

MAINE DEP PRELIMINARY SET

THREE CORNERS SOLAR PROJECT

CLINTON, BENTON, AND UNITY TOWNSHIP, KENNEBEC COUNTY, MAINE

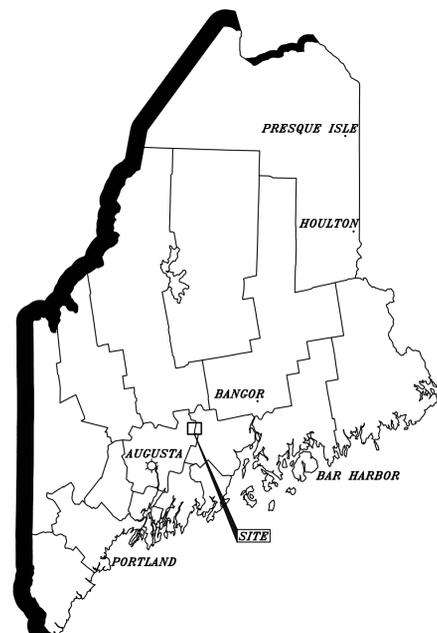
PREPARED FOR THREE CORNERS SOLAR, LLC

261.21.01

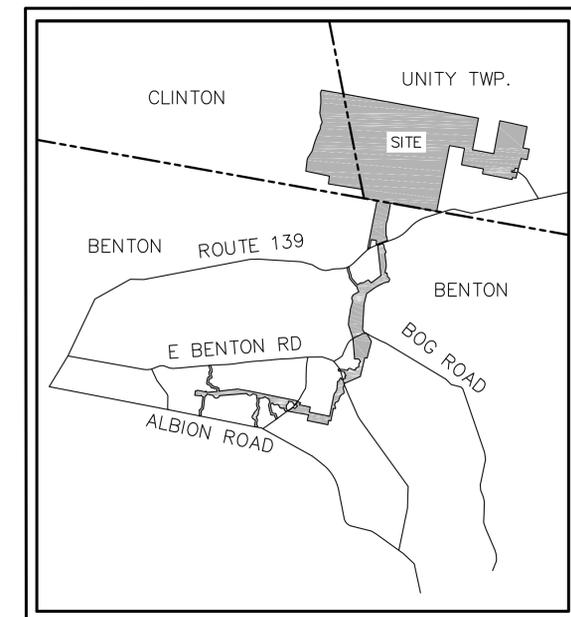
JANUARY 31, 2022

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LOCUS MAP



VICINITY MAP

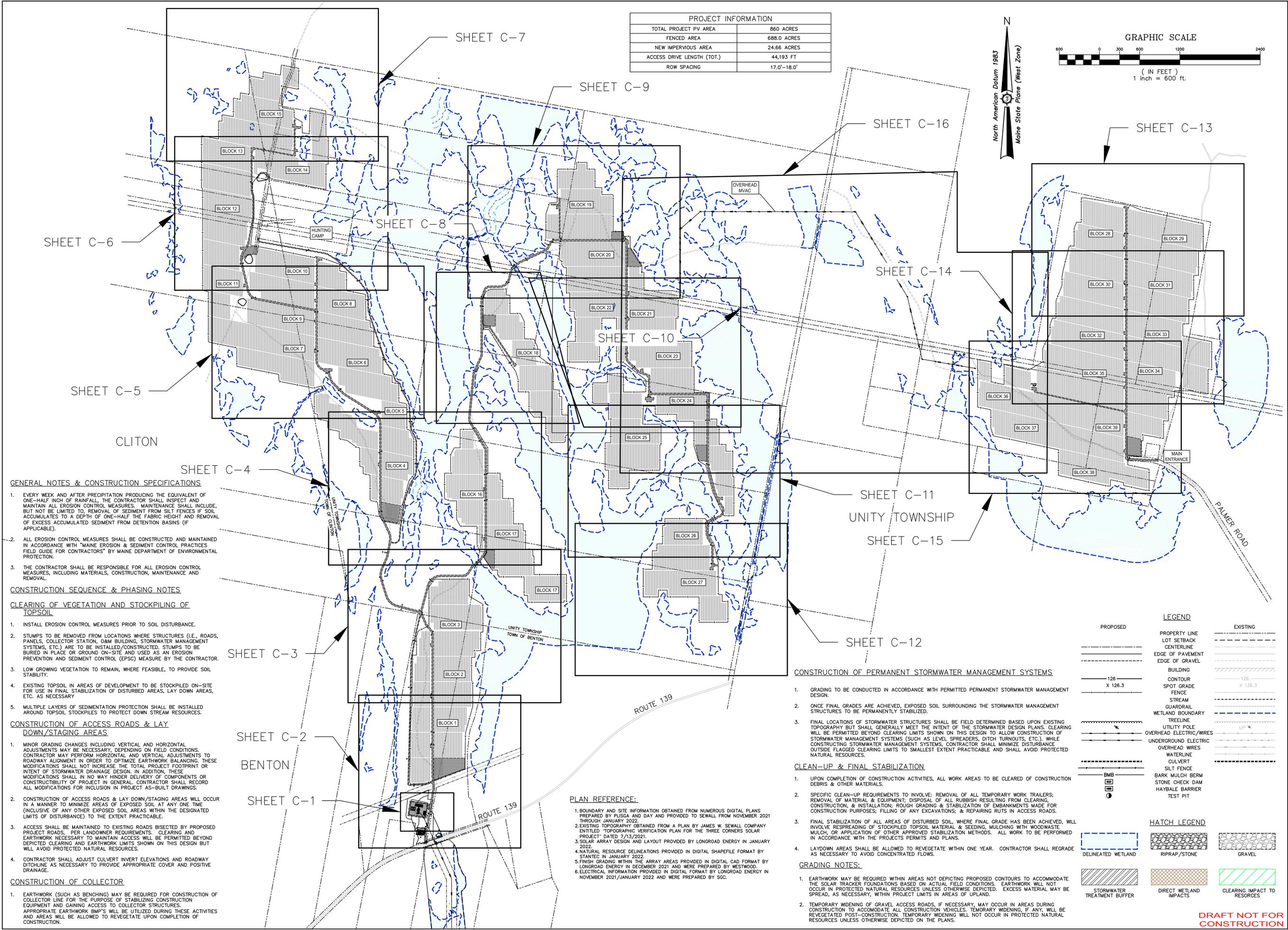
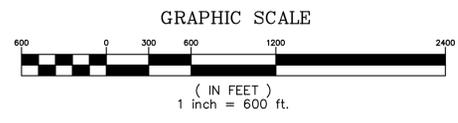
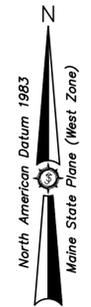
DESIGN TEAM:



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CIVIL DESIGN

PROJECT INFORMATION	
TOTAL PROJECT PV AREA	860 ACRES
FENCED AREA	688.0 ACRES
NEW IMPERVIOUS AREA	24.66 ACRES
ACCESS DRIVE LENGTH (TOT.)	44,193 FT
ROW SPACING	17.0'-18.0'



GENERAL NOTES & CONSTRUCTION SPECIFICATIONS

1. EVERY WEEK AND AFTER PRECIPITATION PRODUCING THE EQUIVALENT OF ONE-HALF INCH OF RAINFALL, THE CONTRACTOR SHALL INSPECT AND MAINTAIN ALL EROSION CONTROL MEASURES. MAINTENANCE SHALL INCLUDE, BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENT FROM SILT FENCES IF SOIL ACCUMULATES TO A DEPTH OF ONE-HALF THE FABRIC HEIGHT AND REMOVAL OF EXCESS ACCUMULATED SEDIMENT FROM DETENTION BASINS (IF APPLICABLE).
2. ALL EROSION CONTROL MEASURES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "MAINE EROSION & SEDIMENT CONTROL PRACTICES FIELD GUIDE FOR CONTRACTORS" BY MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EROSION CONTROL MEASURES, INCLUDING MATERIALS, CONSTRUCTION, MAINTENANCE AND REMOVAL.

