



# TOWN OF YARMOUTH

Department of Planning and Development

200 Main Street Yarmouth, Maine 04096

WWW.YARMOUTH.ME.US

Fax: (207)846-2438

## SITE PLAN APPLICATION FORM

☒ Minor ☐ Major

Date: 5-5-2022 Zoning District MDR Map 38 Lot 5 Ext

Site Location WILLIAM H ROWE ELEMENTARY SCHOOL, 52 SCHOOL ST.  
Property Owner TOWN OF YARMOUTH - SCHOOL DEPARTMENT  
Mailing Address 101 MCCARTNEY STREET  
E-mail Address bruce-rudolph@yarmouthschools.org  
Phone 207-846-5586 Fax 202-846-3239

Name of Project 120WE SCHOOL PRE-KINDERGARTEN PLAYGROUND  
Existing Use PLAY AREA - GRASS  
Proposed Use PLAY GROUND

Amendment to a previously approved site plan? Yes ☐ No ☒  
Special exception use? Yes ☐ No ☒

Fee: \$100.00/1000 sq. ft.; up to \$3000.00

The Department of Planning and Development shall send notices to all property owners at a minimum of 500 feet including a description of the proposal. Letters will be at a cost of \$5/letter to the applicant.

The Town will correspond with only one contact person/agent for this project. Please provide the requested information regarding the contact person/agent.

Contact person/agent BRUCE RUDOLPH  
Mailing Address 101 MCCARTNEY ST, YARMOUTH, ME 04096  
E-mail Address bruce-rudolph@yarmouthschools.org  
Phone 207-846-5586 Fax 207-846-3239

I certify that, to the best of my knowledge, all information provided in this application form and accompanying materials is true and accurate.

(Signature)  
Signature of Owner

(If signed by Owner's agent, provide written documentation of authority to act on behalf of applicant.)

"I authorize appropriate staff within the Yarmouth Planning Department to enter the property that is the subject of this application, at reasonable hours, including buildings, structures or conveyances on the property, to collect facts pertaining to my application."

Bruce Rudolph Director of Business Services  
Print or type name and title of signer

## 1. PROJECT DESCRIPTION

A. In a separate document please describe the overall project objectives and proposed uses of property, including quantity and type of residential units (if any).

B. Project details

1. Name and approval date of subdivision this site is in (if applicable)

N/A

Subdivision lot numbers (if applicable)

2. Assessor's Map number(s) 38 Lot number(s) 5

3. Existing zone(s) of the site

MOR

Shoreland Overlay District ☒ Yes ☐ No

Affordable Housing District ☐ Yes ☒ No

Mobile Home Park Overlay ☐ Yes ☒ No

4. a. Total land area of site (all contiguous land in same ownership)

15.4 Acres

b. Total floor area of each proposed building in square feet

1405.6 SHED

c. Footprint of each proposed building in square feet

1405.6 SHED

d. Height of proposed building(s) 8 feet 0 stories

e. Total number of proposed parking spaces 0

f. Number of proposed handicap parking spaces 0

C. Existing conditions

1. Existing land use elementary school

2. Total floor area of each existing building in square feet

3. Footprint of each existing building in square feet

D. Attach as Exhibit #1 a map such as the Maine Atlas and Gazetteer map (clean photocopies are acceptable). Indicate the location of your project on map.

E. Construction sequence

1. Estimated time of start of project JULY 1, 2022

Estimated time of completion of project AUGUST 31, 2022

2. Is this to be a phased project? Yes ☐ No ☒

3. Attach as Exhibit #2 a construction schedule outlining the anticipated sequence of construction (beginning and completion) for the major aspects of the proposed project, including roads, erosion control and drainage measures, structures, sewer and water lines, other utilities, paving, landscaping.

