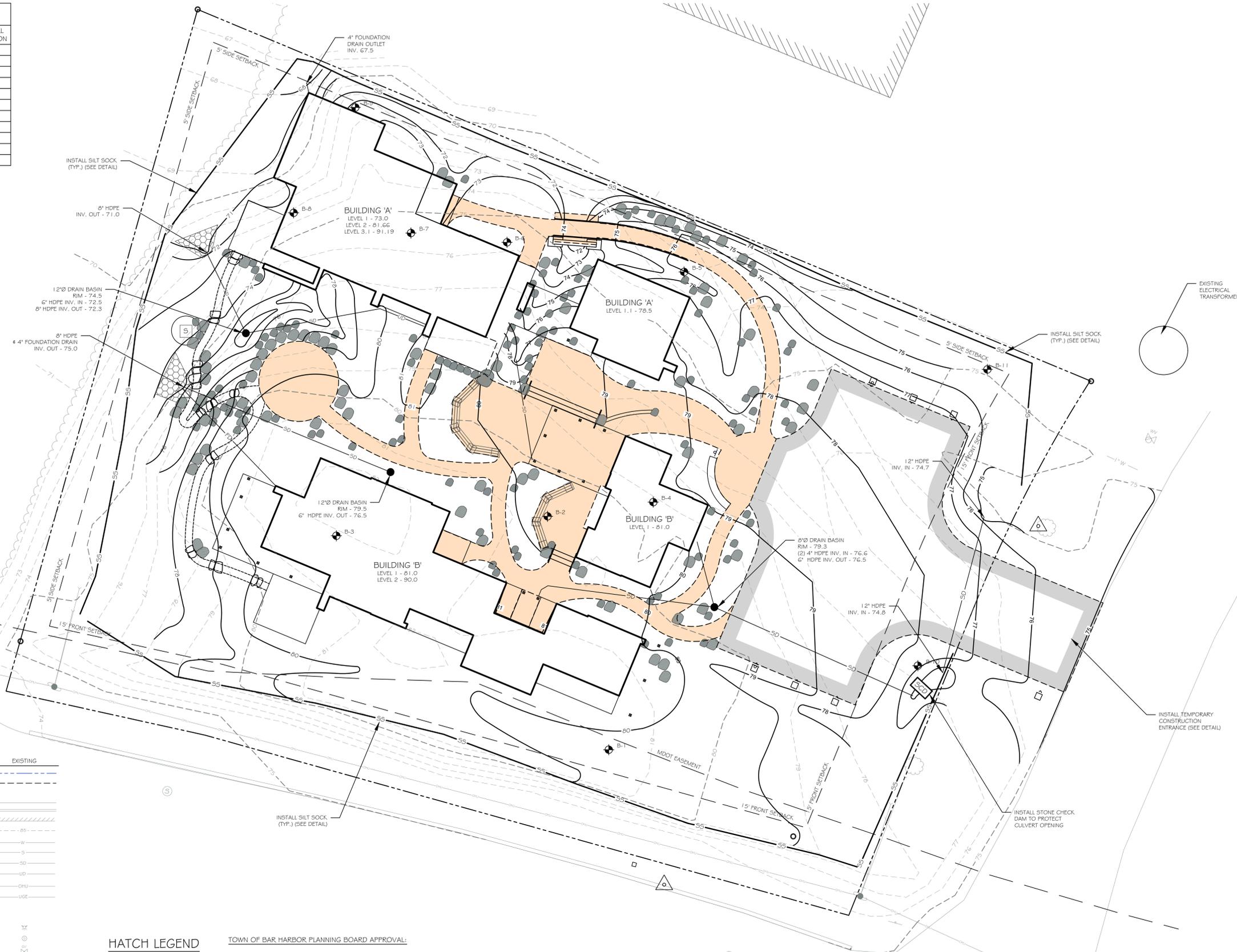


**SITE PLAN**

Sheet Number

**C-1**

TP/B	EG	DEPTH OF EXPLORATION	REFUSAL ELEVATION
B-1	81.0	1.2	79.8
B-2	80.5	2.1	78.4
B-3	82.0	0.4	81.6
B-4	79.0	6.7	72.3
B-5	73.0	2.6	70.4
B-6	76.0	0.4	75.6
B-7	75.5	0.4	75.1
B-8	73.0	0.2	72.8
B-9	72.5	0.1	72.4
B-10	77	5.3	71.7
B-11	75.0	2.5	72.5



PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	SETBACK LINE	---
---	EASEMENT LINE	---
---	EDGE OF PAVEMENT	---
---	CURB	---
---	BUILDING	---
---	ELEV. CONTOURS	---
---	WATER	---
---	SEWER	---
---	STORMDRAIN	---
---	UNDERDRAIN	---
---	OVERHEAD UTILITY	---
---	UNDERGROUND UTILITY	---
---	SILT SOCK	---
---	STONE CHECK DAM	---
---	FIRE HYDRANT	---
---	SEWER MANHOLE	---
---	GATE VALVE	---
---	UTILITY POLE	---
---	TEST PIT	---
---	SIGN	---
---	DRAIN BASIN (DB)	---

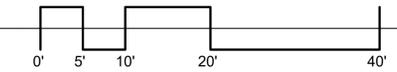
HATCH LEGEND	DESCRIPTION
[Hatched Box]	NEW PARKING/ROADS
[Hatched Box]	NEW CIRCULATION PATH
[Hatched Box]	RIPRAP

TOWN OF BAR HARBOR PLANNING BOARD APPROVAL:		APPROVED WITH CONDITIONS:	
SIGNATURE	DATE	_____	_____
SIGNATURE	DATE	_____	_____
SIGNATURE	DATE	_____	_____
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SIGNATURE	DATE	_____	_____

**PERMITTING DRAWINGS**  
**NOT FOR CONSTRUCTION**

1 GRADING, DRAINAGE & EROSION CONTROL PLAN  
C-2 1" = 10'

**HEDEFINE ENGINEERING & DESIGN, INC.**  
DATE: 10-06-2020  
APPROVED: EH  
SCALE: 1"=10'  
PROJECT #: 20029



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52 Alder Street  
Portland, ME 04101  
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**ACADIA MAINE BASECAMP GUESTHOUSES**  
52 Alder Street  
Portland, ME 04101  
T 325 518 1427

**Acadia Guesthouse**

2 Bogue Chitto Lane  
Bar Harbor, ME 04609  
Parcel #: 224-008-001

Submittal

**Design Development 50%**

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Revisions	No.	Date	Description

Drawn by: RC  
Checked by: EH  
BCDW Project No.: 0001

Date: 08-20-2020

Sheet Title: **GRADING, DRAINAGE & EROSION CONTROL PLAN**  
Sheet Number

**C-2**

Printed: 8/19/2020 3:41:54 PM

# 1 EROSION AND SEDIMENT CONTROL NOTES

C-3

## PERMANENT SEEDING NOTES FOR ALL DISTURBED AREAS

- DURING PERIOD FROM APRIL 15 TO OCTOBER 15, AREAS DISTURBED SHALL BE LIMED, FERTILIZED, SEEDED AND MULCHED AS FOLLOWS:
  - SEEDING SHALL BE AS SPECIFIED IN MDOT STANDARD SPECIFICATIONS, SECTION 618 FOR VARIOUS AREAS. SEEDING SHALL INCLUDE FERTILIZERS, MULCH, LIME AND OTHER ITEMS IN SECTION 618.
- AFTER SEEDING, AREAS DISTURBED SHALL BE MULCHED AS DESCRIBED IN MDOT STANDARD SPECIFICATIONS SECTION 619.
- NO SEEDING SHALL TAKE PLACE BETWEEN JUNE 15 AND AUGUST 15. AS A CONTINGENCY PLAN, AREAS DISTURBED BETWEEN THESE DATES SHALL BE HAY MULCHED AT A RATE OF 2 BALES/1,000 SF. AND SECURED WITH A PEG AND TWINE OF 4-6 PEGS/SY OR WITH TERRA TACK II AT A RATE OF 60 GALLONS/ACRE.
- WEEKLY, OR AFTER PRECIPITATION PRODUCING THE EQUIVALENT OF ONE HALF INCH OF RAINFALL OR SNOWMELT, ALL MULCHED AREAS SHALL BE INSPECTED FOR SUITABILITY FOR EROSION CONTROL AND SLOPE PROTECTION. WEAKENED AREAS SHALL BE RE-MULCHED AS #2 ABOVE.
- WITHIN 30-45 DAYS OF SEED APPLICATION, ALL AREAS SHALL BE INSPECTED FOR SATISFACTORY GROWTH. AREAS OF LESS THAN 75% GROWTH SHALL BE RESEED AT ORIGINAL APPLICATION RATES, MULCHED AND MAINTAINED ACCORDINGLY AS SPECIFIED ABOVE.
- PERMANENT SEEDING SHALL BE INSTALLED IMMEDIATELY UPON REACHING FINAL GRADE.

## EROSION CONTROL CONSTRUCTION SEQUENCE

ALL EARTHWORK OR CONSTRUCTION ACTIVITIES SHALL OCCUR AFTER APRIL 15 AND BEFORE NOVEMBER 15 UNLESS WINTER EROSION CONTROL MEASURES ARE IMPLEMENTED. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL DEVICES PRIOR TO THE DISTURBANCE OF ANY WORK AREA.

- INSTALL ALL SILT SOCK, TEMPORARY CONSTRUCTION ENTRANCE AND OTHER NECESSARY EROSION CONTROL MEASURES.
- PROPOSED CONSTRUCTION IS CONFINED TO PREVIOUSLY CLEARED PORTION OF THE SITE.
- CREATE TEMPORARY STAGING AREAS NECESSARY FOR CONSTRUCTION.
- GRADE PROJECT TO SUBGRADE LEVEL IN A LOGICAL MANNER TO MINIMIZE EARTH MOVING AND TO PRESERVE LAND NOT TO BE DISTURBED.
- BEGIN DRAINAGE, UTILITY, FOUNDATION AND DRIVEWAY CONSTRUCTION. PROVIDE TEMPORARY DEWATERING AREAS AS NEEDED.
- COMPLETE FINISH GRADING, LOAM, SEED AND MULCH ALL DISTURBED AREAS NOT TO BE GRAVEL OR RIP-RAP COVER.
- COMPLETE UNFINISHED CONSTRUCTION.
- REMOVE TEMPORARY DIVERSION DITCHES, HAY BALES, AND STONE CHECK DAMS WHEN 75% OF GRASS GROWTH HAS BEEN ESTABLISHED.

## WINTER STABILIZATION CONTROL MEASURES NOTES

- ALL OPEN AREAS WHICH ARE NOT PERMANENTLY STABILIZED WILL BE HEAVILY MULCHED WHEN WORK IS COMPLETED ON THE SITE AND NOT ANTICIPATED AGAIN WITHIN ONE DAY.
- ALL OPEN AREAS WILL BE HEAVILY MULCHED EVERY NIGHT IN THE CASE OF A FORECAST OF STORMY WEATHER WITHIN 12 HOURS.

## TEMPORARY SEEDING NOTES

- ANY DISTURBED AREAS TO BE LEFT IN ROUGH GRADED FORM FOR MORE THAN 30 DAYS BUT LESS THAN ONE GROWING SEASON SHALL BE LIMED, FERTILIZED, TEMPORARILY SEEDED AND MULCHED.
- APPLICATION RATES AND MATERIALS USED SHALL BE THE SAME AS FOR PERMANENT SEEDING EXCEPT SEED MIXTURE SHALL BE ANNUAL RYEGRASS.

## DORMANT SEEDING NOTES

- DURING PERIODS FROM OCTOBER 1 TO NOVEMBER 15, AREAS DISTURBED SHALL BE DORMANT SEEDED WITH WINTER RYE, 1.5 LB/1,000 SF. DURING PERIODS BETWEEN NOVEMBER 15 AND APRIL 15, DISTURBED AREAS SHALL BE MULCHED AND IF NECESSARY, STABILIZED WITH EROSION CONTROL MESH.

## GENERAL NOTES

- ON-SITE STABILIZATION WILL BE DONE WITHIN 15 DAYS OF FINAL GRADING OR WITHIN 30 DAYS OF INITIAL SOIL DISTURBANCE.
- EVERY WEEK AND AFTER PRECIPITATION PRODUCING THE EQUIVALENT OF ONE HALF INCH OF RAINFALL, THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENT FROM SILT FENCE IF SOIL ACCUMULATES TO A DEPTH OF ONE-HALF THE FABRIC HEIGHT; REPAIR OF STONE CHECK DAMS IF RUNOFF CHANNELIZES UNDER OR AROUND THE DAMS; AND WASHING OF TEMPORARY CONSTRUCTION ENTRANCES PRIOR TO OCCURRENCES OF SIGNIFICANT TRACKING.
- ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH 'MAINE EROSION 4 SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES', BY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, 2003, MDEP STORMWATER PBR STANDARDS SECTION 4 # MDEP CHAPTER 500 STORMWATER MANAGEMENT APPENDICES A, B & C.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES, INCLUDING MATERIALS, CONSTRUCTION, MAINTENANCE AND REMOVAL.
- EROSION CONTROL MAT SHALL BE INSTALLED ON ALL LOAMED AND SEEDED AREAS WHICH HAVE A SLOPE GREATER THAN 3:1.
- WATER SHALL BE UTILIZED TO CONTROL DUST IF NECESSARY. (AS DETERMINED BY THE ENGINEER)
- EROSION CONTROL MEASURES SHALL BE INSPECTED ON A MONTHLY BASIS ONCE FINAL STABILIZATION IS COMPLETE, BY THE INSPECTING ENGINEER. THIS INSPECTION IN NO WAY REDUCES OR ELIMINATES THE CONTRACTOR'S RESPONSIBILITY TO ADHERE WITH VERBAL OR WRITTEN REQUIREMENTS OF DEP, ARMY CORPS, EPA, OR OTHER JURISDICTIONAL AGENCIES.
- AFTER EACH INSPECTION OF EROSION CONTROL MEASURES, AN INSPECTION REPORT DETAILING THE SCOPE OF THE INSPECTION, NAME(S) OF PERSONNEL CONDUCTING THE INSPECTION, DATE, MAJOR OBSERVATIONS, AND ACTIONS TAKEN, SHALL BE MADE AND KEPT ON FILE FOR THREE YEARS AFTER THE INSPECTION.

## INFRASTRUCTURE MAINTENANCE

STRUCTURE TYPE	INSPECTION	CLEANING
STONE CHECK DAMS	MONTHLY	AS NEEDED
SILT FENCES	MONTHLY	AS NEEDED
CULVERTS	MONTHLY	AS NEEDED

### SPECIFIC INSTRUCTIONS:

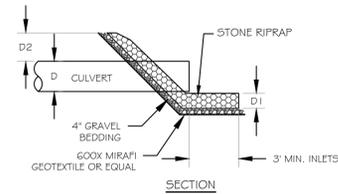
- SILT FENCE - SILT FENCES SHOULD BE CHECKED AT LEAST MONTHLY DURING CONSTRUCTION. IF NEEDED, THEY SHOULD BE REPLACED.
- CULVERTS - CULVERTS SHOULD BE CHECKED MONTHLY FOR ACCUMULATION OF DEBRIS. IF NEEDED THEY SHOULD BE DREGGED.

\*A STORMWATER MAINTENANCE LOG SHOULD BE MAINTAINED TO DOCUMENT COMPLIANCE WITH THE SUGGESTED SCHEDULE.

# 2 RIPRAP APRON

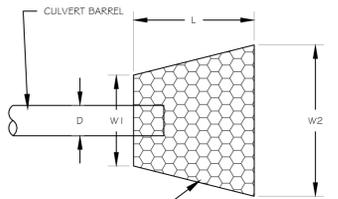
C-3

NOT TO SCALE



- NOTES:
- THE TOP OF STONES IN THE RIPRAP APRON SHALL NOT BE HIGHER THAN THE PIPE INVERT.
  - STONE FOR RIPRAP APRONS SHALL BE CLEAN MATERIAL WITH NO FINES AND SHALL BE SIZED IN ACCORDANCE WITH TABLES ON THIS DETAIL OR IN THE SPECIFICATIONS.
  - TOP DRESS RIPRAP ZONES WITH NATIVE STONE. NATIVE STONE SHALL NOT IMPEDER APRON FUNCTION. LANDSCAPE ARCHITECT TO PLACE IN FIELD.

D	D1	D2 INLET	D2 OUTLET
≤ 12"	9"	24"	12"



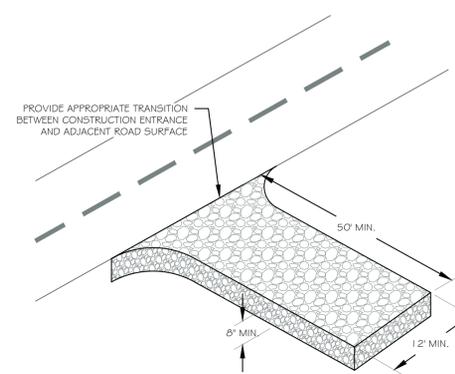
D	W1	W2	L	D50
≤ 12"	4'	14'	10'	6'

CULVERT OUTLET DETAIL  
PLAN VIEW

# 3 CONSTRUCTION ENTRANCE DETAIL

C-3

NOT TO SCALE



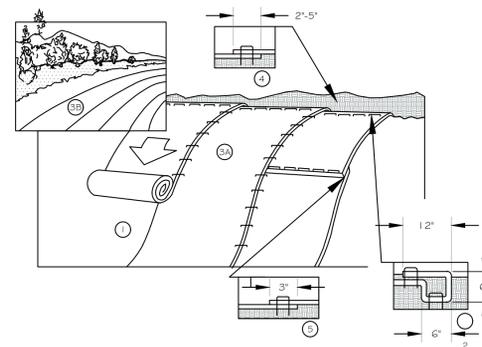
## NOTES:

- STONE SIZE - AASHTO DESIGNATION M43, SIZE NO. 2 (2 1/2" TO 1 1/4"). USE CRUSHED STONE.
- LENGTH - AS SHOWN ON GRADING PLAN, MIN. 50 FEET.
- THICKNESS - NOT LESS THAN EIGHT (8) INCHES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS.
- MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT-OF-WAY MUST BE REMOVED IMMEDIATELY.
- AS AN ALTERNATIVE TO A STONE CONSTRUCTION ENTRANCE THE CONTRACTOR MAY ELECT TO USE TRACKOUT CONTROL MATS AS MANUFACTURED BY RUBBERFORM RECYCLED PRODUCTS, LLC OR APPROVED EQUAL.

# 4 EROSION CONTROL BLANKET DETAIL

C-3

NOT TO SCALE



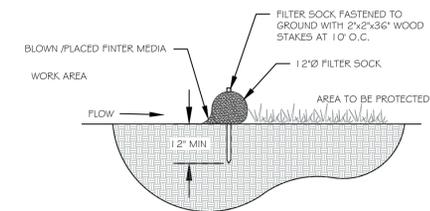
## NOTES:

- PREPARE SOIL BEFORE INSTALLING ROLLED EROSION CONTROL PRODUCTS (RECPs) INCLUDING ANY NECESSARY APPLICATION OF LIME, FERTILIZER, AND SEED.
- BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE RECPs IN A 6" DEEP x 6" WIDE TRENCH WITH APPROXIMATELY 12" OF RECPs EXTENDED BEYOND THE UP-SLOPE PORTION OF THE TRENCH. ANCHOR THE RECPs WITH A ROW OF STAPLES/STAKES APPROXIMATELY 12" APART IN THE BOTTOM OF THE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING. APPLY SEED TO COMPACTED SOIL AND FOLD REMAINING 12" PORTION OF RECPs BACK OVER SEED AND COMPACTED SOIL. SECURE RECPs OVER COMPACTED SOIL WITH A ROW OF STAPLES/STAKES SPACED APPROXIMATELY 12" APART ACROSS THE WIDTH OF THE RECPs.
- ROLL THE RECPs (A) DOWN OR (B) HORIZONTALLY ACROSS THE SLOPE. RECPs WILL UNROLL WITH APPROPRIATE SIDE AGAINST THE SOIL SURFACE. ALL RECPs MUST BE SECURELY FASTENED TO SOIL SURFACE BY PLACING STAPLES/STAKES IN APPROPRIATE LOCATIONS AS SHOWN IN THE STAPLE PATTERN GUIDE. WHEN USING THE DOT SYSTEM, STAPLES/STAKES SHALL BE PLACED THROUGH EACH OF THE COLORED DOTS CORRESPONDING TO THE APPROPRIATE STAPLE PATTERN.
- THE EDGES OF PARALLEL RECPs MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP DEPENDING ON THE RECPs TYPE.
- CONSECUTIVE RECPs SPliced DOWN THE SLOPE MUST BE PLACED END OVER END (SHINGLE STYLE) WITH AN APPROXIMATE 3" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART ACROSS ENTIRE RECPs WIDTH.
- IN LOOSE SOIL CONDITIONS, THE USE OF STAPLE OR STAKE LENGTH GREATER THAN 6" MAY BE NECESSARY TO PROPERLY SECURE THE RECPs.

# 5 SILT SOCK

C-3

NOT TO SCALE



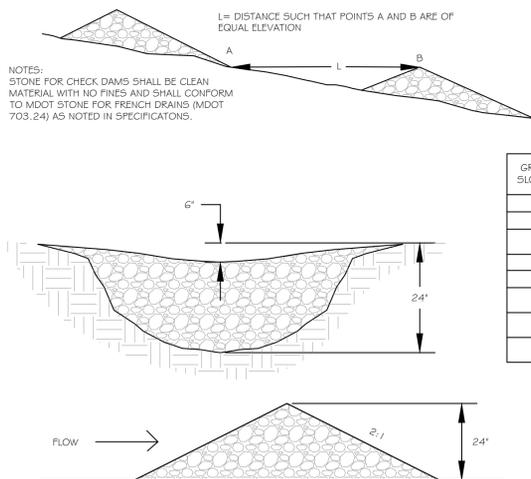
## NOTES:

- MULCH BERMS CREATED FROM STUMP GRINDINGS ARE AN ACCEPTABLE OR COIR WATTLES BE USED INSTEAD OF SILT FENCE WHERE APPROPRIATE.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND BUILT UP MATERIAL SHALL BE REMOVED WHEN NECESSARY FOR SILT SOCK TO CONTINUE TO FUNCTION.
- SILT SOCK SHALL BE OVERLAPPED BY 2" MINIMUM DISTANCE AT ALL JOINTS.

# 6 STONE CHECK DAM

C-3

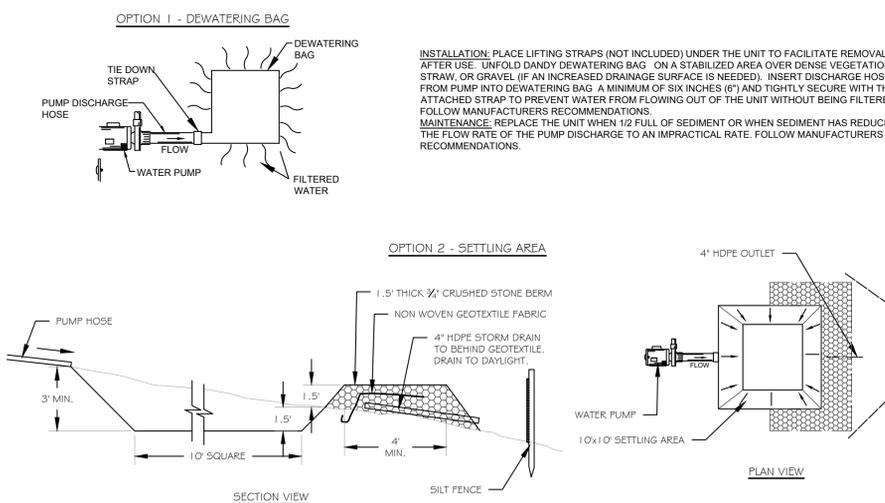
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# 7 DEWATERING OPTIONS

C-3

NOT TO SCALE



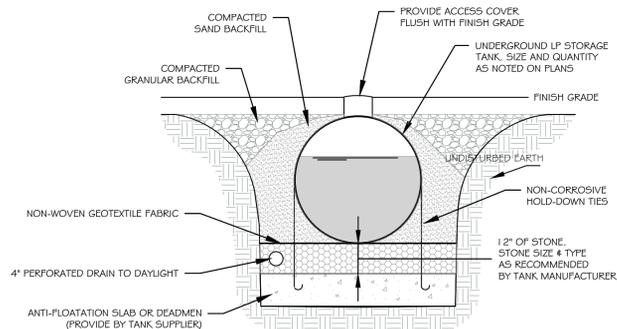
## OPTION 2 - SETTLING AREA

## OPTION 2 - SETTLING AREA

# 7 BURIED LP TANK DETAIL

C-3

NOT TO SCALE



PERMITTING DRAWINGS

NOT FOR CONSTRUCTION



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# Acadia Guesthouse

Submittal

# PLANNING BOARD REVIEW

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Revisions	No.	Date	Description

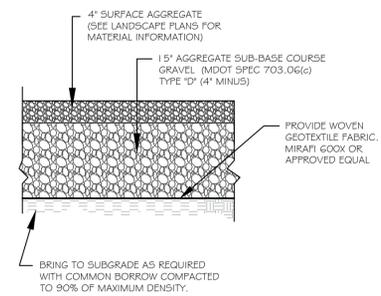
Drawn by RC  
Checked by EH  
BCDW Project No. 0001

Date 10-08-2020  
Sheet Title

# DETAILS

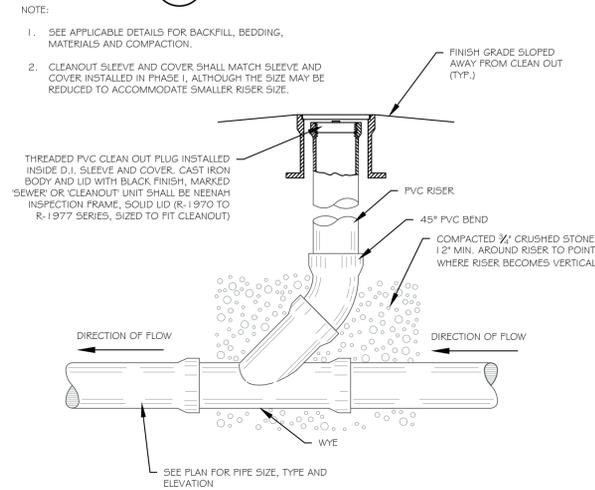
Sheet Number

**1** TYPICAL DRIVEWAY GRAVEL SECTION  
C-4 NOT TO SCALE



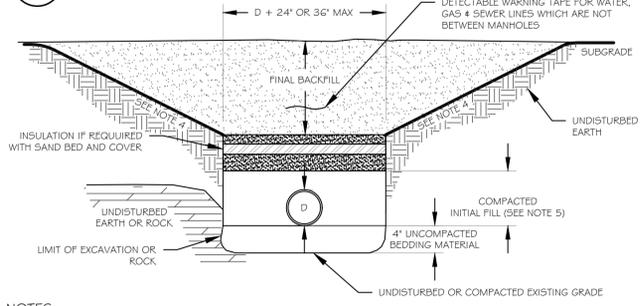
- NOTES:**
1. COMPACT GRAVEL OR SUB-BASE, BASE COURSE TO 95% MAXIMUM DRY DENSITY USING HEAVY ROLLER COMPACTION.
  2. CONTRACTOR SHALL SET GRADE STAKES MARKING SUB-BASE AND FINISH GRADE ELEVATIONS FOR CONSTRUCTION REFERENCE.
  3. SEE SPECIFICATIONS AND LANDSCAPE PLANS FOR MATERIAL DESIGNATIONS.

**2** SEWER CLEANOUT DETAIL  
C-4 NOT TO SCALE



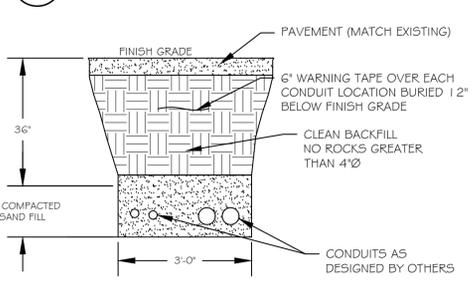
- NOTE:**
1. SEE APPLICABLE DETAILS FOR BACKFILL, BEDDING, MATERIALS AND COMPACTION.
  2. CLEANOUT SLEEVE AND COVER SHALL MATCH SLEEVE AND COVER INSTALLED IN PHASE I, ALTHOUGH THE SIZE MAY BE REDUCED TO ACCOMMODATE SMALLER RISER SIZE.

**3** WATER / SEWER / STORM DRAIN / FORCEMAIN PIPE TRENCH DETAIL  
C-4 NOT TO SCALE



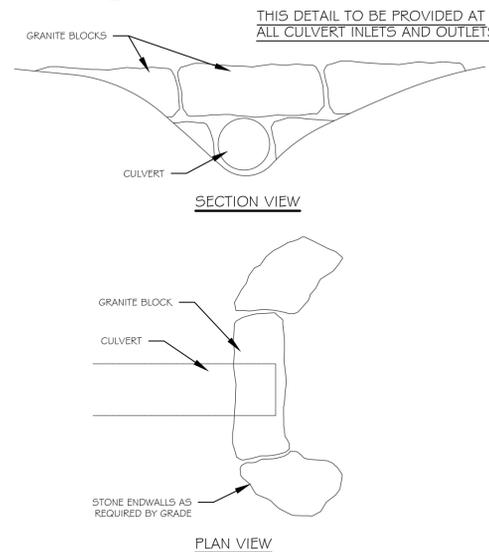
- NOTES:**
1. SEE SPECIFICATIONS FOR SOIL DESCRIPTIONS. WATER, FORCEMAIN AND GAS LINES SHALL HAVE MINIMUM 4" SAND BEDDING AND MINIMUM 8" INITIAL FILL (ALSO SAND).
  2. FINAL BACKFILL SHALL BE: "SATISFACTORY SOIL" COMPACTED TO 95% MDD UNDER ROADS & PATHS OR 90% IN OTHER LOCATIONS, (SEE SPECIFICATIONS)
  3. MINIMUM DEPTH OF BURY FOR WATER AND SEWER LINES IS 5' FROM TOP OF PIPE TO FINISH GRADE UNLESS OTHERWISE SPECIFIED. IF SPECIFIED DEPTH IS LESS THAN 5' THEN 2" OF INSULATION SHALL HAVE 4" CLEAN COARSE SAND OVER AND UNDER INSULATION BOARD. INSULATION SHALL BE FULL WIDTH OF TRENCH. UNDER NO CIRCUMSTANCE SHALL DEPTH TO TOP PIPE, EVEN WITH INSULATION, BE LESS THAN 3' WITHOUT WRITTEN APPROVAL BY THE ENGINEER.
  4. UNDER ALL SIDEWALK, PARKING, AND PAVED AREAS, FINAL BACKFILL MATERIAL SHALL RETURN TO SUBGRADE AT 2:1 SLOPE.
  5. STORMDRAIN/CULVERTS SHALL HAVE A MINIMUM OF 6" COMPACTED INITIAL FILL MATERIAL OVER TOP OF PIPE

**4** ELECTRICAL DUCTBANK DETAIL  
C-4 NOT TO SCALE



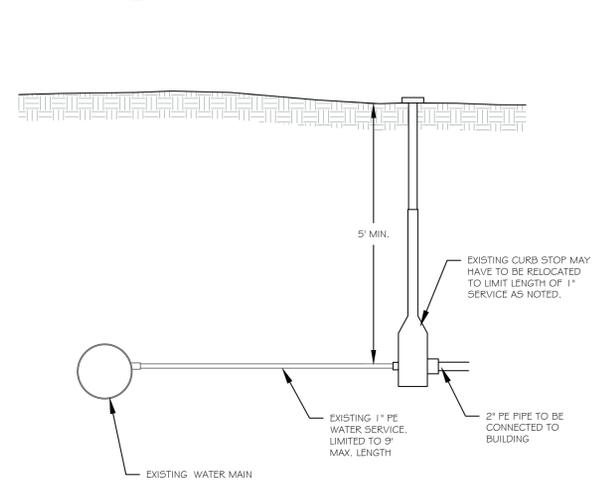
- NOTES:**
1. CONDUITS RUNNING HORIZONTAL TO WATER OR GAS LINES MUST HAVE A MINIMUM 36" HORIZONTAL SEPARATION.
  2. ALL UTILITY PERPENDICULAR CROSSING MUST HAVE 12" MINIMUM SEPARATION FROM DUCTBANK.
  3. CONDUIT SHALL BE PVC, SCH40, SIZE AS INDICATED ON ELECTRICAL DRAWINGS.
  4. DUCTBANK TO BE SUPPORTED AT REGULAR INTERVALS NOT EXCEEDING 7'-0"
  5. UNDERGROUND ELECTRICAL SERVICE AND TRANSFORMERS ARE TO BE DESIGNED BY OTHERS.

