MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
367 US ROUTE 1, S. BUILDING, FALMOUTH, ME 04105
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

June 14, 2022

Yarmouth Planning & Development Department
200 Main Street
Yarmouth, ME 04096

Subject: 21-087: Hancock Lumber: Response to Comments

Dear Erin and Planning Board Members,

It was a pleasure to meet with you in May regarding the proposed renovation and site changes to the Hancock Lumber Property at 258 Main Street in Yarmouth. Please find responses to comments and concerns identified in the Planning Board Report and at the Planning Board meeting below. A revised Site Plan Set and supporting documentation is attached.

- Architectural Standards:
  - Façade Glazing: The architectural design was revised to increase the façade glazing percentage as shown on Sheet A3. The revised design proposes a 47.8% glazing percentage on the existing retail frontage and 54.8% on the new showroom frontage. While less than the 70% standard, the façade glazing percentage is over 45.5%, the minimum waiver. As such, the Applicant asks for a waiver of the shopfront façade glazing.
  - Roof Slope:
    - As discussed at the meeting, the architectural design was revised to remove the artificial 12:12 roofline near the showroom frontage.
    - The Applicant would still like to request the waiver to allow a 6:12 roof pitch on the showroom. Sheet A3 details a hatched area which would be the resulting height of the building if the roof pitch was increased to 8:12. While the increase does not exceed the district height limitations, it does increase the building height significantly when compared to the existing retail building. This makes the "farmhouse" look extremely tall and inconsistent with the scale of the existing retail building. The 6:12 roof pitch maintains a consistent look between the two buildings.
- Parking & Vehicle Circulation:
  - This plan proposes 50 parking spaces. For this site, a minimum of 30 spaces and maximum of 60 spaces is the range allowed by the CBDC. The 50 spaces provided is within this range.
  - Please see Vehicle Turning Sketch which demonstrates adequate turning ability in and out of the property entrance.
- Sewage:
  - A copy of the inspection video was provided to the Town Engineer. He has reviewed the video, confirmed a clay pipe and confirmed the pipe is in adequate condition to reuse but may need to be replaced in the near future.
  - The sewer service from the bank will be cut, capped and abandoned per the detail on the C4.1 the Site Utility Plan.

- Lighting:
    - Please see the revised photometrics plan. Lighting was adjusted to not exceed 1 foot candle at the property line.
- Stormwater Management:
    - Although there is an overall decrease in impervious area associated with this project (from 77% to 73% lot coverage), the additional green space on site allows for the installation of a small rain garden to help treat runoff from the existing parking lot. Runoff will enter the rain garden through a break in the curb line. The grate of an existing catch basin, currently in the corner of the parking lot, will be replaced with a beehive grate for use as the outlet. This does not significantly change drainage patterns on site but does provide some stormwater treatment of existing impervious area.
- Infrastructure:
    - Plans have been updated to show sidewalk reconstruction and new plantings across the entire width of the Hancock Lumber Road frontage.
- Design Relationship to Site & Surrounding Properties
    - A note was added to the plans to remove and then restore the granite marker and plaque to the landscape area along Main Street.

In addition to the comments above, plans were updated based on the Planning Board Report comments.

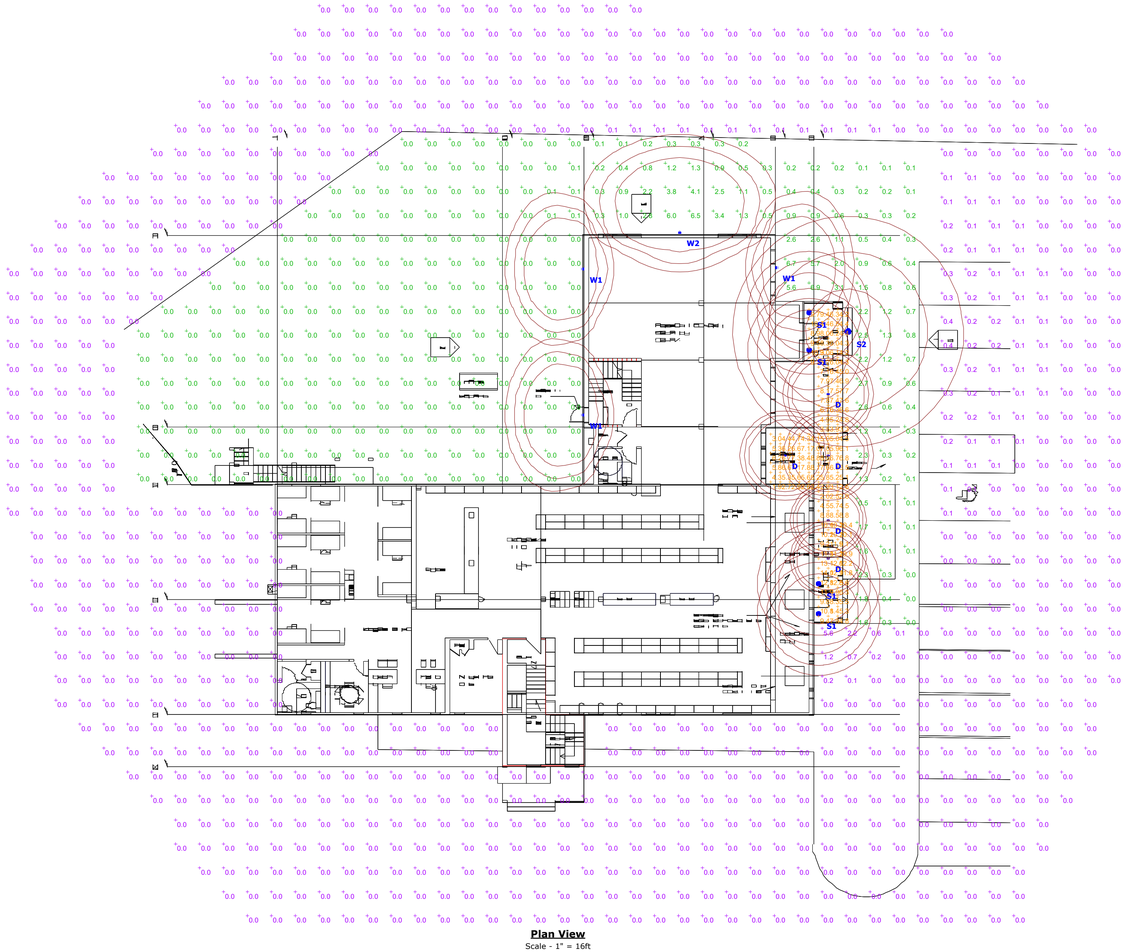
We look forward to continuing to work through this review process with the Town of Yarmouth. Please feel free to contact us with any questions.

Sincerely,

Main-Land Development Consultants, Inc.

