



APPLICATION FOR SITE LOCATION OF
DEVELOPMENT ACT REVIEW FROM THE MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION

SUGARLOAF – WEST MOUNTAIN
EXPANSION
CARRABASSETT VALLEY, MAINE

PREPARED FOR: SUGARLOAF MOUNTAIN CORPORATION
C/O BOYNE USA, INC.
3951 CHARLEVOIX AVENUE, PETOSKEY MI 49770

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
PO BOX QJ 69 MAIN STREET
LIVERMORE FALLS, MAINE 04254

VANASSE HANGEN BRUSTLIN
500 SCARBOROUGH DRIVE #105B
SOUTH PORTLAND, MAINE 04106

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SUBMISSIONS CHECKLIST – Sugarloaf West Mountain Expansion

If a provision is not applicable, put "NA"

Section 1. Development description

- A. Narrative
 - 1. Objectives and details
 - 2. Existing facilities (with dates of construction)
- B. Topographic map
 - 1. Location of development boundaries
 - 2. Quadrangle name
- C. Construction plan
 - 1. Outline of construction sequence (major aspects)
 - 2. Dates
- D. Drawings
 - 1. Development facilities
 - a. Location, function and ground area
 - b. Length/cross-sections for roads
 - 2. Site work (nature and extent)
 - 3. Existing facilities (location, function ground area and floor area)
 - 4. Topography
 - a. Pre- and post-development (contours 2 ft or less)
 - b. Previous construction, facilities and lot lines

Section 2. Title, right or interest (copy of document)

Section 3. Financial capacity

- A. Estimated costs
- B. Financing
 - 1. Letter of commitment to fund
 - 2. Self-financing
 - a. Annual report
 - b. Bank statement
 - 3. Other
 - a. Cash equity commitment
 - b. Financial plan
 - c. Letter
 - 4. Affordable housing information
- C. Corporate Standing

Section 4. Technical ability (description)

- A. Prior experience (statement)
- B. Personnel (documents)

Section 5. Noise

- A. Developments producing a minor noise impact (statement)
 - 1. Residential developments
 - 2. Certain non-residential subdivisions
 - 3. Schools and hospitals
 - 4. Other developments
 - a. Type, source and location of noise
 - b. Uses, zoning and plans

- ___ c. Protected locations
- ___ d. Minor nature of impact
- ___ e. Demonstration
- ___ n/a ___ B. Developments producing a major noise impact (full noise study)
- ___ n/a ___ 1. Baseline
- ___ n/a ___ a. Uses, zoning and plans
- ___ n/a ___ b. Protected locations
- ___ n/a ___ c. Quiet area
- ___ n/a ___ 2. Noise generated by the development
- ___ n/a ___ a. Type, source and location of noise
- ___ n/a ___ b. Sound levels
- ___ n/a ___ c. Control measures
- ___ n/a ___ d. Comparison with regulatory limits
- ___ n/a ___ e. Comparison with local limits

___ **Section 6. Visual quality and scenic character**(narrative, description, visual impact analysis)

___ **Section 7. Wildlife and fisheries** (narrative)

___ **Section 8. Historic sites** (narrative)

___ **Section 9. Unusual natural areas** (narrative)

Section 10. Buffers

___ A. Site plan and narrative

Section 11. Soils

- ___ A. Soil survey map and report
- ___ 1. Soil investigation narrative
- ___ 2. Soil survey map (**Per Pre-app meeting**)
- ___ B. Soil survey intensity level by development type (**per pre-app meeting**)
- 1. Class A (High Intensity) Soil Survey
- 2. Class B (High Intensity) Soil Survey
- 3. Class C (Medium High-Intensity) Soil Survey
- 4. Class D (Medium Intensity) Soil Survey
- C. Geotechnical Investigation
- ___ D. Hydric soils mapping

Section 12. Stormwater management

- ___ A. Narrative
- ___ 1. Development location
- ___ 2. Surface water on or abutting the site
- ___ 3. Downstream ponds and lakes
- ___ 4. General topography
- ___ 5. Flooding
- ___ 6. Alterations to natural drainage ways
- ___ 7. Alterations to land cover
- ___ 8. Modeling assumptions
- ___ 9. Basic standard
- ___ 10. Flooding standard
- ___ 11. General standard
- ___ 12. Parcel size
- ___ 13. Developed area

