



Major Site Plan Review Application Proposed Ground-Mount Solar Photovoltaic Development

86 Casco Road (Route 11), Naples, ME 04055
Map U04, Lot 2 – Fogg Property
Project # 3652190228

Prepared for:

Soltage, LLC

66 York Street, 5th Floor, Jersey City, NJ 07302

January 28, 2020



Wood Environment & Infrastructure Solutions, Inc.
271 Mill Road
3rd Floor
Chelmsford, MA 01824
USA

T: 978-692-9090

www.woodplc.com

January 28, 2020

Town of Naples Planning Board
c/o Renee Carter, Code Enforcement Officer
15 Village Green Lane; PO Box 1757
Naples, ME 04055
Email: naplesceo04049@townofnaples.org

**Re: Major Site Plan Review Application
Proposed Ground-Mount Solar Photovoltaic Development
86 Casco Road (Route 11), Naples, ME 04055
Map U04, Lot 2 – Fogg Property**

Dear Members of the Planning Board:

On behalf of Soltage, LLC (Applicant), Wood Environment & Infrastructure Solutions, Inc. (Wood) is pleased to submit this Major Site Plan Review Application to the Town of Naples Planning Board for a proposed 2,250-kilowatt (kW) alternating current (AC) ground-mount solar photovoltaic (PV) development (the Project) located at 86 Casco Road, Route 11 (the Fogg Property) in Naples, Maine (the Site).

A completed Planning Board Application is included in **Attachment A**. Per the Major Site Plan Review Fee Schedule and preliminary discussions with the Town, a check is provided under separate cover in the amount of \$492 (\$400 development, \$50 advertising, 6 abutters at \$7 each).

The Site is owned by Mr. & Mrs. Robert Fogg (Smith Brook LLC) and identified as Map U04, Lot 2. The lot encompasses 16.8 acres west of the existing Q-Team Tree Service property at the intersection of Sand Road as shown on the on the Site Location Maps in **Attachment B**. The Project occupies the majority of the property and is defined as the area within the Limit of Work line as shown on **Figures 1 and 2**. The Site is located in the Commercial zone according to the 2017 Naples Land Use Map.

Based on preliminary meetings with the Town, approval from the Naples Planning Board is required for the proposed development. Naples has no specific land use ordinance relating to solar developments; however, a Major Site Plan Review approval from the Planning Board will be required. The Project will require building and electrical permits prior to construction.

A topographic survey was completed on-site by Wood in September 2019. Topography on-site is variable throughout the Limit of Work area ranging from elevation 305 to 385 feet (North American Vertical Datum 1988). Topography rises on the northeastern portion of the Site and drops off to the southwest toward a perennial stream and vegetated wetland which lie south of the Site outside of the Limit of Work area.

The existing and proposed site plans are shown on the Project Drawings included in **Attachment C**. The proposed fenced area of the solar PV array occupies approximately 12.4 acres and the array itself consists of approximately 7,128 PV modules. The modules are mounted on a racking system which will be supported by ground-mounted posts that will be embedded into the existing ground surface. The racking system and modules will extend approximately 8 feet above the existing ground surface at their maximum height. The



array will be surrounded by a 7-foot high chain link fence and locking gates for security and electrical code purposes.

Access to the Project will come from the existing Q-Team Tree Service entrance at 86 Casco Road and through the existing gravel roads leading to the rear lot. The existing access ways will be upgraded with crushed stone and gravel as required entering the Limit of Work area to the proposed transformer location. The road will be used for construction vehicle traffic and long-term maintenance of the solar facility and will be able to accommodate the maneuvering of emergency vehicles.

The solar PV array will be connected through inverters and one transformer mounted on a concrete pad within the fenced area. The purpose of the transformer is to step up the voltage to match and allow for interconnection with the existing Central Maine Power Company (CMP) utility grid. Medium voltage power from the transformers will run in a subsurface medium voltage line (approximately 800 feet to the first above-ground utility pole). Six total proposed utility poles will be located along the eastern portion of the Q-Team lot and will connect to an existing utility pole on Casco Road (Route 11) via overhead electric lines (approximately 300 feet long).

To address changes in hydrology with the proposed development, stormwater best management practices (BMPs) will be employed on-site. The BMPs are designed to attenuate the minimal increase in stormwater flow as a result of impervious areas (concrete pads, racking posts), and the change in surface cover for the conversion of wooded areas to grass, which results in no increase in peak runoff flow rate or volume off the property. Additionally, erosion and sedimentation (E&S) controls will be installed around the perimeter of the proposed work areas prior to the start of construction and maintained until the site has been stabilized with vegetation to minimize stormwater impacts. Stormwater drainage plans are included in **Attachment D**.

In addition to the local Site Plan Review, additional permits to comply with state and federal laws may be applicable through the appropriate agencies as detailed below:

Wetlands: A preliminary review of available map data including the U.S. Fish & Wildlife Service National Wetlands Inventory (NWI) shows that a perennial stream and vegetated wetland lie immediately south of the Site. **Figure 3** is an environmental constraints map showing the location of the stream and of other sensitive environmental resources as depicted on publicly available map data. Wood performed an inspection and delineation of wetlands on the Site in October 2019 to verify the location and characteristics of the stream and wetlands, and to search for other wetlands that may not be shown on publicly available air-photo interpreted maps such as the NWI.

The off-site stream is identified as Wild Brook Trout Habitat, according to the Maine Department of Inland Fisheries and Wildlife. Vegetated wetlands bordering the stream lie along the southern property boundary. Because these wetlands border a stream they are considered “wetlands of special significance” and any impacts to them or to an array within 250 feet of their borders would require a permit from Maine Department of Environmental Protection (DEP) under the Natural Resources Protection Act (NRPA). The project has been designed to avoid this buffer to the south.

Wood identified and delineated two vegetated wetlands in the central and northern portion of the Site. Observable physical characteristics indicate these wetlands both may be functioning as vernal pools. A vernal pool survey is warranted in the spring (late March) to verify whether the wetlands meet the definition of “significant vernal pools.” If they are significant vernal pools, then any work in the wetlands and within an envelope of 250 feet around them would require a permit from the Maine DEP under the NRPA.

Flood hazard does not appear to be a constraint on the Project. Based on the most recent Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the study area

(Community-Panel Number 230050 0016 B, Effective Date April 1, 1982), the Site is located within an area designated Zone C, an area of minimal flooding (see **Figure 3**).

Stormwater Management: The state of Maine has assumed the National Pollutant Discharge Elimination Program (NPDES) program from the federal government. The state issues its permits through the Maine Department of Environmental Protection. Under Maine’s Stormwater Management Rule, projects that disturb greater than one acre of land require submittal of a stormwater management permit application, including an Erosion and Sedimentation Control Plan, Inspection, Maintenance, and Housekeeping Plan, and Stormwater Management/Control Plan. Inspections would be required during the course of construction and until the Site has been stabilized.

Threatened and Endangered Species: Data maintained by the Maine Office of GIS, Department of Inland Fisheries and Wildlife and Maine Natural Areas Program do not show any state-listed plants or state-listed animal habitats on the Site (**Figure 3**).

On January 15, 2020 Wood submitted a request to Maine Inland Fisheries and Wildlife for review of the Site with respect to Endangered, Threatened, and species of Special Concern; Designated Essential and Significant Wildlife Habitat; and inland fisheries habitats. The results of this site-specific review are expected on or around February 15, 2020.

Review of endangered species data through the U.S. Fish & Wildlife Service “Information for Planning and Consultation” database has identified two species that may potentially be affected by activities on the Site: the northern long-eared bat (NLEB), and the small whorled pogonia. The NLEB is listed as threatened throughout all of New England. As part of project permitting the proponent will submit the online streamlined consultation form to determine whether any restrictions will be placed on tree-clearing. The small whorled pogonia is listed as threatened in the Site area. There are no critical habitats in the Project area.

Cultural Resources: Section 106 of the National Historic Preservation Act (NHPA) mandates projects that require a federal or state permit or federal license must first consult with the State Historic Preservation Office to identify historic properties in the project area; determine their eligibility for the National Register of Historic Places; consider the potential effects of the project on historic properties; and seek ways to avoid or reduce adverse effects to historic properties. Consultation with the Maine Historic Preservation Office (MHPO) is conducted through the submittal of a Request for Project Review which will be submitted for this project. MHPO will respond to requests for review within thirty days of receipt of notice with either a request for additional information, or a finding of how the undertaking or project will affect historic properties. Preliminary data obtained through the MHPO Cultural & Architectural Resource Management Archive map viewer show no historic properties on the Site.

Should you have any questions regarding this application, please do not hesitate to contact Drew Vardakis at (978) 392-5341 or andrew.vardakis@woodplc.com; or John Rand at (207) 828-2655 or john.rand@woodplc.com

Sincerely,

Wood Environment & Infrastructure Solutions, Inc.