## 2. RIGHT, TITLE, OR INTEREST

A. Name and mailing address of record owner of the site

TOWN OF YARMOUTH - SCHOOL DEPARTMENT

101 MC CARTNEY STREET

YARMOUTH ME 04096

Phone 207-846-5586 Fax 207-846-3239

B. Attach as Exhibit #3 evidence of corporate or partnership status, if applicant is not an individual.



# YARMOUTH SCHOOL DEPARTMENT

*"Empowering students"*

*Andrew R. Dolloff, Ph.D.  
Superintendent of Schools*

*Shanna H. Crofton  
Director of Teaching and Learning*

*Jodi L. McGuire  
Director of Instructional Support*

*Bruce A. Rudolph  
Director of Business Services*

## Rowe School Pre-Kindergarten Playground

### Minor Site Plan Application

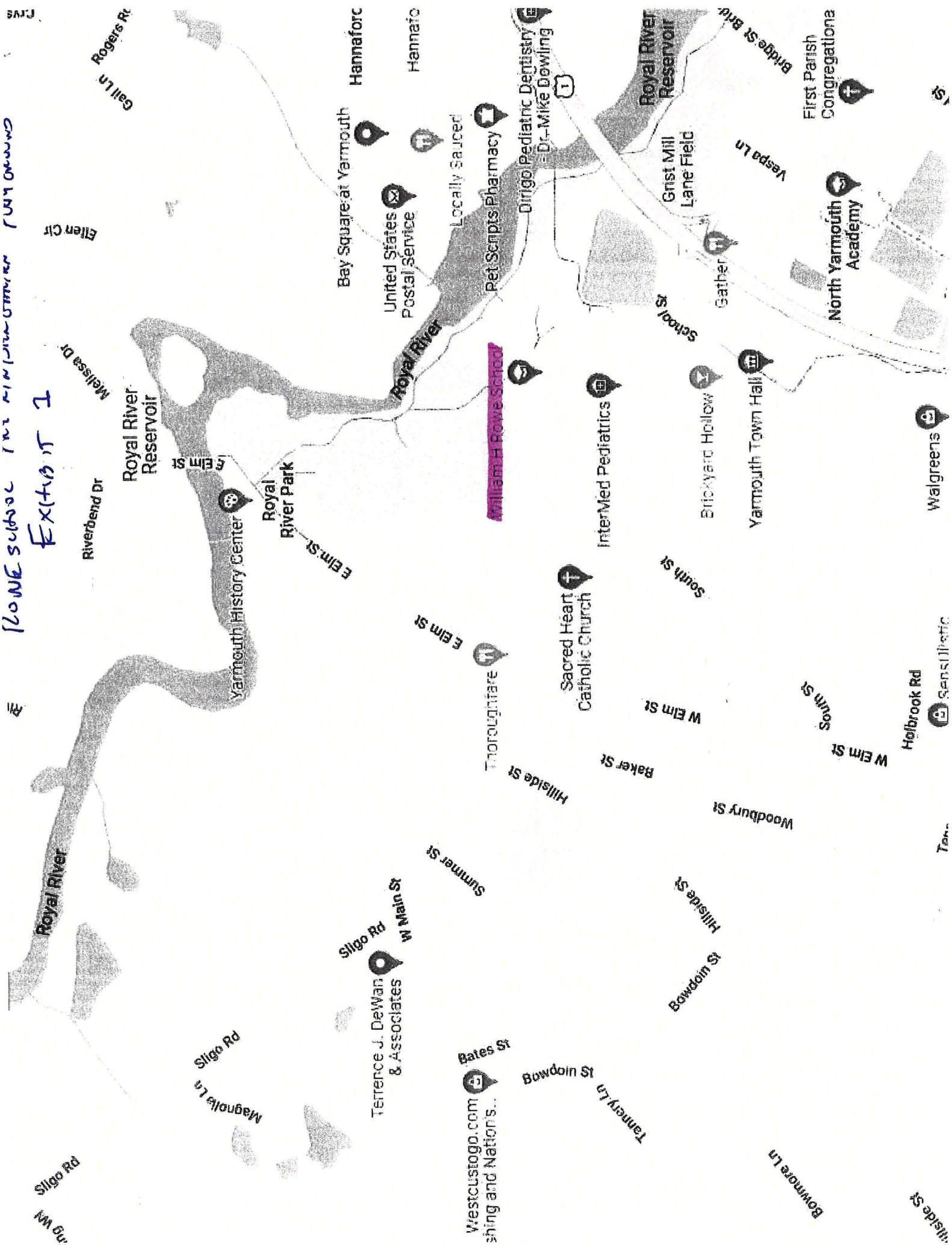
#### Paragraph 1.A: Project Description

Yarmouth School Department seeks to convert an existing 168' x 52' enclosed grass play area on the northeastern side of Rowe School into a pre-Kindergarten playground. Playground equipment suitable for 3- and 4-year-old children will be installed over a wood chip play surface. Benches and tables will also be installed. A storage shed will be installed just outside the fenced enclosure for storing instructional and recreational items.





LOWE SUBSOL IN NEWSPAPER FOR OWNERS  
EXHIBIT 1





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#### Exhibit 2: Construction Sequence

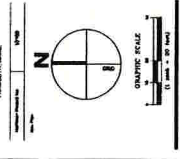
- engage Dig Safe and mark underground utilities
- remove existing fencing temporarily, as required
- install temporary erosion and sedimentation controls
- excavate 18" of topsoil (approximately 3.009 cubic yards) to within 12" of fencing, walkway, and foundation
- backfill excavated area with 6" base of granular borrow
- cover granular borrow with one layer of nonwoven geotextile fabric
- backfill remaining excavation with 12" of IPEMA-certified Old Castle wood chips
- cover existing sewer manhole with wood chips to the extent possible
- remove temporary erosion and sedimentation controls
- install playground equipment and benches and tables
- install new fencing around NDMH-2
- reinstall existing fencing removed temporarily
- install a 10' x 14' playground storage shed between the eastern side of the fence and the emergency services access road





