

SP 19-17

# TOWN OF YARMOUTH

Department of Planning and Development  
200 Main Street Yarmouth, Maine 04096

(207)846-2401

WWW.YARMOUTH.ME.US

Fax: (207)846-2438

## SITE PLAN APPLICATION FORM

☒ Minor ☐ Major

Date: 7/1/19 Zoning District \_\_\_\_\_ Map 37 Lot 19 Ext \_\_\_\_\_

Site Location 258 Main St.  
Property Owner LIS Limited Liability Co.  
Mailing Address 258 Main St.  
E-mail Address hstorey@hancocklumber.com  
Phone 207-846-5555 Fax \_\_\_\_\_

Name of Project Warehouse Renovations  
Existing Use Building Material Storage  
Proposed Use Building Material Storage and office

Amendment to a previously approved site plan? Yes \_\_\_\_\_ No \_\_\_\_\_  
Special exception use? Yes \_\_\_\_\_ No \_\_\_\_\_

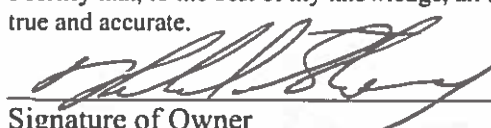
Fee: \$100.00/1000 sq. ft.; up to \$3000.00

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 Harland Storey  
Mailing Address 258 Main St.  
E-mail Address hstorey@hancocklumber.com  
Phone 846-5555 cell 329-6503 Fax \_\_\_\_\_

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

  
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."

Harland Storey General Manager  
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) N/A Lot number(s) \_\_\_\_\_

3. Existing zone(s) of the site

N/A  
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)

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

N/A  
c. Footprint of each proposed building in square feet

N/A  
d. Height of proposed building(s) \_\_\_\_\_ feet \_\_\_\_\_ stories

e. Total number of proposed parking spaces \_\_\_\_\_

f. Number of proposed handicap parking spaces \_\_\_\_\_

### C. Existing conditions

1. Existing land use

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

N/A  
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 15, 2019

Estimated time of completion of project Dec 1, 2019

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

ALS Limited Liability Co 258 Main St Yarmouth

Phone 846-5555

Fax \_\_\_\_\_

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

- C. Attach as Exhibit #4 evidence of applicant's right, title, or interest in the site. A complete copy of the document must be provided; financial information may be deleted.
- D. Attach as Exhibit #5 a copy of the current owner's existing deed for the site.
- E. Attach as Exhibit #6 summary lists of all existing and all proposed easements or other burdens for this property. More detailed information may be required, depending on the particular circumstances of the site.
- F. If a condominium, homeowners, or property owners association will be established, attach as Exhibit #7 the articles of incorporation, the Declaration of Covenants and Responsibilities, and the proposed by-laws of the organization.

### 3. FINANCIAL CAPACITY

- A. Estimated cost of the project (including land purchase and development costs) \_\_\_\_\_
- B. Attach as Exhibit #8 evidence of your financial capacity to complete the proposed development. Submit one or more of the following (please check as appropriate):
  - \_\_\_\_\_ 1. A written statement from the applicant's bank or a certified public accountant who recently has audited the applicant's finances stating that the applicant has cash reserves in the amount of the estimated cost of the project and can devote those reserves to the project.
  - \_\_\_\_\_ 2. When the applicant will personally finance the development, provide copies of bank statements or other evidence, which will indicate availability of funds, and evidence that the applicant can devote these funds to the project.
  - \_\_\_\_\_ 3. The most recent corporate annual report showing availability of sufficient funds to finance the development, together with a statement from the applicant that the funds are available and will be used for the proposed project.
  - \_\_\_\_\_ 4. A letter from a financial institution, governmental agency, or other funding agency, which indicates a timely commitment to provide a specified amount of funds and the uses for which the funds may be utilized.
  - \_\_\_\_\_ 5. In cases where outside funding is required, but there can be no commitment of money until regulatory approvals are received, a formal letter of "intent to fund upon approval" from a funding institution indicating the amount of funds it is prepared to provide, their specified uses and the conditions on which funds will be made available.

### 4. TECHNICAL ABILITY

- A. List all projects undertaken by the applicant within the last five years, beginning with the most recent project: \_\_\_\_\_

- B. Have done no prior projects \_\_\_\_\_

- C. Attach as Exhibit #9 a list of all consultants retained for this proposed project, such as engineers, architects, landscape architects, environmental consultants; and those firms or personnel who will be responsible for constructing, operating and maintaining the project.

### 5. SOLID WASTE

Attach as Exhibit #10 an explanation of the proposed method of collection, removal, and disposal for anticipated solid waste from this project.

### 6. WATER

Attach as Exhibit #11 written confirmation from the Yarmouth Water District that it can supply the proposed development and that the proposed plan has been approved by the District. If the

applicant proposes a private supply, provide evidence that a sufficient and healthful water supply is available for the proposed development.

**7. TRAFFIC**

Attach as Exhibit #12 a written evaluation and demonstration of the adequacy and availability of adjacent streets to serve the proposed project. If you must submit a full traffic study to DEP, provide two (2) copies with this application. (see Ch. 702 H.2.)

**8. SANITARY SEWERS AND STORM DRAINS**

A. Estimated sewage gallons per day for the completed project

NA  
Please note that the Town Manager must approve new sanitary sewer connections that are considered sewer extensions.

B. Will this project generate industrial or non-sanitary waste that will enter the public sewer or drains? No ☐ Yes ☐

If yes, please describe proposed types and amounts:

C. If a subsurface wastewater disposal system is proposed, provide evidence that it conforms to the requirements of the State Plumbing Code.