CONSTRUCTION SEQUENCE & PHASING NOTES

CLEARING OF VEGETATION AND STOCKPILING OF TOPSOIL

1. INSTALL EROSION CONTROL MEASURES PRIOR TO SOIL DISTURBANCE.
2. STUMPS TO BE REMOVED FROM LOCATIONS WHERE STRUCTURES (I.E., ROADS, PANELS, COLLECTOR STATION, O&M BUILDING, STORMWATER MANAGEMENT SYSTEMS, ETC.) ARE TO BE INSTALLED/CONSTRUCTED. STUMPS TO BE BURIED IN PLACE OR GROUND ON-SITE AND USED AS AN EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) MEASURE BY THE CONTRACTOR.
3. LOW GROWING VEGETATION TO REMAIN, WHERE FEASIBLE, TO PROVIDE SOIL STABILITY.
4. EXISTING TOPSOIL IN AREAS OF DEVELOPMENT TO BE STOCKPILED ON-SITE FOR USE IN FINAL STABILIZATION OF DISTURBED AREAS, LAY DOWN AREAS, ETC. AS NECESSARY.
5. MULTIPLE LAYERS OF SEDIMENTATION PROTECTION SHALL BE INSTALLED AROUND TOPSOIL STOCKPILES TO PROTECT DOWN STREAM RESOURCES.

CONSTRUCTION OF ACCESS ROADS & LAY DOWN/STAGING AREAS

1. MINOR GRADING CHANGES INCLUDING VERTICAL AND HORIZONTAL ADJUSTMENTS MAY BE NECESSARY, DEPENDING ON FIELD CONDITIONS. CONTRACTOR MAY PERFORM HORIZONTAL AND VERTICAL ADJUSTMENTS TO ROADWAY ALIGNMENT IN ORDER TO OPTIMIZE EARTHWORK BALANCING. THESE MODIFICATIONS SHALL NOT INCREASE THE TOTAL PROJECT FOOTPRINT OR INTENT OF STORMWATER DRAINAGE DESIGN. IN ADDITION, THESE MODIFICATIONS SHALL IN NO WAY HINDER DELIVERY OF COMPONENTS OR CONSTRUCTIBILITY OF PROJECT IN GENERAL. CONTRACTOR SHALL RECORD ALL MODIFICATIONS FOR INCLUSION IN PROJECT AS-BUILT DRAWINGS.
2. CONSTRUCTION OF ACCESS ROADS & LAY DOWN/STAGING AREAS WILL OCCUR IN A MANNER TO MINIMIZE AREAS OF EXPOSED SOIL AT ANY ONE TIME (INCLUDING OF ANY OTHER EXPOSED SOIL AREAS WITHIN THE DESIGNATED LIMITS OF DISTURBANCE) TO THE EXTENT PRACTICABLE.
3. ACCESS SHALL BE MAINTAINED TO EXISTING ROADS BISECTED BY PROPOSED PROJECT ROADS. PER LANDOWNER REQUIREMENTS, CLEARING AND EARTHWORK NECESSARY TO MAINTAIN ACCESS WILL BE PERMITTED BEYOND DEPICTED CLEARING AND EARTHWORK LIMITS SHOWN ON THIS DESIGN BUT WILL AVOID PROTECTED NATURAL RESOURCES.
4. CONTRACTOR SHALL ADJUST CULVERT INVERT ELEVATIONS AND ROADWAY DITCHLINE AS NECESSARY TO PROVIDE APPROPRIATE COVER AND POSITIVE DRAINAGE.

CONSTRUCTION OF COLLECTOR

1. EARTHWORK (SUCH AS BENCHING) MAY BE REQUIRED FOR CONSTRUCTION OF COLLECTOR LINE FOR THE PURPOSE OF STABILIZING CONSTRUCTION EQUIPMENT AND GAINING ACCESS TO COLLECTOR STRUCTURES. APPROPRIATE EARTHWORK BMP'S WILL BE UTILIZED DURING THESE ACTIVITIES AND AREAS WILL BE ALLOWED TO REVEGETATE UPON COMPLETION OF CONSTRUCTION.

