

BGS #3478

Bradbury Mountain State Park Campground

Improvements

10.21.2024

Addendum #1

Summary :

PaulDesignsProject and consultants are responding to onsite and emailed questions regarding the Bradbury Mountain State Park Campground Improvements. If any questions are not answered, or additional details, drawings and information is required, please contact andrew@pauldesignsproject.

Bid Opening Date : Tuesday 10/29/ 2024 at 2:00pm

Contents:

- Bid Walkthrough Sign-in Sheet/List of Bidders
- Questions and Answers Bulleted List
- Requested Attachments
- Revised Drawings

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QUESTIONS AND ANSWERS

- 1) There is no detail for the stone walls shown on the landscape drawings. Can we assume these are to be just machine placed salvaged stones, no handwork/chinking/mortar/etc.?
-Updating C2.0 to include note about seeing L201, L202, C3.1 for specific new stone wall locations. These “walls” are noted as “to match the existing condition”, which is more of a long stone pile. They may be machine stacked, no detail work is desired or required. Just long piles of rocks.
- 2) Clearing limits/revegetation plan?
-See notes on L201 and Spec Section 311000 for clearing information, in general clearing is to be limited to extents of grading and minimized to the greatest extent possible.
-Revegetation is sheet L102 and shows revegetation to the extents of the grading, which matches the clearing limit.
- 3) Alternate 2-water storage/pump house
Potentially being able to eliminate this if it ends up not being needed
The pumphouse must be in the base bid - water storage tbd
- 4) Pumphouse design inclusion in Q/C response
Internal pumphouse needs to be designed
 - i. Bennett or another firm?
**BENNETT TO PROVIDE ELECTRICAL SERVICE AND SUBPANEL DRAWINGS TO PUMPHOUSE
– SEE ATTACHMENT WITH CLOUDED DRAWINGS. PARKS STAFF TO INSTALL MECHANICAL COMPONENTS. A SEPARATE CONTRACTOR WILL INSTALL WELL PUMP AND CONNECTION**
- 5) Site demo spec
See Spec Section 311000
- 6) Interior envelope – make into bid alternate (not currently in set)
SEE A3.501 FOR SPECIFICATION BASIS OF DESIGN FOR INSULATED METAL PANEL CAVITY AS BID ALTERNATE
- 7) Is erosion control inspection needed by licensed engineer?
Erosion control inspection can be by an engineer or an individual certified in erosion control by Maine DEP. Does not have to be a hired third party inspector if an in-house inspector is qualified
- 8) Send CAD files
Please contact Andrew@PaulDesignsProject.com if your company would like access to the CAD files.

- 9) Spec 31 20 00 Earthmoving states “that all excavation – including rock is unclassified”. The site cannot be bid as “unclassified” without proper rock/ledge probes and a geotechnical report. Please forward all ledge probes/data and the site geotechnical report for review. If that information is not readily available, or not in sufficient detail maybe bid allowances for ledge and unsuitable soils would be in order?

There is no geotechnical report for this site.

There are test pits from the soils scientist/site evaluator who completed the High Intensity Soil Survey and septic design. These are not the same as geotechnical test pits, but show that bedrock was not found in any area of the project site. Test pit depth was generally 4' to 5' deep. The soils are not classified as clay. These documents are provided if BGS wishes to share them with the contractors.

It is up to BGS if they want to add a bid allowance for ledge & unsuitables, and what the amount would be.

- 10) Tree Removal – The site layout and site grading plans do not show any clearing limits other than “forest buffers” to remain. Are we to clear all trees/vegetation from the site to the buffer lines/limits? Please advise.

-See notes on L201 and Spec Section 311000 for clearing information, in general clearing is to be limited to extents of grading and minimized to the greatest extent possible.

- 11) It appears that the site demolition spec, 00 02 41 as listed in the table of contents is missing from the specifications as well as 01 70 00.01 Site Permit Requirements, as is 01 71 23.13 Layout of Work. Please advise

- 12) **-See Spec Section 311000 for demolition specs and layout of work information.**

- 13) Please forward a copy of The MDEP/Army Corp Permit approval Package so that we can ensure we carry monies to cover specific permit requirements.

DEP SLODA permit attached. No Army Corps permits required

- 14) The RFP/Notice to contractors list a substantial completion date of May 15, 2026, and a final completion date of June 30, 2026, but there is no mention of a start date. Also – can we assume that once we start work the park (on this side of the road) will be closed to the public? Please advise.

Contractor can proceed as soon as contract is signed and bonds are approved – – yes, closed to the public

- 15) Can you please clarify items that the park service will be providing installing? There was some discussion at the site visit, but want to confirm. It is noted that we are to provide and install the MUTCD directory signage, and that the park service (others) would provide and install informational signage. Drawing L501 details wood benches, bike racks and fire rings. Are those the contractor's responsibility? Also – mention of picnic tables and other furnishings were mentioned this am.

Items on the drawings/specs are the contractors' responsibility. This includes the signage shown, wood benches, bike racks, and fire rings.

- 16) Spec 31 25 13 references a "registered professional engineer" to oversee the site erosion control plan/efforts. It does mention "or equivalent". Would an individual that has been certified by the Maine DEP in erosion control/bmp's be acceptable?

It does not have to be a 3rd party professional engineer. "Equivalent" could be an in-house individual certified by Maine DEP in erosion control/bmps. Per the DEP Site Location permit conditions, which we recommend reviewing thoroughly:

- **In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.**

- 17) Would a bid date extension of 1 week be possible? Depending on the answers to the above questions, there could be significant review of the responses.

Bid Open date set to Tuesday, Oct. 29th 2024 at 2:00pm

- 18) I don't see any details for the Toilet Privies. Can you please get them included/added to the plan set?

Privy is a specified item by Owner, purchased and installed by contractor

- 19) Are we closing the campground from the start of construction to May 15, 2026?

Yes

- 20) The specifications call for an AISC certified fabricator in section 05 12 00 Structural Steel, in section 05 12 16 it calls out "Cumberland Ironwork or approved alternate Steel shop". I don't believe that Cumberland ironwork is an AISC certified fabricator, do we have to provide a substitution request for other fabricators?

Alternate Approved Steel Shop is acceptable, and preferred if Cumberland Ironworks is non-compliant – this appears to be an oversight

- 21) Which specification should we follow for rough framing 061000 or 061100, products differ between the both section 061000 No. 2 Grade lumber Spruce-pine-fir for dimension lumber

per section 2.3A & B & 2.4A & B. The section 061100 calls for Green Douglas-Fir. Which should we provide or follow?

No. 2 Grade lumber Spruce-pine-fir for dimension lumber per section 2.3A & B & 2.4A & B. Is correct

GATEHOUSE

- 22) On drawing A1.101 the clouded elevation reference and enlarged plan areas are not identified. There appears to be a bench/knee wall area – is this part of the contract? If so, can you provide a wall type and bench materials? Is the intent to have trusses run from column line A.0 to D.1 and have the porch area D.1 to E.1 be framed conventionally?

S1.2 Calls for PE Trusses 24" O.C. from Gridline A.0 to C.3.

However, the original intent was to have a vaulted ceiling in the Transaction Space.

With a flush ceiling throughout, we can run PE Trusses from A.0 to D.1. D.1 to E.1 will be Framed conventionally over the perimeter portion of the slab. This is the new intent

- 23) Main 2/12 Pitch Shed Roof

- a. Shown in Building Section 1/A1.300 with the graphic representation for loose-blown insulation (no material, thickness or R-Value listed) at the Attic/Cap.
- b. Shown in the Details at 2/A1.500 with the graphic representation for Rigid Insulation (No material, thickness or R-Value listed) above the roof sheathing.
- c. What is the configuration we should be quoting here?

Vented Attic with min. R-49 Insulation at the cap?

- i. Unvented/Conditioned Attic Space with Hot Roof by others?

THIS IS THE PREFERRED METHOD

- 24) Covered Outside Area with 3/12 Pitch Shed Roof

- a. Shown as over an area open to the outdoors at the Elevations at 1 & 4/A1.A200
- b. This roof assembly is shown as vented and insulated with "Blown-in Loose Fill Insulation" (no material type or R-Value listed) in a vented cavity at 5/A1.A500.
- c. Why is a roof over an exterior space being insulated?
 - i. Shouldn't this assembly be uninsulated?

Correct, this is the wrong detail. Uninsulated, standard open rafter framing for the 3/12 exterior shed

25) Exterior Walls

- a. Assembly details shown at 2/A1.A500
 - i. There is no vapor retarder specified at the interior of the studs.
 - ii. In conjunction with the Zip-R Sheathing specified at the exterior, a smart vapor retarder such as CertainTeed MemBrain should be installed.
 - iii. **Please confirm.**

Confirmed

26) Please see the 2' tall uninsulated concrete stem wall at the lower exterior wall as shown at 1 & 3/A1.A500.

- How does this meet code?
- Concrete walls need to be insulated with R-15 continuous, R-19 cavity, or R-5 continuous + R-13 cavity to meet the energy code.

The intention is that this building is insulated for an amount of comfort, but it is not in operation for the winter season. As a 3 season building we are not meeting every IECC guideline. We understand that there is an uninsulated thermal mass around the perimeter base of the building.

27) Interior Partitions

- a. None of the Interior Partition types as shown at A1.001 are drawn or listed as insulated for Sound Attenuation.
- b. Are any of the Interiors to be insulated for Sound?

No attenuation or STC rated materials were applied here

28) If the roof is to be insulated as a "Hot Roof", is any sound attenuation required at the First Floor Ceilings to prevent sound from travelling over the tops of the partition walls?

Not necessary, sound dampening was not a major concern, however, loose lain insulation material in cavity space would provide an amount of dampening over partitions

BATHHOUSE

- 29) The Section Drawings for the Bath House show it with CMU Walls and an uninsulated cap/roof. Please confirm there is no Insulation Scope at the Bath House. Is roof framing for the 29)

CONFIRMED

- 30) Bathhouse to be pre-fabricated trusses? There is a detail on the architectural showing a ridge pole & joist hangars. Is this for gable ends only? Please advise.

INCORRECT DETAIL - IT IS OUR INTENT TO RUN TRUSSES ALONG THE ENTIRE LENGTH. PLEASE DISREGARD

- 31) Are the trusses to be 16" OC or 24" OC at the Bathhouse? Architectural drawings seem to show 16" OC, note on structural drawings is saying 24" OC.

- 32) **PLEASE REGARD ALL STRUCTURAL DRAWINGS AS PRIMARY UNLESS STATED OTHERWISE**

- 33) 1. First question could end all the other questions, but is it possible to switch the double 4" wall to a normal 8" cmu wall? You will achieve the same look, but gain a significant structural advantage and be able to add in reinforcements.

- a. Now if 8" alternative isn't an option:

8" IS ACCEPTABLE

- b. 2. On A2.401 detail 8, do they want an 8" block grouted solid or two solid 4" blocks for the louver to set on to avoid the possibility of the louver not covering cells in the 4" wall?

SEE ABOVE

- c. 3. Details 6 and 12 on A2.401, can headers just be an 8" cmu GF? The soap block shown in detail isn't going to work. there will be nothing supporting it.

SEE ABOVE

- d. 4. How is the roof going to connect to the double 4" wall? The structural details show an 8" CMU bond beam course with anchor bolts, yet that does not correspond with architectural drawings.

SEE ABOVE

MAINTENANCE BUILDING

- 34) Main 16/12 Pitched Roof

- a. Shown in Building Section 1/A3.300 with the graphic representation for loose-blown insulation (no material, thickness or R-Value listed) at the Attic Cap at 8/12 pitched bottom chords of the scissor trusses.

- i. Loose blown insulation is not recommended at pitches of 3/12 or above.
 - ii. The material tends to migrate down the slope of the ceiling over time leaving the upper areas un- or under- protected.
- b. Please advise the correct configuration we should be quoting here.
 - i. Vented Attic with min. R-49 Insulation at the cap?
 - ii. Unvented/Conditioned Attic Space with Hot Roof by others?

Alternate insulation specifications are acceptable and to be approved by architect. The initial intention was to run baffles perpendicular to trusses and remain with loose blown insulation for cost purposes, with the baffles catching material every few feet.

35) Exterior Walls

- a. Assembly details drawn at page A3.A500, but there are no insulation details listed.
- b. I am assuming these are intended to be the same as those at the Gatehouse.
 - i. There is no vapor retarder specified at the interior of the studs.
 - ii. In conjunction with the Zip-R Sheathing specified at the exterior, a smart vapor retarder such as CertainTeed MemBrain should be installed.
 - iii. **Please confirm.**

This is acceptable

36) Please see the 2' tall uninsulated concrete stem wall at the lower exterior wall as shown at 6/A3.A500.

- How does this meet code?
- Concrete walls need to be insulated with R-15 continuous, R-19 cavity, or R-5 continuous + R-13 cavity to meet the energy code.

Seasonal building – basically a large garage – full insulation cavity was not considered here

37) Interior Partitions

- a. Only the type F1 Interior Partition type as shown at A3.100 are shown as insulated for Sound Attenuation and there are no partitions of that type labeled on the Floor Plan.

- i. Are any of the other Interiors to be insulated for Sound?

- ii. **Please advise.**

No Sound insulation consideration

- b. If any of the Interior Partitions are insulated for sound, do those partitions extend all of the way to the bottom chords of the scissor tursses?

- i. None of the Building Sections for the Maintenance Building show the interior partitions to know if they extend to the bottom chords.

- ii. **Please advise.**

No Sound insulation considered

- 38)** On the architectural plan, there is a room called Locked Storage, on the structural foundation plan & Roof Framing plan that area of the building has been omitted.

Architectural is correct - carry over framing from area over bathroom to end of building, eliminating the jog seen on structural.

PUMPHOUSE

- 39)** I am told there was a conversation about this at the pre-bid meeting, on the civil drawings it says by others, from the discussion at the site, it sounds like the building will be by the contractor, can you please confirm?

Contractor to own Pumphouse and stubbing of waterline and electrical in, and out of the building. BPL will look to either install their own pump, or hire an outside entity if it proves to need more engineered information.

SOIL TEST PIT PROFILE DESCRIPTIONS

LONGVIEW PARTNERS, LLC
6 SECOND STREET BUXTON, MAINE

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

POWNA

BRADBURY MOUNTAIN STATE PARK CAMPGROUND

TERRADYN CONSULTANTS, LLC

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 1** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
GRAVELLY SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	
GRAVELLY LOAMY SAND & SAND		YELLOWISH BROWN	
LOAMY SAND & FINE SAND IN LENSES	SOMEWHAT FIRM TO FIRM	OLIVE GRAY	COMMON DISTINCT
		OLIVE	
50			

LIMIT OF EXCAVATION @ 55"

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 C	%	22 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
SKERRY			<input type="checkbox"/> Pit Depth

Observation Hole **TP 2** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
GRAVELLY SANDY LOAM			
GRAVELLY LOAMY SAND	FRIABLE	DARK YELLOWISH BROWN	
FINE & MEDIUM SAND		OLIVE BROWN	FEW FAINT
LOAMY SAND & FINE SAND IN LENSES	SOMEWHAT FIRM TO FIRM	OLIVE	COMMON FAINT
50			

LIMIT OF EXCAVATION @ 48"

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3/7 C	%	26 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
MIXED ORIGIN			<input type="checkbox"/> Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 3** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
GRAVELLY SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	
GRAVELLY LOAMY SAND		LIGHT YELLOWISH BROWN	FEW FAINT
FINE & MEDIUM SAND		LIGHT OLIVE BROWN	
LOAMY SAND & FINE SAND IN LENSES	SOMEWHAT FIRM	OLIVE	COMMON DISTINCT
	FIRM		
50			

LIMIT OF EXCAVATION @ 46"

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 C	%	20 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
SKERRY (ATYPICAL)			<input type="checkbox"/> Pit Depth

Observation Hole **TP 4** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
LOAMY SAND		DARK YELLOWISH BROWN	
MEDIUM & COARSE SAND	FRIABLE	YELLOWISH BROWN	
FINE & MEDIUM SAND	SOMEWHAT FIRM	OLIVE BROWN	FEW FAINT
GRAVELLY MEDIUM & COARSE SAND	FRIABLE	OLIVE GRAY	COMMON DISTINCT
		OLIVE	SATURATED
50			

LIMIT OF EXCAVATION @ 55"

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
5/3 C	%	28 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
"CROGHAN-LIKE"			<input type="checkbox"/> Pit Depth

James Logan
SIGNATURE

237/213
LSE/CSS #

11/15/23
DATE

SOIL TEST PIT PROFILE DESCRIPTIONS

LONGVIEW PARTNERS, LLC
6 SECOND STREET BUXTON, MAINE

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

POWNAI

BRADBURY MOUNTAIN STATE PARK CAMPGROUND

TERRADYN CONSULTANTS, LLC

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 5** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	GRAVELLY SANDY LOAM	FRIABLE		
20	GRAVELLY LOAMY SAND & SAND		YELLOWISH BROWN	FEW FAINT
30			MIXED OLIVE BROWN	COMMON DISTINCT
40	LOAMY SAND & FINE SAND IN LENSES	SOMEWHAT FIRM TO FIRM	OLIVE	
50	LIMIT OF EXCAVATION @ 52"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 C	%	19 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole **TP 6** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0				
10	STONY SANDY LOAM		DARK YELLOWISH BROWN	
20	LOAMY SAND	FRIABLE		
30	FINE & MEDIUM SAND		YELLOWISH BROWN	FEW FAINT
40	MEDIUM & COARSE SAND		OLIVE BROWN	
50	SILT LOAM	FIRM	OLIVE GRAY	COMMON DISTINCT
	LIMIT OF EXCAVATION @ 56"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
7 C	%	22 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
MIXED ORIGIN			<input type="checkbox"/> Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 7** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	SANDY LOAM	FRIABLE		
20	LOAMY SAND		DARK YELLOWISH BROWN	
30	GRAVELLY LOAMY SAND & SAND	SOMEWHAT FIRM	LIGHT OLIVE BROWN	FEW FAINT
40	LOAMY FINE SAND & FINE SAND IN LENSES	FIRM	OLIVE	COMMON DISTINCT
50	LIMIT OF EXCAVATION @ 50"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3/7 C	%	21 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
"ELDRIDGE-LIKE"			<input type="checkbox"/> Pit Depth

Observation Hole **TP 8** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	VARIABLE SANDY LOAM & LOAMY SAND (FILL)		MIXED OLIVE BROWN	
20	SANDY LOAM	FRIABLE	DARK BROWN	
30	LOAMY SAND		DARK YELLOWISH BROWN	FEW FAINT
40	LOAMY FINE SAND	SOMEWHAT FIRM	OLIVE BROWN	COMMON FAINT
50	GRAVELLY LOAMY SAND & SAND		OLIVE	
	LIMIT OF EXCAVATION @ 54"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
FILL OVER 7 C	%	18 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
STRIPPED			<input type="checkbox"/> Pit Depth

James Logan
SIGNATURE

237/213
LSE/CSS #

11/15/23
DATE

SOIL TEST PIT PROFILE DESCRIPTIONS

LONGVIEW PARTNERS, LLC
6 SECOND STREET BUXTON, MAINE

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

POWNAI

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SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 9** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0	LOAMY SAND & SAND (FILL)	FRIABLE	OLIVE BROWN	
10	SANDY LOAM		DARK BROWN	
			LIGHT GRAY (ALBIC)	
20	LOAMY SAND	SOMEWHAT FIRM TO FIRM	DARK YELLOWISH BROWN	FEW FAINT
	LOAMY FINE SAND & SILT LENSES	FIRM	OLIVE BROWN	COMMON DISTINCT
			MIXED OLIVE GRAY	
			OLIVE	
50	LIMIT OF EXCAVATION @ 52"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
8/7 C	%	18"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
ATYPICAL			<input type="checkbox"/> Pit Depth

Observation Hole **TP 10** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	SANDY LOAM			
		FRIABLE	DARK YELLOWISH BROWN	
20	LOAMY SAND & SAND			FEW FAINT
	GRAVELLY LOAMY SAND & SILT IN LENSES	FIRM	OLIVE GRAY	COMMON DISTINCT
			OLIVE	
50	LIMIT OF EXCAVATION @ 56"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
7/3 C	%	16"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
ATYPICAL			<input type="checkbox"/> Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 11** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	LOAMY SAND		DARK YELLOWISH BROWN	
20		FRIABLE	YELLOWISH BROWN	FEW FAINT
	MEDIUM & COARSE SAND		OLIVE BROWN	
30				FREE WATER
	GRAVELLY LOAMY SAND W/ LOAMY FINE SAND & SILT IN LENSES	FIRM	OLIVE	COMMON DISTINCT
50	LIMIT OF EXCAVATION @ 60"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
7 C	%	24"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
MIXED ORIGIN			<input type="checkbox"/> Pit Depth

Observation Hole **TP 12** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	LOAMY SAND		DARK YELLOWISH BROWN	
		FRIABLE		
20	MEDIUM & COARSE SAND		OLIVE BROWN	FEW FAINT
	GRAVELLY LOAMY SAND & SILT IN LENSES	SOMEWHAT FIRM TO FIRM	OLIVE	COMMON DISTINCT FEW FAINT
50	LIMIT OF EXCAVATION @ 61"			

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
7 C	%	20"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

James Logan
SIGNATURE

237/213
LSE/CSS #

11/15/23 & 1/17/24
DATE

SOIL TEST PIT PROFILE DESCRIPTIONS

LONGVIEW PARTNERS, LLC
6 SECOND STREET BUXTON, MAINE

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

POWNAI

BRADBURY MOUNTAIN STATE PARK CAMPGROUND

TERRADYN CONSULTANTS, LLC

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 13** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
10	LOAMY SAND FRIABLE	DARK YELLOWISH BROWN	
20	FINE & MEDIUM SAND	MIXED OLIVE BROWN	FEW FAINT
30	MEDIUM & COARSE SAND		COMMON FAINT
40	STONY LOAMY SAND & SAND (TILL)	SOMEWHAT FIRM TO FIRM	
50	LIMIT OF EXCAVATION @ 58"		

Soil Classification
7 C
Profile Condition
ATYPICAL

Slope
_____%

Limiting Factor
18"
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole **TP 14** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
10	LOAMY SAND	DARK YELLOWISH BROWN	
20	FRIABLE		FEW FAINT
30	MEDIUM & COARSE SAND	MIXED OLIVE BROWN	FREE WATER
40	FINE SAND W/ LENSES OF SILT LOAM & LOAMY FINE SAND (LACUSTRINE)	FIRM OLIVE	COMMON DISTINCT
50	LIMIT OF EXCAVATION @ 56"		

Soil Classification
7 C
Profile Condition
"ELDRIDGE-LIKE"

Slope
_____%

Limiting Factor
16"
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 15** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
10	LOAMY SAND	DARK YELLOWISH BROWN	
20	MEDIUM & COARSE SAND FRIABLE	YELLOWISH BROWN	FEW FAINT
30	COBBLY MEDIUM & COARSE SAND	OLIVE BROWN	FREE WATER
40	LOAMY FINE SAND & SILT IN LENSES	FIRM OLIVE	COMMON DISTINCT
50	LIMIT OF EXCAVATION @ 51"		

Soil Classification
7 C
Profile Condition
"ELDRIDGE-LIKE"

Slope
_____%

Limiting Factor
18"
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole **TP 16** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
10	LOAMY SAND	DARK YELLOWISH BROWN	
20	FINE & MEDIUM SAND FRIABLE		FEW FAINT
30	MEDIUM & COARSE SAND	YELLOWISH BROWN	
40	LOAMY FINE SAND W/ SILT IN LENSES	FIRM OLIVE GRAY	COMMON DISTINCT
50	LIMIT OF EXCAVATION @ 48"		

Soil Classification
7 C
Profile Condition
"ELDRIDGE-LIKE"

Slope
_____%

Limiting Factor
19"
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

James Logan
SIGNATURE

237/213
LSE/CSS #

1/17/24
DATE

SOIL TEST PIT PROFILE DESCRIPTIONS

LONGVIEW PARTNERS, LLC
6 SECOND STREET BUXTON, MAINE

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

POWNAI

BRADBURY MOUNTAIN STATE PARK CAMPGROUND

TERRADYN CONSULTANTS, LLC

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 17** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
10	LOAMY SAND FRIABLE	DARK YELLOWISH BROWN	FEW FAINT
20	MEDIUM & COARSE SAND	MIXED OLIVE BROWN	COMMON FAINT SATURATED
30	LOAMY SAND & SAND (TILL)	FIRM OLIVE GRAY	COMMON DISTINCT
40			
50			

Soil Classification
7 C
Profile Condition
OUTWASH OVER TILL

Slope
%
16

Limiting Factor
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole **TP 18** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
10	LOAMY SAND	DARK YELLOWISH BROWN	FEW FAINT
20	MEDIUM & COARSE SAND FRIABLE	MIXED DARK YELLOWISH BROWN	
30	STONY LOAMY SAND & SAND (TILL)	FIRM MIXED OLIVE BROWN	COMMON DISTINCT & SATURATED
40			
50			

Soil Classification
7 D
Profile Condition

Slope
%
12

Limiting Factor
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 19** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
10	LOAMY SAND	DARK YELLOWISH BROWN	FEW FAINT
20	MEDIUM & COARSE SAND FRIABLE	MIXED DARK YELLOWISH BROWN	COMMON FAINT
30	GOBBLY LOAMY SAND & SAND FIRM	MIXED OLIVE BROWN	COMMON DISTINCT
40			
50			

Soil Classification
3 D
Profile Condition
SKERRY (ATYPICAL)

Slope
%
12

Limiting Factor
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole **TP 20** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
10	SANDY LOAM	DARK YELLOWISH BROWN	FEW FAINT
20	STONY LOAMY SAND FRIABLE	OLIVE BROWN	COMMON DISTINCT
30	STONY LOAMY SAND & SAND FIRM	OLIVE GRAY	
40			
50			

Soil Classification
3 C
Profile Condition
SKERRY-LIKE

Slope
%
15

Limiting Factor
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

James Logan
SIGNATURE

237/213
LSE/CSS #

1/17/24
DATE

SOIL TEST PIT PROFILE DESCRIPTIONS

LONGVIEW PARTNERS, LLC
6 SECOND STREET BUXTON, MAINE

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

POWNA

BRADBURY MOUNTAIN STATE PARK CAMPGROUND

TERRADYN CONSULTANTS, LLC

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 21** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
STONY FINE SANDY LOAM		DARK YELLOWISH BROWN	
	FRIABLE	YELLOWISH BROWN	FEW FAINT
STONY LOAMY SAND		MIXED OLIVE BROWN	
STONY LOAMY SAND & SAND	FIRM	OLIVE GRAY	COMMON DISTINCT
50			

LIMIT OF EXCAVATION @ 48"

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 C	%	16 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
SKERRY			<input type="checkbox"/> Pit Depth

Observation Hole **TP 22** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
STONY FINE SANDY LOAM		DARK YELLOWISH BROWN	
	FRIABLE	MIXED DARK YELLOWISH BROWN	FEW FAINT
STONY LOAMY SAND		OLIVE GRAY	
STONY LOAMY SAND & SAND	FIRM		COMMON DISTINCT
50			

LIMIT OF EXCAVATION @ 52"

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 C	%	16 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
SKERRY			<input type="checkbox"/> Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 23** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	
STONY FINE SANDY LOAM		DARK YELLOWISH BROWN	
	FRIABLE	MIXED OLIVE BROWN	FEW FAINT
STONY LOAMY SAND		OLIVE GRAY	COMMON FAINT
STONY LOAMY SAND & SAND	FIRM		COMMON DISTINCT & FREE WATER
50			

LIMIT OF EXCAVATION @ 52"

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 C	%	15 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
SKERRY			<input type="checkbox"/> Pit Depth

Observation Hole **TP 24** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

SOIL TEST PIT BY BACKHOE

Texture	Consistency	Color	Mottling
0		DARK BROWN	NONE EVIDENT
STONY SANDY LOAM	FRIABLE	DARK YELLOWISH BROWN	
		BEDROCK	
50			

Soil Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
2 AI	%	8 "	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input checked="" type="checkbox"/> Bedrock
ABRAM			<input type="checkbox"/> Pit Depth

James Logan
SIGNATURE

237/213
LSE/CSS #

1/17/24
DATE

SOIL TEST PIT PROFILE DESCRIPTIONS

LONGVIEW PARTNERS, LLC
6 SECOND STREET BUXTON, MAINE

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

POWNAI

BRADBURY MOUNTAIN STATE PARK CAMPGROUND

TERRADYN CONSULTANTS, LLC

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 25** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	STONY SANDY LOAM		DARK YELLOWISH BROWN	
20	STONY LOAMY SAND	FRIABLE		FEW FAINT
30	STONY LOAMY SAND & SAND	FIRM	OLIVE GRAY	COMMON DISTINCT
40				
50				
LIMIT OF EXCAVATION @ 52"				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
3 C	%	18"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
SKERRY			<input type="checkbox"/> Pit Depth

Observation Hole **TP 26** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	STONY FINE SANDY LOAM		DARK YELLOWISH BROWN	
20		FRIABLE		FEW FAINT
30	MEDIUM & COARSE SAND		MIXED OLIVE BROWN	COMMON FAINT
40	STONY LOAMY SAND & SAND	FIRM	OLIVE GRAY	COMMON DISTINCT
50				
LIMIT OF EXCAVATION @ 48"				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
7 C	%	18"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
SKERRY-LIKE			<input type="checkbox"/> Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 27** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			DARK BROWN	
10	STONY SANDY LOAM		DARK YELLOWISH BROWN	
20	STONY FINE SANDY LOAM	FRIABLE	OLIVE BROWN	FEW FAINT
30			OLIVE	FREE WATER
40	STONY SANDY LOAM W/ LENSES OF LOAMY SAND & SILT LOAM (LACUSTRINE)	FIRM	OLIVE GRAY	COMMON DISTINCT
50				
LIMIT OF EXCAVATION @ 52"				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
NICHOLVILLE/SKERRY	%	15"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

Observation Hole **TP 28** ☒ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Depth Below Mineral Soil Surface (inches)	SOIL TEST PIT BY BACKHOE			
	Texture	Consistency	Color	Mottling
0			LIGHT GRAY (ALBIC)	
10	STONY LOAMY SAND & SAND		DARK YELLOWISH BROWN	COMMON DISTINCT
20	MEDIUM & COARSE SAND	FRIABLE	MIXED DARK YELLOWISH BROWN	FREE WATER
30	STONY LOAMY SAND W/ LENSES OF SILT & LOAMY FINE SAND	FIRM	OLIVE GRAY	
40				
50				
LIMIT OF EXCAVATION @ 52"				

Soil Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Ground Water
COLONEL (SWP)/ WESTBURY	%	10"	<input type="checkbox"/> Restrictive Layer
Profile Condition			<input type="checkbox"/> Bedrock
			<input type="checkbox"/> Pit Depth

James Logan
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237/213
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1/17/24
DATE

SOIL TEST PIT PROFILE DESCRIPTIONS

LONGVIEW PARTNERS, LLC
6 SECOND STREET BUXTON, MAINE

Town, City, Plantation

Street, Road, Subdivision

Owner's Name

POWNAI

BRADBURY MOUNTAIN STATE PARK CAMPGROUND

TERRADYN CONSULTANTS, LLC

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 29** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0		DARK BROWN	
STONY SANDY LOAM			
10		DARK YELLOWISH BROWN	
STONY LOAMY SAND	FRIABLE		
20			FEW FAINT
LOAMY FINE SAND			COMMON FAINT
30	FIRM	OLIVE BROWN	COMMON DISTINCT
STONY LOAMY SAND & SAND			
40			
50			

Soil Classification
7 **C**
Profile Condition

Slope
%

Limiting Factor
18 "

☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole **TP 30** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0		DARK BROWN	
STONY FINE SANDY LOAM			
10		DARK YELLOWISH BROWN	
20	FRIABLE	LIGHT YELLOWISH BROWN	FEW FAINT
MEDIUM & COARSE SAND		MIXED OLIVE BROWN	COMMON FAINT
30	FIRM	OLIVE GRAY	COMMON DISTINCT
STONY LOAMY SAND & SAND			
40			
50			

Soil Classification
7 **C**
Profile Condition

Slope
%

Limiting Factor
16 "

☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

SOIL DESCRIPTION AND CLASSIFICATION (PER STATE OF MAINE SUBSURFACE WASTEWATER DISPOSAL RULES)

Observation Hole **TP 31** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0		DARK BROWN	
STONY SANDY LOAM			
10		DARK YELLOWISH BROWN	
LOAMY FINE SAND	FRIABLE		
20		OLIVE BROWN	FEW FAINT
STONY LOAMY SAND W/ SILT IN LENSES	FIRM	OLIVE	COMMON DISTINCT
30			
40			
50			

Soil Classification
7 **D**
Profile Condition

Slope
%

Limiting Factor
14 "

☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

Observation Hole **TP 32** ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
0		LIGHT GRAY (ALBIC)	
STONY SANDY LOAM			
10		DARK YELLOWISH BROWN	
LOAMY SAND	FRIABLE		
20		LIGHT YELLOWISH BROWN	FEW FAINT
LOAMY FINE SAND	FIRM	OLIVE GRAY	COMMON DISTINCT
STONY LOAMY SAND W/ LENSES OF SILT & LOAMY FINE SAND			
30			
40			
50			

Soil Classification
7 **D**
Profile Condition

Slope
%


Limiting Factor
14 "