Esther Bizier, P.E.
Senior Engineer

Enc:
1. Photometrics Plan
2. Erosion & Sedimentation Control Plan
3. Operations and Maintenance Plan
4. Architectural Plan Update
5. Civil Plan Set



Plan View
Scale - 1" = 16ft

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Filename	Lumens per Lamp	LLF	Wattage	Distribution	Polar Plot
	D	5	Lithonia Lighting	LDN4 30/07 LO4AR LSS	4IN LDN LED Downlight; mounted at 10ft	LED	LDN4_30_07_LO4AR_LSS.ies	741	740.9697		DIRECT, SC-0=1.04, SC-90=1.06	Max: 783cd
	S1	4	Baselite Corp	S312 E1 LWTM 12WLED 3K	Shallow 12in Shade Decorative Wall Sconce; mounted at 6ft	LED	LED25W-3K-1260984.ies	1820	1819.715			Max: 638cd
	S2	1	Baselite Corp	S320 E4 LWTM 25WLED 3K	Shallow 20in Shade Decorative Wall Sconce; mounted at 20ft	LED	LED25W-3K-1260984.ies	1820	1819.715			Max: 638cd
	W1	3	Lithonia Lighting	WDGE1 LED P1 30K 80CRI VW SRM DDBXD	WDGE1 LED Wallpack; mounted at 8ft	LED	WDGE1_LED_P1_30K_80CRI_VW.ies	1163	1163.101		TYPE II, VERY SHORT, BUG RATING: B0 - U0 - G0	Max: 877cd
	W2	1	Lithonia Lighting	WDGE1 LED P2 30K 80CRI VW SRM DDBXD	WDGE1 LED Wallpack; mounted at 10ft	LED	WDGE1_LED_P2_30K_80CRI_VW.ies	1876	1875.758		TYPE II, VERY SHORT, BUG RATING: B1 - U0 - G0	Max: 1414cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Ground	+	0.4 fc	6.9 fc	0.0 fc	N/A	N/A
Landings/Ramps	+	7.0 fc	14.0 fc	1.9 fc	7.4:1	3.7:1
Outside of Parking Area	+	0.0 fc	5.6 fc	0.0 fc	N/A	N/A

VISUAL

HANCOCK LUMBER - YARMOUTH
Site Lighting Layout

Designer
Heidi G. Connors
Visible Light, Inc.
24 Stickney Terrace
Suite 6
Hampton, NH 03842
Date
06/10/2022
Scale
1"=16'
Drawing No.

Summary

EROSION AND SEDIMENTATION CONTROL PLAN

Hancock Lumber Expansion
258 Main Street, Yarmouth, ME 04096

Prepared By:

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
Livermore Falls, Maine
Updated: June 13, 2022

1. INTRODUCTION:

"A person who conducts, or causes to be conducted, an activity that involves filling, displacing or exposing soil or other earthen materials shall take measures to prevent unreasonable erosion of soil or sediment beyond the project site or into a protected natural resource as defined in 38 M.R.S.A. §480-B. Sediment control measures must be in place before the activity begins. Measures must remain in place and functional until the site is permanently stabilized. Adequate and timely temporary and permanent stabilization measures must be taken." – Maine DEP Chapter 500 Rules, Appendix A.

This Plan has been developed to ensure that construction activities on this project site utilize sound erosion and sedimentation control measures. These measures will prevent or reduce the potential for the deposition of sediments down stream of site. The methods of control consist of preventive measures and remedial measures. Preventive measures are aimed at keeping the soils in their present location through mulching and through the reestablishment of vegetation. Remedial measures deal with the trapping and/or filtering of sediment laden stormwater run-off. Both types of measures will be utilized on this project.

The Erosion and Sedimentation Control Plan is best broken down into Temporary Measures, Winter Stabilization, and Permanent Measures.

2. TEMPORARY EROSION CONTROL:

Temporary control measures may consist of a combination of measures where appropriate and/or as shown on the plans.

A. Silt Fencing:

Silt fencing may be used in place of, or together with, the sediment filter barriers. The silt fencing will also be anchored at least four inches into the ground and placed along an even contour. Turn the ends of the fence up-grade to avoid runoff flowing around the fence. During frozen conditions, furnish and install Sediment Filter Berms in lieu of silt fencing or hay bales if frozen soil prevents the proper installation of silt fences and hay bales.

B. Temporary Mulch:

Temporary mulch shall be placed on all disturbed areas where seeding, construction or stabilization activities will not take place for over 7 consecutive days. Temporary mulch will

also be placed on areas within 75 feet of a natural resource (wetland, stream, etc.) where seeding will not take place for over 48 hours, and on all bare soils outside the road base prior to any predicted significant rain event. A significant rain event is considered to be at least ½ inch of rain or more. Temporary mulch may be hay and shall be applied at a rate of two bales per 1,000 square feet. Soil must not be visible upon completion of application, regardless of rate of application.

C. Catch Basins.

Catch basin inlets must be protected with a sediment trap until contributing areas, including paved and grassed island areas, are fully stabilized with pavement or grass. Temporary sediment traps shall be Dandy Bags or approved equal, with appropriate overflow slots. Geotextile cut to fit under the catch basin grate shall not be acceptable.

D. Concrete Washout

To avoid contamination of groundwater or surface water utilize a containment structure to retain, collect and allow concrete to solidify. Locate concrete washout containment structure in designated area of site. Washout structure shall be located greater than 50 feet from a storm drain or discharge point unless the pit is lined with anchored 10mm plastic sheeting and overflow of the containment structure is prevented.

Size washout station to handle all wash water, solids and rainfall without overflowing. Approximately 7 gallons of water are required to clean concrete truck chute and approximately 50 gallons of water are required to clean the concrete truck hopper. Size to allow 4” of freeboard between top of liquid and top of structure.

Inspect structure daily for leaks and breaches. Remove solidified excess concrete from washout structure and dispose of property off site or in designated area.

D. Maintenance of Temporary Measures:

All temporary measures described above shall be inspected weekly and before/after every significant storm event (1/2 inch of rain or greater) throughout the construction of the project. Repairs or replacements of temporary measures will be made, as necessary. Once the site is stable, all temporary devices such as hay bale barriers and silt fencing will be removed.

A log shall be kept summarizing the inspections and any corrective action taken. The log must include the name(s) and qualifications of the person making the inspections, the date(s) of the inspections, and major observations about the operation and maintenance of erosion and sedimentation controls, materials storage areas, and vehicles access points to the parcel. Major observations must include BMPs that need maintenance, BMPs that

failed to operate as designed or proved inadequate for a particular location, and location(s) where additional BMPs are needed. For each BMP requiring maintenance, BMP needing replacement, and location needing additional BMPs, note in the log the corrective action taken and when it was taken.

The log must be made accessible to department staff and a copy must be provided upon request. The permittee shall retain a copy of the log for a period of at least three years from the completion of permanent stabilization.

3. WINTER STABILIZATION:

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with a combination of pavement, a road gravel base, 90% mature vegetation cover or riprap by November 1 then the site needs to be protected with winter stabilization.

Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is denuded at any one time. Limit the exposed area to those areas in which work is expected to be undertaken during the following 15 days. Exposed area shall not be so large that it cannot be mulched in one day prior to any snow event.

Areas shall be considered to be denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed and mulched. Hay and straw mulch rate shall be a minimum of 200 lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored.

The contractor must install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions.

Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

1. Soil Stockpiles

   Stockpiles of soil or subsoil will be mulched for over winter protection with hay or straw at twice the normal rate or at 200 lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of woodwaste erosion control mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall.

   Any new soil stockpile will not be placed (even covered with hay or straw) within 100 feet of any natural resources.

2. Natural Resource Protection

Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 90 % mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats.

During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Silt fencing may not be placed on frozen ground.

Projects crossing the natural resource shall be protected a minimum distance of 100 feet on either side from the resource. Existing projects not stabilized by December 1 shall be protected with the second line of sediment barrier to ensure functionality during the spring thaw and rains.

3. Mulching

Areas shall be considered denuded until loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 200 lb. per 1.000 square feet or 3 tons/acre (twice the normal accepted rate) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow will be removed down to a one-inch depth or less prior to application.

An area shall be considered stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 200 lb. per 1,000 square feet and adequately anchored, such that the ground surface is not visible though the mulch.

Between the dates of November 1 and April 15, all mulch shall be anchored by either peg line, mulch netting, or wood cellulose fiber. The ground surface shall not be visible though the mulch.

After November 1st, mulch and anchoring of all bare soil shall occur at the end of each final grading workday.

4. Seeding

Between the dates of October 15 and April 1st, loam or seed will not be required. During periods of above freezing temperatures, finished areas shall be fine graded and either protected with mulch or temporarily seeded (see table below) and mulched until such time as the final treatment can be applied. If after November 1st the exposed area has been final graded and loamed, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and

then mulched.

