



June 2, 2020

Renee Carter, Code Enforcement Officer
Town of Naples
P.O. Box 1757
Naples, ME 04055

RE: **Preliminary Major Site Plan Application**
Proposed Solar Array – River Road
ISM Solar Development, LLC (Applicant), CBJ Properties, Inc. (Property Owner)

Dear Ms. Carter and Planning Board,

On behalf of ISM Solar Development, LLC & CBJ Properties, Inc., please find the enclosed Final Major Site Plan Application submission for a proposed River Road Solar project (Project) to be constructed at 30 River Road in Naples, Maine on land owned by CBJ Properties, Inc. The solar array development area is to be located within a new Overlay Zoning District currently being created by the Town of Naples.

Please find enclosed the required application form and the following Attachments:

- Supplemental Information (Provided as Attachment A)
- Copy of redacted lease agreement, tax map, and deed (Provided as Attachment B)
- Soil mapping (Provided as Attachment C)
- Site Plans for existing conditions and the proposed Project (Provided as Attachment D)
- Abutting property owners (Provided as Attachment E)

While the Applicant believed in early 2020 that the Maine Department of Environmental Protection's review of the Project under the Site Location of Development Act (SLODA) would be conducted concurrently with the Town's Site Plan review, based on consultation with the MDEP it was decided that these applications should be submitted sequentially. As was suggested in our response to the Preliminary Plan Review,, the Applicant is providing more detail on the temporary and permanent erosion control and stormwater management measures to be taken but requests that the SLODA permit be provided to the Town, as a condition of approval, prior to issuing a building permit or construction commencing. We believe this approach would allow for an efficient development of information required at the state and local levels. In these situations, we have provided potential permit condition language for the Planning Board's consideration.

In completing the checklist, the Applicant is only requesting that the requirements for an on-site soil investigation and report be waived. The Project will not have any on-site personnel so there will not be a water or septic system. However, the Applicant will be required to complete a soil survey as part of its SLODA application so another approach would be to require as a condition of the permit that this survey be submitted with a Building Permit application. We are open to whichever option makes the most sense to the Town.

Proposed Solar Array
June 2, 2020
Page 2

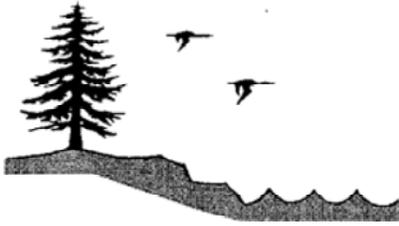


Thank you for your timely review of the enclosed materials. Please do not hesitate to contact me at GPaquette@VHB.com or (207) 889-3102, if you have any questions regarding the Project. We look forward to meeting with the Planning Board to discuss the Project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gil Paquette".

Gil Paquette
Director, Energy/Environmental Services



TOWN OF NAPLES PLANNING BOARD APPLICATION

P.O. Box 1757, Naples, Maine 04055
Phone: (207) 693-6364 / Fax: (207) 693-3667

www.townofnaples.org

Major Site Plan Review Application

Date: June 1, 2020

Owner/Applicant Name: ISM Solar Development, LLC (Applicant) Attn: Greg Lucini

Mailing Address: 940 Waterman Avenue, East Providence, Rhode Island 02914

Telephone: (401) 435-7900 Email: glucini@ismgroup.com

Property Owner: CBJ Properties, Inc.

Property Location: 30 River Road Map & Lot: R-12 Lot 41

Any easements, covenants, or deed restrictions related to the property? N/A

Zoning District: Overlay Waivers requested: None

A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: _____

VHB c/o Gil Paquette, 500 Southborough Drive, Suite 105B, South Portland, ME 04106

(207) 899-3102 gpaquette@vhb.com

The undersigned, being the applicant, owner or legally authorized representatives, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statues, and regulation of the Town, State and Federal governments.

Date: June 1, 2020 Signature:  for _____

Greg Lucini

Fee Schedule:

Advertising: \$50.00 Aquatic Structure (non commercial): \$50.00

Fee per abutter: \$7.00 Review Escrow: TBD

Under 1,000 sq. ft. gross floor area: \$300.00

1,000 – 10,000 sq. ft. gross floor area: \$400.00

Over 10,000 sq. ft. gross floor area: \$400.00

**Plus \$25.00 for each 1,000 sq. ft. over 10,000

Development without building: \$400.00

Modification of approved plan: \$100.00

Commercial Initial permit: \$100.00

Commercial Annual Renewal: \$50.00

Applicants Total: \$ _____

Please include 9 copies of all supporting documents, including a letter of intent, when submitting your application to the Town Secretary. Completed applications should be received 21 days before the meeting date.

TOWN OF NAPLES
Planning Board Checklist of Submitted Materials
For
SITE PLAN REVIEW

Preliminary Application		Submitted by Applicant	Not Applicable	Applicant Request to be waived	Rev'd. By PB	Waived by PB
Required		x				
	Letter of Intent	x				
	Application form	x				
	Fees	x				
	List of any waivers requested	x				
	8 copies of plans	x				
Final Application						
	Site Plan (drawn at a scale sufficient to review items in section 6 of the ordinance but not more than 100 feet to the inch and showing:	x				
	Owners name, address and signature	x				
	Perimeter survey of parcel made and certified by a registered land surveyor	x				
	Total area of any land within 500 feet of the proposed project which is owned by the applicant	x				
	Zoning classifications of the property and location of zoning district boundaries if the property is located in two or more zoning districts		x			
	Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist			x		
	Location of all building setbacks as required by town ordinances	x				
	Location, size and character of all signs in exterior lighting	x				
	Lots area of the parcel, street frontage and minimum lot size and frontage	x				
	Location of all existing and proposed buildings, driveways, sidewalks, parking spaces, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements and landscaping	x				
	Location of all buildings within 50 feet of the parcel and the location of intersecting roads are driveways within 200 feet of the parcel	x				
	Existing and proposed topography of the site at 2 foot print to war intervals if major changes to the existing topography are being proposed	x				
	All surface water features within 500 feet of the project boundaries including perennial streams and wetlands	x				
	Location and dimensions of on-site pedestrian and vehicle or vehicle dealer	x				

	access ways, parking areas, loading and unloading facilities, design of entrances and exits of vehicles to and from the site on to public streets, curve and sidewalks					
	Location of all Wells and septic systems within 150 feet of the property boundary	x				
	Existing land cover and vegetation conditions	x				
	Drainage plan to describe the location and size of road culprits, road drainage, ditches, phosphorus and run off control measures and other similar features	x				
	On-site soil and investigation report by a DHS licensed site evaluator			x		
	Statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required	x				
Soil and erosion control plan app approved by the Cumberland County soil and water conservation District show when						
	Existing and proposed method of handling storm water runoff	x				
	Direction and flow of the run off through the use of air rose	x				
	Location, location and size of all catch basins, dry wells, drainage ditches, Swales, retention basins and storm sewers	x				
	Engineering calculation used to determine drainage requirements based upon a 25 year storm frequency, if the project will significantly alter the existing patterns due to such factors such as the amount of new impervious surfaces being proposed	x				
	Phosphorus and analysis; required if the proposed project is within the Shoreland zone or the non-vegetative areas exceed 40,000 ft. ² . If required, the analysis of prosperous loading shall utilize the methods contained in the latest revised edition of the manual underlying phosphorus control and Lake watersheds and underline, published by the main DTP, and shall require third-party review	x				
	A utility plan showing provisions for the water supply and wasteland disposal, including the size and location of all piping, holding tanks, leach field, etc.			x		
	Building plan showing all of the floors and elevations			x		
	Evidence of applicants right and or title to the property, and copies of any proposed or existing easements, convey ends and deed restrictions	x				
	Description and he sign a proposed temporary and permanent signs, including location, size and lighting	x				
	Copies of all required state approvals and permits	x				

Any of the requirements may be waived by the planning board if it is deemed that because of the special circumstances of the site as long as the burden is upon the applicant and would not adversely affect a building landowners and the general health, safety and welfare of the town. Please note any request for waivers will be requested as part of the application process, and any waivers that are granted must be listed on the final plan.

DECISION

Based upon the applicant's presentation and the application materials and supporting documents submitted by the applicant, the Planning Board approved/denies the application for Major Site Plan approval.

Approval with conditions:

The application is approved, subject to the meeting the following conditions:

A. Standard conditions of approval:

1. This approval is limited to development only as described and shown on the plans and documents presented.
2. The project must comply at all times with all applicable federal, state and local approval to which it is subject.
3. Copies of all required State permits and/or letters of approval (DOT, Fire Marshall, DEP, etc.) shall be submitted to the Naples Code Enforcement Officer prior to completion of project.
4. Any required stormwater and phosphorus controls shown on the site plan must be inspected by a licensed engineer or other certified individual and a signed statement that the controls were installed as presented in the plans is to be provided to the Naples CEO prior to the building being placed in service.
5. For amendment to previously approved site plan, all previously conditions of approval, if any, shall remain in force unless explicitly changed by the Planning Board.

B. Project- Specific Conditions of Approval:

Naples Planning Board Chairman

Date:

Specific conditions of approval for this project are enumerated in Appendix I.

Attachment A
Narrative and Standards

SUPPLEMENTAL NARRATIVE

Description of Project

ISM Solar Development, LLC (Applicant) proposes to construct and operate an approximately 6.998 kW DC solar facility (Project) within the Town of Naples in Cumberland County that will occupy approximately 37.5 acres. The Applicant will lease the necessary land from CBJ, Inc (see Attachment B) and the property is identified as Lot 41 on the Town of Naples Assessor's Map R-12 (see Attachment B). The majority of the property is currently a commercial sand and gravel mining operation operated by CBJ, Inc. which has a Mining Facility License from Maine DEP.

The site ranges in elevation from approximately 325 feet above mean sea level (amsl) in the gravel pit to approximately 375 feet amsl in the western, forested portion of the Project. The site is bound to the north, west and south by woodland and to the east by River Road. A berm was created along the road and will mostly obscure the Project from view. The proposed Project entrance will be at the southeast corner of the site by River Road. The proposed Project will include a perimeter fence surrounding the solar array and panels will be underlain with herbaceous vegetation. The site will consist of approximately 1,550 solar panel racks. The final number of racks installed will be based on site conditions as determined during construction. The racking system will be mounted on posts. The landscape surrounding the Project will continue to be comprised of forested lands, the berm, and the road.

Pending approvals, the Project is anticipated to start clearing in Fall 2020, followed by site civil work shortly thereafter. Installation of the solar panels and underground and above ground conductors will then be completed after the site has been grubbed and moderately graded. ISM Solar intends to install temporary erosion control measures, build the access roads, install stormwater management features, build the facility pads and perimeter fence, pour concrete for the equipment pads and then install the racking systems and solar panels. Construction is anticipated to be completed by first half of 2021.

Specifically, construction of the Project will begin with establishing base lines and the site perimeter. The site will then be cleared and grubbed followed closely by installation of temporary erosion and sediment control measures such as silt fence and erosion control mix (ECM). The design of the erosion and sedimentation measures will be based on the Maine Erosion & Sediment Control Handbook for Construction: Best Management Practices (BMPs). A perimeter fence will then be installed followed by installation of the solar panels. At this point individual foundation excavations will be made, and concrete pads installed for the placement of electrical transformers and inverters. Posts will then be installed for attachment of the racks and solar panels.

The Project will not disturb any wetlands and has been sited to specifically avoid wetland impacts. As such, U.S. Army Corps of Engineers and Natural Resource Protection Act permits are not required. As the Site is currently licensed to operate as a gravel pit, the Maine Department of Environmental Protection has been encouraging solar developers to site their projects in gravel pits. Based on a meeting with the Maine DEP, the permitting is anticipated to be streamlined given the site's current use. Due to the size of the project, i.e., > 20 acres, a Site Law permit will be required. An application for a Site Law permit can be extensive for a greenfield site, but in this situation, given the site's current land use, the pit can be expanded to all the areas that will be encompassed by the Project and is therefore not subject to greater impacts that what is currently licensed by the Maine DEP.