- 14. Disturbed area
- 15. Impervious area
- B. Maps
 - 1. U.S.G.S. map with site boundaries
 - 2. S.C.S. soils map with site boundaries
- C. Drainage Plans (a pre-development plan and a post-development plan)
 - 1. Contours
 - 2. Plan elements
 - 3. Land cover types and boundaries
 - 4. Soil group boundaries
 - 5. Stormwater quantity subwatershed boundaries
 - 6. Stormwater quality subwatershed boundaries
 - 7. Watershed analysis points
 - 8. Hydrologic flow lines (w/flow types and flow lengths labeled)
 - 9. Runoff storage areas
 - 10. Roads and drives
 - 11. Buildings, parking lots, and other facilities
 - 12. Drainage system layout for storm drains, catch basins, and culverts
 - 13. Natural and man-made open drainage channels
 - 14. Wetlands
 - 15. Flooded areas
 - 16. Benchmark
 - 17. Stormwater detention, retention, and infiltration facilities
 - 18. Stormwater treatment facilities
 - 19. Drainage easements
 - 20. Identify reaches, ponds, and subwatersheds matching stormwater model
 - 21. Buffers
- D. Runoff analysis (pre-development and post development)
 - 1. Curve number computations
 - 2. Time of concentration calculations
 - 3. Travel time calculations
 - 4. Peak discharge calculations
 - 5. Reservoir routing calculations
- E. Flooding Standard
 - 1. Variance submissions (if applicable)
 - a. Submissions for discharge to the ocean, great pond, or major river
 - i. Map
 - ii. Drainage plan
 - iii. Drainage system design
 - iv. Outfall design
 - v. Easements
 - b. Insignificant increase
 - i. Downstream impacts
 - c. Submissions for discharge to a public stormwater system
 - i. Letter of permission
 - ii. Proof of capacity
 - ii. Outfall analysis and design (pictures)
 - 2. Sizing of storm drains and culverts
 - 3. Stormwater ponds and basins
 - a. Impoundment sizing calculations
 - b. Inlet calculations
 - c. Outlet calculations
 - d. Emergency spillway calculations
 - e. Subsurface investigation report
 - f. Embankment specifications
 - g. Embankment seepage controls

- h. Outlet seepage controls
- i. Detail sheet
- j. Basin cross sections
- k. Basin plan sheet
- n/a 4. Infiltration systems
 - n/a a. Well locations map
 - n/a b. Sand and gravel aquifer map
 - n/a c. Subsurface investigation report with test pit or boring logs
 - n/a d. Permeability analysis
 - n/a e. Infiltration structure design
 - n/a f. Pollutant generation and transport analysis
 - n/a g. Monitoring and operations plan
 - n/a i. Locations of storage points of potential contaminants
 - n/a ii. Locations of observation wells and infiltration monitoring plan
 - n/a iii. Groundwater quality monitoring plan
- n/a 5. Drainage easement declarations.
- F. Stormwater quality treatment plan peak discharge calculations
 - 1. Basic stabilization plan
 - a. Ditches, swales, and other open channel stabilization
 - b. Culvert and storm-drain outfall stabilization
 - c. Earthen slope and embankment stabilization
 - d. Disturbed area stabilization
 - e. Gravel roads and drives stabilization
 - 2. General Standard
 - a. Calculations for sizing BMP
 - b. Impervious area calculation
 - c. Developed area calculation
 - d. Summary spreadsheet of calculations
 - n/a 3. Phosphorus control plan
 - n/a a. Calculations for the site's allowable phosphorus export
 - n/a b. Calculations for determining the developed site's phosphorus export
 - n/a c. Calculations for determining any phosphorus compensation fees
 - n/a 4. Offset Credits
 - n/a a. Urban impaired stream
Offset credit calculation
 - n/a b. Phosphorus credit determination
 - n/a i. Location map
 - n/a ii. Scaled plan
 - n/a iii. Title and right
 - n/a iv. Demolition plan
 - n/a v. Vegetation plan
 - n/a vi. Offset credit calculation
 - n/a vii. Calculation for the new allowable export
 - 5. Runoff treatment measures
 - a. structural measures
 - i. Design drawings and specifications
 - ii. Design calculations
 - iii. Maintenance plan
 - n/a iv. TSS removal or phosphorus treatment factor determinations
 - v. Stabilization plan
 - b. Vegetated buffers
 - i. Soil survey
 - ii. Buffer plan
 - iii. Turnout and level spreader designs