TEMPORARY SEED MIX

TYPE	% BY WEIGHT	% PURITY	% GERMINATION
Domestic Rye Grass	60	69.75	90
Perennial Rye Grass	20	28.00	85
Aroostook Rye Grass	20	28.00	85

Dormant seeding may be placed prior to the placement of mulch and fabric netting anchored with staples.

If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5lbs/1000 s.f. All areas seeded during the winter will be inspected in the spring for adequate catch. Areas not sufficiently vegetated (less than 90 % catch) shall be revegetated by replacing loam, seed, and mulch.

If dormant seeding is not used, all disturbed areas shall be revegetated in the spring.

5. Trench Dewatering and Temporary Stream Diversion

Water from construction trench dewatering or temporary stream diversion will pass first through a filter bag or secondary containment structure (e.g. hay bale lined pool) prior to discharge. The discharge site shall be selected to avoid flooding, icing, and sediment discharges to a protected resource. In no case shall the filter bag or containment structure be located within 100 feet of a protected natural resource.

6. Inspection and Monitoring

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snowstorm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function.

In the spring, following the temporary/final seeding and mulching, the contractor shall inspect and repair any damages and/ or un-established spots. Established vegetative cover means a minimum of 90 % of areas vegetated with vigorous growth.

7. Standard for the timely stabilization of ditches and channels

   All stone-lined ditches and channels shall be constructed and stabilized by November 1. All grass-lined ditches and channels shall be constructed and stabilized by September 1. Failure to stabilize a ditch or channel to be grass-lined by September 1, will require one of the following actions to stabilize the ditch for late fall and winter.

   Install a sod lining in the ditch – Sod lining shall be installed in ditches by October 1. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

   Install a stone lining in the ditch –Ditches shall be lined with stone riprap by November 1, as presented below. If necessary, the applicant will regrade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

8. Standard for the timely stabilization of disturbed slopes

   Construct and stabilize stone-covered slopes by November 1. The applicant will Seed and mulch all slopes to be vegetated by September 1. Slopes will be considered any area having a grade greater than 15% (6H:1V). If the applicant fails to stabilize any slope to be vegetated by September 1, then the applicant will take one of the following actions to stabilize the slope for late fall and winter.

   Stabilize the soil with temporary vegetation and erosion control mats -- Seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1000 square feet and apply erosion control mats over the mulched slope October 1. The applicant will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 90% of the disturbed slope by November 1, cover the slope with a layer of wood waste compost or with stone riprap as described below.

   Stabilize the slope with sod -- Stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. Sod stabilization shall not be used late season to stabilize slopes having a grade greater than 33% (3H:1V).

Stabilize the slope with wood waste compost (erosion control mix) --Place a six-inch layer of wood waste compost on the slope by November 1. Prior to placing the wood waste compost, remove any snow accumulation on the disturbed slope. Wood waste compost will not be used to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the slope with stone riprap -- Place a layer of stone riprap on the slope by November 1, similar to the Stone Lined Ditch the permanent erosion control section.

9. Standard for the timely stabilization of disturbed soils

Seed and mulch all disturbed soils on areas having a slope less than 15% by September 1. Failure to stabilize these soils by this date will require one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation -- Seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting by October 1. Growth of the rye will require monitoring over the following 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed soil before November 1, then mulch the area for over-winter protection as described below.
Stabilize the soil with sod -- Stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the soil with mulch -- Mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch by November 1. Prior to applying the mulch, remove any snow accumulation on the disturbed area. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

4. PERMANENT EROSION CONTROL:

Permanent measures will consist of the placement of culverts; culvert inlet/outlet stabilization and the re-vegetation of all disturbed areas.

A. Re-vegetation Measures:

All areas to be permanently re-vegetated with grass will first be covered with loam and

then fertilized.

Loam will be placed on all areas to be re-vegetated. Loam will be placed to a minimum depth of 4 inches. Loam will be the stockpiled topsoil, if possible.

Test the loam samples for nutrients at a proficient testing laboratory (The University of Maine provides this service). The areas with loam will then be fertilized with the recommended application rate. Lime will also be applied at a rate of 50 pounds per 1,000 square feet. Both the lime and the fertilizer will be mixed thoroughly with the soil.

All areas to be re-vegetated with permanent grass are to be seeded with the seed mix shown on the table below. This mixture will be applied at a rate of 2 pounds per 1,000 square feet.

General Lawn Areas	Chewing Fescue "Dignity"	35%
	Pennlawn Creeping Red Fescue	35%
	Perennial Rye "Tourstar" (Nutrite)	30%

Mulch will then be spread on all seeded areas at a rate of two bales per 1,000 square feet. Regardless of application rate the soil shall not be visible through the mulch.

Seed and mulch will be placed within five days of final grading of topsoil.

Seeded areas will be inspected after 30 days to determine the success of the seeding. If the ground cover is less than 90%, the area will be reseeded.

B. Critical Areas:

Slopes in excess of 15% will require the placement of a biodegradable netting or matting over the mulch and seed (if the netting has no mulch in it). If stabilization is to take place after October 1, slopes over 8% will be treated with the matting.

C. Litter Control

The property owner will perform daily cleanup of the site. During the spring, following snow melt, perform a thorough cleaning of the property paying particular attention to the drainage ditch to the east. Dispose of litter and trash in the onsite dumpster.

D. Maintenance of Permanent Measures:

All measures will be inspected weekly and before and after every significant storm event during construction, and then at least once annually to insure proper function. Any damaged areas will be repaired or replaced, as necessary. Any ditches or culverts not functioning as designed will be redesigned and reconstructed according to specifications prepared by a Professional Engineer.

In any event, seeding should take place either between May 1 and June 15, or August 15 and September 1.

Stormwater Management Operations and Maintenance Manual

Prepared for:
Hancock Lumber
258 Main Street
Yarmouth, ME 04096

Prepared by:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

October 31, 2019

CONTACT INFORMATION

Harland Storey
General Manager, Vice President
258 Main Street
Yarmouth ME, 04096
Office: 207-846-5555
Cell: 207-329-6503
hstorey@hancocklumber.com

Town of Yarmouth Stormwater Coordinator
Steven Johnson
207-846-2401
SJohnson@yarmouth.me.us

INTRODUCTION

Hancock Lumber is located at 258 Main Street, Yarmouth Maine, 04096. Management is responsible for the maintenance of all stormwater management structures, and the keeping of records and logbooks. Record of all operational and maintenance work accomplished must be kept on file and retained for a minimum of 5 years. The maintenance logbook will be made available to the Town of Yarmouth upon request.

The following plan outlines the anticipated operation, maintenance and housekeeping procedures for stormwater management on-site. The procedure outlined in this Operation and Maintenance Manual are provided as an overview of the anticipated practices to be used on-site. In some instances, additional measures may be required due to unexpected conditions.

TRAINING

The Town of Yarmouth requires annual training for all Hancock Lumber employees because they have the potential to contribute to stormwater pollution. All subcontractors shall be made aware of the policies within the maintenance manual.

Annually:

- Train Hancock Lumber employees on these O&M Procedures
- Train Hancock Lumber employees within 6 months of their date of hire, an annually thereafter.

Maintain all training records including attendance logs, date of training, training agenda and topics covered.

FLOOR DRAINS

DO:

- Ensure floor drains are connected to the municipal sewer system or to an oil-water separator/ holding tank.
- Create a spill clean-up kit which includes at minimum:
    - Drain Mats to cover the floor drain.
    - Speedy dry or other absorbent materials.
    - Shovel, broom, bucket, dustpan etc. to clean up and dispose of contaminated material.
- Clean out the floor drains and drain traps; when needed.
- Use secondary containment when storing liquids near a drain.

