

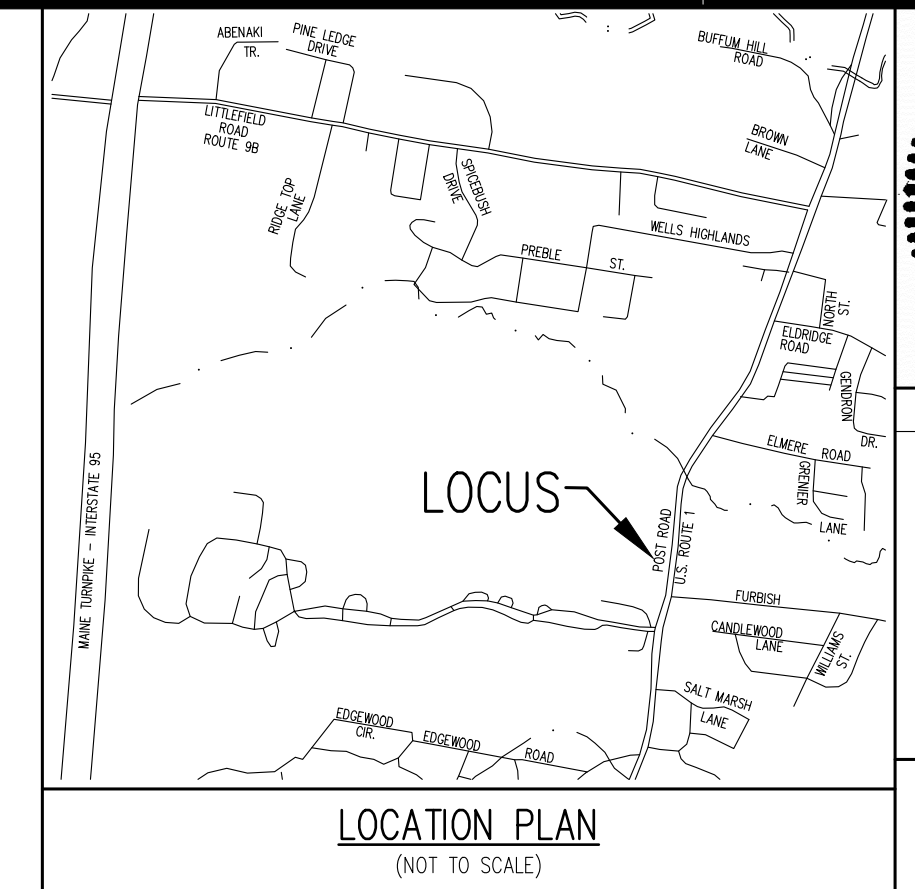
PROPOSED STORM DRAIN STRUCTURE SCHEDULE									
UPSTREAM STRUCTURE	RIM	INV. IN	INV. OUT	PIPE OUT	PIPE SIZE & MATERIAL	PIPE LENGTH	PIPE SLOPE	DOWNSTREAM STRUCTURE	
CB #1	53.0	49.0	49.0	P1	12" CPP	6'	.0177	CB #2	
CB #2	53.0	48.9	48.8	P2	12" CPP	141'	.0097	CB #3	
CB #3	50.75	47.5 (A)	47.25	P3	12" CPP	70'	.0087	CB #5	
		47.3 (B)							
CB #4	50.5	47.5	47.5	P4	12" CPP	13'	.0157	CB #5	
CB #5	49.6	46.7	46.6	P5	12" CPP	110'	.0087	DMH #6	
DMH #6	50.25	45.7	45.6	P6	18" CPP	8'	.0137	JELLYFISH	
		48.0	48.0	P7	6" PVC	45'	.0277	CB#10 (EXIST)	
JFPD0806-1	50.25	45.5	45.0	P7	18" CPP	26'	.0107	PIPE TO CB#10	

PROPOSED STORM DRAIN PIPE SCHEDULE									
PIPE #	INV. IN	INV. OUT	PIPE SIZE & MATERIAL	PIPE LENGTH	PIPE SLOPE				
P1	49.0	48.9	12" CPP	6'	.0177				
P2	48.8	47.5	12" CPP	141'	.0097				
P3	47.25	46.7	12" CPP	70'	.0087				
P4	47.5	47.3	12" CPP	13'	.0157				
P5	46.6	45.7	12" CPP	110'	.0087				
P6	45.6	45.5	18" CPP	8'	.0137				
P7	45.0	44.75	18" CPP	26'	.0107				
P8	48.0	47.0*	6" PVC	45'	.0277				

ZONING REGULATIONS:
 ZONING INFORMATION PER THE TOWN OF WELLS ZONING ORDINANCE E-CODE ONLINE - APRIL 1, 2022
 BASE ZONE: GENERAL BUSINESS DISTRICT
 GENERAL BUSINESS DISTRICT:
 MINIMUM LOT SIZE: 20,000 SQUARE FEET (W/ PUBLIC SEWER)
 MINIMUM STREET FRONTAGE: 100 FEET
 MAXIMUM LOT COVERAGE: 65% OR 2,500 SQUARE FEET (WHICHEVER IS GREATER)
 MAXIMUM BUILDING HEIGHT: 34 FEET
 LOT LINE SETBACK: 15 FEET
 CELEBRITY SETBACK: 25 FEET
 LOT LINE SETBACK ABUTTING ANY STREET RIGHT-OF-WAY: 25 FEET
 LOT LINE SETBACK ABUTTING STATE HIGHWAY RIGHT-OF-WAY: 40 FEET
 HOUSEKEEPING COTTAGE OR SEASONAL COTTAGE SEPARATION: 25 FEET
 FOR COMPLETE ZONING INFORMATION REFER TO THE TOWN OF WELLS ZONING ORDINANCE

HOTEL UNITS
 EXISTING HOTEL UNITS: 54
 PROPOSED HOTEL UNITS 51
 PROPOSED TOTAL: 105
PARKING:
 REQUIRED: LODGING 1.1 FOR EACH SLEEPING ROOM
 EXISTING UNITS (4 MOTEL BUILDINGS)
 TOTAL ROOMS= 54 ROOMS x 1.1= 59.4 SPACES 60 SPACES
 PROPOSED UNITS/UNITS
 TOTAL ROOMS = 51 ROOMS x 1.1= 56.1 SPACES 56 SPACES
 TOTAL SPACES REQUIRED 116 SPACES
 TOTAL SPACES PROVIDED 119 SPACES

PROPOSED IMPERVIOUS COVERAGE INFO	
TOTAL LOT FOR DEVELOPMENT CALCULATIONS	128,578 SF
TOTAL PAVED DRIVEWAY & PARKING	45,212 SF
TOTAL MOTEL UNIT	19,406 SF
OFFICE BUILDING	1,381 SF
COVERED CONCRETE	230 SF
STEPS & LANDING (EAST)	14 SF
STEPS & LANDING (WEST)	27 SF
POOL	782 SF
POOL BUILDING	301 SF
GRAVEL (WEST)	164 SF
GRAVEL (EAST)	38 SF
CONCRETE POOL DECK	2,874 SF
ENTER SIGN (SOUTH)	7 SF
ENTER SIGN (NORTH)	8 SF
RIP-RAP (NEAR UNIT B)	33 SF
STEPS/LANDINGS (ALL EXISTING UNITS)	321 SF
DECKS (ALL EXISTING UNITS)	2,362 SF
PROPOSED WALKS	5,556 SF
TOTAL IMPERVIOUS COVERAGE	78,716 SF
IMPERVIOUS SURFACE RATIO	78,716 SF/128,578 SF= 61.2%



STATE OF MAINE
PROFESSIONAL ENGINEER
 No. 9679
 CIVIL CONSULTANTS
 CIVIL CONSULTANTS
 Engineers
 Planners
 Surveyors
 P.O. Box 100
 South Berwick
 Maine
 03908
 207-384-2550
 www.civcon.com

LEGEND:

16389/598	DEED BOOK/PAGE NUMBER
BIT	BITUMINOUS
CONC.	CONCRETE
F.F.E.	FINISH FLOOR ELEVATION
GRVL	GRAVEL
HDPE	HIGH DENSITY POLYETHYLENE
LA	LANDSCAPED AREA
LPG	LIQUEFIED PETROLEUM GAS
N/F	NOW OR FORMERLY
PAVE	PAVEMENT
THRESH.	THRESHOLD
Y.C.R.D.	YORK COUNTY REGISTRY OF DEEDS
UTILITY POLE	UTILITY POLE
GUY WIRE	GUY WIRE
OVERHEAD WIRES	OVERHEAD WIRES
LIGHT POLE	LIGHT POLE
ELECTRIC JUNCTION BOX	ELECTRIC JUNCTION BOX
ELECTRIC METER	ELECTRIC METER
ELECTRIC TRANSFORMER	ELECTRIC TRANSFORMER
CABLE PEDESTAL	CABLE PEDESTAL
IRRIGATION CONTROL VALVE	IRRIGATION CONTROL VALVE
WATER SHUT OFF	WATER SHUT OFF
WATER VALVE	WATER VALVE
FIRE HYDRANT	FIRE HYDRANT
WATER METER	WATER METER
MANHOLE	MANHOLE
SANITARY SEWER MANHOLE	SANITARY SEWER MANHOLE
CATCH BASIN	CATCH BASIN
GAS METER	GAS METER
MAIL BOX	MAIL BOX
SIGN	SIGN
DECIDUOUS TREE (AS NOTED)	DECIDUOUS TREE (AS NOTED)
CONIFEROUS TREE (AS NOTED)	CONIFEROUS TREE (AS NOTED)
BUSH OR SHRUB	BUSH OR SHRUB
EXISTING IRON PIPE (AS NOTED)	EXISTING IRON PIPE (AS NOTED)
EXISTING REBAR (AS NOTED)	EXISTING REBAR (AS NOTED)
SPOT ELEVATION	SPOT ELEVATION
SURVEY BENCHMARK (AS NOTED)	SURVEY BENCHMARK (AS NOTED)
APPROXIMATE ADJOINING PARCEL BOUNDARY LINE	APPROXIMATE ADJOINING PARCEL BOUNDARY LINE
LOCUS PARCEL PROPERTY LINE	LOCUS PARCEL PROPERTY LINE
EASEMENT BOUNDARY LINE	EASEMENT BOUNDARY LINE
EXISTING CONTOUR	EXISTING CONTOUR
PROPOSED CONTOUR	PROPOSED CONTOUR
EXISTING/PROPOSED STORM DRAIN CULVERT	EXISTING/PROPOSED STORM DRAIN CULVERT
EXISTING/PROPOSED SEWER LINE	EXISTING/PROPOSED SEWER LINE
EXISTING/PROPOSED WATER LINE	EXISTING/PROPOSED WATER LINE

NOTES:

- PLANIMETRIC DETAIL DEPICTED HEREON IS THE RESULT OF AN ON-THE-GROUND FIELD SURVEY BY CIVIL CONSULTANTS CONDUCTED BETWEEN MARCH 22, 2022 AND MARCH 28, 2022.
- NORTH AS DEPICTED HEREON IS REFERENCED TO GRID NORTH, NAD83, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE. COORDINATE VALUES AND ORIENTATION ARE DERIVED FROM A GPS SURVEY COMPUTED UTILIZING THE NGS OPUS ON-LINE PROCESSING SERVICE. REFERENCE FRAME IS NAD83 (2011) EPOCH 2010.0000. THE SURVEY IS TIED TO CORRS STATIONS GUNSTOCKMNH2008 CORRS ARP (P776), GORHAM CORRS ARP (MEG) AND NH00T CONCORD CORRS ARP (NHCO). DISTANCES DEPICTED HEREON ARE GRID. TO CONVERT GRID DISTANCES TO GROUND DISTANCES, MULTIPLY THE GRID DISTANCE BY 1.00001669 (AVERAGE COMBINED SCALE FACTOR FOR THE SITE).
- ELEVATIONS DEPICTED HEREON ARE REFERENCED TO NAVD83, DERIVED FROM THE ABOVE REFERENCED GPS SURVEY.
[TO CONVERT NAVD83 ELEVATIONS TO NGVD29 ELEVATIONS ADD 0.76']
- ASSESSOR'S INFORMATION:** TOWN OF WELLS ASSESSOR'S MAP 27, LOT 4
- CONDOMINIUM INFORMATION:** MIDWAY MOTEL AND RV RESORT - SEE DECLARATION OF CONDOMINIUM IN Y.C.R.D. 5535/338 AND 5540/338 (SEE REFERENCE PLANS 1-3) (SEE ASSIGNMENT OF SPECIAL DECLARANT AND DEVELOPMENT RIGHTS SET FORTH IN Y.C.R.D. 5568/122)
- RECORD OWNER:** 424 POST ROAD, LLC
- DEED REFERENCE:** Y.C.R.D. 16389/598
- THE ENTIRETY OF THE LOCUS PARCEL IS LOCATED IN "ZONE X" ON THE NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF WELLS, MAINE, YORK COUNTY, COMMUNITY PANEL NUMBER 230158 0023 D, EFFECTIVE DATE JANUARY 16, 2003. ZONE X IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN."
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIGSAFE AND FIELD VERIFY ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

TOWN OF WELLS STANDARD CONDITIONS OF APPROVAL:

- SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. ANY SITE PLAN APPROVAL MAY INCLUDE A PHASING PLAN ACCORDING TO AN APPROVED TIME SCHEDULE NOT TO EXCEED 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED. SITE PLAN APPROVAL SHALL EXPIRE IF A USE HAS BEEN ESTABLISHED AND THEN DISCONTINUED FOR FIVE YEARS OR MORE. §145-74F
- APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE FINDINGS OF FACT, PLANS AND SPECIFICATIONS, AND REPORTS WHICH HAVE BEEN RECEIVED AND RELIED UPON BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT'S PROPOSED COMPLIANCE WITH TOWN ORDINANCES.
- CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN PER THE REVIEWING AUTHORITY CHART §145-74C(1)(b)
- FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSTRUED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR DENIAL OF A SITE PLAN APPROVAL OR DENIAL OF A BUILDING PERMIT (§145-61.C.1, §145-74.J.), REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-64, §145-79A
- WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DRAINAGE, AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICE SHALL BE PENALIZED AS SET FORTH IN §145-6, §145-79B
- EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES: §145-75F
 - (a) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
 - (b) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
 - (c) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
 - (d) PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
 - (e) UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
 - (f) THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
 - (g) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
 - (h) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
 - (i) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
 - (j) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
 - (k) TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS/3. PARKING AREAS, AND BUILDING EXCAVATIONS.
 - (l) 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 IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE AND/OR TOWN STAFF PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD OR STAFF REVIEW COMMITTEE OR TOWN STAFF. §145-74G
 - APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND A CERTIFICATE OF OCCUPANCY PRIOR TO OCCUPANCY. §145-61, §145-62
 - IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
 - IT IS THE OWNER/TENANT'S/HOMEOWNERS OR CONDOMINIUM ASSOCIATION'S/ APPLICANT'S/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS PARCELS.
 - APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE. §145-74I.1
 - PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED AND CERTIFIED TO BY A SURVEYOR OR ENGINEER WITH PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION. §145-74I.2
 - IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE CONSISTENT WITH THIS SITE PLAN APPROVAL.
 - THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORNE BY THE DEVELOPER. §145-74I.4
 - ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY. §145-74E

TAX MAP 27, LOT 6
 N/F
 SUMMER VILLAGE CONDOMINIUM
 Y.C.R.D. 14527/632
 (SEE REFERENCE PLAN 5)

TAX MAP 27, LOT 4-1
 N/F
 MEADOWLEDGE, LLC
 Y.C.R.D. 8019/234
 MIDWAY MOTEL AND RV RESORT
 CONDOMINIUM "R.V. SECTION"

TAX MAP 110, LOT 12
 N/F
 KURT KNIGHT
 HEIDI KNIGHT

TAX MAP 110, LOT 13
 N/F
 UNITED STATES OF AMERICA

TAX MAP 27, LOT 3
 N/F
 BEACH DREAMS COTTAGES - A SEASONAL CONDOMINIUM
 Y.C.R.D. 14397/354
 (SEE REFERENCE PLAN 4)

PLAN APPROVED BY TOWN OF WELLS PLANNING BOARD

CHAIR

DATE: 06/13/2023
 DRAWN BY: STR/GRA/JAA
 CHECKED BY: GRA
 APPROVED BY: GRA

SITE PLAN

PROJECT NO: 1711700

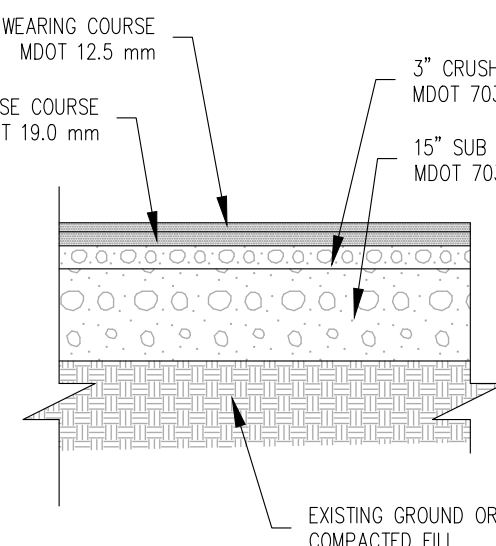
L1

SHEET: 1 OF 3

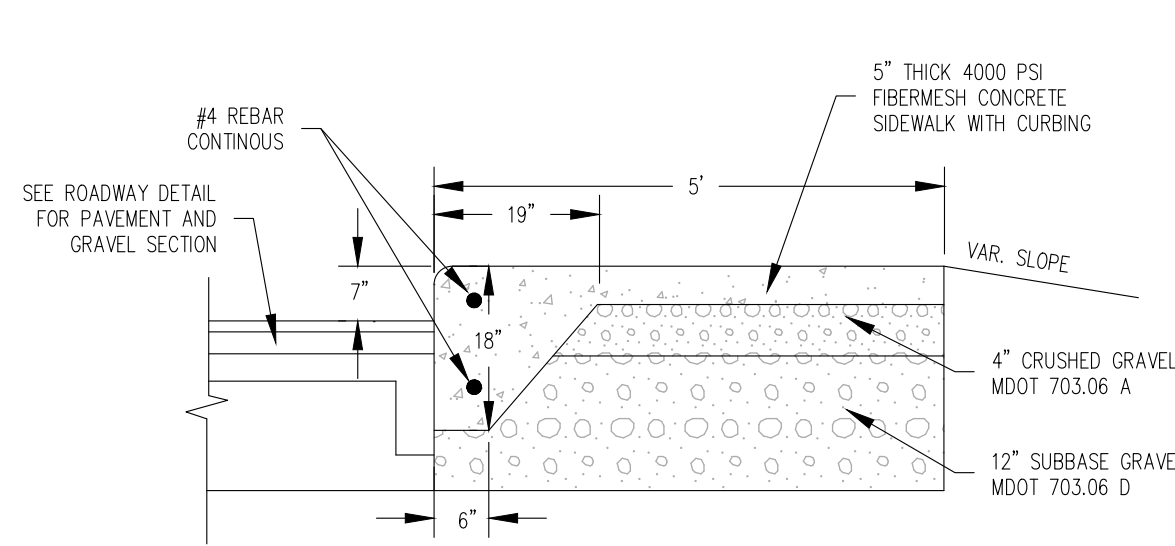
PROPOSED HOTEL DEVELOPMENT
424 POST ROAD, LLC
424 POST ROAD - TAX MAP 27, LOT 4
WELLS, YORK COUNTY, MAINE

RECORD OWNER:
 424 POST ROAD, LLC
 ADDRESS:
 225 W. QUANTUM STREET, SUITE 200
 QUINCY, MA 02171

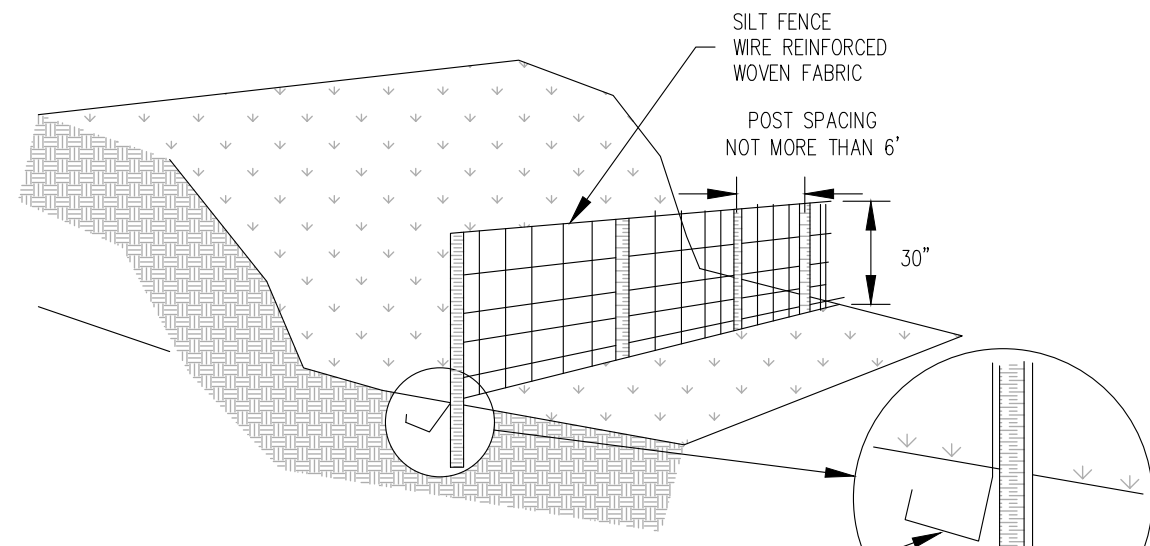
PREPARED FOR:
 424 POST ROAD, LLC
 CLIENT ADDRESS:
 225 W. QUANTUM STREET, SUITE 200, QUINCY, MA 02171



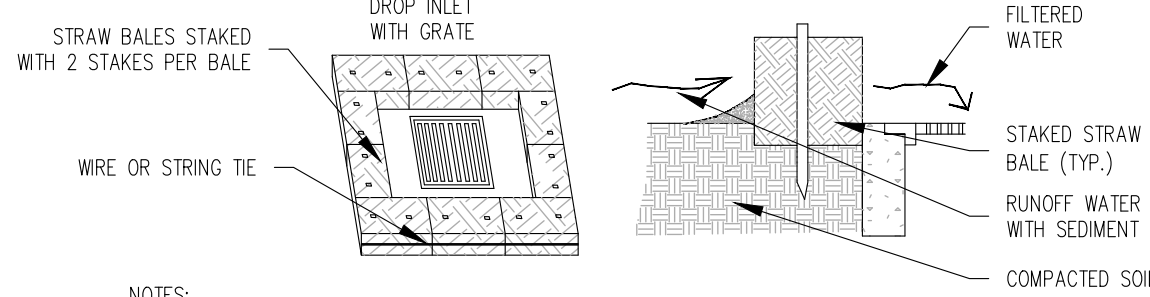
TYPICAL PAVEMENT SECTION
NOT TO SCALE



CONCRETE CURB DETAIL
NOT TO SCALE

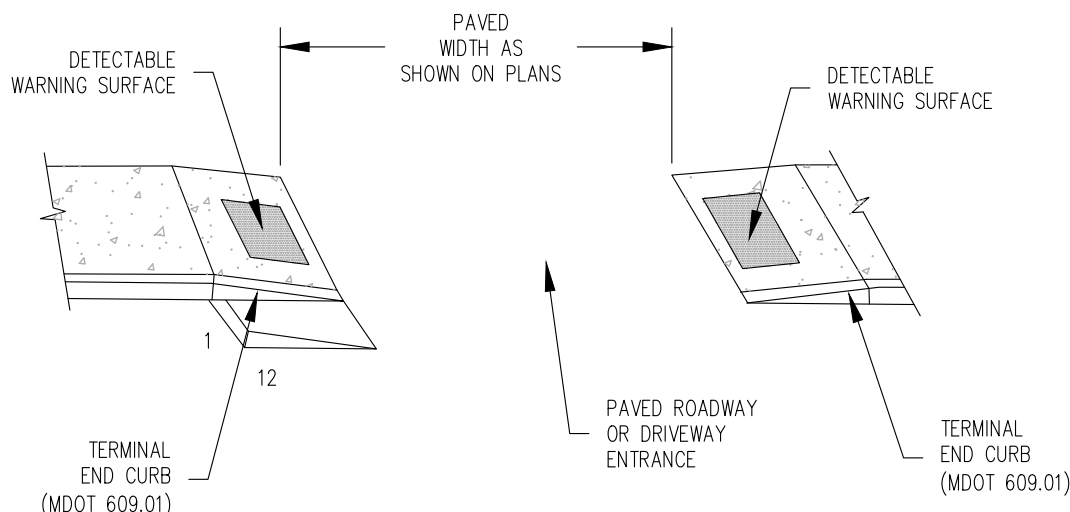


SILT FENCE DETAIL
NOT TO SCALE

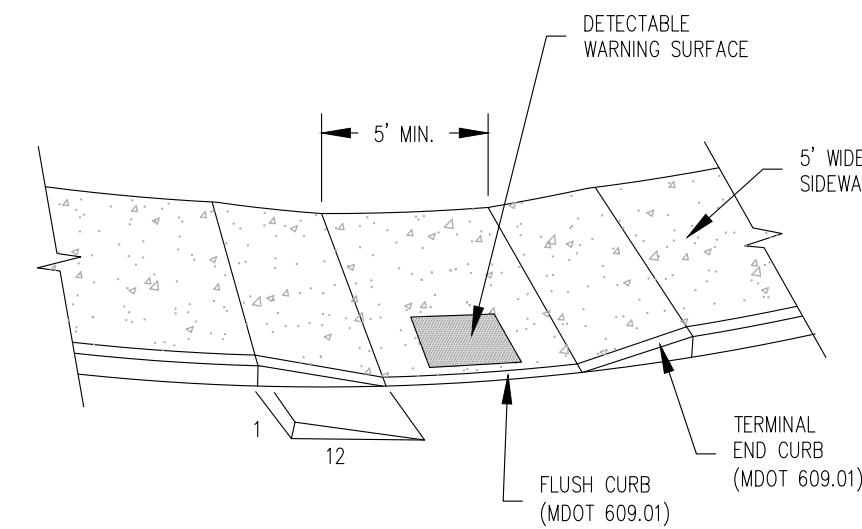


- NOTES:**
- BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED WITH THE BINDINGS ORIENTED AROUND THE SIDES RATHER THAN OVER AND UNDER THE BALES
 - BALES SHALL BE PLACED LENGTHWISE IN A SINGLE ROW SURROUNDING THE INLET, WITH THE ENDS OF ADJACENT BALES PRESSED TOGETHER.
 - THE FILTER BARRIER SHALL BE ENTRENCHED AND BACKFILLED. A TRENCH SHALL BE EXCAVATED AROUND THE INLET THE WIDTH OF A BALE TO A MINIMUM DEPTH OF 4 INCHES. AFTER THE BALES ARE STAKED, THE EXCAVATED SOIL SHALL BE BACKFILLED AND COMPACTED AGAINST THE BARRIER.
 - EACH BALE SHALL BE SECURELY ANCHORED AND HELD IN PLACE BY AT LEAST TWO STAKES OR REBARS DRIVEN THROUGH THE BALE.
 - LOOSE STRAW SHALL BE WEDGED BETWEEN BALES TO PREVENT WATER FROM ENTERING BETWEEN BALES.