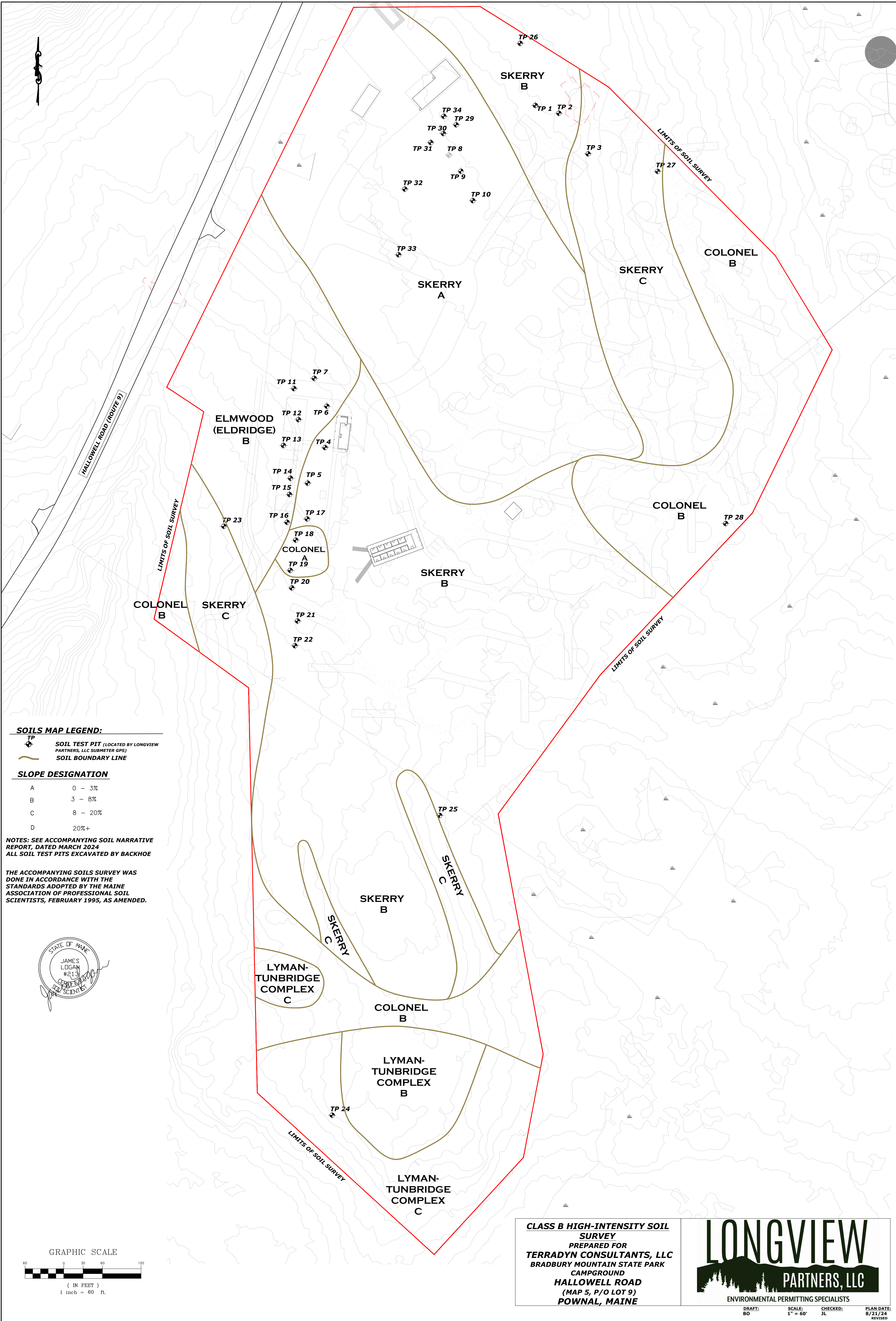
☒ Ground Water
☐ Restrictive Layer
☐ Bedrock
☐ Pit Depth

James Logan
SIGNATURE

237/213
LSE/CSS #

4/30/24
DATE

SOIL TEST PIT PROFILE DESCRIPTIONS		LONGVIEW PARTNERS, LLC 6 SECOND STREET BUXTON, MAINE																																																																																																	
Town, City, Plantation POWNA		Street, Road, Subdivision BRADBURY MOUNTAIN STATE PARK CAMPGROUND																																																																																																	
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SOILS MAP LEGEND:

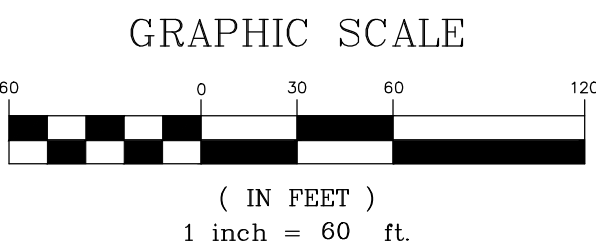
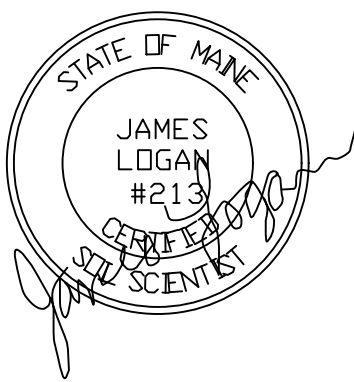
- TP** SOIL TEST PIT (LOCATED BY LONGVIEW PARTNERS, LLC SUBMETER GPS)
- SOIL BOUNDARY LINE

SLOPE DESIGNATION

- | | |
|---|---------|
| A | 0 – 3% |
| B | 3 – 8% |
| C | 8 – 20% |
| D | 20%+ |

NOTES: SEE ACCOMPANYING SOIL NARRATIVE REPORT, DATED MARCH 2024
ALL SOIL TEST PITS EXCAVATED BY BACKHOE

THE ACCOMPANYING SOILS SURVEY WAS DONE IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS, FEBRUARY 1995, AS AMENDED.



CLASS B HIGH-INTENSITY SOIL SURVEY
PREPARED FOR
TERRADYN CONSULTANTS, LLC
BRADBURY MOUNTAIN STATE PARK
CAMPGROUND
HALLOWELL ROAD
(MAP 5, P/O LOT 9)
POWNA, MAINE



DRAFT: BO	SCALE: 1" = 60'	CHECKED: JL	PLAN DATE: 8/21/24 REVISED
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STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

IN THE MATTER OF

MAINE DEPARTMENT OF) SITE LOCATION OF DEVELOPMENT ACT
AGRICULTURE, CONSERVATION)
AND FORESTRY, BUREAU OF PARKS)
AND LANDS)
Pownal, Cumberland County)
CAMPGROUND EXPANSION)
L-31151-28-A-N (approval)) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S. §§ 481–489-E and Chapters 373, 375 and 500 of Department rules, the Department of Environmental Protection (Department) has considered the application of the MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY, BUREAU OF PARKS AND LANDS (applicant) with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. History of Project: The project site is located at Bradbury Mountain State Park, which was created on the west side of Hallowell Road in 1955, and later expanded across Hallowell Road to include a campground that was also developed prior to 1975 and the Site Location of Development Act (Site Law). The current campground is approximately 10.4 acres in size and consists of 33 drive-in campsites, one host site, five walk-in campsites, a maintenance area and building, 12 other small structures including a tent platform, two wooden lean-to's, a wooden pole barn, four vault toilets, a wood shed, a tiny house, a bathhouse, and a kitchenette, and other associated infrastructure.

B. Summary: The applicant proposes to expand the campground entirely on the east side of Hallowell Road to include 43 drive-in campsites with gravel pads, three host campsites with gravel pads, six walk-in campsites with gravel pads and lean-to's, a new gatehouse, a new bathhouse, four new vault toilets, redeveloped maintenance area with the existing building and two new maintenance buildings, a new gatehouse, and associated parking, utilities and infrastructure. The applicant proposes to remove the 12 structures and will abandon an existing septic system for the existing bathhouse that will be replaced by subsurface wastewater disposal systems as described in Finding 13. The existing campground includes approximately 0.82 acres of existing impervious area and approximately 0.82 acres of existing developed area. The proposed project will result in approximately 7.44 acres of new developed area, resulting in 8.26 acres of total developed area, and approximately 4.92 acres of new impervious area, resulting in 5.74 acres of total impervious area. The proposed project is shown on a set of plans the first of which is titled "Bradbury Mountain State Park Campground Improvements," prepared by Terradyn Consultants, LLC, dated April 22, 2024, and last revised on August 15,

2024. The project site is located on the east side of Hallowell Road in the Town of Pownal.

The applicant submitted a Natural Resources Protection Act (NRPA) Permit by Rule Notification Form (PBR #79822) pursuant to Chapter 305 Permit by Rule Standards Section 2 (06-096 Ch. 305, § 2, last amended June 8, 2012) for activities adjacent to a protected natural resource which was accepted by the Department on June 17, 2024.

C. Current Use of Site: The site currently consists of an existing campground developed with structures as described in Finding 1(A) and is surrounded by undeveloped woodland.

D. Public Comments: Public comments were received on April 2, 2024, from one interested person. The comments included concerns about the scale of the project, and traffic generated by the expansion of the facility. The applicant responded on July 12, 2024, by stating that the scale of the expansion at the facility was addressed at multiple public Town meetings. The applicant provided minutes from those public meetings that outlined the purpose of the expansion; to accommodate more users and to improve campground conditions and amenities. Given that the Site Location of Development Act no longer has a traffic related standard and because Hallowell Road (State Route 9) is a state highway, the commenter was directed to contact the Maine Department of Transportation with their traffic related concerns.

2. FINANCIAL CAPACITY:

The total cost of the project is estimated to be \$3,425,535.00. The applicant intends to finance the project with approved funds from the American Rescue Plan Act of 2021, and submitted a business plan demonstrating that the amount of allocated funds is sufficient to cover the estimated construction costs.

The Department finds that the applicant has demonstrated adequate financial capacity to comply with Department standards.

3. TECHNICAL ABILITY:

The applicant provided resume information for key persons involved with the project and a list of projects successfully constructed by the applicant. The applicant also retained the services of Terradyn Consultants, LLC, a professional engineering firm, to assist in the design and engineering of the project, Basswood Environmental, LLC for wetland delineation, Lark Studio for landscape architecture, Paul Designs Project for architecture, Bennett Engineering, Inc. for mechanical engineering, Mark Cenci Geologic, Inc. for geologic exploration, and Longview Partners, LLC for soil mapping and site evaluation.

The Department finds that the applicant has demonstrated adequate technical ability to comply with Department standards.

4. NOISE:

The applicant stated that noise associated with the proposed project will not change noise levels associated with the existing development. The proposed project site is located to the east of Hallowell Road. The proposed project is partially within the Town of Pownal's Rural zoning district and partially within the Village zoning district, there are no protected locations near the project site. The nearest residential property is approximately 937 feet from the campground entrance to Hallowell Road within the State Park property. The Town of Pownal has quantifiable noise standards duly enacted by ordinance. Based on the Town's ordinance, the noise limits for projects are more restrictive than the Department's noise standards. The Town's noise standard of 55 dB(A) between 7:00 A.M. and 7:00 P.M. and 45 dB(A) between 7:00 P.M. and 7:00 A.M. will apply to the proposed project.

The applicant will limit construction noise to daylight and daytime hours. Noise generated between the hours of 7:00 A.M. and 7:00 P.M. or during daylight hours, whichever is longer, by construction of a development is exempt pursuant to 38 M.R.S. § 484(3)(A).

The Department finds that the applicant has made adequate provision for the control of excessive environmental noise from the project.

5. SCENIC CHARACTER:

The proposed campground improvements will be located centrally within the parcel and will extend further into forested areas on the east side of the existing development and away from Hallowell Road. The applicant proposes to maintain a 100-foot setback from Hallowell Road for all proposed buildings. The applicant also proposes to limit clearing of large trees to maintain the forest canopy and to maintain the visual quality and scenic character in a manner representative of the existing campground. The applicant will also maintain the single existing entrance to the campground which will limit the visibility of the expanded development from Hallowell Road.

Based on the project's location and design, the Department finds that the proposed project will not have an unreasonable adverse effect on the scenic character of the surrounding area.

6. WILDLIFE AND FISHERIES:

The Maine Department of Inland Fisheries and Wildlife (MDIFW) reviewed the proposed project. In its comments dated March 21, 2024, MDIFW stated that it found no records of any Essential or Significant Wildlife Habitats, or other wildlife habitats of special concern associated with this site, but recommended that the applicant survey the site for significant vernal pools. No fisheries concerns were identified, however, MDIFW recommended a 100-foot undisturbed vegetated buffers be maintained along streams on the parcel.

The applicant conducted vernal pool surveys on April 11, April 22, and May 1, 2024. The applicant found two non-significant vernal pools located within 250 feet of the proposed expansion, and one Significant Vernal Pool located more than 250 feet from the project site. In comments dated August 23, 2024, MDIFW confirmed that no impacts to the Critical Terrestrial Habitat of a Significant Vernal Pool are proposed as part of the project. MDIFW further stated that minimal impacts are expected to fisheries and wildlife.

The applicant submitted NRPA PBR #79822 related to the construction of six walk-in campsites more than 25 feet but within 75 feet of a stream and adjacent to a wetland of special significance. The applicant minimized clearing and grading at these walk-in campsites which will be approximately 50 feet in diameter that includes cleared area, a gravel pad, and a lean-to. The six walk-in sites will be connected to the main campground with an earthen path. The applicant stated that the campsites were required to be within 500 feet of a bathroom or outhouse and were constrained by proposed stormwater buffer areas in this location. On June 17, 2024, the Department reviewed and approved NRPA PBR #79822 for activities adjacent to the stream.

The Department finds that the applicant has made adequate provision for the protection of wildlife and fisheries.

7. HISTORIC SITES AND UNUSUAL NATURAL AREAS:

The Maine Historic Preservation Commission reviewed the proposed project and stated that it will have no effect upon any structure or site of historic, architectural, or archaeological significance as defined by the National Historic Preservation Act of 1966.

The Maine Natural Areas Program database does not contain any records documenting the existence of rare or unique botanical features on the project site and, as discussed in Finding 6, MDIFW did not identify any unusual wildlife habitats located on the project site.

The Department finds that the proposed development will not have an adverse effect on the preservation of any historic sites or unusual natural areas either on or near the development site.

8. BUFFER STRIPS:

The applicant proposes to maintain a 100-foot forested buffer from Hallowell Road for all buildings on the project site. The applicant is limiting development in the 100-foot buffer along Hallowell Road to existing trail crossing, the entrance to the campground, and one portion of the parking area near the maintenance buildings. The applicant proposes five 75-foot wide no-disturbance forested stormwater buffers on the north and east sides of the campground discussed further in Finding 10.

The Department finds that the applicant has made adequate provision for buffer strips.

9. SOILS:

The applicant submitted a soil survey map and report based on the soils found at the project site. This report was prepared by a certified soils scientist and reviewed by environmental geology staff with the Bureau of Land Resources (BLR). After a series of review comments from BLR and responses from the applicant, the applicant provided a mounding analysis, a revised plan set referenced in Finding 1, and a revised high intensity soil survey dated August 21, 2024. BLR provided final comments on August 22, 2024, stating that the applicant's responses were satisfactory.

The Department finds that, based on this report and DEA's review, the soils on the project site present no limitations to the proposed project that cannot be overcome through standard engineering practices.

10. STORMWATER MANAGEMENT:

The proposed project will result in approximately 7.44 acres of new developed area and approximately 4.92 acres of new impervious area. The proposed project will result in approximately 8.26 acres of total developed area, of which 5.74 acres is total impervious area. The project site lies within the watershed of the Royal River. The applicant submitted a stormwater management plan based on the Basic, General, and Flooding Standards contained in Chapter 500 Stormwater Management rules (06-096 C.M.R. ch. 500, effective August 12, 2015). The proposed stormwater management system consists of five level spreaders and five 75-foot wide no disturbance deed restricted forested buffers.

A. Basic Standards:

(1) Erosion and Sedimentation Control: The applicant submitted an Erosion and Sedimentation Control Plan (Section 14 of the application) that is based on the performance standards contained in Appendix A of Chapter 500 and the Best Management Practices outlined in the Maine Erosion and Sediment Control BMPs, which were developed by the Department. This plan and plan sheets containing erosion control details were reviewed by, and revised in response to the comments of, the BLR.

Erosion control details will be included on the final construction plans and the erosion control narrative will be included in the project specifications to be provided to the construction contractor.

(2) Inspection and Maintenance: applicant submitted a maintenance plan that addresses both short and long-term maintenance requirements. The maintenance plan is based on the standards contained in Appendix B of Chapter 500. This plan was reviewed by, and revised in response to the comments of, BLR. The applicant will be responsible for the maintenance of all common facilities including the stormwater management system.

Storm sewer grit and sediment materials removed from stormwater control structures during maintenance activities must be disposed of in compliance with the Maine Solid Waste Management Rules.

(3) Housekeeping: The proposed project will comply with the performance standards outlined in Appendix C of Chapter 500.

Based on BLR's review of the erosion and sedimentation control plan and the maintenance plan, the Department finds that the proposed project meets the Basic Standards contained in Chapter 500, § 4(B).

B. General Standards:

The applicant's stormwater management plan includes general treatment measures that will mitigate for the increased frequency and duration of channel erosive flows due to runoff from smaller storms, provide for effective treatment of pollutants in stormwater, and mitigate potential temperature impacts. This mitigation must be achieved by using Best Management Practices (BMPs) that will control runoff from no less than 95% of the impervious area and no less than 80% of the developed area. The applicant proposes to meet this standard by treating 96.9% of the impervious area and 97.1% of the developed area.

The five 75-foot wide no disturbance forested stormwater buffers will be protected from alteration through the execution of a deed restriction. The applicant proposes to use the deed restriction language contained in Appendix G of Chapter 500 and submitted a draft deed restriction that meets Department standards.

Prior to the start of construction, the location of stormwater buffers around the project site must be permanently marked on the ground. The deed for each portion of the project site that contains any portion of the designated buffer must contain deed restrictions relative to the buffer and have attached to it a plot plan for the lot, drawn to scale, that specifies the location of the buffer on the lot. The applicant shall execute and record all required deed restrictions, including the appropriate buffer deed restrictions, within 60 days of the date of this Order. The applicant shall submit a copy of the recorded deed restriction, including the plot plan, to the BLR within 60 days of its recording.

The stormwater management system proposed by the applicant was reviewed by, and revised in response to comments from, BLR. After a final review, BLR commented that the proposed stormwater management system is designed in accordance with the General Standards contained in Chapter 500, § 4(C).

Based on the stormwater system's design and BLR's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the General Standards contained in Chapter 500, § 4(C) provided that prior to construction, the location of the forested, no disturbance buffers are permanently marked on the ground; that the applicant execute the required buffer deed restriction within 60

days of the date of this Order; and that the applicant submits a copy of the recorded deed restriction, including the plot plan, to the BLR for review within 60 days of its recording..

C. Flooding Standard:

The applicant is proposing to utilize a stormwater management system based on estimates of pre- and post-development stormwater runoff flows obtained by using Hydrocad, a stormwater modeling software that utilizes the methodologies outlined in Technical Releases #55 and #20, U.S.D.A., Soil Conservation Service and retains, or results in infiltration of) stormwater from 24-hour storms of 2-, 10-, and 25-year frequency. The post-development peak flow from the site will not exceed the pre-development peak flow from the site.

BLR commented that the proposed system is designed in accordance with the Flooding Standard contained in Chapter 500, § 4(F).

Based on the system's design and BLR's review, the Department finds that the applicant has made adequate provision to ensure that the proposed project will meet the Flooding Standard contained in Chapter 500, § 4(F) for peak flow from the project site, and channel limits and runoff areas.

The Department further finds that the proposed project will meet the Chapter 500 standards for easements and covenants.

11. GROUNDWATER:

The project site is not located over a mapped sand and gravel aquifer. The applicant proposes groundwater withdrawal for an on-site public drinking water well, discussed further in Finding 12, and proposes to discharge to groundwater in the form of two subsurface wastewater disposal systems, discussed further in Finding 13. In comments dated August 22, 2024, BLR stated that the recharge to bedrock is sufficient for the water demand of the proposed development, and that there will be no adverse effect on neighboring wells. BLR went on to state that the applicant will not store or handle pesticides, herbicides, fertilizers, solvents, or other materials with the potential to contaminate groundwater in amounts in excess of normal household quantities.

The Department finds that the proposed project will not have an unreasonable adverse effect on ground water quality.

12. WATER SUPPLY:

When completed, the proposed project is anticipated to use 4,000 gallons of water per day. Water for the development will be supplied by a new public well on site. The applicant submitted a copy of an application for preliminary approval from the Department of Health and Human Services Maine Drinking Water Program (DWP). The applicant also submitted a copy of their preliminary approval letter from the DWP. The

applicant provided documentation for the design, provisions for the long-term operation and maintenance of the water supply system, identification of responsible personnel, and design plans and detail sheets, as appropriate, for the water storage, treatment, and distribution system that was reviewed by BLR.

In comments dated August 22, 2024, BLR stated that, after discussion with the applicant, the public drinking water well is designed with a minimum of 20 feet of casing below the solid bedrock surface where bedrock was encountered at a depth of 10 feet or less as required by the DWP, and that a pump test indicated a well yield of 40 gallons-per-minute. BLR stated that the applicant must submit a copy of the final DWP approval to the Department for review.

The Department finds that the applicant has made adequate provision for securing and maintaining a sufficient and healthful water supply, provided that prior to operation of the facility, the applicant provides a copy of the final approval for the public drinking water well from the Maine Department of Health and Human Services DWP for review.

13. WASTEWATER DISPOSAL:

Wastewater will be disposed of by two new individual and one new engineered subsurface wastewater disposal systems. Each individual system must be designed to meet the requirements of the Maine State Plumbing Code and the engineered wastewater disposal system, which receives more than 2,000 gallons of wastewater per day, must receive approval from the Department of Health and Human Services, Division of Environmental Health Subsurface Wastewater Unit (DHHS-DEH) prior to occupancy of the project. This information was reviewed by, and revised in response to comments from, DEA. On August 22, 2024, DEA stated that the proposed systems will be located on suitable soils and will be designed in conformance with the Maine Subsurface Wastewater Disposal Rules.

Based on DEA's comments, the Department finds that the proposed wastewater disposal systems will be built on suitable soil types, provided that prior to operation of the facility the applicant submits a copy of their approval from the DHHS-DEH for the engineered subsurface wastewater disposal system to the Department for review.

14. SOLID WASTE:

When completed, the proposed project is anticipated to generate approximately 336 cubic yards of municipal solid waste per year. All general solid wastes from the proposed project will be hauled by Waste Management of Maine, Inc. and disposed of at EcoMaine's Waste-to-Energy facility in Portland, which is currently in substantial compliance with the Maine Solid Waste Management Rules. In a memo dated August 28, 2024, the Department's Bureau of Remediation and Waste Management (BRWM) stated that the proposal for municipal solid waste disposal is acceptable.

The proposed project will generate approximately 756 tons of stumps and grubbings. Approximately 113 tons of stumps and grubbings, as well as all ground debris generated will be shredded on site and used for erosion control mulch, with the remainder to be worked into the soil, in compliance with the Maine Solid Waste Management Rules. Approximately 514 tons of material will be chipped and either hauled to ND Paper in Rumford or Sappi Fine Papers in Somerset to be used for low-grade pulp production, or to RE Energy in Livermore Falls to be used as biofuel. Approximately 129 tons is saw market wood, which will be hauled to either Hancock Lumber, ND Paper in Rumford, or Sappi Fine Papers in Somerset. In a memo dated August 28, 2024, BRWM stated that the proposal for stumps and grubbings disposal is acceptable.

The proposed project will generate approximately 17 tons of construction debris and demolition debris (CDD). The applicant anticipates that Waste Management of Maine, Inc. or Casella Waste will be selected to haul CDD from the site to either the Crossroads Landfill in Norridgewock, Maine, Turnkey Landfill in Rochester, New Hampshire, or Juniper Ridge Landfill in Old Town, Maine. The applicant went on to state that the site contractor would be responsible for the final CDD hauling and disposal facilities prior to construction. Based on this information, in a memo dated August 28, 2024, BRWM stated that the applicant's proposal to provide information on the proposed waste hauler and disposal facilities after the site contractor is selected is acceptable, provided that prior to construction, the applicant submits sufficient written confirmation of the proposed CDD disposal facility to the Department for review.

Based on the above information, the Department finds that the applicant has made adequate provision for solid waste disposal provided that prior to construction, the applicant submits the final CDD hauler information to the Department.

15. FLOODING:

The proposed project is not located within the 100-year flood plain of any river or stream.

The Department finds that the proposed project is unlikely to cause or increase flooding or cause an unreasonable flood hazard to any structure.

BASED on the above findings of fact, and subject to the conditions listed below, the Department makes the following conclusions pursuant to 38 M.R.S. §§ 481–489-E:

- A. The applicant has provided adequate evidence of financial capacity and technical ability to develop the project in a manner consistent with state environmental standards.
- B. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character, air quality, water quality or other natural resources in the municipality or in neighboring municipalities.

- C. The proposed development will be built on soil types which are suitable to the nature of the undertaking and will not cause unreasonable erosion of soil or sediment nor inhibit the natural transfer of soil.
- D. The proposed development meets the standards for storm water management in 38 M.R.S. § 420-D and the standard for erosion and sedimentation control in 38 M.R.S. § 420-C provided that prior to construction, the location of the forested, no disturbance buffers are permanently marked on the ground; that the applicant execute the required buffer deed restriction within 60 days of the date of this Order; and that the applicant submits a copy of the recorded deed restriction, including the plot plan, to the BLR for review within 60 days of its recording.
- E. The proposed development will not pose an unreasonable risk that a discharge to a significant groundwater aquifer will occur.
- F. The applicant has made adequate provision of utilities, including water supplies, sewerage facilities and solid waste disposal required for the development and the development will not have an unreasonable adverse effect on the existing or proposed utilities in the municipality or area served by those services, provided that prior to operation of the facility, the applicant submits a copy of the final approval for the public drinking water well from the Maine Department of Health and Human Services DWP to the Department for review; and submits a copy of their approval from the DHHS-DEH for the engineered subsurface wastewater disposal system to the Department for review; and provided that prior to construction, the applicant submits sufficient written confirmation of the proposed CDD disposal facility to the Department for review.
- G. The activity will not unreasonably cause or increase the flooding of the alteration area or adjacent properties nor create an unreasonable flood hazard to any structure.

THEREFORE, the Department APPROVES the application of the MAINE DEPARTMENT OF AGRICULTURE, CONSERVATION AND FORESTRY, BUREAU OF PARKS AND LANDS to improve and expand the campground as described in Finding 1, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

1. The Standard Conditions of Approval, a copy attached.
2. In addition to any specific erosion control measures described in this or previous orders, the applicant shall take all necessary actions to ensure that its activities or those of its agents do not result in noticeable erosion of soils or fugitive dust emissions on the site during the construction and operation of the project covered by this approval.
3. Severability. The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

4. The applicant shall execute and record all required deed restrictions, including the appropriate buffer deed restrictions, within 60 days of the date of this Order unless the deed restriction is to be placed on a subdivision lot. In that situation, the applicant shall execute and record the required deed restriction prior to the start of construction on the lot. The applicant shall submit a copy of the recorded deed restriction, including the plot plan, to the BLR within 60 days of its recording.
5. Prior to the start of construction, the location of no-disturbance forested buffers shall be permanently marked on the ground.
6. Prior to operation of the facility, a copy of the final approval for the public drinking water well from the Maine Department of Health and Human Services DWP shall be submitted to the Department for review.
7. Prior to operation of the facility, a copy of the final approval from the DHHS-DEH for the engineered subsurface wastewater disposal system shall be submitted to the Bureau of Land Resources for review.
8. Prior to construction, the applicant shall submit sufficient written confirmation of the proposed CDD disposal facility to the Department for review.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 16th DAY OF SEPTEMBER, 2024.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: 
For: Melanie Loyzim, Commissioner

PLEASE NOTE THE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

SLS/L31151AN/ATS #92447

<p>FILED September 16th, 2024 State of Maine Board of Environmental Protection</p>
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Department of Environmental Protection
SITE LOCATION OF DEVELOPMENT (SITE)
STANDARD CONDITIONS

- A. Approval of Variations from Plans.** The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from these plans, proposals, and supporting documents is subject to review and approval prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited without prior approval of the Board, and the applicant shall include deed restrictions to that effect.
- B. Compliance with All Applicable Laws.** The applicant shall secure and comply with all applicable federal, state, and local licenses, permits, authorizations, conditions, agreements, and orders prior to or during construction and operation, as appropriate.
- C. Compliance with All Terms and Conditions of Approval.** The applicant shall submit all reports and information requested by the Board or the Department demonstrating that the applicant has complied or will comply with all preconstruction terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
- D. Advertising.** Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
- E. Transfer of Development.** Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.
- F. Time frame for approvals.** If the construction or operation of the activity is not begun within four years, this approval shall lapse and the applicant shall reapply to the Board for a new approval. The applicant may not begin construction or operation of the development until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- G. Approval Included in Contract Bids.** A copy of this approval must be included in or attached to all contract bid specifications for the development.
- H. Approval Shown to Contractors.** Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.

STORMWATER STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL

Standard conditions of approval. Unless otherwise specifically stated in the approval, a department approval is subject to the following standard conditions pursuant to Chapter 500 Stormwater Management Law.

- (1) Approval of variations from plans. The granting of this approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the permittee. Any variation from these plans, proposals, and supporting documents must be reviewed and approved by the department prior to implementation. Any variation undertaken without approval of the department is in violation of 38 M.R.S. §420-D(8) and is subject to penalties under 38 M.R.S. §349.
- (2) Compliance with all terms and conditions of approval. The applicant shall submit all reports and information requested by the department demonstrating that the applicant has complied or will comply with all terms and conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
- (3) Advertising. Advertising relating to matters included in this application may not refer to this approval unless it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
- (4) Transfer of project. Unless otherwise provided in this approval, the applicant may not sell, lease, assign, or otherwise transfer the project or any portion thereof without written approval by the department where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval may only be granted if the applicant or transferee demonstrates to the department that the transferee agrees to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant. Approval of a transfer of the permit must be applied for no later than two weeks after any transfer of property subject to the license.
- (5) Time frame for approvals. If the construction or operation of the activity is not begun within four years, this approval shall lapse and the applicant shall reapply to the department for a new approval. The applicant may not begin construction or operation of the project until a new approval is granted. A reapplication for approval may include information submitted in the initial application by reference. This approval, if construction is begun within the four-year time frame, is valid for seven years. If construction is not completed within the seven-year time frame, the applicant must reapply for, and receive, approval prior to continuing construction.
- (6) Certification. Contracts must specify that “all work is to comply with the conditions of the Stormwater Permit.” Work done by a contractor or subcontractor pursuant to this approval may not begin before the contractor and any subcontractors have been shown a copy of this approval with the conditions by the permittee, and the permittee and each contractor and sub-contractor has certified, on a form provided by the department, that the approval and conditions have been received and read, and that the work will be carried out in accordance with the approval and conditions. Completed certification forms must be forwarded to the department.

(7) Maintenance. The components of the stormwater management system must be adequately maintained to ensure that the system operates as designed, and as approved by the Department. If maintenance responsibility is to be transferred from the permittee to another entity, a transfer request must be filed with the Department which includes the name and contact information for the person or entity responsible for this maintenance. The form must be signed by the responsible person or agent of the responsible entity.

(8) Recertification requirement. Within three months of the expiration of each five-year interval from the date of issuance of the permit, the permittee shall certify the following to the department.

(a) All areas of the project site have been inspected for areas of erosion, and appropriate steps have been taken to permanently stabilize these areas.

(b) All aspects of the stormwater control system are operating as approved, have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system, or portions of the system, as necessary.

(c) The stormwater maintenance plan for the site is being implemented as approved by the Department, and the maintenance log is being maintained.

(d) All proprietary systems have been maintained according to the manufacturer's recommendations. Where required by the Department, the permittee shall execute a 5-year maintenance contract with a qualified professional for the coming 5-year interval. The maintenance contract must include provisions for routine inspections, cleaning and general maintenance.

(e) The Department may waive some or all of these recertification requirements on a case-by-case basis for permittees subject to the Department's Multi-Sector General Permit ("MSGP") and/or Maine Pollutant Discharge Elimination System ("MEPDES") programs where it is demonstrated that these programs are providing stormwater control that is at least as effective as required pursuant to this Chapter.

(9) Transfer of property subject to the license. If any portion of the property subject to the license containing areas of flow or areas that are flooded are transferred to a new property owner, restrictive covenants protecting these areas must be included in any deeds or leases, and recorded at the appropriate county registry of deeds. Also, in all transfers of such areas and areas containing parts of the stormwater management system, deed restrictions must be included making the property transfer subject to all applicable terms and conditions of the permit. These terms and conditions must be incorporated by specific and prominent reference to the permit in the deed. All transfers must include in the restrictions the requirement that any subsequent transfer must specifically include the same restrictions unless their removal or modification is approved by the Department. These restrictions must be written to be enforceable by the Department and must reference the permit number.

(10) Severability. The invalidity or unenforceability of any provision, or part thereof, of this permit shall not affect the remainder of the provision or any other provisions. This permit shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.



DEP INFORMATION SHEET

Appealing a Department Licensing Decision

Dated: August 2021

Contact: (207) 314-1458

SUMMARY

This document provides information regarding a person's rights and obligations in filing an administrative or judicial appeal of a licensing decision made by the Department of Environmental Protection's (DEP) Commissioner.

Except as provided below, there are two methods available to an aggrieved person seeking to appeal a licensing decision made by the DEP Commissioner: (1) an administrative process before the Board of Environmental Protection (Board); or (2) a judicial process before Maine's Superior Court. An aggrieved person seeking review of a licensing decision over which the Board had original jurisdiction may seek judicial review in Maine's Superior Court.

A judicial appeal of final action by the Commissioner or the Board regarding an application for an expedited wind energy development ([35-A M.R.S. § 3451\(4\)](#)) or a general permit for an offshore wind energy demonstration project ([38 M.R.S. § 480-HH\(1\)](#)) or a general permit for a tidal energy demonstration project ([38 M.R.S. § 636-A](#)) must be taken to the Supreme Judicial Court sitting as the Law Court.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

A person filing an appeal with the Board should review Organization and Powers, [38 M.R.S. §§ 341-D\(4\)](#) and [346](#); the Maine Administrative Procedure Act, 5 M.R.S. § [11001](#); and the DEP's [Rule Concerning the Processing of Applications and Other Administrative Matters \(Chapter 2\)](#), 06-096 C.M.R. ch. 2.