**5** CULVERT HEADWALL DETAIL  
C-4 NOT TO SCALE

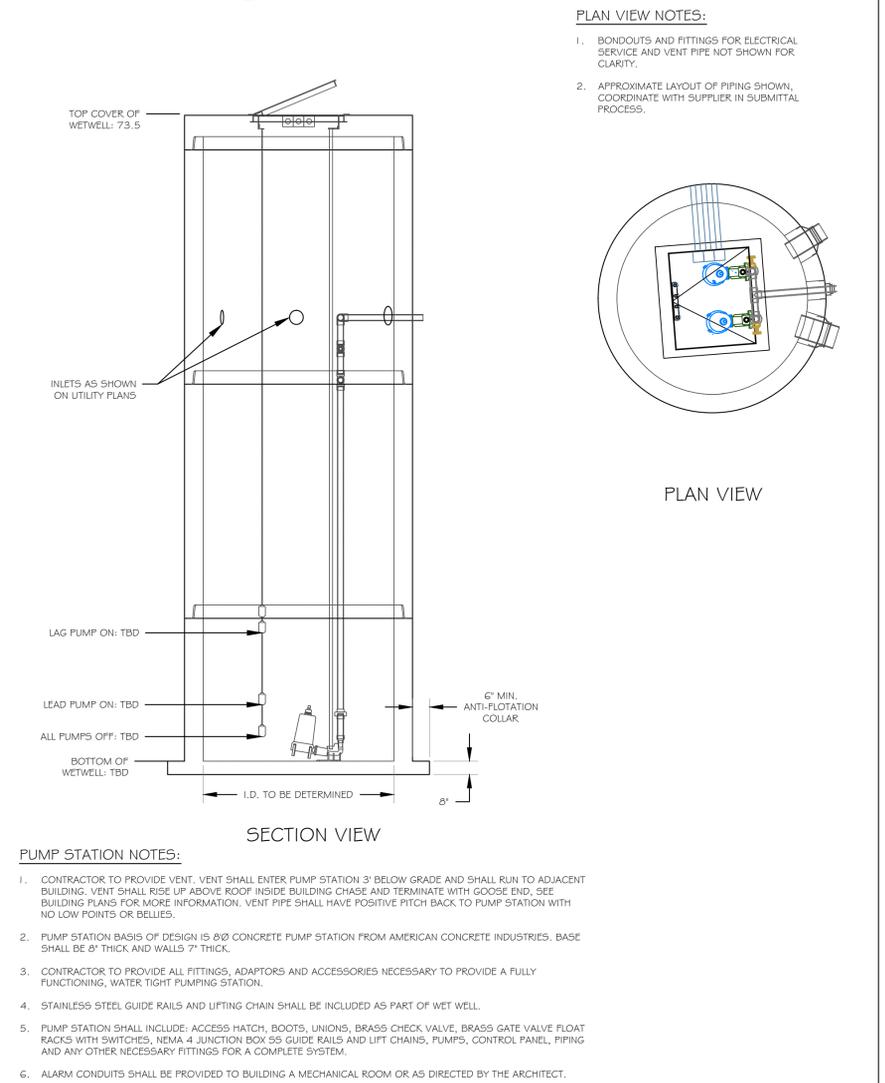


THIS DETAIL TO BE PROVIDED AT ALL CULVERT INLETS AND OUTLETS

**6** DOMESTIC WATER SERVICE DETAIL  
C-4 NOT TO SCALE



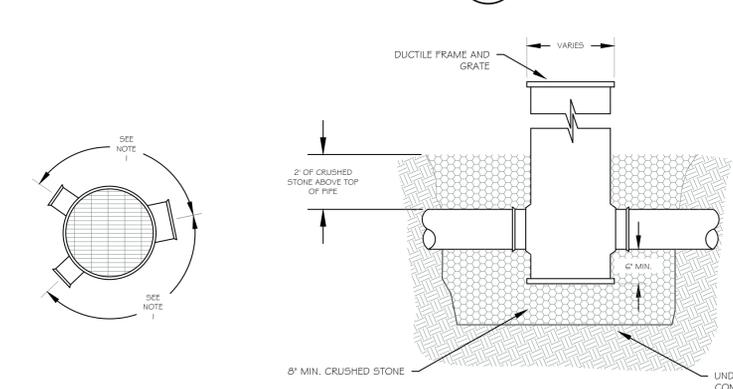
**7** PUMP STATION DETAILS  
C-4 NOT TO SCALE



- PLAN VIEW NOTES:**
1. BONDOUTS AND FITTINGS FOR ELECTRICAL SERVICE AND VENT PIPE NOT SHOWN FOR CLARITY.
  2. APPROXIMATE LAYOUT OF PIPING SHOWN. COORDINATE WITH SUPPLIER IN SUBMITTAL PROCESS.

- PUMP STATION NOTES:**
1. CONTRACTOR TO PROVIDE VENT. VENT SHALL ENTER PUMP STATION 3' BELOW GRADE AND SHALL RUN TO ADJACENT BUILDING. VENT SHALL RISE UP ABOVE ROOF INSIDE BUILDING CHASE AND TERMINATE WITH GOOSE END. SEE BUILDING PLANS FOR MORE INFORMATION. VENT PIPE SHALL HAVE POSITIVE PITCH BACK TO PUMP STATION WITH NO LOW POINTS OR BELLEYS.
  2. PUMP STATION BASIS OF DESIGN IS 8'x8' CONCRETE PUMP STATION FROM AMERICAN CONCRETE INDUSTRIES. BASE SHALL BE 8" THICK AND WALLS 7" THICK.
  3. CONTRACTOR TO PROVIDE ALL FITTINGS, ADAPTORS AND ACCESSORIES NECESSARY TO PROVIDE A FULLY FUNCTIONING, WATER TIGHT PUMPING STATION.
  4. STAINLESS STEEL GUIDE RAILS AND LIFTING CHAIN SHALL BE INCLUDED AS PART OF WET WELL.
  5. PUMP STATION SHALL INCLUDE: ACCESS HATCH, BOOTS, UNIONS, BRASS CHECK VALVE, BRASS GATE VALVE FLOAT RACKS WITH SWITCHES, NEMA 4 JUNCTION BOX 55 GUIDE RAILS AND LIFT CHAINS, PUMPS, CONTROL PANEL, PIPING AND ANY OTHER NECESSARY FITTINGS FOR A COMPLETE SYSTEM.
  6. ALARM CONDUITS SHALL BE PROVIDED TO BUILDING A MECHANICAL ROOM OR AS DIRECTED BY THE ARCHITECT.

**8** DRAIN BASIN  
C-4 NOT TO SCALE



- NOTES:**
1. THIS DETAIL SHOWS TYPICAL INSTALLATION OF BASINS NOTED AS DRAIN BASINS OR VERTICAL HDPE RISERS.
  2. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 359°.
  3. BASIS OF DESIGN: NYLOPLAST DRAIN BASIN (OR APPROVED EQUAL).
  4. GRATES SHALL BE LOCKABLE STYLE OR SHALL BE SECURED TO DRAIN BASIN OR RISER PIPE.
  5. PIPE SIZES AND INVERTS AS NOTED ON PLANS. MIN. PIPE SIZE IS 4". MAX. SIZE IS EQUAL TO BASIN DIAMETER.
  6. BASIN DIAMETER AS NOTED ON PLANS.
  7. ALL BASINS SHALL HAVE DOMED COVERS UNLESS OTHERWISE NOTED.



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Department of Planning Review Stamp

State Fire Marshal Review Stamp



**Acadia Guesthouse**

Submittal

**PLANNING BOARD REVIEW**

For Review Purposed Only. Not for Construction

Revisions	No.	Date	Description

Drawn by: RC  
Checked by: EH  
BCDW Project No. 0001

Date: 10-06-2020  
Sheet Title

**DETAILS**

Sheet Number

PERMITTING DRAWINGS  
NOT FOR CONSTRUCTION

**C-4**



**APPLICANT'S EXHIBIT 10:**

**SECTION J – Soil Survey**

**Exhibit 10.A – Subsurface Explorations**

**Exhibit 10.B – Soil Resource Report**

# REPORT

July 29, 2020

20-0918 S

## Explorations and Geotechnical Engineering Services

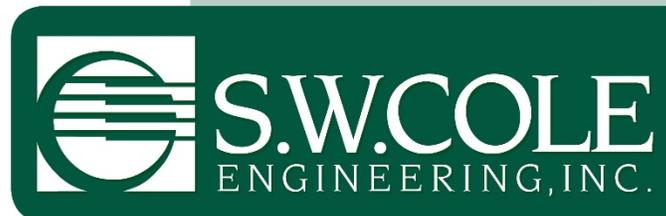
Proposed Acadia Guesthouse  
2 Bogue Chitto Lane  
Bar Harbor, Maine

**PREPARED FOR:**

BaseCamp Guesthouses, LLC  
Attention: Taylor Massey, AIA, LEED AP, CPHC  
52 Alder Street  
Portland, Maine 04101

**PREPARED BY:**

S. W. Cole Engineering, Inc.  
37 Liberty Drive  
Bangor, ME 04401  
Tel: (207) 848-5714



- *Geotechnical Engineering*
- *Construction Materials Testing and Special Inspections*
- *GeoEnvironmental Services*
- *Test Boring Explorations*

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Appendix A	Limitations
Appendix B	Figures
Appendix C	Exploration Logs, Refusal Summary Sheet & Key
Appendix D	Laboratory Test Results

20-0918 S

July 29, 2020

BaseCamp Guesthouses, LLC  
Attention: Taylor Massey, AIA, LEED AP, CPHC  
52 Alder Street  
Portland, Maine 04101

Subject: Explorations and Geotechnical Engineering Services  
Proposed Acadia Guesthouse  
2 Bogue Chitto Lane  
Bar Harbor, Maine

Dear Taylor:

In accordance with our Proposal, dated July 2, 2020, we have performed subsurface explorations for the subject project. This report summarizes our findings and geotechnical recommendations and its contents are subject to the limitations set forth in Appendix A.

## **1.0 INTRODUCTION**

### **1.1 Scope and Purpose**

The purpose of our services was to obtain subsurface information at the site in order to develop geotechnical recommendations relative to foundations, earthwork and pavement associated with the proposed construction. Our scope of services included completion of eleven test boring explorations, soils laboratory testing, a geotechnical analysis of the subsurface findings and preparation of this report.

### **1.2 Site and Proposed Construction**

Based on the provided topographic plan, we understand the site is identified as Lot 1 of the Bogue Chitto Subdivision in Bar Harbor, Maine. We understand the site is located on the northern side of Maine State Route 3, directly northwest of Acadia National Park's Hull Cove entrance roadway. Based on the topographic plan, we understand the overall site generally slopes downward south to north from about elevation 82 to 70 feet (project datum). We understand the site is currently undeveloped, consisting of moderately wooded areas.

Based on the provided Schematic Design Plan (dated June 26, 2020), we understand the proposed development includes four building structures and pavement areas consisting of exterior hardscaped (surficial epoxy stabilized decomposed granite). We understand the proposed Finish Floor Elevation (FFE) for the structures will vary from about 73 to 82 feet, requiring cuts and fills on the order of about 5 feet. We anticipate the buildings will be 1 to 2 story wood framed structures. The buildings are irregular shaped. The two larger buildings measure about 52 feet and 80 feet in length and between 12 and 32 feet in width. The two smaller buildings are less than 30 feet in either dimension. Details regarding proposed site grading and structural loading are unknown at this time. Proposed and existing site features are shown on the “Exploration Location Plan” attached in Appendix B.

## **2.0 EXPLORATION AND TESTING**

### **2.1 Explorations**

Eleven test borings (B-1 through B-11) were made at the site on July 15, 2020 by S. W. Cole Explorations, LLC. The exploration locations were selected by BaseCamp Guesthouses, LLC and S. W. Cole Engineering, Inc. (S.W.COLE). The locations were established in the field using a mapping grade GPS unit. The elevations shown on the boring logs and the refusal summary sheet were interpolated from the “Exploration Location Plan”. The approximate boring locations are shown on the “Exploration Location Plan” attached in Appendix B. Logs of the explorations, a refusal summary sheet and a key to the notes and symbols used on the logs are attached in Appendix C.

### **2.2 Testing**

The explorations were drilled using solid-stem augers and cased wash-boring techniques. The soils were sampled at 2 to 5 foot intervals using a split spoon sampler and Standard Penetration Testing (SPT) techniques. Upon encountering bedrock, test boring B-4 was advanced 5 feet into bedrock using NQ2 rock core drilling techniques. SPT blow count results are shown on the logs.

Soil and bedrock samples obtained from the explorations were returned to our laboratory for further classification and testing. The results of rock core unit weight and unconfined compression testing are attached in Appendix D.

### **3.0 SUBSURFACE CONDITIONS**

#### **3.1 Soil and Bedrock**

The test borings encountered a soils profile generally consisting of surficial forest duff overlying a thin veneer of glacial till soils mantling probable bedrock. The subsurface findings are summarized below; refer to the attached logs for more detailed subsurface information.

Forest Duff: The test borings encountered about 0.1 to 0.9 feet of surficial forest duff generally consisting of loose silty sand with some gravel and organics.

Glacial Till: Underlying the surficial forest duff, test borings B-2, B-4, B-5, B-10 and B-11 encountered a thin veneer of glacial till soils, on the order of about 0.6 to 2.5 feet in thickness. The glacial till soils generally consisted of medium dense sand and silt with varying portions of gravel.

Bedrock: All test boring explorations, excluding B-4, were terminated on refusal surfaces (probable bedrock) at depths ranging from about 0.1 to 5.3 feet. Probable weathered bedrock was encountered overlying the probable competent bedrock at several exploration locations. The bedrock surface is likely weathered at locations based on the ability to further advance exploration equipment into the bedrock. A refusal summary sheet is attached in Appendix C.

The bedrock was sampled at test boring B-4 from 1.7 to 6.7 feet utilizing NQ2 rock coring techniques. The bedrock was classified as devonian diorite, with xenoliths of metasandstone (Bar Harbor Formation) with a rock quality designation (RQD) of 58 percent, corresponding to a rock quality of fair. Detailed descriptions of the bedrock core are presented on the boring log, attached in Appendix C.

Not all the strata were encountered at each exploration; refer to the attached logs for more detailed subsurface information.

#### **3.2 Groundwater**

Free water was not observed in the test borings. Groundwater likely becomes perched on the relatively impervious glacial till soils and bedrock encountered at the explorations. Long term groundwater information is not available. It should be anticipated that seasonal

groundwater levels will fluctuate, particularly during periods of snowmelt, precipitation and changes in site use.

## **4.0 EVALUATION AND RECOMMENDATIONS**

### **4.1 General Findings**

Based on the subsurface findings, the proposed construction is feasible from a geotechnical standpoint. The principle geotechnical considerations include:

- Spread footing foundations and slab-on-grade floors bearing on properly prepared subgrades appear suitable for the proposed buildings. Spread footings on soil should bear on at least 6 inches of compacted Crushed Stone wrapped in geotextile fabric. Spread footings on bedrock should bear on at least 6-inches of Crushed Stone worked into the bedrock surface.
- Relatively shallow bedrock was encountered below portions of the site. Footings may be cast on 6 inches of compacted Crushed Stone overlying clean, sound bedrock, provided the foundation wall has a minimum height of 2.5 feet below interior finish grade. The bedrock generally consisted of a thin veneer of weathered bedrock overlying competent bedrock. Bedrock removal by a toothed-bucket and ripping should be adequate to remove weathered bedrock. Blasting or hoe-ramming will be required for removal of bedrock below the weathered zone.
- Subgrades across the site will consist of moisture-sensitive soils. Earthwork and grading activities should occur during drier, non-freezing weather of Spring, Summer or Fall. Rubber tired construction equipment should not operate directly on the native soils.
- Imported Granular Borrow, Structural Fill and Crushed Stone will be needed for construction. The existing native soils are unsuitable for reuse below the proposed buildings or as backfill for foundations, however they may be utilized in landscape areas, if needed.

### **4.2 Site and Subgrade Preparation**

We recommend site preparation begin with the construction of an erosion control system to protect adjacent drainage ways and areas outside the construction limits. Surficial organics

must be completely removed below the proposed building footprints. As much vegetation as possible should remain outside the construction areas to lessen the potential for erosion and site disturbance.

Bedrock was encountered about 4 feet above the proposed FFE with the southern portion of the northwestern structure and about 2 to 3 feet above proposed FFE for the two southern structures. In locations that the bedrock surface is above the bottom of footing elevation, the footing may be cast on 6 inches of compacted Crushed Stone overlying clean, sound bedrock, provided the foundation wall has a minimum height of 2.5 feet below interior finish grade. Based on the probable weathered bedrock encountered, we anticipate weathered bedrock may be removed using mechanical methods, such as a toothed bucket or ripper. Excavation of competent, intact bedrock will require blasting or hoe-ramming.

In general, native subgrades for the proposed foundation construction will consist of glacial till soils or bedrock. We recommend that excavation to soil subgrades be completed with a smooth-edged bucket to lessen disturbance of subgrade soils. We recommend that foundations be underlain with 6 inches of Crushed Stone wrapped in geotextile fabric, such as Mirafi 180N, overlying properly prepared subgrades. The geotextile fabric may be omitted for bedrock subgrades.

#### **4.3 Excavation and Dewatering**

Excavation work will generally encounter surficial organics, glacial till soils and bedrock. Care must be exercised during construction to limit disturbance of the bearing soils. Earthwork and grading activities should occur during drier, non-freezing Spring, Summer and Fall seasons. Final cuts to subgrade in soil should be performed with a smooth-edged bucket to help reduce soil disturbance.

Excavation of weathered bedrock may be accomplished by a toothed bucket or ripper. Excavation of competent, intact bedrock will require blasting or hoe-ramming. All over-blast must be removed to expose sound, intact bedrock. We recommend that a licensed blasting contractor be engaged to provide bedrock removal, as necessary. Blasting may be required if deeper utilities are required. Pre-blast surveys should be completed on surrounding structures and infrastructure prior to commencing blasting activities. Vibrations due to blasting should be monitored during construction.

Sumping and pumping dewatering techniques should be adequate to control groundwater in excavations. Controlling the water levels to at least 1 foot below planned excavation depths will help stabilize subgrades during construction. Excavations must be properly shored or sloped in accordance with OSHA regulations to prevent sloughing and caving of the sidewalls during construction. The design and planning of excavations, excavation support systems, and dewatering is the responsibility of the contractor.

#### **4.4 Foundations**

Foundations for the proposed structures should be cast on 6 inches of compacted Crushed Stone wrapped with a geotextile filter fabric (Mirafi 180N or equivalent) overlying undisturbed glacial till soils or bedrock. Foundations bearing on Crushed Stone overlying clean, sound bedrock, must have a minimum height of 2.5 feet below interior finish grade. The geotextile fabric may be omitted for bedrock subgrades. For foundations bearing on properly prepared subgrades, we recommend the following geotechnical parameters for design consideration:

<b>Geotechnical Parameters for Spread Footings and Foundation Walls</b>	
Design Frost Depth	4.5 feet (Soil) 2.5 feet (Bedrock)
Net Allowable Soil Bearing Pressure	4 ksf
Net Allowable Bedrock Bearing Pressure	8 ksf
Base Friction Factor (Crushed Stone)	0.40
Total Unit Weight of Backfill (compacted Structural Fill)	130 pcf
Internal Friction Angle of Backfill (compacted Structural Fill)	30°
At-Rest Lateral Earth Pressure Coefficient	0.5
Seismic Soil Site Class (2015 IBC)	C

Based on the subsurface findings, we estimate total post-construction settlements will be on the order of 1 inch or less, with differential settlements of about ½ inch or less.

#### **4.5 Foundation Drainage**

We recommend an underdrain system be installed on the outside edge of the geotextile fabric wrapped Crushed Stone layer recommended below perimeter footings. The underdrain pipe should consist of 4-inch diameter, perforated SDR-35 foundation drain pipe bedded in Crushed Stone and wrapped in non-woven geotextile fabric such as Mirafi 180N or equivalent. The underdrain pipe must have a positive gravity outlet protected from

freezing, clogging and backflow. Surface grades should be sloped away from the buildings for positive surface water drainage. A general foundation detail sketch is attached in Appendix B.

#### **4.6 Slab-On-Grade**

On-grade floor slabs in heated areas may be designed using a subgrade reaction modulus of 160 pci (pounds per cubic inch) provided the slab is underlain by at least 12 inches of compacted Structural Fill placed over properly prepared subgrades. The structural engineer or concrete consultant must design steel reinforcing and joint spacing appropriate to slab thickness and function.

We recommend a sub-slab vapor retarder if areas of the buildings are proposed to have the concrete slab covered with an impermeable surface treatment or floor covering that may be sensitive to moisture vapors. The vapor retarder must have a permeance that is less than the floor cover or surface treatment that is applied to the slab. The vapor retarder must have sufficient durability to withstand direct contact with the sub-slab base material and construction activity. The vapor retarder material should be placed according to the manufacturer's recommended method, including the taping and lapping of all joints and wall connections. The architect and/or flooring consultant should select the vapor retarder products compatible with flooring and adhesive materials.

The floor slab should be appropriately cured using moisture retention methods after casting. Typical floor slab curing methods should be used for at least 7 days. The architect or flooring consultant should assign curing methods consistent with current applicable American Concrete Institute (ACI) procedures with consideration of curing method compatibility to proposed surface treatments, flooring and adhesive materials.

#### **4.7 Entrance Slabs, Sidewalks and Exterior Slabs**

Entrance slabs, sidewalks and exterior slabs must be designed to reduce the effects of differential frost action between adjacent pavement, doorways, and entrances. We recommend that non-frost susceptible Structural Fill be provided to a depth of at least 4.5 feet below the top of entrance slabs, sidewalks, and exterior slabs. This thickness of Structural Fill should extend the full width of the entrance slab, sidewalk and exterior slabs or outward at least 4.5 feet, whichever is greater, thereafter transitioning up to the bottom

of the adjacent sidewalk or pavement gravels at a 3H:1V or flatter slope. General details of this frost transition zone are attached in Appendix B.

#### **4.8 Backfill and Compaction**

The native soils are unsuitable for reuse as fill in the building footprints, but may be suitable for re-use in landscape areas, if needed. We recommend the following fill and backfill materials:

Granular Borrow: Granular Borrow may be used as subgrade fill to raise grades in building and paved areas, as well as general site fill. Granular Borrow should consist of sand, silty sand or sand and gravel meeting the requirements of 2014 Maine Department of Transportation (MaineDOT) Standard Specification 703.19 “Granular Borrow”.

Structural Fill: Backfill for foundations and slab base material, should be clean, non-frost susceptible sand and gravel meeting the gradation requirements for Structural Fill as given below:

<b>Structural Fill</b>	
<b>Sieve Size</b>	<b>Percent Finer by Weight</b>
4 inch	100
3 inch	90 to 100
¼ inch	25 to 90
#40	0 to 30
#200	0 to 6

Crushed Stone: Crushed Stone, used beneath foundations and for underdrain aggregate, should meet the requirements of 2014 MaineDOT Standard Specification 703.22 Type C Underdrain Aggregate.

Placement and Compaction: Fill should be placed in horizontal lifts and compacted such that the desired density is achieved throughout the lift thickness with 3 to 5 passes of the compaction equipment. Loose lift thicknesses for grading fill, and backfill activities should not exceed 12 inches. We recommend that fill and backfill be compacted to at least 95 percent of its maximum dry density as determined by ASTM D-1557. Crushed Stone should be compacted with 3 to 5 passes of a vibratory plate compactor having a static weight of at least 500 pounds.

#### **4.9 Paved Areas**

We anticipate paved areas for the development will be subjected primarily to passenger vehicle traffic. We understand the pavement areas are proposed to consist of exterior hardscaped (surficial epoxy stabilized decomposed granite) surfaces. We recommend final design of the pavement section be under the direction of the hardscape designer or supplier. However, considering the site soils, we recommend the following subsurface materials based on MaineDOT Standard Specifications.

<b>PAVEMENT SECTION</b>	
<b>Pavement Section Layer</b>	<b>Standard Duty</b>
Exterior Hardscaped Surface	As Required
MaineDOT Crushed Aggregate Base 703.06 Type A	6 inches
MaineDOT Aggregate Subbase 703.06 Type D	18 inches
Geotextile Subgrade Reinforcement Fabric, such as Mirafi 600X (or equivalent)	

Given the potential for silty glacial till subgrades, we recommend placement of a geotextile stabilization fabric such as Mirafi 600X (or equivalent) between subgrade soils and subbase gravel. The geotextile fabric may be omitted for bedrock subgrades.

Consideration should be given to the development of both surface and subgrade drainage. Paved areas should be graded to promote surface drainage away from the buildings and design should consider sloping of the subgrade to enhance drainage.

Where utilities are proposed beneath the new paved areas, backfilling of the utility trenches should be made in a manner to reduce differential frost action. Utility pipes should be bedded and surrounded using materials consistent with the manufacturer's specifications. Above the utility bedding, backfill in trenches should be material similar to that in the trench sidewalls to lessen the potential for differential frost action between the trench and the adjacent materials. The backfill material should be placed in horizontal lifts not exceeding 12 inches in thickness and should be compacted to a density similar to that of the material in the adjacent trench sidewalls.

Frost penetration can be on the order of 4.5 feet or more in this area of the state. In the absence of full depth excavation of frost susceptible soils or use of insulation, frost will penetrate into the subgrade and some frost heaving and hardscape distress must be

anticipated. If distress is not acceptable for the hardscape surfaces, we recommend the hardscape surface be underlain with 4.5 feet of Base or Subbase soils, or intact bedrock surfaces.

#### **4.10 Weather Considerations**

The site soils are moisture-sensitive and therefore, construction activity should be limited during wet and freezing weather and the site soils may require drying before construction activities may continue. The contractor should anticipate the need for water to temper fills in order to facilitate compaction during dry weather. If construction takes place during cold weather, subgrades and foundations must be protected during freezing conditions. Concrete and fill must not be placed on frozen soil; and once placed, the concrete and soil beneath the structure must be protected from freezing.

#### **4.11 Design Review and Construction Testing**

S.W.COLE should be retained to review the construction documents to determine that our earthwork, foundation and pavement recommendations have been properly interpreted and implemented.

A soils and concrete testing program should be implemented during construction to observe compliance with the design concepts, plans, and specifications. S.W.COLE is available to provide subgrade observations for foundations as well as testing services for soils and concrete construction materials.

### **5.0 CLOSURE**

It has been a pleasure to be of assistance to you with this phase of your project. We look forward to working with you during the construction phase of the project.

Sincerely,

**S. W. Cole Engineering, Inc.**

Nathan D. Strout, P.E.  
Geotechnical Engineer

NDS:rec



## **Appendix A**

### **Limitations**

This report has been prepared for the exclusive use of the BaseCamp Guesthouses, LLC for specific application to the proposed Acadia Guesthouse at 2 Bogue Chitto Lane in Bar Harbor, Maine. S. W. Cole Engineering, Inc. (S.W.COLE) has endeavored to conduct our services in accordance with generally accepted soil and foundation engineering practices. No warranty, expressed or implied, is made.

The soil profiles described in the report are intended to convey general trends in subsurface conditions. The boundaries between strata are approximate and are based upon interpretation of exploration data and samples.

The analyses performed during this investigation and recommendations presented in this report are based in part upon the data obtained from subsurface explorations made at the site. Variations in subsurface conditions may occur between explorations and may not become evident until construction. If variations in subsurface conditions become evident after submission of this report, it will be necessary to evaluate their nature and to review the recommendations of this report.

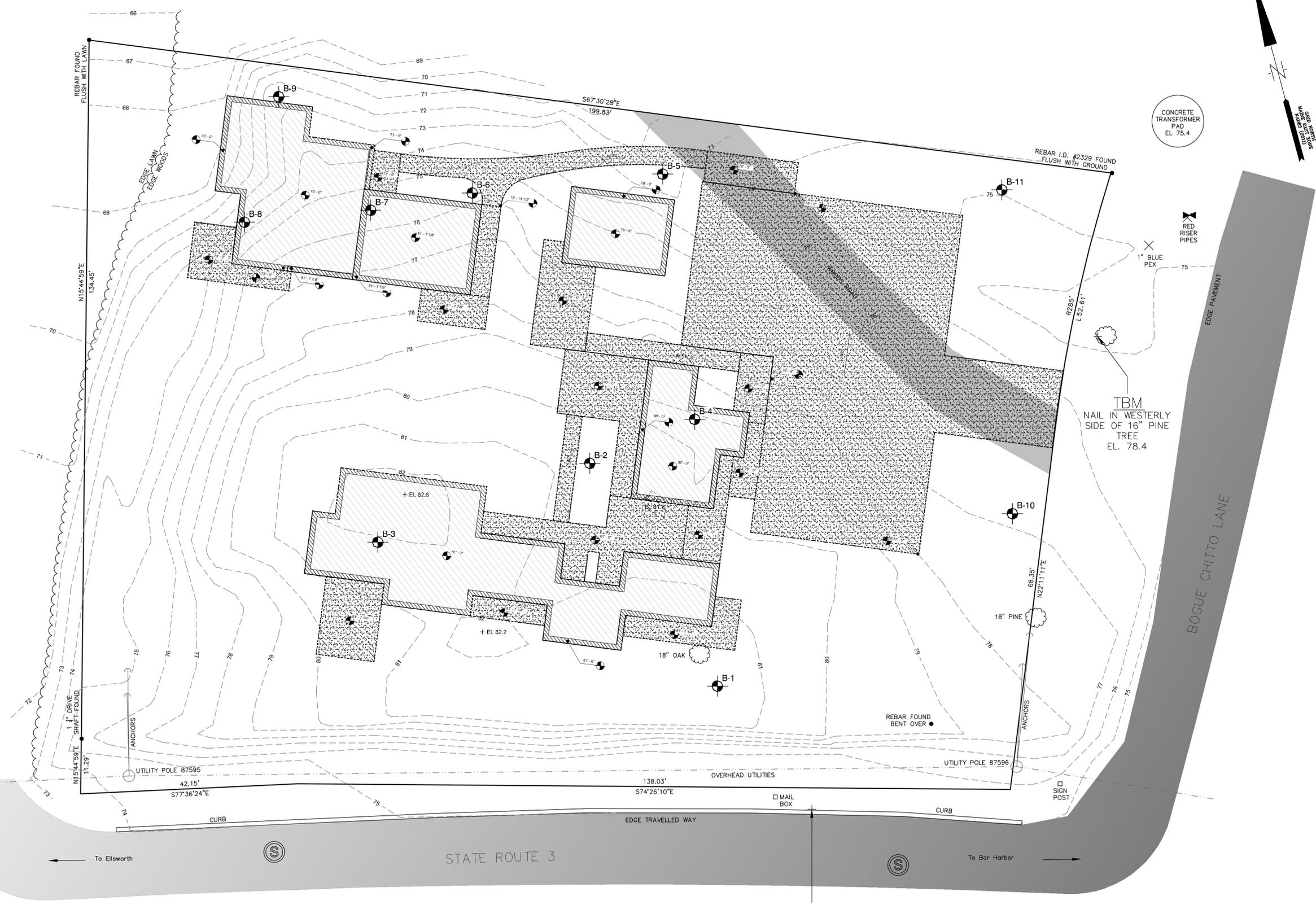
Observations have been made during exploration work to assess site groundwater levels. Fluctuations in water levels will occur due to variations in rainfall, temperature, and other factors.

S.W.COLE's scope of services has not included the investigation, detection, or prevention of any Biological Pollutants at the project site or in any existing or proposed structure at the site. The term "Biological Pollutants" includes, but is not limited to, molds, fungi, spores, bacteria, and viruses, and the byproducts of any such biological organisms.