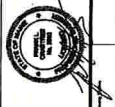
HARRIMAN

WILLIAM H. ROWE SCHOLAR  
ADDITIONS AND  
RENOVATIONS



Rowe School  
PRE-KINDERGARTEN  
PLAYGROUND  
PLAN C40.1

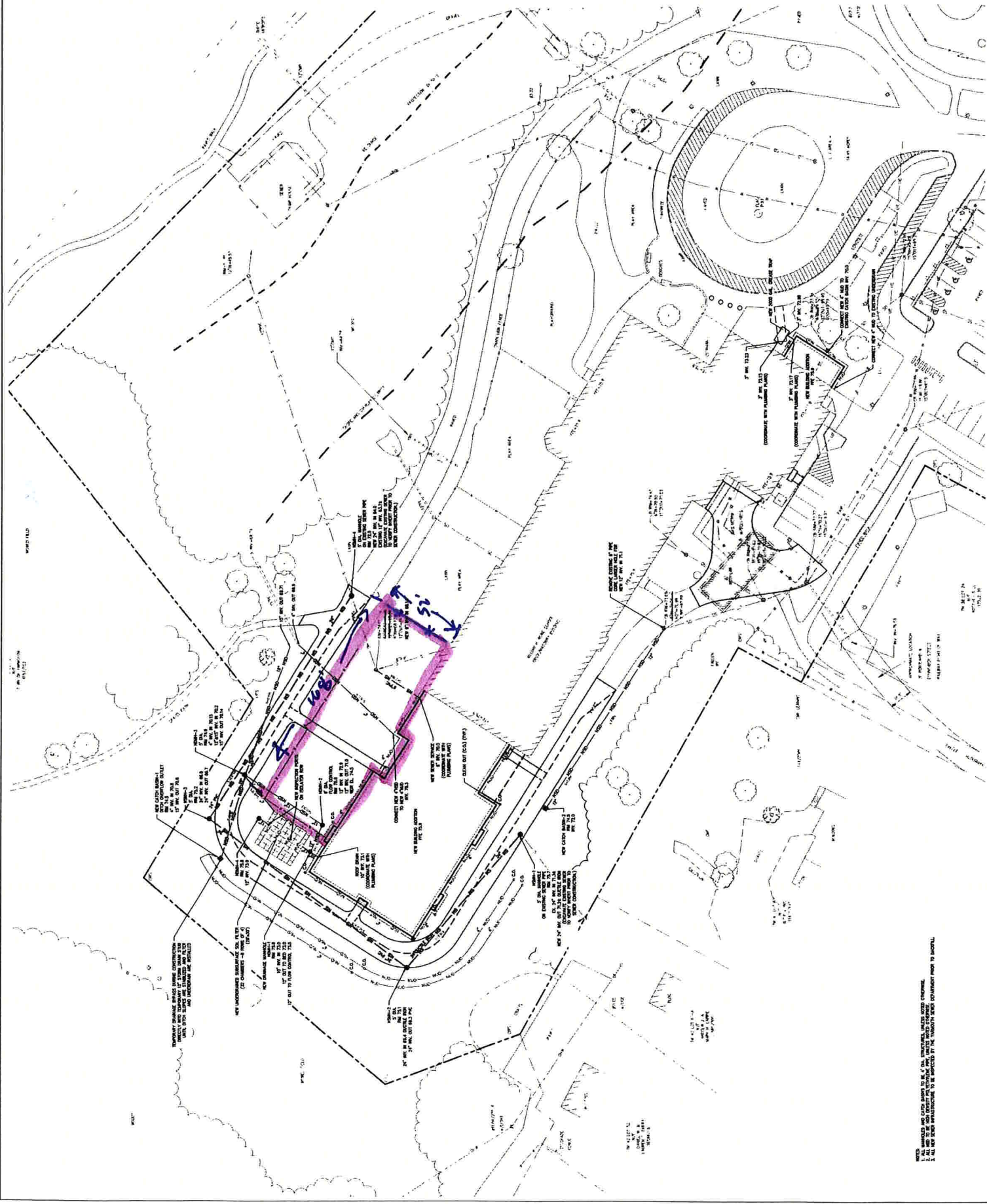
CONSTRUCTION DRAWINGS  
AUGUST 28, 2015



DATE: 8/28/15  
BY: [Signature]  
CHECKED BY: [Signature]  
SCALE: AS SHOWN

SITE UTILITY PLAN