CATCH BASIN HAY BALE BARRIER
NOT TO SCALE



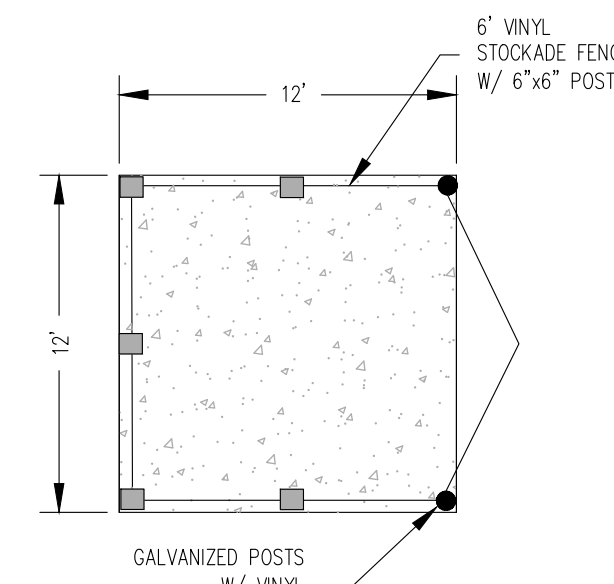
TYPICAL SIDEWALK RAMP
NOT TO SCALE



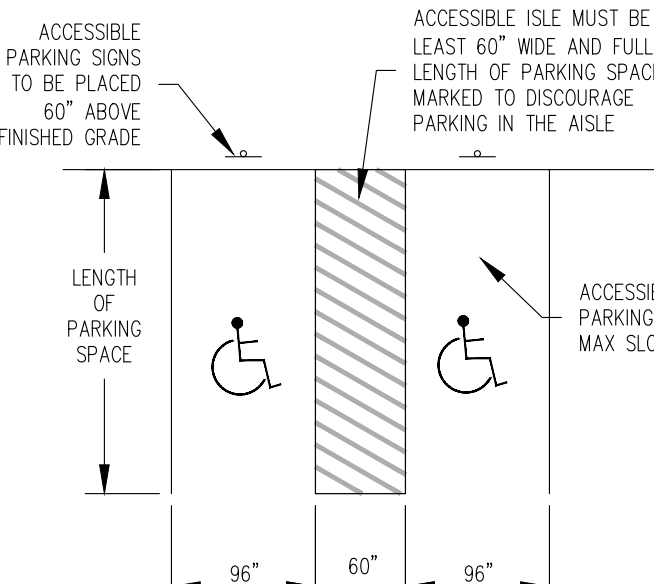
CONSTRUCTION SPECIFICATIONS

- STONE SIZE - AASHTO DESIGNATION MAX. SIZE NO 2 (2-1/2\"/>

STABILIZED CONSTRUCTION ENTRANCE
NOT TO SCALE



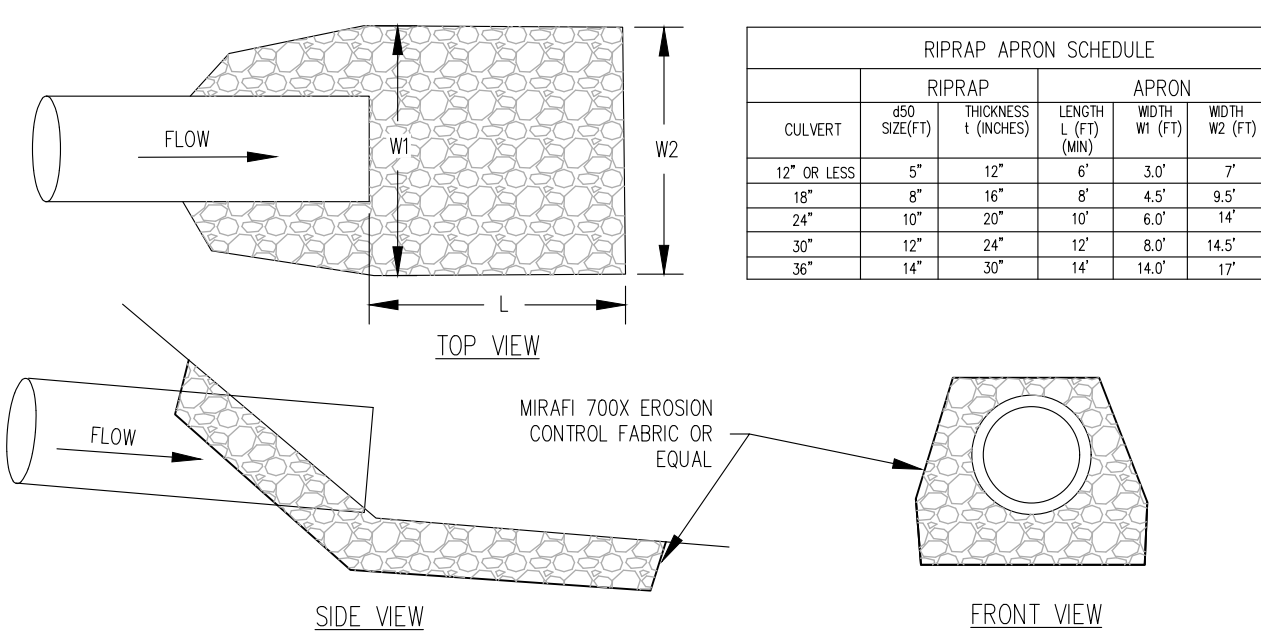
DUMPSTER ENCLOSURE DETAIL
NOT TO SCALE



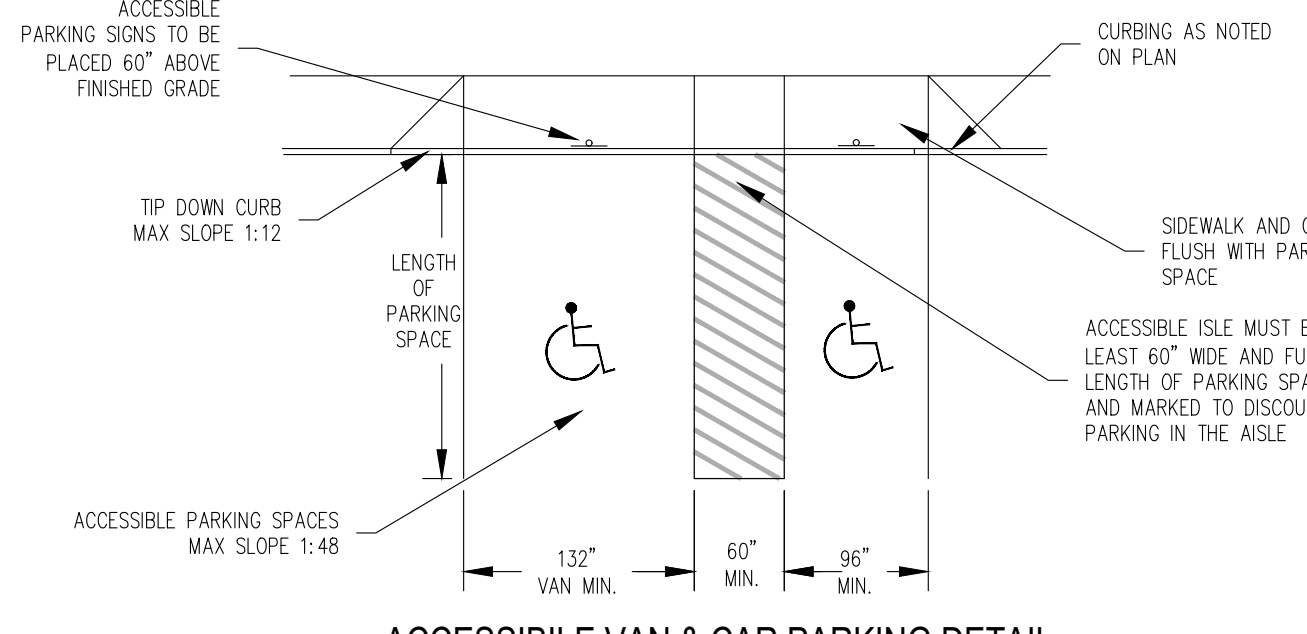
ACCESSIBLE CAR PARKING DETAIL
NOT TO SCALE

PLAN APPROVED BY TOWN OF WELLS PLANNING BOARD

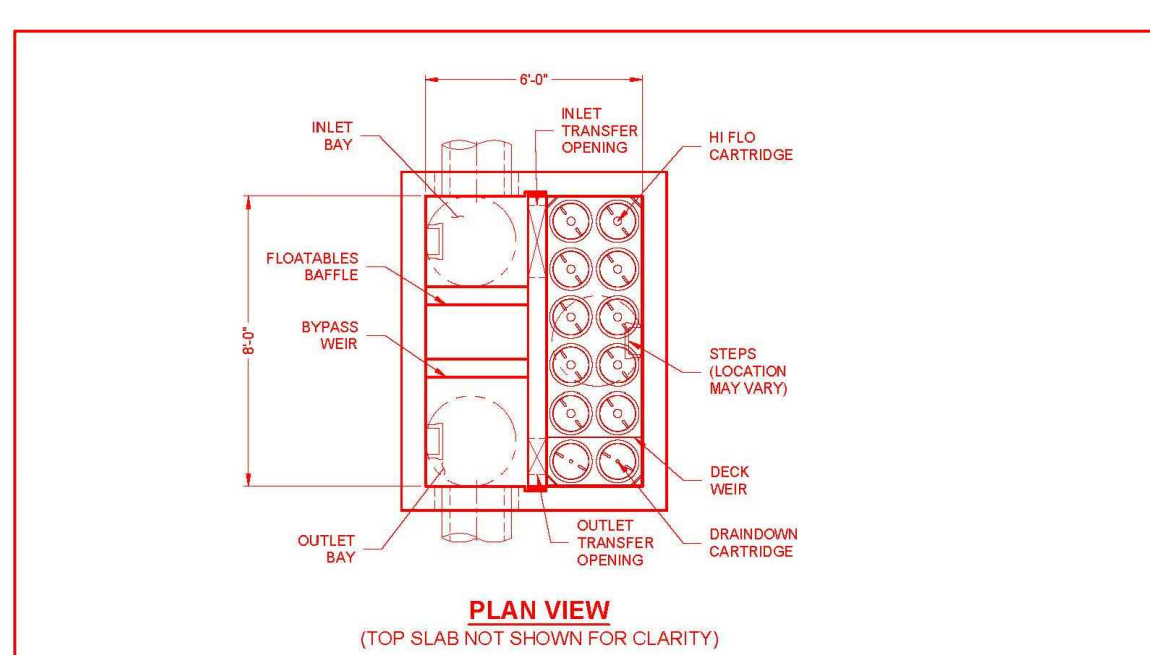
DATE: _____ CHAIR



RIPRAP APRON PIPE OUTLET DETAIL
NOT TO SCALE



ACCESSIBLE VAN & CAR PARKING DETAIL
NOT TO SCALE



JELLYFISH DESIGN NOTES

JELLYFISH TREATMENT CAPACITY IS A FUNCTION OF THE CARTRIDGE LENGTH AND THE NUMBER OF CARTRIDGES. THE STANDARD PEAK DIVERSION STYLE WITH PRECAST TOP SLAB IS SHOWN. ALTERNATE OFFLINE VAULT AND/OR SHALLOW ORIENTATIONS ARE AVAILABLE. PEAK CAPACITY TO BE DETERMINED BY ENGINEER OF RECORD.