Andrew P. Vardakis, P.E. (MA, NH, RI)
Project Manager



John B. Rand, C.G.
Senior Hydrogeologist

Attachments: A – Planning Board Application
B – Figures
C – Project Drawings
D – Stormwater Drainage Plans

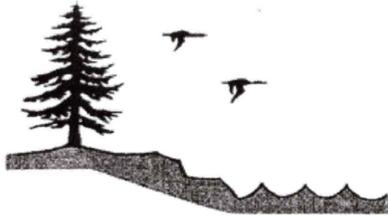
cc: Brett Pingree – Soltage, LLC



wood.

Attachment A

Planning Board Application



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: 1/24/2020

Owner/Applicant Name: Soltage, LLC

Mailing Address: 66 York Street, 5th Floor, Jersey City, NJ 07302

Telephone: (207) 808-3452 Email: bpingree@soltage.com

Property Owner: Smith Brook LLC

Property Location: 86 Casco Road (Route 11) Map & Lot: Map U04, Lot 2

Any easements, covenants, or deed restrictions related to the property? No

Zoning District: Commercial Waivers requested: 20' property line setback
A list must be submitted for waivers

Name, address, & phone # of applicants engineer, land surveyor or planner: Wood Environment & Infrastructure Solutions, Inc.; 271 Mill Road, Chelmsford, MA 01824
Andrew Vardakis, Project Manager; (978) 392-5341; andrew.vardakis@woodplc.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, statutes, and regulation of the Town, State and Federal governments.

Date: 1/25/2020 Signature: [Handwritten Signature]

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: \$ 492

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	Rcvd. By PB	Waived by PB
Required						
	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:					
	Owners name, address and signature					
	Perimeter survey of parcel made and certified by a registered land surveyor					
	Total area of any land within 500 feet of the proposed project which is owned by the applicant					
	Zoning classifications of the property and location of zoning district boundaries if the property is located in two or more zoning districts					
	Soil types and location of soil boundaries as certified by a registered engineer or certified soil scientist					
	Location of all building setbacks as required by town ordinances					
	Location, size and character of all signs in exterior lighting					
	Lots area of the parcel, street frontage and minimum lot size and frontage					
	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					
	Location of all buildings within 50 feet of the parcel and the location of intersecting roads are driveways within 200 feet of the parcel					
	Existing and proposed topography of the site at 2 foot print to war intervals if major changes to the existing topography are being proposed					
	All surface water features within 500 feet of the project boundaries including perennial streams and wetlands					
	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					
	Location of all Wells and septic systems within 150 feet of the property boundary					
	Existing land cover and vegetation conditions					
	Drainage plan to describe the location and size of road culprits, road drainage, ditches, phosphorus and run off control measures and other similar features					
	On-site soil and investigation report by a DHS licensed site evaluator					
	Statement from the Fire Chief that the property is accessible by present fire apparatus and detailing any additional on-site fire protection facilities required					
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					
	Direction and flow of the run off through the use of air rose					
	Location, location and size of all catch basins, dry wells, drainage ditches, Swales, retention basins and storm sewers					
	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					
	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					
	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.					
	Building plan showing all of the floors and elevations					
	Evidence of applicants right and or title to the property, and copies of any proposed or existing easements, convey ends and deed restrictions					
	Description and he sign a proposed temporary and permanent signs, including location, size and lighting					
	Copies of all required state approvals and permits					

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:

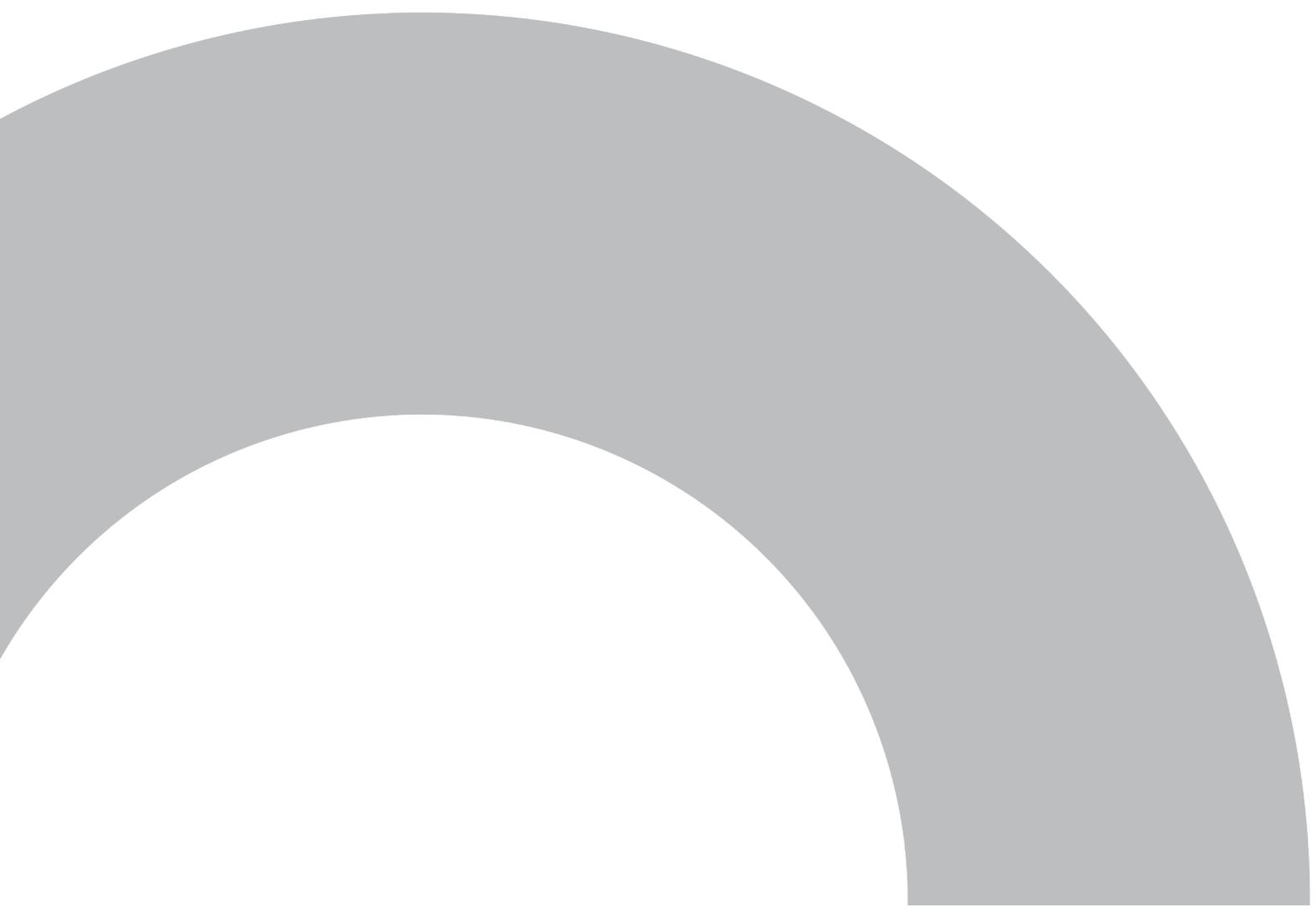
Naples Planning Board Chairman

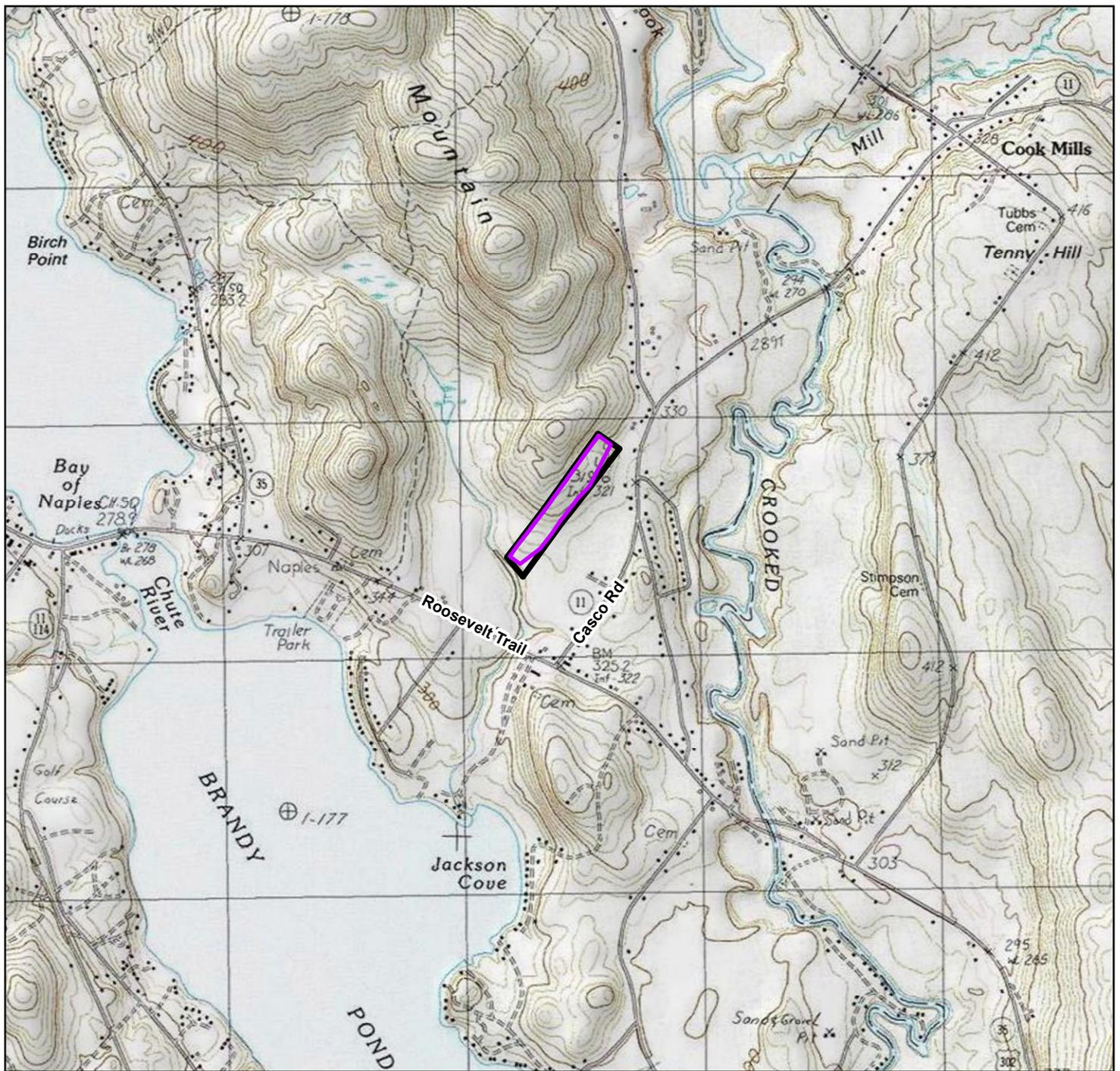
Date:

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

Attachment B

Figures





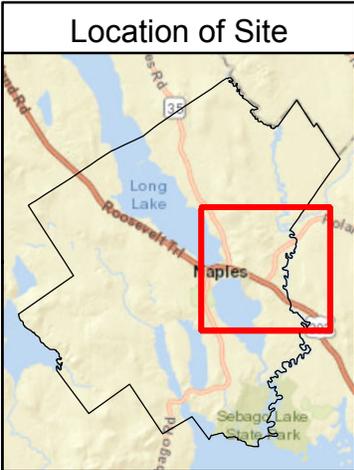
SITE LOCATION

Soltage
Fogg Property

86 Casco Road
Naples, Maine

Legend

-  Site Boundary
-  Limit of Work



Notes & Sources

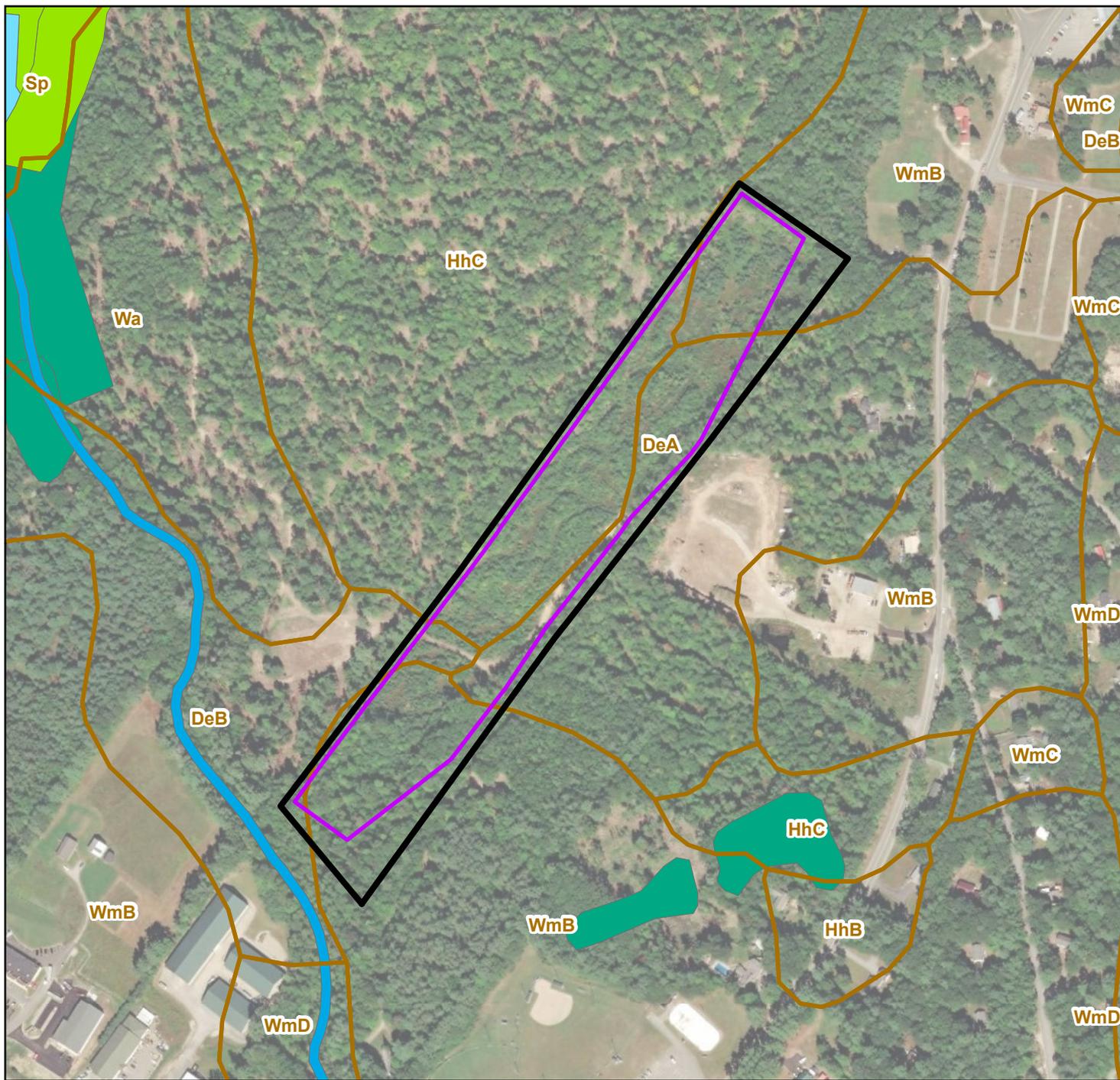
Data layer sources: Site Boundary from Survey. Limit of Work from proposed plan.

0 1,000 2,000 Feet



wood. **FIGURE**
511 Congress Street
Portland, ME 04101
(207) 775-5401

1

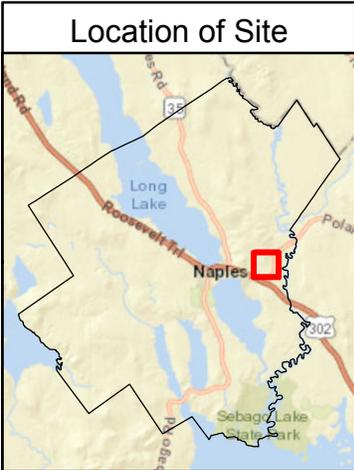


SITE PLAN

Soltage

86 Casco Road
Naples, Maine

Legend	
	Site Boundary
	Limit of Work
	SSURGO Soil Map Unit Boundary
NWI Wetlands:	
	Freshwater Emergent Wetland
	Freshwater Forested/Shrub Wetland
	Freshwater Pond
	Riverine