CHECKLIST REVIEW

1. Total Area of any Land within 500 feet of Proposed Project which is owned by Applicant

The Applicant will lease the single parcel upon which the Project will be located, as shown in the tax map provided in Attachment C and the Site Plans provided in Attachment D.

2. Zoning Classification

The solar array development area is proposed to be located within the Solar Overlay Zoning District.

3. Soil Types and Location of Soil Boundaries

The area of the proposed solar array project is primarily:

- 1) AGC (Adams-Croghan) soil type which is typically 0-15% slopes, sandy and somewhat excessively draining
- 2) GP (Gravel Pit) soil type which is extremely gravelly sand

Secondary soil types within the area of the proposed solar array project are:

- 1) AdB (Adams Loamy Sand) which is typically 3-8% slopes, wooded, sandy and somewhat excessively draining
- 2) CHC (Colton-Adams) which is typically 0-15% slopes, gravelly sand and somewhat excessively draining

A soil report is provided as Attachment C.

As there will be no full-time staff required to be located at the Site for operation of the solar energy center, no wastewater disposal systems will be required for this Project. During construction, porta-potties will be brought on-site. The Applicant believes that, based on the use of the property, a formal survey is not necessary. However, one will be completed as part of the Project's Site Location of Development Act (SLODA) application and could be provided prior to submitting an application for a Building Permit.

4. Location of all Building Setbacks

There are no buildings proposed for this Project. There will be three concrete equipment pads which will have inverters, transformers, electrical meters and equipment racks (DAS).

5. Location, size and character of all signs and exterior lighting

No exterior lighting is proposed for the solar facility at this time.

6. Lots area of the parcel, street frontage and minimum lot size and frontage

The lot area of the entire parcel is approximately 79 acres, of which approximately 37.5 acres will be disturbed. The property line runs along River Road for approximately 3,000 feet. Setbacks between the property line and the Project area are provided in the Site Plans.

7. Location of all existing and proposed buildings, driveways, sidewalks , parking spaces, loading areas, open spaces, large trees, open drainage courses, signs, exterior lighting, service areas, easements and landscaping

There are no buildings proposed for this Project. There will be three concrete equipment pads which will have inverters, transformers, electrical meters and equipment racks (DAS).

In order to comply with the National Electric Code and protect critical infrastructure equipment, no public use of the Project area will be allowed. Therefore, there will be no sidewalks and a gate will be installed around the perimeter of the Project area to prevent unauthorized access.

The Project will not require permanent parking spaces for construction or operation. During construction, most construction personnel will park at the temporary laydown area. Some parking will occur within the Project development area where construction activities are occurring, including for equipment delivery, loading, and unloading; these areas will be spread out through the Project. After construction, the site will generally be unmanned, except for mowing and maintenance.

The Project will adhere to the National Electric Code in terms of signage, including access warning signs on fencing and electrical equipment. A sign will be placed at the gate and point of interconnection providing an emergency contact and required emergency shut-off information. A Knox box will allow for access by emergency responders.

8. Location of all buildings within 50 feet of the parcel and the location of intersecting roads are driveways within 200 feet of the parcel

As shown on the Site Plans, there are buildings within 50 feet of the parcel boundary along River Road. There is a forested buffer between these properties and the Project area and the occupants are used to the property historically being used as a gravel and sand operation.

The property has two (2) existing gravel driveways onto River Road and the proposed solar array project plans to utilize the southern existing gravel driveway as the entrance. There are no driveways within close proximity to southern entrance. There is a single driveway to the east of the northern entrance that is within two hundred feet.

9. Existing and proposed topography of the site at 2 foot print to war intervals if major changes to the existing topography are being proposed

Site Plans are provided in Attachment D which show existing and proposed topographical lines based on available LIDAR data. This scale should be sufficient given the minor changes in elevation proposed over the Project area.

10. All surface water features within 500 feet of the project boundaries including perennial streams and wetlands

Wetlands and waterbodies are shown on the Site Plans.

11. Location and dimensions of on-site pedestrian and vehicle or vehicle dealer access ways, parking areas, loading and unloading facilities, design of entrances and exits of vehicles to and from the site on to public streets, curve and sidewalks

The property has two (2) existing gravel driveways onto River Road and the proposed solar array project plans to utilize the southern existing gravel driveway as the entrance.

As previously noted, the National Electric Code does not allow for public use within the Project area. Access roads, as shown on the Site Plans, will be utilized only by facility personnel.

12. Location of all Wells and septic systems within 150 feet of the property boundary

The Applicant is unaware of any wells or septic systems within 150 feet of the property boundary. No ground disturbance is proposed that could impact wells or septic systems.

13. Existing land cover and vegetation conditions

The area of the proposed solar array is currently a commercial sand and gravel mining operation operated by CBJ, Inc. which has a Mining Facility License from Maine DEP. The property has two existing gravel driveways onto River Road and the proposed solar array project plans to utilize the southern existing gravel driveway as the entrance. The construction of the facility will require clearing approximately 11.4 acres of trees. No wetlands will be impacted by the proposed development.

14. Drainage plan to describe the location and size of road culverts, road drainage, ditches , phosphorus and run off control measures and other similar features

The Site Plans provide a permit-level of design in terms of stormwater and erosion control. Traditionally, the solar developer would submit Issued-for-Construction (IFC) drawings as part of its application for a building permit after selecting a construction contractor who may provide construction or design modifications to enhance efficiency or safety of the Project.

In this particular circumstance, the Project will undergo review by the Maine Department of Environmental Protection (MDEP) as part of a Site Location of Development Act (SLODA) review process. Stormwater and erosion control will specifically be addressed, with the Applicant being required to provide “a narrative describing pre-development and post-development site conditions and the estimated effects of post-development site runoff on peak discharge rates, flooding and water quality.” However, as of this writing, the Applicant is not sure if the MDEP will require changes to the site layout that would affect potential stormwater and erosion control measures. As such the Applicant is providing preliminary pre- and post-construction drainage plans.

To address concerns related to stormwater and erosion control, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: *Prior to receiving a Building Permit, the stormwater and erosion control program of the Project will be reviewed and approved by the Code Enforcement Officer and any other designated Planning staff, as well as the Cumberland County Soil and Water Conservation District. This program documentation shall include but not be limited to: a) existing and proposed method of handling storm-water run-offs; b) direction of flow of the run-off, c) location, elevation, and size of all catch basins, drywells, drainage ditches, swales, retention basins, and storm sewers; d) engineering calculations used to determine drainage requirements; methods of*

controlling erosion and sedimentation; and e) post-construction grading.

15. On-site soil and investigation report by a DHS licensed site evaluator

As there will be no full-time staff required to be located at the Site for operation of the solar energy center, no wastewater disposal systems will be required for this Project. During construction, porta-potties will be brought on-site. The Applicant believes that, based on the use of the property, a formal survey is not necessary. However, one will be completed as part of the Project's Site Location of Development Act (SLODA) application and could be provided prior to submitting an application for a Building Permit.

16. Statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required

Fire Chief Pond was contacted on May 28, 2020 and provided details regarding the proposed Project, including details related to access. As of this writing there has been no further communication, but we remain willing to consult with him at his convenience.

The Project will adhere to the National Electric Code in terms of signage, including access warning signs on fencing and electrical equipment. A sign will be placed at the gate and point of interconnection providing an emergency contact and required emergency shut-off information. A Knox box will allow for access by emergency responders.

To address concerns related to emergency responders, the Applicant suggests that the following language or some variation thereof be included as a condition of approval: *Prior to construction, the Applicant will provide the Cumberland County Sheriff and the Town Fire & Rescue Department with a full-size set of the final approved drawings, the electrical schematic, and information on how to safely enter and shut down the system.*

17. Soil and erosion control plan app approved by the Cumberland County soil and water conservation District

Please see response to Item #14.

18. Existing and proposed method of handling storm water runoff

Please see response to Item #14.

19. Direction and flow of the run off through the use of arrows

Please see response to Item #14.

20. Location, location and size of all catch basins, dry wells, drainage ditches, Swales, retention basins and storm sewers

Please see response to Item #14.

21. Engineering calculation used to determine drainage requirements based upon a 25 year storm frequency, if the project will significantly alter the existing patterns due to such factors such as the amount of new impervious surfaces being proposed

Please see response to Item #14.

13. Phosphorus and analysis; required if the proposed project is within the Shoreland zone or the non-vegetative areas exceed 40,000 ft². If required, the analysis of phosphorus loading shall utilize the methods contained in the latest revised edition of the manual underlying phosphorus control and Lake watersheds and underline, published by the main DTP, and shall require third-party review

This requirement is not applicable.

14. A utility plan showing provisions for the water supply and wasteland disposal, including the size and location of all piping, holding tanks, leach field, etc.

As there will be no full-time staff required to be located at the site for operation of the solar energy center, no water supply or wastewater disposal systems will be required for this Project. During construction, anticipated water usage will include use of bottled drinking water or water trucked in from municipal sources for construction personnel and dust abatement. Water for dust abatement and HDDs will be from publicly accessible, off-site water sources, excluding streams, brooks, and groundwater sources. Surface water withdrawals will be conducted in accordance with the requirements of 38 M.R.S. § 470-B and, if applicable, pond water level regulations in 06-096 CMR Chapter 587. Water for dust abatement will be distributed via a tanker truck.

The proposed solar array project will require an electrical connection to the existing powerlines along River Road.

15. Building plan showing all of the floors and elevations

There are no buildings proposed for this Project.

16. Evidence of applicants right and or title to the property, and copies of any proposed or existing easements, convey ends and deed restrictions

Attachment B provides the following documents:

- Lease agreement
- Title for property
- Tax map

17. Description and design of proposed temporary and permanent signs, including location, size and lighting

The Project will adhere to the National Electric Code in terms of signage, including access warning signs on fencing and electrical equipment. A sign will be placed at the gate and point of interconnection providing an emergency contract and required emergency shut-off information.

18. Copies of all required state approvals and permits

As of this date, no state approvals have been received for the Project. The Applicant intends to submit its Site Location of Development Act permit application upon receiving approval from the Planning Board.

Attachment B

Letter of Intent to Lease, Deed, and Tax Map

ISM SOLAR DEVELOPMENT, LLC

940 Waterman Avenue
East Providence, RI 02914

October 29, 2019

Mr. Matt Plummer
Mrs. Erin P. Plummer
19 Joshua's Way
Naples, ME 04055

Re: Letter of Intent to Lease

Dear Mr. and Mrs. Plummer:

ISM Solar Development, LLC or its nominee (the "Lessee") would like to submit this Letter (this "LOI") setting forth the terms we have discussed on which we propose to Lease from you (the "Lessor") the property described below.

Property:

- Lessee proposes to Lease approximately 50 acres of your property in Naples identified as tax map parcel R12, lot 41. The Lessee intends to permit, construct, interconnect, maintain and operate a large-scale solar array (the "Property").

Lease Term:

- The Lease Term is defined as 25 years with three 5-year extensions at the option of the Lessee. The extensions will be at the same rental rate as defined in the Lease Rate provision, below.

Lease Rate:

- The Lessor will be paid [REDACTED] of installed capacity for use of the Property commencing with commercial operation of the array. Our goal is to build a [REDACTED] array which would yield an initial annual lease payment of [REDACTED]. The lease payment amount will increase [REDACTED] each year anniversary of the commercial operation date. The initial FIVE years of the initial term (years 1-5) will be paid in advance upon commencement of construction. [REDACTED]
[REDACTED]
The year 6 lease payment will be increased by [REDACTED] for the previous years.