CARTRIDGE SELECTION	54"	48"	24"	18"
CARTRIDGE LENGTH	54"	48"	24"	18"
OUTLET INVERT TO STRUCTURE INVERT (ft)	0.178/0.089	0.151/0.067	0.069/0.045	0.049/0.025
FLOW RATE (GPM) (DRAINDOWN (GPM) PER CART)	1.96	1.47	0.68	0.54
MAX. TREATMENT (GPD)	0.98	0.73	0.34	0.27
DECK TO INSIDE TOP (MIN) (ft)	0.98	0.73	0.34	0.27

SITE SPECIFIC DATA REQUIREMENTS

STRUCTURE ID	WATER QUALITY FLOW RATE (GPM)	PEAK FLOW RATE (GPM)	RETURN PERIOD OF PEAK FLOW (hrs)	# OF CARTRIDGES REQUIRED (HP / FOD)	CARTRIDGE LENGTH
	0.94	7.44	24	47	48

PIPE DATA

INLET #1	18"	MAT'L	CP	SLOPE	HGL
INLET #1	41.0	CP	18	1.3	-
INLET #2	-	-	-	-	-
OUTLET	45.0	CP	18	1.0	-

SEE GENERAL NOTES 6.7 FOR INLET AND OUTLET HYDRAULIC AND SIZING REQUIREMENTS

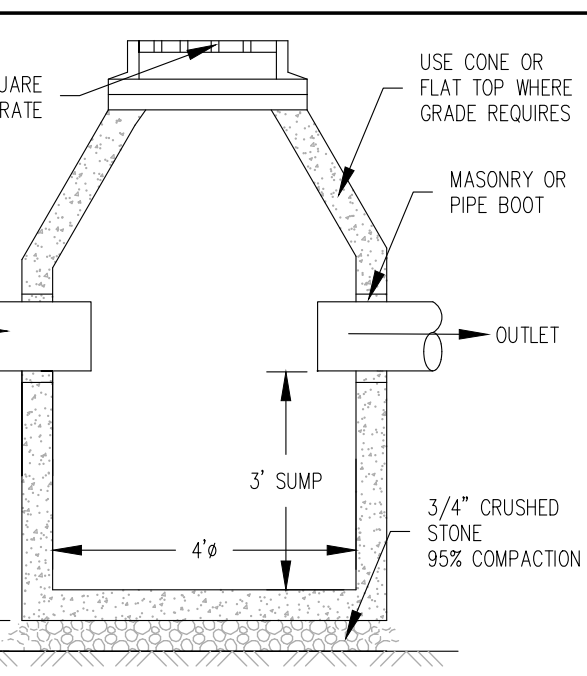
RIM ELEVATION: 99.28

ANTI-FLOTATION BALLAST: _____ WIDTH: _____ HEIGHT: _____

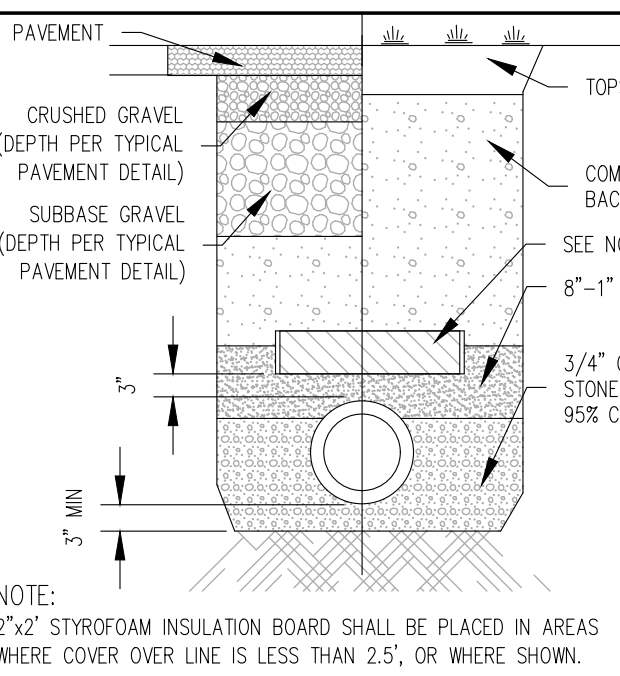
NOTES/SPECIAL REQUIREMENTS: _____ PER ENGINEER OF RECORD



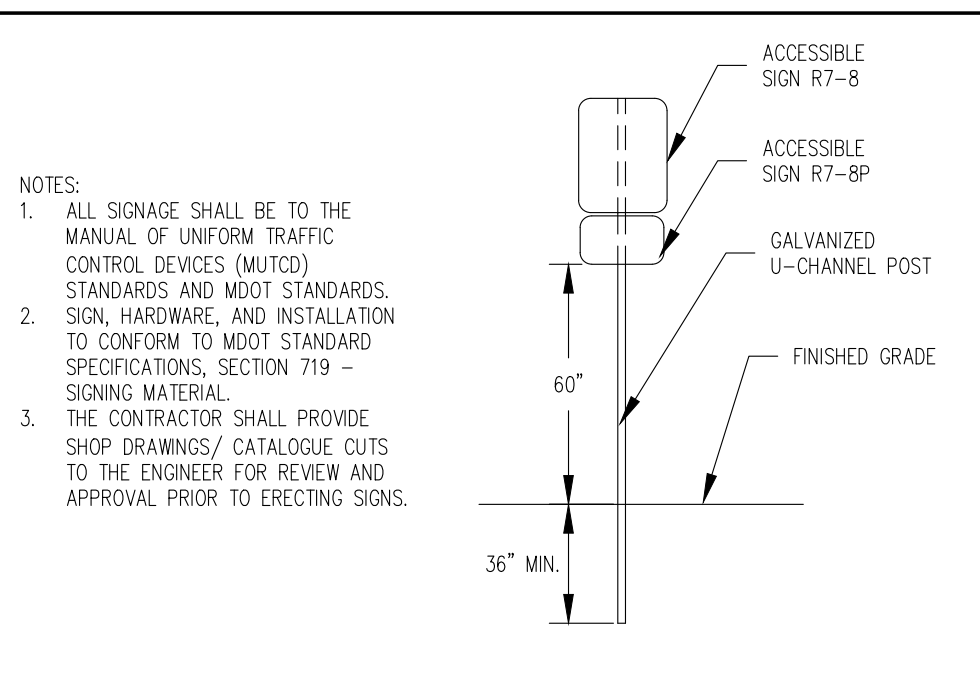
JELLYFISH JFPD0806 STANDARD DETAIL PEAK DIVERSION CONFIGURATION



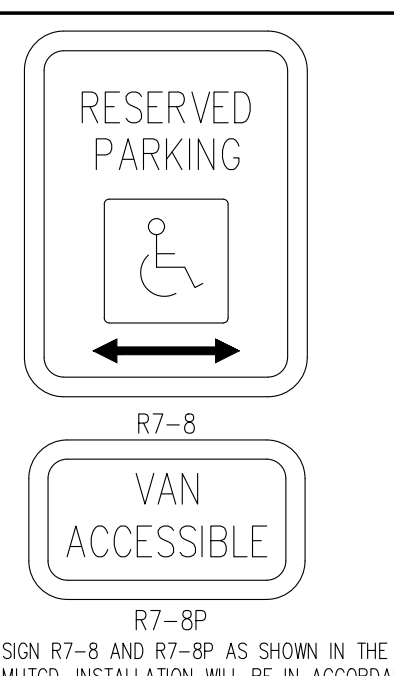
CATCH BASIN DETAIL
NOT TO SCALE



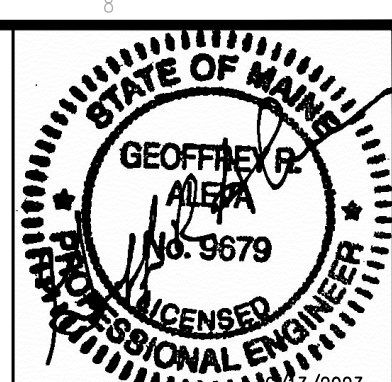
DRAINLINE TRENCH DETAIL
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NO.	REVISIONS	INT.	DATE
1.			

RECORD OWNER: 424 POST ROAD, LLC

ADDRESS: 225 W. QUANTUM STREET, SUITE 200 QUINCY, MA 02171

PROPOSED HOTEL DEVELOPMENT
424 POST ROAD, LLC
424 POST ROAD - TAX MAP 27, LOT 4
WELLS, YORK COUNTY, MAINE

RECORD ADDRESS: 424 POST ROAD, LLC
CLIENT ADDRESS: 225 W. QUANTUM STREET, SUITE 200, QUINCY, MA 02171

PREPARED FOR: _____
DATE: 06/13/2023
DRAWN BY: GRA/JAA
CHECKED BY: GRA
APPROVED BY: GRA

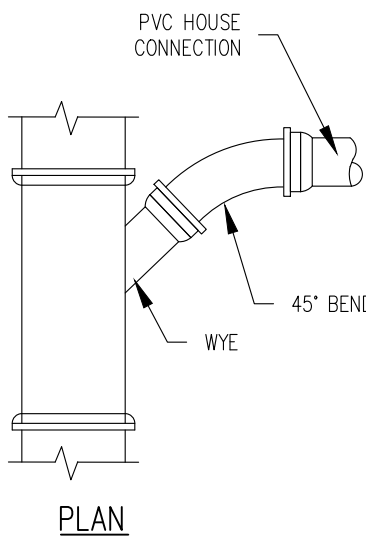
PROJECT NO: 1711700

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SHEET: 2 OF 3

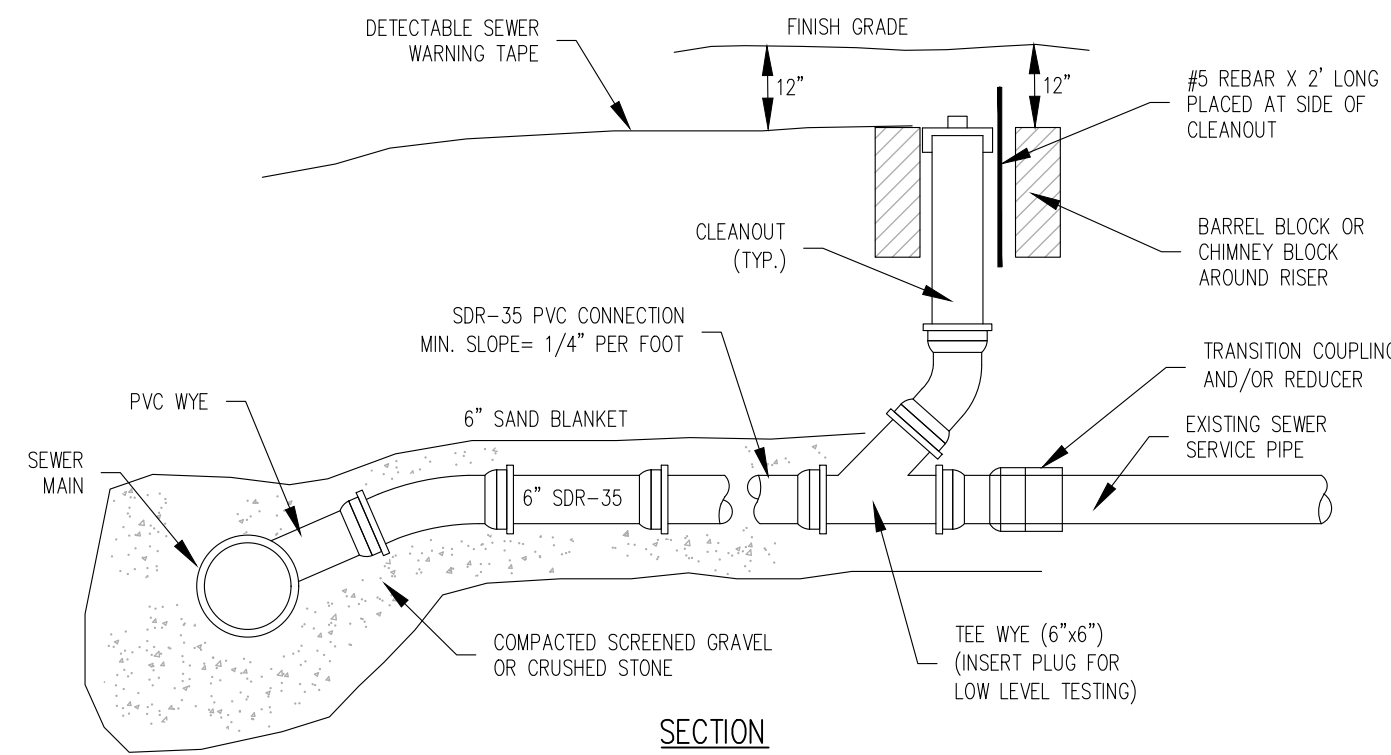
CONSTRUCTION DETAILS

TAX MAP 27, LOT 4



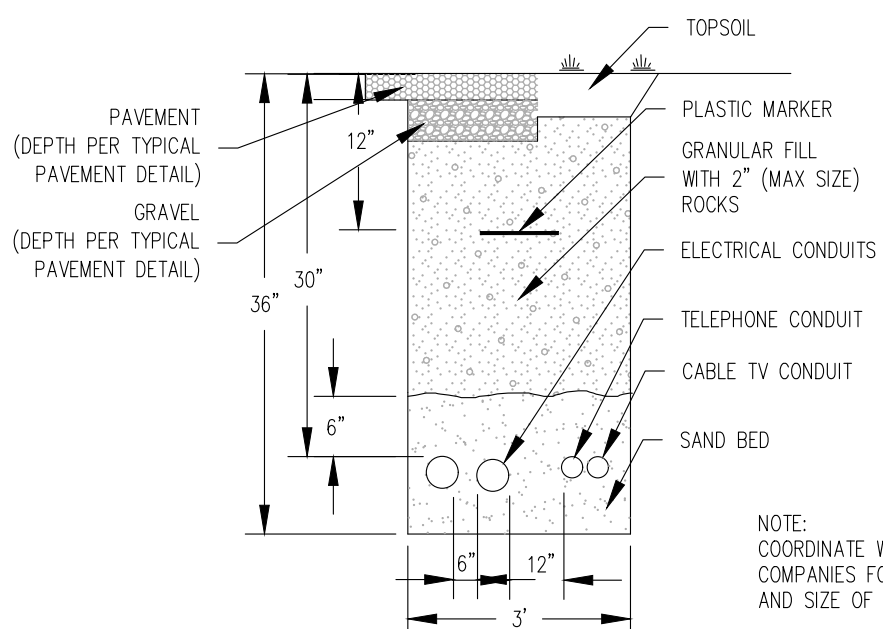
SERVICE CONNECTION NOTES:

- SEE DETAILS FOR SERVICE CONNECTION REQUIREMENTS.
- SERVICE CONNECTION SHALL BE INSTALLED BELOW WATER MAIN WHERE POSSIBLE.
- CLEANOUTS SHALL BE INSTALLED AT EACH SERVICE CONNECTION.
- REBAR SHALL BE PLACED AT SIDE OF CLEANOUT.
- CLEANOUT SHALL BE USED TO PLUG AND TEST ALL NEW LATERALS WITH MINIMAL INTERRUPTION TO OPERATION OF HOMEOWNER SANITARY SYSTEM.
- CLEANOUT RISER PIPE AND FITTINGS SHALL BE INCIDENTAL AND SHALL NOT BE CONSIDERED FOR PAYMENT.
- CLEANOUTS SHALL BE PLACED EVERY 75 FEET AND AT BENDS IN PIPING.