DO NOT:

- Dump anything (like mop water) in outside areas.
- Dump hazardous chemicals down the drain.
- Connect floor drains to the storm drain system.

There are 2 spill kits onsite:

- In the basement of the office/store next to the fueling area.
- In Building 2 in case of fuel or hydraulic leaks for vehicle loading and unloading.

Contaminated clean-up materials must be properly disposed of at a State of Maine licensed facility. Please contact your supervisor for further instruction.

PAINTING

DO:

- Keep your work area clean by sweeping paint chips and other residues every day, and thoroughly clean up at the end of the project.
- Use impenetrable ground cloths.
- Promptly treat any paint spills like a chemical spill, and capture it before it flows to the storm drain system.
- Clean any brushes used with water-based paint in a sink connected to the sanitary sewer.
- Use disposable brushes for any oil-based paints, and avoid solvent use.

DO NOT:

- Pour oil-based paints, urethane, solvents or anything other than stormwater down the sink or a storm drain.

SPILLS: RESPONSE AND REPORTING

Maine is a "zero tolerance" State for uncontrolled spills that reach the environment. Spills of gasoline, motor oils, asphaltic residuals, pesticide, fertilizers, and other pollutants should be properly cleaned, documented and reported.

DO:

- Call 911 if the spill is immediately dangerous to life, health, or the environment.
- If safe, stop the sources of the spill and contain any liquids.
- Cover small spills with absorbent material (Speed dry, kitty litter, etc.)
- Clean up all contaminated materials in a timely manner, and properly dispose of all contaminated absorbents.

DO NOT:

- Use straw to cover or absorb spills.
- Use water to wash away spills.

FOR LARGE SPILLS OR HAZARDOUS MATERIALS:

- Report the incident to the general manager immediately
- Report the spill to local emergency officials;
    - Emergency Dispatch 207-846-3333.
    - Fire Chief, Mike Robitaille or Deputy Fire Chief, Rich Dan Masselli
- Report any spill to a storm drain to;
    - Steven Johnson 207-846-2401 or 207-754-2395
- Report the spill to the Maine DEP;
    - Maine DEP Petroleum Products Spill Response 1-800-482-0777
    - Maine DEP Hazardous Material (non-oil spill) within one hour 1-800-452-4664
- Contact a third-party contractor to clean up the spill.

GENERAL CLEANING PROCEDURES

DO:

- Use the minimum amount of cleaning agent to get the job done.
- Use only products approved by Management.
- Store cleaning products in their original contains in a designated area.
- Properly dispose of cleaning tools (rags, mop heads, sponges etc.).

DO NOT:

- Dump mop water, chemicals or cleaner outside, into a storm drain, sump or floor drain.

STORAGE & MAINTENACE OF VEHICLES & EQUIPMENT

Hancock Lumber does not perform vehicle maintenance onsite. In the event of leaking fluid from a vehicle:

DO:

- Inspect the exterior and interior parking areas for leaks.
- Place absorbent on any oil stains and remove within 24 hours.
- Sweep the parking area on a regular basis.

DO NOT:

- Hose down a parking area.

EQUIPMENT FUELING

Hancock Lumber has a state licensed 1,000-gallon storage tank for diesel fuel.

DO:

- Fuel carefully to avoid drips on the ground surface:
  - Check hoses.
  - Inspect parked equipment and vehicles for evidence of spills or leaks.
  - Keep absorbent materials handy for accidents.
  - Clean all spillage up immediately.
  - Fuel in designated areas away from water bodies or storm drains.
- When pouring from a jerry can or another mobile container:
  - Use a funnel and/or drip pan.
  - Choose a level surface away from waterbody or storm drain.
  - Be sure to clean up any small drips afterwards

DO NOT:

- Top off fuel tanks.
- Leave vehicles or equipment unattended while fueling.
- Dump gas or contaminated water down stormdrains or near water bodies.

VEHICLES & EQUIPMENT WASHING

DO:

- Discharge all waste water containing additives like degreasers, detergents, acids, bases, metal brighteners or other agents to:
    - The municipal waste water treatment facility if practical and authorized by the treatment facility; OR
    - A closed-loop, wash water recycling system, if practical.
- Commercial vehicle washing must direct the runoff to a sanitary sewer.
- Excess concrete mix shall be disposed of in the designated area.

DO NOT:

- Perform engine or undercarriage washing outside.
- Wash equipment or vehicles over a storm drain or near drinking well water.
- Dispose of excess concrete in drainage ditches, catch basins or other stormwater management devices.

FOR NON-PROFIT ACTIVITIES:

- Limit the frequency of washing to no more than once a month at a given site.
- Groups should speak with the local sewer district about connecting to a sanitary sewer, and should only be used with the permission and assistance of the local authority.
- All wash water **must** be conveyed to the sanitary sewer system.
- Only wash the exterior of vehicles.
- Use only non-toxic, biodegradable, phosphate-fee cleansers with cold water.
- Avoid using soaps and detergents.
- Water hoses should have nozzles attached, creating additional water pressure and decreased overall usage.

CONCRETE WASHOUT

Due to the alkalinity of concrete wash water, care should be taken to avoid any contamination of groundwater or surface water.

DO:

- Provide a containment structure to retain, collect and solidify concrete before clogging a drainage channel or structure.
    - Containment structures are designed to promote hardening of concrete and evaporation of excess water.
- Size the washout station to handle all wash water, solids and rainfall without overflowing.
    - Approximately 7 gallons of water are required to clean the truck chute, and approximately 50 gallons for the hopper of a concrete truck.
    - A below-grade washout should be sized to contain all liquids and have 4 inches of freeboard.
    - Construct the pit where secure access is possible (ideally on gravel or crushed rock).
- Inspect the containment structure daily for leaks and breaches.
- Solidified excess concrete shall be disposed of in the designated area.

DO NOT:

- Place a washout facility within 50 feet of a storm drain or discharge point unless:
    - The pit is lined with anchored plastic sheeting (a minimum of 10 millimeters thick); AND
    - Overflow is prevented.

STORMWATER BEST MANAGEMENT PRACTICE (BMP) MAINTENANCE

** A person with knowledge of erosion and stormwater control, including the standards and conditions in all applicable permits shall conduct the inspections.

VEGETATED AREAS:

- Inspect vegetated areas, particularly slopes and embankments, in April or after heavy rains to identify active or potential erosion loc.
- Replant bare areas/areas with sparse growth. Where erosion is evident, armor the area with an appropriate lining or divert erosive flow to on-site areas able to withstand the concentrated flow.

CULVERTS:

- Inspect culverts in April, in late October/Early November, and after heavy rains to remove any obstructions to flow.
- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit.
- Inspect and repair any erosion damage at the culvert's inlet and outlet.

CATCH BASINS:

- Inspect and, if required, clean-out basins at least once a year, preferably during the spring inspection in April.
- Clean out must include the removal and legal disposal of accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins.

LANDSCAPING PRACTICES

DO:

- Use a mulching-type mower.
- Re-seed and mulch areas where soils are exposed.
- Mow when the grass is dry to prevent spread of turf disease.

DO NOT:

- Use leaf blowers to direct waste into stormdrains or ditches. Only blow into streets when it will be picked up within 24-48 hours or prior to any rain or wind event.
- Never irrigate based on timers, instead monitor rainfall.
- Never deposit grass clippings on stream banks or other environmentally sensitive areas.
- Never wash down walkways or parking areas.

FERTILIZERS

DO:

- Check the weather forecast and apply product according to instructions.
- If fertilizer ends up on the pavement, sweep it up and save for reuse.
- Use organic fertilizers, and slow-release nitrogen sources.
- Try to maintain turf WITHOUT fertilizers, if possible.
- Test the soil to determine fertilization needs to avoid excessive application.