DEADLINE TO SUBMIT AN APPEAL TO THE BOARD

Not more than 30 days following the filing of a license decision by the Commissioner with the Board, an aggrieved person may appeal to the Board for review of the Commissioner's decision. The filing of an appeal with the Board, in care of the Board Clerk, is complete when the Board receives the submission by the close of business on the due date (5:00 p.m. on the 30th calendar day from which the Commissioner's decision was filed with the Board, as determined by the received time stamp on the document or electronic mail). Appeals filed after 5:00 p.m. on the 30th calendar day from which the Commissioner's decision was filed with the Board will be dismissed as untimely, absent a showing of good cause.

HOW TO SUBMIT AN APPEAL TO THE BOARD

An appeal to the Board may be submitted via postal mail or electronic mail and must contain all signatures and required appeal contents. An electronic filing must contain the scanned original signature of the appellant(s). The appeal documents must be sent to the following address.

Chair, Board of Environmental Protection
c/o Board Clerk
17 State House Station
Augusta, ME 04333-0017
ruth.a.burke@maine.gov

The DEP may also request the submittal of the original signed paper appeal documents when the appeal is filed electronically. The risk of material not being received in a timely manner is on the sender, regardless of the method used.

At the time an appeal is filed with the Board, the appellant must send a copy of the appeal to: (1) the Commissioner of the DEP (Maine Department of Environmental Protection, 17 State House Station, Augusta, Maine 04333-0017); (2) the licensee; and if a hearing was held on the application, (3) any intervenors in that hearing proceeding. **Please contact the DEP at 207-287-7688 with questions or for contact information regarding a specific licensing decision.**

REQUIRED APPEAL CONTENTS

A complete appeal must contain the following information at the time the appeal is submitted.

1. *Aggrieved status.* The appeal must explain how the appellant has standing to bring the appeal. This requires an explanation of how the appellant may suffer a particularized injury as a result of the Commissioner's decision.
2. *The findings, conclusions, or conditions objected to or believed to be in error.* The appeal must identify the specific findings of fact, conclusions of law, license conditions, or other aspects of the written license decision or of the license review process that the appellant objects to or believes to be in error.
3. *The basis of the objections or challenge.* For the objections identified in Item #2, the appeal must state why the appellant believes that the license decision is incorrect and should be modified or reversed. If possible, the appeal should cite specific evidence in the record or specific licensing criteria that the appellant believes were not properly considered or fully addressed.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license to changes in specific license conditions.
5. *All the matters to be contested.* The Board will limit its consideration to those matters specifically raised in the written notice of appeal.
6. *Request for hearing.* If the appellant wishes the Board to hold a public hearing on the appeal, a request for hearing must be filed as part of the notice of appeal, and it must include an offer of proof regarding the testimony and other evidence that would be presented at the hearing. The offer of proof must consist of a statement of the substance of the evidence, its relevance to the issues on appeal, and whether any witnesses would testify. The Board will hear the arguments in favor of and in opposition to a hearing on the appeal and the presentations on the merits of an appeal at a regularly scheduled meeting. If the Board decides to hold a public hearing on an appeal, that hearing will then be scheduled for a later date.
7. *New or additional evidence to be offered.* If an appellant wants to provide evidence not previously provided to DEP staff during the DEP's review of the application, the request and the proposed supplemental evidence must be submitted with the appeal. The Board may allow new or additional evidence to be considered in an appeal only under limited circumstances. The proposed supplemental evidence must be relevant and material, and (a) the person seeking to add information to the record must show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process; or (b) the evidence itself must be newly discovered and therefore unable to have been presented earlier in the process. Requirements for supplemental evidence are set forth in [Chapter 2 § 24](#).

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license application file is public information, subject to any applicable statutory exceptions, and is made accessible by the DEP. Upon request, the DEP will make application materials available to review and photocopy during normal working hours. There may be a charge for copies or copying services.

2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing the appeal.* DEP staff will provide this information upon request and answer general questions regarding the appeal process.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed, the license normally remains in effect pending the processing of the appeal. Unless a stay of the decision is requested and granted, a licensee may proceed with a project pending the outcome of an appeal, but the licensee runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will acknowledge receipt of an appeal, and it will provide the name of the DEP project manager assigned to the specific appeal. The notice of appeal, any materials admitted by the Board as supplementary evidence, any materials admitted in response to the appeal, relevant excerpts from the DEP's administrative record for the application, and the DEP staff's recommendation, in the form of a proposed Board Order, will be provided to Board members. The appellant, the licensee, and parties of record are notified in advance of the date set for the Board's consideration of an appeal or request for a hearing. The appellant and the licensee will have an opportunity to address the Board at the Board meeting. The Board will decide whether to hold a hearing on appeal when one is requested before deciding the merits of the appeal. The Board's decision on appeal may be to affirm all or part, affirm with conditions, order a hearing to be held as expeditiously as possible, reverse all or part of the decision of the Commissioner, or remand the matter to the Commissioner for further proceedings. The Board will notify the appellant, the licensee, and parties of record of its decision on appeal.

II. JUDICIAL APPEALS

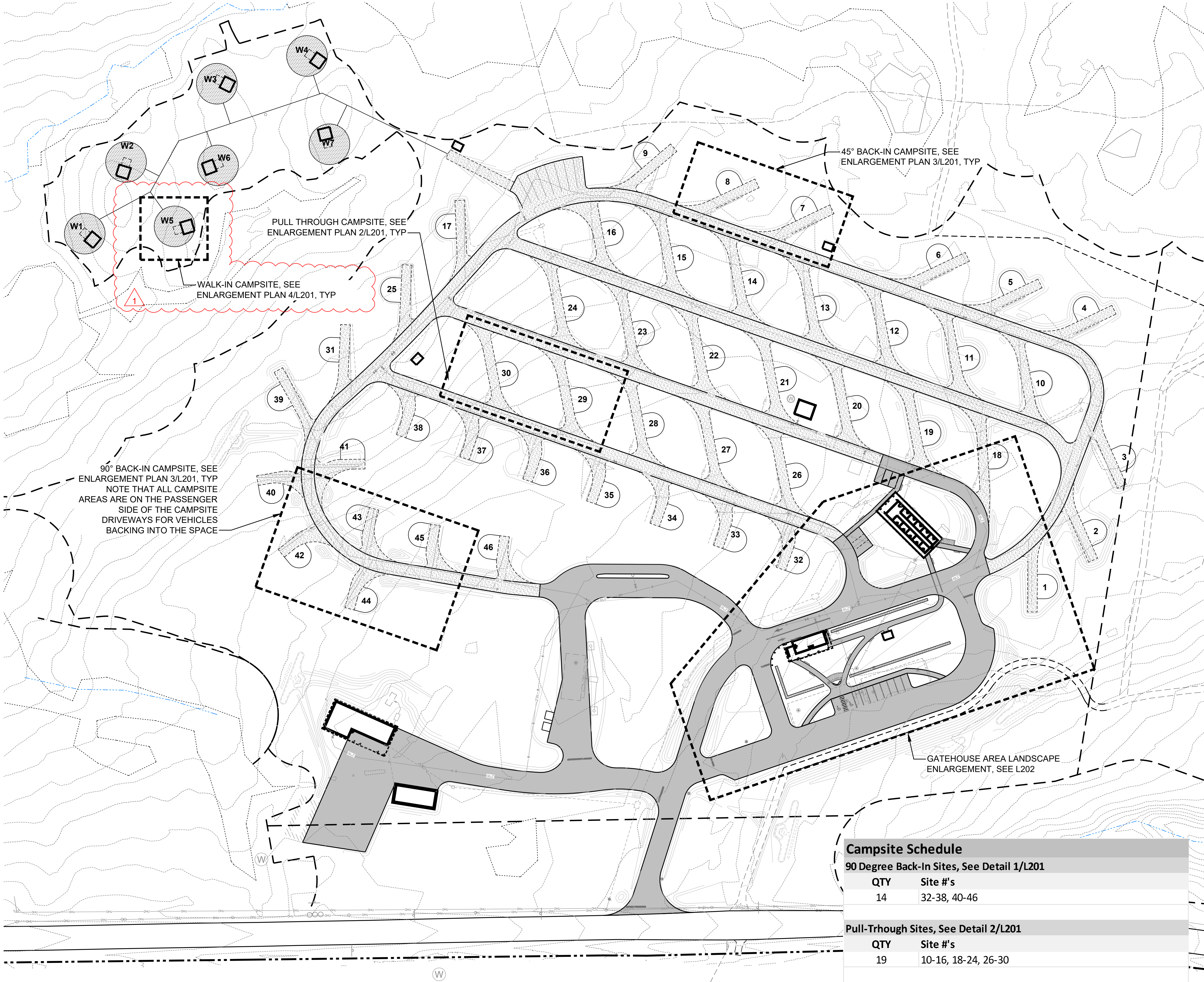
Maine law generally allows aggrieved persons to appeal final Commissioner or Board licensing decisions to Maine's Superior Court (see [38 M.R.S. § 346\(1\)](#); 06-096 C.M.R. ch. 2; [5 M.R.S. § 11001](#); and M.R. Civ. P. 80C). A party's appeal must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other person, an appeal must be filed within 40 days of the date the decision was rendered. An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. See 38 M.R.S. § 346(4).

Maine's Administrative Procedure Act, DEP statutes governing a particular matter, and the Maine Rules of Civil Procedure must be consulted for the substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal process, for administrative appeals contact the Board Clerk at 207-287-2811 or the Board Executive Analyst at 207-314-1458 bill.hinkel@maine.gov, or for judicial appeals contact the court clerk's office in which the appeal will be filed.

Note: This information sheet, in conjunction with a review of the statutory and regulatory provisions referred to herein, is provided to help a person to understand their rights and obligations in filing an administrative or judicial appeal. The DEP provides this information sheet for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.



NOTES:

- SEE CIVIL PLANS FOR FULL CAMPGROUND LAYOUT. ROAD AND CAMPSITE DRIVEWAYS CENTER LINES TO BE FLAGGED OUT FOR APPROVAL BY LA PRIOR TO ANY CONSTRUCTION ACTIVITIES. FIELD ADJUSTMENTS WILL BE MADE TO AVOID LARGE TREES, BOULDERS, DIFFICULT GRADES, AND PRESERVE SPACING TO GREATEST EXTENTS POSSIBLE.
- CAMPSITE SIZE AND SHAPE IS APPROXIMATE AND WILL BE FIELD ADJUSTED TO WORK IN AND AROUND LARGE TREES, BOULDERS, DIFFICULT GRADES, AND PRESERVE SPACING TO GREATEST EXTENTS POSSIBLE. CAMPSITES WILL BE FLAGGED OR SPRAYED FOR APPROVAL BY LA PRIOR TO ANY CONSTRUCTION ACTIVITIES.

Campsite Schedule

90 Degree Back-In Sites, See Detail 1/L201

QTY	Site #'s
14	32-38, 40-46

Pull-Through Sites, See Detail 2/L201

QTY	Site #'s
19	10-16, 18-24, 26-30

45 Degree Back-In Sites, See Detail 3/L201

QTY	Site #'s
19	1-9, 17, 25, 31, 39

Walk-In Sites, See Detail 4/L201

QTY	Site #'s
7	W1-W7

REV	DATE	DESCRIPTION
1	10-18-24	Addendum 1

Bradbury Mountain State Park: BGS #3478
Campground Improvements
528 Hallowell Rd, Pownal, ME 04069

Landscape Key
Plan

Bid Review Set
- Preliminary -
- Not for Construction -

10-18-2024

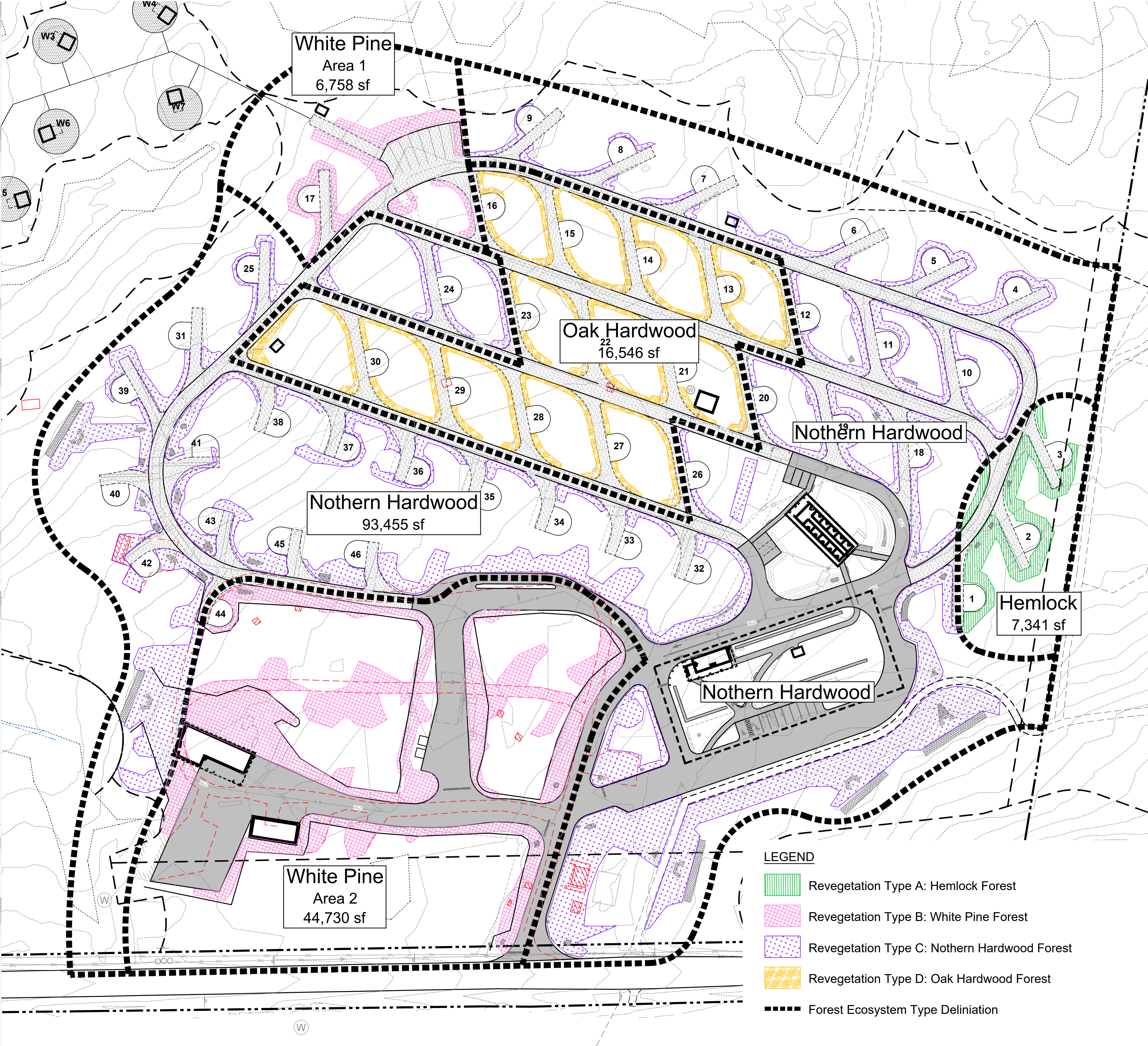
DB: SA CB: MDR

0 60'
1" = 60'-0"



L101

Revegetation Type A : Hemlock Forest7,341 sf					
Trees (Planted at 6' O.C.)					
QTY	Botanical Name	Common Name	Size	Root	Notes
7	Pinus strobus	White Pine	#1, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
14	Pinus strobus	White Pine	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
49	Pinus strobus	White Pine	12-15", p+1 Husky	Bare Root	By Van's Pines Nursery, or approved Equal
				Plantable Peat Pot/Container	Must be Maine grown
82	Tsuga canadensis	Hemlock	#1, 18-24"	Bare Root	Must be Maine grown
82	Tsuga canadensis	Hemlock	12-15"	Bare Root	Must be Maine grown
Revegetation Type B : White Pine Forest: Area 16,758 sf					
Trees (Planted at 6' O.C.)					
QTY	Botanical Name	Common Name	Size	Root	Notes
26	Acer rubrum	Red Maple	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
17	Acer rubrum	Red Maple	1 qt, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
13	Pinus strobus	White Pine	#1, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
26	Pinus strobus	White Pine	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
91	Pinus strobus	White Pine	12-15", p+1 Husky	Bare Root	By Van's Pines Nursery, or approved Equal
13	Quercus rubra	Red Oak	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
9	Quercus rubra	Red Oak	1 qt, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
				Plantable Peat Pot/Container	Must be Maine grown
11	Tsuga canadensis	Hemlock	#1, 18-24"	Bare Root	Must be Maine grown
11	Tsuga canadensis	Hemlock	12-15"	Bare Root	Must be Maine grown
Small Trees/Shrubs					
QTY	Botanical Name	Common Name	Size	Root	Notes
7	Corylus cornuta	Hazelnut	#1	cont.	
7	Viburnum nudum var cassinoides	Witherod Viburnum	#1	cont.	
Revegetation Type B : White Pine Forest: Area 244,730 sf					
Trees (Planted at 6' O.C.)					
QTY	Botanical Name	Common Name	Size	Root	Notes
172	Acer rubrum	Red Maple	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
115	Acer rubrum	Red Maple	1 qt, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
86	Pinus strobus	White Pine	#1, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
172	Pinus strobus	White Pine	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
601	Pinus strobus	White Pine	12-15", p+1 Husky	Bare Root	By Van's Pines Nursery, or approved Equal
86	Quercus rubra	Red Oak	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
57	Quercus rubra	Red Oak	1 qt, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
				Plantable Peat Pot/Container	Must be Maine grown
72	Tsuga canadensis	Hemlock	#1, 18-24"	Bare Root	Must be Maine grown
72	Tsuga canadensis	Hemlock	12-15"	Bare Root	Must be Maine grown
Small Trees/Shrubs					
QTY	Botanical Name	Common Name	Size	Root	Notes
50	Corylus cornuta	Hazelnut	#1	cont.	
50	Viburnum nudum var cassinoides	Witherod Viburnum	#1	cont.	
Revegetation Type C: Northern Hardwood Forest93,455 sf					
Trees (Planted at 6' O.C.)					
QTY	Botanical Name	Common Name	Size	Root	Notes
30	Acer pensylvanicum	Striped Maple	#1	cont.	
359	Acer rubrum	Red Maple	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
239	Acer rubrum	Red Maple	1 qt, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
30	Amelanchier canadensis	Servicberry	#1	cont.	
449	Betula papyrifera	Paper Birch	12-15"	Bare Root	By Van's Pines Nursery, or approved Equal
30	Cornus alternifolia	Pagoda Dogwood	#1	cont.	
299	Fagus grandifolia	American Beech	12-15"	Bare Root	By Van's Pines Nursery, or approved Equal
45	Pinus strobus	White Pine	#1, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
90	Pinus strobus	White Pine	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
314	Pinus strobus	White Pine	12-15", p+1 Husky	Bare Root	By Van's Pines Nursery, or approved Equal
449	Populus balsamifera	Poplar	12-15"	Bare Root	By Van's Pines Nursery, or approved Equal
305	Quercus rubra	Red Oak	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
203	Quercus rubra	Red Oak	1 qt, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
				Plantable Peat Pot/Container	Must be Maine grown
75	Tsuga canadensis	Hemlock	#1, 18-24"	Bare Root	Must be Maine grown
75	Tsuga canadensis	Hemlock	12-15"	Bare Root	Must be Maine grown
Small Trees/Shrubs					
QTY	Botanical Name	Common Name	Size	Root	Notes
100	Viburnum acerfolium	Mapleleaf Viburnum	#1	cont.	
100	Viburnum lantanoides	Hobblebush	#1	cont.	
Revegetation Type D: Oak Hardwood Forest16,546 sf					
Trees (Planted at 6' O.C.)					
QTY	Botanical Name	Common Name	Size	Root	Notes
21	Acer pensylvanicum	Striped Maple	#1	cont.	
89	Acer rubrum	Red Maple	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
59	Acer rubrum	Red Maple	1 qt, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
95	Betula papyrifera	Paper Birch	12-15"	Bare Root	By Van's Pines Nursery, or approved Equal
53	Fagus grandifolia	American Beech	12-15"	Bare Root	By Van's Pines Nursery, or approved Equal
106	Populus balsamifera	Poplar	12-15"	Bare Root	By Van's Pines Nursery, or approved Equal
64	Quercus rubra	Red Oak	1 qt, 2 yr, 15-18"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
42	Quercus rubra	Red Oak	1 qt, 2 yr, 24-36"	Plantable Peat Pot	By Van's Pines Nursery, or approved Equal
Small Trees/Shrubs					
QTY	Botanical Name	Common Name	Size	Root	Notes
30	Kalmia latifolia	Mountain Laurel	#1	cont.	
30	Viburnum acerfolium	Mapleleaf Viburnum	#1	cont.	



REV	DATE	DESCRIPTION
1	10-18-24	Addendum 1

Bradbury Mountain State Park: BGS #3478
Campground Improvements
528 Hollowell Rd, Pownal, ME 04069

Tree Planting
Plan

Bid Review Set
- Preliminary -
- Not for Construction -

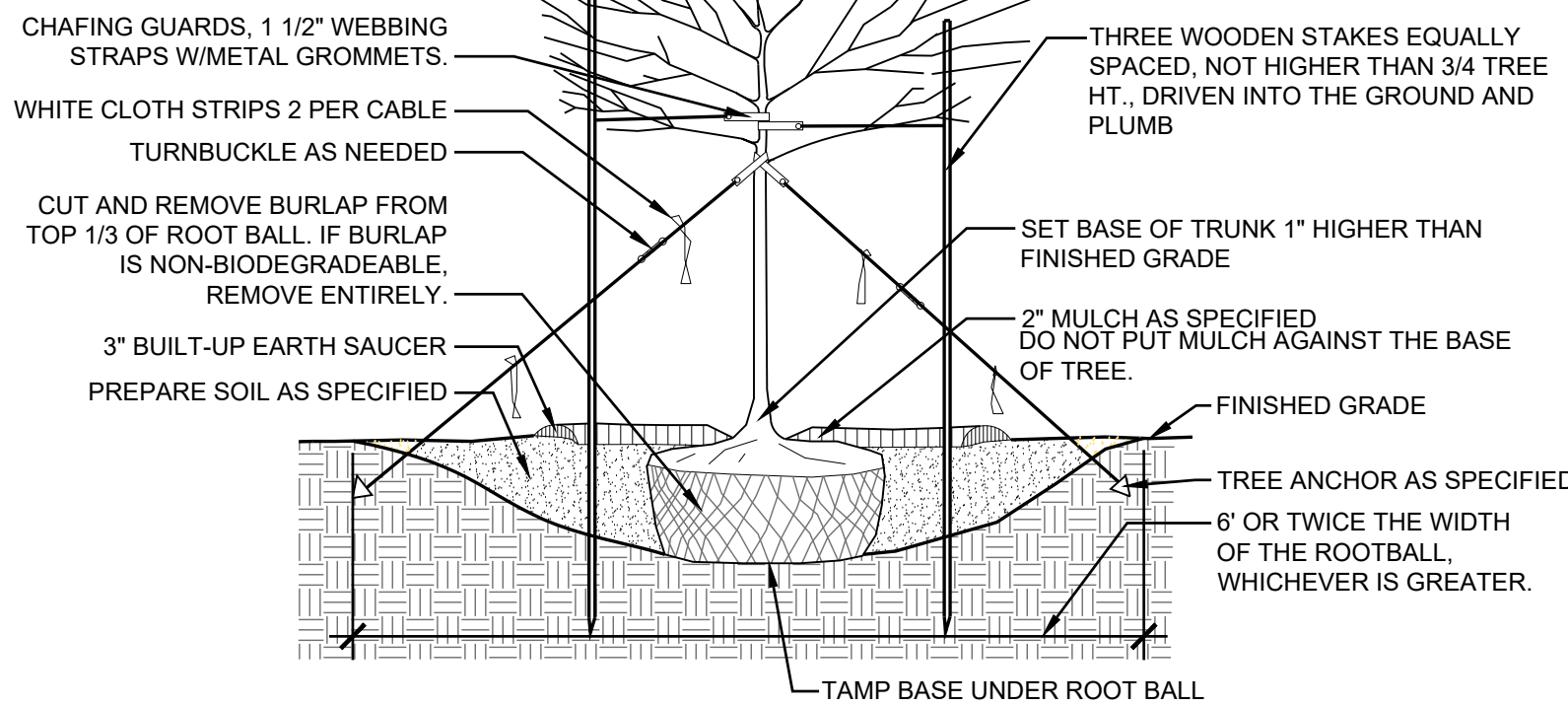
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DB: SA CB: MDR

0 60'
1" = 60'-0"

L103

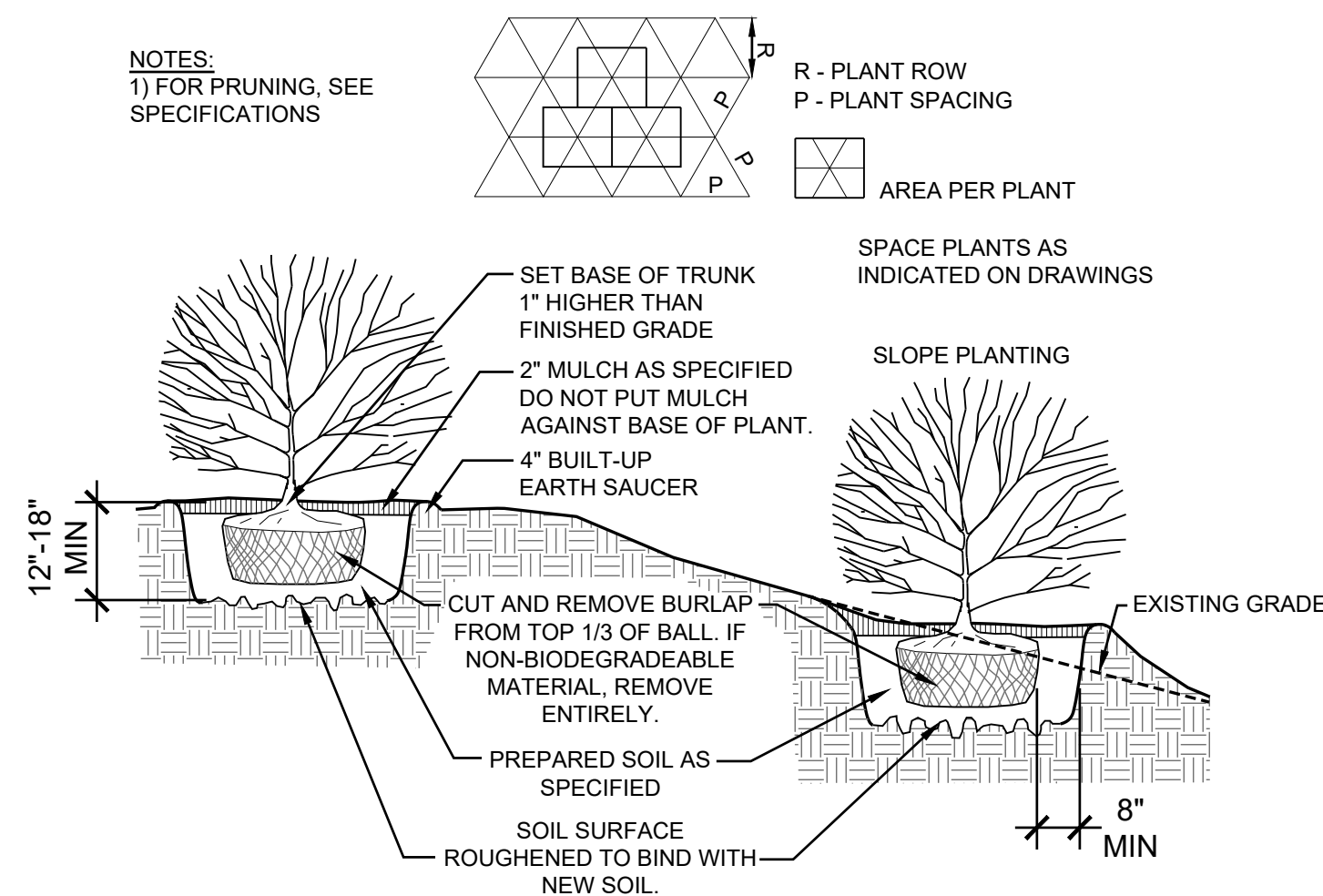
- NOTES:
1) STAKING AT CONTRACTOR'S DISCRETION
2) ON TREES BELOW 3" CAL. USE WOOD STAKES
3) ON TREES 4" CAL. OR GREATER USE GUYING CABLES
4) IF GUYING CABLES USE 3 PER TREE MIN. AS NEEDED
5) FOR PRUNING, SEE SPECIFICATIONS
6) REMOVE ALL OF WIRE BASKETS ON ROOTBALL, TYP.