Recommendations contained in this report are based substantially upon information provided by others regarding the proposed project. In the event that any changes are made in the design, nature, or location of the proposed project, S.W.COLE should review such changes as they relate to analyses associated with this report. Recommendations contained in this report shall not be considered valid unless the changes are reviewed by S.W.COLE.

## APPENDIX B

### Figures



**LEGEND:**

 APPROXIMATE BORING LOCATION

**NOTES:**

1. PROPOSED EXPLORATION LOCATION PLAN WAS COMPILED FROM FROM A 1"=10' SCALE PLAN OF THE SITE ENTITLED "TOPOGRAPHIC PLAN," PREPARED BY HERRICK & SALSBURY, INC., DATED 03/20/2020 AND A 1/8"=1'-0" SCALE PLAN OF THE SITE ENTITLED "EDGE OF SLAB PLAN," PREPARED BY BASECAMP GUESTHOUSES, DATED 06/26/2020.
2. THE BORINGS WERE LOCATED IN THE FIELD BY GPS SURVEY BY S. W. COLE ENGINEERING, INC. USING A MAPPING GRADE TRIMBLE GPS RECEIVER.
3. THIS PLAN SHOULD BE USED IN CONJUNCTION WITH THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.
4. THE PURPOSE OF THIS PLAN IS ONLY TO DEPICT THE LOCATION OF THE EXPLORATIONS IN RELATION TO THE EXISTING CONDITIONS AND PROPOSED CONSTRUCTION AND IS NOT TO BE USED FOR CONSTRUCTION.

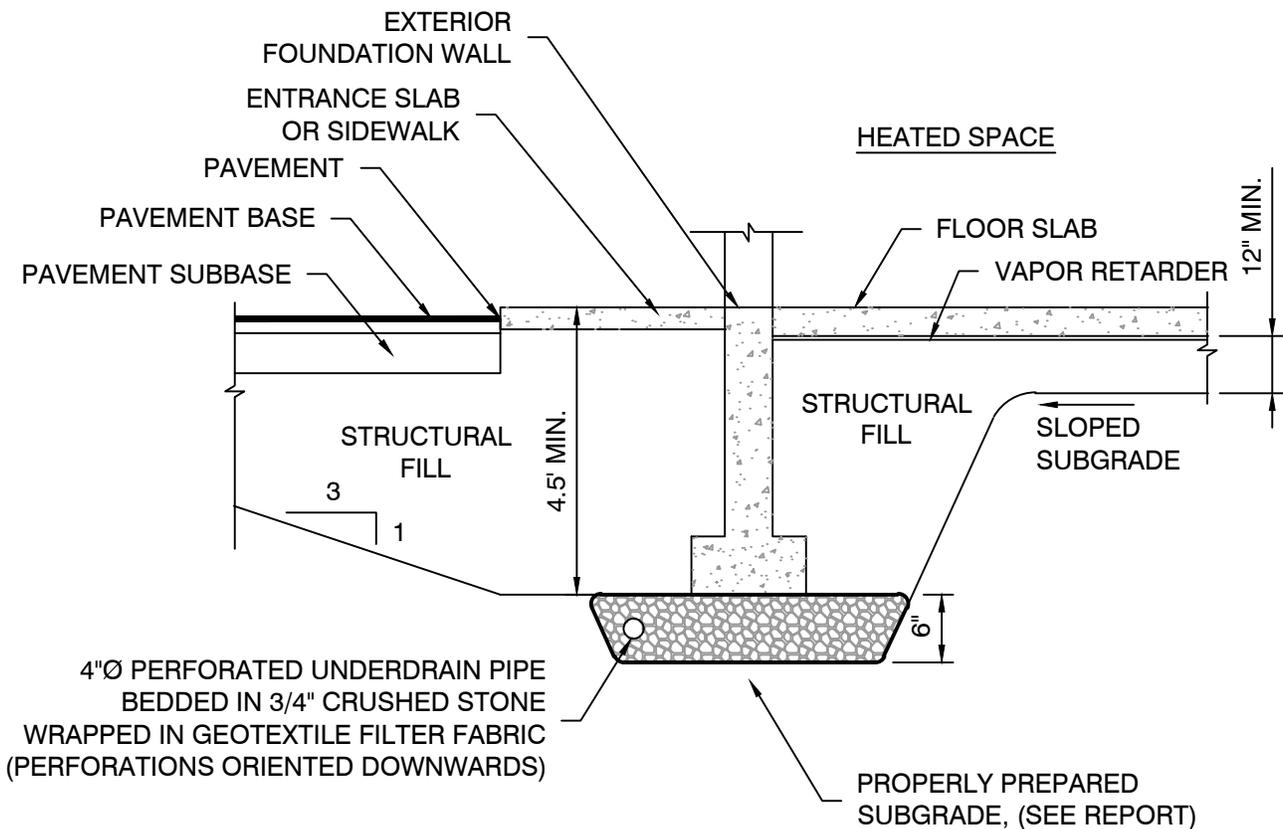


**S.W. COLE ENGINEERING, INC.**

BASECAMP GUESTHOUSES, LLC  
**EXPLORATION LOCATION PLAN**  
 PROPOSED ACADIA GUESTHOUSE  
 2 BOGUE CHITTO LANE  
 BAR HARBOR, MAINE

Job No.: 20-0918 Scale: 1" = 10'  
 Date: 07/22/2020 Sheet: 1

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**NOTE:**

1. UNDERDRAIN INSTALLATION AND MATERIAL GRADATION RECOMMENDATIONS ARE CONTAINED WITHIN THIS REPORT.
2. DETAIL IS PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY, NOT FOR CONSTRUCTION.

	<p><b>S.W. COLE</b> ENGINEERING, INC.</p>		
<p>BASECAMP GUESTHOUSES, LLC</p> <p><b>FOUNDATION DETAIL SKETCH</b></p> <p>PROPOSED ACADIA GUESTHOUSE 2 BOGUE CHITTO LANE BAR HARBOR, MAINE</p>			
Job No.:	20-0918	Scale:	Not to Scale
Date :	07/22/2020	Sheet:	2

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## **APPENDIX C**

### **Exploration Logs, Refusal Summary Sheet and Key**



# BORING LOG

**BORING NO.:** B-1  
**SHEET:** 1 of 1  
**PROJECT NO.:** 20-0918  
**DATE START:** 7/15/2020  
**DATE FINISH:** 7/15/2020

**CLIENT:** BaseCamp Guesthouses, LLC  
**PROJECT:** Proposed Acadia Guesthouse  
**LOCATION:** 2 Bogue Chitto Lane, Bar Harbor, Maine

## Drilling Information

**LOCATION:** See Exploration Location Plan    **ELEVATION (FT):** 81' +/-    **TOTAL DEPTH (FT):** 1.2    **LOGGED BY:** Nate Strout  
**DRILLING CO.:** S. W. Cole Explorations, LLC    **DRILLER:** Ryan Hackett    **DRILLING METHOD:** Solid Stem Auger  
**RIG TYPE:** Track Mounted Diedrich D-50    **AUGER ID/OD:** N/A / 4 1/2 in    **SAMPLER:** Standard Split-Spoon  
**HAMMER TYPE:** Automatic    **HAMMER WEIGHT (lbs):** 140    **CASING ID/OD:** N/A / N/A    **CORE BARREL:** N/A  
**HAMMER EFFICIENCY FACTOR:** 0.98    **HAMMER DROP (inch):** 30  
**WATER LEVEL DEPTHS (ft):** No free water observed

### GENERAL NOTES:

**KEY TO NOTES AND SYMBOLS:** Water Level  
▽ At time of Drilling    D = Split Spoon Sample    Pen. = Penetration Length    WOR = Weight of Rods    S<sub>v</sub> = Field Vane Shear Strength, kips/sq.ft.  
▽ At Completion of Drilling    U = Thin Walled Tube Sample    Rec. = Recovery Length    WOH = Weight of Hammer    q<sub>u</sub> = Unconfined Compressive Strength, kips/sq.ft.  
▽ After Drilling    R = Rock Core Sample    bpf = Blows per Foot    RQD = Rock Quality Designation    Ø = Friction Angle (Estimated)  
▽ After Drilling    V = Field Vane Shear    mpf = Minute per Foot    PID = Photoionization Detector    N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H <sub>2</sub> O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
			1D		0-0.6	7/5	8-50/1"		Forest Duff		
								0.5	Probable weathered Bedrock		

Refusal at 1.2 feet  
(Probable Bedrock)

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

**BORING NO.:** B-1



# BORING LOG

**BORING NO.:** B-2  
**SHEET:** 1 of 1  
**PROJECT NO.:** 20-0918  
**DATE START:** 7/15/2020  
**DATE FINISH:** 7/15/2020

**CLIENT:** BaseCamp Guesthouses, LLC  
**PROJECT:** Proposed Acadia Guesthouse  
**LOCATION:** 2 Bogue Chitto Lane, Bar Harbor, Maine

## Drilling Information

**LOCATION:** See Exploration Location Plan    **ELEVATION (FT):** 80.5' +/-    **TOTAL DEPTH (FT):** 2.1    **LOGGED BY:** Nate Strout  
**DRILLING CO.:** S. W. Cole Explorations, LLC    **DRILLER:** Ryan Hackett    **DRILLING METHOD:** Solid Stem Auger  
**RIG TYPE:** Track Mounted Diedrich D-50    **AUGER ID/OD:** N/A / 4 1/2 in    **SAMPLER:** Standard Split-Spoon  
**HAMMER TYPE:** Automatic    **HAMMER WEIGHT (lbs):** 140    **CASING ID/OD:** N/A /N/A    **CORE BARREL:** N/A  
**HAMMER EFFICIENCY FACTOR:** 0.98    **HAMMER DROP (inch):** 30  
**WATER LEVEL DEPTHS (ft):** No free water observed

## GENERAL NOTES:

**KEY TO NOTES AND SYMBOLS:** Water Level  
▽ At time of Drilling    D = Split Spoon Sample    Pen. = Penetration Length    WOR = Weight of Rods    S<sub>v</sub> = Field Vane Shear Strength, kips/sq.ft.  
▽ At Completion of Drilling    U = Thin Walled Tube Sample    Rec. = Recovery Length    WOH = Weight of Hammer    q<sub>u</sub> = Unconfined Compressive Strength, kips/sq.ft.  
▽ After Drilling    R = Rock Core Sample    bpf = Blows per Foot    RQD = Rock Quality Designation    Ø = Friction Angle (Estimated)  
V = Field Vane Shear    mpf = Minute per Foot    PID = Photoionization Detector    N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H <sub>2</sub> O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
80			1D		0-1.6	19/10	6-8-22-50/1"		Forest Duff		
								0.4	Medium dense, brown Silty Gravelly SAND (Glacial Till)		
								1.5	Probable weathered Bedrock		

Refusal at 2.1 feet  
(Probable Bedrock)

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

**BORING NO.:** B-2





# BORING LOG

**BORING NO.:** B-4  
**SHEET:** 1 of 1  
**PROJECT NO.:** 20-0918  
**DATE START:** 7/15/2020  
**DATE FINISH:** 7/15/2020

**CLIENT:** BaseCamp Guesthouses, LLC  
**PROJECT:** Proposed Acadia Guesthouse  
**LOCATION:** 2 Bogue Chitto Lane, Bar Harbor, Maine

## Drilling Information

**LOCATION:** See Exploration Location Plan    **ELEVATION (FT):** 79' +/-    **TOTAL DEPTH (FT):** 6.7    **LOGGED BY:** Nate Strout  
**DRILLING CO.:** S. W. Cole Explorations, LLC    **DRILLER:** Ryan Hackett    **DRILLING METHOD:** Cased Boring  
**RIG TYPE:** Track Mounted Diedrich D-50    **AUGER ID/OD:** N/A / N/A    **SAMPLER:** Standard Split-Spoon  
**HAMMER TYPE:** Automatic / Automatic    **HAMMER WEIGHT (lbs):** 140 / 140    **CASING ID/OD:** 3 in / 3 1/2 in    **CORE BARREL:** NQ2 / 2  
**HAMMER EFFICIENCY FACTOR:** 0.98    **HAMMER DROP (inch):** 30 / 30  
**WATER LEVEL DEPTHS (ft):** No free water observed

**GENERAL NOTES:** UW = unit weight

**KEY TO NOTES AND SYMBOLS:** Water Level    D = Split Spoon Sample    Pen. = Penetration Length    WOR = Weight of Rods    S<sub>v</sub> = Field Vane Shear Strength, kips/sq.ft.  
∇ At time of Drilling    U = Thin Walled Tube Sample    Rec. = Recovery Length    WOH = Weight of Hammer    q<sub>u</sub> = Unconfined Compressive Strength, kips/sq.ft.  
▼ At Completion of Drilling    R = Rock Core Sample    bpf = Blows per Foot    RQD = Rock Quality Designation    Ø = Friction Angle (Estimated)  
▼ After Drilling    V = Field Vane Shear    mpf = Minute per Foot    PID = Photoionization Detector    N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H <sub>2</sub> O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
			1D		0-1.6	19/16	2-4-7-50/1"		Forest Duff		
								0.5	Medium dense, brown Silty Gravelly SAND (Glacial Till)		
								1.5	Probable weathered Bedrock		
			R1		1.7-6.7	60/52	58	1.7	Devonian DIORITE, with xenoliths of metasandstone (Bar Harbor Formation), slight weathering with manganese staining along joints, joints at 20°-40° and 75° from horizontal		
							q <sub>u</sub> =11,010 psf UW=164.5 pcf				

Bottom of Exploration at 6.7 feet

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

**BORING NO.:** B-4













# BORING LOG

**BORING NO.:** B-10  
**SHEET:** 1 of 1  
**PROJECT NO.:** 20-0918  
**DATE START:** 7/15/2020  
**DATE FINISH:** 7/15/2020

**CLIENT:** BaseCamp Guesthouses, LLC  
**PROJECT:** Proposed Acadia Guesthouse  
**LOCATION:** 2 Bogue Chitto Lane, Bar Harbor, Maine

## Drilling Information

**LOCATION:** See Exploration Location Plan    **ELEVATION (FT):** 77' +/-    **TOTAL DEPTH (FT):** 5.3    **LOGGED BY:** Nate Strout  
**DRILLING CO.:** S. W. Cole Explorations, LLC    **DRILLER:** Ryan Hackett    **DRILLING METHOD:** Solid Stem Auger  
**RIG TYPE:** Track Mounted Diedrich D-50    **AUGER ID/OD:** N/A / 4 1/2 in    **SAMPLER:** Standard Split-Spoon  
**HAMMER TYPE:** Automatic    **HAMMER WEIGHT (lbs):** 140    **CASING ID/OD:** N/A / N/A    **CORE BARREL:** N/A  
**HAMMER EFFICIENCY FACTOR:** 0.98    **HAMMER DROP (inch):** 30  
**WATER LEVEL DEPTHS (ft):** No free water observed

## GENERAL NOTES:

**KEY TO NOTES AND SYMBOLS:** Water Level  
∇ At time of Drilling    D = Split Spoon Sample    Pen. = Penetration Length    WOR = Weight of Rods    S<sub>v</sub> = Field Vane Shear Strength, kips/sq.ft.  
∇ At Completion of Drilling    U = Thin Walled Tube Sample    Rec. = Recovery Length    WOH = Weight of Hammer    q<sub>u</sub> = Unconfined Compressive Strength, kips/sq.ft.  
∇ After Drilling    R = Rock Core Sample    bpf = Blows per Foot    RQD = Rock Quality Designation    Ø = Friction Angle (Estimated)  
∇ After Drilling    V = Field Vane Shear    mpf = Minute per Foot    PID = Photoionization Detector    N/A = Not Applicable

Elev. (ft)	Depth (ft)	Casing Pen. (bpf)	SAMPLE INFORMATION					Graphic Log	Sample Description & Classification	H <sub>2</sub> O Depth	Remarks
			Sample No.	Type	Depth (ft)	Pen./ Rec. (in)	Blow Count or RQD				
			1D		0-2	24/13	4-4-9-14		Forest Duff		
								0.5	Medium dense, reddish brown SAND and SILT, some gravel (Glacial Till)		
								3.0	Probable weathered Bedrock		

Refusal at 5.3 feet  
(Probable Bedrock)

Stratification lines represent approximate boundary between soil types, transitions may be gradual. Water level readings have been made at times and under conditions stated. Fluctuations of groundwater may occur due to other factors than those present at the time measurements were made.

**BORING NO.:** B-10



### Refusal Summary Sheet

Exploration Number	Exploration Elevation (feet)	Apparent Weathered Bedrock Depth BGS (feet)	Apparent Competent Bedrock Depth BGS (feet)	Apparent Weathered Bedrock Elevation (feet)	Apparent Competent Bedrock Elevation (feet)
B-1	81	0.5	1.2	81	80
B-2	80.5	1.5	2.1	79	78
B-3	82	N/A	0.4	N/A	82
B-4	79	1.5	1.7	78	77
B-5	73	1.9	2.6	71	70
B-6	76	N/A	0.4	N/A	76
B-7	75.5	N/A	0.4	N/A	75
B-8	73	N/A	0.2	N/A	73
B-9	72.5	N/A	0.1	N/A	72
B-10	77	3.0	5.3	74	72
B-11	75	1.4	2.5	74	73

Note: Elevations as interpolated from the "Exploration Location Plan".  
 Apparent competent bedrock is interpreted to occur from auger refusal.  
 BGS = Below Ground Surface

## **KEY TO THE NOTES & SYMBOLS**

### **Test Boring and Test Pit Explorations**

All stratification lines represent the approximate boundary between soil types and the transition may be gradual.

#### **Key to Symbols Used:**

w	-	water content, percent (dry weight basis)
q <sub>u</sub>	-	unconfined compressive strength, kips/sq. ft. - laboratory test
S <sub>v</sub>	-	field vane shear strength, kips/sq. ft.
L <sub>v</sub>	-	lab vane shear strength, kips/sq. ft.
q <sub>p</sub>	-	unconfined compressive strength, kips/sq. ft. – pocket penetrometer test
O	-	organic content, percent (dry weight basis)
W <sub>L</sub>	-	liquid limit - Atterberg test
W <sub>P</sub>	-	plastic limit - Atterberg test
WOH	-	advance by weight of hammer
WOM	-	advance by weight of man
WOR	-	advance by weight of rods
HYD	-	advance by force of hydraulic piston on drill
RQD	-	Rock Quality Designator - an index of the quality of a rock mass.
γ <sub>T</sub>	-	total soil weight
γ <sub>B</sub>	-	buoyant soil weight

#### **Description of Proportions:**

Trace:	0 to 5%
Some:	5 to 12%
“Y”	12 to 35%
And	35+%
With	Undifferentiated

#### **Description of Stratified Soils**

Parting:	0 to 1/16” thickness
Seam:	1/16” to 1/2” thickness
Layer:	½” to 12” thickness
Varved:	Alternating seams or layers
Occasional:	one or less per foot of thickness
Frequent:	more than one per foot of thickness

**REFUSAL: Test Boring Explorations** - Refusal depth indicates that depth at which, in the drill foreman's opinion, sufficient resistance to the advance of the casing, auger, probe rod or sampler was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

**REFUSAL: Test Pit Explorations** - Refusal depth indicates that depth at which sufficient resistance to the advance of the backhoe bucket was encountered to render further advance impossible or impracticable by the procedures and equipment being used.

Although refusal may indicate the encountering of the bedrock surface, it may indicate the striking of large cobbles, boulders, very dense or cemented soil, or other buried natural or man-made objects or it may indicate the encountering of a harder zone after penetrating a considerable depth through a weathered or disintegrated zone of the bedrock.

## APPENDIX D

### Laboratory Test Results

## Report of Uniaxial Compressive Strength of Intact Rock Core

ASTM D7012-10 Method C

**Project Name:** Acadia Guesthouse  
**Project Location:** Bar Harbor, ME  
**Client:** BaseCamp Guesthouse, LLC  
**Material Description:** Bedrock  
**Material Source:** B-4, 1R

**Project Number:** 20-0918  
**Lab ID:** 26068B  
**Date Received:** 07/24/20  
**Date Completed:** 07/28/20  
**Tested By:** TH

### Sample Info:

Boring and Sample No. B-4, R1  
 Sample Depth 3-3.3'  
 Bedrock Classification Diorite  
 Lab ID 26068B

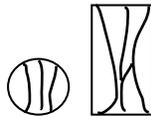
### Dimensions:

Length (in) 4.227  
 Diameter (in) 1.984  
 Length Capped (in) N/A  
 Length/Diameter Ratio 2.1  
 Weight (lbs) 1.244

### Test Results:

**Unit Weight (pcf) 164.5**  
**Strength (psi) 11,010**

Fracture Location



### Other Information:

Loading Rate 0.5-1.0  
 Moisture Condition Air Dry

Comments:



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for Hancock County Area, Maine

## Soil Survey



# Preface

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Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# How Soil Surveys Are Made

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Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

## Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

## Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

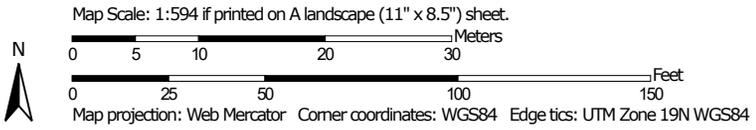
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The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



Soil Map may not be valid at this scale.



### MAP LEGEND

**Area of Interest (AOI)**

 Area of Interest (AOI)

**Soils**

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

**Special Point Features**

-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features

**Water Features**

 Streams and Canals

**Transportation**

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

**Background**

 Aerial Photography

### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL:  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Hancock County Area, Maine  
 Survey Area Data: Version 20, Jun 1, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 2, 2007—Jun 26, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
LuC	Lyman-Tunbridge complex, 0 to 15 percent slopes, very stony	1.7	100.0%
<b>Totals for Area of Interest</b>		<b>1.7</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

## Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Hancock County Area, Maine

### LuC—Lyman-Tunbridge complex, 0 to 15 percent slopes, very stony

#### Map Unit Setting

*National map unit symbol:* 2ty4z  
*Elevation:* 0 to 360 feet  
*Mean annual precipitation:* 36 to 65 inches  
*Mean annual air temperature:* 36 to 52 degrees F  
*Frost-free period:* 60 to 160 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Lyman, very stony, and similar soils:* 40 percent  
*Tunbridge, very stony, and similar soils:* 35 percent  
*Minor components:* 25 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

#### Description of Lyman, Very Stony

##### Setting

*Landform:* Hills, mountains  
*Landform position (two-dimensional):* Shoulder, summit, backslope  
*Landform position (three-dimensional):* Mountaintop, mountainflank, mountainbase, crest, side slope  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

##### Typical profile

*Oe - 0 to 1 inches:* moderately decomposed plant material  
*A - 1 to 3 inches:* loam  
*E - 3 to 5 inches:* fine sandy loam  
*Bhs - 5 to 7 inches:* loam  
*Bs1 - 7 to 11 inches:* loam  
*Bs2 - 11 to 18 inches:* channery loam  
*R - 18 to 28 inches:* bedrock

##### Properties and qualities

*Slope:* 0 to 15 percent  
*Surface area covered with cobbles, stones or boulders:* 1.5 percent  
*Depth to restrictive feature:* 11 to 24 inches to lithic bedrock  
*Drainage class:* Somewhat excessively drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to high (0.00 to 14.03 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Low (about 3.4 inches)

##### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6s

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*Hydrologic Soil Group:* D  
*Hydric soil rating:* No

### Description of Tunbridge, Very Stony

#### Setting

*Landform:* Hills, mountains  
*Landform position (two-dimensional):* Backslope, summit, shoulder  
*Landform position (three-dimensional):* Mountaintop, mountainflank, mountainbase, side slope, crest  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Parent material:* Loamy supraglacial till derived from granite and gneiss and/or loamy supraglacial till derived from phyllite and/or loamy supraglacial till derived from mica schist

#### Typical profile

*Oe - 0 to 3 inches:* moderately decomposed plant material  
*Oa - 3 to 5 inches:* highly decomposed plant material  
*E - 5 to 8 inches:* fine sandy loam  
*Bhs - 8 to 11 inches:* fine sandy loam  
*Bs - 11 to 26 inches:* fine sandy loam  
*BC - 26 to 28 inches:* fine sandy loam  
*R - 28 to 38 inches:* bedrock

#### Properties and qualities

*Slope:* 0 to 15 percent  
*Surface area covered with cobbles, stones or boulders:* 1.5 percent  
*Depth to restrictive feature:* 20 to 40 inches to lithic bedrock  
*Drainage class:* Well drained  
*Capacity of the most limiting layer to transmit water (Ksat):* Very low to high (0.00 to 14.03 in/hr)  
*Depth to water table:* More than 80 inches  
*Frequency of flooding:* None  
*Frequency of ponding:* None  
*Available water capacity:* Moderate (about 6.1 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 6s  
*Hydrologic Soil Group:* C  
*Hydric soil rating:* No

### Minor Components

#### Schoodic, very stony

*Percent of map unit:* 10 percent  
*Landform:* Mountains, hills  
*Landform position (two-dimensional):* Summit, shoulder, backslope  
*Landform position (three-dimensional):* Mountainbase, mountainflank, mountaintop, side slope, crest  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

#### Peru, very stony

*Percent of map unit:* 10 percent

Custom Soil Resource Report

*Landform:* Mountains, hills

*Landform position (two-dimensional):* Foothlope, backslope

*Landform position (three-dimensional):* Mountainflank, mountainbase, mountaintop, side slope, crest

*Microfeatures of landform position:* Closed depressions, closed depressions, open depressions, open depressions

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Hydric soil rating:* No

**Colonel, very stony**

*Percent of map unit:* 3 percent

*Landform:* Hills, mountains

*Landform position (two-dimensional):* Foothlope

*Landform position (three-dimensional):* Mountainflank, mountainbase, mountaintop, side slope, crest

*Microfeatures of landform position:* Closed depressions, closed depressions, open depressions, open depressions

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Hydric soil rating:* No

**Brayton, very stony**

*Percent of map unit:* 2 percent

*Landform:* Hills, mountains

*Landform position (two-dimensional):* Toeslope, foothlope

*Landform position (three-dimensional):* Mountaintop, mountainflank, mountainbase, crest, side slope

*Microfeatures of landform position:* Open depressions, open depressions, closed depressions, closed depressions

*Down-slope shape:* Concave

*Across-slope shape:* Concave

*Hydric soil rating:* Yes

# References

---

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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2\\_053374](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374)
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

## Custom Soil Resource Report

United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2\\_054242](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242)

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. [http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2\\_053624](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624)

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. [http://www.nrcs.usda.gov/Internet/FSE\\_DOCUMENTS/nrcs142p2\\_052290.pdf](http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf)



## **APPLICANT'S EXHIBIT 11:**

### **SECTION J – LANDSCAPING, BUFFERING & SCREENING PLAN**

#### **A. Botanical & Common Names**

See planting sheets.

#### **B. Plant Locations & Size**

See planting sheets.

#### **C. Installation Schedule**

With building construction slated to be completed in late fall of 2021; screening evergreen trees and other appropriate trees and shrubs near completed areas will be planted in early fall. The vast majority of plants and especially groundcovers will be planted the following spring (2022) to ensure the greatest possible survivability rates and plant quality.

#### **D. Maintenance Plan**

Property to be maintained per the BaseCamp business plan to provide visitors with an environmentally immersive experience equal to that one would expect at Acadia National Park. Agreements will be made with local contractors upon completion of installation to ensure accurate estimating and pricing of maintenance efforts.

#### **E. Vegetation Clearing Limits**

See vegetation clearing plan.

#### **F. Tree (8+\" d.b.h.) Locations**

See survey.





SYM.	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
<b>Trees</b>						
AM	7	Amelanchier x grandiflora 'Robin Hill'	Multi-stem Shadbowl	6-7'	B&B	
BNY	7	Betula nigra	River Birch	6-7'	B&B	
BNZ	12	Betula nigra	River Birch	8-10'	B&B	
HN	4	Hamamelis vernalis	Witchhazel	3-4'	B&B	
HV	4	Hamamelis virginiana	Fall Witchhazel	3-4'	B&B	
PB	10	Pinus banksiana	Jack Pine	6-7'	B&B	
PGY	11	Picea glauca	White Spruce	5-6'	B&B	
PGZ	8	Picea glauca	White Spruce	7-8'	B&B	
PS	4	Pinus strobus	White Pine	7-8'	B&B	
QR	3	Quercus rubra	Red Oak	3" Cal.	B&B	
<b>Shrubs</b>						
AZ	6	Azalea 'Northern Hi-Lights'	Azalea	#3	Cont.	
CA	20	Clethra alnifolia 'Sixteen Candles'	Clethra 'Sixteen Candles'	#3	Cont.	
CS	6	Cornus sericea 'Arctic Fire'	Red-Osier Dogwood	#3	Cont.	
EK	5	Erkianthus campanulatus 'Albiflorus'	White Erkianthus	3-4'	B&B	
FG	16	Fothergilla gardenii	Dwarf fothergilla	#5	Cont.	
IV	7	Ilex verticillata 'Winter Red'	Winterberry	#5	Cont.	
JC	12	Juniperus chinensis 'Pfitzeriana Compacta'	Pfitz Juniper	#3	Cont.	
JH	29	Juniperus horizontalis	Blue Chip	#2	Cont.	
LU	12	Leucothoe axillaris	Leucothoe	#2	Cont.	
MG	56	Myrica gale	Sweetgale	#3	Cont.	
MP	3	Myrica pennsylvanica	Bayberry	#5	Cont.	
PO	7	Physocarpus opulifolius 'Coppertina'	Ninebark	#7	Cont.	
RG	12	Rhododendron 'Olga Meier'	Olga Meier Rhod.	#5	Cont.	
RH	11	Rhododendron 'Roseum Pink'	Roseum Pink Rhod.	2.5-3'	B&B	



Professional Stamp

Department of Planning Review Stamp

State Fire Marshal Review Stamp



52 Alder Street  
Portland, ME 04101  
T 325 518 1427

**Acadia Guesthouse**

2 Bogue Chitto Lane  
Bar Harbor, ME 04609  
Parcel #: 224-008-001

Submittal

**Design Development 50%**

For Review Purposed Only, Not for Construction

Revisions	No.	Date	Description

Drawn by: MR  
Checked by: RK  
BCDW Project No. 0001

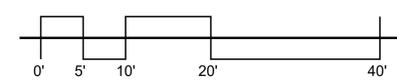
Date: 10-01-2020  
Sheet Title

**LANDSCAPE TREE & SHRUB PLANTING PLAN**

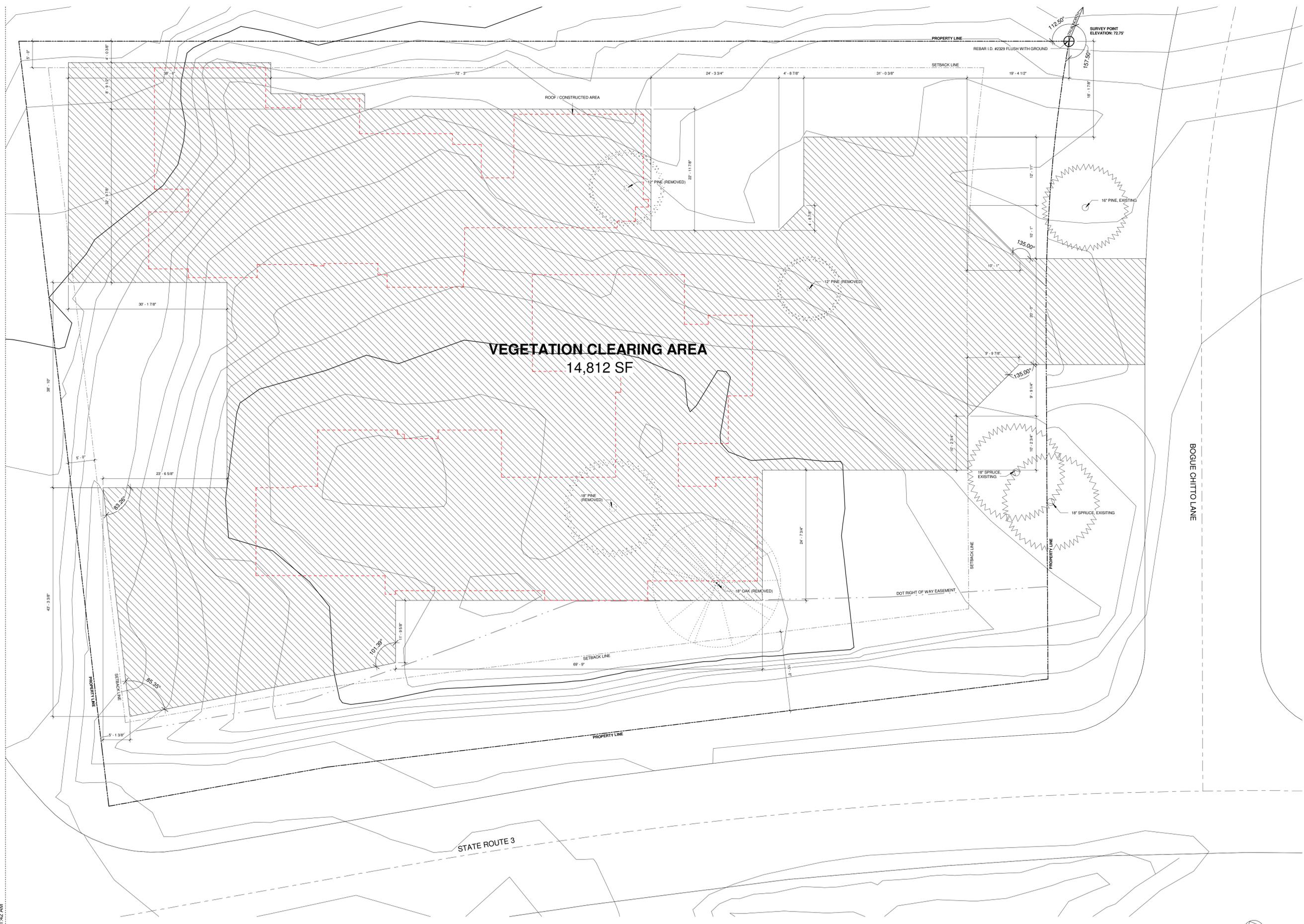
Sheet Number

**L-4**

**PRELIMINARY DRAWINGS**  
**NOT FOR CONSTRUCTION**







**VEGETATION CLEARING AREA**  
14,812 SF

**BASECAMP**  
DESIGN WORKSHOP

52 Alder Street  
Portland, ME 04101  
T 325 518 1427

Professional Stamp

Department of Planning Review Stamp

State Fire Marshal Review Stamp



**BASECAMP**  
GUESTHOUSES

52 Alder Street  
Portland, ME 04101  
T 325 518 1427

**Acadia**  
Guesthouse

2 Bogue Chitto Lane  
Bar Harbor, ME 04609  
Parcel #: 224-008-001  
Submittal

For Review Purposed Only, Not for Construction

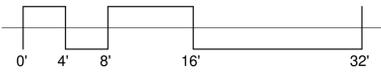
Revisions	No.	Date	Description

Drawn by TKM  
Checked by TKM  
BCDW Project No. 0001

Date 09-14-2020  
Sheet Title

**Vegetation**  
Clearing Plan

Sheet Number



**A902**

Printed: 10/1/2020 9:11:42 AM

1 Preconstruction Vegetation Clearing Plan  
A902 1/8" = 1'-0"



## **APPLICANT'S EXHIBIT 12:**

### **SECTION J – STREET, SIDEWALK & ACCESS PLAN**

No new public streets or sidewalks are proposed as part of this project. A new six-space parking lot and walkways are proposed to provide needed interior circulation to and around the proposed buildings. Please see site plans accompanying Applicant's Exhibit 9 of this application.