**9. SURFACE DRAINAGE AND-RUNOFF, STORMWATER MANAGEMENT**

A. Attach as Exhibit #13 a description of any problems of drainage or topography, or a representation that, in the opinion of the applicant, there are none.

B. Attach as Exhibit #14 a complete stormwater management plan, including drainage calculations for pre- and post-development for 2 yr. and 25 yr. storm events, a drainage plan, and an assessment of any pollutants in the stormwater runoff, that meets the requirements of Chapter 702, Review Criteria re Stormwater Management.

**10. EROSION AND SEDIMENTATION CONTROL**

A. Attach as Exhibit #15 a written description of erosion and sedimentation control measures to be used during and after construction of the proposed project.

B. Show on a plan the proposed location, type, and detail of erosion control devices, unless this information is included on a site plan drawing.

**11. SOILS**

A. Attach as Exhibit #16 a medium intensity soils classification report, including description of soils and interpretation of engineering properties. Include geotechnical report, if applicable.

B. Show on a plan the existing soil conditions on the site, unless this information is included on a site plan drawing. Include wetlands delineation and report, if applicable.

**12. SITE PLAN ORDINANCE REQUIREMENTS**

A. Attach as Exhibit #17 list of approvals needed from other agencies, such as the General Board of Appeals, Army Corps of Engineers, and Maine Department of Environmental Protection.

B. Attach as Exhibit #18 a written statement that explains how the project complies with the site plan review criteria and with specific performance standards required in the zoning district, if applicable. If applicable, please note how the proposal specifically complies with the separate components of the Route One Corridor Design Guidelines.

C. Attach as Exhibit #19 a summary list and a written offer of cession to the Town of all proposed streets, utilities and open space proposed for dedication.

D. Attach as Exhibit #20 all requests for waivers including an explanation of the undue hardship or special design requirements, which are the basis for the requests.

E. Attach as Exhibit #21 a written explanation of all potential nuisances associated with this project and how they will be mitigated, or a representation that, in the opinion of the

applicant, there are none.

### **13. SITE PLAN DRAWINGS, MAPS**

- A. Site plan drawings
  - a. paper no larger than 24" x 36", with all drawings in a set the same size
  - b. bound and folded no larger than 9" x 12", with project name shown on front face of folded plan
  - c. number and date drawings, with space for revision dates
  - d. scale of the drawings shall be between 1"=20' and 1"=50'
  - e. show the entire parcel in single ownership, plus off-site easements
- B. Title block shall include:
  - a. identification of plan as "Site Plan"; "Amended" if applicable
  - b. name and address of project
  - c. name(s) and address(es) of site owner and of applicant
  - d. name and address of plan designer(s)
- C. Location map shall include:
  - a. abutting property within one thousand feet of project boundaries
  - b. outline of proposed project
  - c. zoning district(s) of abutting properties
  - d. at least one street intersection
- D. North arrow and scale.
- E. General plan notes shall include:
  - a. zoning district and list of applicable dimensional regulations comparing the required and proposed
  - b. proposed number of units
  - c. required and proposed number of parking spaces
  - d. total square footage of existing and proposed buildings
  - e. square footage of proposed building footprint
  - f. all requested waivers
  - g. indication if proposed structure is to be sprinklered
  - h. total square footage for each use, if applicable
- F. Name, location, width of existing and proposed streets.
- G. A Boundary Survey, Category 1, Condition 2, showing site boundaries.
- H. Setbacks as required by zoning ordinance; zone line if site is transected by a zone line or if zone line is within 30 feet of the boundaries of the site.
- I. Existing and proposed contours at 2' intervals. Show 1' contours and/or spot elevations if sufficient detail cannot be shown with 2' contours.
- J. Buildings, structures, and signs
  - a. location, dimensions, shape, facade elevations, entrances, materials, colors of exterior of proposed buildings, structures, and signs. (see Ch. 701, II, C, E, F)
  - b. description of all finish surface materials
  - c. location, dimensions, shape of existing buildings
  - d. building's setbacks from property line, if different from required yard setbacks
- K. Names of abutting property owners and locations of buildings and curb cuts on abutting properties.
- L. Locations and dimensions of parking areas, loading and unloading facilities, driveways, fire lanes, access points. Give typical parking space dimensions. (see Ch. 701, II H; Ch. 702, J.1, 2, 3)
- M. Location of all existing and proposed easements and rights-of-way, including identification of who has or will receive the easement.

- N. Location, dimensions, materials of existing and proposed pedestrian access ways.
- O. Location and size of existing and proposed utilities, both on-site and in adjoining public ways. Location of nearest existing hydrant. Include installation details for proposed utilities.
- P. Construction drawings showing plans, profiles, cross-sections, and details of appurtenances for sanitary sewer and storm drainage systems.
- Q. Location, height, wattage, bulb type of exterior and building-mounted lighting. Photometric plan consistent with requirements of site plan and zoning ordinances. (See Ch. 701, II X; Ch. 702, J. 4)
- R. Location and description of existing natural features, such as wetlands, watercourses, marshes, rock outcroppings, stands of trees. Natural features to be preserved must be identified on plan.
- S. Existing and proposed landscaping, fencing, screening. Include fence dimensions, location, material, and a table showing number of plants of each species, common and botanical names. Include planting and preservation details, if applicable. Indicate proposed snow storage area, if applicable. (see Ch. 701, II Y, and Ch. 702 J. 5)
- T. Grades, street profiles, typical cross-section, and specifications of proposed streets and sidewalks. These must meet the standards of Ch. 601, Article IV.
- U. A description of any right-of-way, street, sidewalk, open space, or other area the applicant proposes to designate as public.
- V. Name, registration number, seal, and signature of all registered professionals (engineer, land surveyor, architect, landscape architect, etc.) who prepared the plan.
- W. First floor finished floor elevation(s) for all proposed buildings.
- X. If project is within the RP district, extent of floodway and floodway fringe.
- Y. If project is within Shoreland Overlay District, show required setbacks.