- iv. Deed restrictions
 - 6. Control plan for thermal impacts to coldwater fisheries
 - 7. Control plan for other pollutants
 - 8. Engineering inspection of stormwater management facilities
- G. Maintenance of common facilities or property
- 1. Components of the maintenance plan
 - A. Maintenance of facilities by owner or operator
 - 1. Site owner or operator (name legally responsible party)
 - 2. Contact person responsible for maintenance
 - 3. Transfer mechanism
 - 4. List of facilities to be maintained
 - 5. List of inspection and maintenance tasks for each facility
 - 6. Identifications of any deed covenants, easements, or restrictions
 - 7. Sample maintenance log
 - 8. Copies of any third-party maintenance contracts
 - B. Maintenance of facilities by homeowner's association
 - 1. Incorporation documents for the association
 - 2. Membership criteria
 - 3. Association officer responsible for maintenance
 - 4. Establishment of fee assessment for maintenance work
 - 5. Establishment of lien system
 - 6. Reference to department order(s) in association charter
 - 7. Transfer mechanism from developer to association
 - 8. List of facilities to be maintained
 - 9. Identification of any deed covenants, easements, or restrictions
 - 10. Renewal of covenants and leases
 - 11. List of inspection and maintenance tasks for each facility
 - 12. Sample maintenance log
 - 13. Copies of any third-party maintenance contracts
 - C. Maintenance of facilities by municipality or municipal district
 - 1. Identification of the municipal department or utility district
 - 2. Contact person responsible for maintenance
 - 3. Evidence of acceptance of maintenance responsibility
 - 4. Transfer mechanism from developer
 - 5. List of facilities to be maintained
 - 6. List of inspection and maintenance tasks for each facility
 - 7. Identifications of any deed covenants, easements, or restrictions
 - 8. Sample maintenance log
2. General inspection and maintenance requirements
 - a. Drainage easements
 - b. Ditches, culverts, and catch-basin systems
 - c. Roadways and parking surfaces
 - d. Stormwater detention and retention facilities
 - 1. Embankment inspection and maintenance
 - 2. Outlet inspection and clean-out
 - 3. Spillway maintenance
 - 4. Sediment removal and disposal
 - e. Stormwater infiltration facilities
 - 1. Sediment protection plan
 - 2. Infiltration rehabilitation plan
 - 3. Sediment removal and disposal
 - 4. Groundwater monitoring plan
 - f. Proprietary treatment devices
 - g. Buffers

n/a h. Other practices and measures

Section 13. Urban Impaired Stream Submissions

- n/a 1. Off-site credits
- n/a 2. Compensation fees (Urban Impaired Stream/Phosphorus)
- n/a 3. Development impacts

Section 14. Basic Standards

- A. Narrative
 - 1. Soil types
 - 2. Existing erosion problems
 - 3. Critical areas
 - 4. Protected natural resources
 - 5. Erosion control measures
 - 6. Site stabilization
- B. Implementation schedule
- C. Erosion and sediment control plan
 - 1. Pre-development and post-development contours
 - 2. Plan scale and elements
 - 3. Land cover types and boundaries
 - 4. Existing erosion problems
 - 5. Critical areas
 - 6. Protected natural resources
 - 7. Locations (general)
 - 8. Locations of controls
 - 9. Disturbed areas
 - 10. Stabilized construction entrance
- D. Details and specifications (for both temporary and permanent measures)
- E. Design calculations
- F. Stabilization plan
 - 1. Temporary seeding
 - 2. Permanent seeding
 - 3. Sodding
 - 4. Temporary mulching
 - 5. Permanent mulching
- G. Winter construction plan
 - 1. Dormant seeding
 - 2. Winter mulching
- H. Third-party inspections
 - TBD 1. Inspector's name, address, and telephone number
 - TBD 2. Inspector's qualifications
 - TBD 3. Inspection schedule
 - TBD 4. Contractor contact
 - TBD 5. Reporting protocol

Section 15. Groundwater

- A. Narrative
 - 1. Location and maps
 - 2. Quantity
 - 3. Sources
 - 4. Measures to prevent degradation
- n/a B. Groundwater protection plan
- n/a C. Monitoring plan
 - n/a 1. Monitoring points
 - n/a 2. Monitoring frequency