The following sheets show the proposed surface for access drive and parking area. Also attached is an email correspondence between Applicant and the Town confirming lack of need for a new road name.

MADE IN USA 

# Gravel-Lok™

**PERVIOUS AGGREGATE BONDING SYSTEM**



**JOINTS**



**PAVEMENTS**



**STONESCAPING**

# Gravel-Lok™

COMBINE NATURAL PEBBLES WITH A POLYURETHANE BINDER. THE MIXED FORMULA IS TROWELED IN PLACE CREATING A DURABLE, DECORATIVE, ECO-FRIENDLY POROUS SURFACE.



GRAVEL-LOK IS AVAILABLE IN TWO FORMS: CLEAR AND AMBER. EACH ONE IS AVAILABLE IN A 1 GALLON TRIAL SIZE, 5 GALLON CONTAINER AND 50 GALLON DRUM.

**CLEAR BOND - UV STABLE**  
COLORLESS TO LIGHT YELLOW COLOR  
(FOR WHITE OR ANY COLOR STONE)

**AMBER BOND**  
AMBER COLORED  
(WILL DISCOLOR LIGHT / WHITE STONES)

SUITABLE FOR RESIDENTIAL PATHWAYS, PATIOS, DRIVEWAYS, GARDEN PATHS, FRENCH DRAINS, STONE SCAPING AROUND FLOWER BEDS AND GARDENS, CITY STREET TREE PITS, TREE SURROUNDS

## THE Gravel-Lok™ POROUS SURFACE SYSTEM

IS A REVOLUTIONARY PAVEMENT SYSTEM COMPOSED OF A POROUS BASE AND A BONDED AND POROUS GRAVEL SURFACE.



**1. SURFACE** WHICH IS CREATED BY MIXING GRAVEL-LOK CLEAR BOND WITH STONE PEBBLES AND TROWELED IN PLACE OVER OUR POROUS BASE SYSTEM.



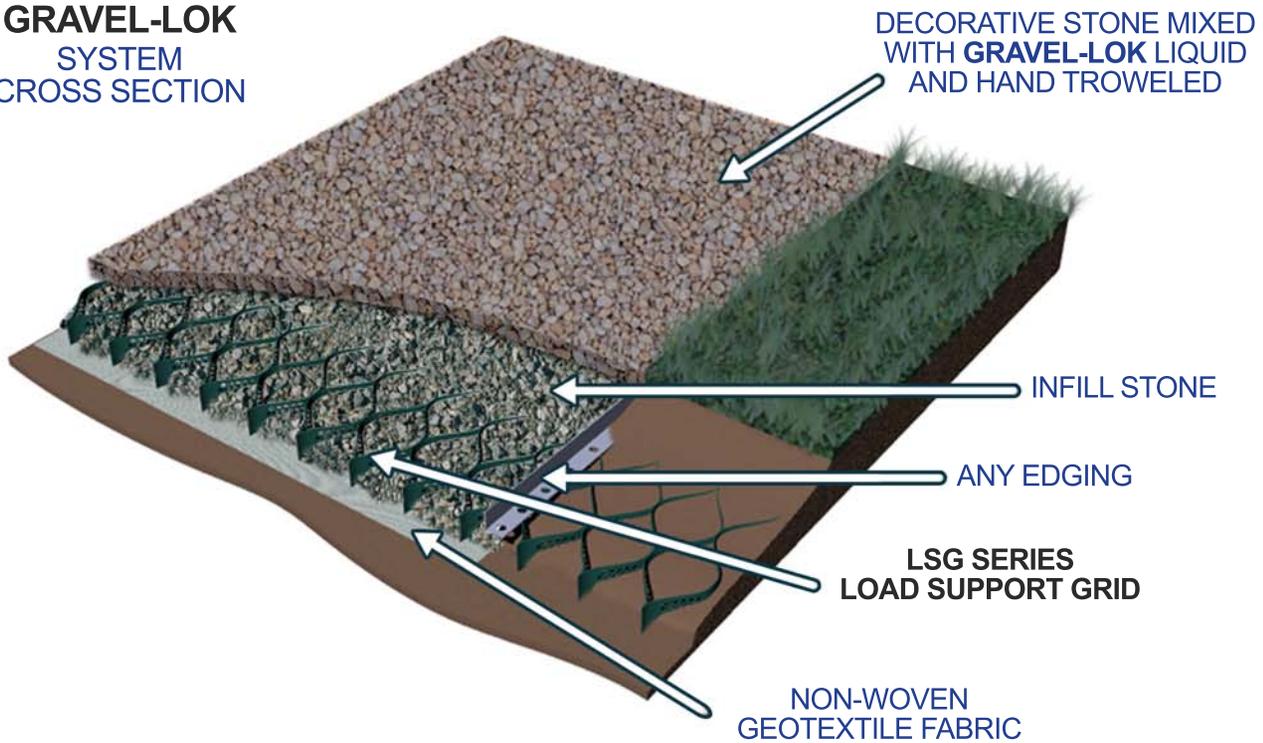
**2. POROUS BASE** CONSISTS OF CLEAN WASHED AGGREGATE THAT IS REINFORCED WITH CELL-TEK LSG LOAD SUPPORT GRID. LSG PREVENTS LATERAL MOVEMENT AND INCREASES THE LOAD SUPPORT OF THE AGGREGATE INFILL. THE BASE SYSTEM IS PLACED ON A GEOTEXTILE FABRIC TO FILTER OUT SEDIMENT.

## TIPS FOR USING YOUR OWN STONES WITH Gravel-Lok™

- STONES MUST BE CLEAN AND DRY.
- AVOID DUSTY OR DIRTY STONES, LIMESTONES, CRUSH & RUN, STONE DUST AND DECOMPOSED GRANITE.
- GRAVEL-LOK CAN BOND TOGETHER SMALL (1/8") UP TO LARGE (2.5") STONES.
- ADA COMPLIANT WHEN USING STONES 1/8" UP TO 1/2".
- NOT ALL STONES ARE SUITABLE FOR GRAVEL-LOK, IT IS RECOMMENDED TO CREATE TEST SAMPLES PRIOR TO INSTALLATION.



**GRAVEL-LOK  
SYSTEM  
CROSS SECTION**



**STEP BY STEP INSTALLATION INSTRUCTIONS ON BACK PAGE.**

**IMPORTANT INFORMATION**

In most cases, mixing 20 oz. – 24 oz. of liquid with a 5 gallon bucket of stones is ideal. Important: a plastic 5 gallon bucket is considered 'full' when the contents are filled 2" below the top of the bucket. Do not completely fill the bucket to the top with stones.

Our directions, included on every container, recommend a test to determine the correct mixing ratio because some stones absorb a little liquid during the mixing process:

Starting with a ratio of 20 oz. of liquid to 1 five gallon bucket of stone, mix the liquid with the stones and spread out at 1-1/2" thick on a piece of cardboard or wood. Allow to rest for 10 -15 minutes. Remove gravel. If the liquid has dripped onto the cardboard or wood then the mixing ratio is correct. If you do not see any liquid on the cardboard or wood then repeat the process using 22 oz. of liquid. Again, if you do not see any liquid on the cardboard or wood then repeat the process using 24 oz. of liquid.

**Coverage Rates** for 20 oz. liquid : 5 gallon bucket of stones (1/4" – 1/2" in size)  
**93 sf /5 gallon container of Gravel-Lok Liquid (18.6 sf / gallon) at 2" thick.**  
**Note: for 1/8" size stone, use at least 24 oz. liquid.**

**Read MSDS (now known as SDS) and follow all safety instructions including use of proper eye, skin, and respiratory protection.** It is highly recommended you make test samples before starting any job to see the effect of the liquid on the stones. Properly grade subgrade to allow water to flow away from any structures. Add drainage if necessary. Install moisture barrier if project meets a foundation with a basement. Geotextile fabric must separate aggregates from subgrade and soils on all sides of the project. All aggregates must be very clean, completely dry and free from any fine particles or dirt. The cleaner the stone, the stronger the bond. Store Gravel-Lok at 68 degrees or above until ready to use. Do not install if rain is expected within 12 hours. Do not cover with plastic. This will trap in moisture and cause premature curing. Install when outdoor temperature is 50 degrees or above and will not drop below 50 for at least 12 hours. Allow 24 hours to cure. Rope off treated area to protect it from people and animals.

**PRE-WASHED  
AGGREGATES**  
 AVAILABLE IN  
 2 SIZES AND  
 3 GREAT  
 COLOR OPTIONS!

**Gravel-Lok pebbles™**

**FOR YOUR CONVENIENCE WE ALSO OFFER CLEAN  
 WASHED PEBBLES FOR USE WITH GRAVEL-LOK LIQUID.**  
 AVAILABLE IN 1/8" OR 3/8" SIZES.  
 SOLD IN 2000 LB. SUPER SACKS (ON PALLET).

(NATURAL STONE COLOR VARIES BY LOT)



ROCKLEDGE



YORKTOWN



RAVENCREEK

## STEP BY STEP INSTALLATION

Excavate Job Site



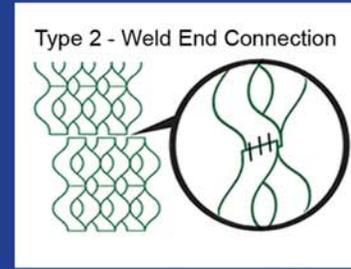
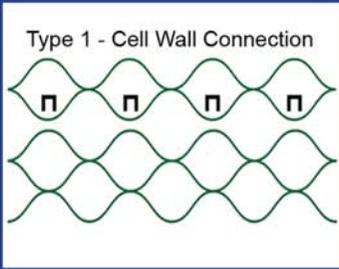
Install Geotextile Fabric



Install Stabilizer Grid



Connect Multiple Stabilizer Grids Using One Of The Following Stapling Methods



Infill Grid With  
3/4" Washed Aggregates



Spread, Level & Tamp



Install Edge Restraint



Wash Stones And Allow To Dry (Or Use Gravel-Lok Pebbles).  
Mix Stones With Gravel-Lok In A Cement Mixer Or Wheelbarrow



Pour Out In One Small Area



Level And Trowel To Finish



Allow 24 Hours To Cure



Apply Roller Coat



# Gravel-Lok<sup>TM</sup>



Taylor Massey &lt;tmassutsoa@gmail.com&gt;

**RE: Street Name Requirement Inquiry**

2 messages

**Steve Weed** <sweed@barharbormail.org>

Fri, Aug 21, 2020 at 12:29 PM

To: Taylor Massey &lt;tmassutsoa@gmail.com&gt;

Cc: "assessor@barharbormaine.gov" &lt;assessor@barharbormaine.gov&gt;, "deputyassessor@barharbormaine.gov" &lt;deputyassessor@barharbormaine.gov&gt;

I would agree a road name is not needed in this case, both structure are clearly visible from bogue chitto.

----- Original message -----

From: Taylor Massey &lt;tmassutsoa@gmail.com&gt;

Date: 8/21/20 12:12 PM (GMT-05:00)

To: Steve Weed &lt;sweed@barharbormail.org&gt;

Cc: [assessor@barharbormaine.gov](mailto:assessor@barharbormaine.gov), [deputyassessor@barharbormaine.gov](mailto:deputyassessor@barharbormaine.gov)

Subject: Re: Street Name Requirement Inquiry

Steve,

Thank you for your prompt response. I have attached our working architectural site plan as well as our landscape plan so that you may understand the scope of the project. As you mentioned, the building is indeed two separate buildings; but architecturally speaking, it is very clear that it is a single complex. Let me know what you think and I will be happy to comply with your interpretation. If there are any further drawings you need, please let me know.

Best,

-Taylor Massey, AIA, LEED AP, CPHC

On Fri, Aug 21, 2020 at 11:59 AM Steve Weed &lt;sweed@barharbormail.org&gt; wrote:

Taylor,

I general terms if two or more dwellings/structures are accessed with a shared drive the drive should be named. If that is necessary we ask that you submit potential names and we review them for to see if the meeting the 911 requirements we then give you a certificate the can be included in your planning application.

Having said that, I try avoid assigning new street name if practical. The assignment 911 is pretty streamlined and usually recorded at the State within 24 hours. But third parties like google are another matter. It can take weeks, months, and sometime years for the information to filter out to them, it's basically when they get around to it. This can cause a lot of problems down the road with utilities hookups, parcel deliveries, etc.

When you have the site plan ready send me a copy and I can determine how we need to assign the addresses. If a site names is need we can start that process.

Steve

*Steven Weed, CMA*

*Assessor/GIS Coordinator*

*Town of Bar Harbor*

*93 Cottage Street*

*Bar Harbor, Me 04609*

*Ph. 207-288-3320*

*Fax 207-288-3032*

*Email: [assessor@barharbormaine.gov](mailto:assessor@barharbormaine.gov)*

*Assessing records are available on line, [Click Here](#) to go to the Assessors Online Database*

**From:** Taylor Massey <[tmassutsoa@gmail.com](mailto:tmassutsoa@gmail.com)>

**Sent:** Friday, August 21, 2020 9:51 AM

**To:** [assessor@barharbormaine.gov](mailto:assessor@barharbormaine.gov); [deputyassessor@barharbormaine.gov](mailto:deputyassessor@barharbormaine.gov)

**Subject:** Street Name Requirement Inquiry

Good afternoon,

I am currently developing a guesthouse project in Bar Harbor. As part of the planning department site plan review, I have been encouraged to check with the assessor's office in regard to any new street name requirements that my project may need. I am not seeking to change or create any street names, but would your office require the creation of a street name for my project? The project information is below:

*Site Address: 2 Bogue Chitto Lane, Bar Harbor, ME 04609*

*Parcel Number: 224-008-001*

*Project Use: Transient Accommodation-2*

*Parking Spaces: 6 (2 ADA)*

*Parking Distance from Street: Approximately 30 feet*

I do not anticipate this project will require the creation of a new street, but I just wanted to get your office's verification.

Thank you very much for your consideration,

-Taylor Massey, AIA, LEED AP, CPHC

---

**Taylor Massey** <tmassutsoa@gmail.com>

Fri, Aug 21, 2020 at 12:34 PM

To: Steve Weed <sweed@barharbormail.org>

Cc: "assessor@barharbormaine.gov" <assessor@barharbormaine.gov>, "deputyassessor@barharbormaine.gov" <deputyassessor@barharbormaine.gov>

Steve,

Thank you very much for your verification. I will make the planning department aware of your interutation in my site plan review.

Have a nice weekend,

-Taylor Massey, AIA, LEED AP, CPHC

[Quoted text hidden]



**APPLICANT'S EXHIBIT 13:**

**SECTION K – E-911**

The applicant requests that the requirements of this section be waived as there are no new streets proposed and no renaming of existing streets proposed.



**APPLICANT'S EXHIBIT 14:**

**SECTION L – PHOTOGRAPHS**

Please see attached Town Aerial and photographs from the site.



- ROW
- Parcels w/Orthos
- ME Highways
  - Interstate
  - US Highway
  - State Highway
- Town Boundary



The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



Printed on 09/16/2020 at 03:01 PM

MapsOnline

**Exhibit 14.B**

**Photographs**



*North East Corner of the property looking South West*



*South East Corner of the property looking North West*



*South West corner of the property looking North East*



*North West corner of the property looking South East*

ACADIA MAINE  
**BASECAMP**  
GUESTHOUSES



*East side of the property looking West approximately at the proposed parking court entrance.*



*South East corner of the property looking East down Route 3 towards the Hulls Cove ANP Entrance.*

ACADIA MAINE  
**BASECAMP**  
GUESTHOUSES



*South East corner of the property looking West down Route 3 towards Hulls Cove.*



*Highest elevation of the property in the relative center of the lot looking East towards Bogue Chitto.*



## **APPLICANT'S EXHIBIT 15:**

### **SECTION M – SUBSURFACE WASTEWATER DISPOSAL**

The applicant requests that all requirements from this section be waived as all sewer from the proposed development will be collected in the proposed sanitary sewer system and be conveyed to the Town of Bar Harbor's municipal sewer system in Route 3. Please see section 6 of this application for correspondence with the Bar Harbor Wastewater Division verifying capacity and ability to serve the development.



## **APPLICANT'S EXHIBIT 16:**

### **SECTION N - GROUNDWATER**

The nature of the proposed construction of new transient accommodations will not likely contribute to groundwater degradation. The following are factors which contribute to the preservation of groundwater quality on the subject site.

- Contractor shall be responsible to have a spill-prevention and action plan during construction.
- There are no disposal areas designated for solid waste disposal.
- Sand and gravel aquifers mapping is unavailable for the project area, however adjacent maps indicate there are no significant sand and gravel aquifers within the vicinity of the site. (See attached aquifer project location map and surrounding Aquifer maps)
- Road salt will be applied to the parking and access in quantities appropriate for the area, as such no significant impact is anticipated.

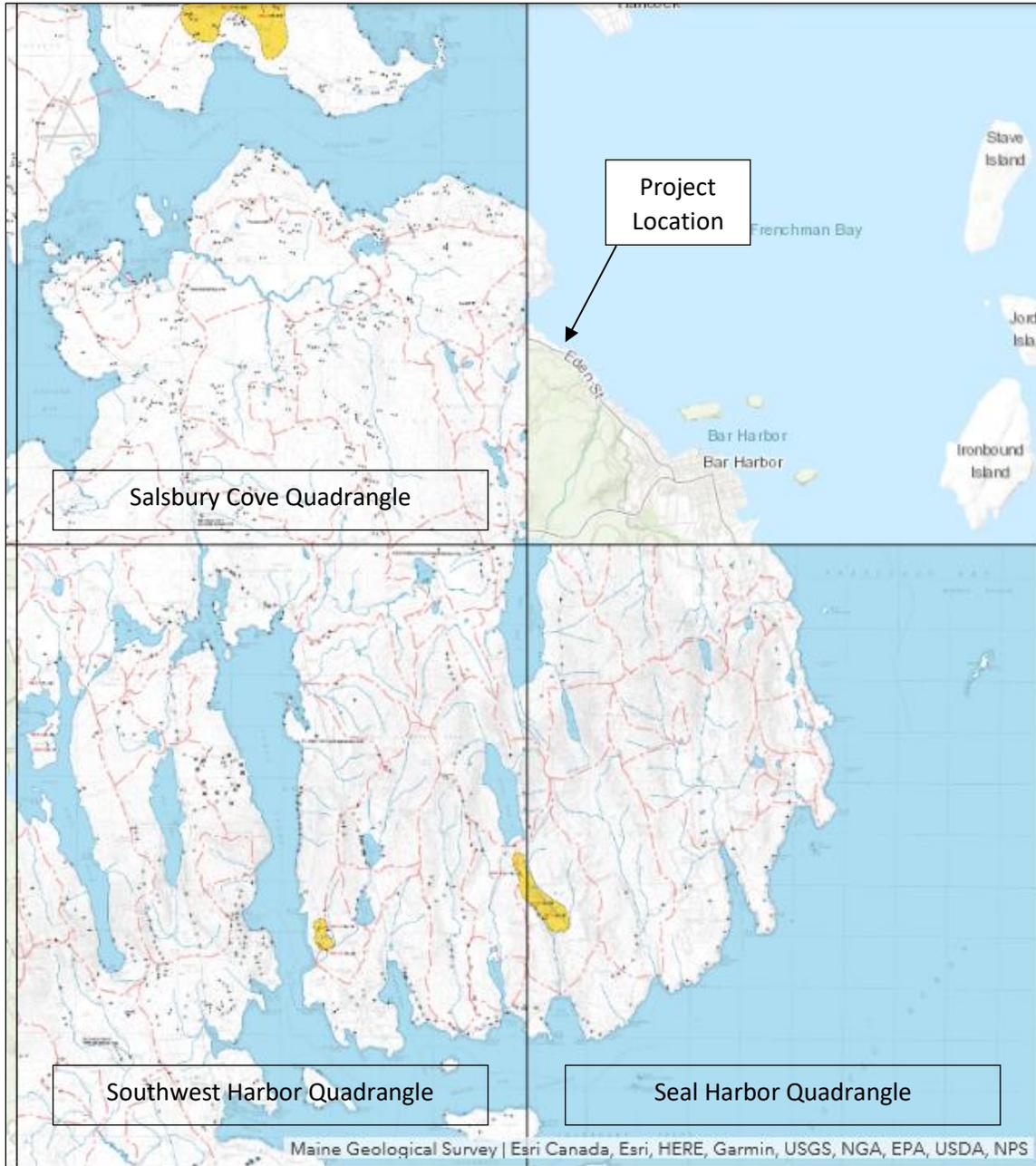
Factors which could adversely affect water quality are listed below with the preventative measures proposed to prevent groundwater impact.

1. The applicant is proposing to install a buried LP tank on the project site. The tank to be buried will be rated for such installation. The tank and the installation will meet or exceed any applicable codes and regulations. This tank is to supply propane service to the proposed buildings which will have appropriate connections for such service. Underground service distribution lines will be necessary to accommodate the proposed tank. The applicant understands that a Spill Prevention, Control and Countermeasure Plan (SPCC) meeting the requirements of 40 CFR 112 will be required for this facility. Since a complete mechanical system design and layout has not been finalized at this time the applicant requests that the preparation and submission of this plan be made a condition of the license.
2. As the only fuel service proposed for the site is the buried LP tank, there will be no fuel storage inside the building mechanical spaces. Therefore, building floor drains that are connected to the sewer disposal system do not pose a threat of fuel or oils being conveyed to the municipal sewer system.

Attached to this section is a Surficial Geology Map of the project area, as well as a Bedrock Geology Map of the state of Maine, with a close-up of the project area. The Maine Geological Survey website (<https://www.maine.gov/dacf/mgs/pubs/online.htm>) does not have available a Significant Sand and Gravel Aquifer Map of the subject area. Therefore, maps of the surrounding area have been included as part of this application to provide context for the actual project location.

**Aquifer Project Location Map**

Showing locations of available Aquifer Map Quadrangles



Source: MEGIS website

<https://maine.maps.arcgis.com/apps/webappviewer/index.html?id=4724c02c7b834718acd1b550c6eade4a>



# Significant Sand and Gravel Aquifers

# Seal Harbor Quadrangle, Maine



Aquifer boundaries modified from Open-File Map 01-170 in 2006 based on 2004 field work by M.E. Foley.

Additional materials, well and seismic data collected during the 2004 field work.

Drainage basin boundaries compiled by U.S. Geological Survey, Water Resources Division, Augusta, Maine, with assistance from the Maine Land Use and Resource Management.

Quadrangle Location

SCALE 1:26,000

Topographic base from U.S. Geological Survey Seal Harbor quadrangle, under 24000 scale, United States Geological Survey topographic maps.

The use of contour, form, or elevation symbols on this map is not intended to represent any official position of the U.S. Geological Survey.

CENTIMETER INTERVAL, INCHES

### SIGNIFICANT SAND AND GRAVEL AQUIFERS (yields greater than 10 gallons per minute)

Approximate boundary of surficial deposits with significant saturated thickness where potential ground-water yield is moderate to excellent.

Surficial deposits with good to excellent potential ground-water yield. Yields generally greater than 10 gallons per minute in a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy silt and alluvium. Yields are based on surficial data where available, and are very firm support criteria in areas where data are unavailable.

Surficial deposits with moderate to good potential ground-water yield. Yields generally greater than 10 gallons per minute in a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy silt and alluvium. Yields may exceed 10 gallons per minute in deposits that are locally connected with surficial bedrock, or in extensive deposits where surficial data are available.

### SURFICIAL DEPOSITS WITH LESS FAVORABLE AQUIFER CHARACTERISTICS (yields less than 10 gallons per minute)

Areas with moderate to low or no potential ground-water yield include areas underlain by silt, siltstone deposits, carbon deposits, siltstone, moraine, thin glacial sand and gravel deposits, or bedrock. Yields in surficial deposits generally less than 10 gallons per minute in a properly constructed well.

### SEISMIC-LINE INFORMATION

Profiles for 15-channel seismic lines may be viewed at the Maine Geological Survey. Length of 15-channel seismic lines as shown on the map is to scale. All single-channel lines except from 80 to 300 feet long and are not shown to scale. Seismic data may not be available for all quadrangles.

Depth to bedrock, in feet below land surface

Depth to bedrock exceeds depth shown (based on calculations)

Depth to water level, in feet below land surface

Two-channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface. Unless otherwise indicated, data shown above the line indicate bedrock and below the line indicate water level.

The 3-trace identifier for a line is an abbreviation for the topographic quadrangle. If the 3-trace identifier for the line is followed by a number (e.g., MAP-7, MAP-2), the line is a 12-channel line. If the identifier is followed by a letter (e.g., MAP-P), the line is a single-channel line.

### GEOLOGIC AND WELL INFORMATION

60 Depth to bedrock, in feet below land surface

61F Prevention depth of boring; symbol refers to minimum depth to bedrock based on boring depth or refusal

68 Depth to water level in feet below land surface (based on well log, spring log, or seismic line)

69 Core type (see penetration thickness noted in foot, e.g., S-17)

80 Quarry

40PH Yield (flow) of well or spring in gallons per minute (GPM)

8 Spring, with general direction of flow

8 Drilled overburden well

8 Dig well

8+ Opened well (project well if labeled, nonproject well if unlabeled)

8+ Test boring (project boring if labeled, nonproject boring if unlabeled)

8+ Drive point

8+ Test pit

8+ Drilled bedrock well

8+ Potential point source of ground-water contamination

8+ Bedrock exposure

8+ Surficial water discharge basin, surficial water discharge generally confined to ground-water divide. Horizontal drainage of ground-water flow generally away from this divide and toward surface-water bodies.

### OTHER SOURCES OF INFORMATION

- Foley, M. E., and Penland, G. C., Jr. 2006. Surficial aquifers of the Seal Harbor Quadrangle, Maine. Maine Geological Survey, Open-File Map 01-170.
- Davis, H. W., 1977. Reconnaissance hydrogeologic map of the Seal Harbor 15' quadrangle, Maine. Maine Geological Survey, Open-File Map 74-1.
- Cawcutt, W. B., 1987. Ground-water handbook for the state of Maine. Second Edition. Maine Geological Survey, Bulletin 10, 139p.
- Thompson, W. B., 1979. Surficial geology handbook for coastal Maine. Maine Geological Survey, 68 p. (unpublished).
- Thompson, W. B., and Biers, H. W., Jr., 1987. Surficial geology map of Maine. Maine Geological Survey, scale 1:50,000.

Significant aquifers mapped by  
 Craig D. Peil  
 Michael E. Foley

Digital cartography by  
 Michael E. Foley

Robert G. Parvinsmy  
 State Geologist

Cartographic design and editing by  
 Robert D. Tucker

Funding for the preparation of this map was provided in part by the  
 Maine Department of Environmental Protection.

**Maine Geological Survey**  
 Address: 22 State House Station, Augusta, Maine 04333  
 Telephone: 207-287-2001 E-mail: mgp@maine.gov  
 Home page: http://www.maine.gov/geology/index.cfm

**Open-File No. 06-8**  
 2006  
 This map supersedes  
 Open-File Map 01-170.

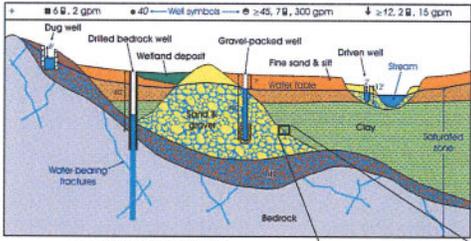
### WHAT IS AN AQUIFER?

Ground water in the same aquifer, is water found below the land surface in the pore spaces between sand grains and in fractures in the bedrock (see diagram below). An aquifer is a subsurface geologic formation capable of yielding a useful amount of ground water to a well. In Maine there are two types of aquifers. Some well materials such as sand, gravel, and other sediments and fractured bedrock. A sand and gravel deposit is considered an aquifer when a well in that deposit can produce a significant amount of water to a well. A sand and gravel deposit is considered an aquifer when a well in that deposit can produce a significant amount of water to a well. A sand and gravel deposit is considered an aquifer when a well in that deposit can produce a significant amount of water to a well.

The diagram below shows a schematic cross-section of a sand and gravel aquifer. The diagram shows the water table and the water table is shown as a dashed line. The diagram shows the water table and the water table is shown as a dashed line. The diagram shows the water table and the water table is shown as a dashed line.

Several types of wells, common in Maine, are shown on the diagram. A dug well is a large diameter hole excavated by hand or machine. The hole is kept from collapsing by lining it with logs, stone, or concrete blocks. The hole may be lined with logs or stone or concrete blocks. The hole may be lined with logs or stone or concrete blocks. The hole may be lined with logs or stone or concrete blocks.

The diagram shows a schematic cross-section of a sand and gravel aquifer. The diagram shows the water table and the water table is shown as a dashed line. The diagram shows the water table and the water table is shown as a dashed line. The diagram shows the water table and the water table is shown as a dashed line.



### POROSITY AND PERMEABILITY

The diagram at right is an enlarged view of a section of the diagram above. Note that the spaces between the sand grains and the spaces between the sand grains are the pore spaces between the sand grains. The pore spaces between the sand grains are the pore spaces between the sand grains. The pore spaces between the sand grains are the pore spaces between the sand grains.