LOI Period and Payments:

- [REDACTED] non-refundable deposit payment will be made upon execution of this LOI. The period of the LOI (the "Lease LOI Period") would be for one year from the date of execution of this LOI, and would be extendable by the Lessee for up to two additional one year periods upon payment of an additional [REDACTED] non-refundable deposit for each extension period. [REDACTED] will be applied against the initial lease payments. We will present a comprehensive Site Lease Agreement for your consideration and execution before the initial one-year LOI Period expires. The land will be available for your use until we are ready to commence construction.

Timber and Stone Walls:

- Prior to commencement of construction, you will have the right to harvest any timber or remove any stone walls from the property in accordance with local and state guidelines.

Use:

- Lessee will have rights to permit, construct, operate, access, monitor and maintain the solar array. In addition, Lessee will have the right to run power lines into, through and across land owned by Lessor in a location mutually agreed upon for the purpose of connecting to utility poles carrying 3-phase distribution lines.

Shade Buffer:

- Lessee requires a shade buffer equal to a distance to height ratio of 3:1 to the south and 2:1 to the east / west of the array, as measured from the nearest solar panel. For example, a 30 foot tall structure, tree, or grade change west of the array must be a minimum of 60 feet from the nearest solar panel.

Costs:

- Lessee would be responsible for all costs and the performance of all work related to the design, permitting, construction, interconnection, operation and maintenance of the solar array.
- Lessee will pay all local taxes associated with the array including tax on the solar equipment and real property taxes on the area where the array is located.
- Lessee will obtain liability insurance to cover its activities on the Property.

Removal of the Solar Array:

- Upon expiration of the Lease, and extensions if exercised by Lessee, the Lease would either be renewed or the solar array and related equipment would be removed by Lessee at the Lessee's sole cost within 90 days from expiration of the Lease.

Other Site Considerations:

- The array will be located south of the pond on the northern end of the property and will extend to the southern property line. If additional land is required to reach the 10MW AC system size, the array will extend into the treed area on the south west portion of the property.
- Lessee would provide for access to the existing snowmobile easement or relocate it to a location acceptable to you and the snowmobile club.
- P&K Sand and Gravel will be given the opportunity to match a low bid from a qualified contractor for site work services.

License:

- Lessor hereby grants to Lessee an exclusive license to enter the property to conduct site evaluation surveys and tests and file the required applications or proposals with the local utility or other potential third-party power purchasers. This license shall be in effect during the term of the Lease LOI Period (the "License Period").
- Licensee assumes all responsibility for any and all claims that may arise as a result of Licensee's use of the property during the License period including claims by Licensee's employees, agents or contractors. Licensee shall indemnify, protect and save harmless Licensor from and against any and all claims, demands, causes of actions and costs, including attorneys' fees, for damages to property and injury or death to Licensee's employees, contractors, subcontractors or other persons, including but not limited to, payments under any Workers Compensation law or under any plan for employee's disability and death benefits, which may directly or indirectly from the entering Licensor property or other actions related to this LOI. The foregoing indemnity, hold harmless and defense provisions shall not apply in the case of claims, which solely arise from the gross negligence or willful misconduct of Licensor. It shall apply, however, if a claim is the result of the negligence of Licensee and gross negligence or willful misconduct of Licensor, resulting in joint misconduct or joint fault of Licensee and Licensor, but in such case the amount of the claim for which Licensor is entitled to indemnification shall be limited to that portion of such claim attributable to the negligence, misconduct or other fault of Licensee. Licensee specifically waives any immunity from the enforcement of this indemnification provision that might otherwise be provided by Maine Workers' Compensation law or by other state or federal law or judicial decision disallowing or limiting such indemnification, including without limitation, Diamond International Corp. v Sullivan & Merritt, Inc., 493 A2d. 1043 (Me. 1985).
- During the License Period and the Lease Period, Lessor shall not grant any license to the property to any other person, or engage with or solicit any other person, for any purpose relating to the installation or operation of solar power equipment.

LOI to be superseded:

- The parties to this LOI mutually acknowledge that this LOI is to be superseded by a comprehensive Site Lease Agreement with terms and conditions as outlined above. The Lessee shall have the right to terminate this LOI at any time and for any reason, including but not limited to its inability to secure all necessary federal, state and municipal licenses and permits to develop the large-scale solar array. Upon termination the Lessor shall retain the non-refundable payments and neither party shall have any rights or obligations as to the other.

Mr. and Mrs. Plummer
October 29, 2019

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The Lessee and Lessor acknowledge and agree that this LOI reflects their intent with respect to the matters covered in this LOI.

Sincerely,

ISM SOLAR DEVELOPMENT, LLC

By: Gregory Lucini Date: October 29, 2019
Name: Gregory L. Lucini Title: CEO

Accepted and Agreed:
By: Matt Plummer Date: 10/30/19
Matt Plummer

By: Erin P. Plummer Date: 10/29/19
Erin P. Plummer

Warranty Deed

Know All Men By These Presents:

That: William F. Whitman, both individually and as the sole shareholder of William F. Whitman, Inc., of 121 Bolsters Mills Road, Harrison, County of Cumberland and State of Maine 04040

For Consideration Paid Grants Unto:

CBJ Properties, Inc., a Maine corporation with a place of business at Naples, County of Cumberland and State of Maine 04055

With Warranty Covenants the land in Naples, County of Cumberland and State of Maine, to wit:

A certain lot or parcel of land, with the buildings thereon, being a part of the former Fickett Lot at Edes Falls, Naples, and bounded and described as follows:

Beginning on the northerly side of the town road leading from Edes Falls to Route 35 at a large stone post, said post being at the easterly side of the driveway to the old homestead; THENCE northerly along a stone wall 218 feet; THENCE westerly along a stone wall 160 feet to an iron stake; THENCE southerly along a spotted line 218 feet to a stone post on the town road; THENCE easterly along the town road 160 feet to the point of beginning.

Also another certain lot or parcel of land situated in Naples, County of Cumberland and State of Maine, bounded and described as follows:

Commence at the northeasterly corner of land of Alton E. Bell, Sr., and Hazel R. Bell conveyed to them by Frederick W. Shane et ux by deed dated November 15th, 1974 and recorded in the Cumberland County Registry of Deeds Book 3622, Page 162, at a stone wall corner and stake set in the ground; THENCE northerly by a stone wall 100 feet to an iron stake set in the ground; THENCE westerly and parallel with said Bells' northerly bound 160 feet to an iron stake set in the ground; THENCE southerly 100 feet to an iron stake set in the ground at the northwesterly corner of said Bell's other land and thence easterly by said Bell's northerly bound 160 feet to the point of beginning.

Being the same premises conveyed to William F. Whitman, Inc., by Warranty Deed of Oxford Bank and Trust, dated April 8th, 1980 and recorded in the Cumberland County Registry of Deeds in Book 4586, Page 216.

MAINE REAL ESTATE TAX PAID

Warranty Deed - Whitman to CBJ Properties, Inc.

The said William F. Whitman, Inc. is a defunct Massachusetts corporation, of which William F. Whitman, Inc. was the sole stockholder. Reference is made to an Affidavit of William F. Whitman to be recorded herewith.

Witness my hand and seal this 15th day of July, 2003

~~Witness~~

~~William F. Whitman~~
William F. Whitman, individually

~~Witness~~

~~William F. Whitman~~
William F. Whitman, sole
shareholder of William F. Whitman,
Inc.

State of Maine
Oxford, ss.

July 15 2003

Then personally appeared the above named William F. Whitman and acknowledged the foregoing instrument to be his free act and deed,

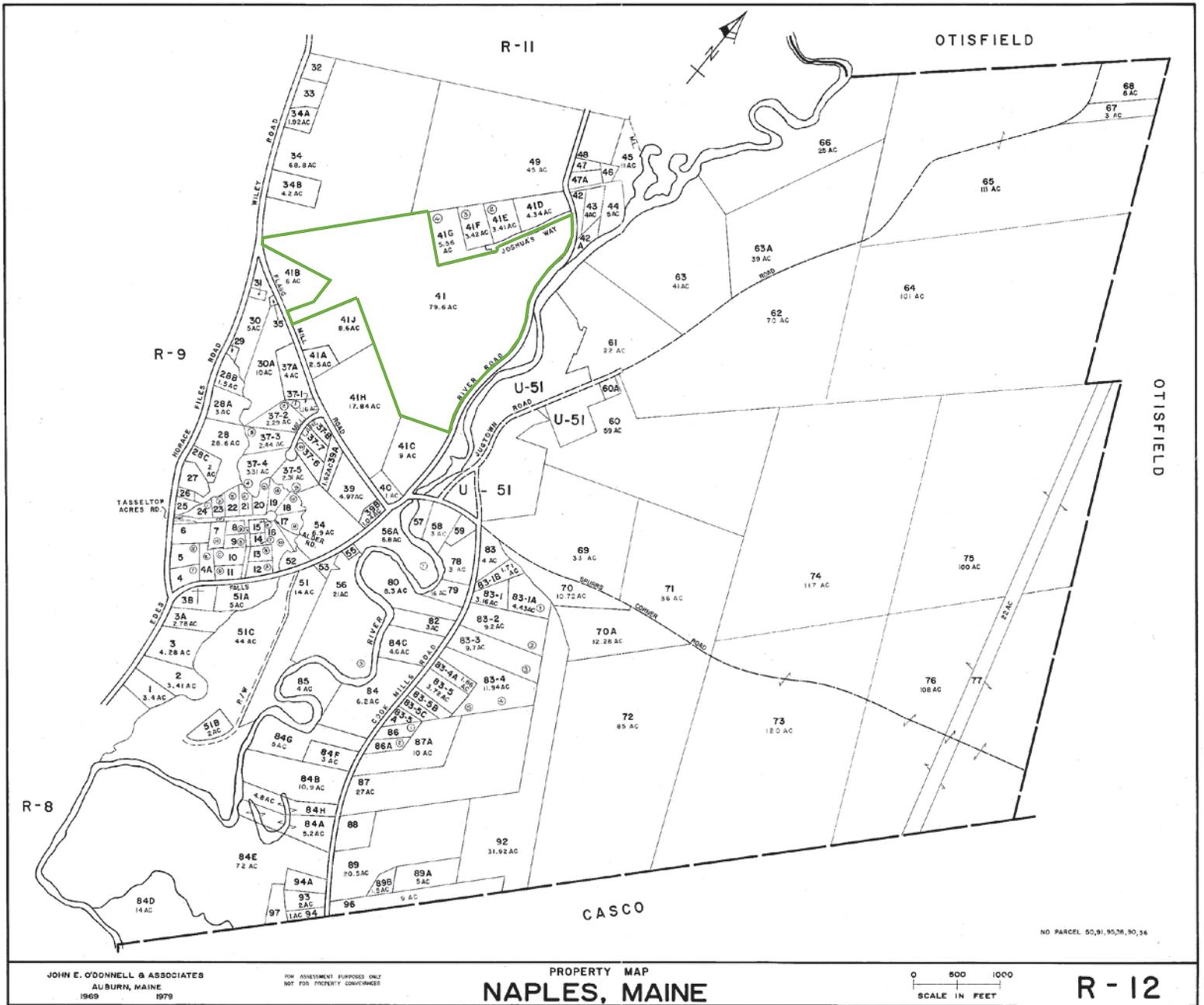
Before me

~~Notary Public~~ - Attorney at Law

Type or print name: Robert Neault Esq

RECORDED IN THE BOOK
JUL 23 2003 01:49:12P
CUMBERLAND COUNTY
JOHN B. O'BRIEN

Received
Recorded Register of Deeds
Jul 23, 2003 01:49:12P
Cumberland County
John B. O'Brien



Property Location Map

Attachment C

Soil Mapping

Soil Map

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



Map Scale: 1:7,700 if printed on A landscape (11" x 8.5") sheet.