DO NOT:

- Apply fertilizer within 5 feet of pavement, 25 feet of a storm drain inlet or 50 feet from a stream or waterbody.

DUMPSTERS

DO:

- Locate dumpsters on concrete or paved areas.
- Only use dumpsters for disposal of non-liquids.
- Keep lids closed and drains plugged.
- Report any damaged or leaking dumpsters to Management.

WINTER MAINTENANCE

SNOW STORAGE:

- Snow storage shall occur in the location indicated on the approved plan attached to this manual, and not within the stormwater basins.
- If excessive snow negatively impacts the parking areas, the snow maintenance company should be directed to remove excess snow from the site.

DE-ICING:

- Clear snow as soon as possible from driveways, sidewalks and pathways to minimize ice formation.
- Store deicing agents (i.e. rock salt) in closed containers or inside to avoid exposure to the elements and minimize runoff in stormwater and snowmelt.
- Use the minimum amount of salt and sand necessary.

WINTER SANDING/PARKING LOT SWEEPING:

- Clear accumulation of winter sand and sediment in parking lot and access way areas at least twice a year; once in April and once in November.
- Accumulations on pavement may be removed by pavement sweeping.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

LITTER REMOVAL

- The yard crew will perform daily cleanup of the site.
- During the Spring, after the snow melts, the crew will perform a thorough cleaning of the drainage ditch before vegetation regrowth.
- Dispose of all litter in the onsite dumpster behind Lumber Barn 1.

CONCLUSION

Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department of Environmental Protection, staff and a copy provided to the Department and Town upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

Amendment to the *Stormwater Management Operations and Maintenance Manual*

June 13, 2022

Please find the below narrative describing the maintenance plan for the Roof Dripline Filter, Best Management Practice (BMP) used on this project.

Roof Dripline Filters:

Inspection:

The inspection will include a visual review of the structural integrity of each device, the outlet, and a review of the downstream discharge areas to ensure they are stable. During inspection ensure no paving or any alterations have been made to the filter and that no gutters have been installed on the roof line.

Maintenance:

Keep the stone reservoir surface clean and free of debris. Surface shall be cleaned at least once annually in October to ensure leaf litter is removed. If water begins to pond on the reservoir course, replace layer of stone and the top three inches of the filter layer if clogged.

Bioretention Filter (Rain Garden):

Inspection:

Inspect rain garden semi-annually to look for debris and sediment buildup. Debris and sediment buildup should be removed from the forebay and basin as needed. Any bare areas or erosion rills should be repaired with new filter media., seeded and mulched.

Maintenance:

Sediment and plant debris should be removed from the pretreatment area at least annually. The organic mulch should be removed and replaced with a 2 to 3-inch layer of fresh mulch annually or as needed.

INSPECTION AND MAINTENANCE LOG
Hancock Lumber
Yarmouth, Maine

Bioretention Cell (Rain Garden)

Description of Conditions:

Date of Inspection & Date of Repairs:

Sediment Inspection & Removal:

Follow Up Needed/Additional Comments:

Roof Dripline Filter

Description of Conditions:

Date of Inspection & Date of Repairs:

Sediment Inspection & Removal:

Follow Up Needed/Additional Comments:

Stormwater Management Operations and Maintenance Manual

Prepared for:
Hancock Lumber
258 Main Street
Yarmouth, ME 04096

Prepared by:
Sebago Technics, Inc.
75 John Roberts Road, Suite 4A
South Portland, Maine 04106

October 31, 2019

CONTACT INFORMATION

Harland Storey
General Manager, Vice President
258 Main Street
Yarmouth ME, 04096
Office: 207-846-5555
Cell: 207-329-6503
hstorey@hancocklumber.com

Town of Yarmouth Stormwater Coordinator
Steven Johnson
207-846-2401
SJohnson@yarmouth.me.us

INTRODUCTION

Hancock Lumber is located at 258 Main Street, Yarmouth Maine, 04096. Management is responsible for the maintenance of all stormwater management structures, and the keeping of records and logbooks. Record of all operational and maintenance work accomplished must be kept on file and retained for a minimum of 5 years. The maintenance logbook will be made available to the Town of Yarmouth upon request.

The following plan outlines the anticipated operation, maintenance and housekeeping procedures for stormwater management on-site. The procedure outlined in this Operation and Maintenance Manual are provided as an overview of the anticipated practices to be used on-site. In some instances, additional measures may be required due to unexpected conditions.

TRAINING

The Town of Yarmouth requires annual training for all Hancock Lumber employees because they have the potential to contribute to stormwater pollution. All subcontractors shall be made aware of the policies within the maintenance manual.

Annually:

- Train Hancock Lumber employees on these O&M Procedures
- Train Hancock Lumber employees within 6 months of their date of hire, an annually thereafter.

Maintain all training records including attendance logs, date of training, training agenda and topics covered.

FLOOR DRAINS

DO:

- Ensure floor drains are connected to the municipal sewer system or to an oil-water separator/ holding tank.
- Create a spill clean-up kit which includes at minimum:
    - Drain Mats to cover the floor drain.
    - Speedy dry or other absorbent materials.
    - Shovel, broom, bucket, dustpan etc. to clean up and dispose of contaminated material.
- Clean out the floor drains and drain traps; when needed.
- Use secondary containment when storing liquids near a drain.

DO NOT:

- Dump anything (like mop water) in outside areas.
- Dump hazardous chemicals down the drain.
- Connect floor drains to the storm drain system.

There are 2 spill kits onsite:

- In the basement of the office/store next to the fueling area.
- In Building 2 in case of fuel or hydraulic leaks for vehicle loading and unloading.

Contaminated clean-up materials must be properly disposed of at a State of Maine licensed facility. Please contact your supervisor for further instruction.

PAINTING

DO:

- Keep your work area clean by sweeping paint chips and other residues every day, and thoroughly clean up at the end of the project.
- Use impenetrable ground cloths.
- Promptly treat any paint spills like a chemical spill, and capture it before it flows to the storm drain system.
- Clean any brushes used with water-based paint in a sink connected to the sanitary sewer.
- Use disposable brushes for any oil-based paints, and avoid solvent use.

DO NOT:

- Pour oil-based paints, urethane, solvents or anything other than stormwater down the sink or a storm drain.

SPILLS: RESPONSE AND REPORTING

Maine is a "zero tolerance" State for uncontrolled spills that reach the environment. Spills of gasoline, motor oils, asphaltic residuals, pesticide, fertilizers, and other pollutants should be properly cleaned, documented and reported.

DO:

- Call 911 if the spill is immediately dangerous to life, health, or the environment.
- If safe, stop the sources of the spill and contain any liquids.
- Cover small spills with absorbent material (Speed dry, kitty litter, etc.)
- Clean up all contaminated materials in a timely manner, and properly dispose of all contaminated absorbents.

DO NOT:

- Use straw to cover or absorb spills.
- Use water to wash away spills.

FOR LARGE SPILLS OR HAZARDOUS MATERIALS:

- Report the incident to the general manager immediately
- Report the spill to local emergency officials;
    - Emergency Dispatch 207-846-3333.
    - Fire Chief, Mike Robitaille or Deputy Fire Chief, Rich Dan Masselli
- Report any spill to a storm drain to;
    - Steven Johnson 207-846-2401 or 207-754-2395
- Report the spill to the Maine DEP;
    - Maine DEP Petroleum Products Spill Response 1-800-482-0777
    - Maine DEP Hazardous Material (non-oil spill) within one hour 1-800-452-4664
- Contact a third-party contractor to clean up the spill.

GENERAL CLEANING PROCEDURES

DO:

- Use the minimum amount of cleaning agent to get the job done.
- Use only products approved by Management.
- Store cleaning products in their original contains in a designated area.
- Properly dispose of cleaning tools (rags, mop heads, sponges etc.).