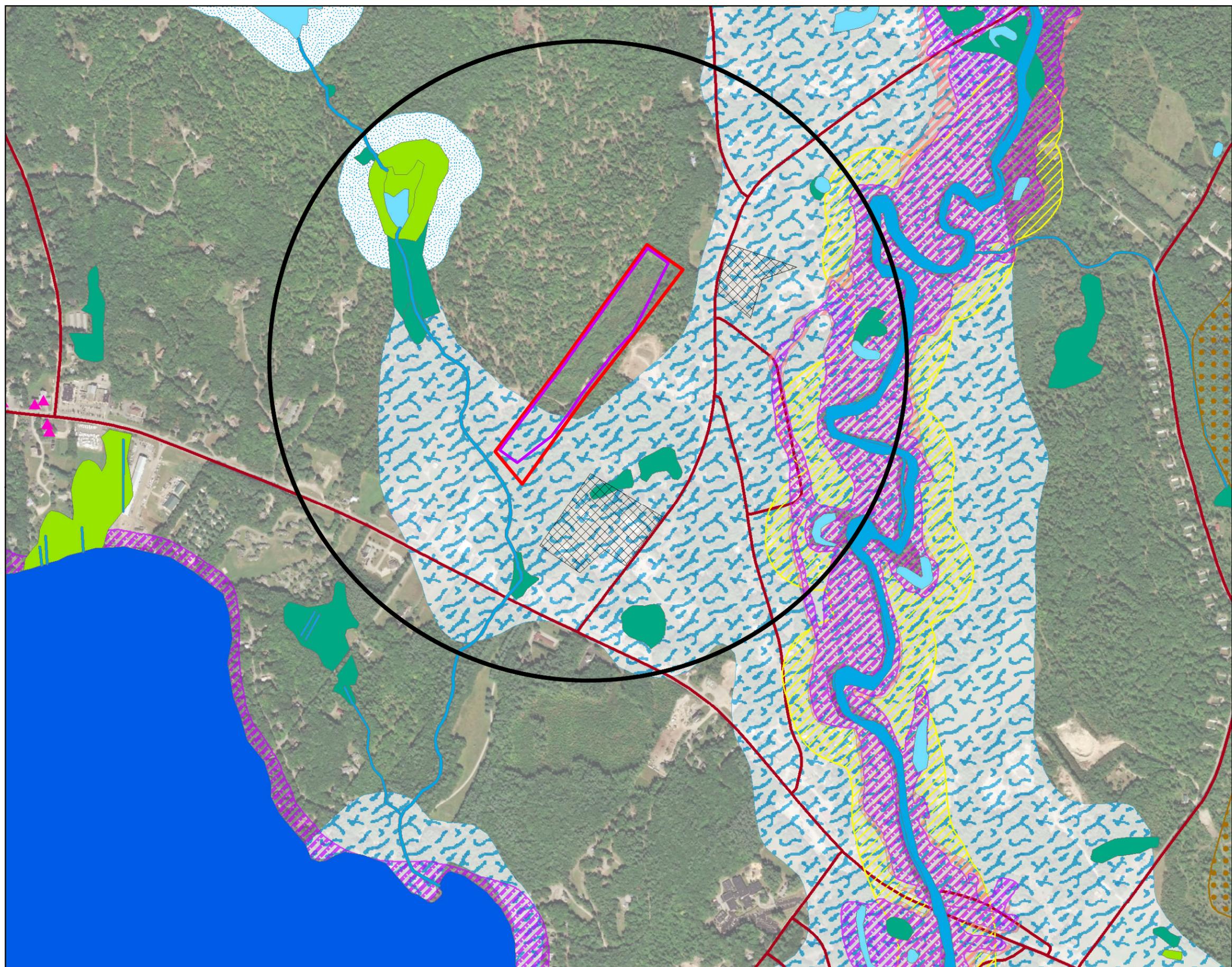
Notes & Sources

Data layer sources: Site Boundary from Survey Limit of Work from proposed plan.
 SSURGO Soil Map Unit Boundary from USDA NRCS Web Soil Survey. NWI Wetlands from USFWS National Wetlands Inventory Wetlands Mapper.

0 200 400 Feet

wood. FIGURE 2

511 Congress Street
 Portland, ME 04101
 (207) 775-5401



**Environmental
Constraints Map
Fogg Property,
Naples
2.35 mW AC Solar Array
86 Casco Road
Naples, Maine**

Legend

- Site Boundary
- Limit of Work
- 0.5 Mile Buffer
- Maine Conserved Lands
- Aquifers
- Deer Wintering Areas
- Maine Endangered, Threatened, and Special Concern Wildlife Habitat
- Maine Inland Waterfowl and Wading Bird Habitat (2013)
- ▲ ME DOT Historic Properties
- ME DOT Roads
- NWI Wetlands:**
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Riverine
- Lake
- FEMA Flood Zones Q3:**
- AE
- X500

Notes & Sources

Datalayer Sources: Maine Office of GIS, various dates.



wood.

511 Congress Street
Portland, ME 04101
(207) 775-5401

FIGURE

3

The logo for 'wood.' is positioned in the top right corner. It features the word 'wood.' in a dark blue, lowercase, sans-serif font. The period at the end of the word is a small dot. The background of the page is white, with large, light gray curved shapes on the left and bottom edges.

Attachment C

Project Drawings

SOLTAGE, LLC

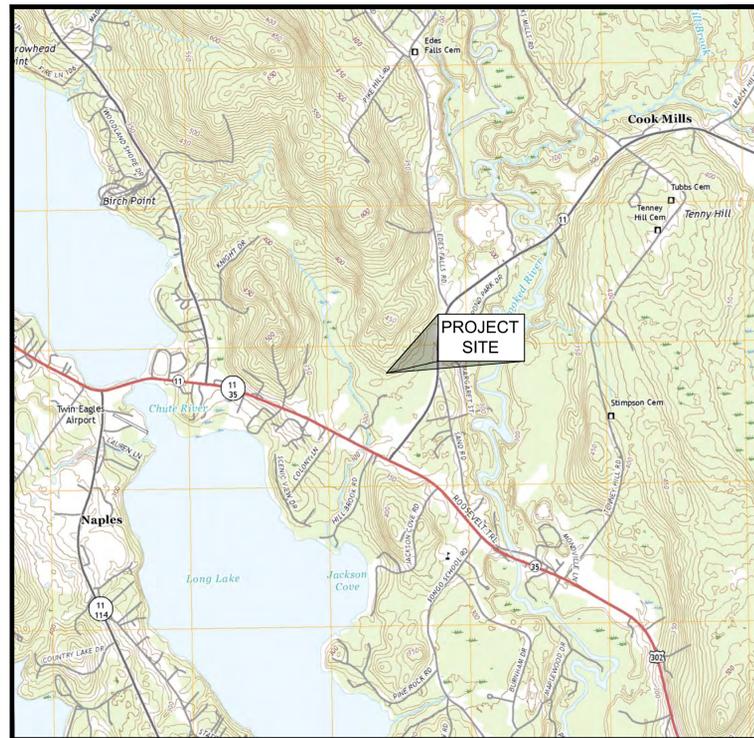
2,815.56 KW DC (2,250 KW AC) GROUND-MOUNT SOLAR PV DEVELOPMENT

86 CASCO ROAD NAPLES, MAINE 04055

MAP U04 , LOT 2 - FOGG PROPERTY

JANUARY, 2020

ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION



LOCUS MAP
NOT TO SCALE



AERIAL IMAGE
NOT TO SCALE

DRAWING INDEX

SHEET NUMBER	DRAWING TITLE	DRAWING NUMBER
	COVER SHEET	
1	EXISTING CONDITIONS PLAN	V-101
2	PROPOSED SITE PLAN	C-101
3	CONSTRUCTION, EROSION, AND SEDIMENTATION CONTROL DETAILS	C-501