Permeability is the ability of a material to allow fluids to pass through it. Permeability is the ability of a material to allow fluids to pass through it. Permeability is the ability of a material to allow fluids to pass through it.

Permeability is an important characteristic since it determines whether ground water can actually be recovered by pumping well.

### HOW ARE AQUIFERS MAPPED?

When mapping sand and gravel aquifers, geologists use a variety of techniques. They use a variety of techniques. They use a variety of techniques. They use a variety of techniques.

Geologists use a variety of techniques to map sand and gravel aquifers. They use a variety of techniques. They use a variety of techniques. They use a variety of techniques.

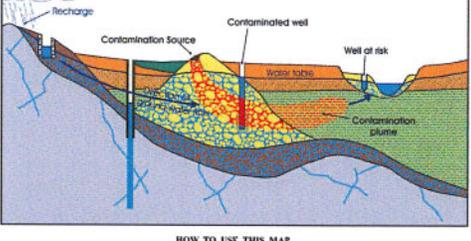
Geologists use a variety of techniques to map sand and gravel aquifers. They use a variety of techniques. They use a variety of techniques. They use a variety of techniques.

### GROUND-WATER FLOW AND CONTAMINATION

Ground water is replenished or recharged by surface water and rainfall. Ground water is replenished or recharged by surface water and rainfall. Ground water is replenished or recharged by surface water and rainfall.

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Ground water is replenished or recharged by surface water and rainfall. Ground water is replenished or recharged by surface water and rainfall. Ground water is replenished or recharged by surface water and rainfall.



### HOW TO USE THIS MAP

This map shows the location and extent of sand and gravel aquifers in the Seal Harbor Quadrangle, Maine. This map shows the location and extent of sand and gravel aquifers in the Seal Harbor Quadrangle, Maine. This map shows the location and extent of sand and gravel aquifers in the Seal Harbor Quadrangle, Maine.

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# Significant Sand and Gravel Aquifers

# Southwest Harbor Quadrangle, Maine



Aquifer boundaries modified from Open-File Map 91-172 in 2000 based on 2001 data by M. E. Foley.

Well locations data updated by Maine Geological Survey field activities through 2010.

Disturbance boundaries compiled by U.S. Geological Survey, Water Resources Division, Maine, with funding from the Maine Low Level Radioactive Waste Authority.

SCALE 1:20,000

Graphic scale: 0 to 1000 METERS and 0 to 1000 FEET.

CENTUR INTERVAL, FEET

Vertical scale: 0 to 100 FEET.

Topographic base from U.S. Geological Survey, Southwest Harbor Quadrangle, scale 1:25,000, revised 1982. U.S. Geological Survey topographic base used.

The use of values, lines, and symbols represents the map as the best available information and does not imply responsibility for any errors or omissions of the data or information.

### SIGNIFICANT SAND AND GRAVEL AQUIFERS (yields greater than 10 gallons per minute)

Approximate boundary of surficial deposits with significant thickness where potential ground-water yield is moderate to excellent.

- Surficial deposits with good to excellent potential ground-water yield. Yields generally greater than 20 gallons per minute in a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy silt and silty sand. Yields may be lower in some areas where they are variable.
- Surficial deposits with moderate to good potential ground-water yield. Yields generally greater than 10 gallons per minute in a properly constructed well. Deposits consist primarily of glacial sand and gravel, but can include areas of sandy silt and silty sand. Yields may be lower than 10 gallons per minute in deposits that are highly cemented with surface-water bodies, or in extensive deposits where subsurface data are available.

### SURFICIAL DEPOSITS WITH LESS FAVORABLE AQUIFER CHARACTERISTICS (yields less than 10 gallons per minute)

Areas with moderate to low or no potential ground-water yield (includes areas underlain by till, massive deposits, colluvial deposits, alluvium, moraine, till, glacial sand and gravel deposits, or bedrock). Yields in surficial deposits generally less than 10 gallons per minute in a properly constructed well.

### SEISMIC-LINE INFORMATION

Profiles for 12-channel seismic lines may be viewed at the Maine Geological Survey. Length of 12-channel seismic lines as shown on the map is to scale. All single-channel lines except from 80 to 300 foot long and are not shown to scale. Seismic data may not be available for all quadrangles.

- 80 Depth to bedrock, in feet below land surface.
- 82 Depth to bedrock exceeds depth shown (read on calculation).
- 84 Depth to water level, in feet below land surface.

3-Channel seismic line, with depth to bedrock and depth to water shown at each end of the line, in feet below land surface. Values otherwise indicated, also shown above the line, in feet below land surface. The 3-letter identifier for a line is an abbreviation for the topographic quadrangle. If the 4-letter identifier for the line is followed by a number (e.g., MAP-7, MAP-10, MAP-11, MAP-12), the line is a 12-channel line. If the identifier is followed by a letter (e.g., MAP-1, MAP-2), the line is a single-channel line.

### GEOLOGIC AND WELL INFORMATION

- 80 Depth to bedrock, in feet below land surface.
- 82 Penetration depth of boring; 2nd symbol refers to minimum depth to bedrock based on boring depth or refusal.
- 84 Depth to water level in feet below land surface (indicated in well, using test boring, 30 or 60 feet).
- X Core log overburden thickness noted in feet, e.g., 5-127.
- Q Quary.
- 40PM Yield (lpm) of well or spring in gallons per minute (GPM).
- ↑ Direction of general direction of flow.
- Drilled overburden well.
- Dig well.
- Observation well (project well if labeled, nonproject well if unlabeled).
- Test boring (project boring if labeled, nonproject boring if unlabeled).
- Drive point.
- Test pit.
- Drilled bedrock well.
- Potential point source of ground-water contamination.
- Bedrock outcrop.

Surficial-water discharge-bands boundary; surficial-water divides generally correspond to ground-water divides. Horizontal direction of ground-water flow generally is away from discharge and toward surficial-water bodies.

### OTHER SOURCES OF INFORMATION

- Lovell, T. V., and Felt, M. E., 2000. Surficial materials of the Southwest Harbor quadrangle, Maine. Maine Geological Survey, Open-File Map 00-14.
- Lovell, T. V., 2000. Surficial geology of the Southwest Harbor quadrangle, Maine. Maine Geological Survey, Open-File Map 00-14.
- Cawell, W. B., 1995. Ground-water handbook for the state of Maine. Second Edition. Maine Geological Survey, Bulletin 79, 139p.
- Thompson, W. B., 1979. Surficial geology handbook for coastal Maine. Maine Geological Survey, 48 p. (unpublished).
- Thompson, W. B., and Burns, H. W., Jr., 1985. Surficial geologic map of Maine. Maine Geological Survey, scale 1:500,000.

Significant aquifers mapped by  
Michael E. Foley  
Craig D. Neill

Digital cartography by  
Michael E. Foley

Robert G. Harviny  
State Geologist

Cartographic design and editing by  
Robert D. Tucker

Funding for the preparation of this map was provided in part by the  
Maine Department of Environmental Protection.

**Maine Geological Survey**  
Address: 22 State House Station, Augusta, Maine 04333  
Telephone: 207-687-2001 E-mail: mgsl@maine.gov  
Home page: http://www.maine.gov/geology/index.html

**Open-File No. 06-12**  
2006  
This map supersedes  
Open-File Map 01-372.

### WHAT IS AN AQUIFER?

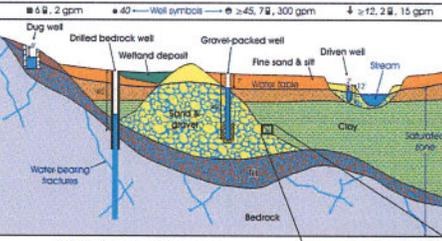
Ground water, in the same implies, is water found below the land surface in the pore spaces between sand grains and in fractures in the bedrock and fractured granite. An aquifer is a subsurface geologic formation capable of yielding a sufficient amount of ground water to a well to have them use for any type of aquifer. Some may be made of sand, gravel, and other sediments and fractured bedrock. A sand and gravel deposit is considered an aquifer when a well in a deposit is capable of being constructed perpendicular to the surface, means (quarry or mine). To sustain a yield of 10 gpm or more, a deposit must be permeable enough for water to flow readily into the well as a pumped rate (suction) pressure and permeable below, and there must be a sufficient depth of water in the well to allow the water to be pumped.

The diagram below shows a schematic cross-section of a sand and gravel aquifer in Maine. The aquifer is shown as a deposit of sand and gravel. The diagram shows a well in the aquifer. Information typically shown on the map is the location of the well, the depth to the water table, and the type of aquifer. The diagram shows a well in the aquifer. The diagram shows a well in the aquifer. The diagram shows a well in the aquifer.

A gravel-packed well is usually installed into coarse-grained sandstone and is installed with a much larger diameter than the final casing and screen diameter. To increase the yield and pumping efficiency of the well, the space around the well casing is filled with selected gravel that increases the permeability in the immediate vicinity of the well. The gravel-packed well in the diagram has a high yield of 100 gpm. Such highly yielding gravel-packed wells are commonly drilled for municipal or industrial water supply.

A drive well or well point can be installed into sand and gravel when the aquifer is unconsolidated. The well casing is 2 to 3 inches in diameter, equipped with a well screen at its lower end, is driven into the deposit and the screen is below the water table. This type of well is used to pump water from the aquifer. The drive well in the diagram has a yield of 10 gpm. Although the yield is relatively high, drive wells generally only supply a single household or a few farms. The boundaries of these surficial deposits and aquifers are shown on the map as dashed lines.

The boundaries of these surficial deposits do not necessarily coincide with the aquifer boundaries. In some areas, a thin cover of favorable coarse-grained material may overlie the gravel-packed well, or the well may be installed in a thin cover of favorable coarse-grained material. A well that is installed in a thin cover of favorable coarse-grained material may not be as successful as a well that is installed in a thicker cover of favorable coarse-grained material. In some areas, a thin cover of favorable coarse-grained material may overlie the gravel-packed well, or the well may be installed in a thin cover of favorable coarse-grained material.



### POROSITY AND PERMEABILITY

The diagram at right is an enlarged view of a section of the diagram above. Note that the section shows a below the water table and that ground water completely fills the pore spaces between the sand grains. In this example, the water table is at the level of the aquifer cap. This is called the porosity of a deposit. Permeability refers to the ability of a deposit to transmit water. Permeability depends on the size of the spaces between the sand grains.

Permeability is related to porosity, but is not the same. Porosity determines the capacity of a deposit to hold water. Permeability determines its ability to yield water. For example, clay is made of tiny particles with a large amount of pore space between them. However, the pore spaces are so small they create a network so fine that only water molecules can pass through them. Sand and gravel may have as much as 40% pore space, but the pore spaces are large and better connected and the materials are much more permeable.

Permeability is an important characteristic since it determines whether ground water can be pumped from one springing well.

### HOW ARE AQUIFERS MAPPED?

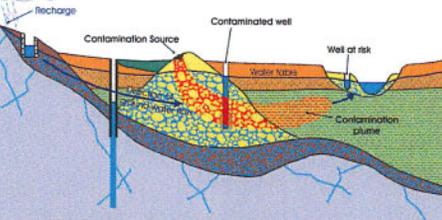
When mapping sand and gravel aquifers, geologists use a variety of techniques, including test pits, test borings, and other methods to determine the location and extent of aquifers. Test pits and test borings are used to determine the location and extent of aquifers. Test pits and test borings are used to determine the location and extent of aquifers. Test pits and test borings are used to determine the location and extent of aquifers.

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### GROUND-WATER FLOW AND CONTAMINATION

Ground water is replenished or recharged by rain water and melting snow that soaks into the soil. The water percolates downward and eventually reaches the water table. The water table is the level to which water will rise in a well. The water table is the level to which water will rise in a well. The water table is the level to which water will rise in a well.

Ground water is replenished or recharged by rain water and melting snow that soaks into the soil. The water percolates downward and eventually reaches the water table. The water table is the level to which water will rise in a well. The water table is the level to which water will rise in a well. The water table is the level to which water will rise in a well.

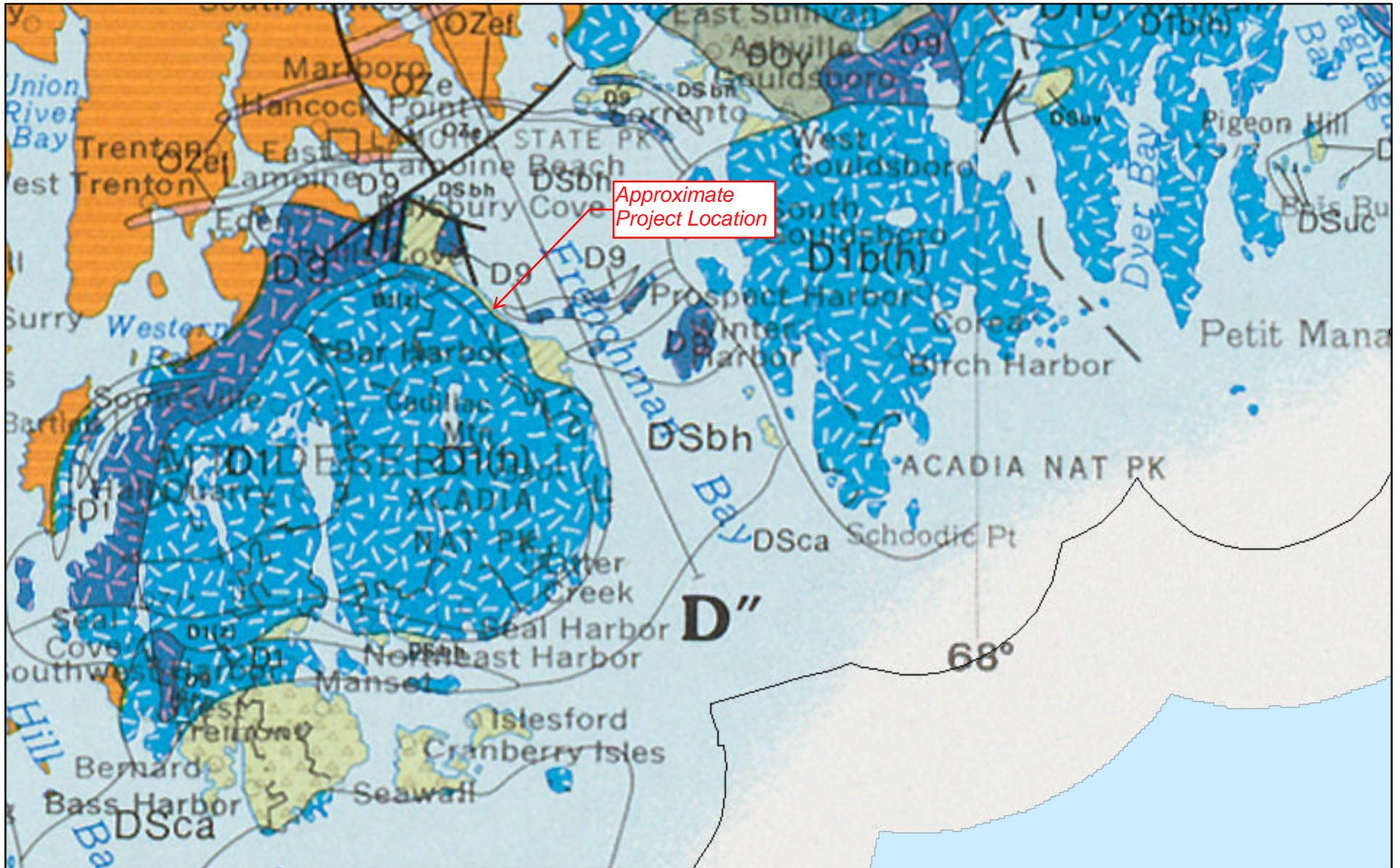


### HOW TO USE THIS MAP

The map is a reference tool for users. The yellow and red colors on the map indicate the potential for ground-water yield. The yellow color indicates a yield of 10 to 20 gpm, and the red color indicates a yield of 20 to 30 gpm. The map is a reference tool for users. The yellow and red colors on the map indicate the potential for ground-water yield. The yellow color indicates a yield of 10 to 20 gpm, and the red color indicates a yield of 20 to 30 gpm.

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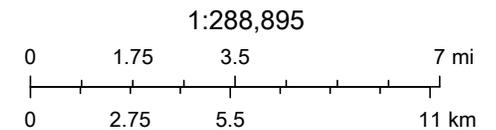
# Bedrock Geologic Map of Maine



Approximate Project Location

10/9/2018 9:50:06 AM

- Image\_Bedrock\_Geology\_500K\_Map\_Scans
- Blue: Band\_3
- Red: Band\_1
- Green: Band\_2
- Bedrock\_Geologic\_Map\_of\_Maine



Maine Geological Survey, Sources: Esri, HERE, Garmin, Intermap, increment







## **APPLICANT'S EXHIBIT 17:**

### **SECTION O – EROSION & SEDIMENT CONTROL**

Please see attached to this section Acadia Guesthouses Erosion & Sedimentation Control Narrative. Related information is included in the Acadia Guesthouses Stormwater Management Plan in Section 6 of this application.



## ACADIA GUESTHOUSES

### EROSION & SEDIMENTATION CONTROL NARRATIVE

October 06, 2020

The proposed project will require substantial disturbance of existing soils. Most of the soil disturbance will occur in areas that are currently wooded cover. Disturbance will include clearing and grubbing of existing soils.

The site consists of a central high point with surrounding ground gently sloped away. The steepest slopes on the site are a small slope along the southern property boundary, which is not proposed to be disturbed, and a slope to the western side of the site. There is an existing woods road that crosses the property that will be disturbed and will primarily be converted into parking and access drive space. A significant portion of the soils on the site will be disturbed during site preparation, grubbing and excavating for proposed building foundations. One goal of the project is for the proposed buildings to fit in with the existing grades as much as possible. Therefore, the relatively minimal proposed changes in grade will assist in reducing the potential for serious erosion during construction. However, the potential for serious erosion does exist for the project simply due to the amount of disturbance necessary to excavate for construction of the building foundations and associated utilities.

The site is bounded on its western side by a motel property, on the southerly side by State Route 3, the northerly side by a residential lot, and to the east by Bogue Chitto Lane. The land generally slopes downward from a high point in the center of the lot. All the general drainage patterns and existing exit points will be retained as part of the proposed project.

The excavation of material for driveway improvements, parking and building foundations will require the removal of a significant quantity of material. It is expected that grading will commence in the Spring of 2021. During winter construction, the winter erosion control plan will be followed.

Erosion will be controlled with two main methods. The first method will be to reduce initial erosion by protecting bare soils. Regular mulching will be applied throughout construction to minimize initial disturbance and soil particle suspension in water run-off. The secondary method will be to control and catch sediment which may become suspended in the run-off. This will be done using silt sock, mulch berms, stone check dams, inlet protection devices and sedimentation collection areas. Areas cleared of woody vegetation and roots will have this vegetation ground, mulched and then used to create berms through which storm water can filter. See Sheets C-3 "DETAILS" which show

details for temporary dewatering options as needed during construction. The intent of these dewatering areas is to provide protection to the site while excavation and construction takes place.

### **Soil Types**

See Applicant's Exhibit 10 of this application for additional soil data.

### **Existing Erosion Problems**

There are no known soil erosion issues on site.

### **Protected Natural Resources**

There are no known protected natural resource located onsite. However, as the site is close to the Atlantic Ocean coastline, it will be important to maintain a perimeter silt sock to prevent erosion and sedimentation that could migrate to the coastline. Erosion control measures, including perimeter silt sock, are shown on sheet C-2 "GRADING, DRAINAGE & EROSION CONTROL PLAN."

### **Erosion Control Measures**

Erosion control measures include but are not limited to the following:

- New drain basins inlets will be protected with inlet protection devices to limit sediment transportation into the stormwater system.
- All disturbed areas are to be loamed, seeded and stabilized with mulch or geotextile fabric.
- Silt sock or bark mulch berms will be installed down-gradient of all grubbing and earth moving activities.
- Temporary grass or legume cover will be installed on dormant stockpiles and construction during the non-growing season.
- Water will be utilized to control dust as necessary.
- Construction entrances will be installed to minimize materials being carried off site by construction vehicles.
- Temporary dewatering areas will be constructed as needed during construction.

### **Site Stabilization**

Items listed in Erosion Control Measures will be incorporated before and during construction for site stabilization. The anticipated date of final stabilization is the Fall of 2021.

## **Implementation Schedule**

Refer to Construction Sequence, for the implementation schedule for installing the erosion and sediment controls. Erosion control measures are the first items to be installed and the last to be removed.

## **Erosion and Sediment Control Plan**

Refer to the attached plan entitled “GRADING, DRAINAGE & EROSION CONTROL PLAN” Sheet C-2 which includes the following:

- Contours
- Erosion and sediment control plan elements
- Land cover types and boundaries
- Protected natural resources (if any)
- Locations (general)
- Locations of controls
- Disturbed areas

## **Details and Specifications**

Refer to the attached plans entitled “GRADING, DRAINAGE & EROSION CONTROL PLAN” & “DETAILS” (sheets C-2, C-3 & C-4) which include details of erosion control and a description of the sizing, spacing and stabilization of each erosion control measure.

## **Winter Stabilization Control**

Recognizing that construction during the winter months in Maine is difficult and that construction activities may be delayed; special consideration must be made to prevent damage to the site. Winter construction, if necessary, will adhere to the following plan:

- All open areas which are not permanently stabilized will be heavily mulched when work is completed on the site and not anticipated again within one day.
- Overwinter mulching will be applied at a rate of 150 pounds per 1000 square feet and anchored with netting or tackifier to prevent mulch displacement.
- In locations where mulch may be disturbed by wind or water, erosion control blankets will be installed and anchored per the manufacturer’s recommendations.
- All open areas will be heavily mulched every night in the case of a forecast of stormy weather within 12 hours.



**APPLICANT'S EXHIBIT 18:**

**SECTION P – FIRE PROTECTION**

See site plans included with this application for fire truck swept path analysis and dimensions from fire doors to fire access road.

Please see the attachment to this section for State Fire Marshall Approval.



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY  
OFFICE OF STATE FIRE MARSHAL  
45 COMMERCE DR STE 1  
AUGUSTA, ME 04333-0001

## Construction Permit

**No. 27280**

*In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.*

**Each permit issued shall be displayed at the site of construction.**

**Building:** ACADIA GUESTHOUSE  
**Location:** 2 BOGUE CHITTO LANE, BAR HARBOR, ME 04609  
**Owner:** BASECAMP GUESTHOUSES, LLC  
**Owner Address:** BASECAMP GUESTHOUSES, LLC  
2849 AIRPORT BLVD  
ABILENE, TX 79602-2127

Occupancy Type: Other  
Secondary Use: Rooming & Lodging  
Use Layout: Mixed Use  
Sprinkler System  
Fire Alarm System  
Barrier Free  
Construction Mode: New Building  
Unprotected Wood Frame: Type V (000)  
Final Number of Stories: 3

**Permit Date:** 09/21/2020

**Expiration Date:** 03/20/2021



COMMISSIONER OF PUBLIC SAFETY

**Copy 1 - Owner**



## **APPLICANT'S EXHIBIT 19:**

### **SECTION Q – SOLID WASTE & HAZARDOUS WASTE OR MATERIAL**

No hazardous, chemical, explosive or hazardous waste material is proposed to be stored, hauled, used generated or disposed of in relation to this project.

There are different types of solid waste that will be produced during different stages of the project and there are different methods to care for the disposal and recycling needs of these different types of waste. Please see Section 19 of this application for more details. Attached to this section are letters written to the Bar Harbor Transfer Station and EMR, Inc. for statements of capacity and ability to serve the projects needs during construction and the ongoing needs of the project.

The Owner will contract with a private contractor to transfer solid waste to the Bar Harbor Transfer Station.



**H E D E F I N E**  
ENGINEERING & DESIGN, INC.

September 22, 2020

EMR, Inc. Recycling Center  
Attn: Ben C. Worcester III  
PO Box 787  
Southwest Harbor, ME 04679

Subject: Acadia Guesthouse, 2 Bogue Chitto Lane, Bar Harbor, ME - Construction Debris

Dear Mr. Worcester;

We are writing to you with regards to a proposed transient housing accommodations project located at 2 Bogue Chitto Lane in Bar Harbor, Maine. The project will require Planning Board approval from the Town of Bar Harbor. For Town approval it is necessary to show that handling of construction debris generated by the construction process is available.

We estimate the total of construction debris from this project to be approximately 10.5 tons of debris. Pending Town approval, the project is scheduled to start in the Spring of 2021 and is expected to be completed that construction season.

Would EMR, Inc. be willing and able to accept the above-listed construction debris at its Southwest Harbor location and thereafter dispose of this material at a licensed facility? As a written response to this request is required to be included in our application to the Town of Bar Harbor. We kindly request that you respond to this letter as soon as possible.

Please contact us at 207-664-0390 should you have any questions. We appreciate your kind consideration of this matter.

Sincerely,

***Hedefine Engineering and Design, Inc.***

Eero Hedefine, PE  
Project Manager

Projects/20029 Acadia Guesthouse/Documents/PB/Exhibit 6\_F Capacity & Design/20029 EMR Waste Disposal Letter 2020-09-22.doc



September 22, 2020

Bar Harbor Transfer Station  
Attn: Ron Graves  
50 Public Works Way  
Bar Harbor, ME 04609

Subject: Acadia Guesthouse, 2 Bogue Chitto Lane, Bar Harbor, ME - Discarded Resources

Dear Mr. Graves;

We are writing to you with regards to a proposed transient housing accommodations project located at 2 Bogue Chitto Lane in Bar Harbor, Maine. The project will require Planning Board approval from the Town of Bar Harbor. For Town approval it is necessary to show that handling of discarded resources from the project is available and that sufficient capacity exists to accommodate the discarded resources from this project from day to day operations.

We are writing to see if the Bar Harbor Transfer Station has the capacity to service the day to day needs of the project. Below are more details:

**Day to Day Operations**

Discarded resources from the project are proposed to be brought to the Bar Harbor Transfer Station by a third-party contractor. Estimated quantities of discarded resources produced by the development are 1 CY of disposable material and 0.5 CY of recyclables (cans and bottles) generated on a weekly basis.

Would the Bar Harbor Transfer Station be willing and able to accept the above-listed discarded resources at its Bar Harbor location and thereafter dispose of this material at a licensed facility?

As a written response to this request is required to be included in our application to the Town of Bar Harbor we kindly request that you send a written response to this letter as soon as possible. Please feel free to contact us at 207-664-0390 should you have any questions. We appreciate your kind consideration of this matter.

Sincerely,

***Hedefine Engineering and Design, Inc.***

Eero Hedefine, PE  
Project Manager

Projects/20029 Acadia Guesthouse/Documents/PB/Exhibit 6\_F Capacity & Design/20029 BH Transfer Station Letter 2020-09-22.doc



**APPLICANT'S EXHIBIT 20:**

**SECTION R – BUILDING PLANS, ELEVATIONS & INTERIOR USE**

Please see accompanying design plans for proposed buildings layout and elevation drawings.

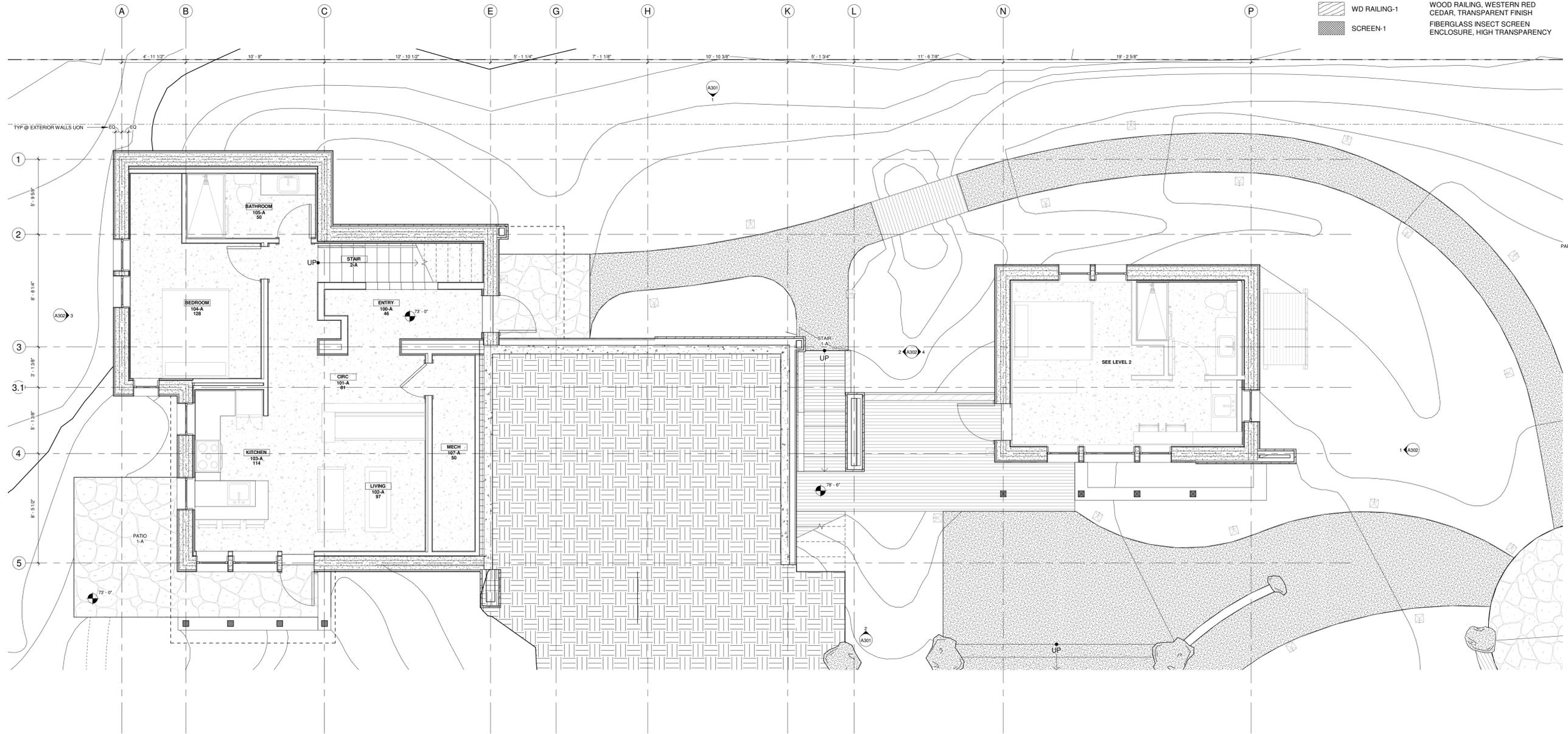
**GENERAL NOTES**

1. DESIGNED ACTIVITY FOR BUILDING A AND BUILDING B, ALL FLOORS: TRANSIENT ACCOMMODATIONS (TA-2):

A BUILDING OR BUILDINGS WHERE FOR COMPENSATION LODGING IS PROVIDED (FOUR TO 25 ROOMS). NO MEALS ARE SERVED

**MATERIAL SCHEDULE**

HATCH	TECHNOM	DESCRIPTION
	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
	MASONRY-1	THINSET VENEER MASONRY, RANDOM ASHLAR, WARM GRAY
	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
	CONC-1	CAST IN PLACE CONCRETE, SEALED
	WD RAILING-1	WOOD RAILING, WESTERN RED CEDAR, TRANSPARENT FINISH
	SCREEN-1	FIBERGLASS INSECT SCREEN ENCLOSURE, HIGH TRANSPARENCY