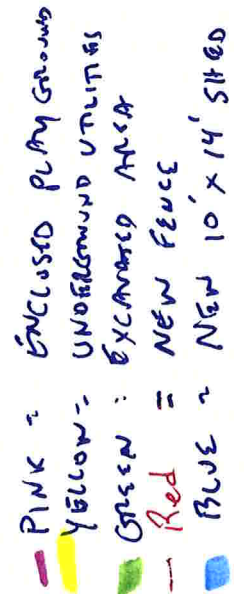
C40.1



NOTES:  
1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.  
2. ALL UTILITIES SHOWN ARE TO BE DELETED OR RELOCATED AS SHOWN ON THIS PLAN.  
3. ALL NEW UTILITIES TO BE INSTALLED BY THE VARIOUS SEWER DEPARTMENT PRIOR TO START.

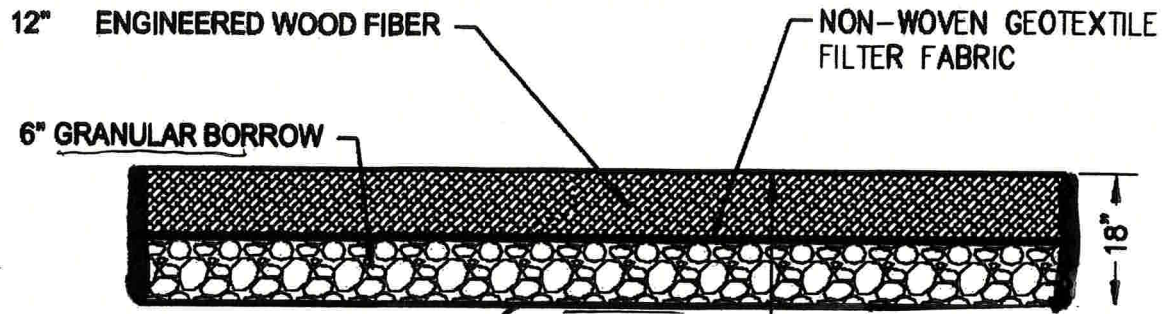


Cy. 1 (AETML)