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

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
- Water Features**
 -  Streams and Canals
- Transportation**
 -  Rails
 -  Interstate Highways
 -  US Routes
 -  Major Roads
 -  Local Roads
- Background**
 -  Aerial Photography
- Other Features**
 -  Spoil Area
 -  Stony Spot
 -  Very Stony Spot
 -  Wet Spot
 -  Other
 -  Special Line Features

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

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: Cumberland County and Part of Oxford County, Maine
 Survey Area Data: Version 16, Sep 16, 2019

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

Date(s) aerial images were photographed: Apr 29, 2012—Oct 22, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
AdB	Adams loamy sand, 3 to 8 percent slopes, wooded	9.4	10.3%
AGC	Adams-Croghan association, 0 to 15 percent slopes	14.9	16.3%
BeC	Becket fine sandy loam, 8 to 15 percent slopes	0.3	0.3%
CHC	Colton-Adams complex, 0 to 15 percent slopes	16.4	17.9%
DeA	Deerfield loamy fine sand, 0 to 3 percent slopes	0.8	0.9%
Gp	Gravel pits	33.5	36.8%
HgC	Hermon sandy loam, 8 to 15 percent slopes	0.4	0.4%
HhB	Hermon sandy loam, 0 to 8 percent slopes, very stony	0.3	0.4%
SnB	Skerry fine sandy loam, 0 to 8 percent slopes, very stony	12.9	14.1%
SRC	Skerry-Becket association, 0 to 15 percent slopes, very stony	0.3	0.4%
WmB	Windsor loamy sand, 0 to 8 percent slopes	2.1	2.3%
Totals for Area of Interest		91.3	100.0%

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

Custom Soil Resource Report

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.

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.

Custom Soil Resource Report

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

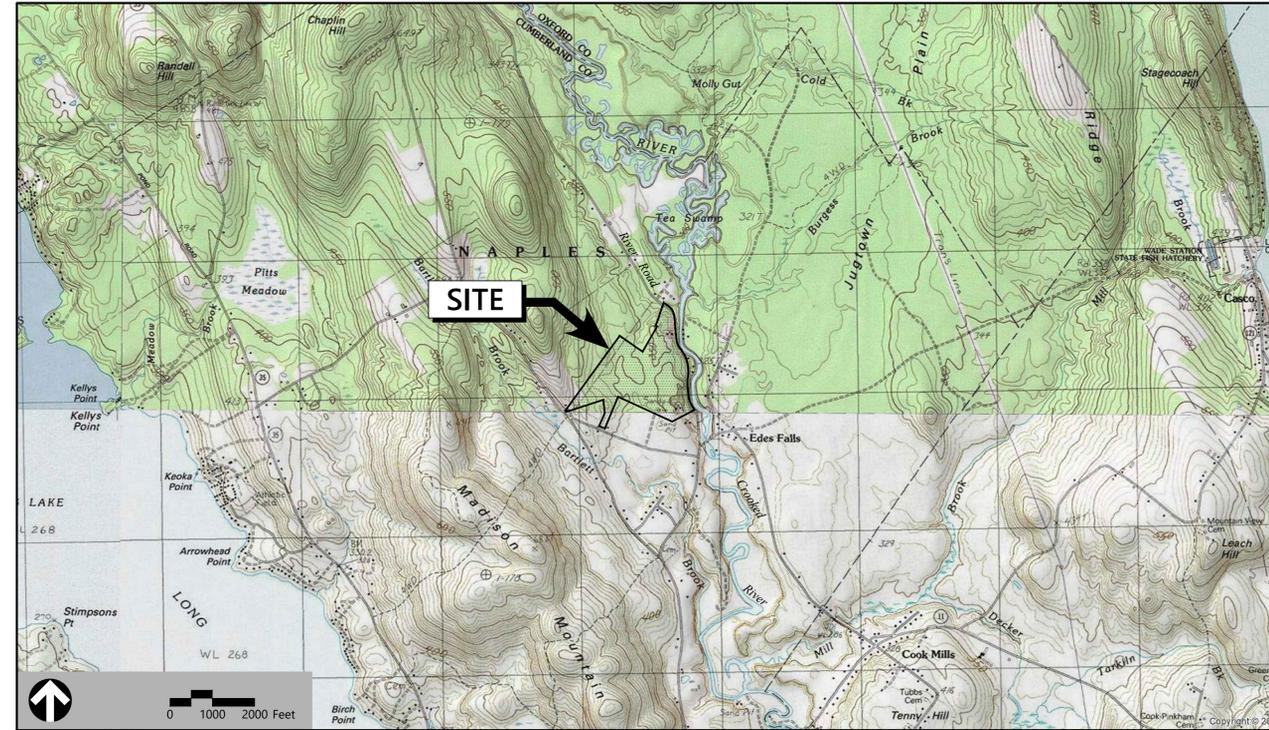
Attachment D

Site Plans

Site Plans

Issued for Permitting
 Date Issued June 1, 2020
 Latest Issue June 1, 2020

Naples Solar
 30 River Road
 Naples, Maine 04055



Owner

CBJ Properties, Inc.
 217 Edes Falls Road
 Naples, Maine 04055

Applicant

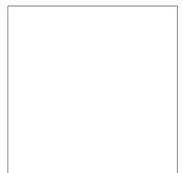
ISM Solar
 940 Waterman Avenue
 East Providence Rhode Island, 02914

Assessor's Information:

Map R-12, Lot 41

Sheet Index

No.	Drawing Title	Latest Issue
C1.0	Legend and General Notes	June 1, 2020
C2.0	Master Plan	June 1, 2020
C3.1	Erosion and Sediment Control Site Plan 1	June 1, 2020
C3.2	Erosion and Sediment Control Site Plan 2	June 1, 2020
C4.1	Site Details 1	June 1, 2020
C4.2	Site Details 2	June 1, 2020





500 Southborough Drive Suite 105B South Portland, ME 04106 207.889.3150

Prepared for



Legend

Legend table with columns for Exist. and Prop. symbols and descriptions for various site features like property lines, easements, curbs, catch basins, and utilities.

Abbreviations

Abbreviations table with columns for General and Utility symbols and descriptions for items like ABAN (Abandon), ACR (Accessible Curb Ramp), and CB (Catch Basin).

Purpose of Plans

- 1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF A SOLAR FARM IN NAPLES, MAINE.

General

- 1. CONTRACTOR SHALL NOTIFY "DIG-SAFE" (811 OR 1-888-344-7233) AT LEAST 72 HOURS BEFORE EXCAVATING.
2. CONTRACTOR SHALL BE RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. CONSTRUCTION ACTIVITIES SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

Demolition

- 1. CONTRACTOR SHALL REMOVE AND DISPOSE OF EXISTING MANMADE SURFACE FEATURES WITHIN THE LIMIT OF WORK INCLUDING BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, FENCES, UTILITY POLES, SIGNS, ETC. UNLESS INDICATED OTHERWISE ON THE DRAWINGS. REMOVE AND DISPOSE OF EXISTING UTILITIES, FOUNDATIONS AND UNSUITABLE MATERIAL BENEATH AND FOR A DISTANCE OF 10 FEET BEYOND THE PROPOSED BUILDING FOOTPRINT INCLUDING EXTERIOR COLUMNS.

Existing Conditions Information

- 1. BASE PLAN: THE PROPERTY LINES AND TOPOGRAPHY HAVE BEEN PROVIDED BY MAINE GIS. TOPOGRAPHY IS BASED ON 2M DEM LIDAR FLIGHTS BETWEEN THE YEARS OF 2006 - 2013.
A. DELINEATION OF THE WETLANDS AND PLACEMENT OF THE FLAGS WAS PERFORMED BY: VHB DURING NOVEMBER 2019.
B. FLAGS MARKING THE WETLANDS WERE LOCATED BY: VHB USING HAND HELD GPS EQUIPMENT.

Document Use

- 1. THESE PLANS AND CORRESPONDING CADD DOCUMENTS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL NOT BE USED, IN WHOLE OR IN PART, FOR ANY PURPOSE OTHER THAN FOR WHICH IT WAS CREATED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF VHB. ANY UNAUTHORIZED USE, REUSE, MODIFICATION OR ALTERATION, INCLUDING AUTOMATED CONVERSION OF THIS DOCUMENT SHALL BE AT THE USER'S SOLE RISK WITHOUT LIABILITY OR LEGAL EXPOSURE TO VHB.

Utilities

- 1. THE LOCATIONS, SIZES, AND TYPES OF EXISTING UTILITIES ARE SHOWN AS AN APPROXIMATE REPRESENTATION ONLY. THE OWNER OR IT'S REPRESENTATIVE(S) HAVE NOT INDEPENDENTLY VERIFIED THIS INFORMATION AS SHOWN ON THE PLANS. THE UTILITY INFORMATION SHOWN DOES NOT GUARANTEE THE ACTUAL EXISTENCE, SERVICEABLE NATURE, OR OTHER DATA CONCERNING THE UTILITIES. NOR DOES IT GUARANTEE AGAINST THE POSSIBILITY THAT ADDITIONAL UTILITIES MAY BE PRESENT THAT ARE NOT SHOWN ON THE PLANS. PRIOR TO ORDERING MATERIALS AND BEGINNING CONSTRUCTION, THE CONTRACTOR SHALL VERIFY AND DETERMINE THE EXACT LOCATIONS, SIZES, AND ELEVATIONS OF THE POINTS OF CONNECTIONS TO EXISTING UTILITIES AND SHALL CONFIRM THAT THERE ARE NO INTERFERENCES WITH EXISTING UTILITIES AND THE PROPOSED UTILITY ROUTES, INCLUDING ROUTES WITHIN THE PUBLIC RIGHTS OF WAY.

Layout and Materials

- 1. DIMENSIONS ARE FROM THE EDGE OF GRAVEL, EDGE OF CONCRETE, UNLESS OTHERWISE NOTED.
2. SEE ELECTRICAL DRAWINGS FOR EXACT PANEL DIMENSIONS.
3. PROPOSED BOUNDS AND ANY EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LAND SURVEYOR (PLS).

Naples Solar

30 River Road Naples, Maine 04055

Table with columns: No., Revision, Date, Aspd.