1 Tree Planting

SCALE: N/A

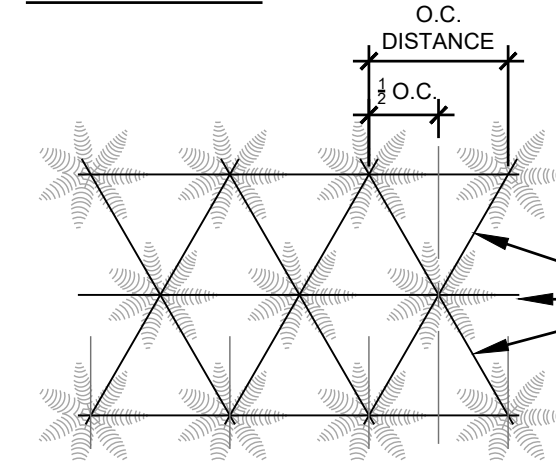
- NOTES:
1) FOR PRUNING, SEE SPECIFICATIONS



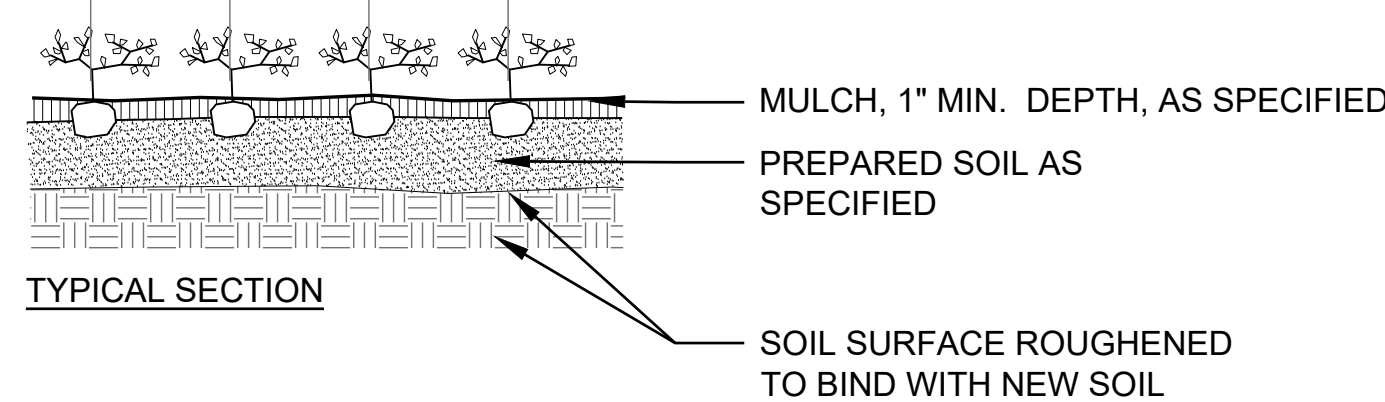
2 Shrub Planting

SCALE: N/A

TYPICAL PLAN

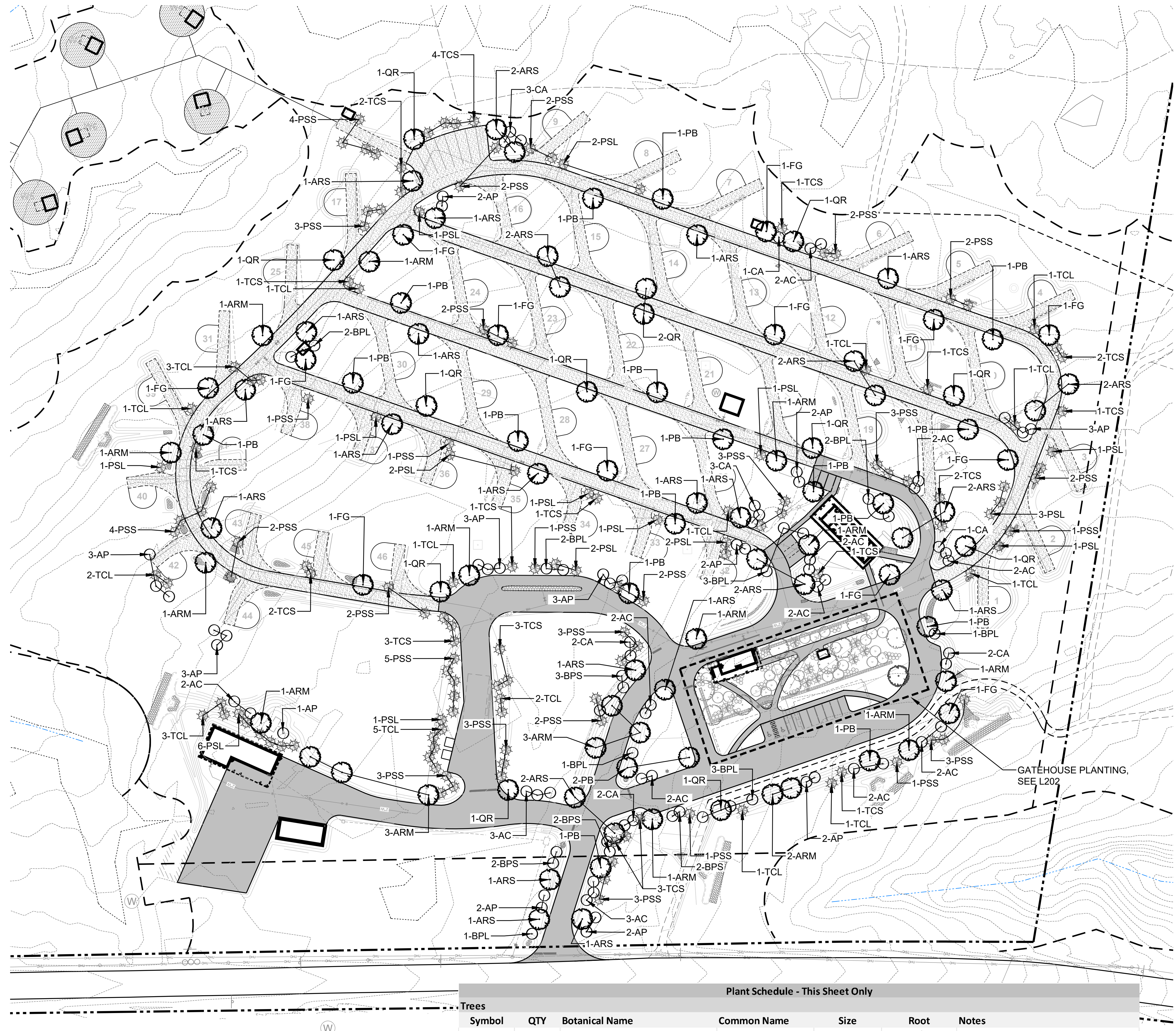


- NOTES:
1) REMOVE ALL CONTAINERS AND PLANT LABELS.
2) SCARIFY AND LOOSEN ROOTBALLS PRIOR TO PLANTING



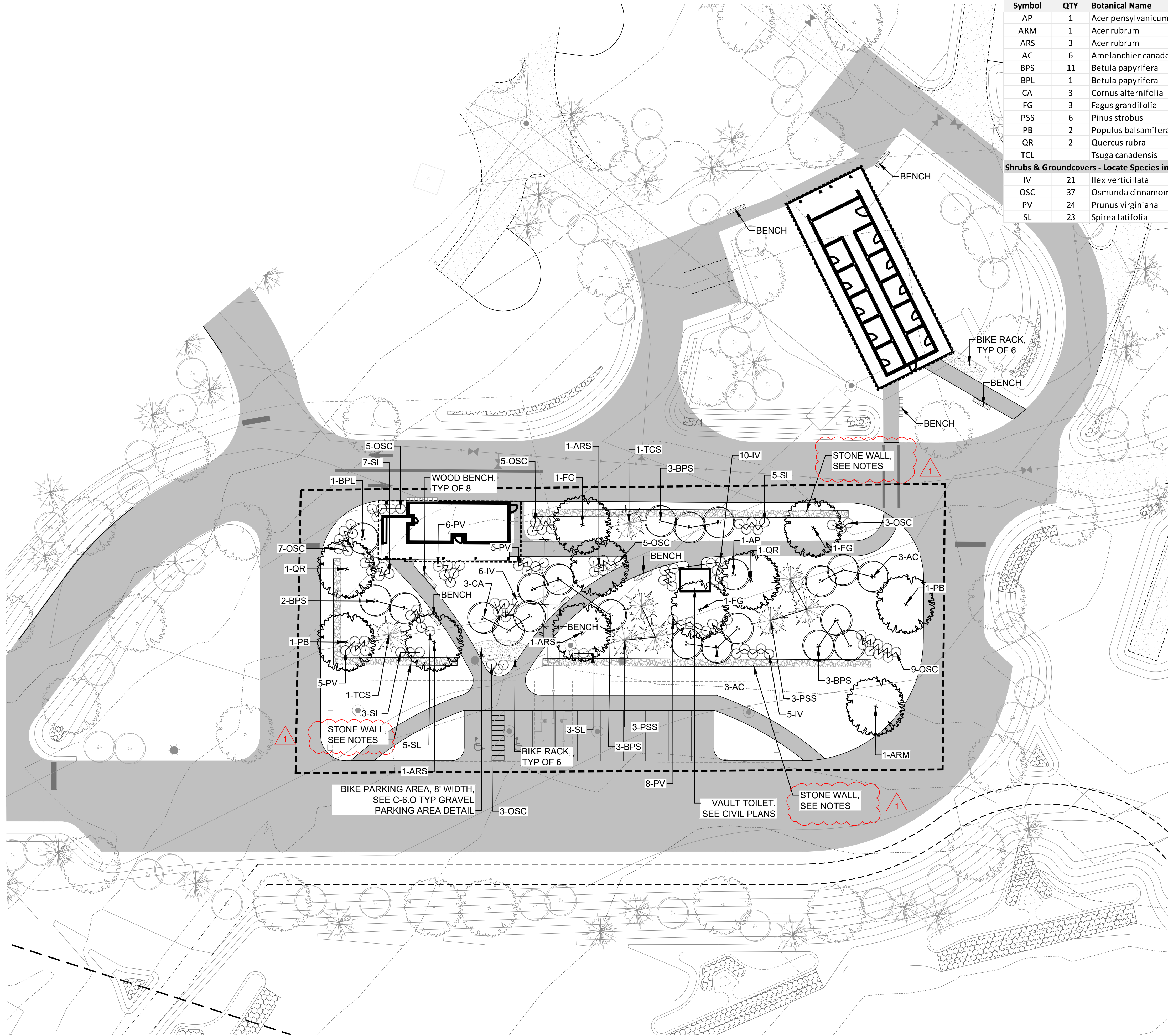
3 Groundcover Planting

SCALE: N/A



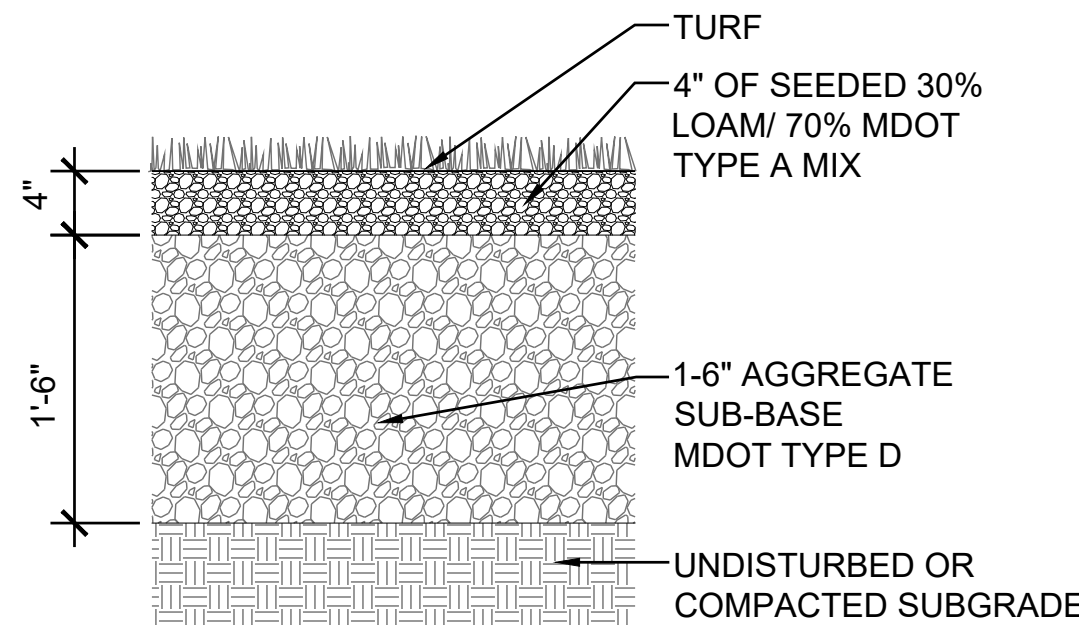
Plant Schedule - This Sheet Only						
Trees	Symbol	QTY	Botanical Name	Common Name	Size	Root
	AP	28	Acer pensylvanicum	Striped Maple	4-5' HT	Cont/B&B
	ARM	20	Acer rubrum	Red Maple	6-7' HT	B&B
	ARS	32	Acer rubrum	Red Maple	2-1/2" Cal	B&B
	AC	26	Amelanchier canadensis	Serviceberry	4-5' HT	Cont/B&B
	BPS	9	Betula papyrifera	Paper Birch	5-6' HT	B&B
	BPL	15	Betula papyrifera	Paper Birch	7-8' HT	B&B
	CA	12	Cornus alternifolia	Pagoda Dogwood	4-5' HT	Cont/B&B
	FG	13	Fagus grandifolia	American Beech	7-8' HT	B&B
	PSS	63	Pinus strobus	White Pine	4-5' HT	Cont/B&B
	PSL	26	Pinus strobus	White Pine	7-8' HT	B&B
	PB	19	Populus balsamifera	Poplar	2-1/2" Cal	B&B
	QR	13	Quercus rubra	Red Oak	2-1/2" Cal	B&B
	TCS	30	Tsuga canadensis	Hemlock	4-5' HT	Cont/B&B
	TCL	25	Tsuga canadensis	Hemlock	7-8' HT	B&B

Plant Schedule - This Sheet Only						
Trees						
Symbol	QTY	Botanical Name	Common Name	Size	Root	Notes
AP	1	Acer pensylvanicum	Striped Maple	4-5' HT	Cont/B&B	Multi Stem
ARM	1	Acer rubrum	Red Maple	6-7' HT	B&B	Multi Stem
ARS	3	Acer rubrum	Red Maple	2-1/2" Cal	B&B	Single Stem
AC	6	Amelanchier canadensis	Serviceberry	4-5' HT	Cont/B&B	Multi Stem
BPS	11	Betula papyrifera	Paper Birch	5-6' HT	B&B	Multi Stem
BPL	1	Betula papyrifera	Paper Birch	7-8' HT	B&B	Multi Stem
CA	3	Cornus alternifolia	Pagoda Dogwood	4-5' HT	Cont/B&B	Single OR Multi Stem
FG	3	Fagus grandifolia	American Beech	7-8' HT	B&B	Single Stem
PSS	6	Pinus strobus	White Pine	4-5' HT	Cont/B&B	Single Stem
PB	2	Populus balsamifera	Poplar	2-1/2" Cal	B&B	Single Stem
QR	2	Quercus rubra	Red Oak	2-1/2" Cal	B&B	Single Stem
TCL		Tsuga canadensis	Hemlock	7-8' HT	B&B	Single Stem
Shrubs & Groundcovers - Locate Species in Field						
IV	21	Ilex verticillata	Winterberry	#1	Cont.	
OSC	37	Osmunda cinnamomea	Cinnamon Fern	#1	Cont.	
PV	24	Prunus virginiana	Chokecherry	#1	Cont.	
SL	23	Spirea latifolia	Meadowsweet	#1	Cont.	

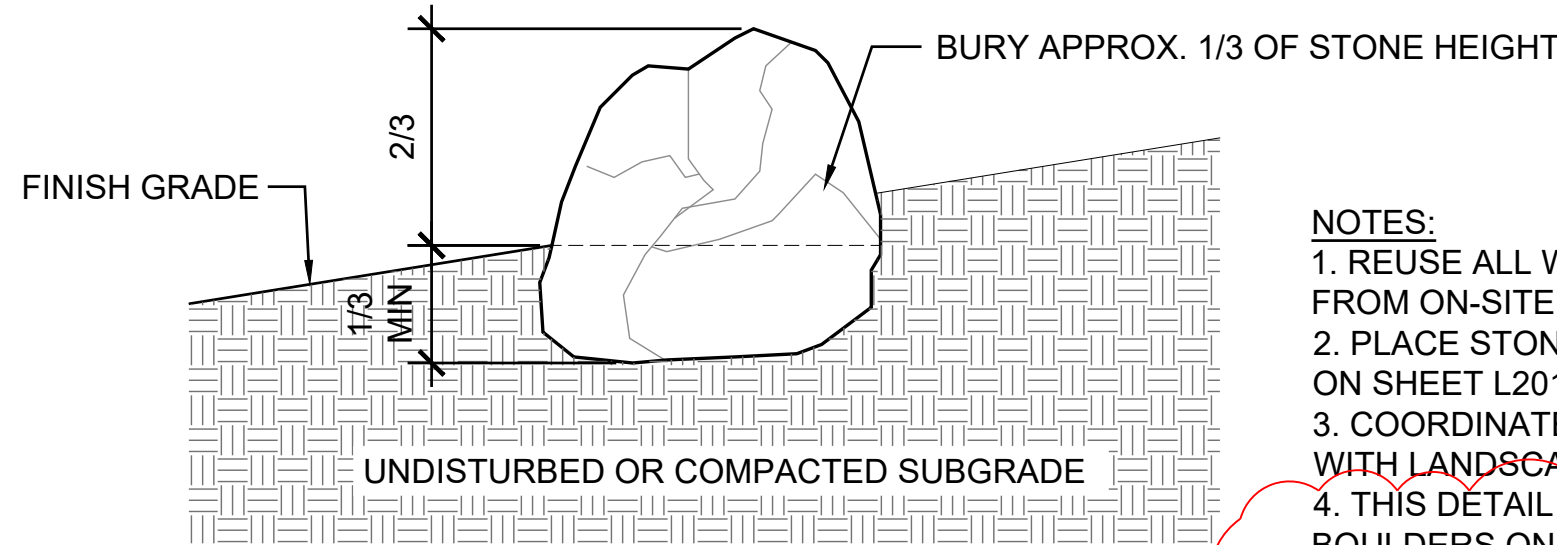


- NOTES:
- FOR BENCH, SEE DETAIL 4/L501.
 - FOR BIKE RACK, SEE DETAIL 5/L501.
 - FOR SIGNAGE, SEE SHEET L104.
 - FOR STONE WALL:
 - MATCH STYLE AND CONSTRUCTION OF WALLS THAT ARE EXISTING AND/OR REMOVED FROM ON SITE.
 - STONES TO BE USED ARE FROM ON SITE STOCK PILES ONLY.
 - STONE WALLS ARE TO BE APPROXIMATELY 5' WIDE AND 3' TALL.
 - STONES TO BE RANDOMLY PLACED.
 - ENSURE STONES ARE PLACED IN A STABLE CONDITION, SO AS TO PREVENT SLIPPING OR TUMBLING OF THE STONES.
 - FOR PLANTING DETAILS, SEE SHEET L103

- ADDENDUM #1 NOTES:
- EDUCATIONAL AND DIRECTIONAL SIGNAGE HAS BEEN REMOVED AS THEY ARE TO BE DONE BY THE PARK SERVICE.

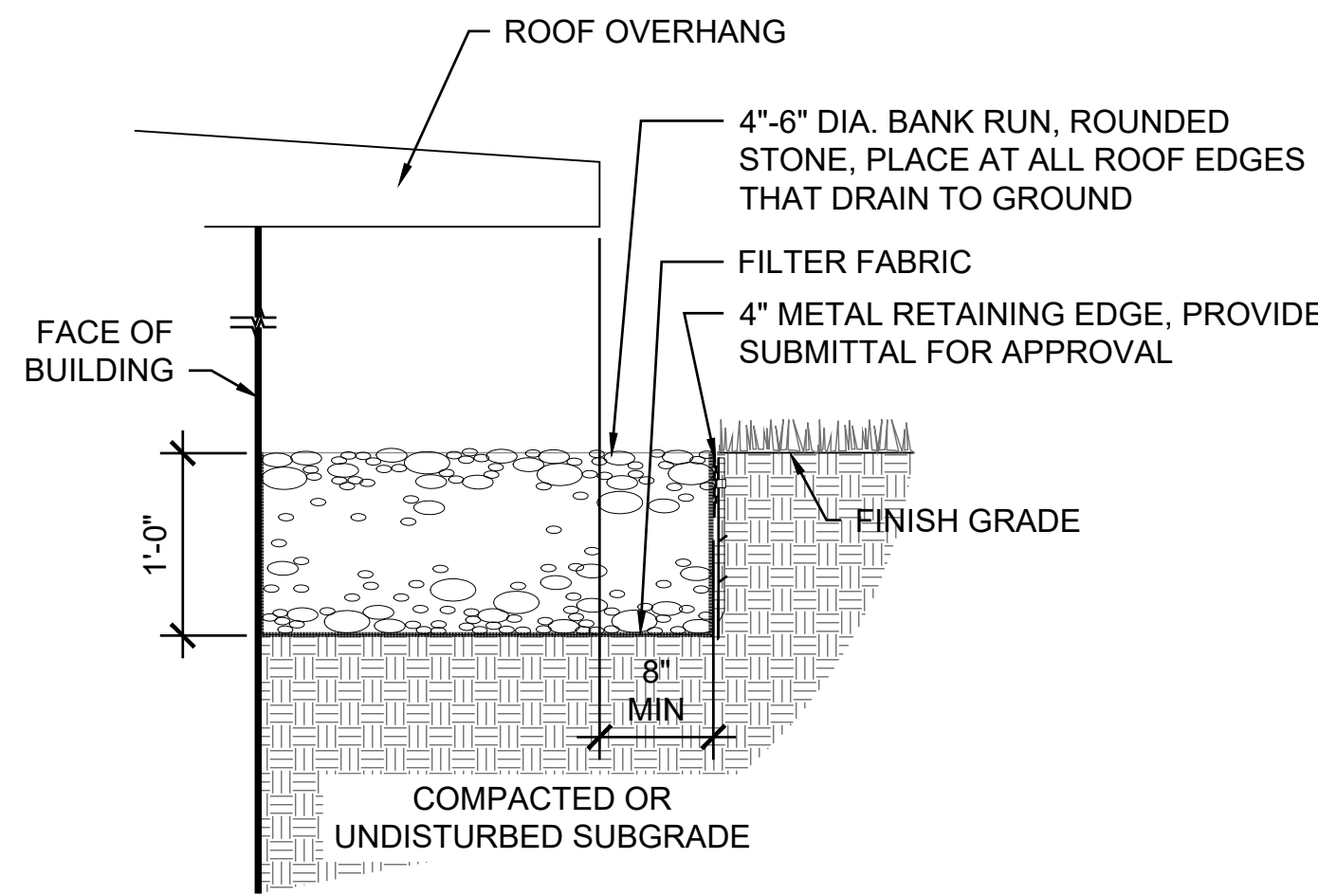


1 Stabilized Turf
Scale: 1"=1'-0"

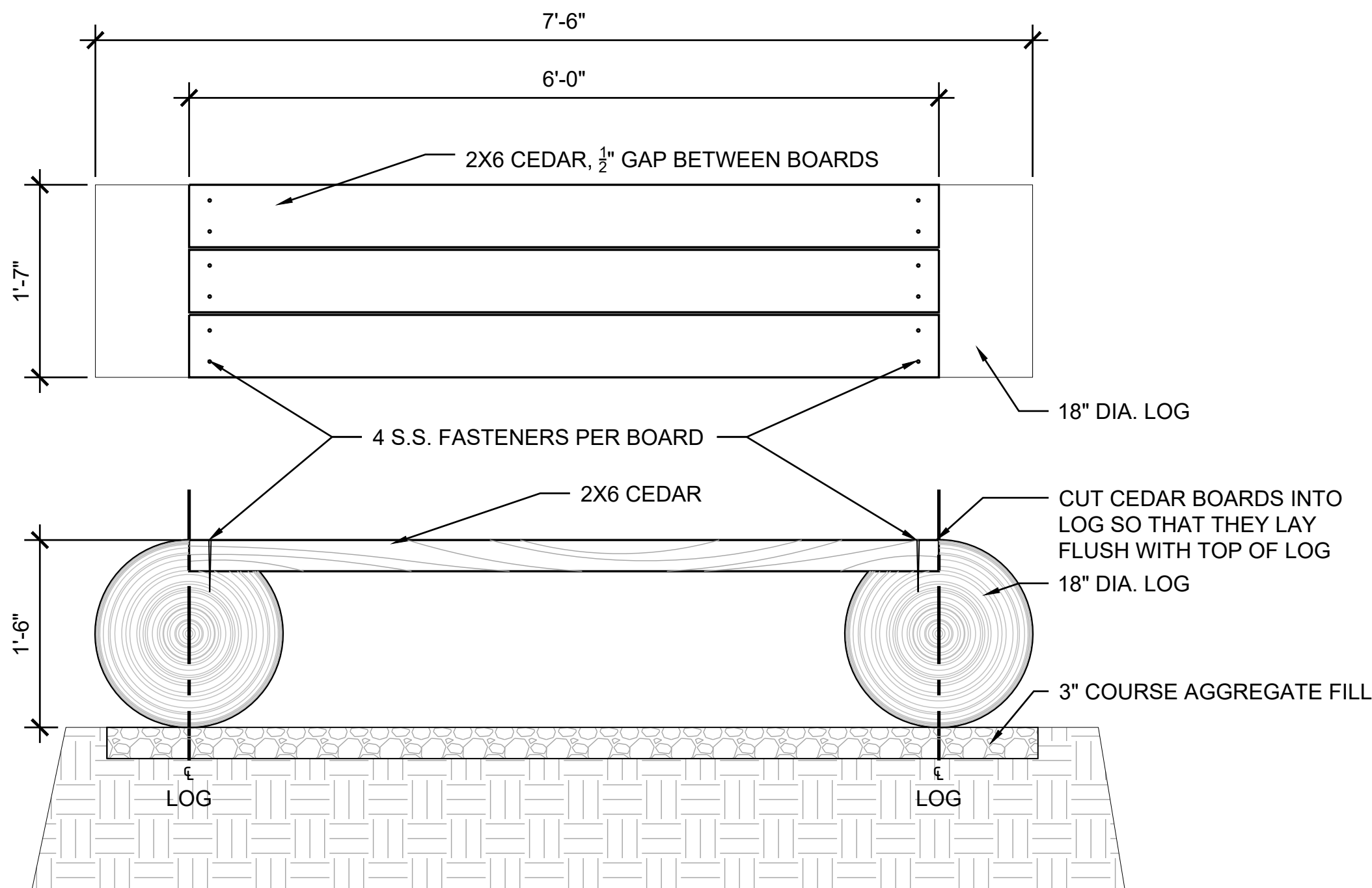


2 Boulder Setting
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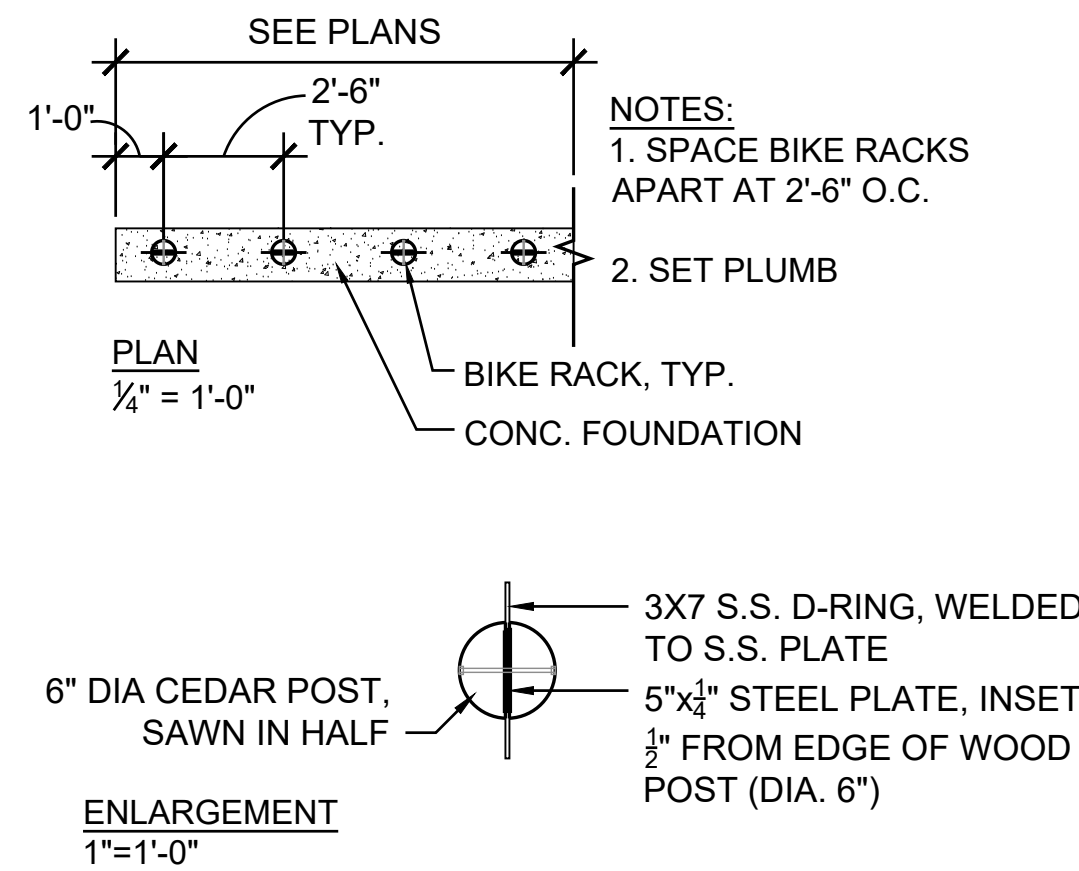
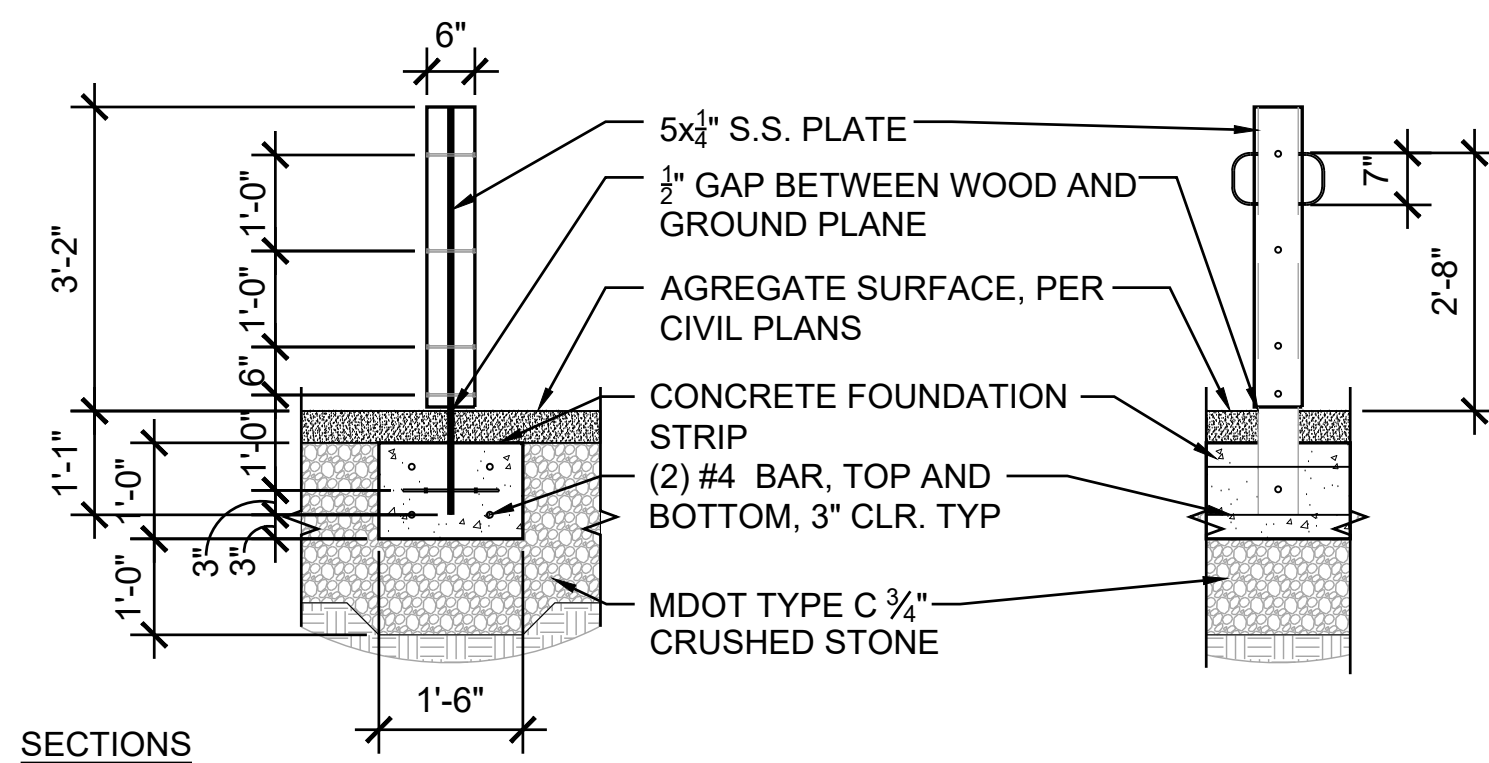
- NOTES:
1. REUSE ALL WEATHERED BOULDERS FROM ON-SITE STOCKPILE.
2. PLACE STONES PER ENLARGEMENTS ON SHEET L201.
3. COORDINATE PLACEMENT OF STONES WITH LANDSCAPE ARCHITECT.
4. THIS DETAIL APPLIES TO INDIVIDUAL BOULDERS ONLY AND NOT THE STONE WALLS.