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**BASECAMP**  
GUESTHOUSES

52 Alder Street  
Portland, ME 04101  
T 325 518 1427

**Acadia**  
Guesthouse

2 Bogue Chitto Lane  
Bar Harbor, ME 04609  
Parcel #: 224-008-001

Submittal

**Planning Board**  
Site Plan  
Review

For Review Purposed Only, Not for Construction

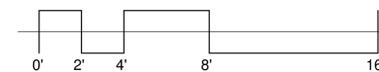
Revisions	No.	Date	Description

Drawn by: TKM  
Checked by: Checker  
BCDW Project No. 0001

Date: 09-30-2020  
Sheet Title

**Floor Plan -**  
Building  
A\_Level 1

Sheet Number



**A201**

1 Building A Level 1  
A201 1/4" = 1'-0"

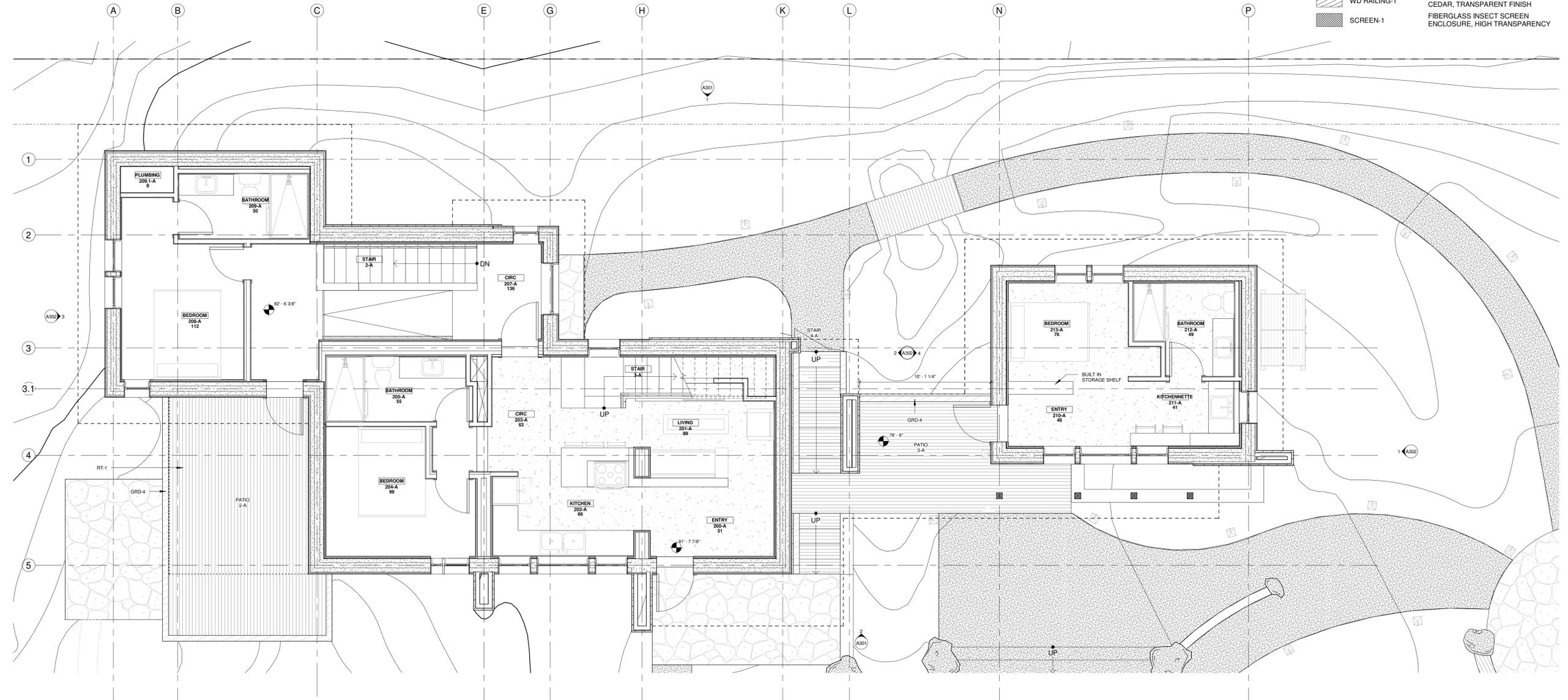
**GENERAL NOTES**

1. DESIGNED ACTIVITY FOR BUILDING A AND BUILDING B, ALL FLOORS. TRANSIENT ACCOMODATIONS (TA-2):

A BUILDING OR BUILDINGS WHERE FOR COMPENSATION LODGING IS PROVIDED (FOUR TO 25 ROOMS), NO MEALS ARE SERVED

**MATERIAL SCHEDULE**

HATCH	TECHNOM	DESCRIPTION
	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
	MASONRY-1	THINSET VENEER MASONRY, RANDOM ASHLAR, WARM GRAY
	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
	CONC-1	CAST IN PLACE CONCRETE, SEALED
	WD RAILING-1	WOOD RAILING, WESTERN RED CEDAR, TRANSPARENT FINISH
	SCREEN-1	FIBERGLASS INSECT SCREEN ENCLOSURE, HIGH TRANSPARENCY



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Submittal

**Planning Board**  
Site Plan  
Review

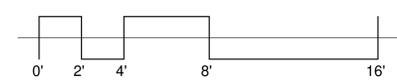
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Revisions	No.	Date	Description

Drawn by: TKM  
Checked by: Checker  
BCDW Project No. 0001

Date: 09-20-2020  
Sheet Title

Floor Plan -  
Building  
A\_Level 2  
Sheet Number



**A202**

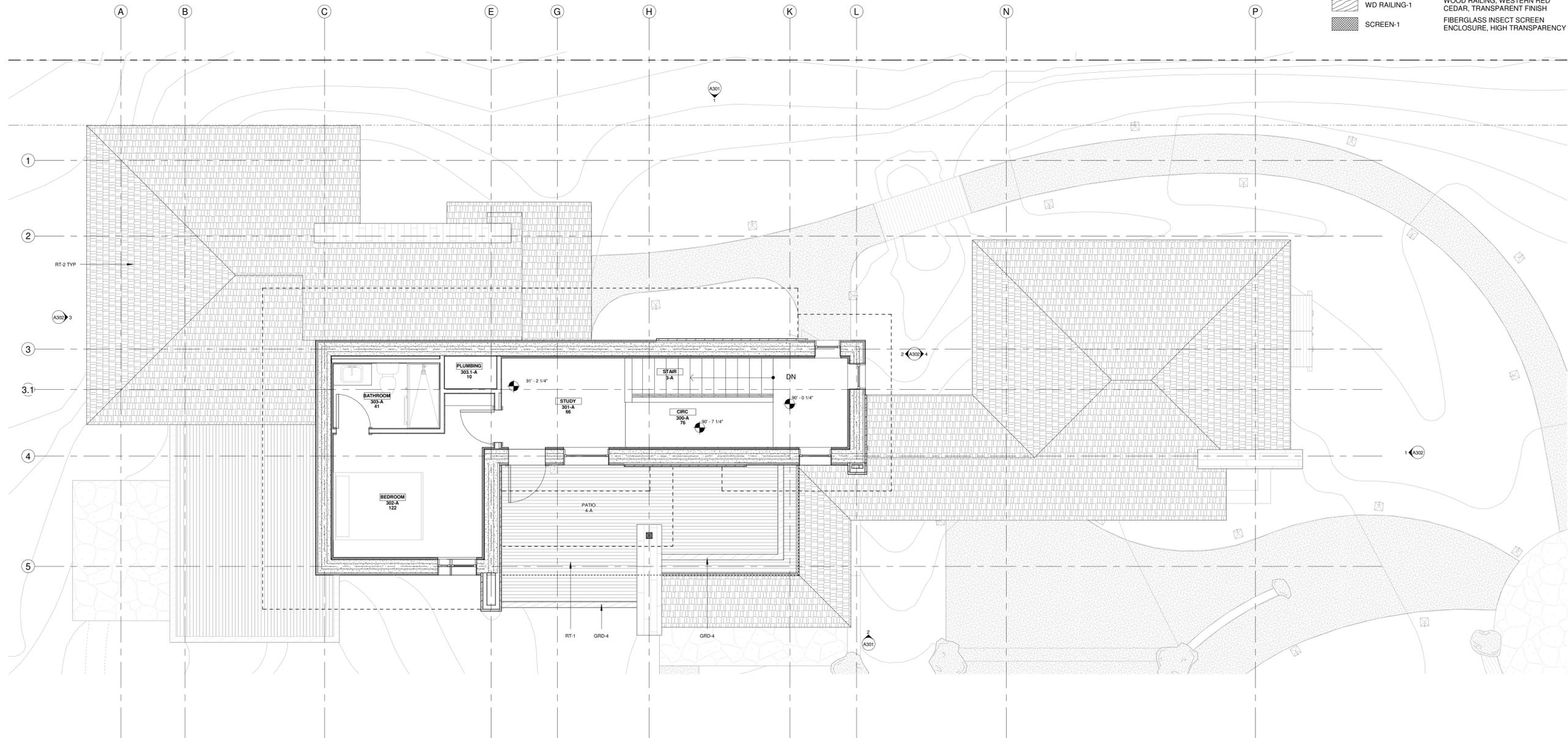
**GENERAL NOTES**

1. DESIGNED ACTIVITY FOR BUILDING A AND BUILDING B. ALL FLOORS: TRANSIENT ACCOMODATIONS (TA-2):

A BUILDING OR BUILDINGS WHERE FOR COMPENSATION LODGING IS PROVIDED (FOUR TO 25 ROOMS), NO MEALS ARE SERVED

**MATERIAL SCHEDULE**

HATCH	TECHNOM	DESCRIPTION
	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
	MASONRY-1	THINSET VENEER MASONRY, RANDOM ASHLAR, WARM GRAY
	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
	CONC-1	CAST IN PLACE CONCRETE, SEALED
	WD RAILING-1	WOOD RAILING, WESTERN RED CEDAR, TRANSPARENT FINISH
	SCREEN-1	FIBERGLASS INSECT SCREEN ENCLOSURE, HIGH TRANSPARENCY



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Submittal

**Planning Board**  
Site Plan  
Review

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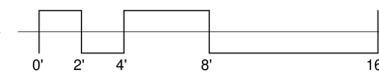
Revisions	No.	Date	Description

Drawn by	Author
Checked by	Checker
BCDW Project No.	0001

Date: 09-30-2020  
Sheet Title

**Floor Plan -**  
Building  
A\_Level 3

Sheet Number



**A203**

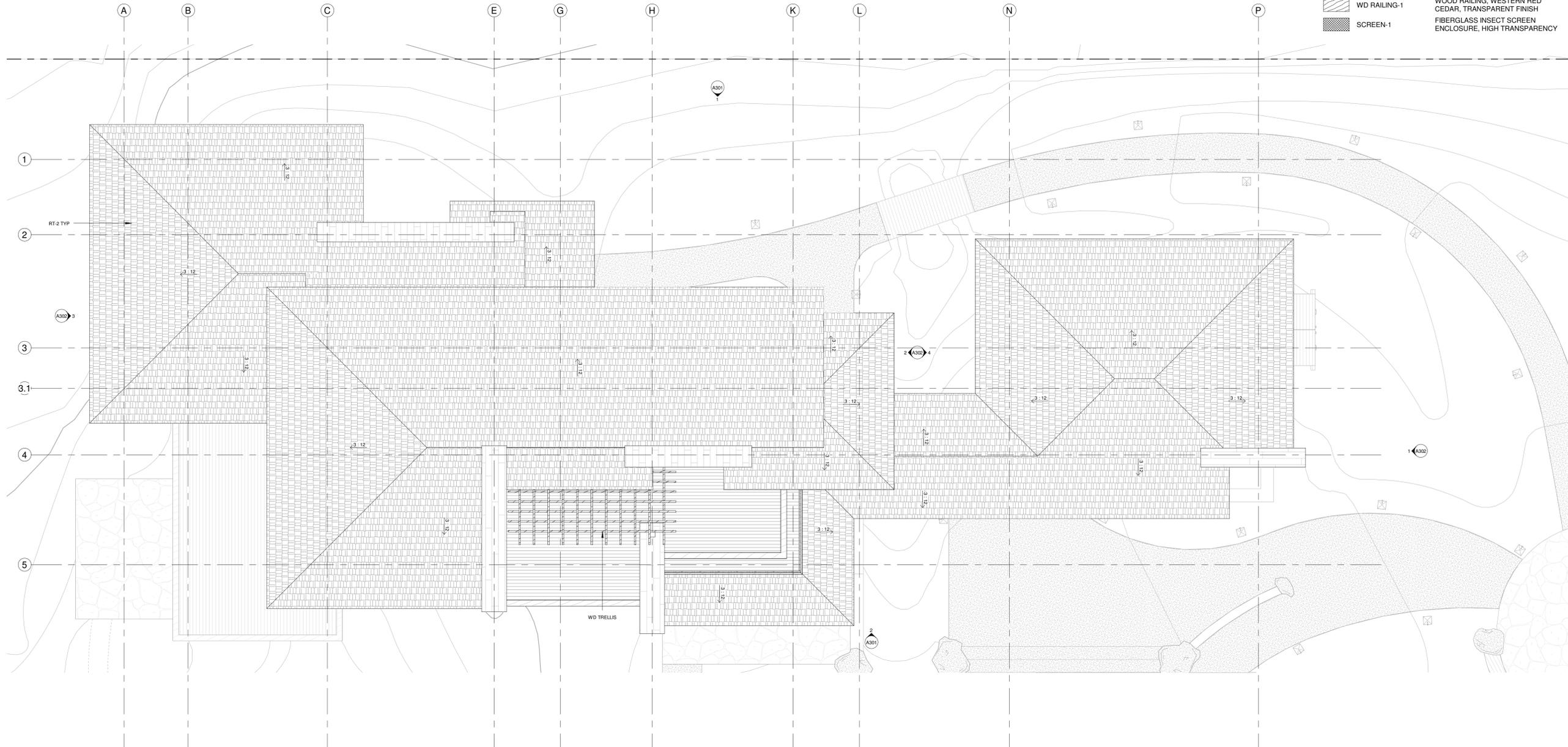
**GENERAL NOTES**

1. DESIGNED ACTIVITY FOR BUILDING A AND BUILDING B, ALL FLOORS: TRANSIENT ACCOMMODATIONS (TA-2):

A BUILDING OR BUILDINGS WHERE FOR COMPENSATION LODGING IS PROVIDED (FOUR TO 25 ROOMS); NO MEALS ARE SERVED

**MATERIAL SCHEDULE**

HATCH	TECHNOM	DESCRIPTION
	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
	MASONRY-1	THINSET VENEER MASONRY, RANDOM ASHLAR, WARM GRAY
	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
	CONC-1	CAST IN PLACE CONCRETE, SEALED
	WD RAILING-1	WOOD RAILING, WESTERN RED CEDAR, TRANSPARENT FINISH
	SCREEN-1	FIBERGLASS INSECT SCREEN ENCLOSURE, HIGH TRANSPARENCY



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**Planning Board**  
Site Plan  
Review

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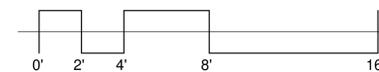
Revisions	No.	Date	Description

Drawn by	Author
Checked by	Checker
BCDW Project No.	0001

Date: 09-30-2020  
Sheet Title

**Roof Plan -**  
Building A

Sheet Number



**A204**

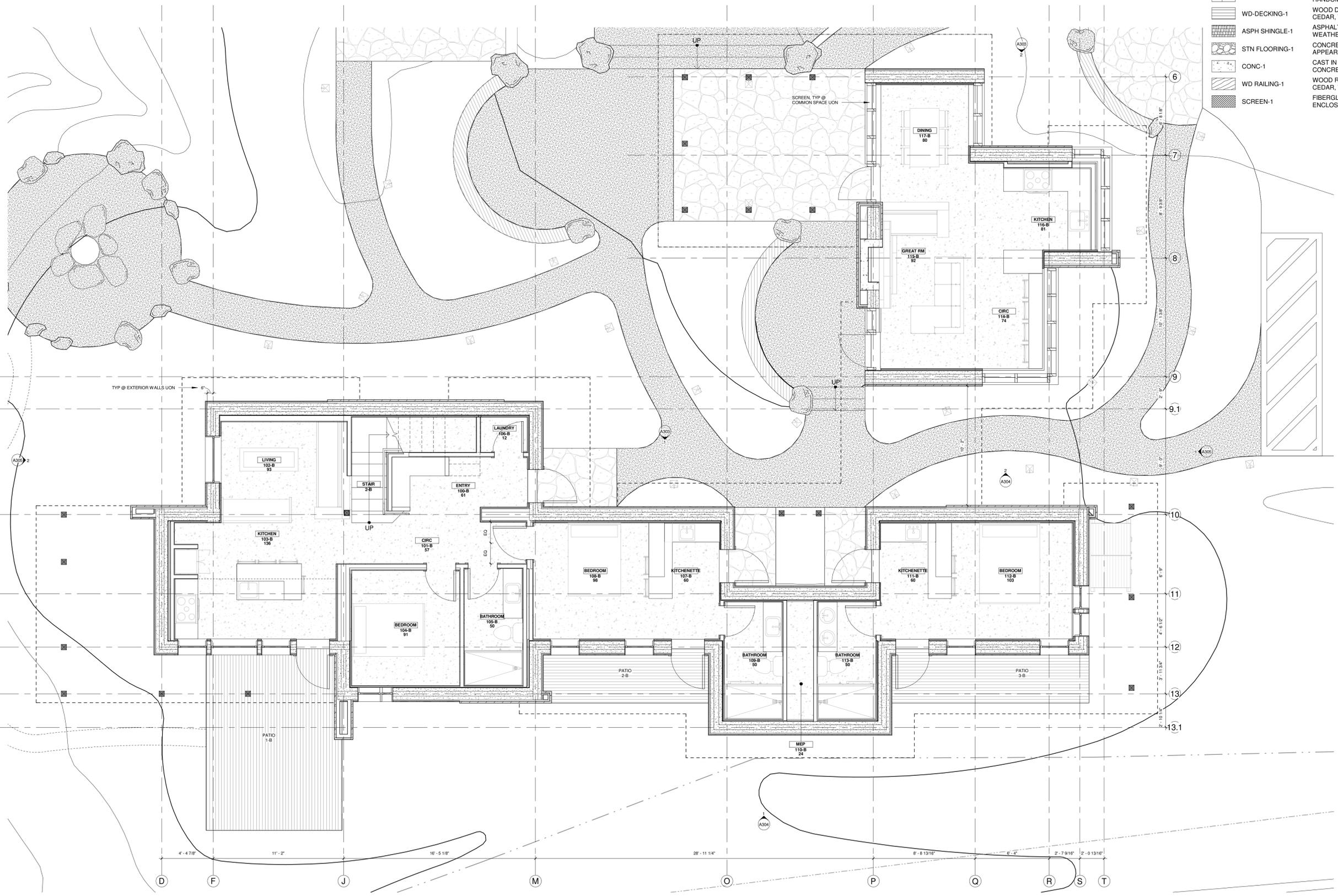
**GENERAL NOTES**

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A BUILDING OR BUILDINGS WHERE FOR COMPENSATION LODGING IS PROVIDED (FOUR TO 25 ROOMS), NO MEALS ARE SERVED

**MATERIAL SCHEDULE**

HATCH	TECHNOM	DESCRIPTION
[Hatch Pattern]	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
[Hatch Pattern]	MASONRY-1	THINSET VENEER MASONRY, RANDOM ASHLAR, WARM GRAY
[Hatch Pattern]	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
[Hatch Pattern]	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
[Hatch Pattern]	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
[Hatch Pattern]	CONC-1	CAST IN PLACE CONCRETE, SEALED
[Hatch Pattern]	WD RAILING-1	WOOD RAILING, WESTERN RED CEDAR, TRANSPARENT FINISH
[Hatch Pattern]	SCREEN-1	FIBERGLASS INSECT SCREEN ENCLOSURE, HIGH TRANSPARENCY



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Submittal

**Planning Board**  
Site Plan  
Review

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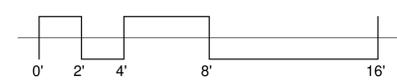
Revisions  
No. Date Description

Drawn by: Author  
Checked by: Checker  
BCDW Project No. 0001

Date: 09-01-2020  
Sheet Title

**Floor Plan -**  
Building  
B\_Level 1

Sheet Number



Printed: 10/1/2020 12:19:44 PM

1 Building B\_Level 1  
A205 1/4" = 1'-0"

**A205**

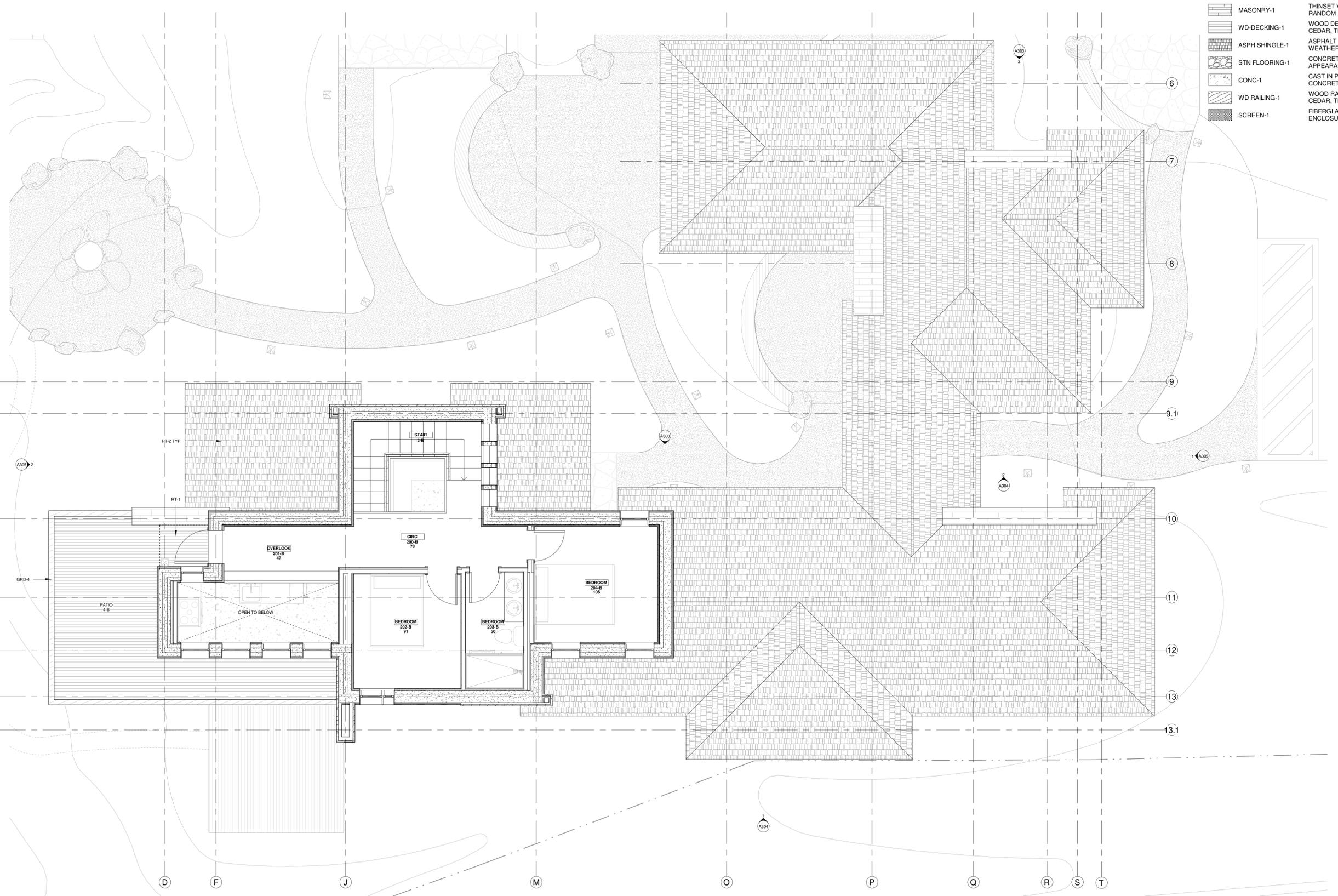
**GENERAL NOTES**

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**MATERIAL SCHEDULE**

HATCH	TECHNOM	DESCRIPTION
	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
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Parcel #: 224-008-001

Submittal

**Planning Board**  
Site Plan  
Review

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Revisions	No.	Date	Description

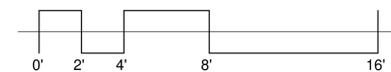
Drawn by	Author

Checked by	Checker
BCDW Project No.	0001

Date: 09-01-2020  
Sheet Title

**Floor Plan -**  
Building  
B\_Level 2

Sheet Number



**A206**

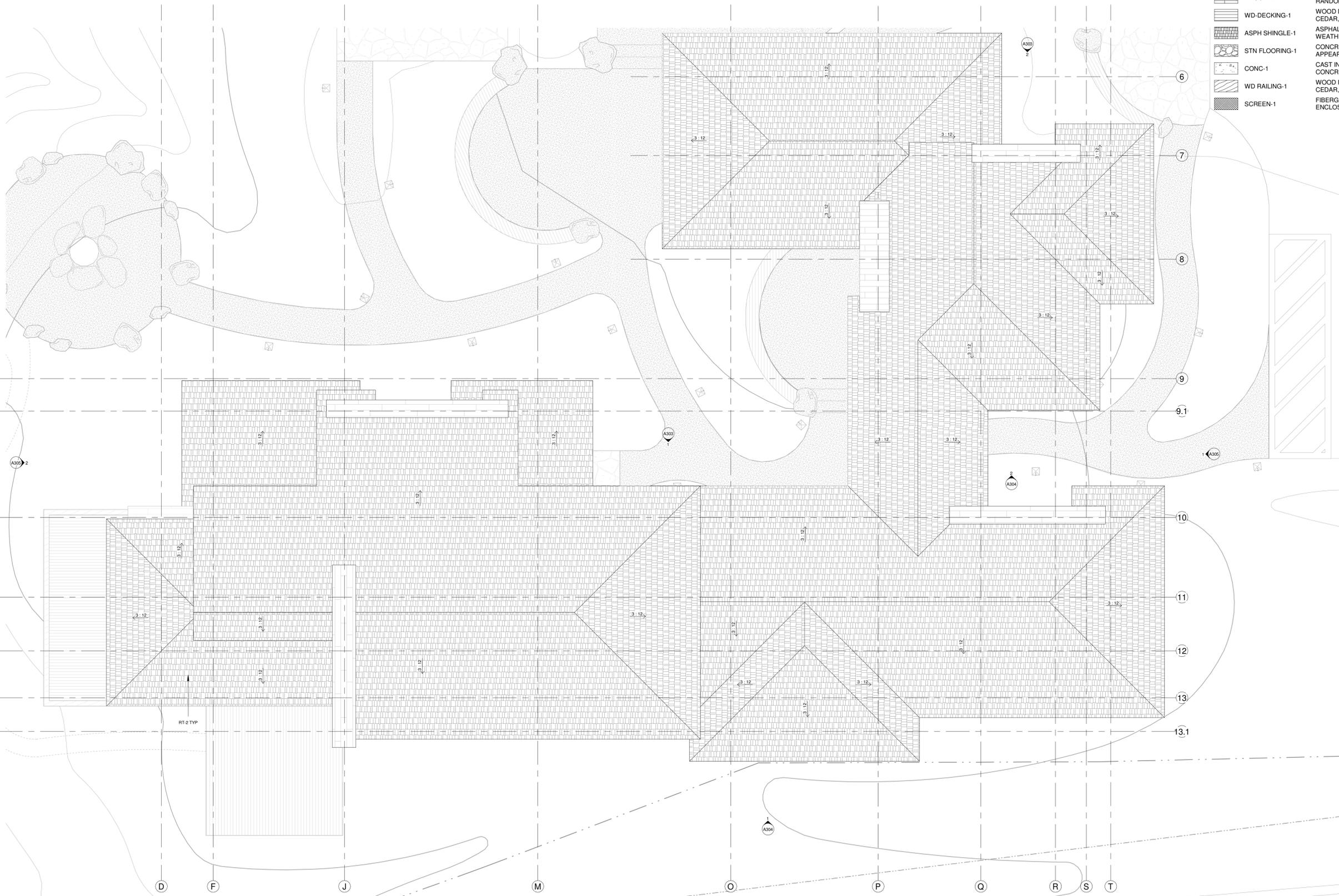
**GENERAL NOTES**

1. DESIGNED ACTIVITY FOR BUILDING A AND BUILDING B, ALL FLOORS: TRANSIENT ACCOMMODATIONS (TA-2):

A BUILDING OR BUILDINGS WHERE FOR COMPENSATION LODGING IS PROVIDED (FOUR TO 25 ROOMS), NO MEALS ARE SERVED

**MATERIAL SCHEDULE**

HATCH	TECHNOM	DESCRIPTION
	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
	MASONRY-1	THINSET VENEER MASONRY, RANDOM ASHLAR, WARM GRAY
	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
	CONC-1	CAST IN PLACE CONCRETE, SEALED
	WD RAILING-1	WOOD RAILING, WESTERN RED CEDAR, TRANSPARENT FINISH
	SCREEN-1	FIBERGLASS INSECT SCREEN ENCLOSURE, HIGH TRANSPARENCY



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**Acadia**  
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Parcel #: 224-008-001

Submittal

**Planning Board**  
Site Plan  
Review

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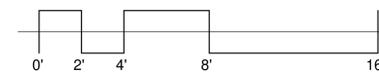
Revisions	No.	Date	Description

Drawn by	Author
Checked by	Checker
BCDW Project No.	0001

Date: 09-01-2020  
Sheet Title

**Roof Plan -**  
**Building B**

Sheet Number



**A207**

**GENERAL NOTES**

1. DESIGNED ACTIVITY FOR BUILDING A AND BUILDING B, ALL FLOORS: TRANSIENT ACCOMMODATIONS (TA-2):

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**MATERIAL SCHEDULE**

HATCH	TECHNOM	DESCRIPTION
	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
	MASONRY-1	THINSET VENEER MASONRY, RANDOM ASHLAR, WARM GRAY
	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
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Parcel #: 224-008-001

Submittal

**Planning Board**  
Site Plan  
Review

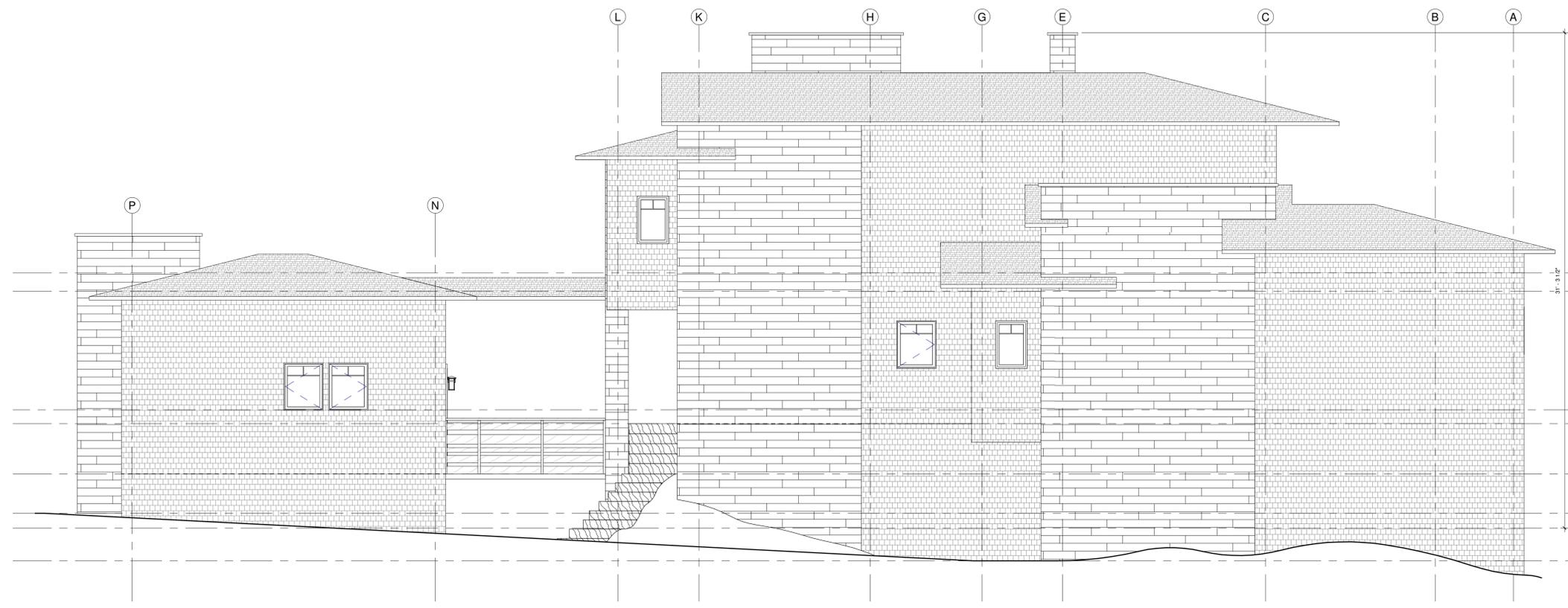
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Revisions	No.	Date	Description