Table with columns: Designed by, Checked by

Issued for: Permitting Date: June 1, 2020

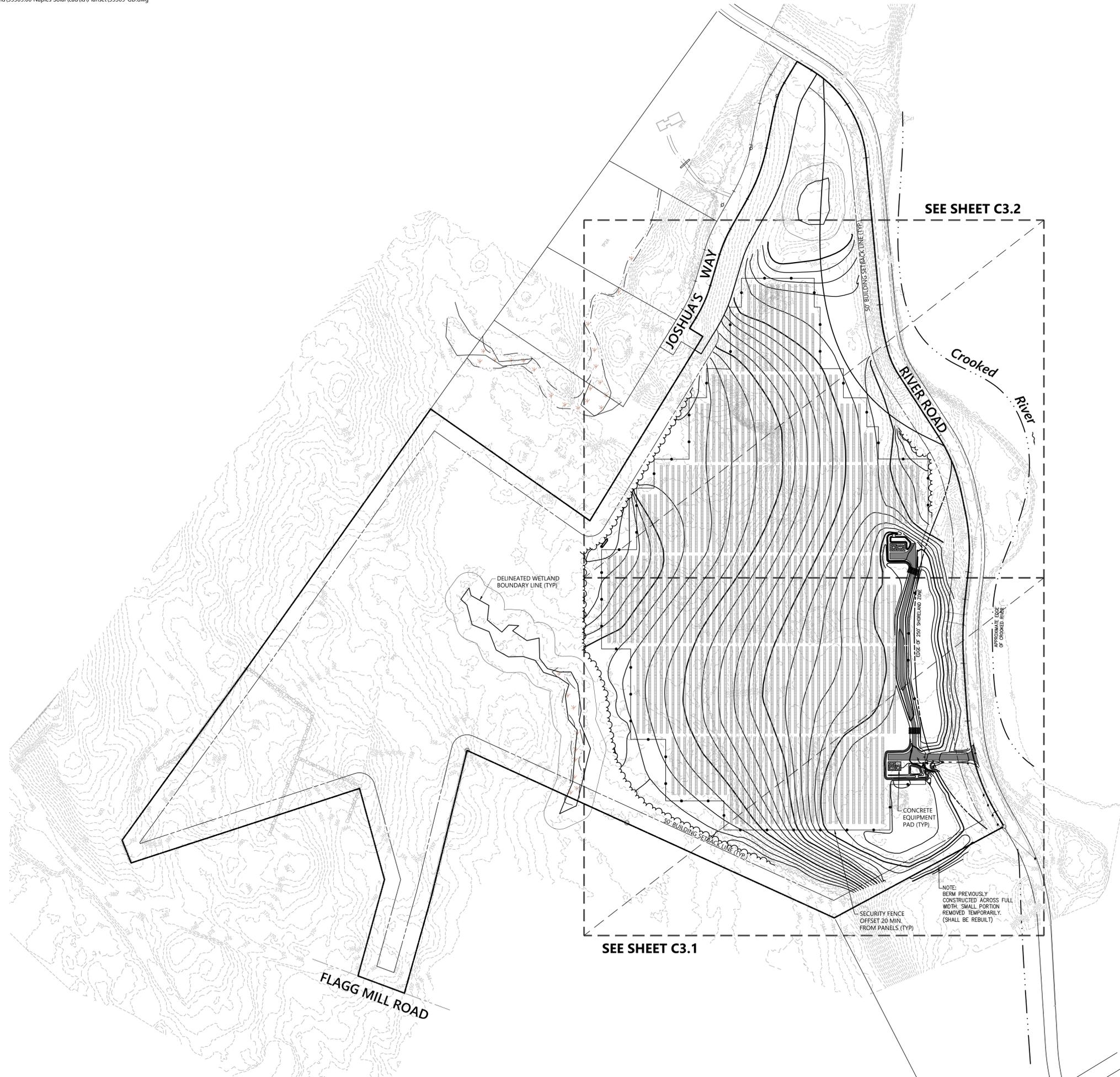
Not Approved for Construction

Legend and General Notes section with drawing title and sheet information.

C1.0



500 Southborough Drive
Suite 105B
South Portland, ME 04106
207.889.3150



SEE SHEET C3.2

SEE SHEET C3.1



Naples Solar
30 River Road
Naples, Maine 04055

No.	Revision	Date	Appr.

Designed by _____ Checked by _____
Issued for _____ Date _____

Permitting June 1, 2020

Not Approved for Construction
Drawing Title
Master Plan

Drawing Number

C2.0

Sheet 2 of 6

Project Number
55309.00



500 Southborough Drive
Suite 105B
South Portland, ME 04106
207.889.3150

Prepared for



0 25 50 100Feet

Naples Solar

30 River Road
Naples, Maine 04055

No.	Revision	Date	App'd.

Designed by	Checked by
Issued for	Date

Permitting June 1, 2020

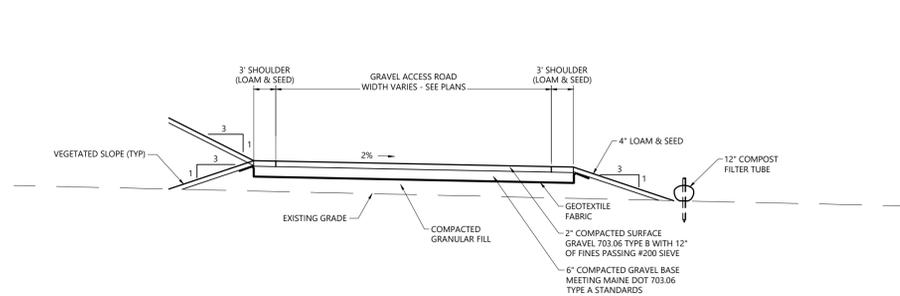
Not Approved for Construction
Erosion and Sediment
Control Site Plan 2

Drawing Number

C3.2

Sheet 3 of 6

Project Number
55309.00

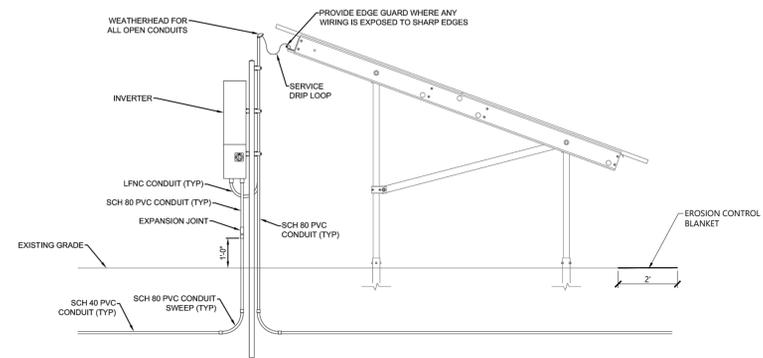


NOTES

- GRAVEL ACCESS ROAD SHALL HAVE A SURFACE BEARING CAPACITY OF 20,000 LBS (MIN).
- STONE MATRESS TO BE INSTALLED AS NEEDED TO PROVIDE FOR ADEQUATE DRAINAGE OF SURFACE RUNOFF AND PREVENT EROSION.

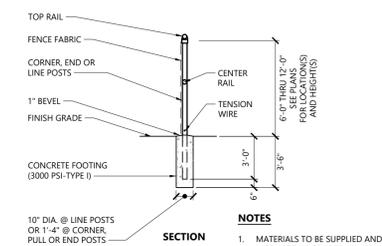
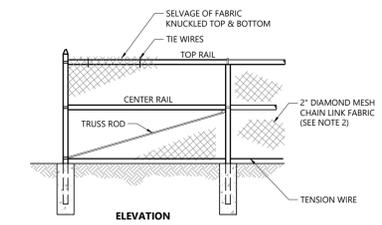
Gravel Access Road - Typical Section

N.T.S. Source: _____



Inverter and Array Detail (Side)

N.T.S. Source: _____

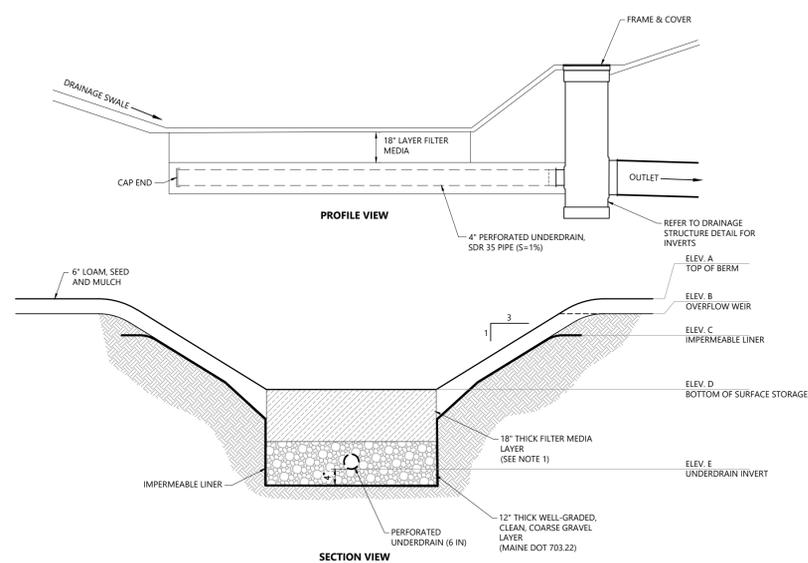


NOTES

- MATERIALS TO BE SUPPLIED AND INSTALLED IN CONFORMANCE WITH "CHAIN LINK MANUFACTURERS' INSTITUTE" PRODUCT MANUAL. FENCE VISIBLE FROM THE MAIN ENTRANCE SHALL BE GREEN VINYL COATED.

7' Chain Link Fence

N.T.S. Source: VHB LD_480



ELEVATION TABLE					
VSF #	A	B	C	D	E

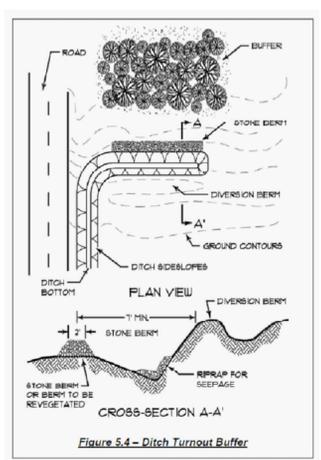
NOTES

- VEGETATED SOIL FILTER REQUIREMENTS PER MAINE DEP CHAPTER 500, LATEST EDITION. MINIMUM REQUIREMENTS PER THE DEVELOPMENT:
 - DRAIN TIME = 24-48 HOURS, ASSUMES AN RATE OF 3 INCHES/HOUR.
- FILTER MEDIA SHALL CONSIST (BY VOLUME) OF:
 - 50% SAND (ASTM C-33 CONCRETE SAND).
 - 20% SANDY LOAM TO FINE SANDY LOAM CONFORMING TO THE FOLLOWING GRADATION:

NO.	PERCENT PASSING BY WEIGHT
NO. 4	75-95
NO. 10	60-90
NO. 40	35-85
NO. 200	20-70
200 (CLAY SIZE)	< 2.0
 - 30% MATURE COMPOSTED WOODY FIBERS AND FINE SHREDDED BARK MULCH, SUPERHUMUS OR EQUIVALENT.
 - RESULTING MIXTURE SHALL HAVE 8% TO 12% PASSING THE NO. 200 SIEVE AND A CLAY CONTENT OF LESS THAN 2%.
- FILTER MEDIA SHALL BE FIELD TESTED TO INSURE DRAINAGE WITHIN 24 TO 48 HOURS AND HAVE SUFFICIENT FINES TO ENSURE FILTRATION OF FINE PARTICLES. GRADATION SHALL BE ADJUSTED, IF REQUIRED, TO MEET THE REQUIRED DRAIN DOWN TIME, ADJUSTED GRADATIONS AND DRAINAGE TIME SHALL BE SUBMITTED TO DESIGN ENGINEER FOR REVIEW AND APPROVAL.
- IMPERMEABLE LINER SHALL CONSIST OF HIGH-STRENGTH 30 MIL POLYETHYLENE MEMBRANE WITH BONDED SEAMS AND TEXTURED SURFACE.
- BOTTOM OF BASIN SHALL BE SEEDED WITH A CONSERVATION TYPE SEED MIX AND MULCHED.
- PERFORATED UNDERDRAIN PIPE SHALL BE LAID AS SHOWN IN PLAN VIEW. NO GREATER THAN 15' ON CENTER, TO DRAIN THE ENTIRE FILTER AREA.

Vegetated Soil Filter (VSF) Detail

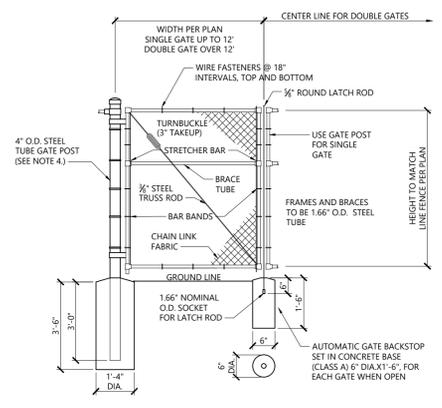
N.T.S. Source: VHB



- Stone Berm Specifications:** The stone berm to which the ditch turn-out delivers the runoff must be at least 20 feet in length and must be constructed along the contour. It must be at least one-foot high and two feet across the top with 2:1 side slopes.
- Stone Size:** The stone must be coarse enough that it will not clog with sediment. Stone for stone bermed level lip spreaders must consist of sound durable rock that will not disintegrate by exposure to water or weather. Fieldstone, rough quarried stone, blasted ledge rock or tailings may be used. The rock must be well graded with a median size of approximately 3 inches and a maximum size of 6 inches. See Table 5.4 above.