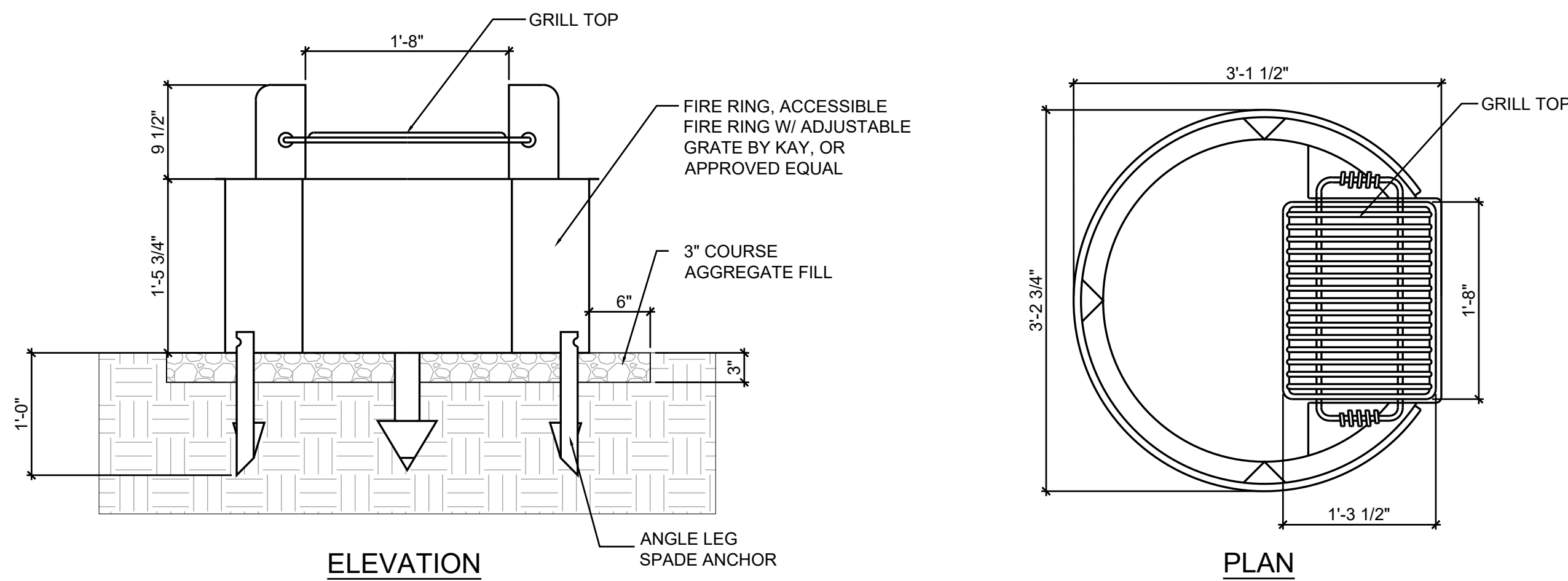
3 Drip Strip
Scale: 1"=1'-0"



4 Wood Bench
Scale: 1"=1'-0"

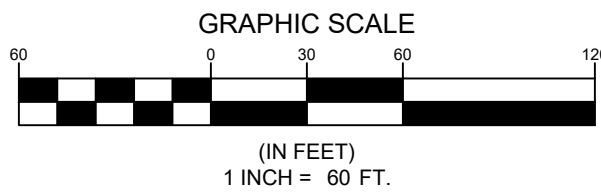
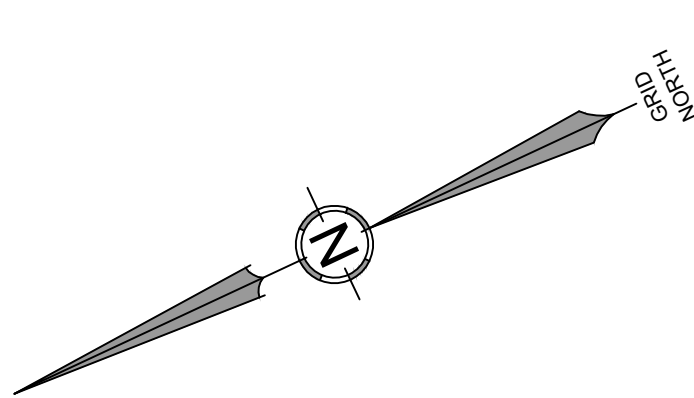


5 Bike Rack
Scale: 1/2"=1'-0"




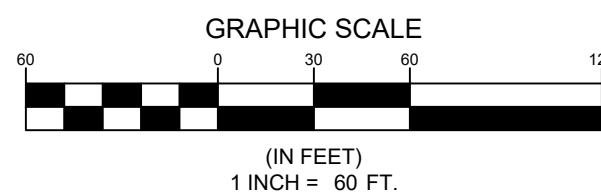
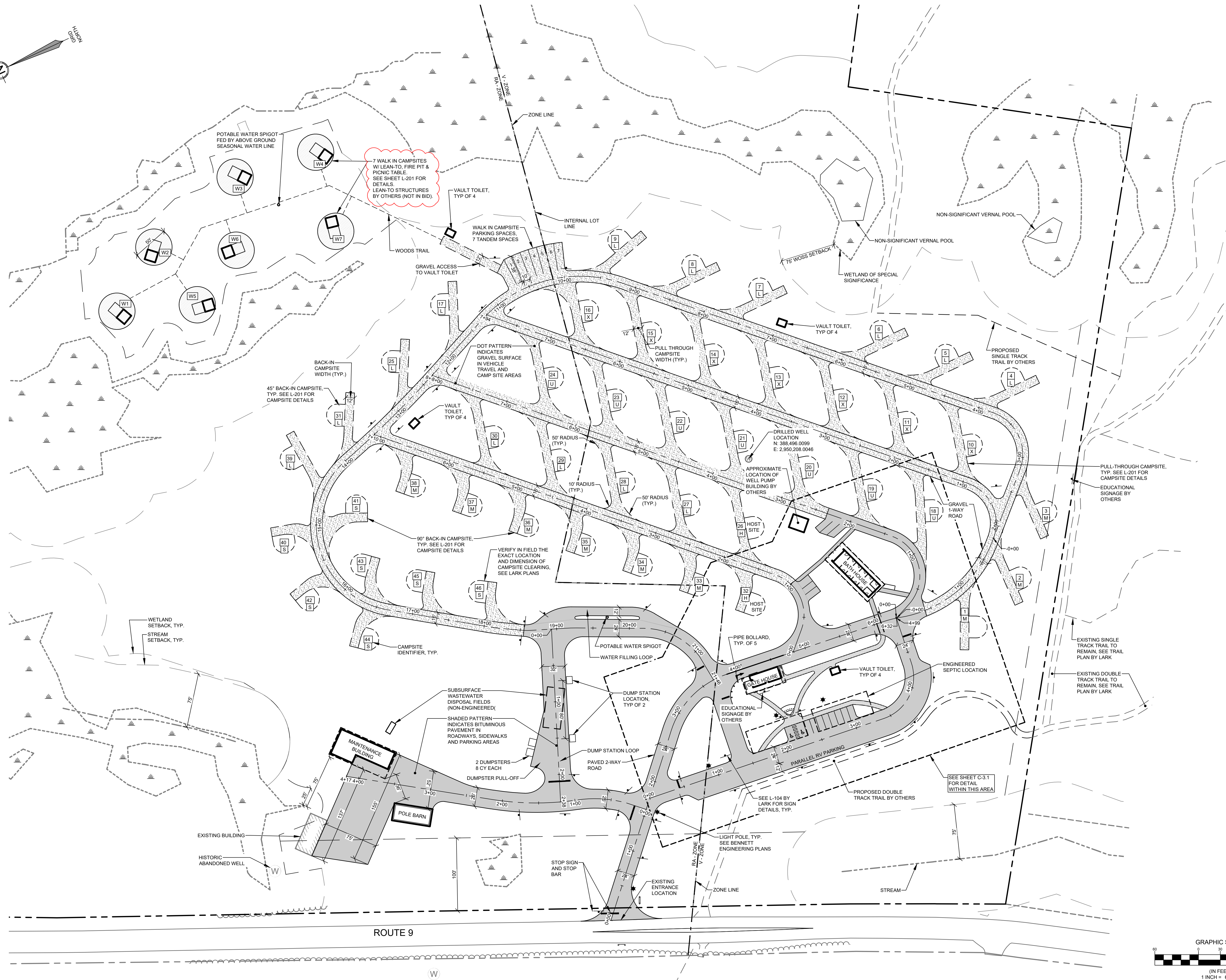
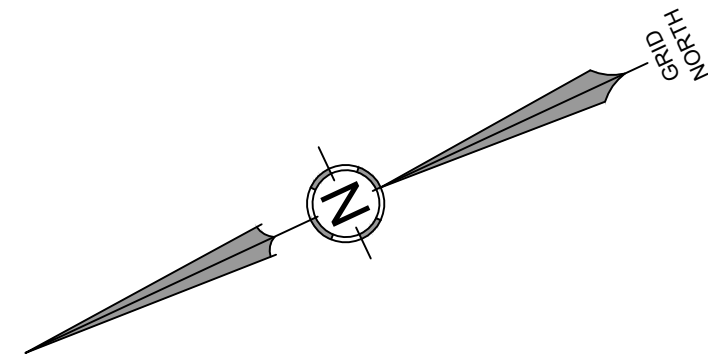
6 Fire Ring
Scale: 1"=1'-0"

REV	DATE	DESCRIPTION
1	10-18-24	Addendum 1



* NOTE: SEE LANDSCAPE PLANS & SHEET C-3.1 FOR WALL LOCATIONS.

<div>PROJECT: BRADBURY MOUNTAIN STATE PARK</div> <div>DATE: 3/18/2024</div> <div>SCALE: 1" = 60'</div> <div>JOB NO: 23-014</div> <div>SHEET: C-2.0</div>		<div><div>TERRADYN CONSULTANTS, LLC</div></div> <div>Civil Engineering Land Surveying Geomatics Stormwater Design Land Planning Environmental Permitting</div>		<div>ADDRESS: COWS DRIVE, SUITE 301 NEW GLOUCESTER, ME 04260</div> <div>PHONE: (207) 926-5111</div> <div>WEB SITE: www.terradynconsultants.com</div>		<div>FOR REVIEW NOT FOR CONSTRUCTION</div>		<div>PROJECT: BRADBURY MOUNTAIN STATE PARK</div> <div>DATE: 3/18/2024</div> <div>SCALE: 1" = 60'</div> <div>JOB NO: 23-014</div> <div>SHEET: C-2.0</div>		<div>10 10-18-2024 [BID ADDENDUM #1</div> <div>9 08-23-2024 [BID REVIEW SET</div> <div>8 08-15-2024 [REVISED PLANS SUBMITTED TO DEP</div> <div>7 08-12-2024 [REVISED PLANS PER DEP. COMMENTS & ADDED DETAILED SEPTIC DESIGN</div> <div>6 07-10-2024 [REVISED PLANS PER PLANNING BOARD COMMENTS & ADDED DRILLED WELL COORDINATES</div> <div>5 07-11-2024 [ADDED 1 HIKE-IN CAMPSITE AND SUBMITTED TO POWNALL PLANNING BOARD</div> <div>4 06-06-2024 [REVISED GRADING & DEMO PLANS IN RESPONSE TO DEP STORMWATER COMMENTS</div> <div>3 05-23-2024 [REVISED GRADING & UTILITY PLANS FOR SEPTIC SYSTEM UPDATES</div> <div>2 04-22-2024 [DEP SITE LOCATION DEVELOPMENT PERMIT</div> <div>1 04-03-2024 [ISSUED SITE PLAN FOR ZONING BOARD OF APPEALS REVIEW</div> <div>NO. DATE REVISIONS</div>	
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DATE: 10-18-2024

NO.	DATE	REVISIONS
10	10-18-2024	BID ADDENDUM #1
9	08-25-2024	BID REVIEW SET
8	08-15-2024	REVISED PLANS PER DEP COMMENTS & ADDED DETAILED SEPTIC DESIGN
7	08-12-2024	REVISED PLANS PER PLANNING BOARD COMMENTS & ADDED DRILLED WELL COORDINATES
6	07-10-2024	ADDED 1 HIKE-IN CAMPSITE AND SUBMITTED TO POWNAL PLANNING BOARD
5	06-11-2024	REVISED GRADING & DEMO PLANS IN RESPONSE TO DEP STORMWATER COMMENTS
4	06-06-2024	REVISED GRADING & UTILITY PLANS FOR SEPTIC SYSTEM UPDATES
3	05-23-2024	DEP SITE LOCATION DEVELOPMENT PERMIT
2	04-03-2024	ISSUED SITE PLAN FOR ZONING BOARD OF APPEALS REVIEW
1	04-03-2024	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 301
NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111

WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

PROJECT: BRADBURY MOUNTAIN STATE PARK
528 HALLOWELL ROAD, POWNAL, MAINE

SHEET TITLE: SITE LAYOUT PLAN

CLIENT: STATE OF MAINE, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

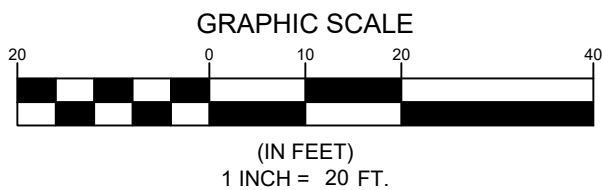
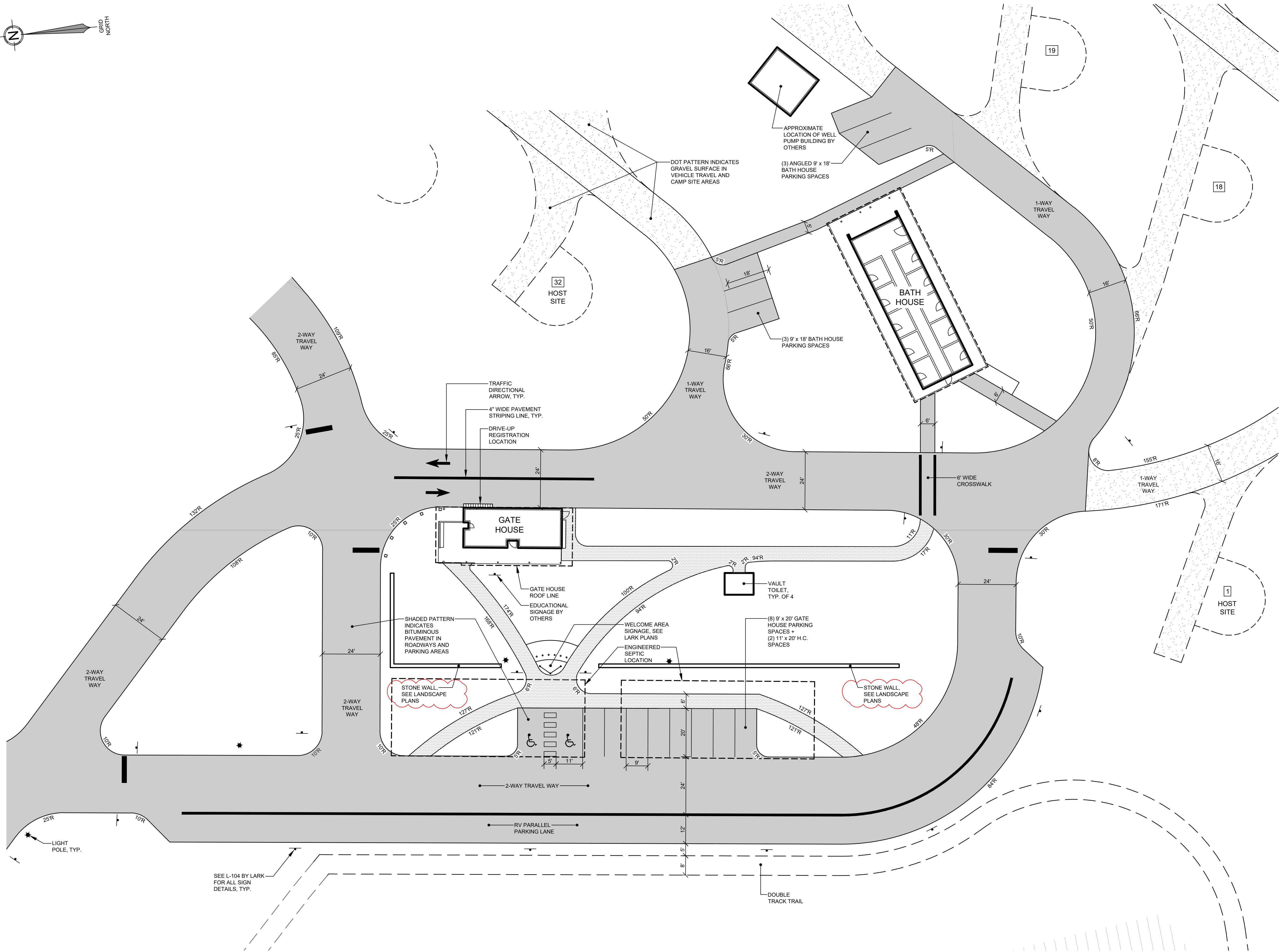
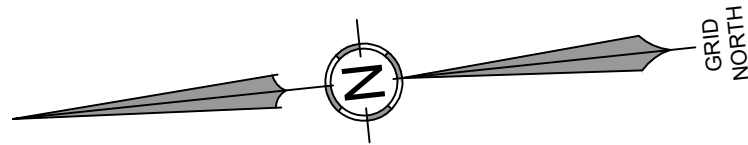
DATE: 3/18/2024

SCALE: 1" = 60'

JOB NO: 23-014

SHEET: C-3.0

FOR REVIEW NOT FOR CONSTRUCTION



DATE: 10-18-2024

NO.	DATE	REVISIONS
10	10-18-2024	BID ADDENDUM #1
9	08-25-2024	BID REVIEW SET
8	08-15-2024	REVISED PLANS SUBMITTED TO DEP
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6	07-10-2024	REVISED PLANS PER PLANNING BOARD COMMENTS & ADDED DRILLED WELL COORDINATES
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3	05-23-2024	REVISED GRADING & UTILITY PLANS FOR SEPTIC SYSTEM UPDATES
2	04-22-2024	DEP SITE LOCATION DEVELOPMENT PERMIT
1	04-03-2024	ISSUED SITE PLAN FOR ZONING BOARD OF APPEALS REVIEW
NO.	DATE	REVISIONS

ADDRESS: 41 CAMPUS DRIVE, SUITE 307
NEW GLOUCESTER, ME 04260

PHONE: (207) 926-5111

WEB SITE: www.terradynconsultants.com

TERRADYN CONSULTANTS, LLC

Civil Engineering | Land Surveying | Geomatics
Stormwater Design | Land Planning | Environmental Permitting

FOR REVIEW
NOT FOR CONSTRUCTION

PROJECT: BRADBURY MOUNTAIN STATE PARK
528 HALLOWELL ROAD, POWNAL, MAINE

SHEET TITLE: SITE PLAN - GATE HOUSE & BATH HOUSE

CLIENT: STATE OF MAINE, BUREAU OF PARKS & LANDS
22 STATE HOUSE STATION
AUGUSTA, MAINE 04333

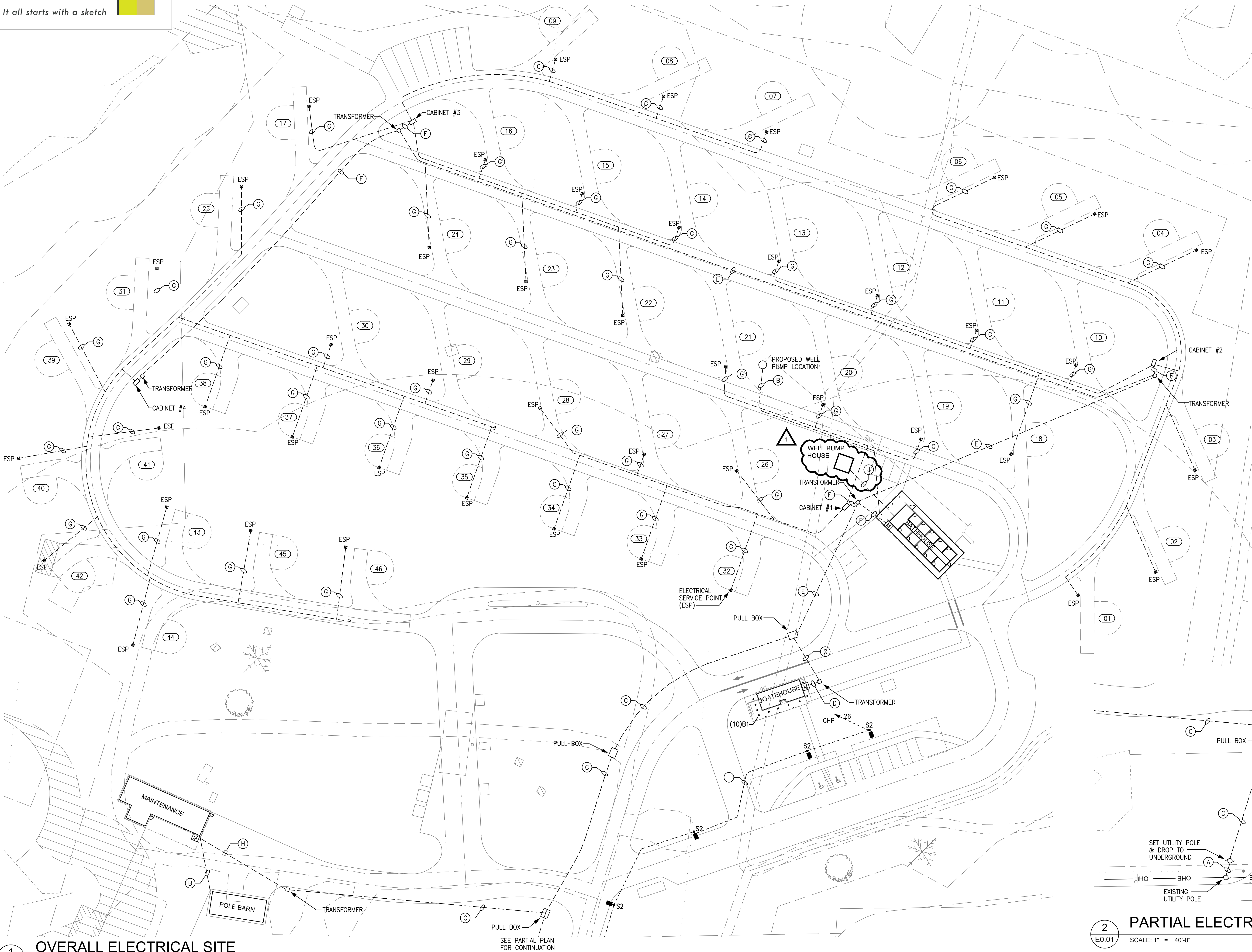
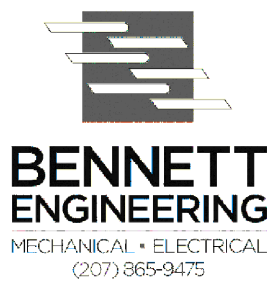
DATE: 3/18/2024

SCALE: 1" = 20'

JOB NO: 23-014

SHEET: C-3.1

SCALE: NONE



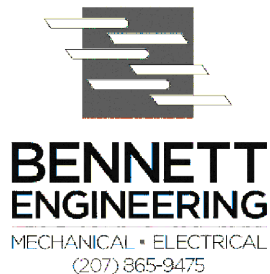
WIRING DESIGNATIONS

- (A) O/H ELECTRICAL PRIMARY, TELECOM & CABLE TV
- (B) EMPTY 4" CDT FOR FUTURE USE
- (C) U/G ELECTRICAL PRIMARY, TELECOM & CABLE TV
 - (3) 4" CDTs
- (D) U/G ELECTRICAL SECONDARY, TELECOM & CABLE TV
 - (1) 4" CDT - ELEC SECONDARY
 - (2) 2-1/2" CDTs - TELECOM & CABLE TV
- (E) U/G ELECTRICAL PRIMARY
 - (2) 5" CDTs
- (F) U/G ELECTRICAL SECONDARY
 - (1) 4" CDTs
- (G) U/G ELECTRICAL FEED TO SERVICE PEDESTAL
 - (1) 1" CDTs
- (H) U/G ELECTRICAL SECONDARY, TELECOM & CABLE TV
 - (1) 4" CDT - ELEC SECONDARY
 - (2) 2-1/2" CDTs - FUTURE TELECOM & CABLE TV
- (I) LIGHTING CIRCUIT WIRING
 - (1) 1" CDTs
- (J) WELL PUMP PANEL FEEDER
 - (1) 1" CDTs, WITH 3 #1, 1 #6 GND, 1-1/2" CDT

SEE CIVIL DRAWINGS FOR EXACT LOCATIONS OF UNDERGROUND CONDUIT RUNS AND UNDERGROUND CONDUIT TRENCH DETAILS. SEE LANDSCAPE DRAWINGS FOR EXACT CAMPSITE LAYOUTS.

PARTIAL ELECTRICAL SITE

SCALE: 1" = 40'-0"



1

PANEL BHP 120/240 1PH 3W 150 AMP MLO 10K AIC NEMA TYPE 1 (SURFACE)																											
CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA	VA	CKT #	LOAD DESCRIPTION	AT	P	CA	DF	DA	VA												
1	LIGHTING CONTROL PANEL	20	1	5	1.00	5	600	2	TYPE S1 STEP LIGHTS	20	1	1	1.00	1	120												
3	EF-1	20	1	7	1.00	7	870	4	TYPE B1 CANOPY LIGHTS	20	1	1	1.00	1	120												
5	TMV-1	20	1	1	1.00	0	0	6	8 RECEPTACLES, MECHANICAL	20	1	5	1.00	5	625												
7	CP-1	20	1	1	1.00	1	168	10	10 RECEPTACLES, SHOWERS	20	1	15	1.00	15	1800												
9	GFWH-1	20	1	5	0.60	3	360	12	12 RECEPTACLES, SHOWERS	20	1	15	1.00	15	1800												
11	JPWH-1	30	2	19	0.60	11	1350	14	14 RECEPTACLES, SHOWERS	20	1	15	1.00	15	1800												
13	JPWH-1	30	2	19	0.60	11	1350	16	16 RECEPTACLES, SHOWERS	20	1	15	1.00	15	1800												
15	JPWH-1	30	2	19	0.60	11	1350	18	18 RECEPTACLES, SHOWERS	20	1	15	1.00	15	1800												
17	JPWH-1	30	2	19	0.60	11	1350	20	20 SPARE	20	1	1	1.00	0	0												
19	JPWH-1	30	2	19	0.60	11	1350	22	22 SPARE	20	1	1	1.00	0	0												
21	JPWH-1	30	2	19	0.60	11	1350	24	24 SPARE	20	1	1	1.00	0	0												
23	WELL PUMP HOUSE PANEL	60	2	48	1.00	48	5760	26	26 SPARE	20	1	1	1.00	0	0												
25	25 SPARE	20	1	1	1.00	0	0	28	28 SPARE	20	1	1	1.00	0	0												

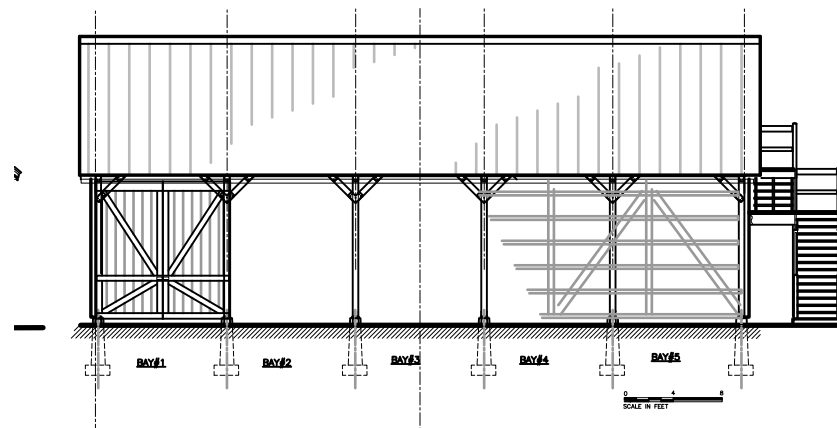
Panel Voltage 240
Total KVA 29.78
Tot Amps 124.10

AT - Amp Trip
P - Poles
A - Amps
CA - Connected Amperes
DF - Demand Factor (1 - 1)
DA - Demand Amperes
VA-VoltAmps
MLO - Main Lug Only
MCB - Main Circuit Breaker

BATH HOUSE MECHANICAL EQUIPMENT																										
EQUIPMENT INFORMATION										CIRCUIT INFORMATION																
EQUIPMENT LABEL	LOCATION	DESCRIPTION	VOLTAGE	PHASE	HP / MCA / KW	PANEL	CIRCUIT	CKT BREAKER	FEEDER	DISC SW	FUSED DISC SW	JUNCTION BOX	NEMA 6-20R, GFI RECEPT	20A 1-POLE MOTOR RATED SWITCH	30A 2-POLE MOTOR RATED SWITCH	20A 2-POLE MOTOR RATED SWITCH	WP	NOTES								
EF-1	ROOF	EXHAUST FAN	120	1	7.25 A	BHP	3	20/1	2 #12, 1 #12 GND, 3/4" CDT																	
GFWH-1	MECHANICAL	GAS FIRED WATER HEATER	120	1	5 A	BHP	5	20/1	2 #12, 1 #12 GND, 3/4" CDT				X													
HPWH-1	MECHANICAL	HOT WATER WATER HEATER	240	1	4500 W	BHP	11.13	30/2	2 #10, 1 #12 GND, 3/4" CDT					X												
HPWH-1	MECHANICAL	HOT WATER WATER HEATER	240	1	4500 W	BHP	15.17	30/2	2 #10, 1 #12 GND, 3/4" CDT						X											
TMV-1	MECHANICAL	THERMOSTATIC MIXING VALVE	120	1		BHP	7	20/1	2 #12, 1 #12 GND, 3/4" CDT				X													
CP-1	MECHANICAL	CIRCULATION PUMP	120	1	1.4 A	BHP	9	20/1	2 #12, 1 #12 GND, 3/4" CDT					X												

MAINTENANCE BUILDING MECHANICAL EQUIPMENT																			
EQUIPMENT INFORMATION						CIRCUIT INFORMATION													
EQUIPMENT LABEL	LOCATION	DESCRIPTION	VOLTAGE	PHASE	HP / MCA / KW	PANEL	CIRCUIT	CKT BREAKER	FEEDER	DISC SW	FUSED DISC SW	JUNCTION BOX	NEMA 6-20R, GFI RECEPT	20A 1-POLE MOTOR RATED SWITCH	30A 1-POLE MOTOR RATED SWITCH	20A 2-POLE MOTOR RATED SWITCH	WP	NOTES	
ERV-1	WORKSHOP	ENERGY RECOVERY UNIT	240	1	18.5 A	MBP	1.3	25/2	2#10, 1#12 GND, 3/4" CDT										
EDC-1	WORKSHOP	ELECTRIC DUCT COIL HEATER	240	1	54.1 A	MBP	2.4	70/2	2 #4, 1 #8 GND, 1" CDT	100/2	FU: 70				X				
SAC-11	WORKSHOP	SPLIT SYSTEM INDOOR UNIT	240	1	1.0 A	MBP	6.8	20/2	2 #12, 1 #12 GND, 3/4" CDT							X			
SAC-12	WORKSHOP	SPLIT SYSTEM INDOOR UNIT	240	1	1.0 A	MBP	6.8	20/2	2 #12, 1 #12 GND, 3/4" CDT							X			
SAC-21	WORKSHOP	SPLIT SYSTEM INDOOR UNIT	240	1	1.0 A	MBP	6.8	20/2	2 #12, 1 #12 GND, 3/4" CDT							X			
SAC-22	ENTRY	SPLIT SYSTEM INDOOR UNIT	240	1	1.0 A	MBP	10.12	20/2	2 #12, 1 #12 GND, 3/4" CDT							X			
BB-1	STORAGE	SPLIT SYSTEM BRANCH BOX	240	1		MBP	6.8	20/2	2 #12, 1 #12 GND, 3/4" CDT			X							
BB-2	STORAGE	SPLIT SYSTEM BRANCH BOX	240	1		MBP	10.12	20/2	2 #12, 1 #12 GND, 3/4" CDT			X							
SCU-1	EXTERIOR	SPLIT SYSTEM OUTDOOR UNIT	240	1	42 A	MBP	5.7	50/2	2 #6, 1 #10 GND, 3/4" CDT	60/2	F: 50						X		
SCU-2	EXTERIOR	SPLIT SYSTEM OUTDOOR UNIT	240	1	42 A	MBP	9.11	50/2	2 #6, 1 #10 GND, 3/4" CDT	60/2	F: 50						X		
EBB-1	CLOSET	ELECTRIC BASEBOARD HEAT	120	1	2.4 A	MBP	18	20/1	2 #12, 1 #12 GND, 3/4" CDT			X						MEANS OF DISCONNECT ACHIEVED THRU THERMOSTAT	
FWH-1	CLOSET	ELECTRIC WATER HEATER	240	1	59 A	MBP	14.16	80/2	2 #5, 1 #8 GND, 1-1/4" CDT	100/2	FU: 80								
TMV-1	CLOSET	THERMOSTATIC MIXING VALVE	120	1		MBP	20	20/1	2 #12, 1 #12 GND, 3/4" CDT			X							
CP-1	CLOSET	CIRCULATION PUMP	120	1	1.4 A	MBP	20	20/1	2 #12, 1 #12 GND, 3/4" CDT					X					
WH-1	STORAGE	WALL HEATER	240	1	19.2 A	MBP	13.15	25/2	2 #10, 1 #12 GND, 3/4" CDT						X				
WH-1	TOILET	WALL HEATER	240	1	19.2 A	MBP	17.19	25/2	2 #10, 1 #12 GND, 3/4" CDT						X				

SCALE: 1/4" = 1'-0"



PLANS TABLE OF CONTENTS

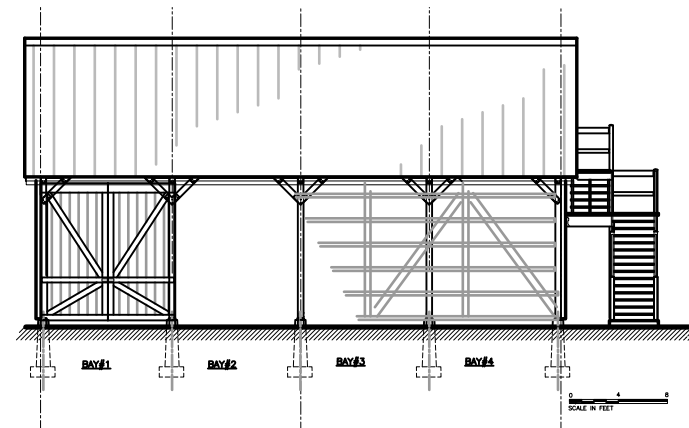
5-BAY STORAGE BARN

Base Structure

SHEET	TITLE	REVISION
0	Cover Sheet	0
1.5	Floor Plans	0
2.5	Exterior Elevations	0
3.5	Foundation Plan	0
4	Foundation Section	0
5	Foundation Pier Details	0
6.5	Front and Rear Wall Framing	0
7	End Wall Framing	0
8	Bracing Details	0
9	Roof Details	0
10	Notes and Timber Schedule	0

Options

11,12 & 13	Stairway Option	0
14 & 15	Front Wall Sliding Door Option	0
15 & 16	End Wall Sliding Door Option	0
17	Front Wall Hinged Door Option	0
18	End Wall Loft Door Option	0
19	Interior Partition Option	0



PLANS TABLE OF CONTENTS

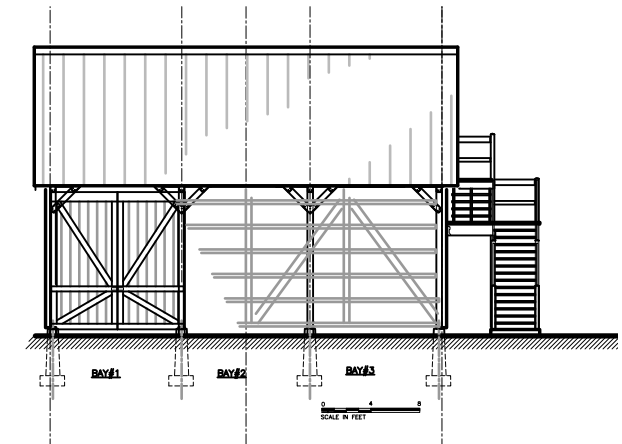
4-BAY STORAGE BARN

Base Structure

SHEET	TITLE	REVISION
0	Cover Sheet	0
1.4	Floor Plans	0
2.4	Exterior Elevations	0
3.4	Foundation Plan	0
4	Foundation Section	0
5	Foundation Pier Details	0
6.4	Front and Rear Wall Framing	0
7	End Wall Framing	0
8	Bracing Details	0
9	Roof Details	0
10	Notes and Timber Schedule	0

Options

11,12 & 13	Stairway Option	0
14 & 15	Front Wall Sliding Door Option	0
15 & 16	End Wall Sliding Door Option	0
17	Front Wall Hinged Door Option	0
18	End Wall Loft Door Option	0
19	Interior Partition Option	0



PLANS TABLE OF CONTENTS

3-BAY STORAGE BARN

Base Structure

SHEET	TITLE	REVISION
0	Cover Sheet	0
1.3	Floor Plans	0
2.3	Exterior Elevations	0
3.3	Foundation Plan	0
4	Foundation Section	0
5	Foundation Pier Details	0
6.3	Front and Rear Wall Framing	0
7	End Wall Framing	0
8	Bracing Details	0
9	Roof Details	0
10	Notes and Timber Schedule	0

Options

11,12 & 13	Stairway Option	0
14 & 15	Front Wall Sliding Door Option	0
15 & 16	End Wall Sliding Door Option	0
17	Front Wall Hinged Door Option	0
18	End Wall Loft Door Option	0
19	Interior Partition Option	0