Please be advised to keep in touch with the Director of Planning and Development throughout the process, 846-2401; fax 846-2403. Your responsiveness will help the process to run smoothly.

### **CONDITIONS OF APPROVAL**

The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant concerning the development and use of the property which appear in the record of the Planning Board proceedings are conditions of approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.

**Surface Water and Groundwater:** No owner of a lot, his agents, or successors in interest shall alter the natural course of surface water on any lot in a way which would alter the natural flow of such water across any other parcel, unless such alteration is approved by the owners of all parcels affected. No owner of a lot, his agents, or successors in interest shall use blasting chemicals that generate perhlorates.

**Estimated Construction Cost**

Earthwork, excavation and concrete	\$140,750 ✓
overhead doors on 2 side entrances	\$5,000 ✓
Electrical in Main Warehouse	\$15,000
Office Area	
Materials	\$9,520 ✓
Framing labor	\$15,000 ✓
Heat	\$3,400
Electrical	\$3,000
Drywall and paint	\$3,500 ✓
Flooring installed	\$5,000
Total	\$200,170

## **Time line for Warehouse Renovation and racking**

**July 1-12- Build temporary rack to store material from front of warehouse**

**July 9<sup>th</sup>- Bargain Barn run**

**July 15-26- Relocate product from the front half of the warehouse to building 2 and under the new overhangs**

**July 29-Aug 9- Demo existing racking in front half of warehouse. Remove existing sprinkler piping**

**Aug 2- Relocate existing receiving/shipping office temporarily to allow for construction. Move forklifts and equipment for logistics to Brunswick and Windham.**

**Aug 5- Logistics begin working remotely in Brunswick and Windham. Dan, Jordan, Joe Hinkley and 4 drivers and 3 trucks to Brunswick. Mike Sarwari and Levi Curtis and a boom truck to Windham.**

**Aug 12-30- Mike Copp to remove existing asphalt floor and replace with 6" reinforced concrete for the front half of the warehouse also install frost wall and slab for logistics/receiving office.**

**Sept 3-13- Frame and rough in the new office/break room. Install new racking system and dividers in the front half of the warehouse. Begin installing new sprinkler piping.**

**Sept 16-20- Relocate product from the back half of the warehouse to the new racking system and mezzanine. Insulate and finish office and break room.**

**Sept 23-27- Demo the back section of the warehouse to include racking and sprinkler system.**

**Sept 30-Oct 11- Remove and replace the asphalt floor in the back section with 6" reinforce concrete.**

**Oct 14- Nov 1- Install racking and dividers in the back section of the warehouse. Finish installing sprinkler system. Install camera monitoring system. Set up new office for logistics and inventory manager. Set up break room.**

**Nov 4-20- Move all products into proper location. Install new signage to label all the bins and storage areas.**

**Nov 20- Move all equipment back to Yarmouth.**

**Nov. 25- Resume shipping from Yarmouth.**



## Yarmouth Warehouse Renovation Project

Hancock Lumber is planning to replace the existing asphalt floor in our main warehouse with a 6" reinforced concrete slab. The existing floor is degraded and creates safety hazards for walking and supporting the storage racking needed for products.