Ditch Turnout Buffer

N.T.S. Source: MDEP

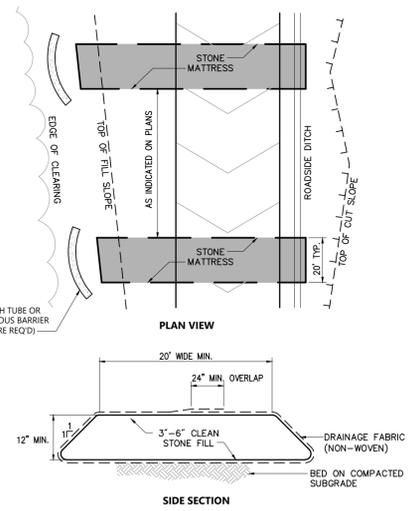


NOTES

- CHAIN LINK FABRIC FOR GATES TO BE THE SAME AS REQUIRED FOR FENCE.
- GATE POST BASE-PORTLAND CEMENT CONCRETE (3000 PSI).
- FENCE FABRIC, POSTS, FRAMEWORKS, AND HARDWARE SHALL BE GALVANIZED STEEL PER SPECIFICATIONS.
- GATE POSTS TO BE USED ON EACH SIDE OF SINGLE AND DOUBLE GATE OPENINGS.

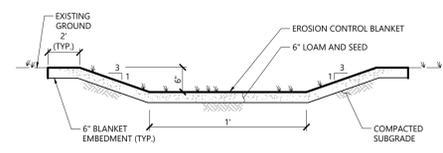
Chain Link Fence Gate

N.T.S. Source: VHB LD_482



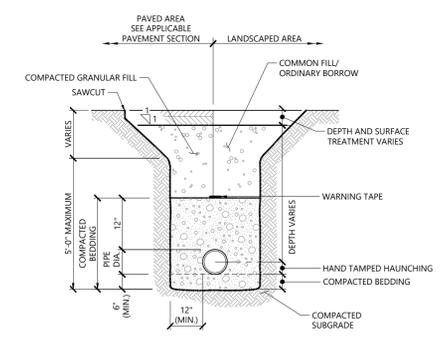
Stone Mattress Detail

N.T.S. Source: VHB



Grassed Swale

N.T.S. Source: VHB REV LD_171



NOTES

- WHERE UTILITY TRENCHES ARE CONSTRUCTED THROUGH DETENTION BASIN BERMS OR OTHER SUCH SPECIAL SECTIONS, PLACE TRENCH BACKFILL WITH MATERIALS SIMILAR TO THE SPECIAL SECTION REQUIREMENTS.
- USE METALLIC TRACING/WARNING TAPE OVER ALL PIPES.

Utility Trench

N.T.S. Source: VHB REV LD_300

Naples Solar

30 River Road
Naples, Maine 04055

No.	Revision	Date	Appr.

Designed by _____ Checked by _____
Issued for _____ Date _____

Permitting June 1, 2020

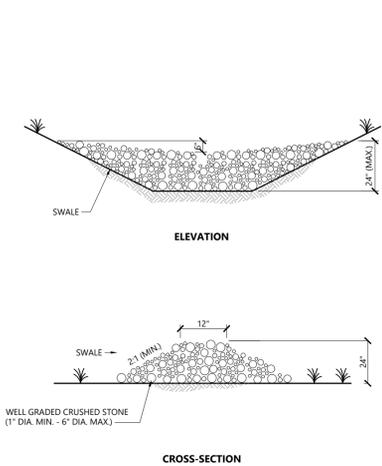
Not Approved for Construction

Site Details 1

C4.1

Sheet 5 of 6

Project Number
55309.00

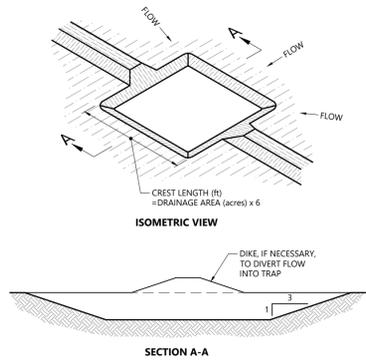


NOTES

1. TOP OF DOWNGRADIENT CHECKDAM AND BOTTOM OF UPGRADIENT CHECKDAM TO BE SET AT THE SAME ELEVATION.
2. STONE CHECKDAMS MAY BE REMOVED WHEN 90% OF THE VEGETATIVE COVER IS ESTABLISHED.

Temporary Stone Checkdam

N.T.S. Source: VHB REV LD_682

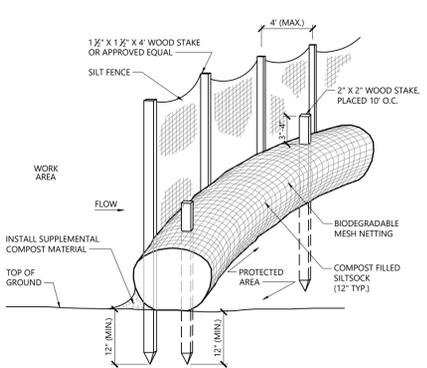


NOTES

1. THE TRAP SHALL BE INSTALLED AS CLOSE TO THE DISTURBED AREA OR SOURCE OF SEDIMENT AS POSSIBLE.
2. THE MAXIMUM CONTRIBUTING DRAINAGE AREA TO THE TRAP SHALL BE LESS THAN 5 ACRES.
3. THE MINIMUM VOLUME OF THE TRAP SHALL BE 3,600 CUBIC FEET OF STORAGE FOR EACH ACRE OF DRAINAGE AREA.
4. THE SIDE SLOPES OF THE TRAP SHALL BE 3:1 OR FLATTER, AND SHALL BE STABILIZED IMMEDIATELY AFTER THEIR CONSTRUCTION.
5. THE OUTLET OF THE TRAP SHALL BE A MINIMUM OF ONE FOOT BELOW THE CREST OF THE TRAP AND SHALL DISCHARGE TO A STABILIZED AREA.
6. THE TRAP SHALL BE CLEANED WHEN 50 PERCENT OF THE ORIGINAL VOLUME IS FILLED.
7. THE MATERIALS REMOVED FROM THE TRAP SHALL BE PROPERLY DISPOSED OF AND STABILIZED.

Temporary Sediment Trap

N.T.S. Source: NH Stormwater Manual REV LD_658-A

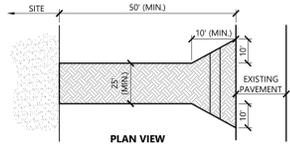


NOTES

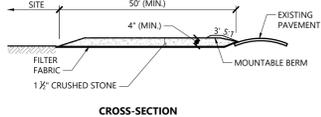
1. SILT SOCK SHALL BE FILTRIXX SILT SOCK, OR APPROVED EQUAL.
2. SILT SOCKS SHALL OVERLAP A MINIMUM OF 12 INCHES.
3. SILT SOCK SHALL BE INSPECTED PERIODICALLY AND AFTER ALL STORM EVENTS, AND REPAIR OR REPLACEMENT SHALL BE PERFORMED PROMPTLY AS NEEDED.
4. COMPOST MATERIAL SHALL BE DISPOSED ON SITE, AS DETERMINED BY THE ENGINEER.
5. IF NON BIODEGRADABLE NETTING IS USED THE NETTING SHALL BE COLLECTED AND DISPOSED OFF SITE.

Siltsock / Silt Fence Barrier

N.T.S. Source: VHB REV LD_658-A



PLAN VIEW



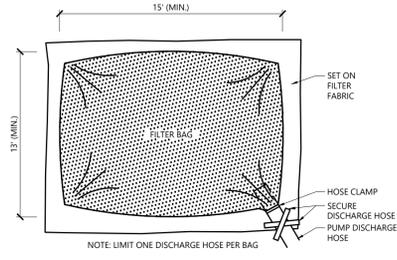
CROSS-SECTION

NOTES

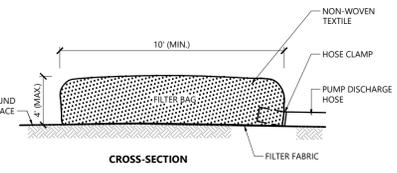
1. EXIT WIDTH SHALL BE A TWENTY-FIVE (25) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
2. THE EXIT SHALL BE MAINTAINED IN A CONDITION WHICH SHALL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY MUST BE REMOVED IMMEDIATELY. BERM SHALL BE PERMITTED. PERIODIC INSPECTION AND MAINTENANCE SHALL BE PROVIDED AS NEEDED.
3. STABILIZED CONSTRUCTION EXIT SHALL BE REMOVED PRIOR TO FINAL FINISH MATERIALS BEING INSTALLED.

Stabilized Construction Exit

N.T.S. Source: VHB REV LD_682



PLAN VIEW



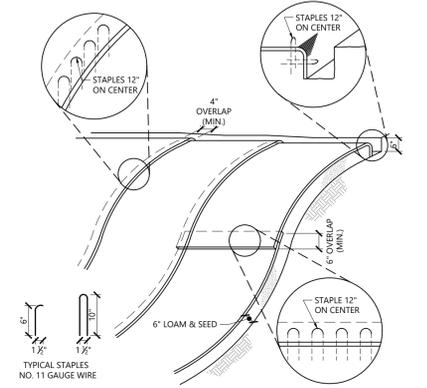
CROSS-SECTION

NOTES

1. BAG TO BE USED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS.

Dewatering Filter Bag

N.T.S. Source: VHB REV LD_691

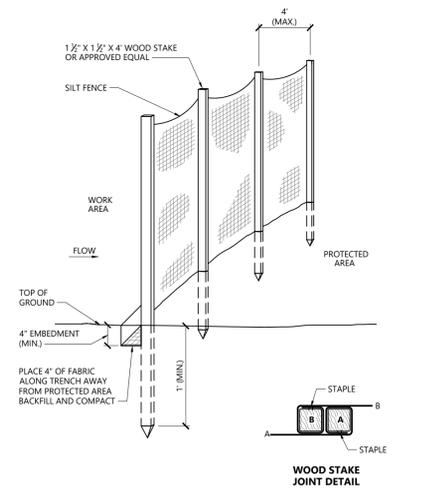


NOTES

1. BEGIN AT THE TOP OF BLANKET INSTALLATION AREA BY ANCHORING BLANKET IN A 6" DEEP TRENCH BACKFILL AND COMPACT TRENCH AFTER STARTING.
2. ROLL THE BLANKET DOWN THE SWALE IN THE DIRECTION OF THE WATER FLOW.
3. THE EDGES OF BLANKETS MUST BE STAPLED WITH APPROX. 4 INCH OVERLAP WHERE 2 OR MORE STRIP WIDTHS ARE REQUIRED.
4. WHEN BLANKETS MUST BE SPLICED DOWN THE SWALE, PLACE UPPER BLANKET END OVER LOWER END WITH 6 INCH (MIN.) OVERLAP AND STAPLE BOTH TOGETHER.
5. METHOD OF INSTALLATION SHALL BE AS PER MANUFACTURER'S RECOMMENDATIONS.
6. EROSION CONTROL BLANKETS SHALL BE USED IN ALL AREAS WHERE SLOPES EXCEED 3:1.