LOWE SCHOOL  
PRE-KINDERGARTEN  
(PLAYGROUND)

DETAIL D.5



## PLAYGROUND MATERIAL DETAIL

NOT TO SCALE

D.5





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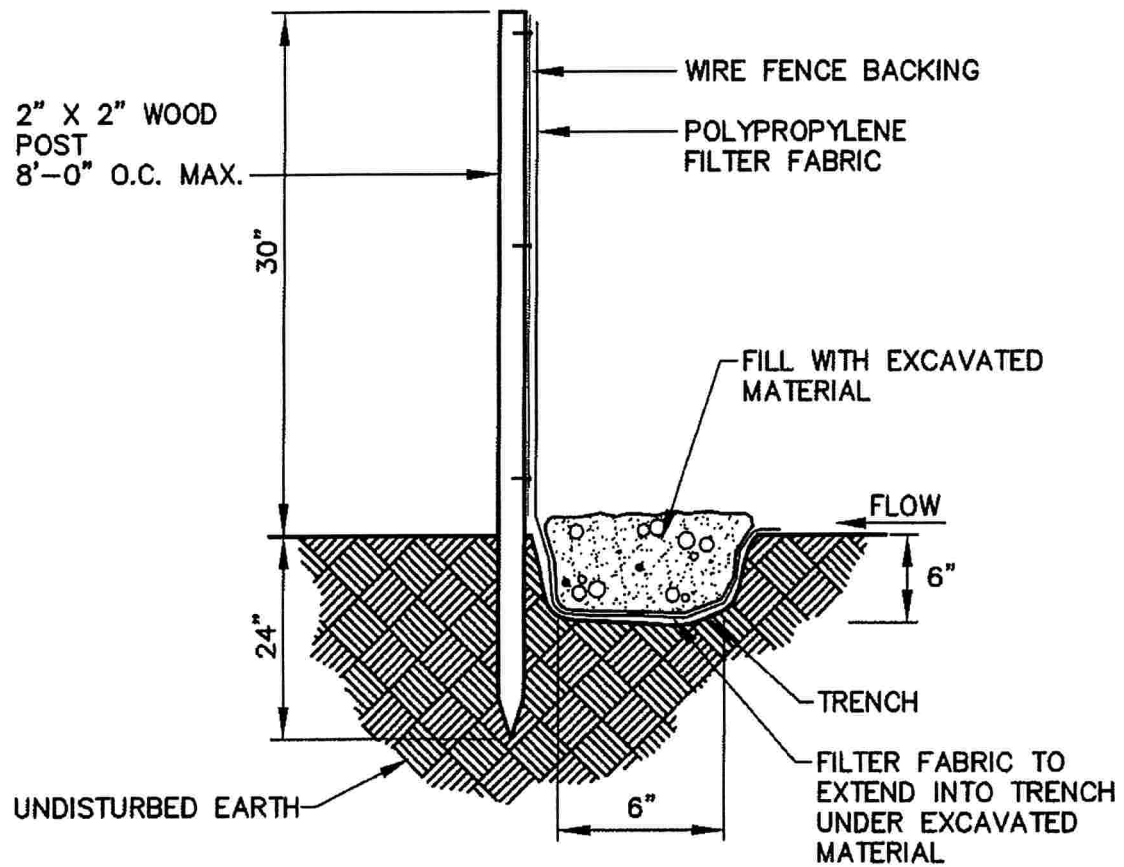
## Rowe School Pre-Kindergarten Playground

### Minor Site Plan Application

#### Exhibit 15: Erosion and Sedimentation Control

The School Department will install Erosion and Sedimentation Best Management Practices (BMP's) per MDEP and Town standards and may include silt fence or Erosion Control Mulch (ECM) Berm down gradient and at the perimeter of the site prior to the disturbance of any vegetation. Erosion Control Fence Detail ce-031 attached.





## EROSION CONTROL FENCE DETAIL

NOT TO SCALE