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PinnacleHillEnginee

33 Pinnacle Road
Canaan, ME 04924

PinnacleHillEngineering@gmail.com

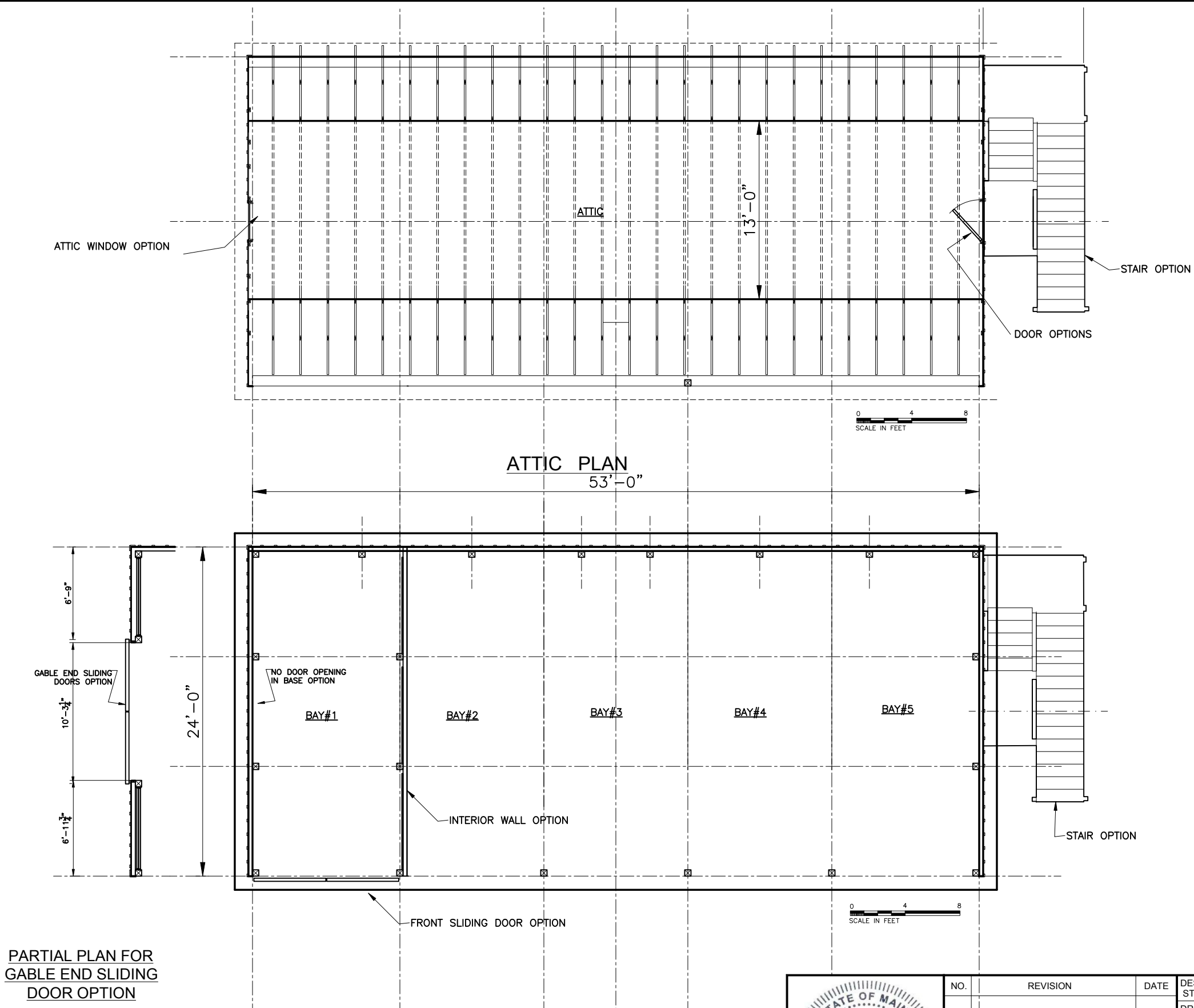
BGS Project 3571

DATE REVISED
7-16-2023

State of Maine,
Dept of Agriculture, Conservation and Forestry
Bureau of Parks and Lands

Storage Barn Design for Maine State Parks

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PARTIAL PLAN FOR
GABLE END SLIDING
DOOR OPTION

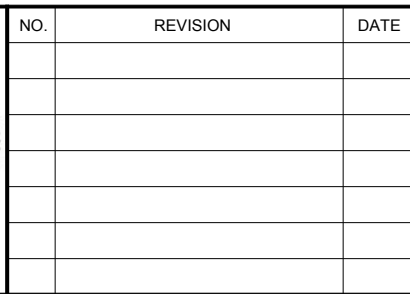
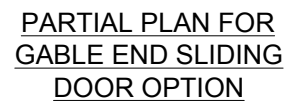
FLOOR PLAN



NO.	REVISION	DATE

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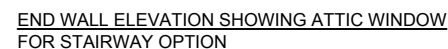
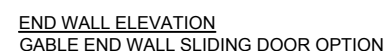
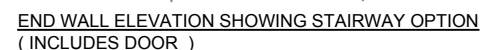
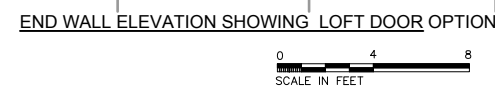
State of Maine, Bureau of Parks and Lands Storage Barn Design for Maine State Parks	
FLOOR PLANS 5-BAY	
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DRAWN BY STR		
BGS Project 3571	<div style="text-align: center;"> <u>FLOOR PLANS</u> <u>4-BAY</u> </div>	
DATE REVISED 7-16-2023		
<u>PINNACLE HILL</u> <u>ENGINEERING</u> PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924	<div style="text-align: center;"> 1.4 REV. O </div>

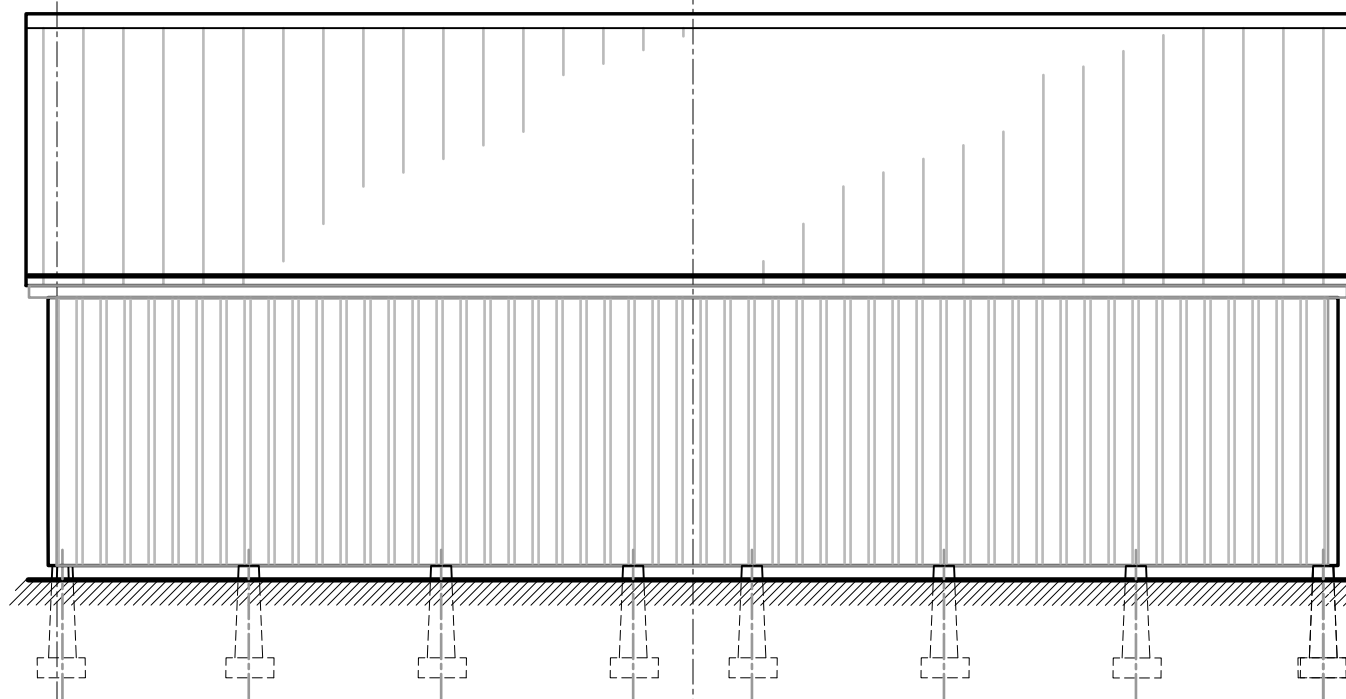


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			DRAWN BY STR	
			BGS Project 3571	
			DATE REVISED 7-16-2023	
			<u>FLOOR PLANS</u> <u>3-BAY</u>	
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The diagram illustrates the structural layout of a building with five bays. The roof is supported by a series of vertical columns. The roof structure includes a central truss system with diagonal bracing. The walls are shown with vertical reinforcement. The foundation is indicated by a hatched area at the bottom. The bays are labeled BAY#1 through BAY#5 from left to right. BAY#1 and BAY#5 show more detailed structural components like beams and columns. BAY#2, BAY#3, and BAY#4 show the main structural frame with columns and beams. The diagram is a technical drawing with various lines and labels indicating structural details.

FRONT ELEVATION



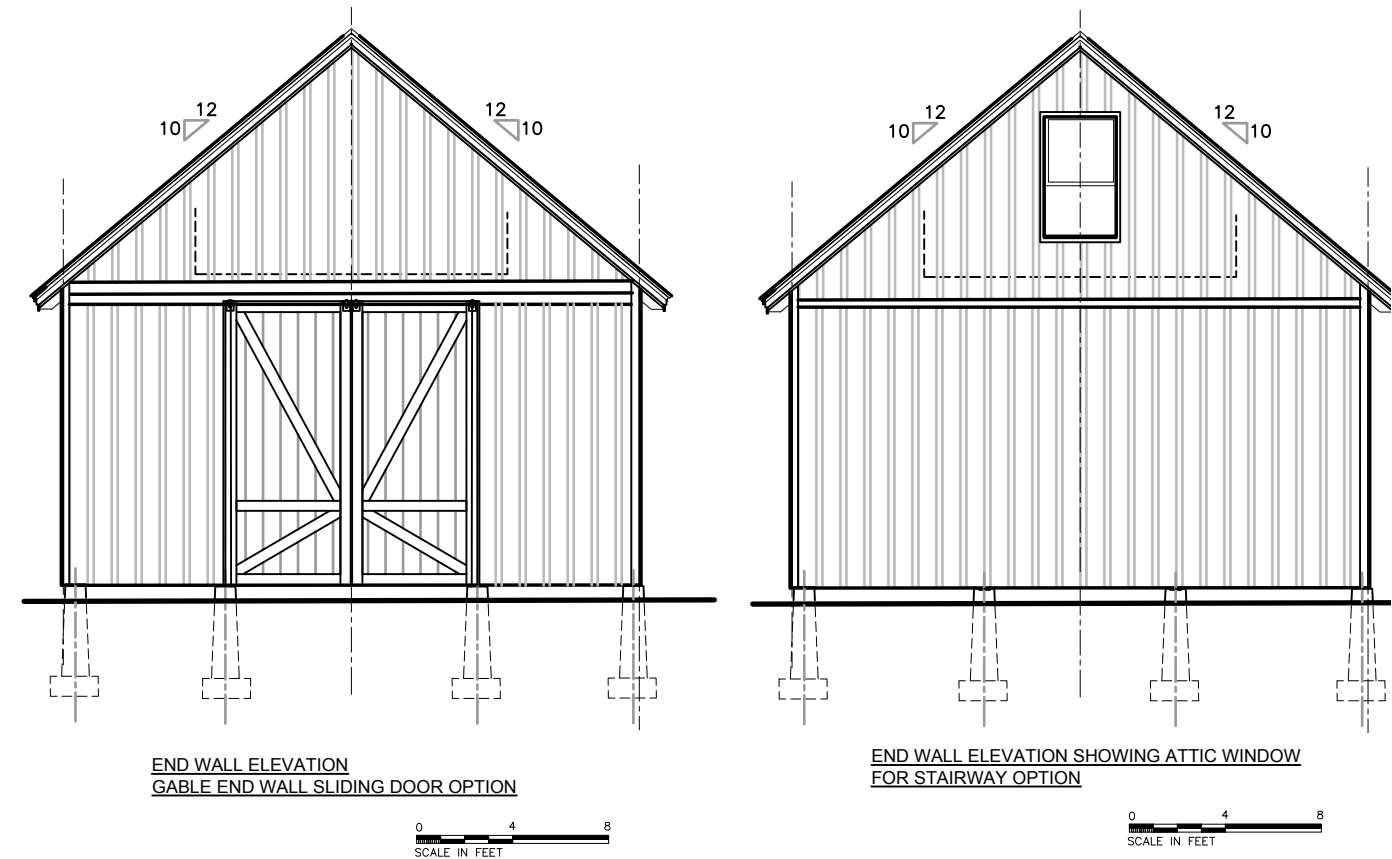
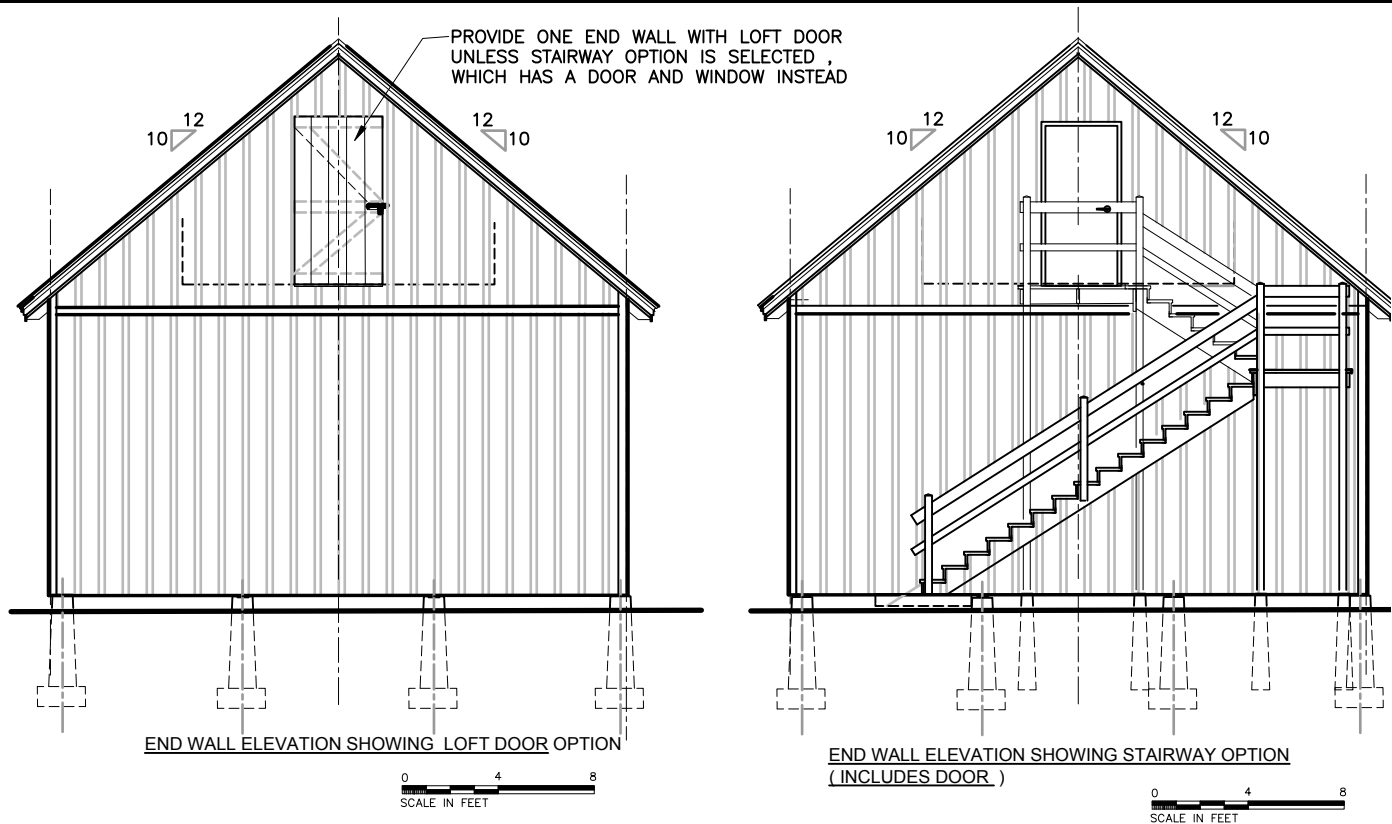
REAR ELEVATION

REAR ELEVATION

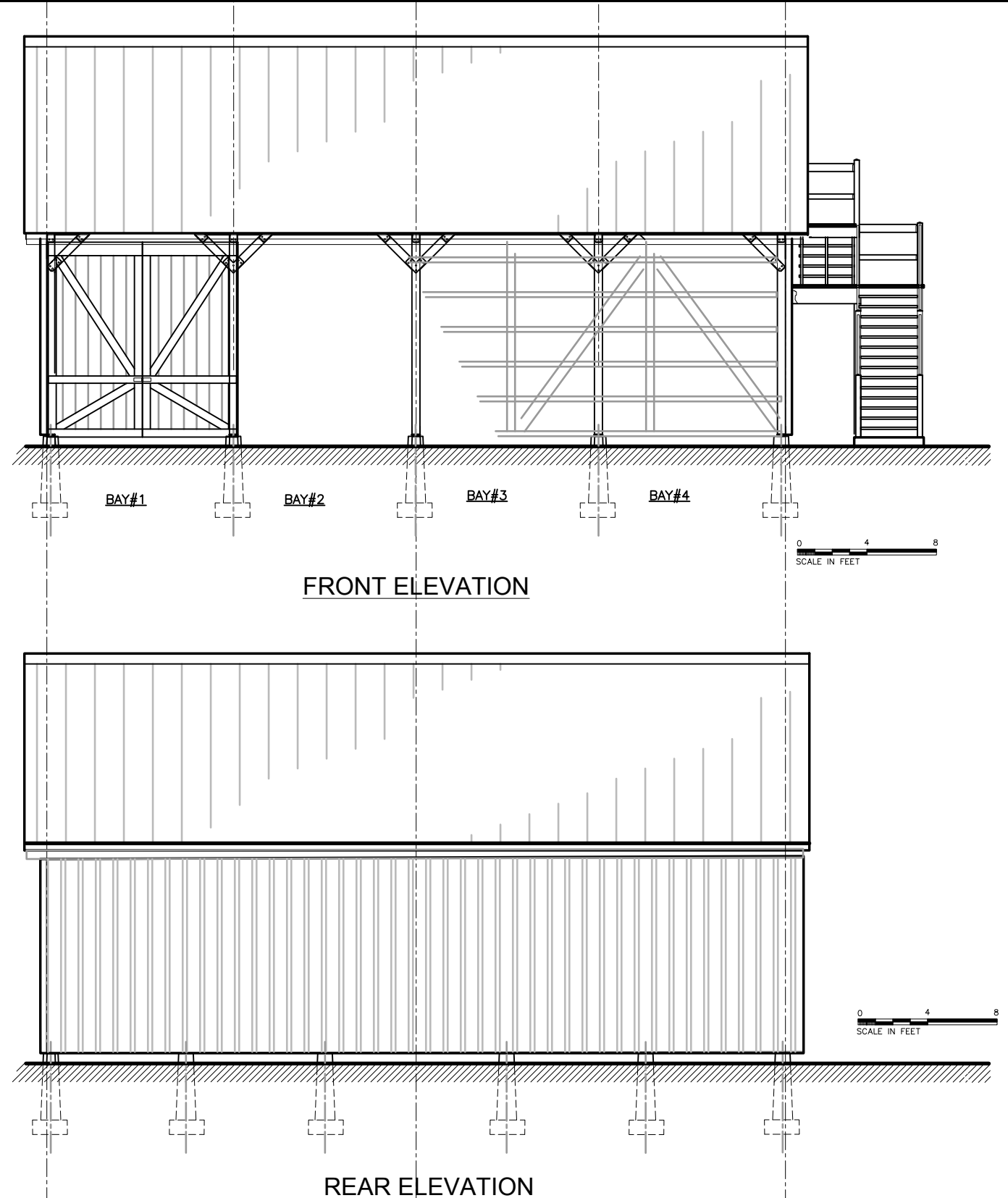



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			DRAWN BY STR	
			BGS Project 3571	
			DATE REVISED 7-16-2023	
				<u>EXTERIOR ELEVATIONS</u> <u>5 BAY</u>
			PINNACLE HILL ENGINEERING PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924
				2.5 REV. 0

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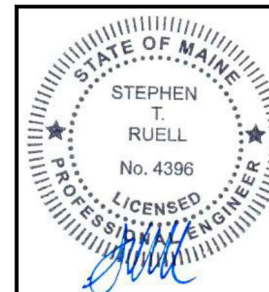
GABLE END WALL ELEVATIONS
Optional doors, windows and stairway shown may be on either end of the building as directed by the Owner



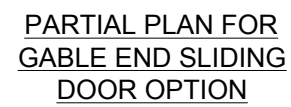
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				DRAWN BY STR	
				BGS Project 3571	EXTERIOR ELEVATIONS 4 BAY
				DATE REVISED 7-16-2023	
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			DRAWN BY ISTR	
			BGS Project 3571	<u>EXTERIOR ELEVATIONS</u> <u>3 BAY</u>
			DATE REVISED 7-16-2023	
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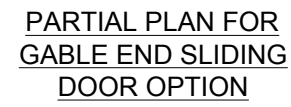
NO.	REVISION	DATE	DESIGNED BY STR	State of Maine, Bureau of Parks and Lands Storage Barn Design for Maine State Parks
			DRAWN BY STR	
			BGS Project 3571	FOUNDATION PLAN 5 BAY
			DATE REVISED 7-16-2023	
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FOUNDATION PLAN



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			DRAWN BY STR	
			BGS Project 3571	FOUNDATION PLAN 4 BAY
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				3.4 REV. 0



FOUNDATION PLAN



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				FOUNDATION PLAN 3 BAY
			BGS Project 3571	
			DATE REVISED 7-16-2023	
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1. These plans are general plans pertaining to the building construction are minimum general instructions but are not specific to any site. The site design prepared to the specific site shall take precedence over these plans outside the building footprint.

Clearing and Grubbing. Removal and disposal of stumps and boulders.

General grading to subgrade level.

Excavation of building foundation piers, installation of piers, backfilling and compaction

Utilities: Owner will designate required utility trenches if any. If directed by Owner provide electrical underground conduits within the new work area, terminating where directed for future wiring by others.

Excavation of trenches for underdrainage, Provide underdrainage piping around perimeter of building as shown or directed, Daylight the underdrain outlet on the surface at a nearby slope to lead drainage away from the site..

Drilling and blasting may be required for trenches where bedrock or boulders are shallow or at the surface or protudes into gravel subbase.

Prior to placement of gravel base, Proof roll the original ground surface and the backfilled excavations in the presence of the Owner. Remediate any soft spots discovered.

Place and compact the gravel base up to the finish grade gravel in the building footprint, parking lot, and approach driveways.

Loam and Seed all disturbed areas


3. Structural Fill materials used in the construction shall be free of all organic matter, topsoil and debris and consist of hard durable particles conforming to the gradation requirements listed below.

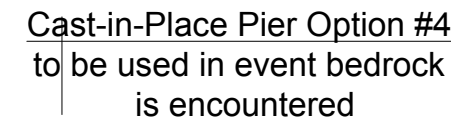
Gravel shall have the following passing the percentage by weight passing the square mesh sieve sizes:

Crushed Stone shall have	
3/4 inch	100%
1/4 -inch	0-10%

4. Geotextile shall be Tencat Mirafi 600X or equivalent



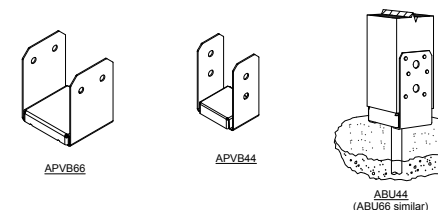
	NO.	REVISION	DATE	DESIGNED BY STR	State of Maine, Bureau of Parks and Lands Storage Barn Design for Maine State Parks	FOUNDATION SECTION
				DRAWN BY STR		
				BGS Project 3571		
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Cast-in-Place Pier Option #3




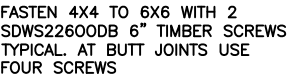
1. ALL FOOTING CONCRETE IS PLACED DIRECTLY ON SURFACES CLEANED TO REMOVE DIRT OR LOOSE ROCK.
2. CONCRETE: 4000 PSI @ 28 DAYS, AIR ENTRAINED 5% TO 7%
3. REINFORCEMENT: 60,000 PSI, ASTM A615
4. HOOKS: ACI STANDARD
5. REBAR COVER: 2" UNLESS NOTED OTHERWISE
6. CONCRETE ANCHORS UNLESS OTHERWISE SPECIFIED: HILTI "HAS" SUPER OR STD ADHESIVE ANCHOR OR APPROVED EQUAL. INSTALL TO MANUFACTURER'S RECOMMENDED DEPTH FOR ANCHOR SIZE.
7. UNLESS NOTED OTHERWISE PROVIDE 3/4" CHAMFER ON ALL EXPOSED EDGES.



1. For 4X4 posts use Simpson APVB44Z POST BASE
5/8" bolt into top of frost pier
with hot dipped galvanized bolt
2. For 6X6 posts On the Front Side
of the building where posts are exposed to view
use Simpson APVB66Z POST BASE
5/8" bolt into top of frost pier
with hot dipped galvanized bolt
3. Fasteners for the APVB bases to attach post
shall be SIMPSON OUTDOOR ACCENTS
SDWS22312DBB Structural wood screws inserted
through an STN22 hex head washer
4. For the 6x6 posts in the Rear and Side walls Uplift requirements
are higher and require the use of Simpson ABU66Z post bases.
Use Galvanized N Nails, SD screws or bolts at Contractors option,
and per manufacturers instructions for size and quantity.
5. The post bases noted above do not apply if the PERMA COLUMN
precast concrete columns are used.



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				DRAWN BY STR		
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				DATE REVISED 7-16-2023		
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			DRAWN BY STR	
			BGS Project 3571	FRONT AND REAR WALL FRAMING 5 -BAY
			DATE REVISED 7-16-2023	
			<u>PINNACLE HILL</u> 33 Pinnacle Road ENGINEERING Canaan, ME 04924 PinnacleHillEngineering@gmail.com	
			<div>6.5 REV. 0</div>	

FRONT SIDE FRAMING ELEVATION

REAR SIDE FRAMING ELEVATION

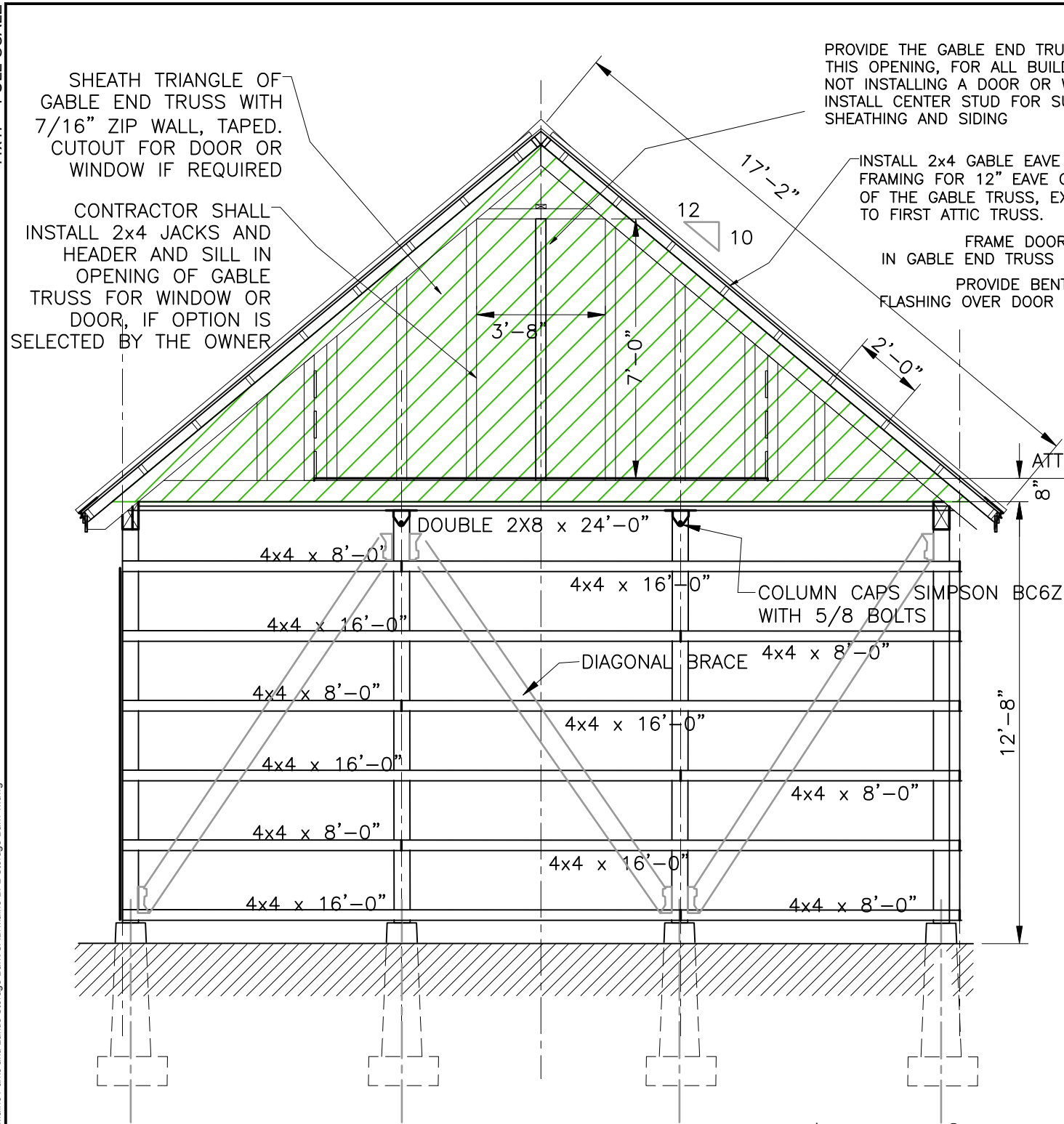
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DRAWN BY STR	Storage Barn Design for Maine State Parks	
BGS Project 3571	<div> <div>FRONT AND REAR WALL FRAMING</div> <div>4 -BAY</div> </div>	
DATE REVISED 7-16-2023		
<div> <div>PINNACLE HILL</div> <div>ENGINEERING</div> <div>PinnacleHillEngineering@gmail.com</div> </div>	<div> <div>33 Pinnacle Road</div> <div>Canaan, ME 04924</div> </div>	<div> <div>6.4</div> <div>REV. O</div> </div>

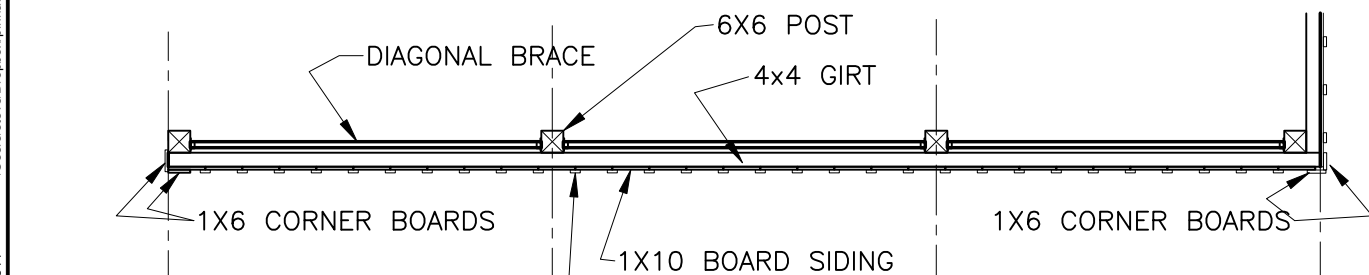


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			DRAWN BY STR	
			BGS Project 3571	
			DATE REVISED 7-16-2023	
			FRONT AND REAR WALL FRAMING 3 -BAY	
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END WALL FRAMING ELEVATION

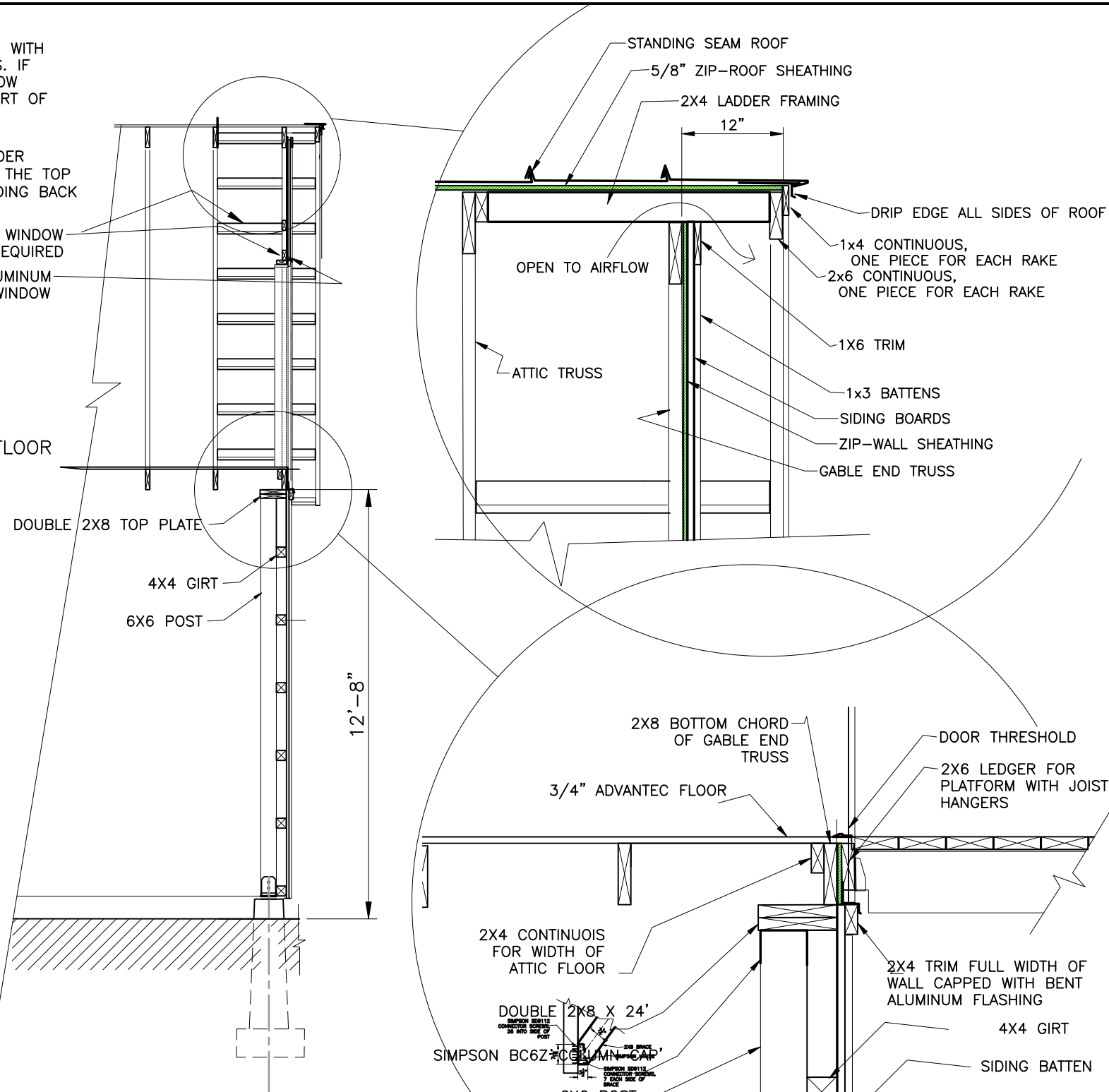


END WALL FRAMING PLAN

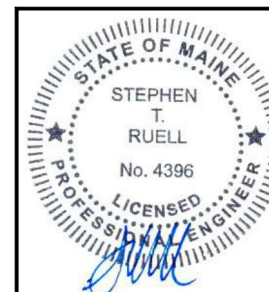
PROVIDE THE GABLE END TRUSSES WITH THIS OPENING, FOR ALL BUILDINGS. IF NOT INSTALLING A DOOR OR WINDOW INSTALL CENTER STUD FOR SUPPORT OF SHEATHING AND SIDING

INSTALL 2x4 GABLE EAVE LADDER FRAMING FOR 12" EAVE OVER THE TOP OF THE GABLE TRUSS, EXTENDING BACK TO FIRST ATTIC TRUSS.