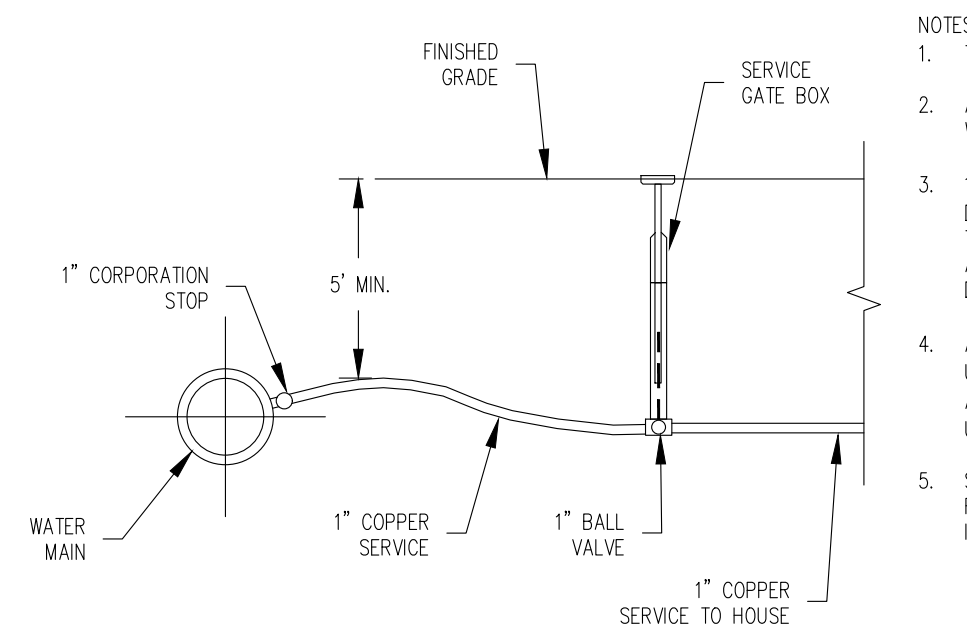
SERVICE CONNECTION DETAIL

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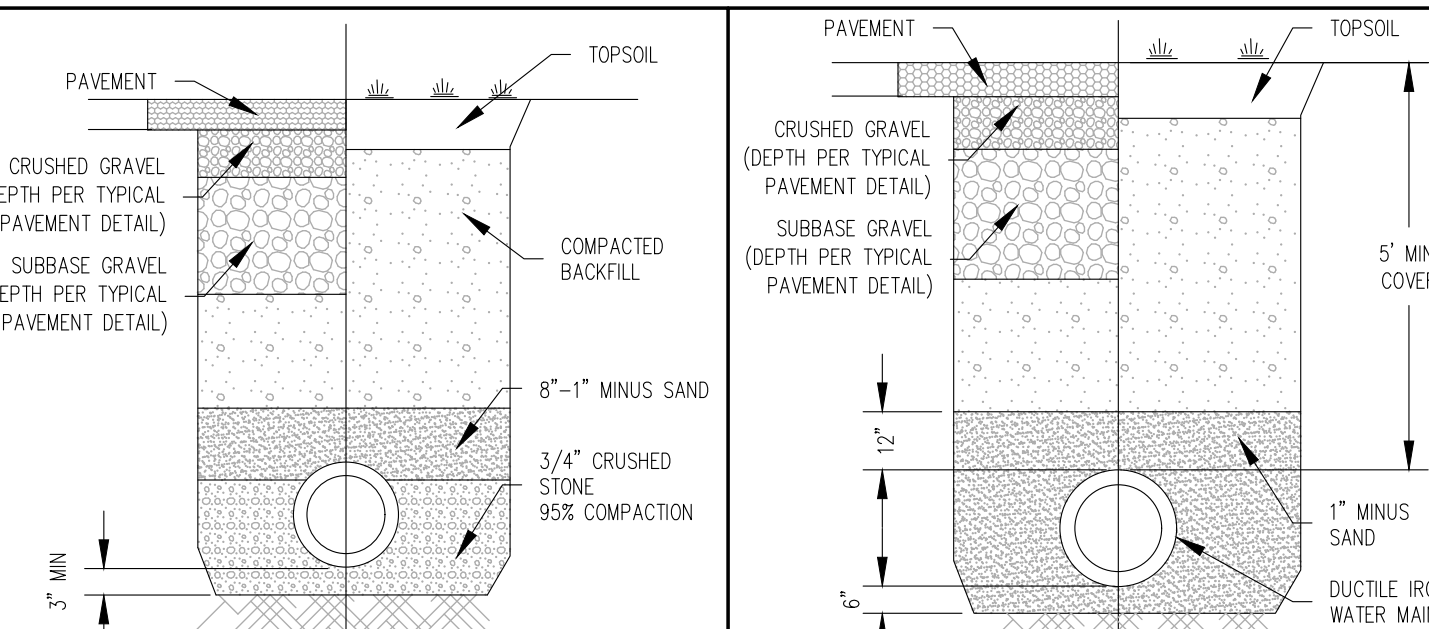
ELECTRIC & TELEPHONE TRENCH DETAIL

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION DETAIL

NOT TO SCALE



SEWER LINE TRENCH DETAIL

NOT TO SCALE

WATER LINE TRENCH DETAIL

NOT TO SCALE

MAINTENANCE PROCEDURES

THE FOLLOWING PROCEDURES WILL BE FOLLOWED FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND EROSION & SEDIMENTATION CONTROL (ESC) MEASURES AT THIS SITE. NOTE: FOR THE PURPOSES OF THESE PROCEDURES, A SIGNIFICANT RAINFALL IS 1/2" IN A 24 HOUR PERIOD.

CONSTRUCTION INSPECTIONS WILL BE PERFORMED AT LEAST ONCE A WEEK AS WELL AS BEFORE, AND WITHIN 24 HOURS AFTER A STORM EVENT.

IF INSPECTIONS IDENTIFY AREAS IN NEED OF REPAIR, THOSE REPAIRS SHALL BE STARTED BY THE END OF THE NEXT WORK DAY AND COMPLETED WITHIN SEVEN DAYS (OR BEFORE THE NEXT STORM EVENT).

ALL CONSTRUCTION INSPECTIONS SHALL BE CONDUCTED BY SOMEONE WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT.

THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDES THE EROSION CONTROL MEASURES AS WELL AS DISTURBED AREAS, MATERIAL STORAGE AREAS, AND LOCATIONS WHERE VEHICLES ENTER AND EXIT THE SITE (STABILIZED CONSTRUCTION ENTRANCE).

THE CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND MAINTENANCE OF ALL STORMWATER AND ESC MEASURES UNTIL FINAL STABILIZATION OF THE SITE IS ACHIEVED. UPON STABILIZATION, BERWICK ACADEMY WILL BE RESPONSIBLE FOR LONG-TERM INSPECTION AND MAINTENANCE OF STORMWATER MANAGEMENT AND EROSION CONTROL MEASURES.

MAINTENANCE LOG

THE RESPONSIBLE PARTY SHALL ESTABLISH A MAINTENANCE LOG/PLAN FOR USE IN RECORDING MAINTENANCE ACTIVITIES. AS A MINIMUM, THE LOG SHALL INCLUDE THE DATE(S) OF ACTIVITIES, WHO PERFORMED THE DUTIES, WHAT WAS DONE (I.E. LOOKED AT DETENTION BERMS, CLEANED DROP INLETS, ETC.), THE RESULTS OF THE ACTIVITY (I.E. ALL STRUCTURES WERE IN GOOD SHAPE, OR, POND #1IP NEEDS TO BE REPAIRED), IF ANY ITEM NEEDS TO BE REPAIRED, A FOLLOW-UP ENTRY SHALL SHOW THE DATE THAT REPAIRS WERE COMPLETED.

CONSTRUCTION INSPECTION AND CORRECTIVE ACTION DOCUMENTATION RECORDS WILL BE MAINTAINED BY THE CONTRACTOR FOR A MINIMUM OF THREE YEARS AND PROVIDED TO BERWICK ACADEMY.

LAND GRADING AND SLOPE STABILIZATION

ALL SLOPES SHOULD BE CHECKED PERIODICALLY TO SEE THAT VEGETATION IS IN GOOD CONDITION. ANY RILLS OR DAMAGE FROM EROSION AND ANIMAL BURROWING SHOULD BE REPAIRED IMMEDIATELY TO AVOID FURTHER DAMAGE. IF SEEPS DEVELOP ON THE SLOPES, THE AREA SHOULD BE EVALUATED TO DETERMINE IF THE SEEP WILL CAUSE AN UNSTABLE CONDITION. SUBSURFACE DRAINS OR GRAVEL MULCHING MAY BE REQUIRED TO SOLVE SEEP PROBLEMS. DIVERSIONS, BERMS, AND WATERWAYS IN THE LAND GRADING AREA SHOULD BE CHECKED TO SEE THAT THEY ARE FUNCTIONING PROPERLY. PROBLEMS FOUND DURING THE INSPECTIONS SHOULD BE REPAIRED. SLOPES AND ASSOCIATED PRACTICES UTILIZING VEGETATION SHOULD BE LIMED AND FERTILIZED AS NECESSARY TO KEEP THE VEGETATION HEALTHY. ENCRoACHMENT OF UNDESIRABLE VEGETATION SUCH AS WEEDS AND WOODY GROWTH THAT IS NOT PLANNED SHOULD BE CONTROLLED TO AVOID PROBLEMS OF BANK STABILITY IN THE FUTURE.

STRAW OR HAY BALE BARRIER, SILT FENCE AND FILTER BERM

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. THEY SHALL BE REPAIRED IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OF THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM.

SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USEFUL LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED.

SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF OF THE HEIGHT OF THE BARRIER.

FILTER BERMS SHOULD BE RESHAPED AS NEEDED.

SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

VEGETATED SWALE

MAINTENANCE: THE AREA SHOULD BE INSPECTED FOR FAILURES FOLLOWING HEAVY RAINFALL AND REPAIRED AS NECESSARY FOR NEWLY FORMED CHANNELS OR GULLIES. BARE SPOTS SHOULD BE RESEEDED OR RESODDED. TRASH, LEAVES AND/OR ACCUMULATED SEDIMENTS SHOULD BE REMOVED. WOODY OR OTHER UNDESIRABLE VEGETATION SHOULD BE CONTROLLED. CHECK DAM INTEGRITY SHOULD BE CHECKED.

- AERATION: THE BUFFER STRIP MAY REQUIRE PERIODIC MECHANICAL AERATION (BY ROTOTILLING OR OTHER) TO RESTORE INFILTRATION CAPACITY. THIS AERATION MUST BE DONE DURING A TIME WHEN THE AREA CAN BE RESEEDED AND MULCHED PRIOR TO ANY SIGNIFICANT RAINFALL.
- MOWING: GRASS SHOULD NOT BE TRIMMED EXTREMELY SHORT, AS THIS WILL REDUCE THE FILTERING EFFECT OF THE SWALE (MPCA, 1989). THE CUT VEGETATION SHOULD BE REMOVED TO PREVENT THE DECAYING ORGANIC LITTER FROM ADDING POLLUTANTS TO THE DISCHARGE FROM THE SWALE. MOWED HEIGHT OF THE GRASS SHOULD BE 2-4 INCHES TALLER THAN THE MAXIMUM FLOW DEPTH OF THE DESIGN WATER QUALITY STORM. A MINIMUM MOW HEIGHT OF 6 INCHES IS GENERALLY RECOMMENDED (GALLI, 1993).
- EROSION: IT IS IMPORTANT TO INSTALL EROSION AND SEDIMENT CONTROL MEASURES TO STABILIZE THIS AREA AS SOON AS POSSIBLE AND RETAIN ANY ORGANIC MATTER IN THE BOTTOM OF THE TRENCH.
- FERTILIZATION: ROUTINE FERTILIZATION AND/OR PESTICIDE USE IS STRONGLY DISCOURAGED. IF COMPLETE RESEEDING IS NECESSARY, HALF THE ORIGINAL RECOMMENDED RATE OF FERTILIZER SHOULD BE APPLIED WITH A FULL RATE OF SEED.
- SEDIMENT REMOVAL: LEVEL OF SEDIMENT DEPOSITION IN THE CHANNEL SHOULD BE MONITORED REGULARLY, AND REMOVED FROM GRASSED CHANNELS BEFORE PERMANENT DAMAGE IS DONE TO THE GRASSED VEGETATION, OR IF INFILTRATION TIMES ARE LONGER THAN 12 HOURS, SEDIMENT SHOULD BE REMOVED FROM A CHANNEL WHEN IT REDUCES THE CAPACITY OF THE CHANNEL.