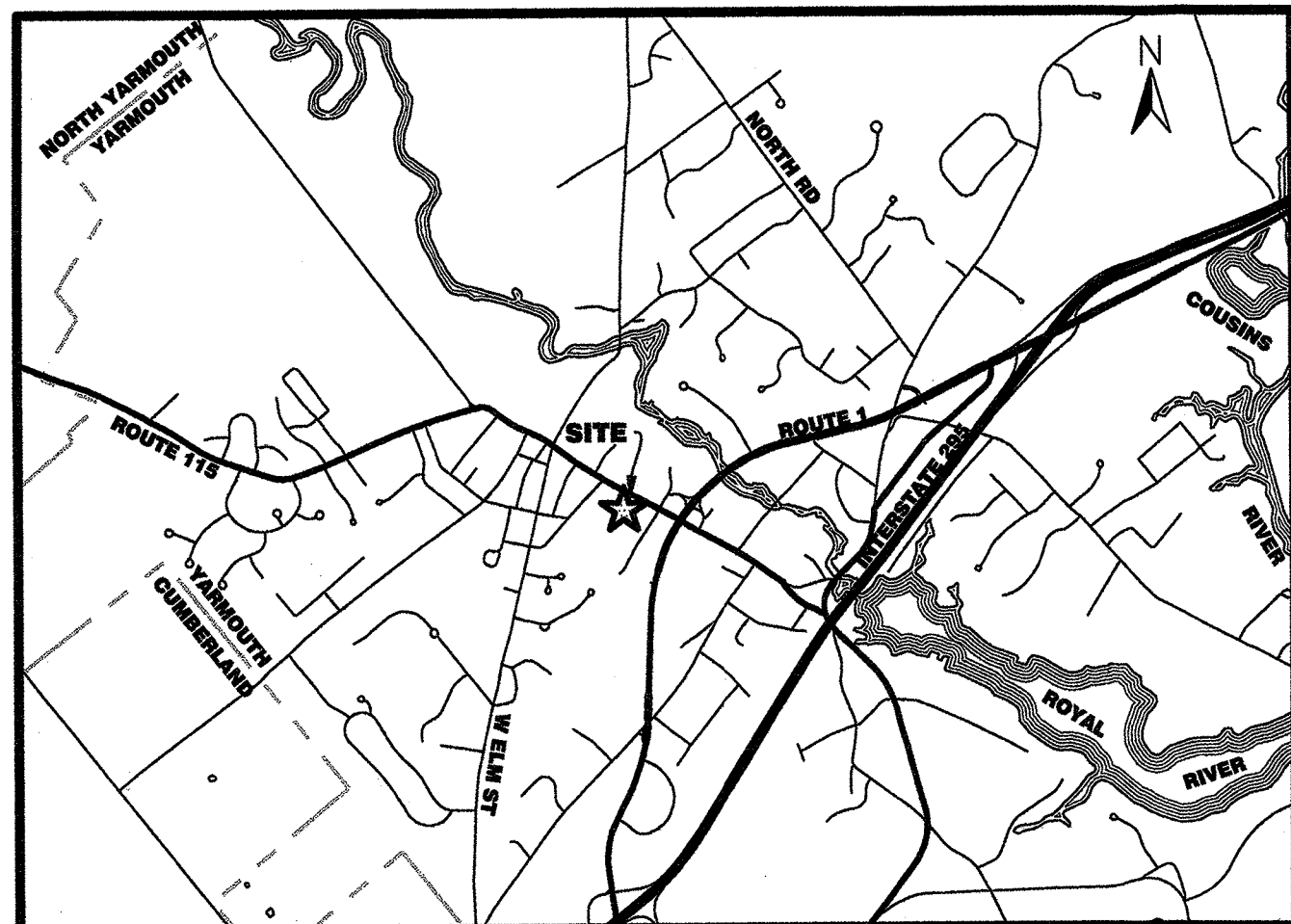
In conjunction with that we are going to integrate our shipping/receiving office into the building which will result in a 10'x20' bump-out in the front left corner. We are also adding a heated break room inside the warehouse in the front left corner. It should be noted that we will discontinue and remove the use of our stand alone shipping/receiving office which also measures 10'x20'.

Please contact me with any questions.