PROPERTY OWNER

SMITH BROOK LLC
PO BOX 4096
NAPLES, MAINE 04055

DEVELOPED BY

SOLTAGE, LLC



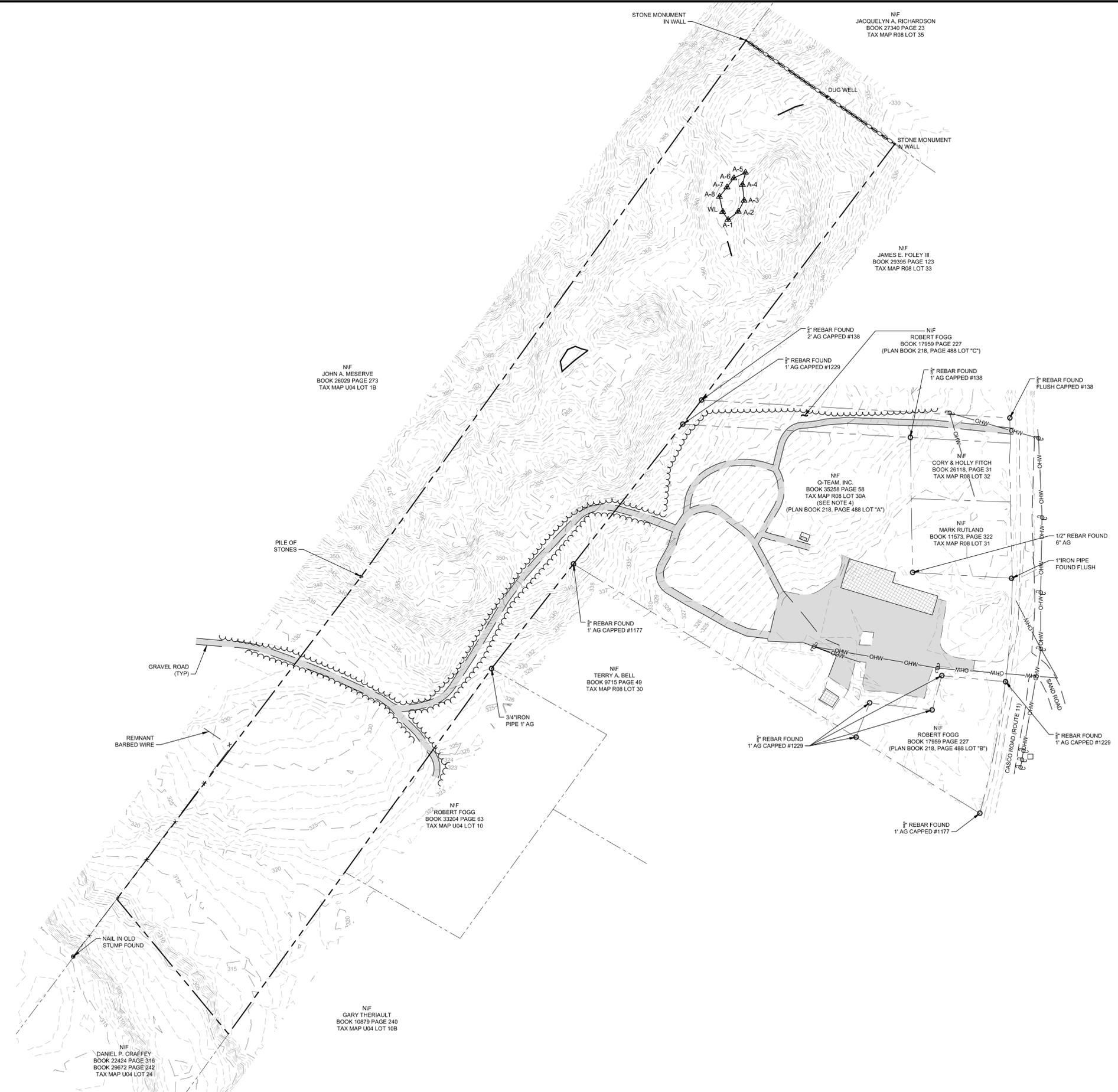
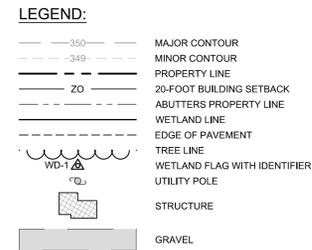
66 YORK STREET, 5TH FLOOR
JERSEY CITY, NEW JERSEY 07302

PREPARED BY

wood.
**WOOD ENVIRONMENT &
INFRASTRUCTURE SOLUTIONS, INC.**
271 MILL ROAD
CHELMSFORD, MASSACHUSETTS 01824

- GENERAL NOTES:**
- OWNER OF RECORD: ROBERT E. FOGG AS RECORDED IN BOOK 29672, PAGE 191 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, LISTED IN THE TOWN OF NAPLES, ME TAX MAP U04 LOT 2.
 - HORIZONTAL DATUM IS BASED ON MAINE STATE GRID COORDINATE SYSTEM NAD83 (2011) WEST ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.
 - PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 230050 0016 B PANEL 16 OF 25, FOR THE TOWN OF NAPLES, CUMBERLAND COUNTY, MAINE, WITH EFFECTIVE DATE APRIL 1, 1992. ZONE "C" IS DESCRIBED AS AN AREA OF MINIMAL FLOODING.
 - Q-TEAM, INC., RECORDED IN BOOK 35258, PAGE 58 RESERVES A RIGHT-OF-WAY OVER ALL EXISTING DRIVEWAYS LEADING FROM CASCO ROAD ACROSS A PARKING LOT AND EXTENDING TO THE SOUTHEASTERLY LINE OF ROBERT E. FOGG AS DESCRIBED IN A DEED RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 29672, PAGE 191.
 - WOOD E&IS HAS NOT INDEPENDENTLY VERIFIED THE LOCATION, EXISTENCE, AND SERVICEABILITY OF ANY UTILITIES AND MAKE NO GUARANTEE TO THE COMPLETENESS OR THE ACCURACY OF ANY UTILITIES. ADDITIONAL UTILITIES MAY EXIST IN THE FIELD, WHICH ARE NOT SHOWN ON THIS PLAN. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD PRIOR TO EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES. CALL "DIG SAFE" AT 1-888-344-7233 OR DIAL 811. WOOD E&IS ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
 - ZONING DISTRICT: COMMERCIAL.

- PLAN REFERENCES:**
- AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
- PLAN ENTITLED "SUBDIVISION OF LAND OF DANIEL P. CRAFFEY" RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206, PAGE 485.
 - PLAN ENTITLED "DIVISION OF LAND, 86 CASCO ROAD, NAPLES MAINE, RECORD OWNER ROBERT FOGG," RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 218, PAGE 488.



wood.
 WOOD ENVIRONMENT & INFRASTRUCTURE SOLUTIONS, INC.
 271 MILL ROAD CHELMSFORD MASSACHUSETTS 01824
 TELEPHONE: (978) 692-9090
 FAX: (978) 692-6633
 WEB: WWW.WOODPLC.COM

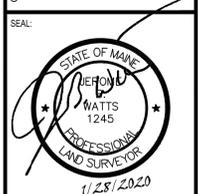
REVISION	DATE	ISSUE / REVISION DESCRIPTION	TH	JBW	APPROVED
0	01/28/2020	ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION			

PROJECT:
 2,815.56 KW DC (2,250 KW AC) GROUND-MOUNT SOLAR PV DEVELOPMENT
 86 CASCO ROAD - FOGG PROPERTY
 NAPLES, MAINE 04055

TITLE:
 EXISTING CONDITIONS PLAN

CLIENT:
 SOLTAGE, LLC
 66 YORK STREET, 5TH FLOOR
 JERSEY CITY
 NEW JERSEY 07302

RENEWABLE ENERGY PROVIDER
Soltage



DESIGNED BY:	DRAWN BY:
TH	DED
CHECKED BY:	SCALE:
JBW	AS SHOWN
PROJECT NUMBER:	
3652190228	
DRAWING NUMBER:	
V-101	
SHEET NUMBER:	
1 OF 3	

ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION

GENERAL NOTES:

- OWNER OF RECORD: ROBERT E. FOGG AS RECORDED IN BOOK 29672, PAGE 191 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, LISTED IN THE TOWN OF NAPLES, ME TAX MAP U04, LOT 2.
- HORIZONTAL DATUM IS BASED ON MAINE STATE GRID COORDINATE SYSTEM NAD83 (2011) WEST ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.
- PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 230050 0016 B PANEL 16 OF 25, FOR THE TOWN OF NAPLES, CUMBERLAND COUNTY, MAINE, WITH EFFECTIVE DATE APRIL 1, 1982. ZONE "C" IS DESCRIBED AS AN AREA OF MINIMAL FLOODING.
- Q-TEAM, INC., RECORDED IN BOOK 35258, PAGE 58 RESERVES A RIGHT-OF-WAY OVER ALL EXISTING DRIVEWAYS LEADING FROM CASCO ROAD ACROSS A PARKING LOT AND EXTENDING TO THE SOUTHEASTERLY LINE OF ROBERT E. FOGG AS DESCRIBED IN A DEED RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 29672, PAGE 191.
- WOOD E&IS HAS NOT INDEPENDENTLY VERIFIED THE LOCATION, EXISTENCE, AND SERVICEABILITY OF ANY UTILITIES AND MAKE NO GUARANTEE TO THE COMPLETENESS OR THE ACCURACY OF ANY UTILITIES. ADDITIONAL UTILITIES MAY EXIST IN THE FIELD, WHICH ARE NOT SHOWN ON THIS PLAN. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD PRIOR TO EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES. CALL "DIG SAFE" AT 1-888-344-7233 OR DIAL 811. WOOD E&IS ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- LOCUS PARCEL IS A BACK LOT IN THE COMMERCIAL ZONING DISTRICT AND HAS 730,281 SF AND IS CONNECTED TO ROOSEVELT TRAIL BY A 50' ROW.

PLAN REFERENCES:

- AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
- PLAN ENTITLED "SUBDIVISION OF LAND OF DANIEL P. CRAFFEY," RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206, PAGE 485.
 - PLAN ENTITLED "DIVISION OF LAND, 86 CASCO ROAD, NAPLES MAINE, RECORD OWNER ROBERT FOGG," RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 218, PAGE 488.