PERMEABLE ROAD BASE

MAINTENANCE: CHECK UPSLOPE FACE OF STONE LAYER TO PREVENT CLOGGING BY ERODED SOIL, ROAD SAND, DEBRIS AND LEAF LITTER. CLEAN REGULARLY.

WATER QUALITY INLET

MAINTENANCE: SEDIMENT REMOVAL FROM THE SUMP AND ANY FLOATING DEBRIS AND PRODUCTS IS IMPERATIVE FOR THE CONTINUITY OF THE EFFECTIVENESS OF THE STRUCTURE. THE SUMP NEEDS CLEANING WHEN SEDIMENTS ARE VISIBLE AT THE BOTTOM OF THE OUTLET PIPE.

- INSPECTION: WATER QUALITY INLETS SHOULD BE INSPECTED THREE TO FOUR TIMES ANNUALLY.
- SEDIMENT REMOVAL: SEDIMENT SHOULD BE REMOVED WHEN ACCUMULATION IS WITHIN 6 INCHES OF THE BOTTOM OF THE HOOD.

OVERWINTER CONSTRUCTION

MAINE EROSION AND SEDIMENT CONTROL BMP (2016)

1. GENERAL

THE WINTER CONSTRUCTION PERIOD IS FROM NOVEMBER 1 THROUGH APRIL 15. IF THE CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. AN AREA CONSIDERED OPEN IS ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MATS, RIPRAP OR GRAVEL BASE ON A ROAD.

WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDER TAKEN DURING THE PROCEEDING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. ALL AREA 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, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX PERFORMS THE BEST.

ANY ADDED MEASURES, WHICH MAY BE NECESSARY TO CONTROL EROSION/SEDIMENTATION, MUST BE INSTALLED. THESE MAY BE DEPENDENT UPON SITE AND WEATHER CONDITIONS AND THE ACTUAL SITE SIZE. TO MINIMIZE AREAS WITHOUT EROSION CONTROL PROTECTION, CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED.

2. SEDIMENT BARRIERS

DURING FROZEN CONDITIONS, SEDIMENT BARRIERS MAY CONSIST OF EROSION CONTROL MIX BERMS OR ANY OTHER RECOGNIZED SEDIMENT BARRIERS AS FROZEN SOIL PREVENTS THE PROPER INSTALLATION OF HAY BALES AND SEDIMENT SILT FENCES.

3. MULCHING

ALL AREA SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75 LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS.

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. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, ASPHALT EMULSION CHEMICAL TRACING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH.

AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. SOIL STOCKPILES

STACKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STOCKING AND REESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED (EVEN COVERED WITH MULCH) WITHIN 100 FEET FROM ANY NATURAL RESOURCES.

5. SEEDING

DURING THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS NOVEMBER 1ST AND THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE SELECTED TO BE PLACED PRIOR TO THE PLACEMENT OF MULCH AND EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4' OF LOAM AND SEED AT AN APPLICATION RATE OF 5LBS./1,000 S.F. ALL AREAS SEEDED DURING THE WINTER WILL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

OVERWINTER STABILIZATION

MAINE EROSION AND SEDIMENT CONTROL BMP (3/2016)

1. STABILIZATION OF DITCHES AND CHANNELS

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A DITCH OR CHANNEL IS NOT GRASS-LINED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS IS STABILIZE THE DITCH FOR LATE FALL AND WINTER MUST BE TAKEN.

SOD LINING: A DITCH OR CHANNEL MUST BE LINED 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, WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL, AND ANCHORING THE SOD AT THE BASE OF THE DITCH WITH JUTE OR PLASTIC MESH TO PREVENT THE SOD FROM SLOUGHING DURING FLOW CONDITIONS.

STONE LINING: A DITCH OR CHANNEL MUST BE LINED WITH STONE RIPRAP BY NOVEMBER 15. A REGISTERED PROFESSIONAL ENGINEER MUST DETERMINE THE STONE SIZE AND LINING THICKNESS NEEDED TO WITHSTAND THE ANTICIPATED FLOW VELOCITIES AND FLOW DEPTHS WITHIN THE DITCH. IF NECESSARY, THE CONTRACTOR WILL REGRADE THE DITCH PRIOR TO PLACING THE STONE LINING TO PREVENT THE STONE LINING FROM REDUCING THE DITCH'S CROSS-SECTIONAL AREA.

2. STABILIZATION OF DISTURBED SLOPES

ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. THE DEPARTMENT WILL CONSIDER ANY AREA HAVING A GRADE GREATER THAN 15% TO BE A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN ONE OF THE FOLLOWING ACTIONS MUST BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.

TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1, THE DISTURBED SLOPE MUST BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1,000 SQUARE FEET FOLLOWED BY INSTALLATION OF EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1, THEN THE CONTRACTOR WILL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR STONE RIPRAP AS DESCRIBED IN THE FOLLOWING STANDARDS.

SOD: THE DISTURBED SLOPE MUST BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1. PROPER INSTALLATION INCLUDES THE CONTRACTOR 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. THE CONTRACTOR WILL NOT USE LATE-SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 33% (3H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

OVERWINTER STABILIZATION

(CONTINUED)

EROSION CONTROL MIX: EROSION CONTROL MIX MUST BE PROPERLY INSTALLED BY NOVEMBER 15. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:1V) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

STONE RIPRAP: PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER TO BE INSTALLED BENEATH THE RIPRAP.

3. STABILIZATION OF DISTURBED SLOPES

TEMPORARY VEGETATION: BY OCTOBER 1, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET. LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75-LBS PER 1,000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS GROW AT LEAST THREE INCHES OR COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1, THEN MULCH THE AREA FOR OVERWINTER PROTECTION AS FOLLOWS.

MULCH: BY NOVEMBER 15, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150-LBS PER 1,000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

4. MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM 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. FOLLOWING THE TEMPORARY AND OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL IN THE SPRING INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% TO 90% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

5. STABILIZATION SCHEDULE BEFORE WINTER

SEPTEMBER 15: ALL DISTURBED AREAS MUST BE SEEDED AND MULCHED. ALL SLOPES MUST BE STABILIZED, SEEDED AND MULCHED. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE STABILIZED WITH MULCH OR AN EROSION CONTROL BLANKET.

OCTOBER 1: IF THE SLOPE IS STABILIZED WITH AN EROSION CONTROL BLANKET AND SEEDED. ALL DISTURBED AREAS TO BE PROTECTED WITH ANNUAL GRASS MUST BE SEEDED AT A SEEDING RATE OF 3-LBS PER 1,000 SQUARE FEET AND MULCHED.

NOVEMBER 15: ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED. SLOPES THAT ARE COVERED WITH RIPRAP MUST BE CONSTRUCTED BY THIS DATE.

DECEMBER 1: ALL DISTURBED AREAS WHERE GROWTH OF VEGETATION FAILS TO BE AT LEAST THREE INCHES TALL OR AT LEAST 75% OF THE DISTURBED SOIL IS COVERED VEGETATION, MUST BE PROTECTED FOR OVER-WINTER. NOTE: THE DATES GIVEN ARE FOR PROJECTS IN SOUTH-CENTRAL MAINE.

EROSION AND SEDIMENT CONTROL PRACTICES

- NO SOIL SHALL BE DISTURBED DURING THE PERIOD OF MARCH 1 THROUGH APRIL 15, NOR DURING ANY OTHER PERIOD WHEN SOILS ARE SATURATED DUE TO RAIN OR SNOW MELT.
- DISTURBED SOILS SHALL BE STABILIZED WITHIN ONE (1) WEEK FROM THE TIME IT WAS LAST ACTIVELY WORKED USING TEMPORARY OR PERMANENT MEASURES SUCH AS PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKET, OR OTHER COMPARABLE MEASURES.
- HAY OR STRAW MULCH SHALL BE APPLIED AT A RATE OF AT LEAST ONE (1) BALE PER 500 SQUARE FEET (1-2 TONS PER ACRE).
- IF MULCH IS LIKELY TO BE REMOVED DUE TO STEEP SLOPES OR WIND, IT SHALL BE ANCHORED WITH NETTING, PEG OR TWINE, OR OTHER SUITABLE METHOD AND SHALL BE MAINTAINED UNTIL A CATCH OF VEGETATION IS ESTABLISHED OVER THE ENTIRE DISTURBED AREA.
- IN ADDITION TO PLACEMENT OF RIPRAP, MULCH OR EROSION CONTROL BLANKETS, ADDITIONAL STEPS SHALL BE TAKEN WHERE NECESSARY IN ORDER TO PREVENT SEDIMENTATION OF THE WATER. EVIDENCE OF SEDIMENTATION INCLUDES VISIBLE GULLY EROSION, DISCOLORATION OF WATER BY SUSPENDED PARTICLES AND SLUMPING OF BANKS, SILT FENCES, STAKED HAY BALES AND OTHER SEDIMENTATION CONTROL MEASURES. WHERE PLANNED FOR, SHALL BE IN PLACE PRIOR TO COMMENCEMENT OF WORK, BUT SHALL ALSO BE INSTALLED WHEREVER NECESSARY DUE TO SEDIMENTATION.
- MULCH OR OTHER TEMPORARY MEASURES SHALL BE MAINTAINED UNTIL THE SITE IS PERMANENTLY STABILIZED WITH VEGETATION OR OTHER PERMANENT CONTROL MEASURES AFTER WHICH TEMPORARY MEASURES WILL BE REMOVED.
- PERMANENT RE-VEGETATION OF ALL DISTURBED AREAS, USING NATIVE PLANT MATERIAL WHEN POSSIBLE, SHALL OCCUR WITHIN 30 DAYS FROM THE TIME THE AREAS WERE LAST ACTIVELY WORKED, OR FOR FALL AND WINTER ACTIVITIES, BY JUNE 15, EXCEPT WHERE PRECLUDED BY THE TYPE OF ACTIVITY (E.G. RIPRAP, ROAD SURFACES, ETC.). THE VEGETATIVE COVER SHALL BE MAINTAINED.
- DISPOSAL OF COLLECTED DEBRIS MUST BE IN CONFORMANCE WITH MAINE SOLID WASTE LAW, TITLE 38 MRSA SECTION 1301 ET. SEQ.
- LIME AND FERTILIZER APPLICATION RATES SHALL NOT EXCEED THE FOLLOWING:
GROUND LIMESTONE: 3 TONS/ACRE (130 LBS./1000 S.F.)
FERTILIZER, 10-10-10 OR EQUIVALENT: 600 LBS./ACRE (14 LBS./1000 S.F.)

FERTILIZER SHALL NOT BE APPLIED BEFORE START OF THE GROWING SEASON NOR AFTER SEPTEMBER 30. FERTILIZED AREAS SHALL BE MULCHED TO REDUCE OFF-SITE TRANSPORT OF NUTRIENTS UNTIL USED BY VEGETATIVE GROWTH.

PLAN APPROVED BY TOWN OF WELLS PLANNING BOARD

DATE: CHAIR

HOUSEKEEPING NOTES

PER ME DEP CHAPTER 500 - APPENDIX "C"

- SPILL PREVENTION. CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND NOTICEABLE EROSION OPEN TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.
- GROUNDWATER PROTECTION. DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAWING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAMINANT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.
- FUGITIVE SEDIMENT AND DUST. ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OPEN TO ENTER STORMWATER, WHICH IS CHUR OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEEP IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.
- DEBRIS AND OTHER MATERIALS. MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.
- EXCAVATION DE-WATERING. EXCAVATION DE-WATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH PUMPING OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.
- AUTHORIZED NON-STORMWATER DISCHARGES. IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
(a) DISCHARGES FROM FIREFIGHTING ACTIVITY;
(b) FIRE HYDRANT FLUSHINGS;
(c) VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE AND TRANSMISSION WASHING IS PROHIBITED);
(d) DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
(e) EXTERNAL BUILDING WASH-DOWN, NOT INCLUDING SURFACE PAINT REMOVAL THAT DOES NOT INVOLVE DETERGENTS;
(f) PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
(g) UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
(h) UNCONTAMINATED GROUNDWATER OR SPRING WATER;
(i) FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
(j) UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX (C)(5));
(k) POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
(l) LANDSCAPE IRRIGATION.

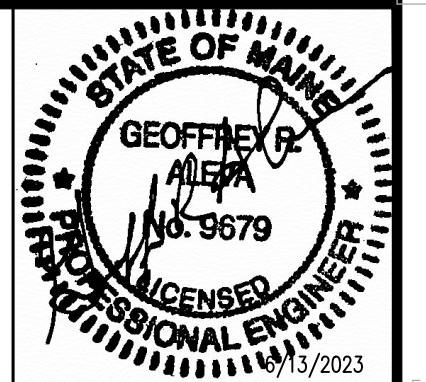
- UNAUTHORIZED NON-STORMWATER DISCHARGES. THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER OTHER THAN THE FOLLOWING:
(a) SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
(a) WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CORROSIVE COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
(b) FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
(c) SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
(d) TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.