Erosion Control Blanket Slope Installation

N.T.S. Source: VHB REV LD_680



Silt Fence Barrier

N.T.S. Source: VHB REV LD_650

Construction Sequence

1. SURVEY AND STAKE LIMITS OF CLEARING AND GRUBBING.
2. SURVEY AND STAKE (50 FT O.C) LIMITS OF CLEARING AND DISTURBANCE.
3. INSTALL TEMPORARY EROSION CONTROL MEASURES (SILT FENCING, SILT SOCKS, CONSTRUCTION EXITS, ETC).
4. CLEAR AND GRUB WITHIN LIMIT OF ACCESS ROAD. LIMITS OF CLEARING INDICATE AREAS WHERE TREES WILL BE CUT AND STUMPS WILL REMAIN IN THE GROUND.
5. STRIP LOAM AND PAVEMENT OR RECLAIM EXISTING PAVEMENT WITHIN LIMITS OF WORK AND STOCKPILE EXCESS MATERIAL.
6. CONSTRUCT TEMPORARY SEDIMENTATION BERMS AS REQUIRED.
7. INSTALL DRAINAGE SYSTEM, AND OTHER UTILITIES IN ACCORDANCE WITH THE PLANS AND DETAILS.
8. PERFORM FINAL / FINE GRADING INCLUDING SLOPE STABILIZATION BLANKETS.
9. PERFORM ALL REMAINING SITE CONSTRUCTION, (I.E. CONCRETE AND GRAVEL AREAS).
10. LOAM AND SEED ALL DISTURBED AREAS.
11. REMOVE TEMPORARY EROSION CONTROL MEASURES AFTER FINAL SURFACING IS INSTALLED, AND LANDSCAPING AREAS ARE ESTABLISHED AND STABILIZED.
12. CLEAN ALL DRAINAGE BASINS, STRUCTURES, PIPES, AND SUMPS WITHIN THE PROJECT LIMITS OF ALL SILT AND DEBRIS

General

1. CONTRACTOR SHALL READ, BE FAMILIAR WITH AND SHALL FOLLOW THE MAINE EROSION AND SEDIMENT CONTROL BMPs MANUAL (LATEST EDITION) AND MAINE EROSION AND SEDIMENT CONTROL FIELD GUIDE FOR CONTRACTORS (LATEST EDITION), AND SHALL BE ACCOUNTABLE TO THE THIRD PARTY INSPECTOR FOR THE PROJECT AND THE MAINE DEP IN ACCORDANCE WITH MAINE DEP REGULATIONS.
2. PRIOR TO STARTING ANY OTHER WORK ON THE SITE, THE CONTRACTOR SHALL NOTIFY APPROPRIATE AGENCIES AND SHALL INSTALL TEMPORARY EROSION CONTROL MEASURES AS SHOWN ON THE PLANS AND AS IDENTIFIED IN FEDERAL, STATE, AND LOCAL APPROVAL DOCUMENTS PERTAINING TO THIS PROJECT.
3. CONTRACTOR SHALL BE FULLY RESPONSIBLE TO CONTROL CONSTRUCTION SUCH THAT SEDIMENTATION SHALL NOT AFFECT REGULATORY PROTECTED AREAS, WHETHER SUCH SEDIMENTATION IS CAUSED BY WATER, WIND, OR DIRECT DEPOSIT.
4. MINIMUM TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL MEASURES ARE SHOWN ON THE EROSION AND SEDIMENTATION CONTROL PLAN. THE CONTRACTOR SHALL ADHERE TO THE MINIMUM PROVISIONS SHOWN. ADDITIONALLY, TEMPORARY MEASURES SHALL BE SELECTED AND CONSTRUCTED BY THE CONTRACTOR IN CONSULTATION WITH THE ENGINEER TO ACCOMMODATE CHANGING FIELD CONDITIONS THAT DEVELOP DURING CONSTRUCTION.
5. PUMPED WATER FROM DEWATERING ACTIVITIES SHALL BE DISCHARGED INTO SETTLING BASINS, FILTER BAGS OR OTHER APPROVED METHODS PRIOR TO DISCHARGE INTO THE ON-SITE STORMWATER MANAGEMENT SYSTEM. ALL WATER FROM DEWATERING ACTIVITIES SHALL BE RECHARGED ON-SITE OR DIRECTED TO THE DETENTION BASIN FOR DISCHARGE.
6. NO MORE THAN 1 ACRE SHALL BE UNSTABILIZED AT ONE TIME WITHOUT REGULAR INSPECTION OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.

Seeding/Mulching

1. FERTILIZER, SUPERPHOSPHATE, AND LIME SHALL BE APPLIED AT RATES RECOMMENDED BY THE TESTING AGENCY AND APPROVED BY THE ENGINEER.
2. PERMANENT SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF FIVE POUNDS PER 1,000 SF:
SEED TYPE (% PROPORTION/% GERMINATION MIN./% PURITY MIN.)
CREEPING FESCUE (50/85/90)
KENTUCKY BLUEGRASS (40/85/90)
MANHATTAN PERENNIAL RYE (10/90/95)
3. TEMPORARY SEED SHALL BE SUPPLIED IN THE FOLLOWING PROPORTIONS AND APPLIED AT A RATE OF 100 POUNDS PER ACRE:
SEED TYPE (% WEIGHT MIN./% GERMINATION MIN.)
WINTER RYE (80/85)
RED FESCUE - CREEPING (4/80)
PERENNIAL RYE GRASS (3/90)
RED CLOVER (3/90)
4. MULCH SHALL BE APPLIED TO AREAS IMMEDIATELY AFTER THEY HAVE BEEN SEEDED. MULCH SHALL CONSIST OF HAY, STRAW, HYBRID-MULCH, EROSION CONTROL BLANKETS, EROSION CONTROL MIX OR APPROVED EQUAL.
5. HAY OR STRAW MULCH SHALL BE AIR-DRIED, AND FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. MULCH SHALL BE APPLIED AT A MINIMUM RATE OF 75 LB PER 1,000 SF. MULCH SHALL BE ANCHORED WITH NETTING WHEN APPLIED TO SLOPES LESS THAN 15 PERCENT.
6. EROSION CONTROL BLANKETS SHALL BE PROVIDED ON ALL SLOPES STEEPER THAN OF 1-FOOT RISE TO 3-FEET HORIZONTAL. BLANKETS SHALL BE SECURED BY NORTH AMERICAN GREEN; CURLEX BLANKETS (AMERICAN EXCELSIOR COMPANY); POLYALUTE STYLE 465 GT (SYNTHETIC INDUSTRIES); OR APPROVED EQUIVALENT. BLANKETS SHALL BE SECURED AS RECOMMENDED BY THE MANUFACTURER.
7. EROSION CONTROL MIX SHALL MEET THE FOLLOWING STANDARDS:
A. ORGANIC MATTER CONTENT SHALL BE BETWEEN 80%-100%, DRY WEIGHT BASIS.
B. PARTICLE SIZE BY WEIGHT: 100% PASSING THE 0.75" SCREEN
C. ORGANIC PORTION SHALL BE FIBROUS AND ELONGATED
D. SOLUBLE SALTS CONTENT SHALL BE < 4.0 MMHOS/CM, AND
E. pH SHALL BE BETWEEN 5.0 AND 8.0.

Temporary Erosion Control Measures

1. CONTRACTOR SHALL PERFORM CONSTRUCTION SEQUENCING SUCH THAT EARTH MATERIALS ARE EXPOSED FOR A MINIMUM AMOUNT OF TIME BEFORE THEY ARE COVERED, SEEDED, OR OTHERWISE STABILIZED TO PREVENT EROSION. AREAS REMAINING UNSTABILIZED FOR A PERIOD OF MORE THAN 15 DAYS SHALL BE TEMPORARILY MULCHED. TOTAL EXPOSED AREAS SHALL BE LIMITED TO NO MORE THAN CAN BE MULCHED IN ONE DAY.
2. TEMPORARY MULCH SHALL BE APPLIED TO UNSTABILIZED AREAS WITHIN 100-FT OF STREAMS, WETLANDS, AND OTHER WATER RESOURCES WITHIN 7 DAYS OF EXPOSING SOIL AND PRIOR TO ANY STORM EVENT.
3. DUST SHALL BE CONTROLLED THROUGH THE USE OF WATER.
4. CONTRACTOR SHALL PROVIDE TEMPORARY SILTATION/DEWATERING BASINS, IF NECESSARY AND/OR AS DIRECTED BY THE ENGINEER, TO CONTROL SEDIMENTATION AND STORMWATER RUNOFF DURING THE CONSTRUCTION PERIOD. CONTRACTOR SHALL SUBMIT PROPOSED BASIN LOCATIONS, DESIGNS, ETC. TO THE ENGINEER FOR REVIEW PRIOR TO CONSTRUCTION.
5. EARTH MATERIAL STOCKPILES SHALL BE LOCATED IN AREAS THAT HAVE A MINIMUM POTENTIAL FOR EROSION AND KEPT AS FAR AWAY AS POSSIBLE FROM EXISTING DRAINAGE COURSES, PROTECTED NATURAL RESOURCES, TREE DROP LINES AND OUTSIDE OF THE 100-YEAR FLOOD PLAIN. SEDIMENT BARRIERS SHALL BE INSTALLED DOWNGRADIENT OF STOCKPILES. STORMWATER SHOULD BE DIRECTED AWAY FROM STOCKPILE LOCATIONS.
6. REPAIR, CLEAN, AND REPLACE ANY SEDIMENT CONTROLS DAMAGED DURING AND/OR AFTER RAINFALL EVENTS.
7. EROSION CONTROL BLANKETS SHALL BE PLACED IN THE FLOW LINE OF ALL VEGETATED SWALES NOT OTHERWISE PROTECTED BY STONE.
8. EROSION CONTROL BLANKETS OR NETTING OVER LOOSE MULCH SHALL BE APPLIED TO ALL VEGETATED SLOPES GREATER THAN 3:1.
9. AN AREA SHALL BE CONSIDERED STABLE IF ONE OF THE FOLLOWING HAS OCCURRED:
A. BASE COURSE GRAVELS HAVE BEEN INSTALLED IN AREAS TO BE PAVED;
B. A MINIMUM OF 90% VEGETATED GROWTH HAS BEEN ESTABLISHED;
C. A MINIMUM OF 3-INCHES OF NON-EROSIVE MATERIAL, SUCH AS STONE OR RIPRAP, HAS BEEN INSTALLED;
D. EROSION CONTROL BLANKETS OR EROSION CONTROL MIX HAVE BEEN PROPERLY INSTALLED.

Permanent Erosion Control Measures

1. THE CONTRACTOR SHALL SUBMIT A WRITTEN MANUAL PREPARED FOR THE OWNER, THAT OUTLINES A SCHEDULE FOR PROPER MAINTENANCE OF THE LAWNS. THIS SCHEDULE SHOULD INCLUDE TIMING AND METHODS FOR MOWING, WATERING, AERATION, FERTILIZATION, LIMING, AND OTHER LAWN MAINTENANCE OPERATIONS.
2. SEEDING SHALL BE DONE BETWEEN APRIL 1 TO JUNE 1, OR BETWEEN AUGUST 15 TO OCTOBER 15.
3. ALL DISTURBED AREAS NOT COVERED BY BUILDINGS, PAVING, OR OTHERWISE DEVELOPED, SHALL BE COVERED WITH 6 INCHES LOAM AND SEEDED.