FRAME DOOR OR WINDOW IN GABLE END TRUSS AS REQUIRED
PROVIDE BENT ALUMINUM FLASHING OVER DOOR OR WINDOW

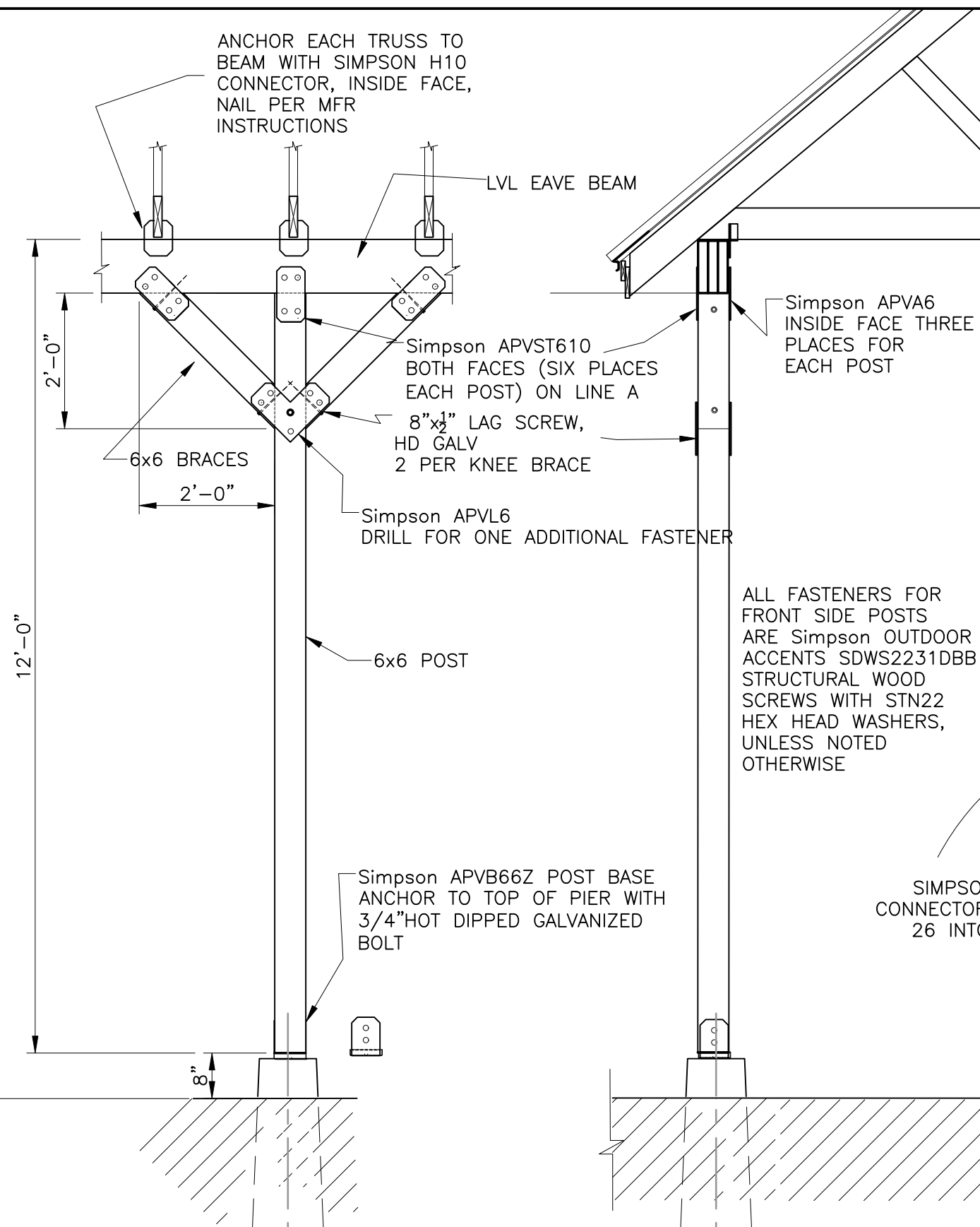


END WALL FRAMING SECTION

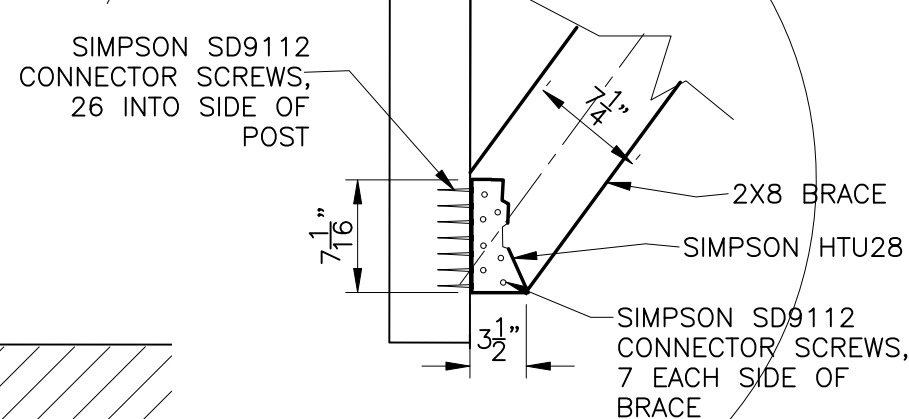
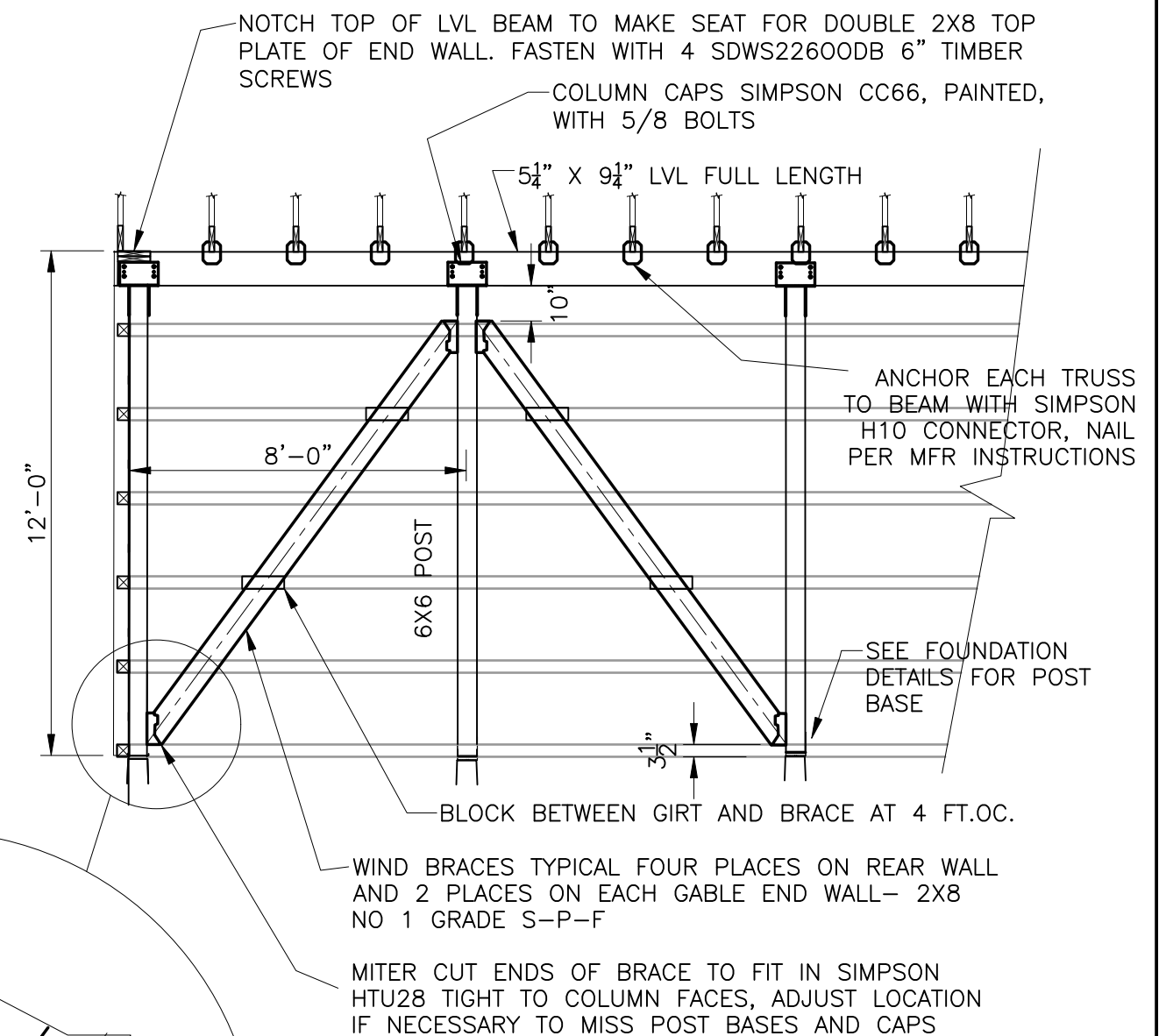


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END WALL FRAMING	
33 Pinnacle Road Canaan, ME 04924	7 REV. 0

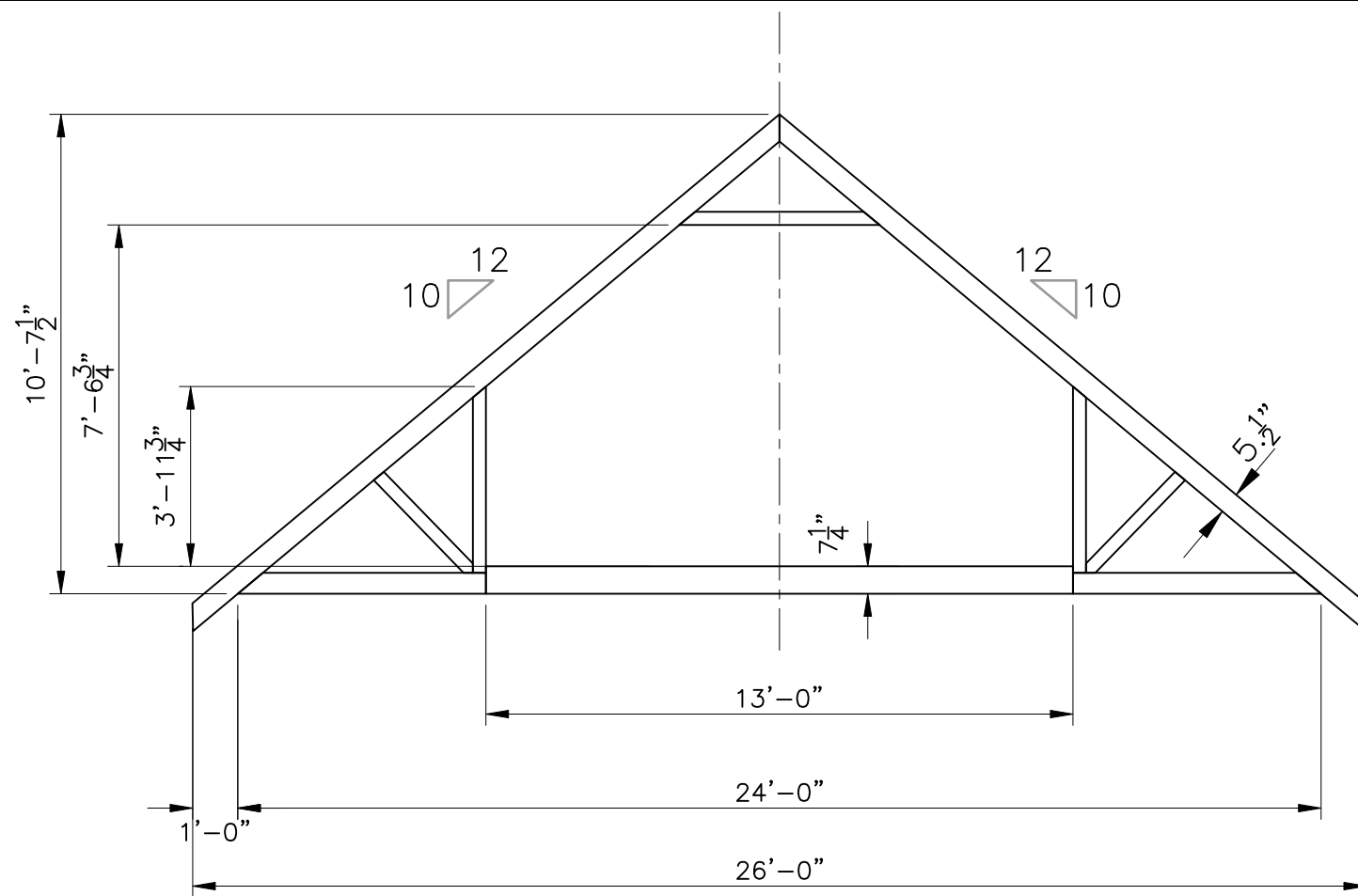


TYPICAL FRONT WALL POST

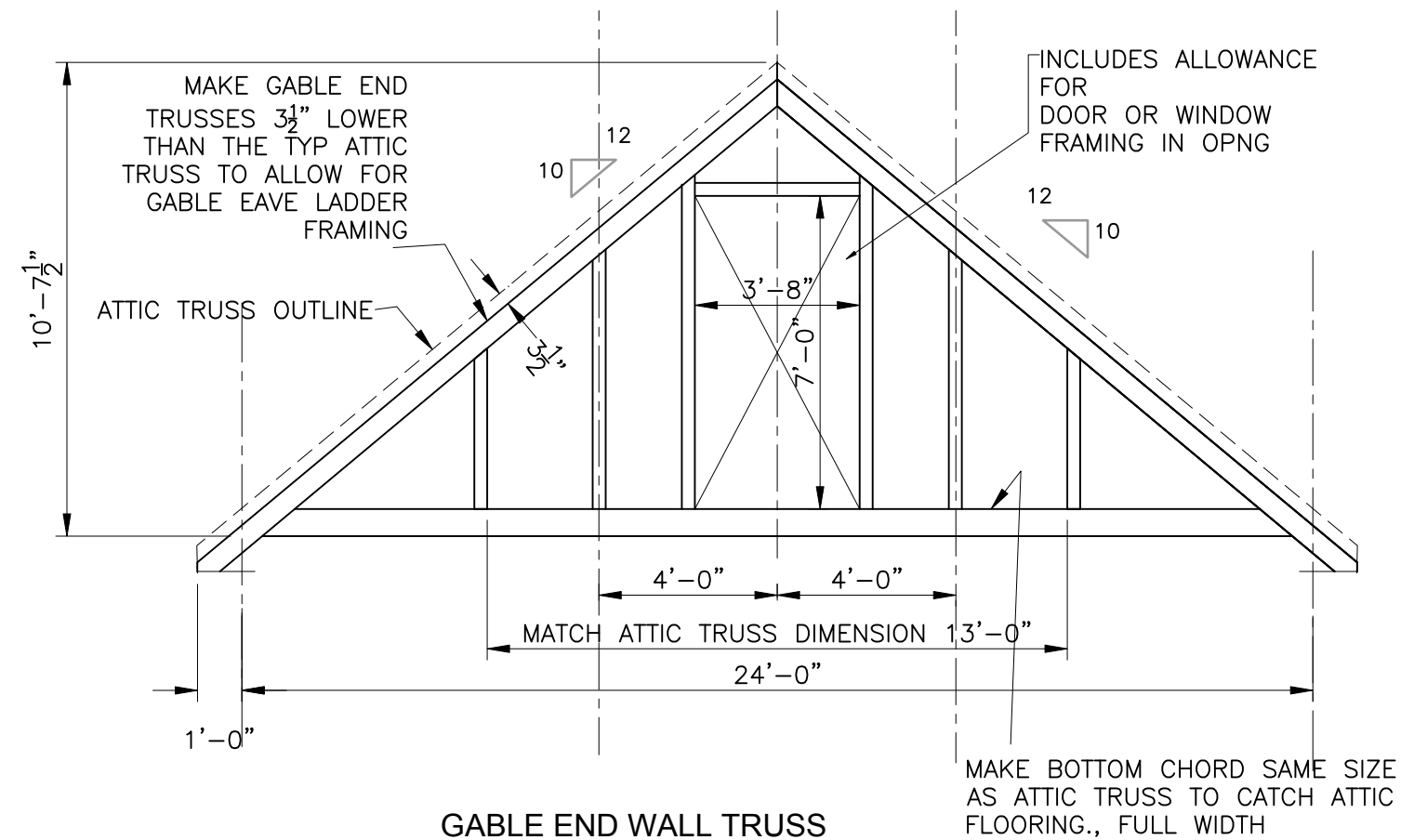


TYPICAL REAR WALL POSTS AND
DIAGONAL BRACING DETAIL
Rear Wall shown, End Walls similar

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				DRAWN BY STR		
				BGS Project 3571	BRACING DETAILS	
				DATE REVISED 7-16-2023		
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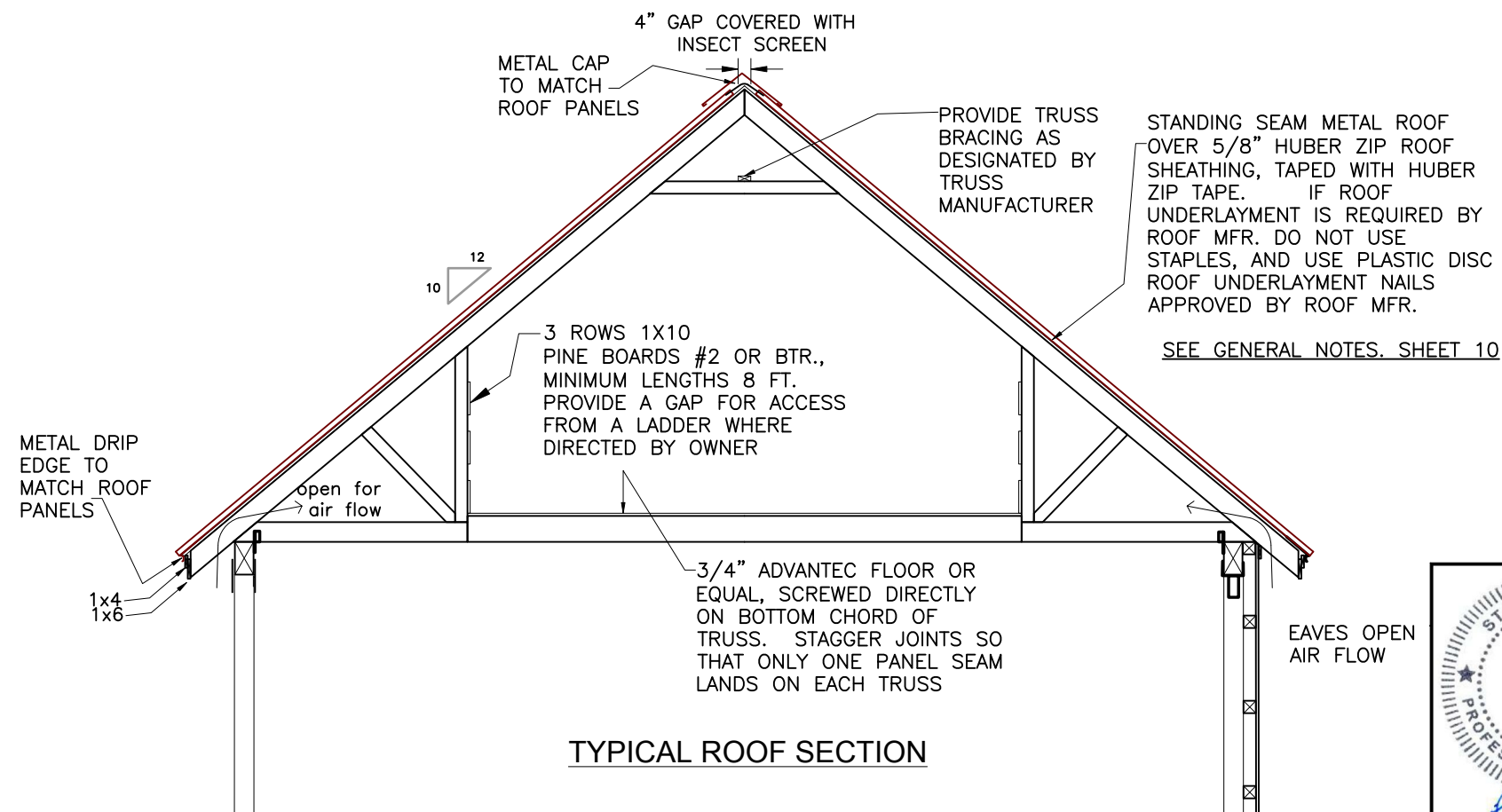


TYPICAL ATTIC TRUSS DETAIL

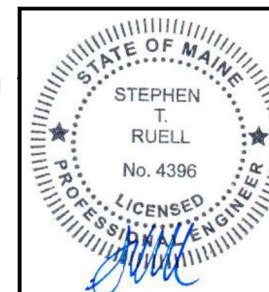


GABLE END WALL TRUSS

0 4 8
SCALE IN FEET



TYPICAL ROOF SECTION



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			ROOF DETAILS	
			<div> <div> PINNACLE HILL ENGINEERING PinnacleHillEngineering@gmail.com </div> <div> 33 Pinnacle Road Canaan, ME 04924 </div> <div> 9 REV. 0 </div> </div>	

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GENERAL NOTES

1. BUILDING DESIGN
This building design is intended to meet codes in all Maine State Parks, using the maximum prescribed loading for the Snow or Wind in any region of the State.
- This building is Risk Category I intended for storage of vehicles and materials and low risk to human life.
- Building is not heated or insulated.
2. Design Loads
A. Roof truss design superimposed Dead Load = 12 psf
B. Temporary Live Load = 25 psf during construction
C. Attic Live Load = 40 psf long term storage load
D. Snow Load per ASCE 7-22. (Aroostock State Park)
Pg = 106 psf, ground snow load
Is= 0.8,
Ce=1.0,
Ct=1.2,
Cs = 0.58 for slope 10;12, unobstructed slippery roof,
E. Wind load per ASCE 7-22. (York, Maine)
Wind speed Vult =105 mph,
Exposure C
Kd =0.85
Partially Enclosed
Roof Angle 39.8 degrees
Mean Roof Height =18 ft
3. Roof Truss
a. Manufacturer shall have minimum of 5 years commercial production of trusses and shall design and fabricate trusses. Design per IBC Code Latest Edition. Submit truss shop drawings prior to fabrication.
b. Provide all necessary connectors, hold downs, bracing and instructions for erection of roof trusses and temporary and permanent bracing.
c. Space trusses at 24” on center.
d. Anchor trusses to carrying members with metal connectors tested a capable of resisting wind uplift forces per IBC.
4. Roof Sheathing – 5/8” APA Span Rated Roof sheathing, Huber Zip Roof, tape all seams with Huber Zip Tape. Nail per IBC Code and Truss manufacturer instructions.
5. Roofing. – Everlast Everseam standing seam metal roof with concealed fasteners and clips that allow expansion and contraction, and trim materials from the same mfr. Kynar finish in color sected by Owner from mfr standard colors. Other BRAND products of either snap lock type or machine seamed type may be used, subject to review and approval by the Owner. Installation shall follow all of manufacturers requirements for the full warranty. Underlayment and nailing of underlayment shall be as instructed by roof mfr. Do not staple underlayment if that will void the warranty. Roofing trim– all trim pieces and ridge caps, etc shall be metal with finish to match roofing in gage, color, sheen and durability.
6. Siding – Eastern White Pine Board and Batten. Kiln dried select boards, 7/8” thickness with rough exterior surface. No loose knots, splits , shakes, wane or other defects that will show. Kiln drying process must reach the temperature required to set the pitch.
- All pitch pockets and exposed knots shall be treated with spot primer prior to finish coats; Spot primer shall be BIN Shellac Sealer or equal as approved by Owner
- Finish Coats – apply two coats of Sherwin Williams Woodscapes Exterior Acrylic Solid Color House Stain, waterborne. Equivalent products may be used only if reviewed and approved by Owner, Color as selected by Owner.
- Siding, trim boards, and battens shall be coated with two coats on all sides prior to installation on the building. Cut Ends and other cuts and scrapes during installation shall be field treated during installation with the same product as the finish coat.
7. Framing - Where indicated use pressure treated Southern Pine, otherwise use Eastern softwoods– Spruce, Pine or Fir. kiln dried No further finish required except contractor shall be required to pressure wash members with excessive mud and dirt due to Contractors fault,.
8. Mandoors Prehung door for the stairway option shall be 3’-0” x 6’-8” standard commercial grade fiberglass door with fiberglass frame, half glass, stainless steel ball bearing hinges, and commercial grade passage set. Owner will supply dead bolt lock for installation by Contractor.
9. Windows shall be vinyl double hung window, new construction flange, selected for rough opening after framing opening inside truss opening. Coordinate with truss manufacturer. No thermal requirements, design pressure 30 psf

TIMBER SCHEDULE					
ITEM	SIZE	SPECIES AND GRADE	AWPA USE GROUP. (see Note1)	TYPE	CONNECTIONS
POSTS	6X6 NO. 1 GRADE OR 6X8 NO.2 GRADE	SO. PINE P.T.	UC4A	WATERBORNE, COPPER BASED, SEE NOTES	See Note2
KNEE BRACES	6X6 NOMINAL	SO PINE NO 2 P.T.	UC4A	do	do
TYPICAL GIRT	4x4 NOMINAL	SPF STUD GRADE	NONE		6” TIMBER SCREWS
LOWEST GIRT	4x4 NOMINAL	SO. PINE NO.2, P.T.	UC4A	WATERBORNE, COPPER BASED, SEE NOTES	6” TIMBER SCREWS
EAVE BEAM	5 1/4 X 9 1/4	LVL 3100 FB SP	NONE		SEE DETAILS
WALL DIAGONAL BRACES	2X8 NOMINAL	S–P–F NO. 1 K.D.	NONE		SEE DETAILS
MISC FRAMINGS	2X NOMINAL	S–P–F NO.2	NONE		
ATTIC FLOOR	3/4 NOMINAL	ADVANTEC	NONE		
ROOF SHEATHING	5/8” THICK	HUBER ZIP ROOF			TAPE SEAMS, NAILING PER IBC
GABLE END SHEATHING	7/16” THICK	HUBER ZIP WALL			TAPE SEAMS, NAILING PER IBC
SIDING	1X10 NOMINAL	EASTERN PINE SELECT		ACRYLIC SOLID STAIN	
STAIRWAY	VARIOUS	SO. PINE NO.2	UC4A	WATERBORNE, COPPER BASED, SEE NOTES	SEE DETAILS
BAY DOORS	VARIOUS	EASTERN PINE SELECTED		ACRYLIC SOLID STAIN	SEE DETAILS
INTERIOR PARTITION	VARIOUS	SAME AS BUILDING WALLS			

Timber Schedule Note1. Waterborne, copper based preservative shall be one of the following:
copper azole (ca–c) – 0.31 pcf dispersed or micronized copper (uca–c, mca,mcq) 0.15 pcf
Provide retention levels for these preservatives to meet the requirements of the use group specified.

Note2. Posts are shown in plans as 6x6 No.1 but if not readily available they may be changed to 6x8 No. 2 grade. The outside girt faces of the 6x8 should remain on the same lines as the plans, with the extra material on the interior.