SEEDING MIXTURE AND SCHEDULE:

SPREAD TOPSOIL UNIFORMLY 6" DEEP OVER AREAS TO BE RECLAIMED. THE FOLLOWING SEED MIXTURE SHALL BE USED:

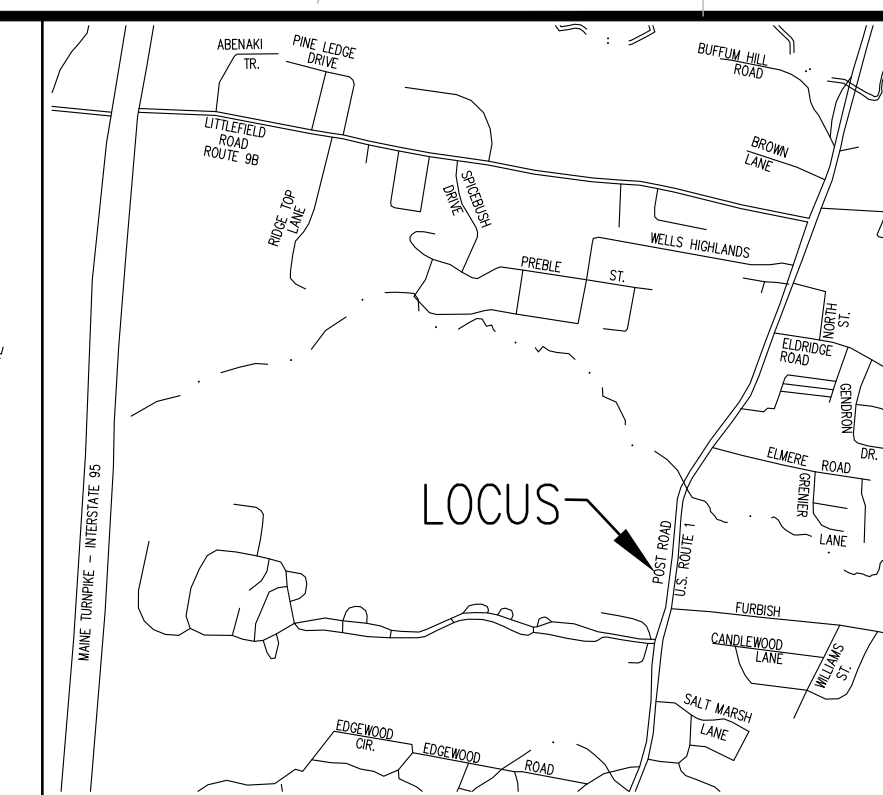
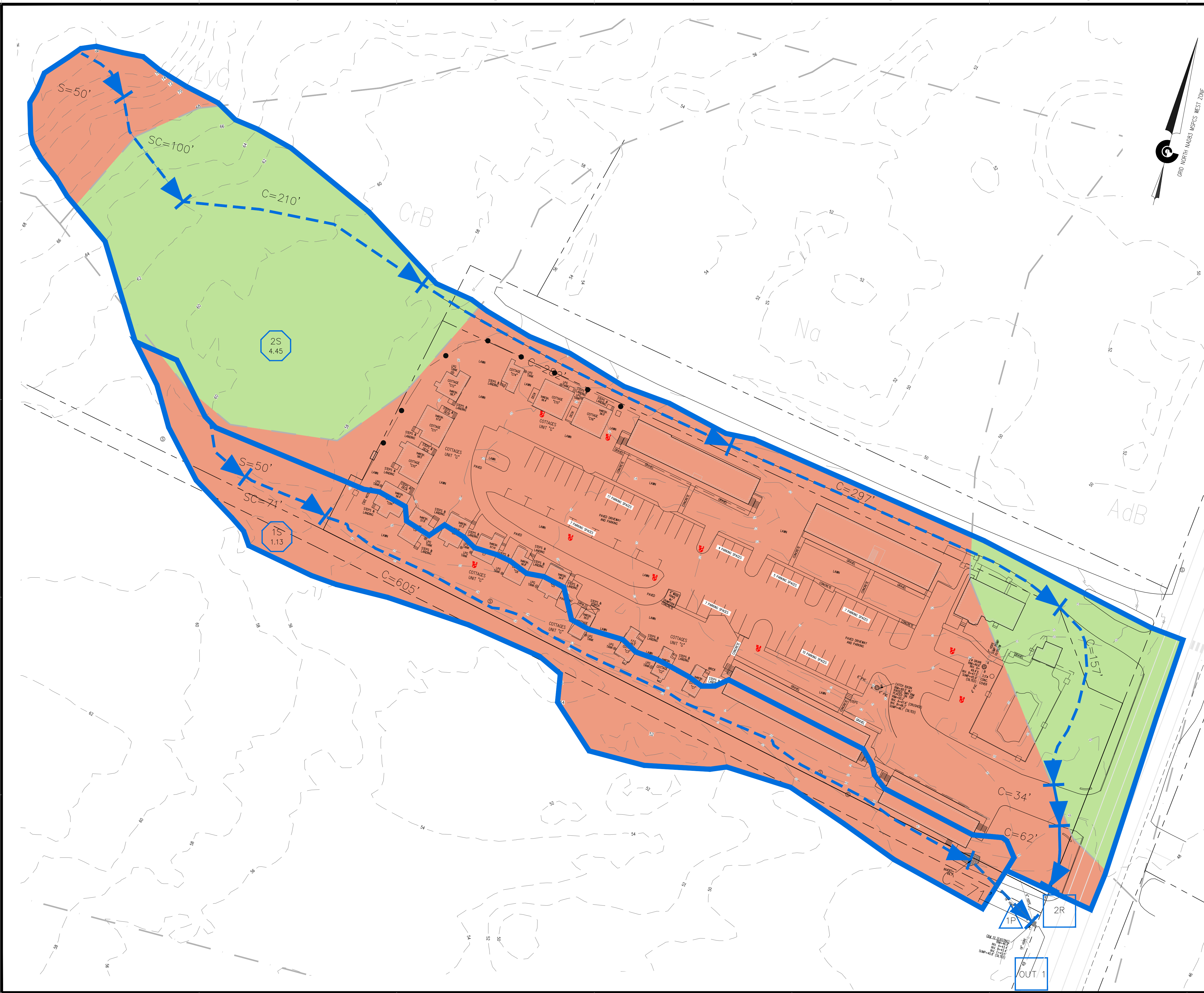
LAWNS:	KENTUCKY BLUEGRASS	1.60 LBS./1000 S.F.
	PERENNIAL RYE GRASS	0.40 LBS./1000 S.F.
	TOTAL	2.00 LBS./1000 S.F.

APPLY LIME AND FERTILIZER AS SPECIFIED UNDER THE EROSION AND SEDIMENTATION CONTROL NOTES. WORK UNDER THE TOP (4) INCHES OF SOIL PRIOR TO SEEDING. AFTER SEEDING, APPLY MULCH HAY AS SPECIFIED, ON FLAT AREAS AND NOT EXPOSED TO WIND, THE MULCH WILL BE ANCHORED BY WETTING DOWN. IN OTHER AREAS, JUTE NETTING SHALL BE USED FOR ANCHORAGE. THE ABOVE SEEDING SCHEDULE IS APPLICABLE IF SEEDING DURING THE GROWING SEASON (APRIL 15 TO JUNE 15 AND AUGUST 30 TO SEPTEMBER 30). BETWEEN JUNE 15 AND AUGUST 30, SEEDING WILL BE DELAYED UNTIL AUGUST 30. IF SOIL IS DISTURBED BETWEEN OCTOBER 1 AND NOVEMBER 1, DELAY SEEDING UNTIL NOVEMBER 1. AFTER NOVEMBER 1 AND BEFORE A SNOW COVER FORMS, THE SAME PROCEDURE WILL BE FOLLOWED EXCEPT THE SEED RATE WILL BE DOUBLED. AFTER SNOW COVER AND BEFORE APRIL 15, SEEDING WILL BE DELAYED UNTIL APRIL 15. HAY MULCH WILL BE APPLIED AT A RATE OF 150 LBS./1000 SQUARE FEET. THIS WILL BE ANCHORED BY NON-ASPHALTIC TACKIFIER SPRAYED ON LAWNS AND JUTE NETTING IN DRAINAGE WAYS AND OTHER AREAS.



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DRAINAGE LEGEND:

POND	4	POND NUMBER
SUBCATCHMENT	11 0.56	SUBCATCHMENT NUMBER SUBCATCHMENT ACREAGE
REACH	50	REACH NUMBER

Tc COMPONENTS

S = Sheet
SC = Shallow Concentrated
C = Channel

SOILS LEGEND

 A Soils: SCS Soils: CrB, AdB, HSS Soils
 B Soils: SCS Soils: HSS Soils
 C Soils: SCS Soils: HSS Soils
 D Soils: SCS Soils: Lc, No HSS Soils

BOUNDARIES AND LINES

- Subcatchment Boundaries Pre-Development
- Subcatchment Boundaries Post-Development
- SCS Soil Line
- High Intensity Soil Line (N/A)
- Tc Flow Path & Direction Pre-Development
- Tc Flow Path & Direction Post-Development

STATE OF MAINE
Neil
12169
LICENSED PROFESSIONAL ENGINEER
13/2023

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Maine
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NO.	DATE

RECORD OWNER: 424 POST ROAD, LLC
ADDRESS: 225 W. SQUANTUM STREET, SUITE 200 QUINCY, MA 02171

**PROPOSED HOTEL DEVELOPMENT
424 POST ROAD, LLC
424 POST ROAD - TAX MAP 27, LOT 4
WELLS, YORK COUNTY, MAINE**

PREPARED FOR: 424 POST ROAD, LLC.
CLIENT ADDRESS: 225 W. SQUANTUM STREET, SUITE 200, QUINCY, MA 02171

1" = 40'
0' 40'

DATE: 6/13/2023
DRAWN BY: NJR
CHECKED BY:
APPROVED BY:

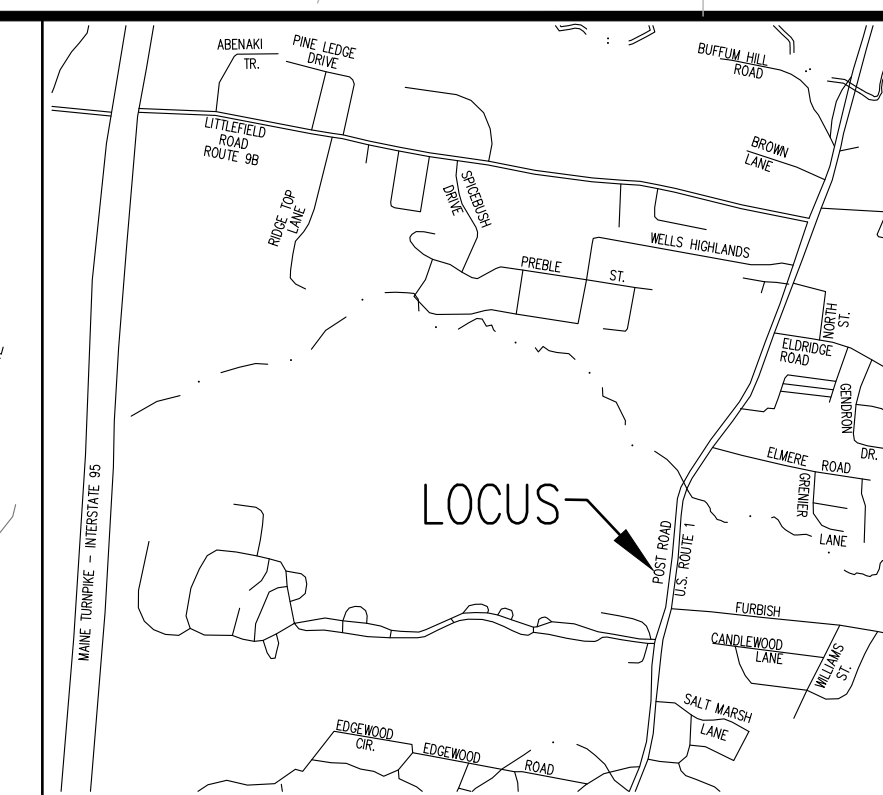
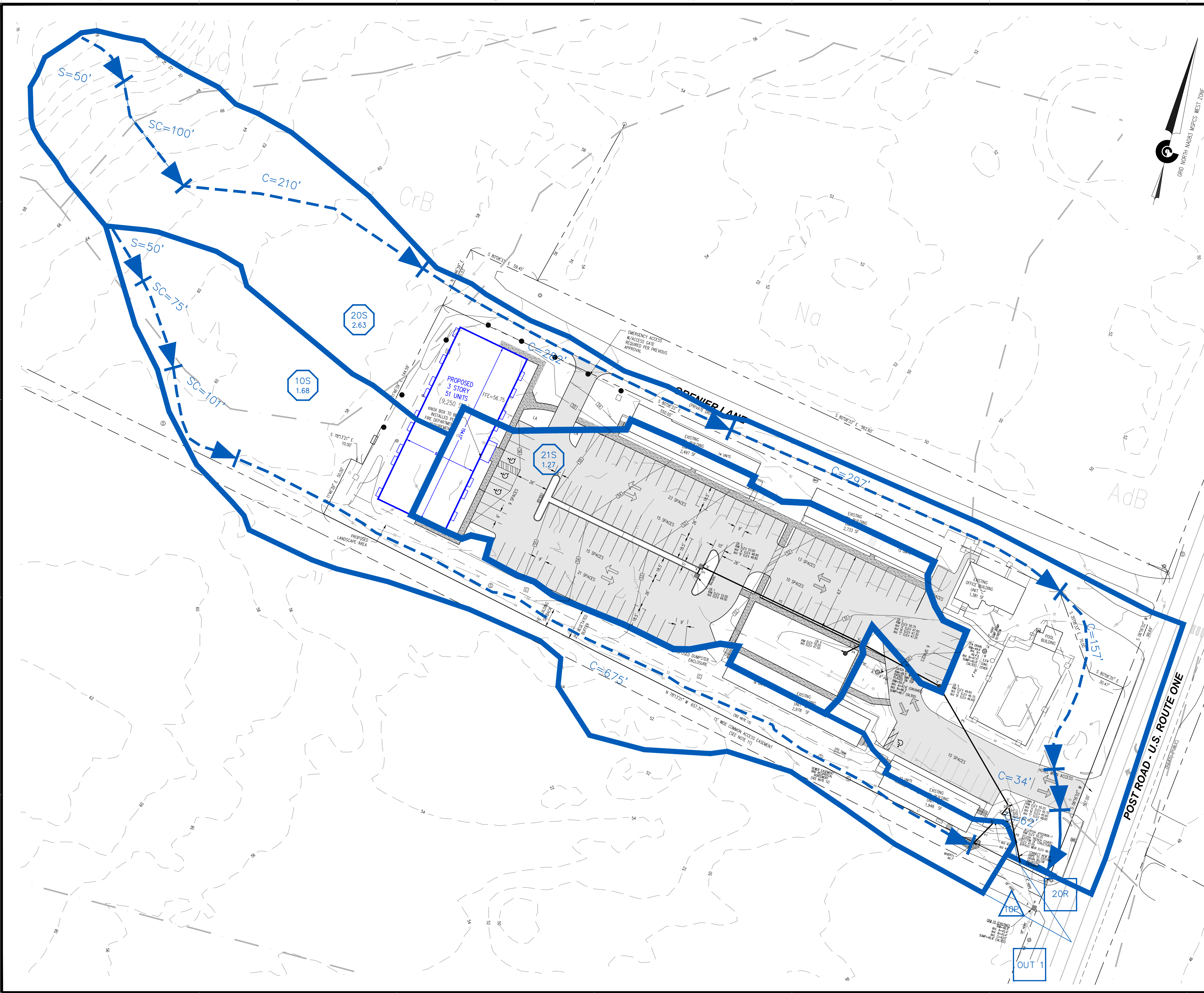
**PRE DEVELOPMENT
STORMWATER
MANAGEMENT PLAN**