ACREAGE:

- PROPERTY LINE = 16.8 ACRES
- PROPOSED FENCE LINE = 12.4 ACRES

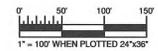
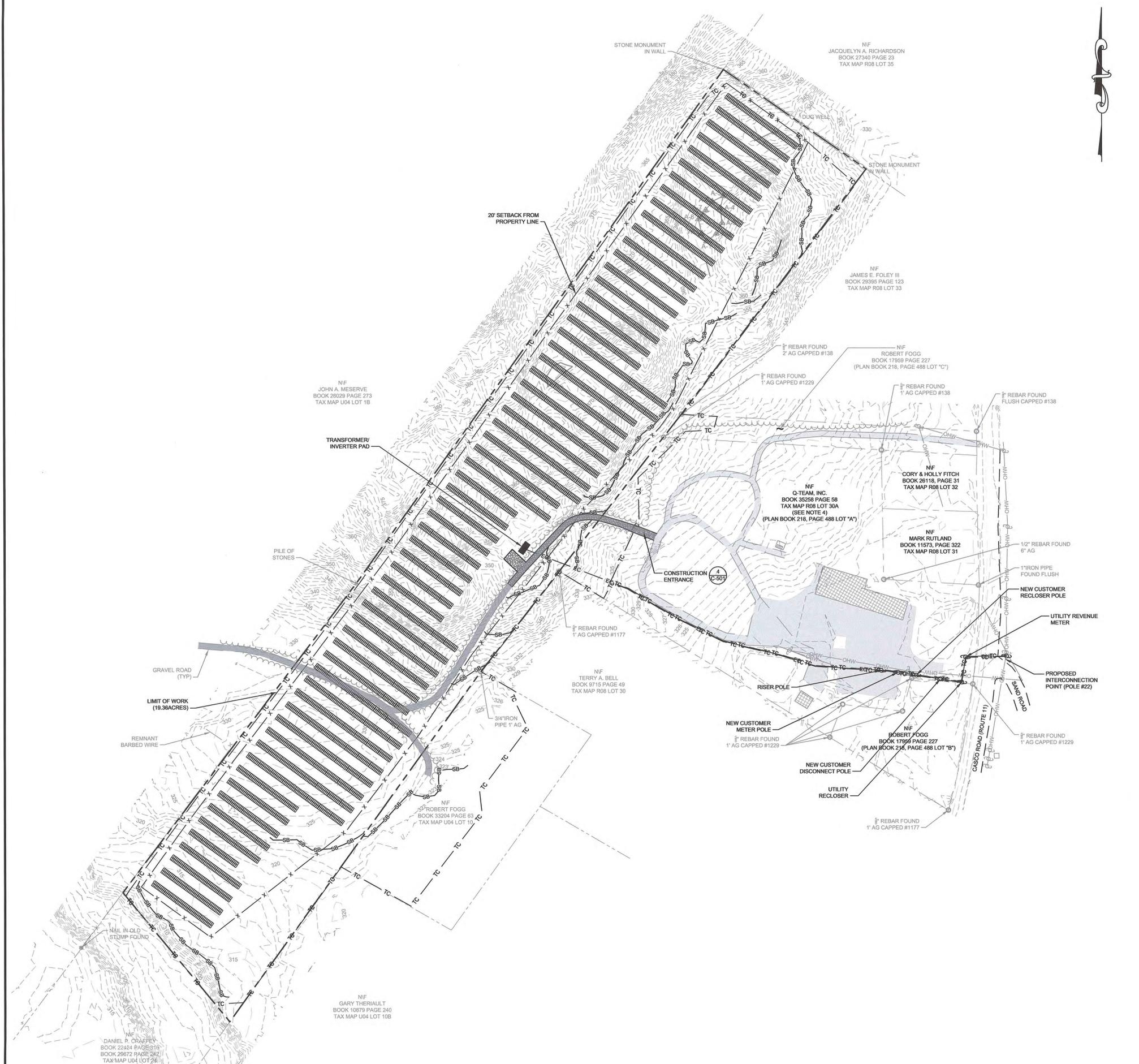
LEGEND:

EXISTING:

- 350 MAJOR CONTOUR
- 340 MINOR CONTOUR
- PROPERTY LINE
- 20-FOOT BUILDING SETBACK
- ABUTTERS PROPERTY LINE
- WETLAND LINE
- EDGE OF PAVEMENT
- TREE LINE
- WETLAND FLAG WITH IDENTIFIER
- UTILITY POLE
- STRUCTURE
- GRAVEL

PROPOSED:

- SOLAR PV ARRAY (1-C-501)
- UNDERGROUND ELECTRIC CONDUIT
- OVERHEAD ELECTRIC LINE
- 7 HIGH CHAIN LINK FENCE
- TREE CLEARING/LIMIT OF WORK
- SEDIMENT BARRIER (2-C-502)
- GRAVEL ACCESS WAY IMPROVEMENTS (2-C-503)



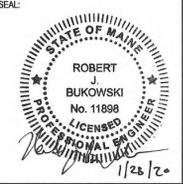
REVISION	DATE	ISSUE	APV	RUB	APPROVED
0	01/28/2020	ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION			

PROJECT:
2,815.56 KW DC (2,250 KW AC) GROUND-MOUNT SOLAR PV DEVELOPMENT
86 CASCO ROAD - FOGG PROPERTY
NAPLES, MAINE 04055

TITLE:
PROPOSED SITE PLAN

CLIENT:
SOLTAGE, LLC
66 YORK STREET, 5TH FLOOR
JERSEY CITY
NEW JERSEY 07302

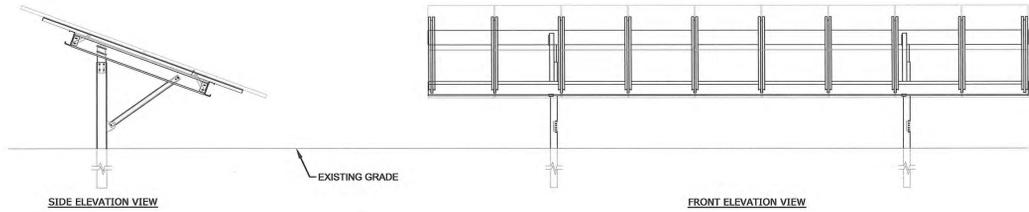
RENEWABLE ENERGY PROVIDER
Soltage



DESIGNED BY: APV
CHECKED BY: OAP
PROJECT NUMBER: 3652190228
DRAWING NUMBER: C-101
SHEET NUMBER: 2 OF 3

DRAWN BY: DED
SCALE: AS SHOWN

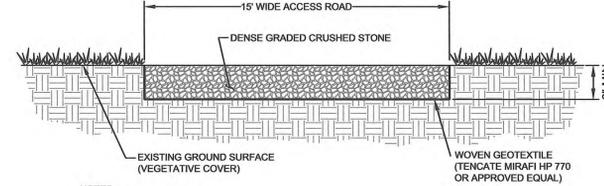
ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION



NOTE:
1. DESIGN FOR FOUNDATIONS, RACKING, DRIVEN POST, AND MODULES BY OTHERS. DETAILS SHOWN FOR ILLUSTRATION PURPOSES ONLY.

SOLAR PV ARRAY
NOT TO SCALE

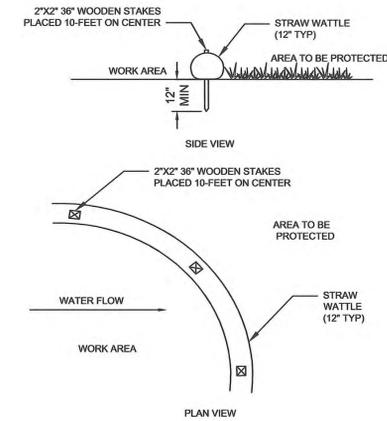
1



NOTES:
1. ACCESS ROAD TO BE CONSTRUCTED OF A MINIMUM 6" OF DENSE GRADED CRUSHED STONE.
2. WOVEN GEOTEXTILE TO BE PLACED BETWEEN THE GROUND SURFACE AND THE CRUSHED STONE.
3. CRUSHED STONE SHALL BE COMPACTED TO A FIRM AND NON-YIELDING CONDITION.