Harland Storey

General Manager 329-6503





LOCATION MAP 1" = 1/2 MILE

#### NOTES

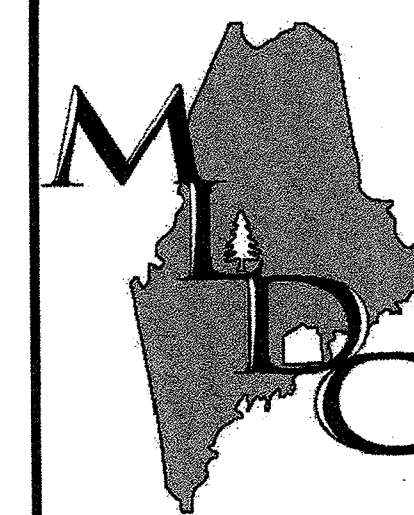
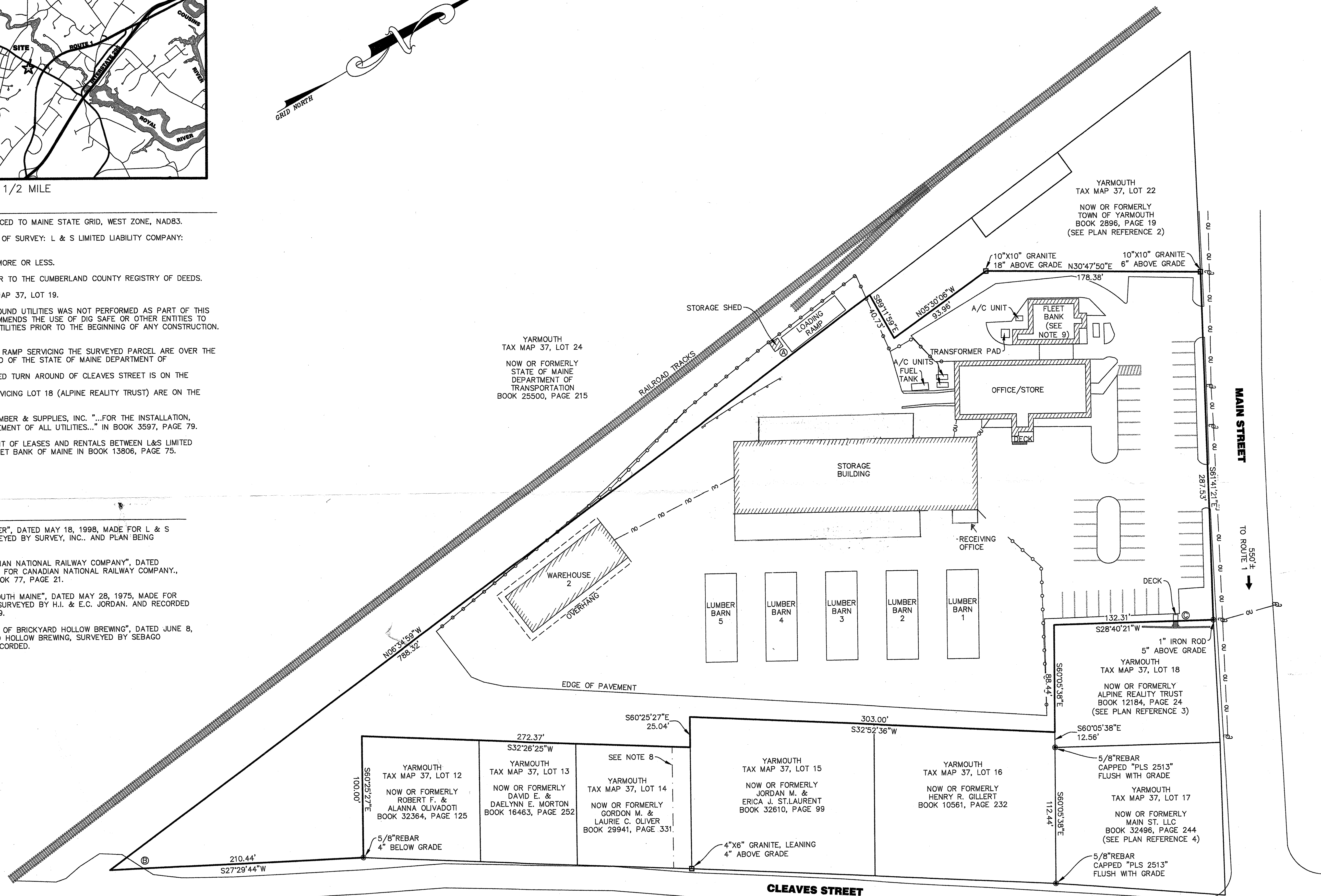
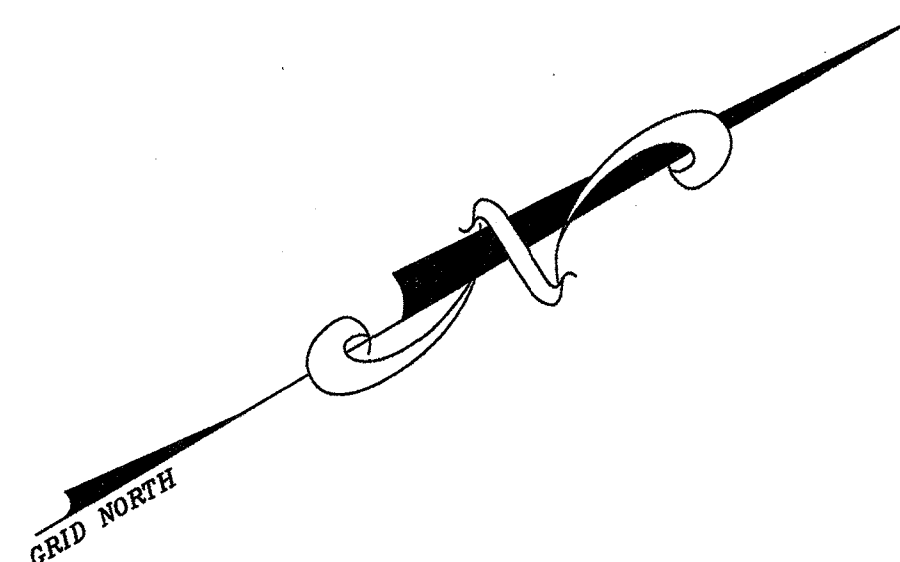
1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83.
2. OWNER OF RECORD AT TIME OF SURVEY: L & S LIMITED LIABILITY COMPANY: BOOK 12062, PAGE 101.
3. TOTAL AREA: 4.43 ACRES, MORE OR LESS.
4. ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
5. TOWN OF YARMOUTH: TAX MAP 37, LOT 19.
6. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
7. ENCROACHMENTS SUMMARY:
  - A. THE SHED AND LOADING RAMP SERVICING THE SURVEYED PARCEL ARE OVER THE BOUNDARY LINE ON LAND OF THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION.
  - B. A PORTION OF THE PAVED TURN AROUND OF CLEAVES STREET IS ON THE SURVEYED PARCEL.
  - C. A DECK AND STEPS SERVICING LOT 18 (ALPINE REALITY TRUST) ARE ON THE SURVEYED PARCEL.
8. EASEMENT RESERVED BY LUMBER & SUPPLIES, INC. "...FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL UTILITIES..." IN BOOK 3597, PAGE 79.
9. SEE COLLATERAL ASSIGNMENT OF LEASES AND RENTALS BETWEEN L&S LIMITED LIABILITY COMPANY AND FLEET BANK OF MAINE IN BOOK 13806, PAGE 75.

#### 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. "BERLIN SUBDIVISION CANADIAN NATIONAL RAILWAY COMPANY", DATED SEPTEMBER 27, 1968, MADE FOR CANADIAN NATIONAL RAILWAY COMPANY., AND RECORDED IN PLAN BOOK 77, PAGE 21.
3. "PLAN OF PROPERTY YARMOUTH MAINE", DATED MAY 28, 1975, MADE FOR PORTLAND SAVINGS BANK, SURVEYED BY H.I. & E.C. JORDAN. AND RECORDED IN PLAN BOOK 119, PAGE 19.
4. "EXISTING CONDITIONS PLAN OF BRICKYARD HOLLOW BREWING", DATED JUNE 8, 2017, MADE FOR BRICKYARD HOLLOW BREWING, SURVEYED BY SEBAGO TECHNIQS, AND BEING UNRECORDED.