PROJECT NO: 1711700

D1

SHEET: 1 OF 3

TAX MAP 27, LOT 4



DRAINAGE LEGEND:

POND \triangle 4 POND NUMBER

SUBCATCHMENT \square 11 SUBCATCHMENT NUMBER
0.56 SUBCATCHMENT ACREAGE

REACH \square 50 REACH NUMBER

Tc COMPONENTS S = Sheet
SC = Shallow Concentrated
C = Channel

SOILS LEGEND
(HATCH NOT SHOW FOR CLARITY, SEE SHEET D1)

- A Soils: SCS Soils: CrB, AdB; HISS Soils: [Hatched]
- B Soils: SCS Soils: [Hatched]; HISS Soils: [Hatched]
- C Soils: SCS Soils: [Hatched]; HISS Soils: [Hatched]
- D Soils: SCS Soils: Lc, Na; HISS Soils: [Hatched]

Subcatchment Boundaries Pre-Development (Solid Blue Line)
Subcatchment Boundaries Post-Development (Dashed Blue Line)
SCS Soil Line (Dotted Line)
High Intensity Soil Line (N/A) (Dashed Grey Line)

Tc Flow Path & Direction Pre-Development (Dashed Blue Arrow)
Tc Flow Path & Direction Post-Development (Solid Blue Arrow)

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NO.	REV.	INT.	DATE
1.			

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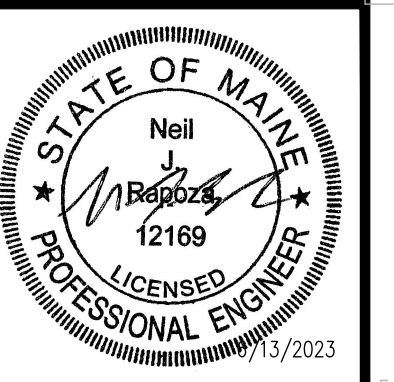
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POST DEVELOPMENT
STORMWATER
MANAGEMENT PLAN

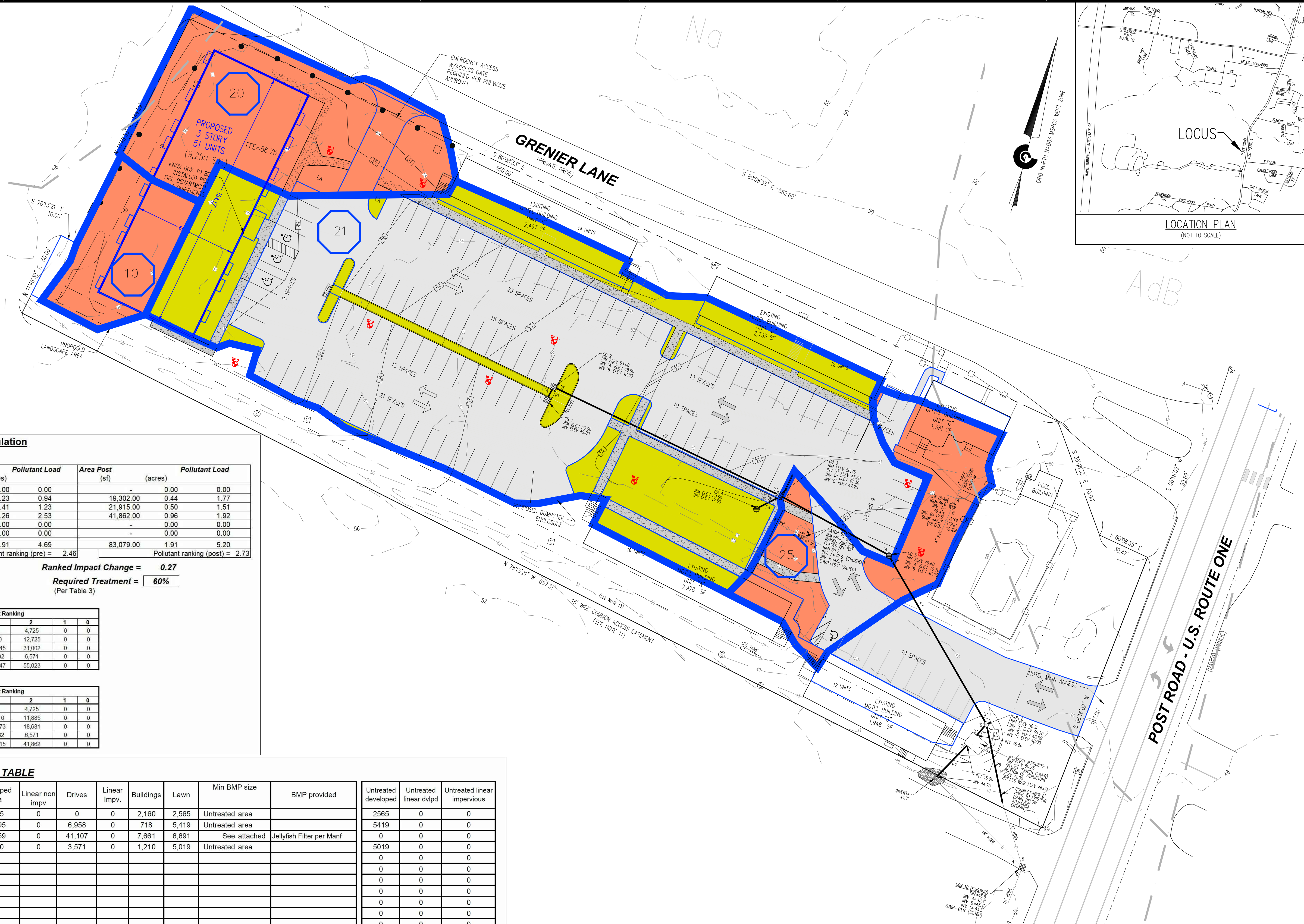
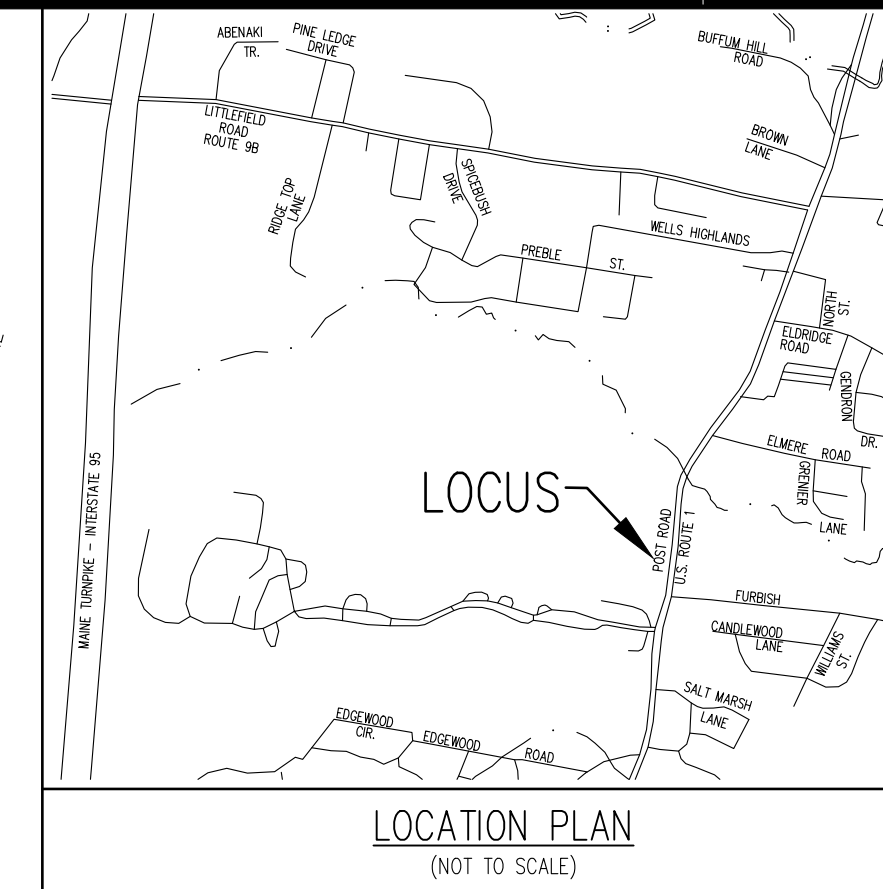
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D2

SHEET: 2 OF 3



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Redevelopment Pollutant Ranking Calculation

*Per Chapter 500 Section 4.C(2)(d)
 * Excludes developed area beyond limits of work.

Use / Pollutant Ranking (Per Table 2)	Area Pre 12/31/1997 (sf)	Pollutant Load (acres)	Area Post (sf)	Pollutant Load (acres)
Idling traffic	5	0.00	0.00	0.00
Roads, medium parking	4	10,209.00	0.23	0.94
Driveways, flat roofs	3	17,847.00	0.41	1.23
Other roof, lawn, sidewalks	2	55,023.00	1.26	2.53
Landscaping, treatment BMP	1	-	0.00	-
Natural meadow, forest	0	-	0.00	-
Total	83,079.00	1.91	4.69	2.73

Pollutant ranking (pre) = 2.46
 Pollutant ranking (post) = 2.73

Ranked Impact Change = 0.27
 Required Treatment = 60%
 (Per Table 3)

POLLUTANT LOAD - EXISTING

Area (See D3)	Description	5	4	3	2	1	0
10	South swale & cottages	0	0	0	4,725	0	0
20	Northeast cottages	0	0	370	12,725	0	0
21	Main parking area	0	9,912	14,545	31,002	0	0
25	Entry drive and parking	0	297	2,932	6,571	0	0
Totals		0	10,209	17,847	55,023	0	0

POLLUTANT LOAD - PROPOSED

Area (See D3)	Description	5	4	3	2	1	0
10	South swale & cottages	0	0	0	4,725	0	0
20	Northeast cottages	0	0	1,210	11,885	0	0
21	Main parking area	0	19,005	17,773	18,681	0	0
25	Entry drive and parking	0	297	2,932	6,571	0	0
Totals		0	19,302	21,915	41,862	0	0

STORMWATER TREATMENT SIZING TABLE

Area (See D3)	BMP Type	Developed area	Linear non impv	Drives	Linear Impv.	Buildings	Lawn	Min BMP size	BMP provided	Untreated developed	Untreated linear dvlpd	Untreated linear impervious
10	South property line	4,725	0	0	0	2,160	2,565	Untreated area		2565	0	0
20	North property line	13,095	0	6,958	0	718	5,419	Untreated area		5419	0	0
21	Parking to pervious pave	55,459	0	41,107	0	7,661	6,691	See attached	Jellyfish Filter per Manf	0	0	0
25	Adjacent to pool	9,800	0	3,571	0	1,210	5,019	Untreated area		5019	0	0
										0	0	0
										0	0	0
										0	0	0
										0	0	0
										0	0	0
										0	0	0
TOTAL		83,079	0	51,636	0	11,749	19,694			13003	0	0

TOTAL IMPERVIOUS AREA: 63,385 sf 1.455 acres
 TOTAL DEVELOPED AREA: 83,079 sf 1.91 acres

PERCENT OF TOTAL DEVELOPED AREA TREATED: 67% > 60% MINIMUM REQUIRED TREATMENT (see redevelopment calc per Chpt 500 4(c)(2)(d))
 PERCENT OF IMPERVIOUS TREATED: 77%

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424 POST ROAD - TAX MAP 27, LOT 4
WELLS, YORK COUNTY, MAINE

DATE: 6/13/2023
 DRAWN BY: NJR
 CHECKED BY:
 APPROVED BY:

POST DEVELOPMENT
 STORMWATER
 TREATMENT PLAN

PROJECT NO: 1711700

D3

SHEET: 3 OF 3