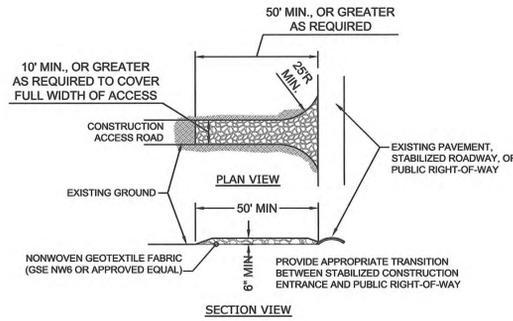
ACCESS ROAD
NOT TO SCALE

2



STRAW WATTLE SEDIMENT BARRIER
NOT TO SCALE

3



NOTES:
1. STONE TO BE 1"-3" STONE, RECLAIMED STONE, OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH - AS REQUIRED, BUT NOT LESS THAN 50 FT.
3. THICKNESS - NOT LESS THAN SIX (6) INCHES.
4. WIDTH - TEN (10) FT. MIN, BUT NOT LESS THAN THE FULL TRAVELED WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH - SHALL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER - ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCE SHALL BE PIPED ACROSS OR BENEATH THE ENTRANCE.
7. MAINTENANCE - THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL 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 AND/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.
8. WASHING - WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. IF WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE

4

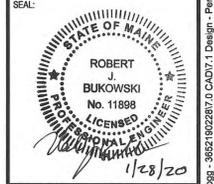
REVISION	DATE	ISSUE REVISION DESCRIPTION	ISSUED	APV	RUB	APPROVED
0	01/28/2020	ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION				

PROJECT: 2,815.56 KW DC (2,250 KW AC) GROUND-MOUNT SOLAR PV DEVELOPMENT
86 CASCO ROAD - FOGG PROPERTY
NAPLES, MAINE 04055

TITLE: CONSTRUCTION, EROSION, AND SEDIMENTATION CONTROL DETAILS

CLIENT: SOLTAGE, LLC
66 YORK STREET, 5TH FLOOR
JERSEY CITY
NEW JERSEY 07302

RENEWABLE ENERGY PROVIDER



DESIGNED BY: APV
DRAWN BY: DED
CHECKED BY: OAP
SCALE: AS SHOWN
PROJECT NUMBER: 3652190228
DRAWING NUMBER: C-501
SHEET NUMBER: 3 OF 3

ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION



Attachment D

Stormwater Drainage Plans

GENERAL NOTES:

- OWNER OF RECORD: ROBERT E. FOGG AS RECORDED IN BOOK 29672, PAGE 191 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, LISTED IN THE TOWN OF NAPLES, ME TAX MAP U04, LOT 2.
- HORIZONTAL DATUM IS BASED ON MAINE STATE GRID COORDINATE SYSTEM NAD83 (2011) WEST ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.
- PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 230050 0016 B PANEL 16 OF 25, FOR THE TOWN OF NAPLES, CUMBERLAND COUNTY, MAINE, WITH EFFECTIVE DATE APRIL 1, 1982. ZONE "C" IS DESCRIBED AS AN AREA OF MINIMAL FLOODING.
- Q-TEAM, INC., RECORDED IN BOOK 35258, PAGE 58 RESERVES A RIGHT-OF-WAY OVER ALL EXISTING DRIVEWAYS LEADING FROM CASCO ROAD ACROSS A PARKING LOT AND EXTENDING TO THE SOUTHEASTERLY LINE OF ROBERT E. FOGG AS DESCRIBED IN A DEED RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 29672, PAGE 191.
- WOOD E&IS HAS NOT INDEPENDENTLY VERIFIED THE LOCATION, EXISTENCE, AND SERVICEABILITY OF ANY UTILITIES AND MAKE NO GUARANTEE TO THE COMPLETENESS OR THE ACCURACY OF ANY UTILITIES. ADDITIONAL UTILITIES MAY EXIST IN THE FIELD, WHICH ARE NOT SHOWN ON THIS PLAN. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD PRIOR TO EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES. CALL "DIG SAFE" AT 1-888-344-7233 OR DIAL 811. WOOD E&IS ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- LOCUS PARCEL IS A BACK LOT IN THE COMMERCIAL ZONING DISTRICT AND THE HAS 730.281 SF AND IS CONNECTED TO ROOSEVELT TRAIL BY A 50' ROW.

PLAN REFERENCES:

AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS

- PLAN ENTITLED "SUBDIVISION OF LAND OF DANIEL P. CRAWFEE," RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206, PAGE 485.
- PLAN ENTITLED "DIVISION OF LAND, 86 CASCO ROAD, NAPLES MAINE, RECORD OWNER ROBERT FOGG," RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 218, PAGE 488.

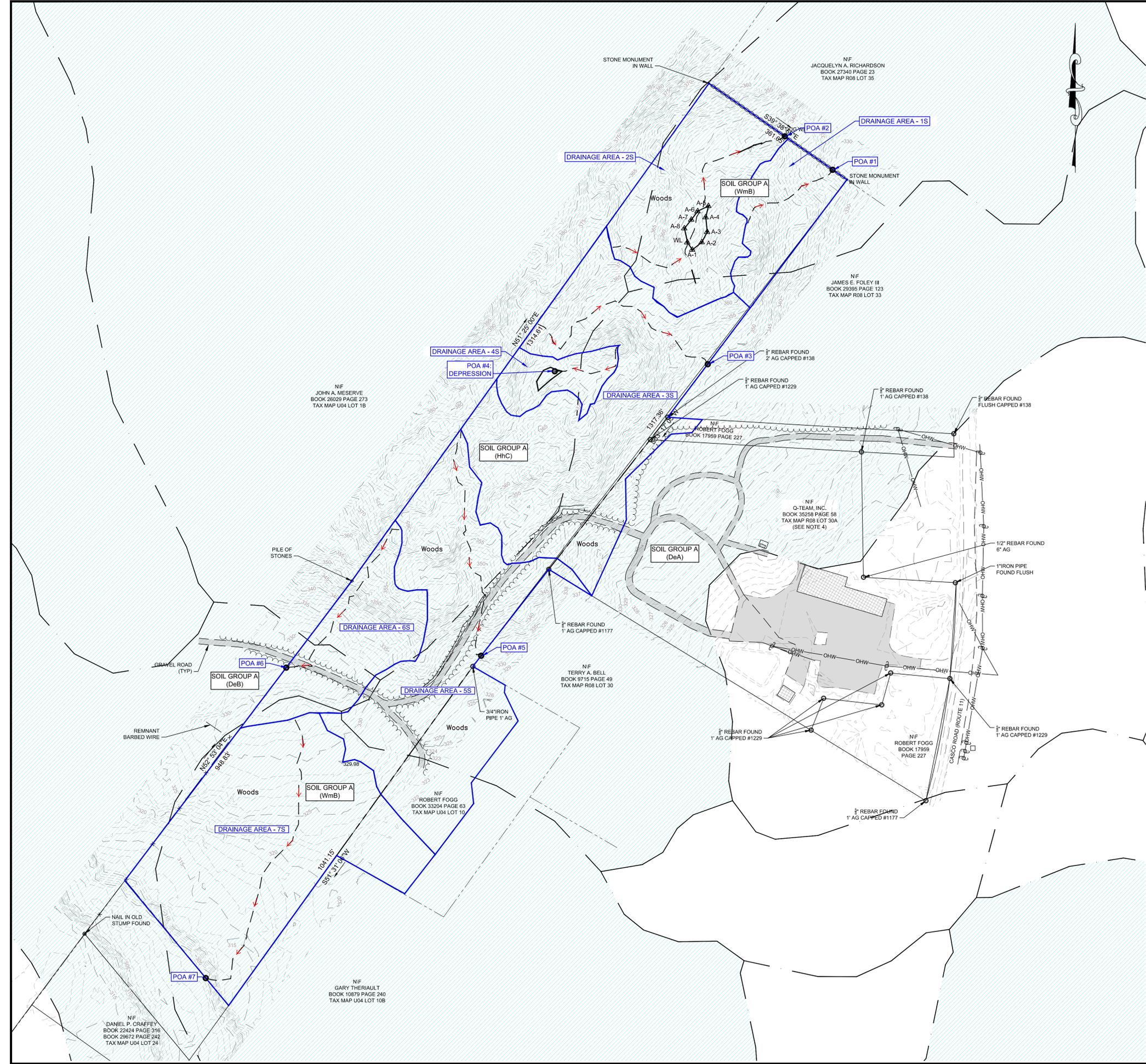
LEGEND:

EXISTING:

- 350- MAJOR CONTOUR
- 349- MINOR CONTOUR
- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- - - WETLAND LINE
- - - EDGE OF PAVEMENT
- - - TREE LINE
- ☐ POTENTIAL VERNAL POOL
- WD-1 WETLAND FLAG WITH IDENTIFIER
- UTILITY POLE
- ▭ STRUCTURE
- ▭ GRAVEL

STORMWATER:

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA - 3S DRAINAGE AREA LABEL
- TIME OF CONCENTRATION
- POA #3 POINT OF ANALYSIS
- SOIL BOUNDARY
- SOIL GROUP A (HhC) SOIL TYPE LABEL



ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION

ISSUE / REVISION DESCRIPTION	DATE	REVISION	ISSUED	CL	RUB	APPROVED
0	01/28/2020	0				

PROJECT: 2,815.56 KW DC (2,250 KW AC) GROUND-MOUNT SOLAR PV DEVELOPMENT
86 CASCO ROAD - FOGG PROPERTY
NAPLES, MAINE 04055