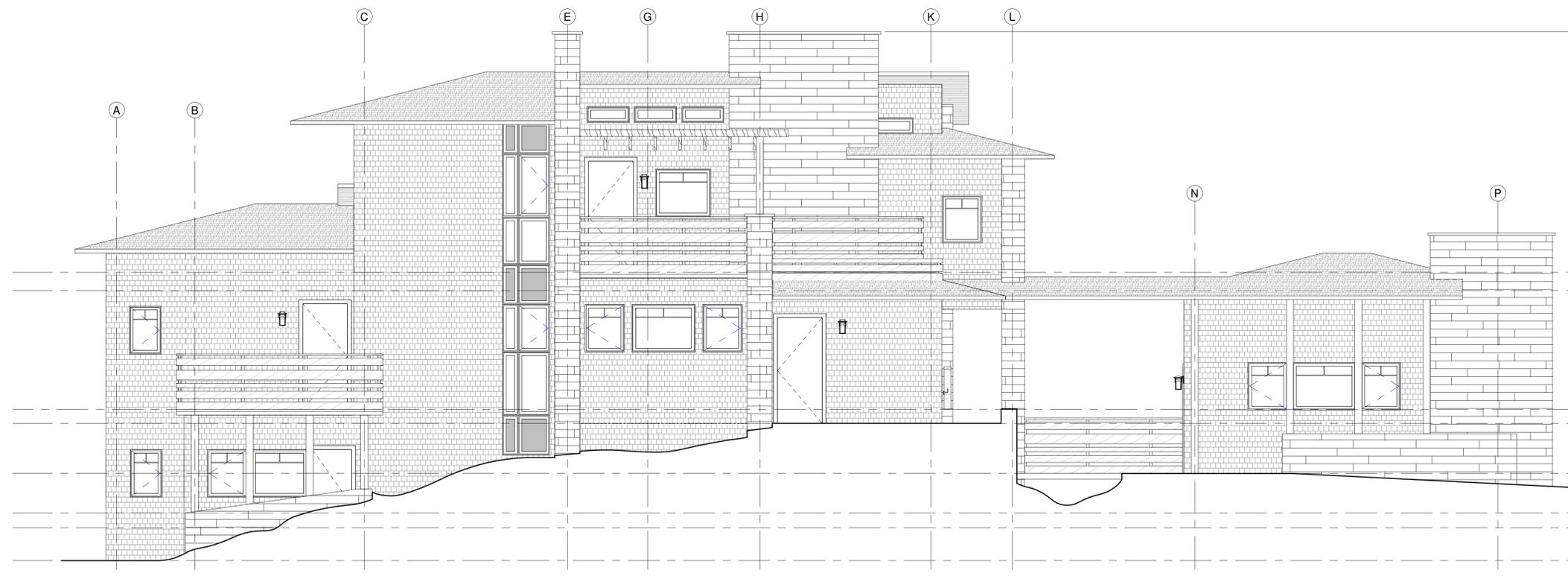
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Checked by: Checker  
BCDW Project No. 0001

Date: 09-30-2020

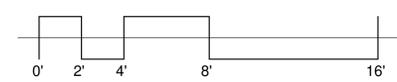
Sheet Title  
**Building A - Exterior Elevations - North & South**  
Sheet Number



1 Building A Exterior Elevation - North  
A301 1/4" = 1'-0"



2 Building A Exterior Elevation - South  
A301 1/4" = 1'-0"

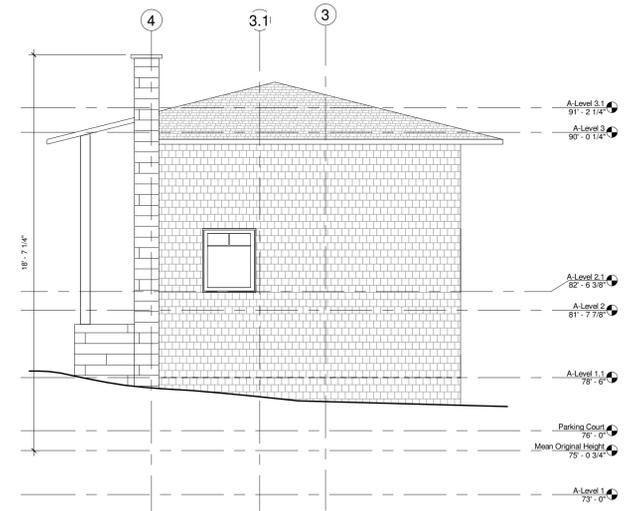


**GENERAL NOTES**

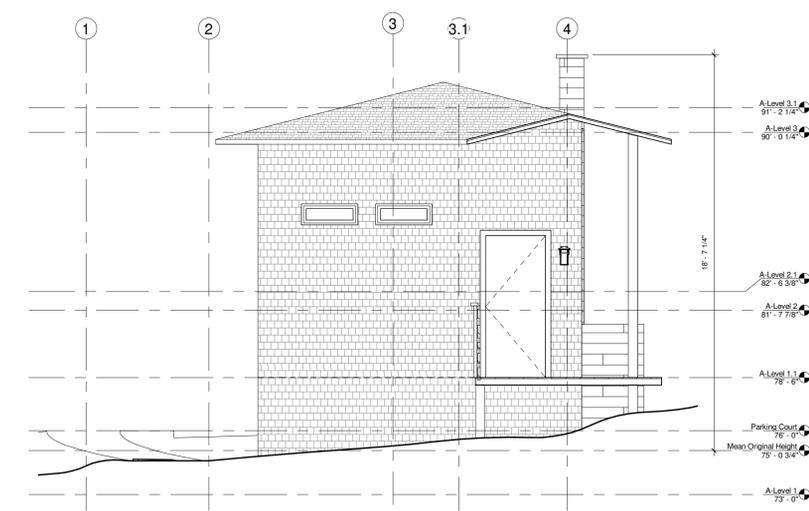
- DESIGNED ACTIVITY FOR BUILDING A AND BUILDING B, ALL FLOORS: TRANSIENT ACCOMMODATIONS (TA-2):  
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**MATERIAL SCHEDULE**

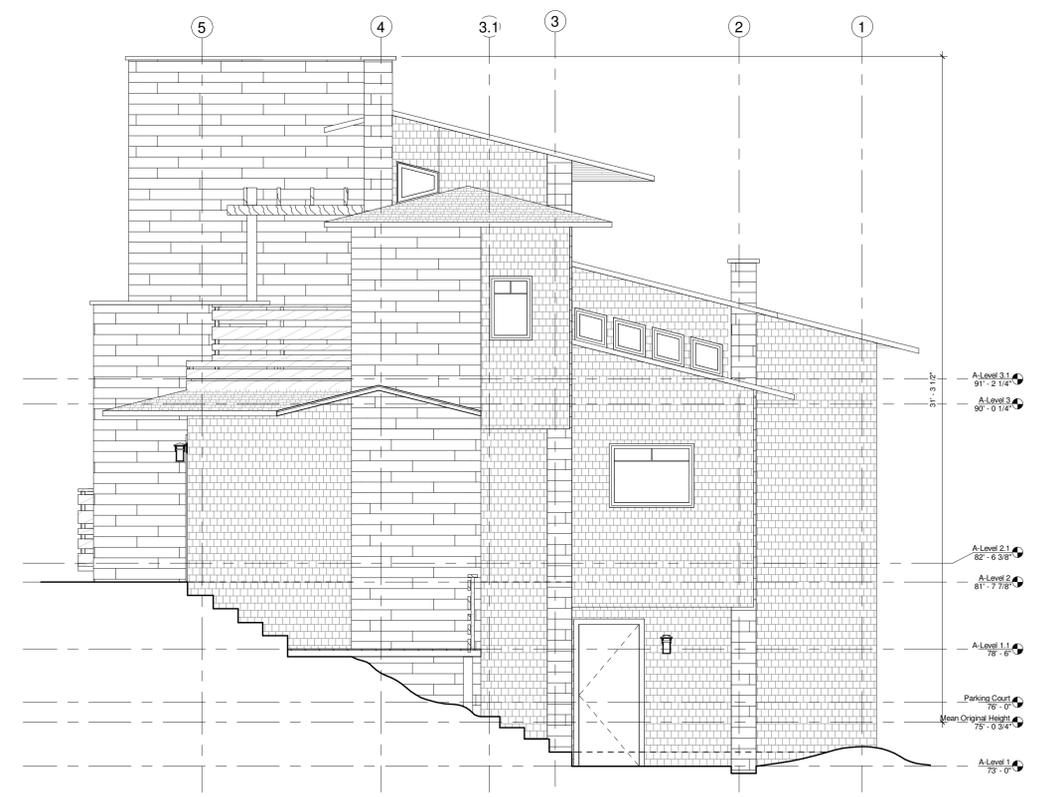
HATCH	TECHNOM	DESCRIPTION
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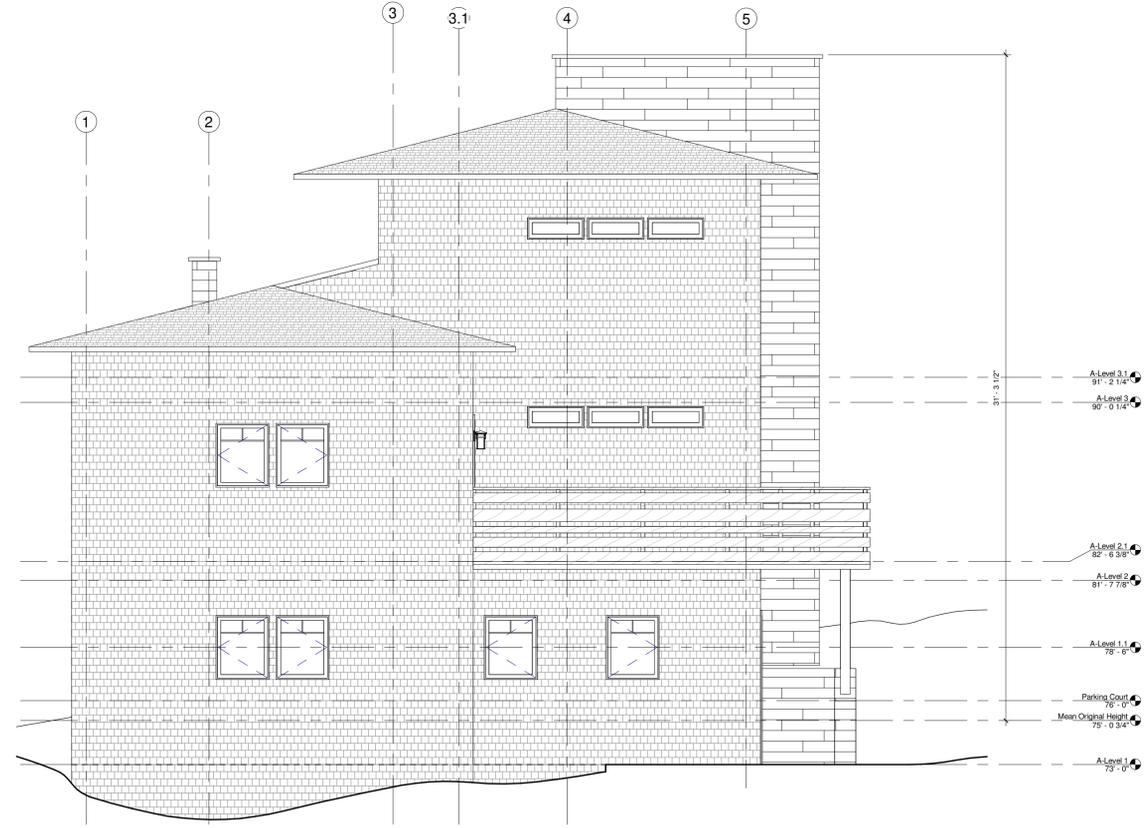
1 Building A Exterior Elevation - East 1  
1/4" = 1'-0"



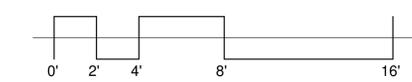
4 Building A Exterior Elevation - West 1  
1/4" = 1'-0"



2 Building A Exterior Elevation - East 2  
1/4" = 1'-0"



3 Building A Exterior Elevation - West 2  
1/4" = 1'-0"



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**BASECAMP**  
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**Acadia**  
Guesthouse

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Bar Harbor, ME 04609  
Parcel #: 224-008-001

Submittal

**Planning Board**  
Site Plan  
Review

For Review Purposed Only, Not for Construction

Revisions	No.	Date	Description

Drawn by: TKM  
Checked by: Checker  
BCDW Project No. 0001

Date: 09-30-2020  
Sheet Title:

**Building A -**  
Exterior  
Elevations -  
East & West

Sheet Number

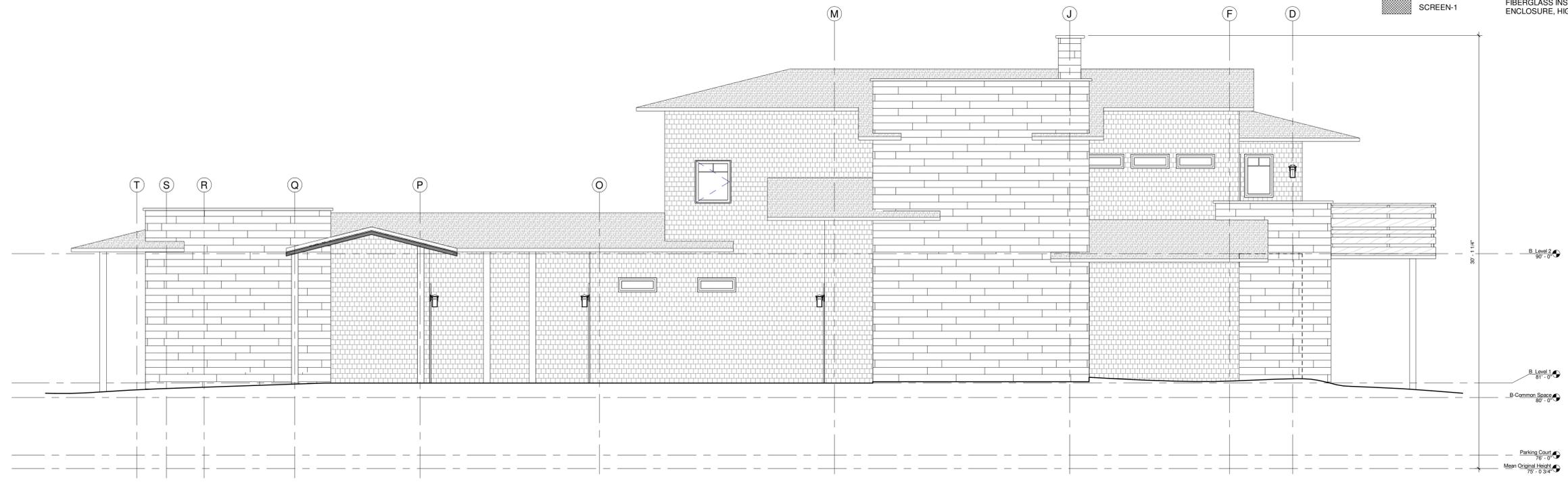
**GENERAL NOTES**

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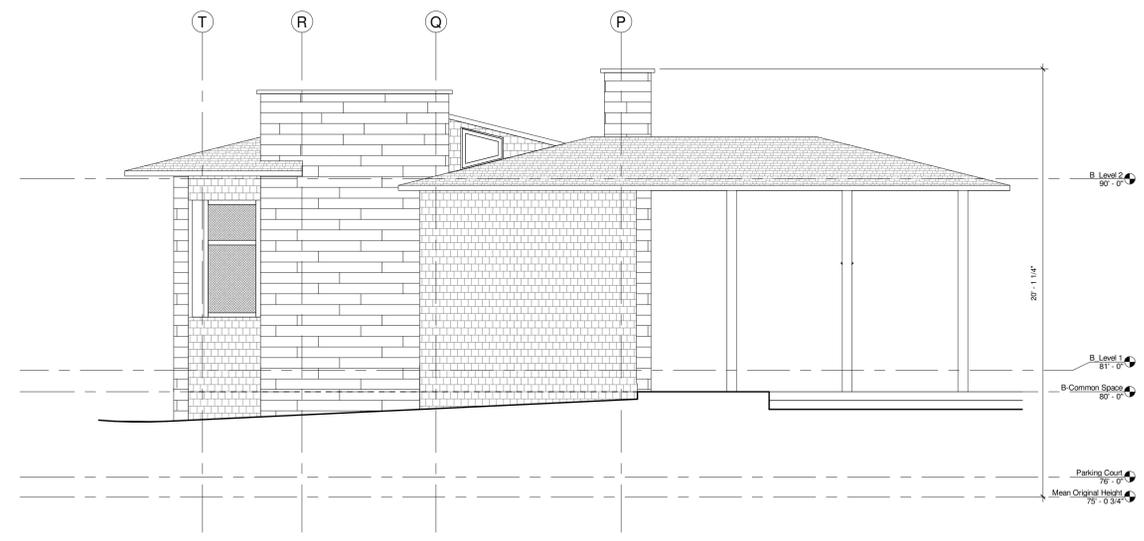
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**MATERIAL SCHEDULE**

HATCH	TECHNOM	DESCRIPTION
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	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
	CONC-1	CAST IN PLACE CONCRETE, SEALED
	WD RAILING-1	WOOD RAILING, WESTERN RED CEDAR, TRANSPARENT FINISH
	SCREEN-1	FIBERGLASS INSECT SCREEN ENCLOSURE, HIGH TRANSPARENCY



1 Building B Exterior Elevation - North 1  
A303 1/4" = 1'-0"



2 Building B Exterior Elevation - North 2  
A303 1/4" = 1'-0"

Professional Stamp

Department of Planning Review Stamp

State Fire Marshal Review Stamp



**BASECAMP**  
GUESTHOUSES

52 Alder Street  
Portland, ME 04101  
T 325 518 1427

**Acadia**  
Guesthouse

2 Bogue Chitto Lane  
Bar Harbor, ME 04609  
Parcel #: 224-008-001

Submittal

**Planning Board**  
Site Plan  
Review

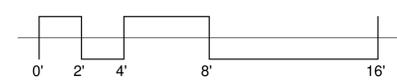
For Review Purposed Only, Not for Construction

Revisions	No.	Date	Description

Drawn by: Author  
Checked by: Checker  
BCDW Project No. 0001

Date: 09-01-2020

Sheet Title:  
**Building B - Exterior Elevations - North**  
Sheet Number



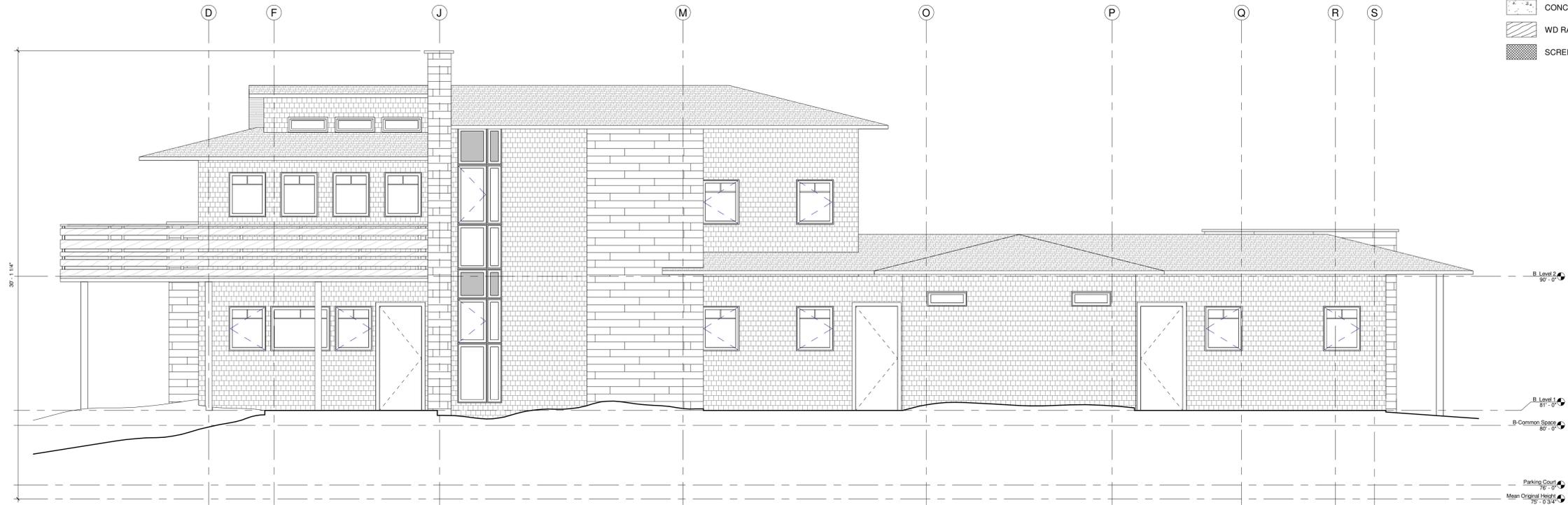
**GENERAL NOTES**

1. DESIGNED ACTIVITY FOR BUILDING A AND BUILDING B, ALL FLOORS: TRANSIENT ACCOMODATIONS (TA-2):

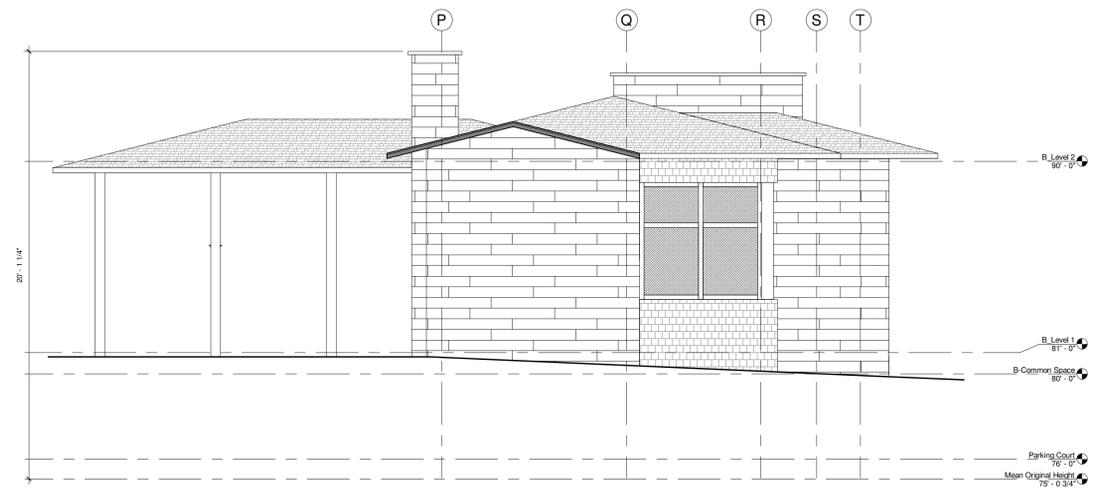
A BUILDING OR BUILDINGS WHERE FOR COMPENSATION LODGING IS PROVIDED (FOUR TO 25 ROOMS); NO MEALS ARE SERVED

**MATERIAL SCHEDULE**

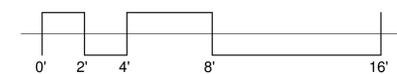
HATCH	TECHNOM	DESCRIPTION
	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
	MASONRY-1	THINSET VENEER MASONRY, RANDOM ASHLAR, WARM GRAY
	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
	CONC-1	CAST IN PLACE CONCRETE, SEALED
	WD RAILING-1	WOOD RAILING, WESTERN RED CEDAR, TRANSPARENT FINISH
	SCREEN-1	FIBERGLASS INSECT SCREEN ENCLOSURE, HIGH TRANSPARENCY



1 Building B Exterior Elevation - South 1  
A304 1/4" = 1'-0"



2 Building B Exterior Elevation - South 2  
A304 1/4" = 1'-0"



Professional Stamp

Department of Planning Review Stamp

State Fire Marshal Review Stamp



**BASECAMP**  
GUESTHOUSES

52 Alder Street  
Portland, ME 04101  
T 325 518 1427

**Acadia**  
Guesthouse

2 Bogue Chitto Lane  
Bar Harbor, ME 04609  
Parcel #: 224-008-001

Submittal

Planning Board  
Site Plan  
Review

For Review Purposed Only, Not for Construction

Revisions  
No. Date Description

Drawn by: Author  
Checked by: Checker  
BCDW Project No. 0001

Date: 09-01-2020

Sheet Title  
**Building B - Exterior Elevations - South**  
Sheet Number

**GENERAL NOTES**

1. DESIGNED ACTIVITY FOR BUILDING A AND BUILDING B, ALL FLOORS: TRANSIENT ACCOMMODATIONS (TA-2):

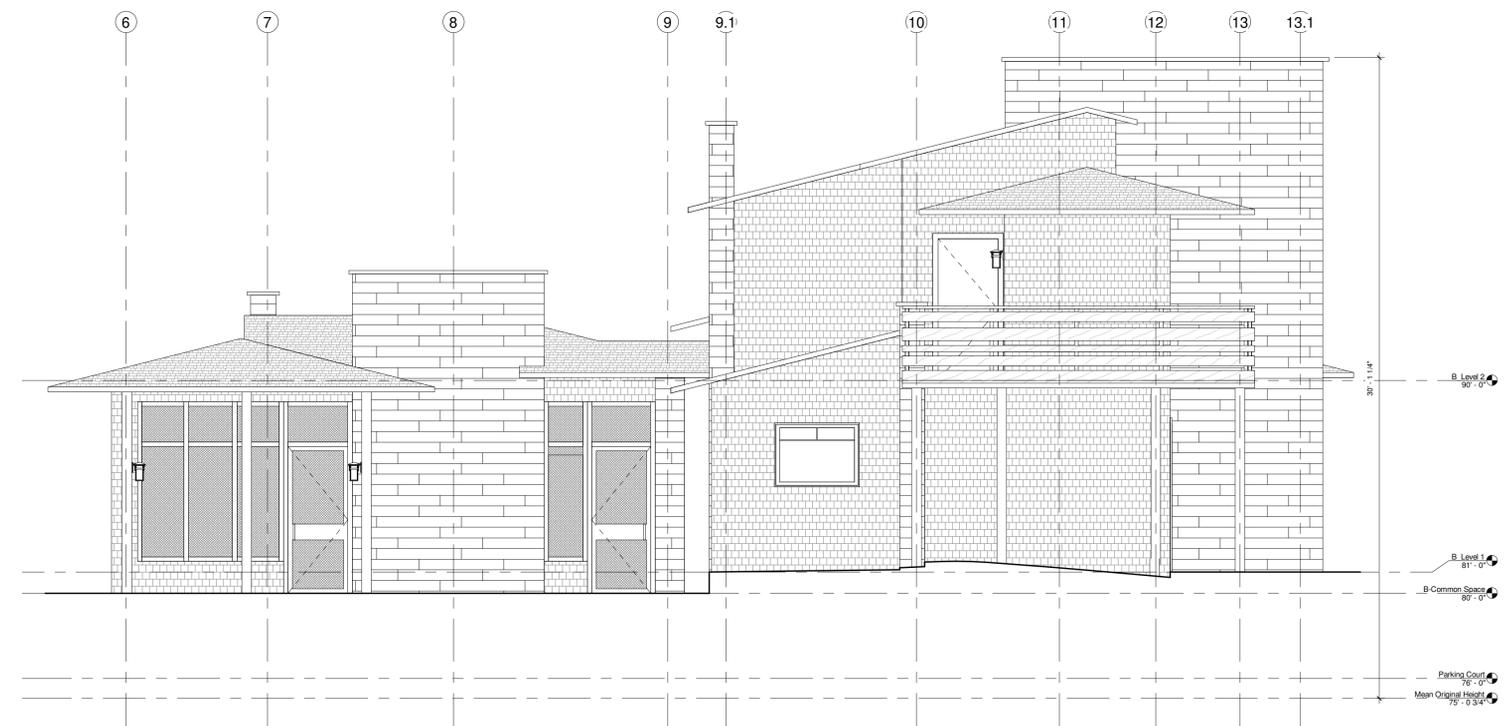
A BUILDING OR BUILDINGS WHERE FOR COMPENSATION LODGING IS PROVIDED (FOUR TO 25 ROOMS); NO MEALS ARE SERVED

**MATERIAL SCHEDULE**

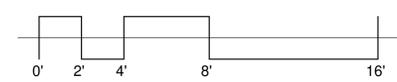
HATCH	TECHNOM	DESCRIPTION
	WD-SIDING-1	CEDAR SHINGLE SIDING, TRANSPARENT GREEN STAIN
	MASONRY-1	THINSET VENEER MASONRY, RANDOM ASHLAR, WARM GRAY
	WD-DECKING-1	WOOD DECKING, WESTERN RED CEDAR, TRANSPARENT FINISH
	ASPH SHINGLE-1	ASPHALT ROOF SHINGLES, WEATHERED WOOD COLOR
	STN FLOORING-1	CONCRETE PAVERS, NATURAL STONE APPEARANCE, WARM GRAY
	CONC-1	CAST IN PLACE CONCRETE, SEALED
	WD RAILING-1	WOOD RAILING, WESTERN RED CEDAR, TRANSPARENT FINISH
	SCREEN-1	FIBERGLASS INSECT SCREEN ENCLOSURE, HIGH TRANSPARENCY



1 Building B Exterior Elevation - East  
A305 1/4" = 1'-0"



2 Building B Exterior Elevation - West  
A305 1/4" = 1'-0"





**APPLICANT'S EXHIBIT 21:**

**SECTION 5 – LIGHTING PLAN**

Please find attached a fixture cut sheet and simulation/rendering of proposed lighting and lighting plan.



# HARBOR

## 1561AR-LED

### HARBOR LED PATH LIGHT

Hinkley Path Lights add impeccable style and safety to walkways and outdoor living environments to create sophisticated curb appeal.

DETAILS	
FINISH:	Anchor Bronze
MATERIAL:	Cast Aluminum
GLASS:	Etched

DIMENSIONS	
WIDTH:	7.5"
HEIGHT:	21.3"
DEPTH:	7"
WEIGHT:	2 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	NX3
WATTAGE:	3.80w LED *Included
VOLTAGE:	12v
COLOR TEMP:	2700
LUMENS:	250
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25W
DIMMABLE:	Yes, 12v on MLV dimmer only, 120v on ELV dimmer only.

MOUNTING	
LEAD WIRE:	1 X 36"

SHIPPING	
CARTON LENGTH:	8"
CARTON WIDTH:	10"
CARTON HEIGHT:	15"
CARTON WEIGHT:	4 lbs.

#### PRODUCT DETAILS:

- A wiring kit and ground spike is supplied.
- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Photometrics based off engine photometrics.
- LED integrated components carry a 10-year limited warranty
- Warm rich light bronze tone
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.



# NUVI

## 15448BZ

### NUVI LARGE DECK SCENCE

NUVI offers exceptional 12v LED horizontal illumination due to its innovative composite optic technology. Constructed of durable, solid vinyl alloy NUVI is fit for harsh environments, offering resiliency and long-life. A diverse range of mounting opportunities and easy installation ensure maximum flexibility. ETL rated for indoor/outdoor use.

DETAILS	
FINISH:	Bronze
MATERIAL:	Vinyl Alloy

DIMENSIONS	
WIDTH:	10"
HEIGHT:	0.8"
DEPTH:	3"
WEIGHT:	0.5 lbs.

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	NX5
WATTAGE:	3.50w LED *Included
VOLTAGE:	12v
COLOR TEMP:	2700
LUMENS:	260
CRI:	80
INCANDESCENT EQUIVALENCY:	1 x 25W
DIMMABLE:	Yes, MLV dimmer on 120VAC side of transformer.

MOUNTING	
LEAD WIRE:	1 X 60"

SHIPPING	
CARTON LENGTH:	10"
CARTON WIDTH:	3"
CARTON HEIGHT:	1"
CARTON WEIGHT:	1 lbs.