- n/a ___ 3. Background conditions
- n/a ___ 4. Monitoring parameters
- n/a ___ 5. Personnel qualifications
- n/a ___ 6. Proof of training
- n/a ___ 7. Equipment and methods
- n/a ___ 8. Quality assurance/quality control
- n/a ___ 9. Reporting requirements
- n/a ___ 10. Remedial action plan
- n/a ___ D. Monitoring well installation report
 - n/a ___ 1. Well location map
 - n/a ___ 2. Elevation data
 - n/a ___ 3. Well installation data
 - n/a ___ 4. Well construction details
 - n/a ___ 5. Borehole logs
 - n/a ___ 6. Summary of depth measurements
 - n/a ___ 7. Characteristics of subsurface strata
 - n/a ___ 8. Well installation contract
 - n/a ___ 9. Schematic cross-sections
 - n/a ___ 10. Monitoring point summary table
 - n/a ___ 11. Protective casing
 - n/a ___ 12. On-site well identification

Section 16. Water supply

- X ___ A. Water supply method
 - n/a ___ 1. Individual wells (evidence of sufficient/healthful supply)
 - n/a ___ a. Support of findings by well drillers
 - n/a ___ b. Support of findings by geologist
 - n/a ___ 2. Common well(s) (reports)
 - n/a ___ a. Hydrogeology report
 - n/a ___ b. Engineering report
 - n/a ___ c. Well installation report
 - n/a ___ d. Long-term safe yield and zone of influence determination
 - n/a ___ e. Public water supply
 - n/a ___ i. Proposed well or wells
 - n/a ___ ii. Existing well or wells
 - n/a ___ iii. Water quality analysis
 - n/a ___ 3. Well construction in shallow-to-bedrock areas
 - n/a ___ 4. Additional information
 - X ___ 5. Off-site utility company or public agency
 - n/a ___ 6. Other sources
- n/a ___ B. Subsurface wastewater disposal systems (locations of systems and wells)
- X ___ C. Total usage (statement re: total anticipated water usage)

Section 17. Wastewater disposal

- n/a ___ A. On-site subsurface wastewater disposal systems (investigation results)
 - n/a ___ 1. Site plan
 - n/a ___ 2. Soil conditions summary table
 - n/a ___ 3. Logs of subsurface explorations
 - n/a ___ 4. Additional test pits, borings or probes
 - n/a ___ a. Soil conditions A
 - n/a ___ b. Soils with Profiles 8 and 9 parent material
 - n/a ___ c. Soil conditions D
 - n/a ___ d. Disposal field length 60 feet or greater
 - n/a ___ 5. 3-bedroom design

- n/a ___ 6. Larger disposal systems
 - a. System design details
 - n/a ___ b. Plan view
 - n/a ___ c. Cross sections
 - n/a ___ d. Test pit data
 - n/a ___ e. Mounding analysis
 - B. Nitrate-nitrogen impact assessment
 - 1. When required
 - n/a ___ a. Exempted___
 - n/a ___ i. Conventional systems meeting certain setbacks
 - n/a ___ ii. Denitrification systems
 - n/a ___ b. Special conditions and other exemptions
 - 2. Assumptions
 - n/a ___ a. Initial concentration
 - n/a ___ b. Background concentration
 - n/a ___ c. Contribution from development
 - n/a ___ d. Mixing and dilution
 - n/a ___ e. Severe-drought scenario
 - n/a ___ f. Wastewater flow to subsurface wastewater disposal fields
 - 3. Assessment report minimum requirements
 - n/a ___ a. Narrative and calculations
 - n/a ___ b. Site plan
 - n/a ___ i. Well locations
 - n/a ___ ii. 10 mg/l and 8 mg/l isocons
 - n/a ___ iii. Groundwater contours and groundwater flow divides
 - n/a ___ c. References
 - 4. Denitrification systems
 - n/a ___ a. Design plans and specifications
 - n/a ___ b. Installation information
 - n/a ___ c. Monitoring plan
 - n/a ___ d. Maintenance
 - n/a ___ e. Backup system
 - D. Municipal facility or utility company letter
 - n/a ___ E. Storage or treatment lagoons

- Section 18. Solid waste (list: type, quantity, method of collection and location)
 - A. Commercial solid waste facility (final disposal location)
 - B. Off-site disposal of construction/demolition debris (final disposal location)
 - C. On-site disposal of woodwaste/land clearing debris
 - n/a ___ 1. Applicability of rules (evidence re: applicability of rules)
 - n/a ___ 2. Burning of wood wastes
 - n/a ___ a. Delineation on site plan
 - n/a ___ b. Plans for handling unburned woodwaste and woodash
 - c. Evidence of capacity to accept waste (approved facility)
 - n/a ___ d. Usage of materials
 - n/a ___ e. Data on mixing ratios and application rates
 - D. Special or Hazardous Waste