TITLE: EXISTING STORMWATER CONDITIONS SITE PLAN

CLIENT: SOLTAGE, LLC
66 YORK STREET, 5TH FLOOR
JERSEY CITY
NEW JERSEY 07302

Soltage
RENEWABLE ENERGY PROVIDER

DESIGNED BY: CL
CHECKED BY: MRC
PROJECT NUMBER: 3652190228
DRAWING NUMBER: SW-1
SHEET NUMBER: 1 OF 2

DRAWN BY: DED
SCALE: AS SHOWN

GENERAL NOTES:

- OWNER OF RECORD: ROBERT E. FOGG AS RECORDED IN BOOK 29672, PAGE 191 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS, LISTED IN THE TOWN OF NAPLES, ME TAX MAP U04, LOT 2.
- HORIZONTAL DATUM IS BASED ON MAINE STATE GRID COORDINATE SYSTEM NAD83 (2011) WEST ZONE. VERTICAL DATUM IS REFERENCED TO NAVD 88.
- PROPERTY IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER 230050 0016 B PANEL 16 OF 25, FOR THE TOWN OF NAPLES, CUMBERLAND COUNTY, MAINE, WITH EFFECTIVE DATE APRIL 1, 1982. ZONE "C" IS DESCRIBED AS AN AREA OF MINIMAL FLOODING.
- Q-TEAM, INC., RECORDED IN BOOK 35258, PAGE 58 RESERVES A RIGHT-OF-WAY OVER ALL EXISTING DRIVEWAYS LEADING FROM CASCO ROAD ACROSS A PARKING LOT AND EXTENDING TO THE SOUTHEASTERLY LINE OF ROBERT E. FOGG AS DESCRIBED IN A DEED RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 29672, PAGE 191.
- WOOD E&IS HAS NOT INDEPENDENTLY VERIFIED THE LOCATION, EXISTENCE, AND SERVICEABILITY OF ANY UTILITIES AND MAKE NO GUARANTEE TO THE COMPLETENESS OR THE ACCURACY OF ANY UTILITIES. ADDITIONAL UTILITIES MAY EXIST IN THE FIELD, WHICH ARE NOT SHOWN ON THIS PLAN. ACTUAL LOCATIONS MUST BE DETERMINED IN THE FIELD PRIOR TO EXCAVATION OR OTHER CONSTRUCTION ACTIVITIES. CALL "DIG SAFE" AT 1-888-344-7233 OR DIAL 811. WOOD E&IS ASSUMES NO RESPONSIBILITY FOR DAMAGES INCURRED AS A RESULT OF UTILITIES OMITTED OR INACCURATELY SHOWN.
- LOCUS PARCEL IS A BACK LOT IN THE COMMERCIAL ZONING DISTRICT AND THE HAS 730,281 SF AND IS CONNECTED TO ROOSEVELT TRAIL BY A 50' ROW.

PLAN REFERENCES:
 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS

- PLAN ENTITLED "SUBDIVISION OF LAND OF DANIEL P. CRAFFEY," RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 206, PAGE 485.
- PLAN ENTITLED "DIVISION OF LAND, 86 CASCO ROAD, NAPLES MAINE, RECORD OWNER ROBERT FOGG," RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 218, PAGE 488.

LEGEND:

EXISTING:

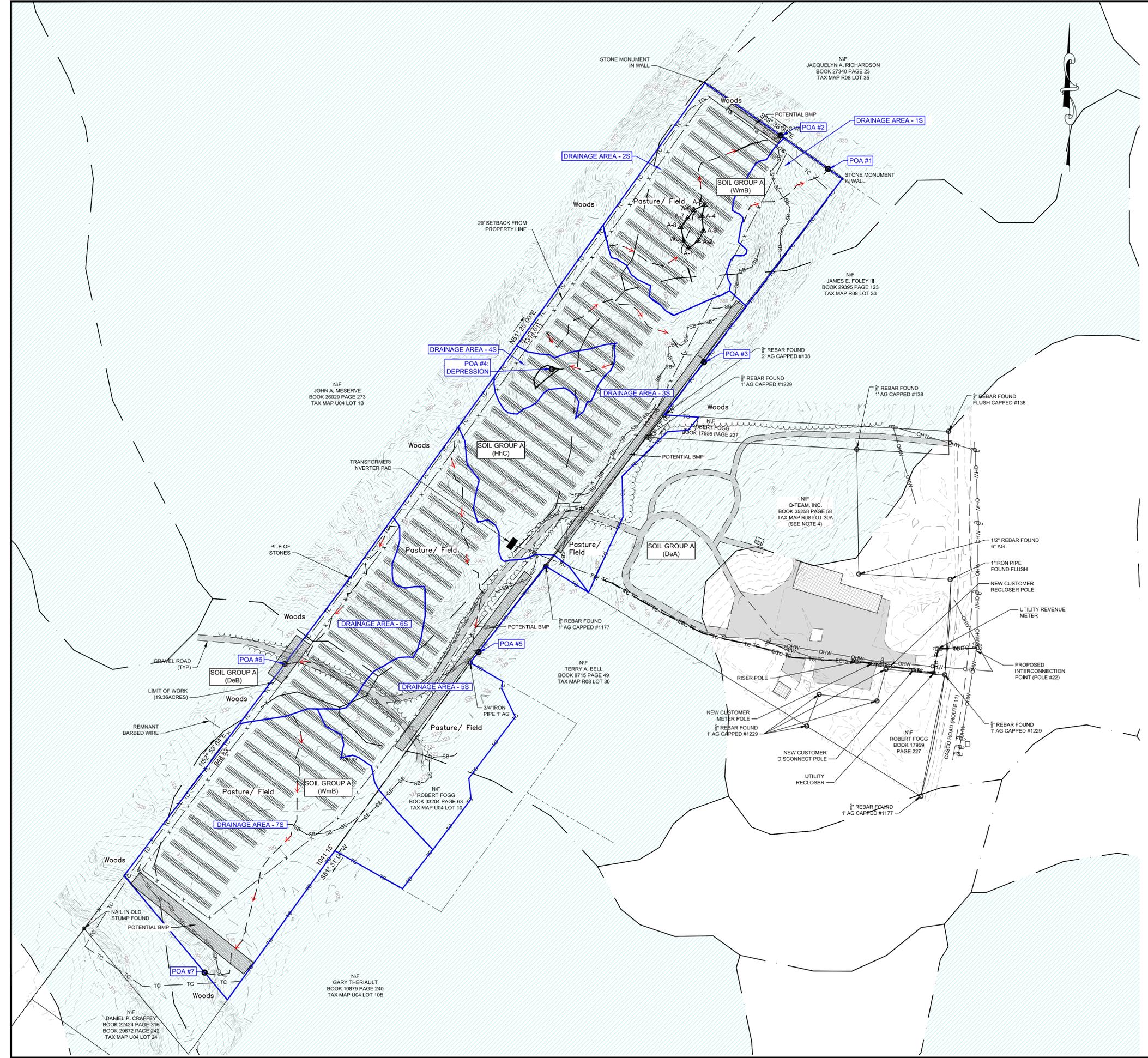
- 350- MAJOR CONTOUR
- 340- MINOR CONTOUR
- PROPERTY LINE
- - - ABUTTERS PROPERTY LINE
- · - · - WETLAND LINE
- · - · - EDGE OF PAVEMENT
- · - · - TREE LINE
- WD-1 POTENTIAL VERNAL POOL
- WETLAND FLAG WITH IDENTIFIER
- UTILITY POLE
- STRUCTURE
- GRAVEL

PROPOSED:

- SOLAR PV ARRAY
- UNDERGROUND ELECTRIC CONDUIT
- OVERHEAD ELECTRIC LINE
- 7' HIGH CHAIN LINK FENCE
- TREE CLEARING/LIMIT OF WORK
- SEDIMENT BARRIER

STORMWATER:

- DRAINAGE AREA BOUNDARY
- DRAINAGE AREA LABEL
- TIME OF CONCENTRATION
- POINT OF ANALYSIS
- SOIL BOUNDARY
- SOIL TYPE LABEL



ISSUE / REVISION DESCRIPTION	DATE	REVISION	ISSUED	APPROVED
ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION	01/28/2020	0	CL	RUB

PROJECT: 2,815.56 KW DC (2,250 KW AC) GROUND-MOUNT SOLAR PV DEVELOPMENT
 86 CASCO ROAD - FOGG PROPERTY
 NAPLES, MAINE 04055

TITLE: PROPOSED STORMWATER CONDITIONS SITE PLAN

CLIENT: SOLTAGE, LLC
 66 YORK STREET, 5TH FLOOR
 JERSEY CITY
 NEW JERSEY 07302

SEAL: **Soltage**
 RENEWABLE ENERGY PROVIDER

DESIGNED BY: CL
 CHECKED BY: MRC
 PROJECT NUMBER: 3652190228
 DRAWING NUMBER: SW-2
 SHEET NUMBER: 2 OF 2

DRAWN BY: DED
 SCALE: AS SHOWN

ISSUED FOR PERMITTING/NOT FOR CONSTRUCTION