#### LEGEND

- EXISTING MONUMENT, AS NOTED
- MONUMENT FOUND
- UTILITY POLE
- ⊙ ENCROACHMENT IDENTIFIER
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- CHAIN LINK FENCE



#### MAIN-LAND

DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDC.COM

PLAN SHOWING A STANDARD  
BOUNDARY SURVEY AND EXISTING  
CONDITIONS PLAN

#### HANCOCK LUMBER

258 MAIN STREET, TOWN OF  
YARMOUTH, COUNTY OF  
CUMBERLAND, STATE OF MAINE

OWNER OF RECORD

#### L & S LIMITED LIABILITY COMPANY

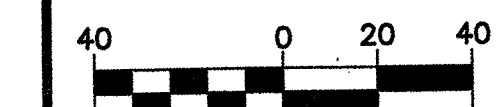
P.O. BOX 299  
CASCO, MAINE 049015

MADE FOR

#### HANCOCK LUMBER

285 MAIN STREET  
YARMOUTH, MAINE 04096

DRAWING SCALE:



(IN FEET)  
1 INCH = 40 FT

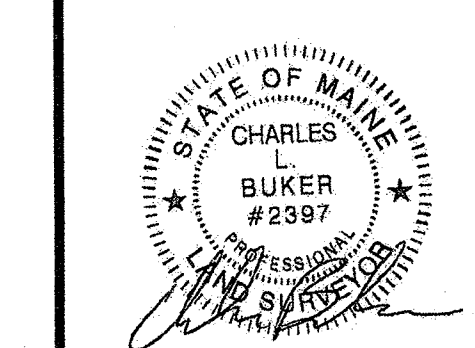
REVISION NOTES:

Amended 6/24/19  
to show new overhangs  
Amended 6/24/19  
to show relocation of  
Receiving office

PROJ. MGR: EKB  
DRAWN BY: JML  
CHECKED BY: CLB  
REVISION NO: N/A  
SURVEY DATE: 2017-10-17, 18  
ISSUE DATE: 2017-10-24  
ISSUED FOR: FINAL

#### STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS

SEAL:



CHARLES L. BUKER PLS #2397

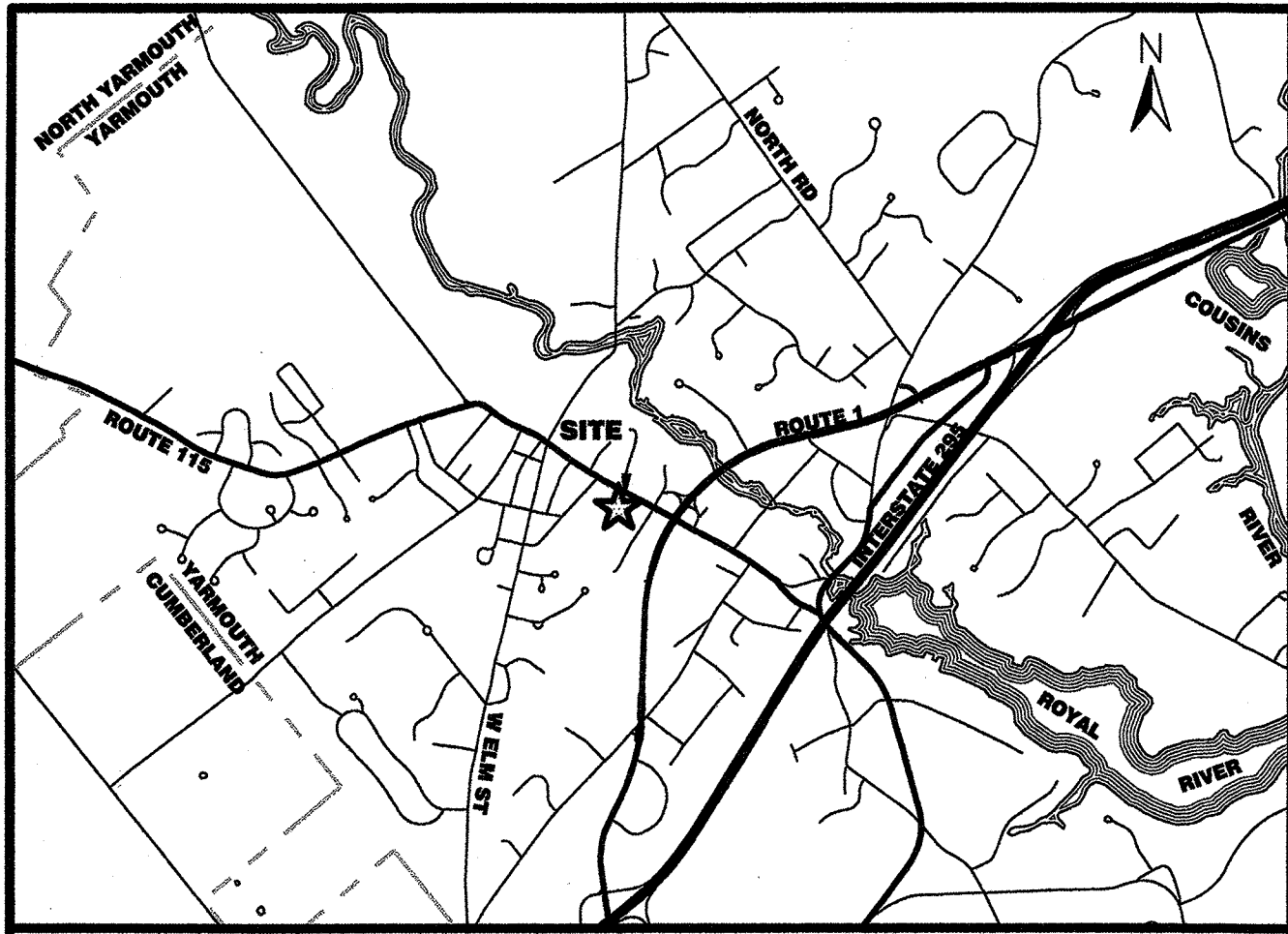
DRAWING NO.