DO NOT:

- Dump mop water, chemicals or cleaner outside, into a storm drain, sump or floor drain.

STORAGE & MAINTENACE OF VEHICLES & EQUIPMENT

Hancock Lumber does not perform vehicle maintenance onsite. In the event of leaking fluid from a vehicle:

DO:

- Inspect the exterior and interior parking areas for leaks.
- Place absorbent on any oil stains and remove within 24 hours.
- Sweep the parking area on a regular basis.

DO NOT:

- Hose down a parking area.

EQUIPMENT FUELING

Hancock Lumber has a state licensed 1,000-gallon storage tank for diesel fuel.

DO:

- Fuel carefully to avoid drips on the ground surface:
  - Check hoses.
  - Inspect parked equipment and vehicles for evidence of spills or leaks.
  - Keep absorbent materials handy for accidents.
  - Clean all spillage up immediately.
  - Fuel in designated areas away from water bodies or storm drains.
- When pouring from a jerry can or another mobile container:
  - Use a funnel and/or drip pan.
  - Choose a level surface away from waterbody or storm drain.
  - Be sure to clean up any small drips afterwards

DO NOT:

- Top off fuel tanks.
- Leave vehicles or equipment unattended while fueling.
- Dump gas or contaminated water down stormdrains or near water bodies.

VEHICLES & EQUIPMENT WASHING

DO:

- Discharge all waste water containing additives like degreasers, detergents, acids, bases, metal brighteners or other agents to:
    - The municipal waste water treatment facility if practical and authorized by the treatment facility; OR
    - A closed-loop, wash water recycling system, if practical.
- Commercial vehicle washing must direct the runoff to a sanitary sewer.
- Excess concrete mix shall be disposed of in the designated area.

DO NOT:

- Perform engine or undercarriage washing outside.
- Wash equipment or vehicles over a storm drain or near drinking well water.
- Dispose of excess concrete in drainage ditches, catch basins or other stormwater management devices.

FOR NON-PROFIT ACTIVITIES:

- Limit the frequency of washing to no more than once a month at a given site.
- Groups should speak with the local sewer district about connecting to a sanitary sewer, and should only be used with the permission and assistance of the local authority.
- All wash water **must** be conveyed to the sanitary sewer system.
- Only wash the exterior of vehicles.
- Use only non-toxic, biodegradable, phosphate-fee cleansers with cold water.
- Avoid using soaps and detergents.
- Water hoses should have nozzles attached, creating additional water pressure and decreased overall usage.

CONCRETE WASHOUT

Due to the alkalinity of concrete wash water, care should be taken to avoid any contamination of groundwater or surface water.

DO:

- Provide a containment structure to retain, collect and solidify concrete before clogging a drainage channel or structure.
    - Containment structures are designed to promote hardening of concrete and evaporation of excess water.
- Size the washout station to handle all wash water, solids and rainfall without overflowing.
    - Approximately 7 gallons of water are required to clean the truck chute, and approximately 50 gallons for the hopper of a concrete truck.
    - A below-grade washout should be sized to contain all liquids and have 4 inches of freeboard.
    - Construct the pit where secure access is possible (ideally on gravel or crushed rock).
- Inspect the containment structure daily for leaks and breaches.
- Solidified excess concrete shall be disposed of in the designated area.

DO NOT:

- Place a washout facility within 50 feet of a storm drain or discharge point unless:
    - The pit is lined with anchored plastic sheeting (a minimum of 10 millimeters thick); AND
    - Overflow is prevented.

STORMWATER BEST MANAGEMENT PRACTICE (BMP) MAINTENANCE

** A person with knowledge of erosion and stormwater control, including the standards and conditions in all applicable permits shall conduct the inspections.

VEGETATED AREAS:

- Inspect vegetated areas, particularly slopes and embankments, in April or after heavy rains to identify active or potential erosion loc.
- Replant bare areas/areas with sparse growth. Where erosion is evident, armor the area with an appropriate lining or divert erosive flow to on-site areas able to withstand the concentrated flow.

CULVERTS:

- Inspect culverts in April, in late October/Early November, and after heavy rains to remove any obstructions to flow.
- Remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit.
- Inspect and repair any erosion damage at the culvert's inlet and outlet.

CATCH BASINS:

- Inspect and, if required, clean-out basins at least once a year, preferably during the spring inspection in April.
- Clean out must include the removal and legal disposal of accumulated sediments and debris at the bottom of the basin, at any inlet grates, at any inflow channels to the basin, and at any pipes between basins.

LANDSCAPING PRACTICES

DO:

- Use a mulching-type mower.
- Re-seed and mulch areas where soils are exposed.
- Mow when the grass is dry to prevent spread of turf disease.

DO NOT:

- Use leaf blowers to direct waste into stormdrains or ditches. Only blow into streets when it will be picked up within 24-48 hours or prior to any rain or wind event.
- Never irrigate based on timers, instead monitor rainfall.
- Never deposit grass clippings on stream banks or other environmentally sensitive areas.
- Never wash down walkways or parking areas.

FERTILIZERS

DO:

- Check the weather forecast and apply product according to instructions.
- If fertilizer ends up on the pavement, sweep it up and save for reuse.
- Use organic fertilizers, and slow-release nitrogen sources.
- Try to maintain turf WITHOUT fertilizers, if possible.
- Test the soil to determine fertilization needs to avoid excessive application.

DO NOT:

- Apply fertilizer within 5 feet of pavement, 25 feet of a storm drain inlet or 50 feet from a stream or waterbody.

DUMPSTERS

DO:

- Locate dumpsters on concrete or paved areas.
- Only use dumpsters for disposal of non-liquids.
- Keep lids closed and drains plugged.
- Report any damaged or leaking dumpsters to Management.

WINTER MAINTENANCE

SNOW STORAGE:

- Snow storage shall occur in the location indicated on the approved plan attached to this manual, and not within the stormwater basins.
- If excessive snow negatively impacts the parking areas, the snow maintenance company should be directed to remove excess snow from the site.

DE-ICING:

- Clear snow as soon as possible from driveways, sidewalks and pathways to minimize ice formation.
- Store deicing agents (i.e. rock salt) in closed containers or inside to avoid exposure to the elements and minimize runoff in stormwater and snowmelt.
- Use the minimum amount of salt and sand necessary.

WINTER SANDING/PARKING LOT SWEEPING:

- Clear accumulation of winter sand and sediment in parking lot and access way areas at least twice a year; once in April and once in November.
- Accumulations on pavement may be removed by pavement sweeping.
- Accumulations of sand along road shoulders may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader or other acceptable method.

LITTER REMOVAL

- The yard crew will perform daily cleanup of the site.
- During the Spring, after the snow melts, the crew will perform a thorough cleaning of the drainage ditch before vegetation regrowth.
- Dispose of all litter in the onsite dumpster behind Lumber Barn 1.

CONCLUSION

Keep a log (report) summarizing inspections, maintenance, and any corrective actions taken. The log must include the date on which each inspection or maintenance task was performed, a description of the inspection findings or maintenance completed, and the name of the inspector or maintenance personnel performing the task. If a maintenance task requires the clean-out of any sediments or debris, indicate where the sediment and debris was disposed after removal. The log must be made accessible to Department of Environmental Protection, staff and a copy provided to the Department and Town upon request. The permittee shall retain a copy of the log for a period of at least five years from the completion of permanent stabilization.

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

Amendment to the *Stormwater Management Operations and Maintenance Manual*

June 13, 2022

Please find the below narrative describing the maintenance plan for the Roof Dripline Filter, Best Management Practice (BMP) used on this project.

Roof Dripline Filters:

Inspection:

The inspection will include a visual review of the structural integrity of each device, the outlet, and a review of the downstream discharge areas to ensure they are stable. During inspection ensure no paving or any alterations have been made to the filter and that no gutters have been installed on the roof line.