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				BGS Project 3571	GENERAL NOTES AND TIMBER SCHEDULE	
				DATE REVISED 7-16-2023		
				PINNACLE HILL ENGINEERING PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924	10 REV. O

11X11 - FULL SCALE


users/sieve/utopox/pinnacie nll activermaine paks and larus storage barruAU/maime bPL storage barm 4.uwy

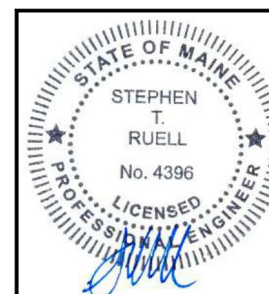
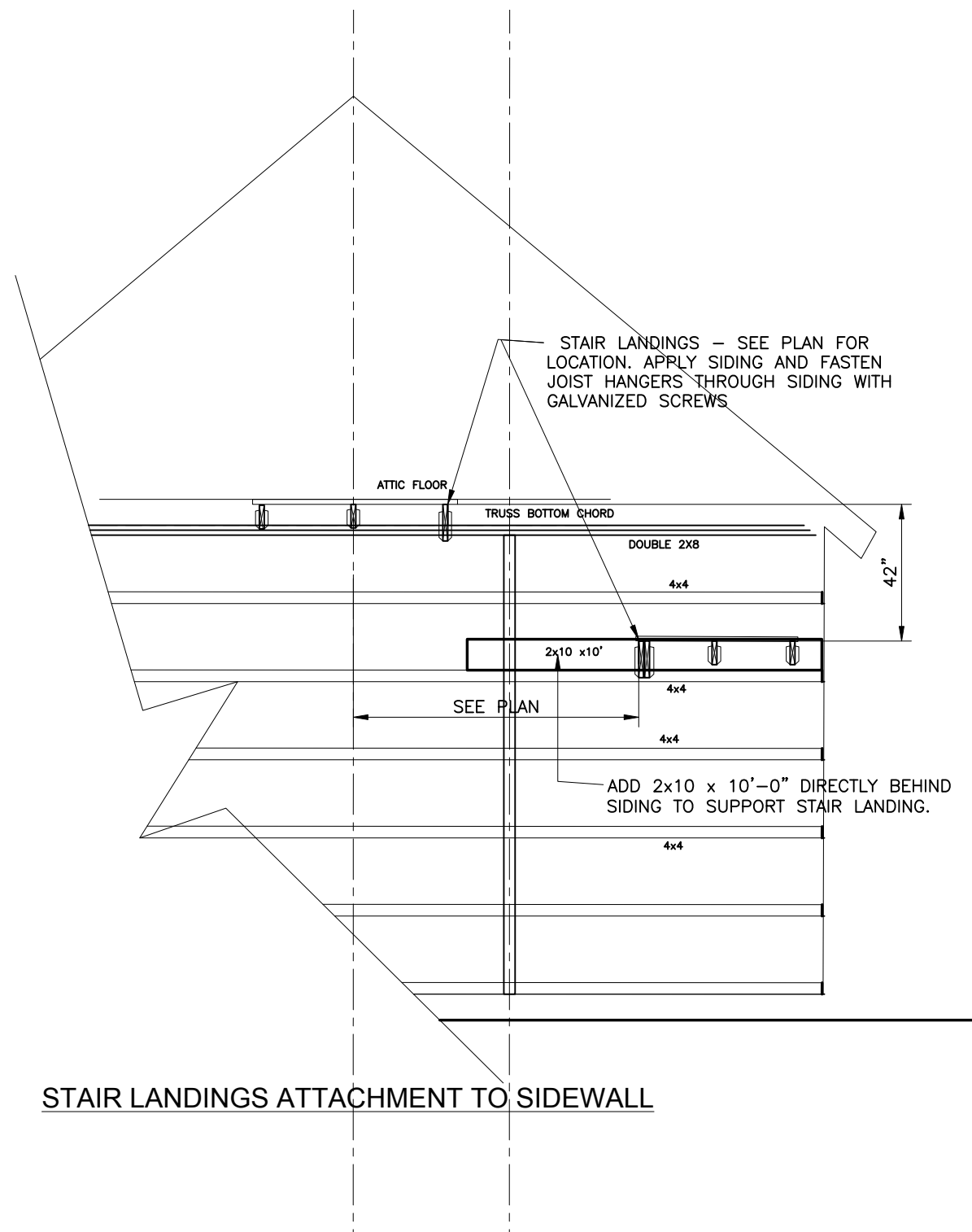
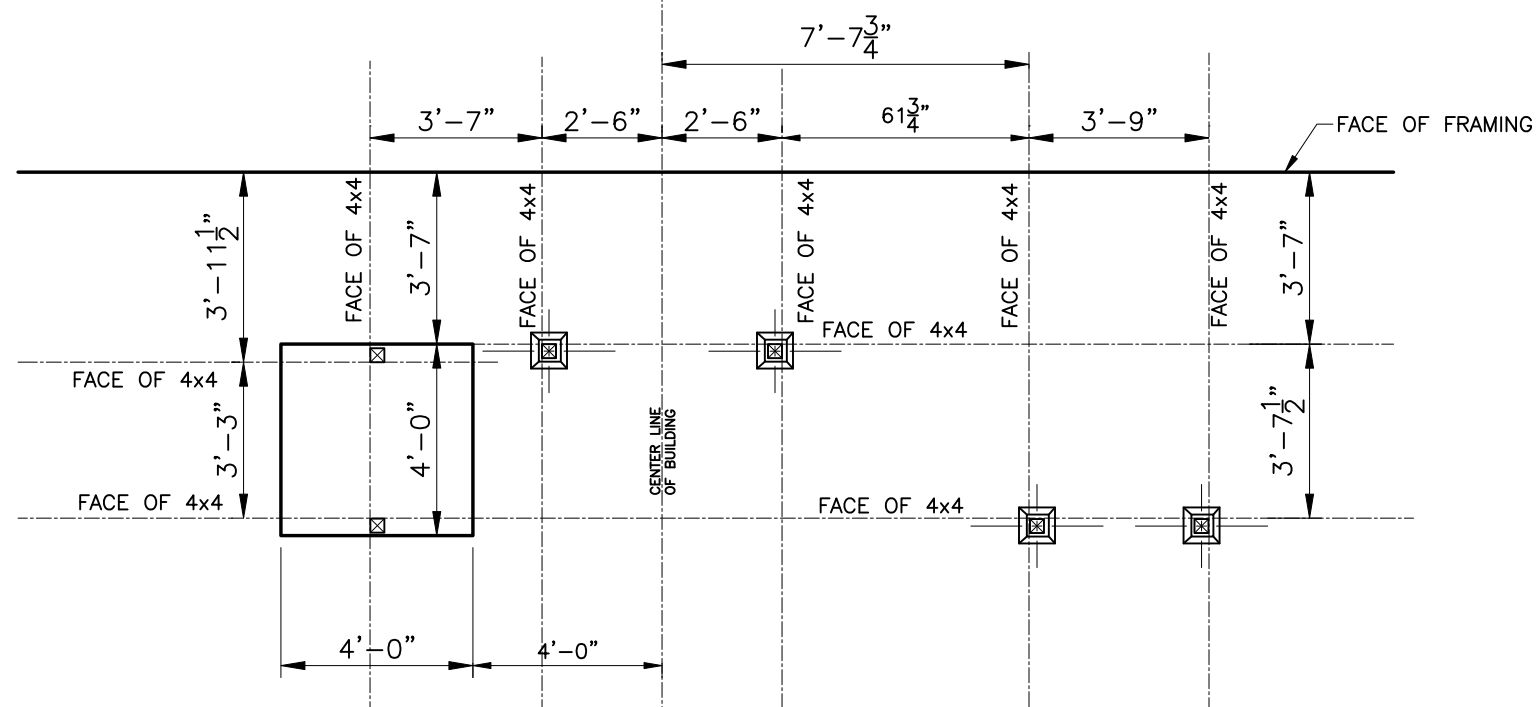
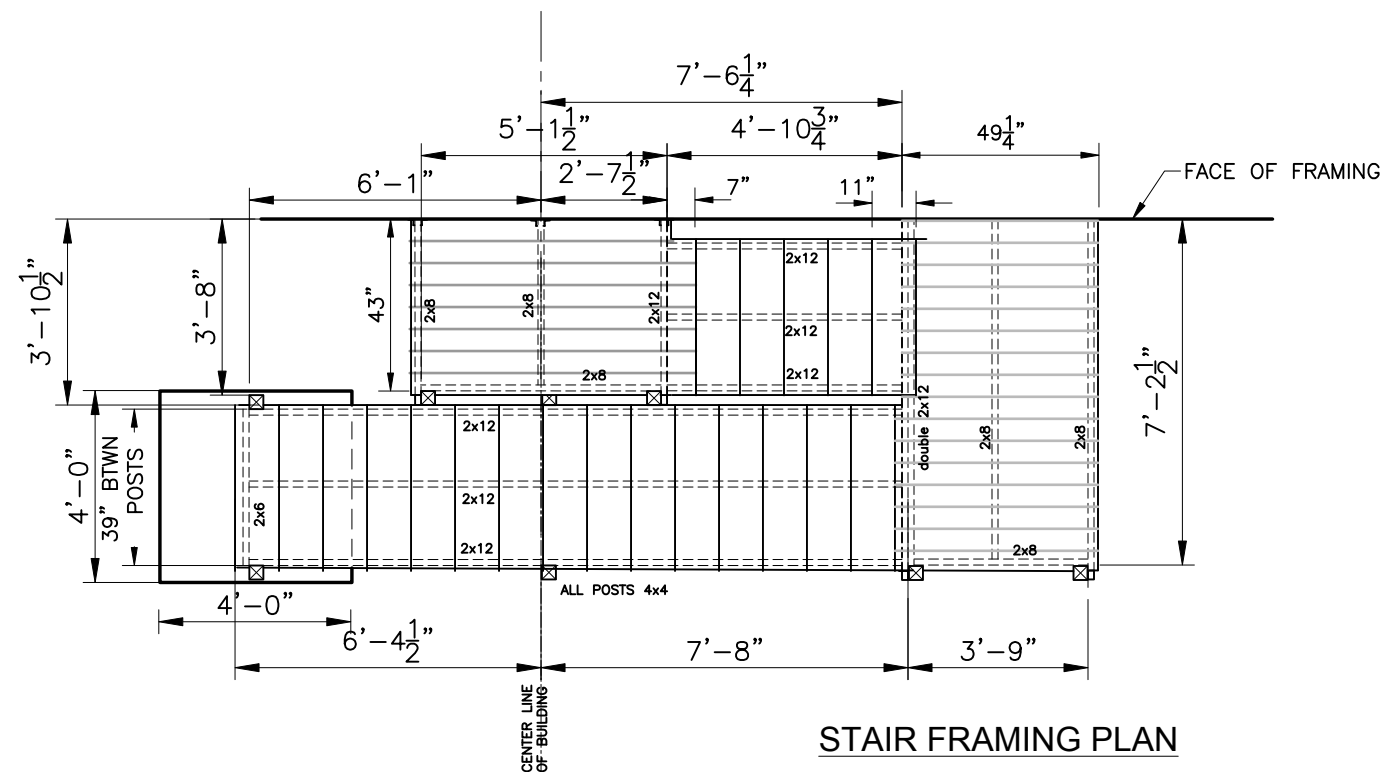
AUGUST 2011

LOCAL ORDINANCES MAY REQUIRE ADDITIONAL STAIR REQUIREMENTS – REVIEW WITH LOCAL CODE ENFORCEMENT OFFICIALS PRIOR TO CONSTRUCTION.

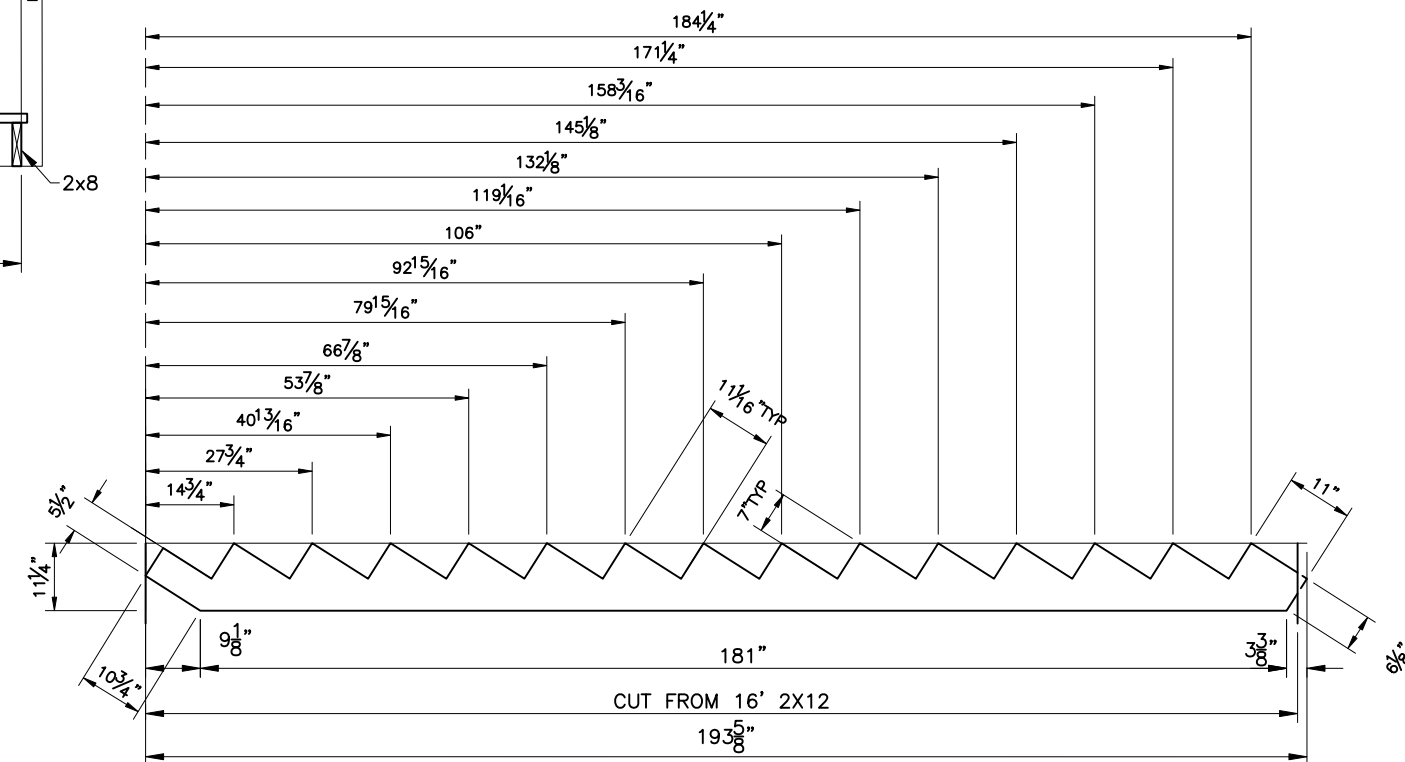
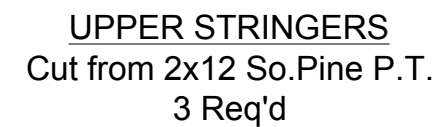
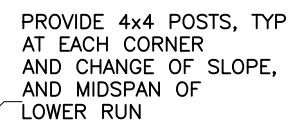


The Stairway Option includes the Stairway foundation, stair structure with handrails, and the Prehung Mandoor. The window at the opposite end of the building is also included with the Stairway Option.

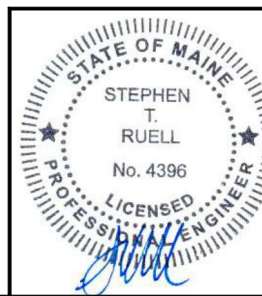
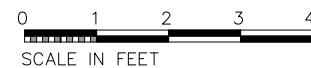
	NO.	REVISION	DATE	DESIGNED BY STR	State of Maine, Bureau of Parks and Lands Storage Barn Design for Maine State Parks	
				DRAWN BY STR	STAIRWAY OPTION ELEVATIONS	
				BGS Project 3571		
				DATE REVISED 7-16-2023		
					PINNACLE HILL ENGINEERING 33 Pinnacle Road Canaan, ME 04924 PinnacleHillEngineering@gmail.com	



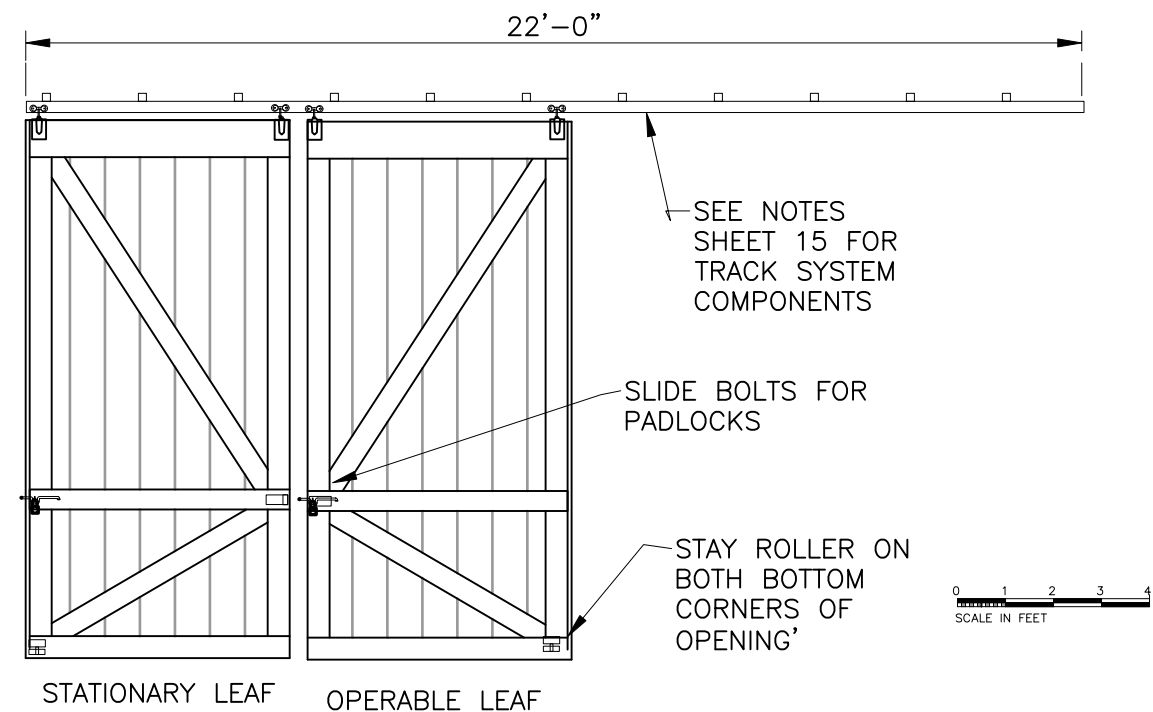
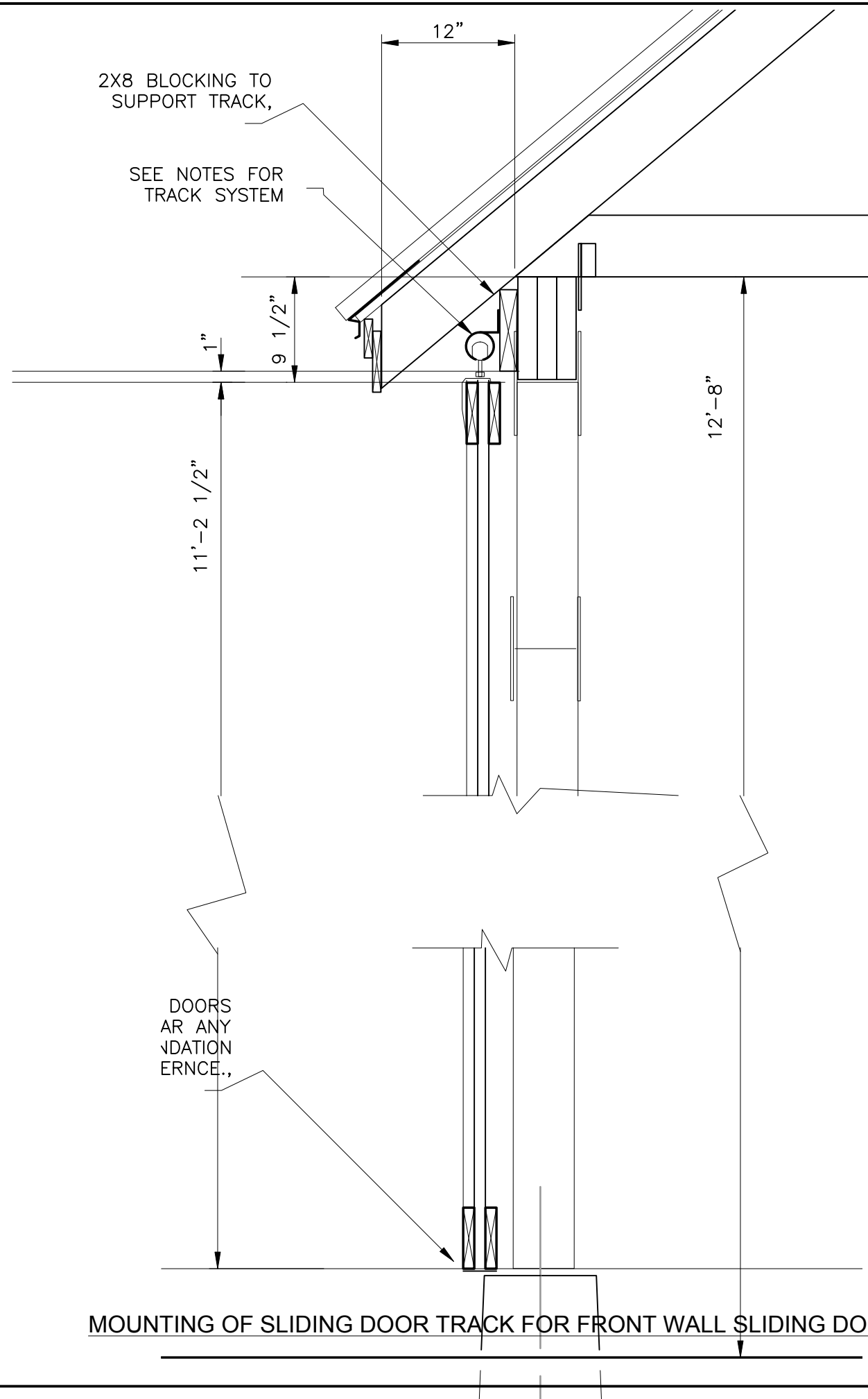
NO.	REVISION	DATE	DESIGNED BY STR	State of Maine, Bureau of Parks and Lands Storage Barn Design for Maine State Parks
			DRAWN BY STR	
			BGS Project 3571	STAIR FRAMING AND FOUNDATION
			DATE REVISED 7-16-2023	
			PINNACLE HILL ENGINEERING PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924
				12 REV. O



LOWER STRINGERS
Cut from 2x12 So.Pine P.T.
3 Req'd



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			BGS Project 3571	
			DATE REVISED 7-16-2023	STAIRWAY DETAILS
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				13 REV. 0



FRONT WALL SLIDING DOOR OPTION

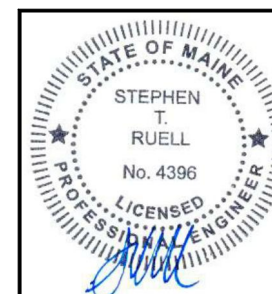
1. FRONT WALL DOOR SYSTEM FOR ONE OPENING = ONE DOOR PANEL AS SHOWN AND ONE OPPOSITE HAND, PLUS 22 FT TRACK SYSTEM, LATCHES AND BOTTOM ROLLERS
2. ROLLER SYSTEM— NATIONAL HARDWARE TRACKMASTER SYSTEM:
WITH ROUND RAIL AND DELRIN ROLLERS. SEE SHEET 15 FOR NOTES.

IF TWO OR MORE DOORS IN ADJACENT DOOR OPENINGS ARE TO BE INSTALLED THEN A DOUBLE RAIL SYSTEM WILL BE REQUIRED SO THAT DOORS CAN SLIDE PAST EACH OTHER. SEE MFR LITERATURE FOR REQUIRED BRACKETS AND COMPONENTS.

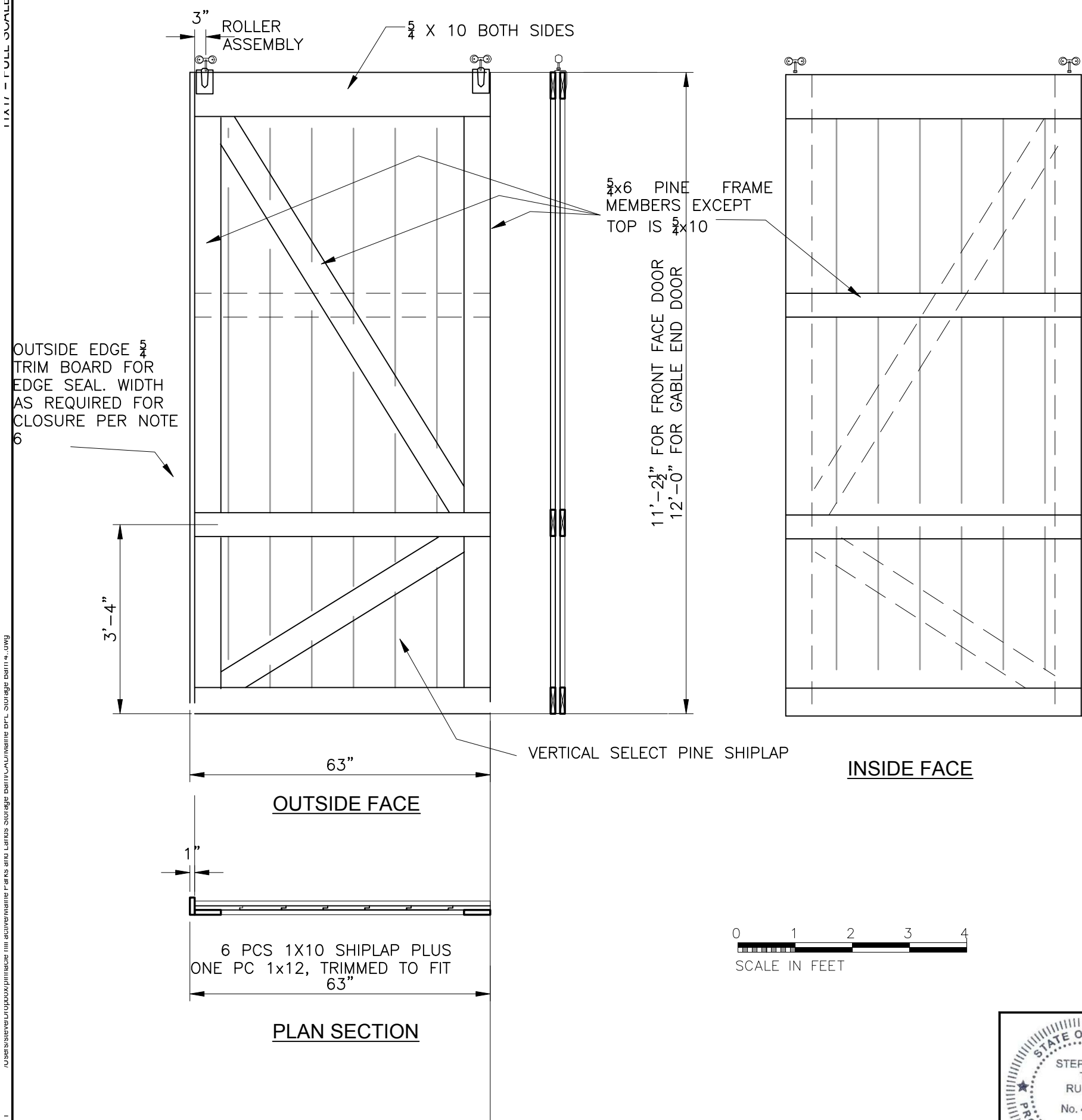
3. EXACT POSITION OF DOOR OVER OPENING IS TO BE ADJUSTED TO ALLOW FREE SLIDING AND FULL TRAVEL. SHIM DOOR TRACK AS REQUIRED WITH A FULL LENGTH SHIM SO THAT DOOR CLEARS PROTRUDING FASTENERS AND HARDWARE. APPLY SIDE CLOSURE PIECES LAST TO THE POSTS ON BOTH JAMBS, TRIMMED TO CLOSE THE OPENING ON EACH SIDE TO WITHIN 1/4" MAXIMUM.

INSTALL A STOP IN THE TRACK OR ON THE HEAD, 'FOR THE FIRST LEAF SO THAT THE DOOR WILL BE CENTERED ON THE OPENING

4. SLIDE BOLTS – TWO STAINLESS STEEL HEAVY DUTY 6½” PADLOCKABLE –HARDWARE SOURCE SKU#504600 OR EQUAL. OWNER WILL PROVIDE PADLOCKS. ONE LEAF WILL BE LOCKED TO THE JAMB ON THE INSIDE AND THE SECOND LEAF WILL BE LOCKED TO THE FIRST LEAF ON THE OUTSIDE, ALLOWING THE OPERABLE LEAF TO BE OPENED FIRST AND THEN, IF NEEDED, THE STATIONARY LEAF CAN ALSO BE OPERATED.



NO.	REVISION	DATE	DESIGNED BY STR	State of Maine, Bureau of Parks and Lands Storage Barn Design for Maine State Parks
			DRAWN BY STR	
			BGS Project 3571	FRONT WALL SLIDING DOOR TRACK DETAILS
			DATE REVISED 7-16-2023	
			PINNACLE HILL ENGINEERING PinnacleHillEngineering@gmail.com	33 Pinnacle Road Canaan, ME 04924
				14 REV. O



THIS SHEET APPLIES TO BOTH SLIDING DOOR OPTIONS

DOOR OPTION

1. DOOR SYSTEM = ONE DOOR PANEL AS SHOWN AND ONE OPPOSITE HAND, PLUS TRACK SYSTEM, LATCHES AND BOTTOM ROLLERS

2.EASTERN WHITE PINE SELECT LUMBER
ALL PIECES KILN DRIED AND SELECTED FOR STRAIGHTNESS AND
LACK OF TWIST, NO LOOSE KNOTS, SPLITS OR WANE ALLOWED.

3. TREAT ALL PIECES WITH TWO COATS OF SPECIFIED SOLID STAIN BEFORE ASSEMBLY, TOUCH UP ALL CUT SURFACES AFTER ASSEMBLY

4. SET UP ON TRUE FLAT SURFACE DURING ASSEMBLY. GLUE AND SCREW ALL LAYERS.


5. ROLLER SYSTEM— NATIONAL HARDWARE TRACKMASTER SYSTEM:
FOR A SINGLE RAIL INSTALLATION
N193—953 FACE MOUNT ROUND RAIL, 10 FT+12 FT=22 FEET
TOTAL LENGTH
N193—839 RAIL END CAPS,
N193—847 SPLICE CONNECTOR.
N131—490 STAY ROLLERS AT EACH BOTTOM CORNER OF OPENING

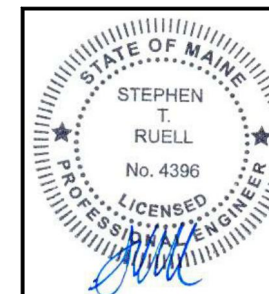
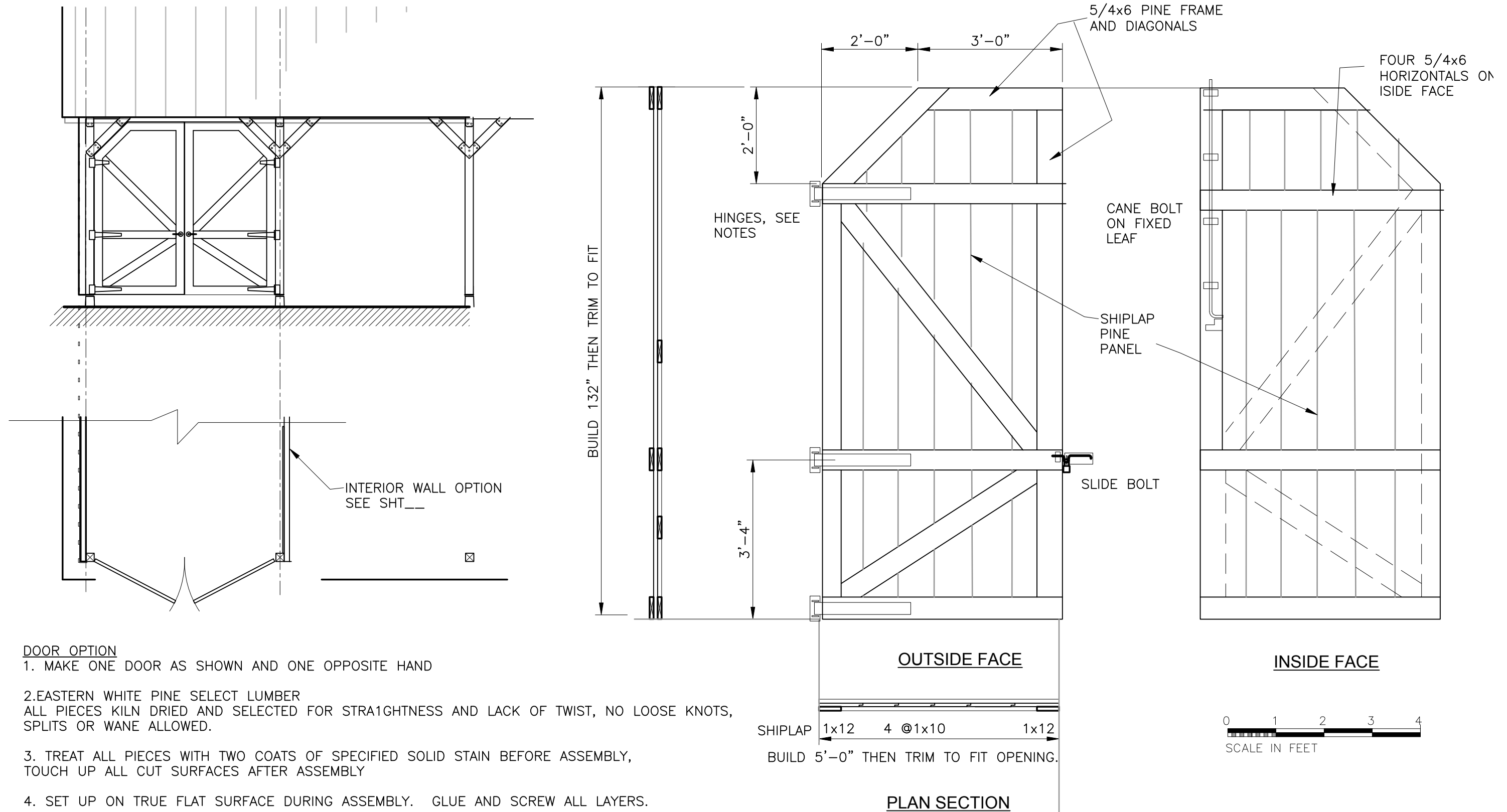
HANGERS ON DOOR LEAF -USE ROUND RAIL HANGERS N193-730 WITH DELRIN ROLLERS. THROUGH BOLT HANGERS TO DOOR LEAF. INSTALL AND ADJUST PER MFR INSTRUCTIONS.

6. EXACT POSITION OF DOOR OVER OPENING IS TO BE ADJUSTED TO ALLOW FREE SLIDING AND FULL TRAVEL. SHIM DOOR TRACK AS REQUIRED WITH A FULL LENGTH SHIM SO THAT DOOR CLEARS PROTRUDING FASTENERS AND HARDWARE. APPLY SIDE CLOSURE PIECES LAST, TRIMMED TO FIT WALL OR STRUCTURE ON EACH SIDE TO WITHIN 1/4" MAXIMUM.

WHEN POSSIBLE INSTALL STOPS AT HEAD OF DOOR SO THAT DOOR POSITION IS CENTERED WHEN CLOSED.

7. SLIDE BOLTS – TWO STAINLESS STEEL HEAVY DUTY 6 $\frac{1}{2}$ "
PADLOCKABLE ASSEMBLIES
HARDWARE SOURCE SKU#504600 OR EQUAL.
OWNER WILL PROVIDE PADLOCKS.


	NO.	REVISION	DATE	DESIGNED BY STR	State of Maine, Bureau of Parks and Lands Storage Barn Design for Maine State Parks		
				DRAWN BY STR	SLIDING DOOR DETAILS		
				BGS Project 3571			
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			BGS Project 3571	
			DATE REVISED 7-16-2023	
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			33 Pinnacle Road Canaan, ME 04924	
				FRONT WALL HINGED DOOR OPTION
				17 REV. 0



6. SLIDE BOLT - STAINLESS STEEL HEAVY
DUTY 6 $\frac{1}{2}$ " PADLOCKABLE -HARDWARE
SOURCE SKU#504600 OR EQUAL.

	NO.	REVISION	DATE	DESIGNED BY STR	State of Maine, Bureau of Parks and Lands Storage Barn Design for Maine State Parks	<div>END WALL</div> <div>LOFT DOOR OPTION</div>	<div>18</div> <div>REV. O</div>
				DRAWN BY STR			
				BGS Project 3571			
				DATE REVISED 7-16-2023	33 Pinnacle Road Canaan, ME 04924		
				Pinnacle Hill Engineering PinnacleHillEngineering@gmail.com			