**S1.1**

MLDC NO. 17-141

1 OF 1





LOCATION MAP 1" = 1/2 MILE

#### NOTES

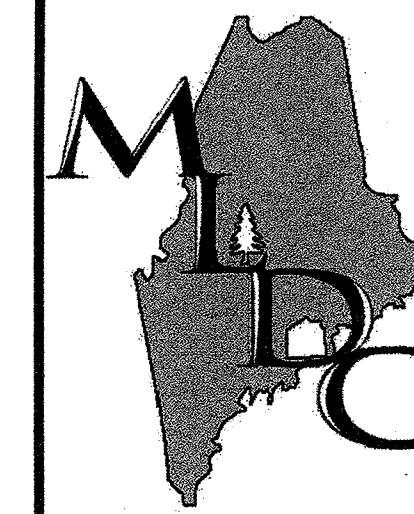
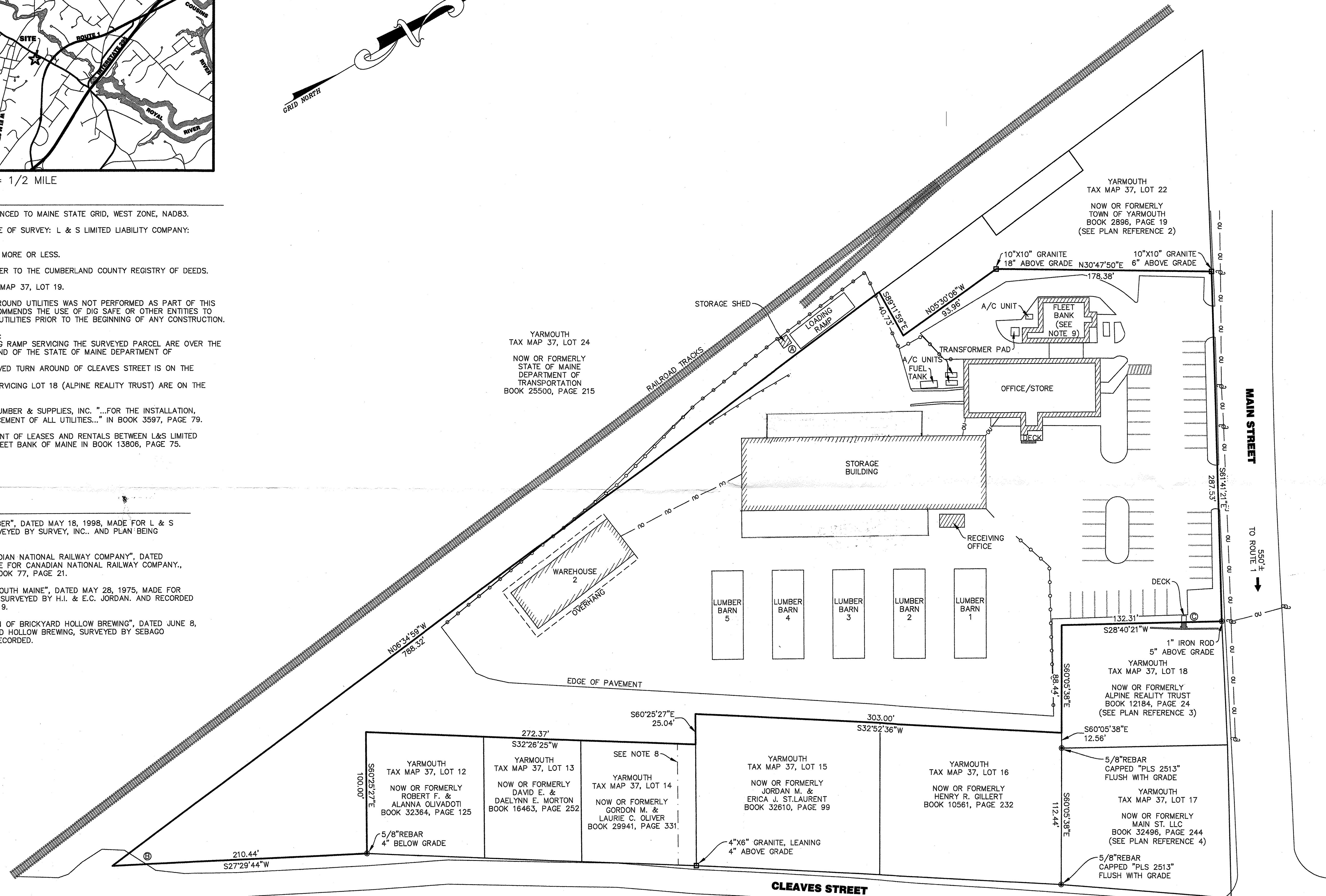
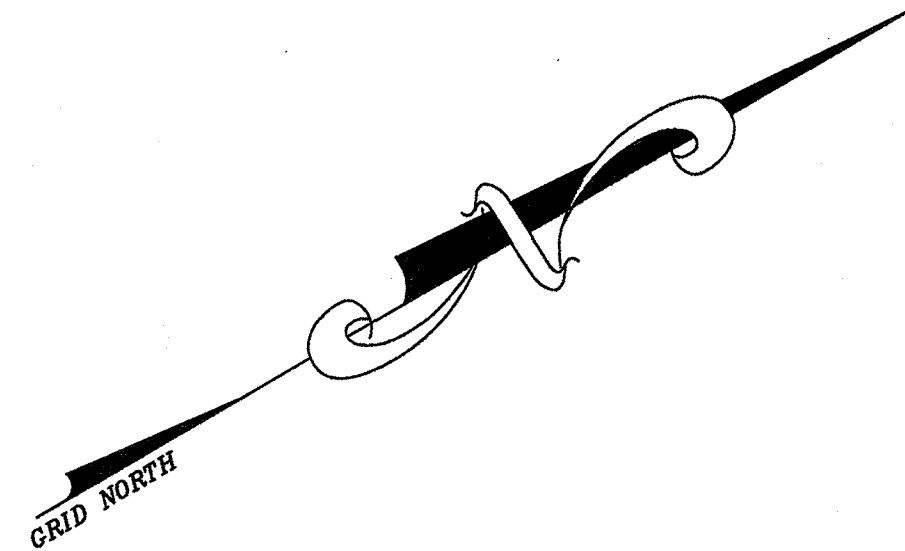
1. ALL BEARINGS ARE REFERENCED TO MAINE STATE GRID, WEST ZONE, NAD83.
2. OWNER OF RECORD AT TIME OF SURVEY: L & S LIMITED LIABILITY COMPANY; BOOK 12062, PAGE 101.
3. TOTAL AREA: 4.43 ACRES, MORE OR LESS.
4. ALL BOOK AND PAGES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
5. TOWN OF YARMOUTH: TAX MAP 37, LOT 19.
6. THE LOCATION OF UNDERGROUND UTILITIES WAS NOT PERFORMED AS PART OF THIS SURVEY. MAIN-LAND RECOMMENDS THE USE OF DIG SAFE OR OTHER ENTITIES TO MARK ANY UNDERGROUND UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION.
7. ENCROACHMENTS SUMMARY:  
A. THE SHED AND LOADING RAMP SERVICING THE SURVEYED PARCEL ARE OVER THE BOUNDARY LINE ON LAND OF THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION.  
B. A PORTION OF THE PAVED TURN AROUND OF CLEAVES STREET IS ON THE SURVEYED PARCEL.  
C. A DECK AND STEPS SERVICING LOT 18 (ALPINE REALITY TRUST) ARE ON THE SURVEYED PARCEL.
8. EASEMENT RESERVED BY LUMBER & SUPPLIES, INC. "...FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ALL UTILITIES..." IN BOOK 3597, PAGE 79.
9. SEE COLLATERAL ASSIGNMENT OF LEASES AND RENTALS BETWEEN L&S LIMITED LIABILITY COMPANY AND FLEET BANK OF MAINE IN BOOK 13806, PAGE 75.