Winter Construction

1. WINTER CONSTRUCTION PERIOD: OCTOBER 15 THRU APRIL 15.
2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT A MAXIMUM OF 1 ACRE OF THE SITE IS UNSTABILIZED AT ANY ONE TIME OR LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY.
3. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB PER 1,000 SF OR 3 TONS/ACRE. MULCH SHALL BE APPLIED AND ANCHORED SO THAT THE GROUND SURFACE IS NOT VISIBLE THROUGHOUT THE MULCH. MULCH SHALL NOT BE APPLIED OVER SNOW.
4. MULCH SHALL NOT BE APPLIED WHERE THE SNOW DEPTH EXCEEDS ONE INCH. SNOW SHALL BE REMOVED PRIOR TO APPLICATION.
5. EROSION CONTROL BLANKETS SHALL BE APPLIED TO ALL VEGETATED SLOPES GREATER THAN 3:1.
6. A DOUBLE ROW OF SEDIMENT BARRIERS SHALL BE INSTALLED WITHIN 75 FEET OF A PROTECTED NATURAL RESOURCE.
7. DURING PERIODS WHEN TEMPERATURES ARE ABOVE FREEZING, AREAS SHALL BE FINE GRADED AND PROTECTED WITH EITHER MULCH, OR TEMPORARILY SEEDED AND MULCHED UNTIL THE FINAL TREATMENT CAN BE APPLIED.
8. AFTER NOVEMBER 1 EXPOSED AREAS THAT HAVE BEEN LOADED AND FINAL GRADED MAY BE DORMANT SEEDED AT A RATE OF 3 TIME THE PERMANENT SEED RATE AFTER THE FIRST KILLING FROST AND OVERWINTER MULCHED OR ANCHORED WITH EROSION CONTROL BLANKETS.
9. WINTER INSPECTIONS SHALL BE PERFORMED ONE A WEEK AND AFTER EACH RAINFALL, SNOWSTORM, OR THAW FOR VEGETATION GROWTH, EROSION, AND MAINTENANCE NEEDS.
A. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE STABILIZED FOR OVERWINTER PROTECTION.

Site Inspection & Maintenance

1. CONTRACTOR SHALL INSPECT AND MAINTAIN EROSION CONTROL MEASURES ON A WEEKLY BASIS AND BEFORE AND AFTER EACH STORM EVENT.
2. CONTRACTOR SHALL MAINTAIN WRITTEN INSPECTION AND MAINTENANCE LOGS FOR THE EROSION CONTROL MEASURES FOR THE DURATION OF THE CONSTRUCTION PERIOD. LOGS SHALL BE MADE AVAILABLE TO THE OWNER, ENGINEER, MUNICIPALITY, AND MAINE DEP UPON REQUEST.
3. TEMPORARY MULCHING: ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED TO AREAS WHERE LESS THAN 90% OF THE SOIL SURFACE IS COVERED WITH MULCH.
4. CATCH BASIN/SILT SACK SEDIMENT TRAPS: SEDIMENT SHALL BE REMOVED FROM TRAPS WHEN ACCUMULATION DEPTH IS GREATER THAN OR EQUAL TO 1/2 THE DESIGN DEPTH OF THE TRAP. TRAPS SHALL BE REPLACED IF THE ARE DAMAGED, TORN, ETC.
5. SILT SOCK BARRIERS, SILT FENCE BARRIERS AND STONE CHECK DAMS: SILT SOCK BARRIERS, SILT FENCE AND STONE CHECK DAMS SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. SEDIMENT TRAPPED BEHIND BARRIERS/CHECK DAM SHALL BE REMOVED WHEN SEDIMENT DEPTH REACHES 6 INCHES. BARRIERS SHALL BE REPLACES WITH A TEMPORARY CHECK DAM IF THERE ARE SIGNS OF UNDERCUTTING OR IMPOUNDING LARGE VOLUMES OF WATER BEHIND THEM.
6. EROSION CONTROL BLANKETS: IF WASHOUTS OR BREAKAGE OCCURS, SLOPES SHALL BE REPAIRED, AND BLANKETS SHALL BE RE-INSTALLED.
7. STABILIZED CONSTRUCTION EXITS: EXITS SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAY. IF EXIT BECOMES INEFFECTIVE IT SHALL BE RECONSTRUCTED AND/OR REPLACED.
8. TEMPORARY SEDIMENTATION/DEWATERING BASINS: SEDIMENT IN TEMPORARY BASINS SHALL BE REMOVED AS NECESSARY DEPENDING ON THEIR USE AND DESIGN.
9. UPON COMPLETION OF CONSTRUCTION AND ESTABLISHMENT OF PERMANENT GROUND COVER, CONTRACTOR SHALL REMOVE AND DISPOSE OF EROSION CONTROL MEASURES AND CLEAN SEDIMENT AND DEBRIS FROM ENTIRE DRAINAGE SYSTEMS.
10. LONG-TERM MAINTENANCE OF THE PERMANENT EROSION CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNER.



Prepared for

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Suite 105B
South Portland, ME 04106
207.889.3150

Naples Solar
30 River Road
Naples, Maine 04055

No.	Revision	Date	Appr.

Designed by _____ Checked by _____
Issued for _____ Date _____

Permitting June 1, 2020

Not Approved for Construction

Site Details 2

Drawing Number

C4.2

Sheet of
6 of 6

Project Number
55309.00



THE SNOWMOBILE TRAIL EASEMENT IS SUBJECT TO CERTAIN TERMS AND CONDITIONS AS SET FORTH IN EASEMENT DEED, IF ANY, FROM GSM PROPERTIES, INC. TO MUDDY RIVER SNO-SEEKERS, INC. TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

NOTE: SEWM PREVIOUSLY CONSTRUCTED ACROSS FULL WIDTH. SMALL PORTION REMOVED TEMPORARILY. (SHALL BE REBUILT)

Symbol	Description
⬡ #	Drainage Area
▭	Drainage Area Boundary
⬠ #	Detention Basin/Pond
▭ #	Reach
⬢ #	Discharge Point
→	To Path
⋯	Soil Boundary

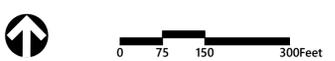
Preliminary
06/02/2020



Symbol	Description
	Drainage Area
	Drainage Area Boundary
	Detention Basin/Pond
	Reach
	Discharge Point
	Tc Path
	Soil Boundary

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NOTE: SEWM PREVIOUSLY CONSTRUCTED ACROSS FULL WIDTH. SMALL PORTION REMOVED TEMPORARILY. (SHALL BE REBUILT)



Preliminary
06/02/2020

Attachment E

Abutter's List

Abutters List

Map R12 , Lot 034
CHUTE, ELIZABETH & WENTWORTH, SYLVIA
380 WILEY ROAD
NAPLES, ME 04055

Map R12 , Lot 034 , Sub B
ADAMS, STEVEN
189 SOUTH HIGH STREET
BRIDGTON, ME 04009

Map R12 , Lot 049
JOHNSON, CAROL & JOHNSON, MARK
10 PARKER POND PINES
CASCO, ME 04015

Map R12 , Lot 041 , Sub A
KAPANTAIS, ERIC
25 CEDAR STREET #16
AMESBURY, MA 01913

Map R12 , Lot 041 , Sub B
JOYCE, THOMAS JR & JOYCE, JANIE
109 FLAGG MILL RD.
NAPLES, ME 04055

Map R12 , Lot 041 , Sub C
P & K SAND & GRAVEL INC
234 CASCO RD.
NAPLES, ME 04055

Map R12 , Lot 041 , Sub D
PLUMMER, MATTHEW & PLUMMER, ERIN P
19 JOSHUA'S WAY
NAPLES, ME 04055

Map R12 , Lot 041 , Sub E
PLUMMER, ERIN & PLUMMER, MATTHEW
19 JOSHUA'S WAY
NAPLES, ME 0405

Map R12 , Lot 041 , Sub F
PLUMMER, CODY
235 EDES FALLS RD
NAPLES, ME 04055

Map R12 , Lot 041 , Sub G
PLUMMER, DANIEL
PO BOX 864
NAPLES, ME 04055

Map R12 , Lot 041 , Sub H
KAPANTAIS, ERIC
25 CEDAR STREET #16
AMESBURY, MA 01913

Map R12 , Lot 041 , Sub J
KAPANTAIS, ERIC
625 CEDAR STREET #16
AMESBURY, MA 01913

Map R12 , Lot 040
NEUBERT, KEITH A
9 FLAGG MILL ROAD
NAPLES, ME 04055

Map R12 , Lot 047
HUNT, RICHARD
161 RIVER RD
NAPLES, ME 04055

Map R12 , Lot 047 , Sub A
MIKOLUK, DAVID A
73 NASHUA ST
WOBURN, MA 01801

Map R12 , Lot 044
MERRIMAN, PATRICK A
25 BURGESS ROAD
NAPLES, ME 04055

Map R12 , Lot 043
COFFIN, DONALD E & COFFIN, CYNTHIA J
9 BURGESS RD
NAPLES, ME 04055

Map R12 , Lot 042
COFFIN, DONALD E & COFFIN, CYNTHIA J
9 BURGESS RD
NAPLES, ME 04055

Map R12 , Lot 042 , Sub A
SCRIBNER, DAVID
1051 OLD MACK ROAD
CLARKSVILLE, TN 37040

Map R12 , Lot 030
PIERCE, DANIEL H
125 HORACE FILES RD
NAPLES, ME 04055

Map R12 , Lot 030 , Sub A
GIORGIO, HAYLEY & WILLIAMS, MACAKENZIE
860 BOSTON NECK RD.
NARRAGANSETT, RI 02882

Map R12 , Lot 031
CANFIELD, BONNIE M & CANFIELD, JAMES
141 HORACE FILES RD
NAPLES, ME 04055

Map R12 , Lot 035
GOLTSOVA, IRINA G
23 RUNNING HILL ROAD
SCARBOROUGH, ME 04074

Map R12 , Lot 037 , Sub 001
NICKELS, LAUREN & NICKELS, TIMOTHY
PO BOX 1575
NAPLES, ME 04055

Map R12 , Lot 037 , Sub 008
BROWN, CHAD
4 MILL ROAD
NAPLES, ME 04055

Map R12 , Lot 037 , Sub A
FOGG, BECKY & LAROCHE, LLOYD
64 FLAGG MILL RD
NAPLES, ME 04055

Map R12 , Lot 039
HOME SWEET HOME APARTMENTS LLC
51 GOULD RD
ANDOVER, MA 01810

Map R12 , Lot 039 , Sub A
WOODRICH, KIRK & WOODRICH, GLENN
40 FLAGG MILL ROAD
NAPLES, ME 04055

Map R12 , Lot 039 , Sub B
HINCKLEY, WAYNE
51 GOULD ROAD
ANDOVER, MA 01810

Map R12 , Lot 061
CAVAGNARO, JOHN & CAVAGNARO, TERESA
9 GREENPORT ST.
STATEN ISLAND, NY 10304

Map R09 , Lot 017
ADAMS, NICHOLAS
490 HARRISON RD
NAPLES, ME 04055

Map R09 , Lot 017 , Sub A
MONTGOMERY, SHERI
357 WILEY RD
NAPLES, ME 04055

Map R09 , Lot 017 , Sub B
ADAMS, ARTHUR
PO BOX 340
NAPLES, ME 04055

Map R09 , Lot 012 , Sub A , Type 003
JOHNSON, SHARON
152 HORACE FILES ROAD
NAPLES, ME 04055

Map R09 , Lot 012 , Sub A , Type 002
JOHNSON, CRAIG R
146 HORACE FILES ROAD
NAPLES, ME 04055

Map U51 , Lot 001
SMITH, DAVID T
87 RIVER ROAD
NAPLES, ME 04055

Map U51 , Lot 002
GREENBERG, MICHAEL D
402 PARADISE ROAD UNIT 2T
SWAMPSCOTT, MA 01907

Map U51 , Lot 003
PINGREE-FELTS, CHRISTOPHER
65 RIVER ROAD
NAPLES, ME 04055

Map U51 , Lot 004
CBJ PROPERTIES, INC.
217 EDES FALLS RD
NAPLES, ME 04055

Map U51 , Lot 005
TOWN OF NAPLES
PO BOX 1757
NAPLES, ME 04055