Maintenance:

Keep the stone reservoir surface clean and free of debris. Surface shall be cleaned at least once annually in October to ensure leaf litter is removed. If water begins to pond on the reservoir course, replace layer of stone and the top three inches of the filter layer if clogged.

Bioretention Filter (Rain Garden):

Inspection:

Inspect rain garden semi-annually to look for debris and sediment buildup. Debris and sediment buildup should be removed from the forebay and basin as needed. Any bare areas or erosion rills should be repaired with new filter media., seeded and mulched.

Maintenance:

Sediment and plant debris should be removed from the pretreatment area at least annually. The organic mulch should be removed and replaced with a 2 to 3-inch layer of fresh mulch annually or as needed.

INSPECTION AND MAINTENANCE LOG
Hancock Lumber
Yarmouth, Maine

Bioretention Cell (Rain Garden)

Description of Conditions:

Date of Inspection & Date of Repairs:

Sediment Inspection & Removal:

Follow Up Needed/Additional Comments:

Roof Dripline Filter

Description of Conditions:

Date of Inspection & Date of Repairs:

Sediment Inspection & Removal:

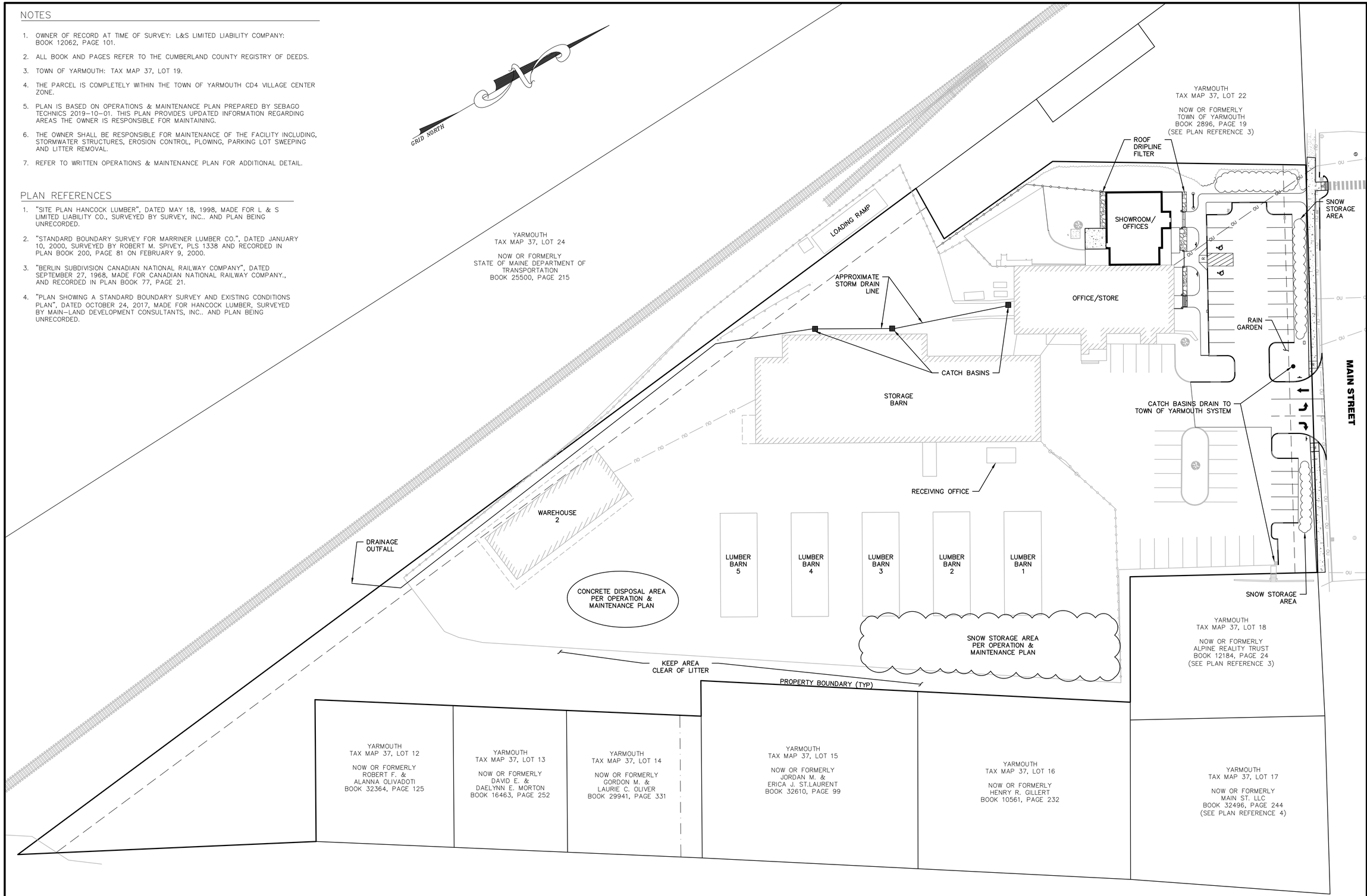
Follow Up Needed/Additional Comments:

NOTES

1. OWNER OF RECORD AT TIME OF SURVEY: L&S LIMITED LIABILITY COMPANY: BOOK 12062, PAGE 101.
2. ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. TOWN OF YARMOUTH: TAX MAP 37, LOT 19.
4. THE PARCEL IS COMPLETELY WITHIN THE TOWN OF YARMOUTH CD4 VILLAGE CENTER ZONE.
5. PLAN IS BASED ON OPERATIONS & MAINTENANCE PLAN PREPARED BY SEBAGO TECHNICS 2019-10-01. THIS PLAN PROVIDES UPDATED INFORMATION REGARDING AREAS THE OWNER IS RESPONSIBLE FOR MAINTAINING.
6. THE OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THE FACILITY INCLUDING, STORMWATER STRUCTURES, EROSION CONTROL, PLOWING, PARKING LOT SWEEPING AND LITTER REMOVAL.
7. REFER TO WRITTEN OPERATIONS & MAINTENANCE PLAN FOR ADDITIONAL DETAIL.

PLAN REFERENCES

1. "SITE PLAN HANCOCK LUMBER", DATED MAY 18, 1998, MADE FOR L & S LIMITED LIABILITY CO., SURVEYED BY SURVEY, INC.. AND PLAN BEING UNRECORDED.
2. "STANDARD BOUNDARY SURVEY FOR MARRINER LUMBER CO.", DATED JANUARY 10, 2000, SURVEYED BY ROBERT M. SPIVEY, PLS 1338 AND RECORDED IN PLAN BOOK 200, PAGE 81 ON FEBRUARY 9, 2000.
3. "BERLIN SUBDIVISION CANADIAN NATIONAL RAILWAY COMPANY", DATED SEPTEMBER 27, 1968, MADE FOR CANADIAN NATIONAL RAILWAY COMPANY., AND RECORDED IN PLAN BOOK 77, PAGE 21.
4. "PLAN SHOWING A STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS PLAN", DATED OCTOBER 24, 2017, MADE FOR HANCOCK LUMBER, SURVEYED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC.. AND PLAN BEING UNRECORDED.



MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

PROJECT
HANCOCK LUMBER OPERATIONS & MAINTENANCE
258 MAIN STREET, TOWN OF YARMOUTH, COUNTY OF CUMBERLAND, STATE OF MAINE

OWNER OF RECORD
L & S LIMITED LIABILITY COMPANY
P.O. BOX 299
CASCO, MAINE 049015

MADE FOR
HANCOCK LUMBER
258 MAIN STREET
YARMOUTH, MAINE 04096

DRAWING SCALE:
30 0 15 30
(IN FEET)
1 INCH = 30 FT

SUBMISSION NOTES:
SUBMISSION 1: 2022-06-14 EKB
SUBMITTED FOR PERMITTING

PROJ. MGR:	EKB
DRAWN BY:	TLB
CHECKED BY:	EKB
SUBMISSION NO.	1
SURVEY DATE:	2021-04-20
SUBMISSION DATE:	2022-06-14
SUBMITTED FOR:	REVIEW

NOT FOR CONSTRUCTION

OPERATIONS & MAINTENANCE SKETCH

SEAL:
STATE OF MAINE
ESTHER K. BIZIER
No. 14236
LICENSED PROFESSIONAL ENGINEER
2022-06-14
ESTHER K. BIZIER ME PE#14236

DRAWING NO.
SKC1
MLDC NO. 21-087

2 Rear Elevation
3/16" = 1'-0"

Exterior Detail Key

01	Asphalt Roof Shingles, Typ. - Verify color with Owner
02	1 x 4 / 1 x 8 Fascia Trim, Typ.
03	Horizontal Clapboard Siding, Typ. - 8" Maximum to weather per Town Design Requirements
04	1 x 8 Corner Boards, Typ.
05	Wood Panel w/ 1 x Trim, painted
06	Mechanical Louver @ Attic
07	Electrical Meter
08	Existing Transformer to Remain
09	Typ. Structural Column built out w/ 1x Trim, painted
10	Metal Roofing, Typ. - Verify color with Owner
11	Decorative Bracket, Typ.
12	Gooseneck Light Fixture

Town of Yarmouth Architectural Standards Requirements:

Foundation walls shall be exposed a minimum of 6 inches and a maximum of 36 inches above grade.

Posts shall be painted or opaque stained wood or painted synthetic or authentic wood no less than 6 x 6 inches.

Surface-applied waterproofing shall not be visible.

Exterior trim shall be indistinguishable from wood when painted. Trim shall be pine graded better than number 2, fiber-reinforced cementitious trim, or PVCBD-based products.

All **exposed wood**, except cedar shake shingles, shall be painted or opaque stained.

Flashing shall be galvanized metal or copper.

Roof penetrations, other than chimneys, shall be placed so as not to be visible from streets or paths to the extent practicable, and shall be black or match the color of the roof except those made of metal which may be left natural. Natural roof ventilation using linear soffit vents, ridge vents and dormer vents is required.

Gutters, downspouts and projecting drain pipes shall be made of galvanized steel, wood, or painted aluminum to match the fascia or wall material, or raw copper.

Gutters shall be square, half-round or ogee in profile.

Downspouts shall be arranged as an integral part of the Facade composition, and shall generally be placed at the corners of the Building least visible from Frontages.

Utility vents shall not be located on primary Façades.

Front Facade Shopfront - Window Glazing Areas

Type Mark	Facade	Type	Width	Height	Count	Glazing Area
E	Front Exist Retail	Window-Fixed	3' - 0"	4' - 8"	10	140 SF
F	Front Exist Retail	Window-Fixed	3' - 0"	1' - 0"	10	30 SF
Front Exist Retail: 20						170 SF
A	Front Show Room	Double Hung Window	3' - 2"	5' - 0"	9	143 SF
B	Front Show Room	Double Hung Window	3' - 0"	4' - 0"	3	36 SF
C	Front Show Room	Double Hung Window	3' - 6"	5' - 6"	2	39 SF
Front Show Room: 14						217 SF

Front Facade Shopfront - Door Glazing Areas

NO.	Facade	Width	Height	Daylight Area
06	Front Exist Retail	3' - 0"	7' - 0"	10 SF
06A	Front Exist Retail	1' - 6"	7' - 0"	7 SF
06B	Front Exist Retail	1' - 6"	7' - 0"	7 SF
Front Exist Retail: 3				24 SF
01	Front Show Room	3' - 0"	7' - 0"	10 SF
01A	Front Show Room	1' - 6"	7' - 0"	7 SF
01B	Front Show Room	1' - 6"	7' - 0"	7 SF
Front Show Room: 3				24 SF

Existing Retail Shopfront Facade
170 SF Window Glazing Area + 24 SF Door Glazing Area = 194 SF

New Show Room Shopfront Facade
217 SF Window Glazing Area + 24 SF Door Glazing Area = 241 SF

Existing Retail Shopfront Facade Area: 406 SF
45.5 % Glazing Required
406 SF x 0.455 = 184.73 SF Required < 194 SF Proposed

New Show Room Shopfront Facade Area: 440 SF
45.5 % Glazing Required
440 SF x 0.455 = 200.2 SF Required < 241 SF Proposed

1 Front Elevation
3/16" = 1'-0"

6/13/2022 7:22:06 AM AEP

KW Architects
Kristi Kenney, RA
PO Box 404
Wells, Maine 04090
(207) 332-9199

ARCHITECTS

Hancock Lumber Retail Operations Center

Yarmouth, Maine

Progress Drawings

REVISIONS

#	Date	Description

Date:	06/13/22
Project #	200918
Drawn By:	AEP
Checked By:	KK
Drawing Scale	As indicated

SHEET TITLE

Building Elevations

A3

© COPYRIGHT 2022
Reproduction or Reuse of this Document Without Written Permission of KW Architects is Prohibited

1 Right Elevation
3/16" = 1'-0"

Exterior Detail Key

01 Asphalt Roof Shingles, Typ. - Verify color with Owner

02 1 x 4 / 1 x 8 Fascia Trim, Typ.

03 Horizontal Clapboard Siding, Typ. - 8" Maximum to weather per Town Design Requirements

04 1 x 8 Corner Boards, Typ.

05 Wood Panel w/ 1 x Trim, painted

06 Mechanical Louver @ Attic

07 Electrical Meter

08 Existing Transformer to Remain

09 Typ. Structural Column built out w/ 1x Trim, painted

10 Metal Roofing, Typ. - Verify color with Owner

11 Decorative Bracket, Typ.

12 Gooseneck Light Fixture

Town of Yarmouth Architectural Standards Requirements:

Foundation walls shall be exposed a minimum of 6 inches and a maximum of 36 inches above grade.

Posts shall be painted or opaque stained wood or painted synthetic or authentic wood no less than 6 x 6 inches.

Surface-applied waterproofing shall not be visible.

Exterior trim shall be indistinguishable from wood when painted. Trim shall be pine graded better than number 2, fiber-reinforced cementitious trim, or PVCBD-based products.

All **exposed wood**, except cedar shake shingles, shall be painted or opaque stained.

Flashing shall be galvanized metal or copper.

Roof penetrations, other than chimneys, shall be placed so as not to be visible from streets or paths to the extent practicable, and shall be black or match the color of the roof except those made of metal which may be left natural. Natural roof ventilation using linear soffit vents, ridge vents and dormer vents is required.

Gutters, downspouts and projecting drain pipes shall be made of galvanized steel, wood, or painted aluminum to match the fascia or wall material, or raw copper.

Gutters shall be square, half-round or ogee in profile.

Downspouts shall be arranged
as an integral part of the Facade composition, and shall generally be placed at the corners of the Building least visible from Frontages.

Utility vents shall not be located on primary Façades.

KW Architects
Kristi Kenney, RA
PO Box 404
Wells, Maine 04090
(207) 332-9199
ARCHITECTS

Hancock Lumber Retail Operations Center

Yarmouth, Maine

REVISIONS

#	Date	Description

Date:	06/13/22
Project #	200918
Drawn By:	AEP
Checked By:	KK
Drawing Scale	As indicated

SHEET TITLE

Building Elevation - Right Side

A4

Progress Drawings

© COPYRIGHT 2022
Reproduction or Reuse of this Document Without Written Permission of KW Architects is Prohibited

6/13/2022 7:22:12 AM AEP