#### PRODUCT DETAILS:

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Rated for both indoor and outdoor use
- Photometrics are based off engine photometrics at various mounting heights.
- Easy and efficient installation: fewer fixtures illuminate a more extensive area, offering a diverse range of mounting opportunities.
- Exceptional 12V LED horizontal illumination due to innovative composite optic technology
- LED integrated components carry a 10-year limited warranty
- Nuvi Series products carry a lifetime limited warranty
- Warm rich light bronze tone



# HARBOR

## 2570AR-LED

### SMALL WALL MOUNT LANTERN

Harbor has an updated nautical feel, with a style inspired by the clean, strong lines of a welcoming lighthouse. The cast aluminum and brass construction is accented by bold stripes against the etched seedy glass.

DETAILS	
FINISH:	Anchor Bronze
MATERIAL:	Aluminum
GLASS:	Etched Amber Seedy Bound

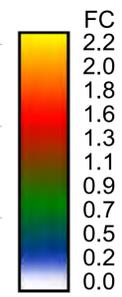
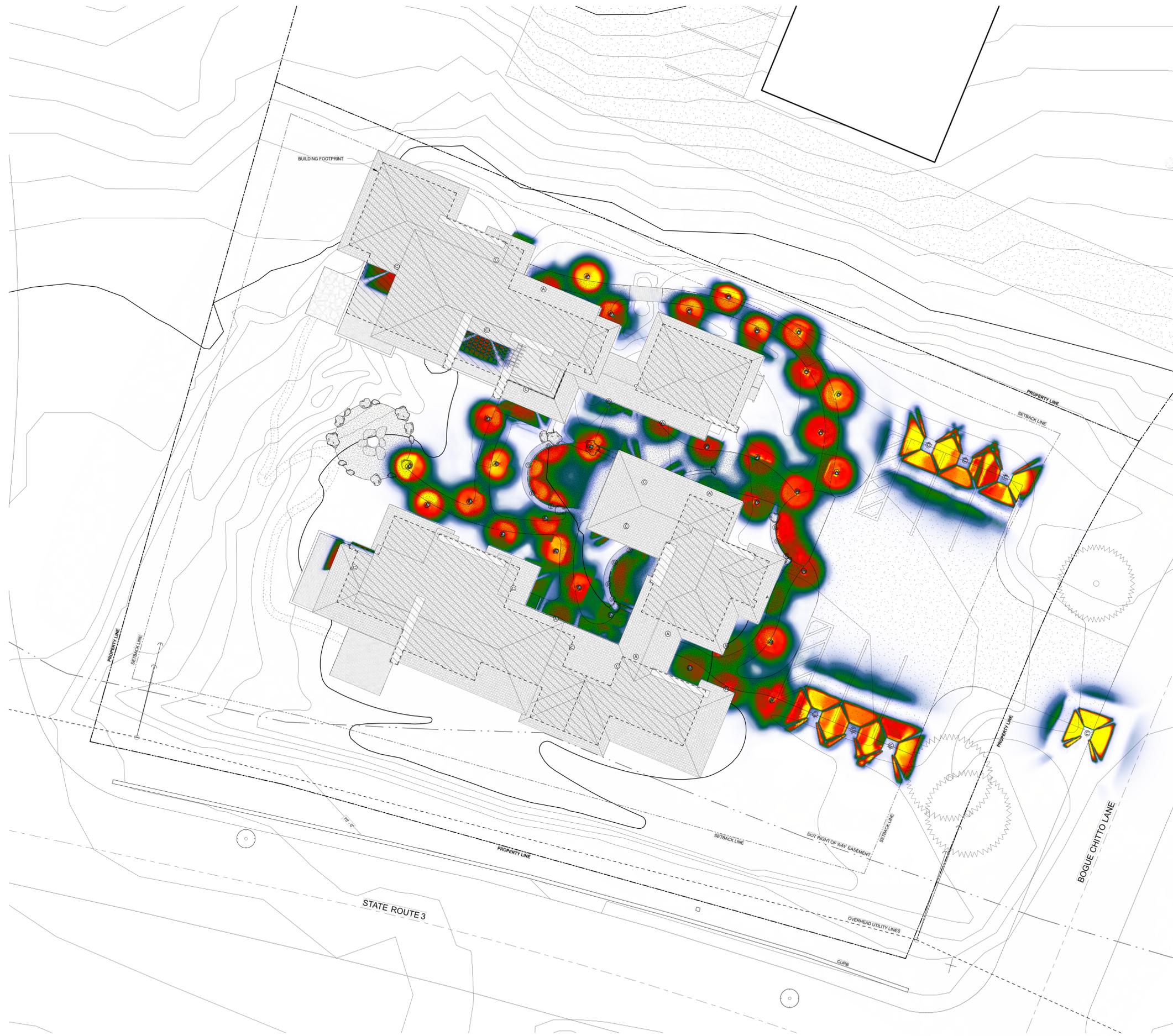
DIMENSIONS	
WIDTH:	7"
HEIGHT:	10.5"
WEIGHT:	4 lbs.
BACK PLATE:	4.5"W X 7.25"H
EXTENSION:	7.8"
TOP TO OUTLET:	4.8"

LIGHT SOURCE	
LIGHT SOURCE:	Integrated LED
LED NAME:	LESM-100 3K
WATTAGE:	14w LED *Included
VOLTAGE:	120v
COLOR TEMP:	3000
LUMENS:	950
CRI:	92
INCANDESCENT EQUIVALENCY:	1-75w
DIMMABLE:	yes, on any Incandescent, MLV, ELV OR C-L dimmer.

SHIPPING	
CARTON LENGTH:	10"
CARTON WIDTH:	9"
CARTON HEIGHT:	13"
CARTON WEIGHT:	5 lbs.

#### PRODUCT DETAILS:

- Suitable for use in wet (interior direct splash and outdoor direct rain or sprinkler) locations as defined by NEC and CEC. Meets United States UL Underwriters Laboratories & CSA Canadian Standards Association Product Safety Standards
- Meets California Energy Commission 2016 Title regulations/JA8
- 2 year finish warranty
- LED components carry a 5-year limited warranty
- Classic, modern style with a nautical flair adds elegance to a variety of exteriors
- Warm rich light bronze tone
- Please refer to Hinkley's Warranty for complete product warranty details; some warranty limitations may apply.



- NOTES:**
- 1) EXACT MOUNTING DETAILS TO BE DETERMINED AT JOB SITE.
  - 2) PHOTOMETRIC ANALYSIS CREATED USING AUTODESK REVIT CLOUD ILLUMINANCE MODELING.
  - 3) FOOTCANDLE CALCULATIONS ARE BASED ON ILLUMINANCE FALLING ON THE SITE AREA WITH OBSTRUCTIONS AND ROOFS BEING CONSIDERED.
  - 4) THIS CALCULATION IS BASED ON LIMITED INFORMATION PROVIDED BY THE LIGHTING MANUFACTURER

**BASECAMP**  
DESIGN WORKSHOP

52 Alder Street  
Portland, ME 04101  
T 325 518 1427

Professional Stamp

Department of Planning Review Stamp

State Fire Marshal Review Stamp



**BASECAMP**  
GUESTHOUSES

52 Alder Street  
Portland, ME 04101  
T 325 518 1427

**Acadia**  
Guesthouse

2 Bogue Chitto Lane  
Bar Harbor, ME 04609  
Parcel #: 224-008-001

Submittal

For Review Purposed Only, Not for Construction

**LIGHTING PLAN LEGEND**

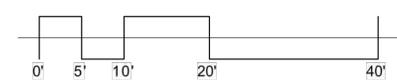
TAG	FIXTURE	PHOTO
(A)	<b>PATH LIGHT</b> HARBOR 1561-LED MOUNTING HEIGHT: 21.3" LUMENS: 250  COUNT: 39	
(B)	<b>UNDER SEAT SCONCE</b> HARBOR 15448BZ MOUNTING HEIGHT: 18" LUMENS: 260  COUNT: 11	
(C)	<b>WALL MOUNT LIGHT</b> HARBOR 2570AR-LED MOUNTING HEIGHT: 6' - 0" LUMENS: 950  COUNT: 18	

Revisions  
No. Date Description

Drawn by: Author  
Checked by: BCDW Project No. Checker 0001

Date: 09/25/20  
Sheet Title

**Lighting Plan**  
Sheet Number



**A903**

Printed: 9/25/2020 2:04:52 PM



## **APPLICANT'S EXHIBIT 22:**

### **SECTION T – SIGNS**

The owner requests that this section of the application be waived as there is no sign proposed for this project.



**APPLICANT'S EXHIBIT 23:**

**SECTION U – TRAFFIC IMPACT**

Please see the traffic generation letter attached to this section for related information.



October 6, 2020

Taylor Massey, AIA, LEED AP, CPHC  
Basecamp Design Workshop  
52 Alder Street  
Portland, ME 04401

Subject: Traffic Generation for the Acadia Guesthouse development, Bar Harbor, ME.

Dear Taylor:

We are writing with regard to the proposed construction project at 2 Bogue Chitto Lane in Bar Harbor, Maine. The proposed project includes the construction of two buildings which will be used as year-round transient accommodations. Building A houses (2) 2-bedroom units and (1) 1-bedroom unit while Building B houses (1) 3-bedroom unit and (2) 1-bedroom units. The project will require Bar Harbor Planning Board approval before construction can begin. For approval it is necessary to provide an estimate of vehicle trip generation for the proposed project. Therefore, as requested, we have calculated an estimate of the anticipated vehicle trips for the typical weekday and for the peak hours for the proposed uses. Our understanding of the proposed layout is based on a set of schematic DD building plans provided by Basecamp Design Studio, located in Portland, ME.

### **Trip Generation**

Vehicle trips expected to be generated by the proposed development were calculated based on the trip generation rates presented in the 7<sup>th</sup> Edition of Trip Generation published by the Institute of Transportation Engineers (ITE). This publication provides projections of trip generation based on the intended use of the proposed facility. Trip generation data from ITE for Land Use (LU) 220 "Apartment" was used in this analysis. Other land uses were considered (Hotel, Motel, All Suites Hotel, etc.) but Apartment seemed to best match the use of the proposed development and produced conservative results when compared with other options.

According to ITE, the use for the proposed development will generate about the same peak hour traffic during the week and on weekends, and slightly more daily trip traffic during the week. The trip generation calculations below were performed for the weekday condition. The following results were calculated using the variables and quantities listed in the table. LU220 was used for the proposed buildings (two structures, each with three transient dwelling units).

### Trip Generation Calculations Summary

Time Period	Qty	Variable	Trip Rate	Trips	Directional Distribution (enter%/exit%)	Total
LU220: Weekday	6	dwelling unit	6.72	40.32	50/50	41 trips/day
LU220: Weekday - AM Peak Hour	6	dwelling unit	0.55	3.30	29/71	4 trips/hour
LU220: Weekday - PM Peak Hour	6	dwelling unit	0.67	4.02	61/39	4 trips/hour

As the site is currently undeveloped, the trip generation calculated above represents a total increase of approximately 41 trips per day during the week. This was calculated using average trip generation rates. It is anticipated that the vast majority of vehicles utilizing the site will be passenger cars, light trucks and sport utility vehicles. A small percentage traffic may include single unit vehicles such as oil and/or propane delivery trucks.

#### **Traffic Impact of Proposed Development**

The project is served by Bogue Chitto Lane which is a small subdivision road with two connections to State Route 3, a high-volume State Route. There are no High Crash Locations (HCL) listed by the Maine Department of Transportation (MDOT) in the immediate vicinity of the project. It is our opinion that, by inspection, the increase in overall daily vehicle traffic generated by the proposed project (41 trips/day) is so minor as to be negligible in comparison to the existing vehicle traffic on Route 3, which according to 2014 traffic counts is approximately 9,230 Annual Average Daily Traffic (AADT). Likewise, the increase in vehicle trips generated during the peak hours (4 trips/hr) is similarly insignificant. Based on the current configuration we do not believe that a traffic movement permit will be required from MDOT for this project.

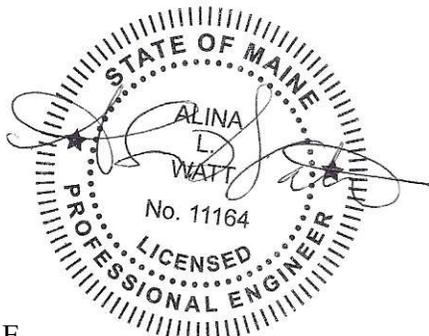
#### **Conclusion**

It is our opinion that the level of traffic generated by this proposed project will not negatively affect the overall traffic flow of Bogue Chitto Lane, State Route 3, or the general vicinity.

We trust this analysis is adequate for your needs but do not hesitate to contact us should you need additional information.

Sincerely,

***Hedefine Engineering & Design, Inc.***



Alina Watt, P.E.  
Project Engineer



## **APPLICANT'S EXHIBIT 24:**

### **SECTION V – TECHNICAL AND FINANCIAL CAPACITY**

The total estimated construction cost for the proposed project is approximately \$1,400,000. This includes clearing, site work, utilities, landscaping, drainage, parking, walkways and buildings. The project will be privately financed by Basecamp Guesthouses, LLC. Please see attached cost estimate along with financial statement provided by J.P. Morgan Private Bank.

Also attached to this section please see resumes and relevant experience of the design team hired by Basecamp Guesthouses.



**Exhibit 24.A**

**Cost Estimate**

<b>Acadia Guesthouse Construction Cost Estimate</b>	
<b>Item</b>	<b>Cost</b>
<b>00 - Preconstruction</b>	<b>\$5,550</b>
Price / Sq. Ft	\$1.34
% of Total	0.40%
<b>01 - General Requirements</b>	<b>\$202,301</b>
Price / Sq. Ft	\$48.97
% of Total	14.50%
<b>02 - Sitework and Demolition</b>	<b>\$141,861</b>
Price / Sq. Ft	\$34.34
% of Total	10.17%
<b>03 - Concrete</b>	<b>\$45,096</b>
Price / Sq. Ft	\$10.92
% of Total	3.23%
<b>04 - Masonry</b>	<b>\$60,479</b>
Price / Sq. Ft	\$14.64
% of Total	4.33%
<b>06 - Wood Framing and Millwork</b>	<b>\$325,979</b>
Price / Sq. Ft	\$78.91
% of Total	23.36%
<b>07 - Thermal and Moisture Protection</b>	<b>\$179,610</b>
Price / Sq. Ft	\$43.48
% of Total	12.87%
<b>08 - Openings and Glazing</b>	<b>\$178,541</b>
Price / Sq. Ft	\$43.22
% of Total	12.79%
<b>09 - Finishes</b>	<b>\$65,004</b>
Price / Sq. Ft	\$15.74
% of Total	4.66%
<b>10 - Specialties</b>	<b>\$0</b>
Price / Sq. Ft	\$0.00
% of Total	0.00%
<b>14 - Lifts</b>	<b>\$0</b>
Price / Sq. Ft	\$0.00
% of Total	0.00%
<b>15 - HVAC, Plumbing &amp; Sprinkler</b>	<b>\$112,646</b>
Price / Sq. Ft	\$27.27
% of Total	8.07%
<b>16 - Electrical</b>	<b>\$78,390</b>
Price / Sq. Ft	\$18.98
% of Total	5.62%
<b>Total</b>	<b>\$1,395,459</b>
Price / Sq. Ft	\$269.45

*\*Cost does not include design fees*

9/14/2020

Town of Bar Harbor Maine

To whom it may concern,

We are writing at the request of Kirk Massey regarding Basecamp Guesthouses, LLC, Manager – Taylor Massey. Kirk Massey has been a client of JP Morgan Chase since 2007. Basecamp Guesthouses LLC has a balance in excess of \$210,000 as of today's date. Mr. Massey controls and signs on entities within his JP Morgan Relationship that have funds in excess of \$1,500,000.

Please let us know if we can be of further assistance.

Sincerely,

*Saif Qarni*

Saif Qarni  
Vice President

J.P. Morgan Private Bank

THIS LETTER AND ANY INFORMATION PROVIDED IN CONNECTION HERewith ARE FURNISHED ON THE CONDITION THAT THEY ARE STRICTLY CONFIDENTIAL, THAT NO LIABILITY OR RESPONSIBILITY WHATSOEVER IN CONNECTION HERewith SHALL ATTACH TO JPMORGAN CHASE & CO., ITS SUBSIDIARIES OR AFFILIATES, OR ANY OF ITS OFFICERS, EMPLOYEES, OR AGENTS, THAT THIS LETTER MAKES NO REPRESENTATIONS REGARDING THE GENERAL CONDITION OF THE SUBJECT, ITS MANAGEMENT OR THE SUBJECT'S FUTURE ABILITY TO MEET ANY OBLIGATIONS, AND THAT ANY INFORMATION PROVIDED IS SUBJECT TO CHANGE WITHOUT NOTICE. VALUATIONS OF CERTAIN ASSETS HELD IN THE ACCOUNT(S) MAY NOT NECESSARILY REFLECT THEIR MARKET PRICE ON TODAY'S DATE, AS CERTAIN ASSET VALUES ARE NOT DETERMINED ON A DAILY BASIS. IF AN ASSET IS NOT PRICED DAILY (E.G., IT IS PRICED WEEKLY OR MONTHLY), THE ACCOUNT(S) WILL REFLECT THE ASSET'S VALUE AS OF THE LAST PRICING. THE INFORMATION PRESENTED IS OBTAINED FROM SOURCES BELIEVED TO BE RELIABLE, WITHOUT EXPRESS OR IMPLIED WARRANTIES AS TO COMPLETENESS OR ACCURACY. WE EXPRESSLY DISCLAIM ANY LIABILITY FOR ERRORS AND OMISSIONS REGARDING THIS INFORMATION.

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# Taylor Massey

**AIA, LEED AP BD+C, CPHC**



## Contact

52 Alder Street, Suite 1  
Portland, ME 04101  
(325) 518-1427  
Tmassutso@gmail.com

## Profile

Taylor Massey is the founder and principal of BaseCamp Design Workshop, LLC. His background includes substantial experience in architecture, construction, education, and hospitality around the globe. The sectors in which he has practiced architecture include hospitality, higher education, performing arts, convention centers, residential, and commercial. Taylor draws on his diverse domestic experiences in the Pacific Northwest, Texas, and New England as well as his experiences living abroad in South East Asia and Nepal. With a heavy focus on sustainable design, he seeks to capture the wonderment of the human experience through equitable, efficient, and effective architectural design.

## Education

*May 2014*

Bachelor of Architecture (5 Year Professional Degree)

The University of Texas – Austin, Texas

University Honors - 2009, 2010, 2011, 2012, 2013, 2014

*May 2012*

Business Foundations

The University of Texas – Austin, Texas

## Professional Licenses, Certificates, & Affiliates

Licensed Architect

Maine #ARC4919

Washington #12359

LEED (Leadership in Energy & Environmental Design) Accredited Professional  
Building Design and Construction

GBCI# 0010854824

PHIUS (Passive House Institute United States) Certified Passive House Consultant  
Professional #2983

International Living Future Institute, Living Building Challenge Ambassador  
Seattle Collaborative



## HEDEFINE ENGINEERING & DESIGN, INC.



Hedefine Engineering & Design is a Maine design firm. We are committed to personal and responsive service to our clients and community. We understand that engineering solutions must not only be technically correct, but also reflect the needs and sensitivities of our clients and the surrounding community. We further understand that a firm commitment to the health of our environment is part of our responsibility and thus we are proud to have a

LEED accredited design professional as our firm's principal engineer.

We provide our clients with sensible engineering solutions by combining a solid understanding of engineering principles, years of experience, modern methods and technology and a practical, reasonable approach to engineering design. Our services include: land use planning documents; Federal, State and local permitting; storm-water analysis; Storm-water Management plans, roadway and walkway designs, utility design; and structural engineering. We are also committed to providing our clients with full-service construction phase assistance to help them monitor the implementation of their particular solution.



Our clients include colleges, school districts, the National Park Service, design professionals, municipalities, tribal governments and private developers. We are experienced with: land development; design and construction of schools, office buildings and housing developments; roadway and utility designs; and the various site permitting requirements for these types of projects including Site Location of

Development Permits, Storm-water permits and NRPA permitting. We are also committed to coordinated, collaborative designs which draw on the strengths of various disciplines for comprehensive solutions. We work closely with Funding Agencies, Architects, Landscape Architects, MEP Engineers and other design professionals committed to responsive, responsible design.



# Eero Hedefine, P.E., LEED AP

## Professional Engineer/Principal

Eero Hedefine is the founder and principal of Hedefine Engineering & Design, Inc. His background includes strong experience in civil/structural design and construction. He is a LEED accredited design professional and understands that successful projects must be a collaboration between many disciplines to meet a common goal. He is able to draw on his over 30 years of experience in engineering and most aspects of light to heavy construction to find solutions that work for his clients. He has overall responsibility for all aspects of company engineering projects.

### **EDUCATION**

Bachelor of Science in Civil and Environmental Engineering, University of Maine  
Master of Science in Civil Engineering, Structural/Geotechnical, University of Maine

### **PROFESSIONAL LICENSES, CERTIFICATES & AFFILIATES**

Professional Engineer, Maine #10111, New Hampshire #14030, New York #092862  
LEED (Leadership in Energy & Environmental Design) Accredited Design Professional  
Member, American Society of Civil Engineers

#### ***Professional Engineer***

Founder and President of Hedefine Engineering & Design, Inc, a full-service civil engineering firm. Services include site development and permitting, civil engineering design, structural evaluations and design, construction administration. (5/2005 – Present).

Staff Engineer thru Project Manager for the James W. Sewall Company. Responsible for design and project management for multiple large school, housing, commercial and institutional civil/structural projects. (1998 – 4/2005)

#### ***Contractor/Builder***

Vice-President of Bay Design and Construction of Hancock, Maine. Firm is general contracting company specializing in custom residential construction. (1991 – 1998)

#### ***Designer/Construction Foreman***

*New York City.* Heavy residential and commercial construction, including extensive architectural renovations to meet requirements of Landmarks Preservation Commission. (1985 – 1991)

# ABOUT LARK STUDIO

18 Pleasant Street, Bar Harbor, Maine 04609

**LARK**  
LANDSCAPE ARCHITECTURE  
**STUDIO**

t: 207.801.9634  
e: info@la-rk.com

visit us at [www.la-rk.com](http://www.la-rk.com)



LARK Studio was founded on the belief that the greatest design is achieved through a process of positive collaboration. We place the highest value on our relationships with clients, allied professionals, and contractors, having learned first hand that open communication and creative collaboration across disciplines provides the greatest possible experience and end result. For professionals and developers engaged in this process, allowing projects to develop in a more collaborative way cultivates ownership and overall pride in the project. This style of working combines the various and often disparate elements of a project into a comprehensive body so that the development of each is undertaken with respect for the project as a whole. For the client this translates to better creative development, increased efficiency, and most importantly a superior finished product.

It was these beliefs that initiated the founding of LARK Studio by partners Robert Krieg and Mike Rogers. Each team member brings their own unique experience and skill set, the combination of which affords each project a multi-perspectival point throughout the project. Our broad knowledge and experience working with healthcare, bio labs, and developers allows us to design any level of a project from highly detailed garden design to master planning and design for urban developments. LARK Studio has a diverse set of projects and is able to create the necessary environments to foster healing, growth, inspiration, and peace. We welcome the opportunity to work with you.

Thank you for your consideration,

Robert J. Krieg  
Principal  
Landscape Architect  
ASLA

Michael Rogers  
Principal  
Landscape Architect  
LEED Associate



MICHAEL ROGERS, PLA, LEED AP  
**PRINCIPAL**

MRogers@LA-RK.com 207.266.8710

**LARK**  
LANDSCAPE ARCHITECTURE  
**STUDIO**

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Mike Rogers has managed projects for large and small firms, dealing with nearly every scale and type of project both locally and internationally. He is involved in each phase of a project from contract writing through analysis, design, construction documentation, and administration. Capable of working with a number of programs to facilitate this work, Rogers is able to provide clients with a clear vision of their designs while managing a smooth design and construction process.

**EXPERIENCE**

- 2015 - LARK STUDIO  
*Bar Harbor, Maine*  
Founding Principal
- 2010 - COPLON ASSOCIATES  
2015 *Bar Harbor, Maine*  
Associate
- 2007 - MAHAN RYKIEL ASSOCIATES  
2010 *Baltimore, Maryland*  
Landscape Designer
- 2007 - WISCONSIN DEPARTMENT  
OF NATURAL RESOURCES  
*Madison, Wisconsin*  
GIS Technician
- 2006 - WATER, WOOD, AND  
STONE  
*Lake Geneva, Wisconsin*  
Landscape Designer
- 2001 - SOMMERVILLE ARCHITECTS  
& ENGINEERS  
2005 *Green Bay, Wisconsin*  
Draftsman

**EDUCATION**

- 2007 - UNIVERSITY OF  
WISCONSIN - MADISON  
Bachelor of Science in  
Landscape Architecture  
Specializing in Natural  
Resources

**LICENSURE AND ACCREDITATION**

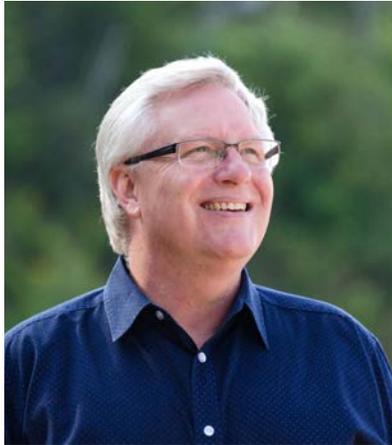
- Registered Landscape Architect:  
Maine # LAR4027  
New York # 002630-1  
Maryland #4029
- CLARB Certified Landscape Architect  
#41488
- USGBC LEED™ Accredited Professional  
# 10386701

**PUBLIC SERVICE**

- 2012 - Island Housing Trust  
2018 (Workforce Housing Org.)  
-Projects Committee
- 2013 - Hub of Bar Harbor  
2016 (Main Streets Org.)  
-Design Chair  
-Board of Directors
- 2015 - Bar Harbor American  
2016 Legion Building  
Revitalization Group Leader
- 2015 - Bar Harbor Public  
Charrette Leader
- 2013 - Maine Home + Design &  
2014 Swan Agency Designer  
Showcase
- 2012 - Grow Smart Maine  
Conference Presenter:  
*Maliseet Indians Village  
Landscape Revitalization*

**RELEVANT PROJECT EXPERIENCE**

- Cottage & Main Street Streetscapes  
*Bar Harbor, Maine*  
(LARK Studio)
- University Park at MIT  
*Cambridge, Massachusetts*  
(LARK Studio)
- Vivarium Laboratory,  
The Jackson Laboratory  
*Ellsworth, Maine*  
(LARK Studio)
- Acadia National Park - IDIQ  
*Mount Desert Island, Maine*  
(Coplon Associates)
- Maliseet Village Master Plan  
*Houlton, Maine*  
(Coplon Associates)
- Al Ghurair City Center  
*Dubai, UAE*  
(Mahan Rykiel Associates)
- Downtown West Point Charrette  
*West Point, Mississippi*  
(Mahan Rykiel Associates)
- Downtown Streetscape Plan  
*Monroe, Wisconsin*  
(Mahan Rykiel Associates)
- Downtown Streetscape Plan,  
University of Baltimore  
*Baltimore, Maryland*  
(Mahan Rykiel Associates)



ROBERT J. KRIEG, PLA  
**PRINCIPAL**

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 e: info@la-rk.com  
 visit us at www.la-rk.com

Rob Krieg has more than 30 years of experience in landscape architecture and urban design with projects ranging from streetscapes, corporate, institutional, campus, roof garden, and residential landscapes. He is a skilled project manager and designer on sophisticated multidisciplinary projects that require creative and artful solutions with thoughtful technical detailing. Krieg is experienced in participation at public meetings, workshops, and presentations. His greatest satisfaction is collaborating with clients and other design disciplines in creating beautiful landscapes.

**EXPERIENCE**

- 2015 - LARK STUDIO  
*Bar Harbor, Maine*  
 Founding Principal
- 2002 - COPLON ASSOCIATES  
 2015 *Bar Harbor, Maine*  
 Senior Associate
- 1989 - THE HALVORSON COMPANY  
 2002 *Boston, Massachusetts*  
 Senior Associate
- 1987 - PRYOR GELLER SCHREIBER  
 1989 ASSOCIATES  
*Boston, Massachusetts*  
 Landscape Architect
- 1986 - JOSEPH R. HENRY &  
 1987 ASSOCIATES  
*Boston, Massachusetts*  
 Landscape Architect
- 1985 - WILLIAM PRESSLEY &  
 1986 ASSOCIATES  
*Boston, Massachusetts*  
 Landscape Architect

**EDUCATION**

- 1986 - STATE UNIVERSITY OF  
 NEW YORK  
 College of Environmental  
 Science and Forestry  
 Bachelor of Landscape  
 Architecture

**LICENSURE AND ACCREDITATION**

Registered Landscape Architect:  
 Maine #3336  
 Massachusetts #974

**SELECTED AWARDS**

- 2011 - MERIT AWARD  
 Boston Society of  
 Landscape Architects  
 Davis Residential Village  
 College of the Atlantic,  
*Bar Harbor, Maine*
- 2009 - MERIT AWARD  
 Society for College and  
 University Planning  
 UOM Masterplan  
*Orono, Maine*  
 (with Sasaki Associates)
- 2004 - NATIONAL AWARD FOR  
 EXCELLENCE  
 The Urban Land Institute  
 Overall Campus Design  
 University Park at MIT  
*Cambridge, Massachusetts*
- 2002 - HONOR AWARD  
 Boston Society of  
 Landscape Architects  
 Pilot House Harbor Walk  
*Boston, Massachusetts*
- 2000 - HONOR AWARD  
 Boston Society of Landscape  
 Architects  
 University Park at MIT  
*Cambridge, Massachusetts*

**RELEVANT PROJECT EXPERIENCE**

- Cottage & Main Street Streetscapes  
*Bar Harbor, Maine*  
 (LARK Studio)
- University Park at MIT  
*Cambridge, Massachusetts*  
 (LARK Studio 2018;  
*The Halvorson Company*)
- Vivarium Laboratory,  
 The Jackson Laboratory  
*Ellsworth, Maine*  
 (LARK Studio)
- Antje Mewes Stern Memorial Garden,  
 The Jackson Laboratory  
*Bar Harbor, Maine*  
 (LARK Studio 2015; *Coplon Associates*)
- Acadia National Park - Schoodic  
 Education & Research Center  
*Winter Harbor, Maine*  
 (Coplon Associates)
- The Boston Waterfront Pilot House  
 Development  
*Boston, Massachusetts*  
 (Halvorson Company)
- University of Maine Master Plan  
*Orono, Maine*  
 (Coplon Associates; Sasaki Associates)
- Boston City Hall - Congress Street  
*Boston, Massachusetts*  
 (Halvorson Company)
- Macro-Molecular Science,  
 Case Western Reserve University  
*Cleveland, Ohio*  
 (The Halvorson Company)



**APPLICANT'S EXHIBIT 25:**

**SECTION W – BUSINESS OPERATIONS**

See attachments to this section for Operating Statements and specific Business Operation information.



## **Exhibit 25.A**

### **Operating Statement & Mitigation Plan**

The project will operate as a year-round transient accommodation facility. The facility will offer six rentable units of the following sizes:

- Unit 1A: Two-bedrooms
- Unit 2A: Two-bedrooms
- Unit 3A: One-bedroom
- Unit 1B: Three-bedrooms
- Unit 2B: One-bedroom
- Unit 3B: One-bedroom

Meals will not be served in the facility, although cooking facilities will be available for the guests' use in units 1A, 2A, 1B, and a common space accessible for all guests. Booking reservations and cancellations will be facilitated through a local property management company, who will also coordinate day to day cleaning and general maintenance. Irregular or significant cleaning and maintenance requirements will be managed by the owners.



## **Exhibit 25.B**

### **Employment & Operation Hours Projections**

The project will not have any full-time employees on site. The project will hire a local property manager to coordinate booking, cleaning, and regular maintenance. The property manager, cleaning crews, and maintenance crews will come and go between guest bookings.

The project will remain open year-round with the exception of required closings for maintenance. Regular snow plowing will be arranged by the owners to ensure building access.

Guest checkout is by 10:00 AM and check in is at 3:00 PM. Entry will be facilitated by means of a digital lock and keypad. Quiet hours for all common spaces shall be from 10:00 PM to 7:00 AM.



**Exhibit 25.C**

**Operator Information**

The project will be regularly managed by a local property manager yet to be determined. Irregular or significant cleaning and maintenance will be coordinated by the owner.



**APPLICANT'S EXHIBIT 26:**

**SECTION X – MINING**

Section not applicable.