#### 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. "BERLIN SUBDIVISION CANADIAN NATIONAL RAILWAY COMPANY", DATED SEPTEMBER 27, 1968, MADE FOR CANADIAN NATIONAL RAILWAY COMPANY., AND RECORDED IN PLAN BOOK 77, PAGE 21.
3. "PLAN OF PROPERTY YARMOUTH MAINE", DATED MAY 28, 1975, MADE FOR PORTLAND SAVINGS BANK, SURVEYED BY H.I. & E.C. JORDAN. AND RECORDED IN PLAN BOOK 119, PAGE 19.
4. "EXISTING CONDITIONS PLAN OF BRICKYARD HOLLOW BREWING", DATED JUNE 8, 2017, MADE FOR BRICKYARD HOLLOW BREWING, SURVEYED BY SEBAGO TECHNICS, AND BEING UNRECORDED.

#### LEGEND

- EXISTING MONUMENT, AS NOTED
- MONUMENT FOUND
- UTILITY POLE
- Ⓐ ENCROACHMENT IDENTIFIER
- OVERHEAD UTILITY
- BOUNDARY LINE (SURVEYED)
- ABUTTING BOUNDARY LINES (APPROX.)
- CHAIN LINK FENCE



**MAIN-LAND**  
DEVELOPMENT  
CONSULTANTS, INC.

69 MAIN ST. LIVERMORE FALLS, MAINE  
PH: (207) 897-6752 FAX: (207) 897-5404  
WWW.MAIN-LANDDC.COM

PLAN SHOWING A STANDARD  
BOUNDARY SURVEY AND EXISTING  
CONDITIONS PLAN

**HANCOCK LUMBER**

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**

285 MAIN STREET  
YARMOUTH, MAINE 04096

DRAWING SCALE:



( IN FEET )

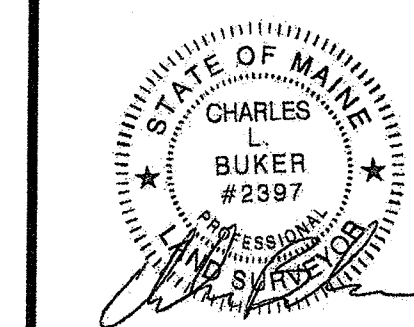
1 INCH = 40 FT

REVISION NOTES:

PROJ. MGR: EKB  
DRAWN BY: JML  
CHECKED BY: CLB  
REVISION NO. N/A  
SURVEY DATE: 2017-10-17, 18  
ISSUE DATE: 2017-10-24  
ISSUED FOR: FINAL

**STANDARD  
BOUNDARY SURVEY &  
EXISTING CONDITIONS**

SEAL:



CHARLES L. BUKER PLS #2397

DRAWING NO.

**S1.1**

MLDC NO. 17-141

1 OF 1