Section 19. Flooding

- A. Explanation of flooding impact
- B. Site plan showing 100-year flood elevation
- C. Hydrology analysis
- D. FEMA flood zone map with site boundaries

Section 20. Blasting

- X A. Site Plan or map
- X B. Report
 - 1. Assessment
 - 2. Blasting plan

Section 21. Air emissions (narrative and summary)

- X A. Point and non-point sources identified
- X B. Emission components (point sources)

Section 22. Odors

- n/a A. Identification of nature/source
- n/a B. Estimate of areas affected
- n/a C. Methods of control

n/a **Section 23. Water vapor** (narrative)

n/a **Section 24. Sunlight** (statement and drawing, if required)

Section 25. Notices

- X A. Evidence that notice sent
- X B. List of abutters for purposes of notice

SITE LOCATION OF DEVELOPMENT PERMIT APPLICATION 38 M.R.S.A. §§481-490

PLEASE TYPE OR PRINT IN *INK ONLY*

This application is for: (CHECK THE ONE THAT APPLIES)		<input type="checkbox"/> 20 acre development	<input type="checkbox"/> Marine Oil Terminal	<input checked="" type="checkbox"/> Major Amendment
		<input type="checkbox"/> Planning Permit	<input type="checkbox"/> Structure	<input type="checkbox"/> Minor Amendment
		<input type="checkbox"/> Metallic Mining	<input type="checkbox"/> Subdivision	
1. Name of Applicant:	Sugarloaf Mountain Corporation C/o Boyne USA, Inc.		6. Name of Agent (if applicable):	Main-Land Development Consultants, Inc. in partnership with Vanasse Hangen Brustlin
2. Applicant's Mailing Address:	3951 Charlevoix Avenue Petoskey MI 49770		7. Agent's Mailing Address:	P.O. Box Q Livermore Falls, ME 04254
3. Applicant's Daytime Phone #:			8. Agent's Daytime Phone #:	207.897.6752 o 931.9909 c
4. Applicant's Fax # (if available):			9. Agent's Fax # (if available):	207.897.5404
5. Applicant's e-mail address (REQUIRED -license will be sent via: e-mail):	scott.kelley@boyneresorts.com		10. Agent's e-mail address (REQUIRED - license will be sent via e-mail):	rick@main-landdci.com

PROJECT INFORMATION

11. Name of Development:	Sugarloaf - West Mountain Expansion			
12. Map and Lot #'s:	Map #:	Lot #:	13. Deed Reference #'s:	Book #: Page #:
14. Location of Project City/Town:	Carrabassett Valley	15. County:	Franklin	16. UTM Northing 17. UTM Easting
18. Brief Description of Project including total parcel size:	Roughly 400 acre resort infil project in the area informally known as West Mountain, accessed from the West Mountain Road. Please see project description.			
19. Type of Direct Watershed: (Check all that apply)	<input type="checkbox"/> Lake not most at risk	<input checked="" type="checkbox"/> River, stream or brook	<input type="checkbox"/> Coastal wetland	<input type="checkbox"/> Wellhead or public water
	<input type="checkbox"/> Lake most at risk	<input type="checkbox"/> Urban impaired stream	<input type="checkbox"/> Freshwater wetland	
	<input type="checkbox"/> Lake most at risk, severely blooming			
20. Name of Waterbody Project Site drains to:	Carrabassett River, South Branch			
21. Amount of Developed Area:	Total acres:	Existing Developed area: _____ acres	New Developed area: <u>263</u> acres	
22. Amount of Impervious Area:	Total acres:	Existing Impervious areas _____ acres	New Impervious area: <u>34</u> acres	
23. Development started prior to obtaining a license?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
24. Development or any portion of the site subject to enforcement action?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		If yes, name of enforcement staff involved?	
25. Common scheme of development?:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	26. Title, Right or Interest:	<input checked="" type="checkbox"/> own <input type="checkbox"/> lease	<input type="checkbox"/> purchase option <input type="checkbox"/> written agreement
27. Natural Resources Protection Act permit required?:	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	If yes:	<input type="checkbox"/> PBR <input type="checkbox"/> Tier 1 <input checked="" type="checkbox"/> Full Permit <input type="checkbox"/> Tier 2	
28. Existing DEP Permit number (if applicable):	L-217-26 - numerous amendments and revisions			
29. Names of DEP staff person(s) present at the pre-application meeting:	Jami MacNeil			
30. Does agent have an interest in project? If yes, what is the interest?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			

CERTIFICATIONS AND SIGNATURES LOCATED ON PAGE 2