PLAN REFERENCE:

1. BOUNDARY AND SITE INFORMATION OBTAINED FROM NUMEROUS DIGITAL PLANS PREPARED BY PLUSGA AND DAY AND PROVIDED TO SEWALL FROM NOVEMBER 2021 THROUGH JANUARY 2022.
2. EXISTING TOPOGRAPHY OBTAINED FROM A PLAN BY JAMES W. SEWALL COMPANY ENTITLED "TOPOGRAPHIC VERIFICATION PLAN FOR THE THREE CORNERS SOLAR PROJECT" DATED 7/13/2021.
3. SOLAR ARRAY DESIGN AND LAYOUT PROVIDED BY LONGROAD ENERGY IN JANUARY 2022.
4. NATURAL RESOURCE DELINEATIONS PROVIDED IN DIGITAL SHAPEFILE FORMAT BY STANTEC IN JANUARY 2022.
5. FINISH GRADING WITHIN THE ARRAY AREAS PROVIDED IN DIGITAL CAD FORMAT BY LONGROAD ENERGY IN DECEMBER 2021 AND WERE PREPARED BY WESTWOOD.
6. ELECTRICAL INFORMATION PROVIDED IN DIGITAL FORMAT BY LONGROAD ENERGY IN NOVEMBER 2021/JANUARY 2022 AND WERE PREPARED BY SGC.

CONSTRUCTION OF PERMANENT STORMWATER MANAGEMENT SYSTEMS

1. GRADING TO BE CONDUCTED IN ACCORDANCE WITH PERMITTED PERMANENT STORMWATER MANAGEMENT DESIGN.
2. ONCE FINAL GRADES ARE ACHIEVED, EXPOSED SOIL SURROUNDING THE STORMWATER MANAGEMENT STRUCTURES TO BE PERMANENTLY STABILIZED.
3. FINAL LOCATIONS OF STORMWATER STRUCTURES SHALL BE FIELD DETERMINED BASED UPON EXISTING TOPOGRAPHY BUT SHALL GENERALLY MEET THE INTENT OF THE STORMWATER DESIGN PLANS. CLEARING WILL BE PERMITTED BEYOND CLEARING LIMITS SHOWN ON THIS DESIGN TO ALLOW CONSTRUCTION OF STORMWATER MANAGEMENT SYSTEMS (SUCH AS LEVEL SPREADERS, DITCH TURNOUTS, ETC.). WHILE CONSTRUCTING STORMWATER MANAGEMENT SYSTEMS, CONTRACTOR SHALL MINIMIZE DISTURBANCE OUTSIDE FLAGGED CLEARING LIMITS TO SMALLEST EXTENT PRACTICABLE AND SHALL AVOID PROTECTED NATURAL RESOURCES.

CLEAN-UP & FINAL STABILIZATION

1. UPON COMPLETION OF CONSTRUCTION ACTIVITIES, ALL WORK AREAS TO BE CLEARED OF CONSTRUCTION DEBRIS & OTHER MATERIALS.
2. SPECIFIC CLEAN-UP REQUIREMENTS TO INVOLVE: REMOVAL OF ALL TEMPORARY WORK TRAILERS; REMOVAL OF MATERIAL & EQUIPMENT; DISPOSAL OF ALL RUBBISH RESULTING FROM CLEARING, CONSTRUCTION, & INSTALLATION; ROUGH GRADING & STABILIZATION OF EMBANKMENTS MADE FOR CONSTRUCTION PURPOSES; FILLING OF ANY EXCAVATIONS; & REPAIRING RUTS IN ACCESS ROADS.
3. FINAL STABILIZATION OF ALL AREAS OF DISTURBED SOIL, WHERE FINAL GRADE HAS BEEN ACHIEVED, WILL INVOLVE RESPREADING OF STOCKPILED TOPSOIL MATERIAL & SEEDING, MULCHING WITH WOODWASTE MULCH, OR APPLICATION OF OTHER APPROVED STABILIZATION METHODS. ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE PROJECT'S PERMITS AND PLANS.
4. LAYDOWN AREAS SHALL BE ALLOWED TO REVEGETATE WITHIN ONE YEAR. CONTRACTOR SHALL REGRADE AS NECESSARY TO AVOID CONCENTRATED FLOWS.

GRADING NOTES:

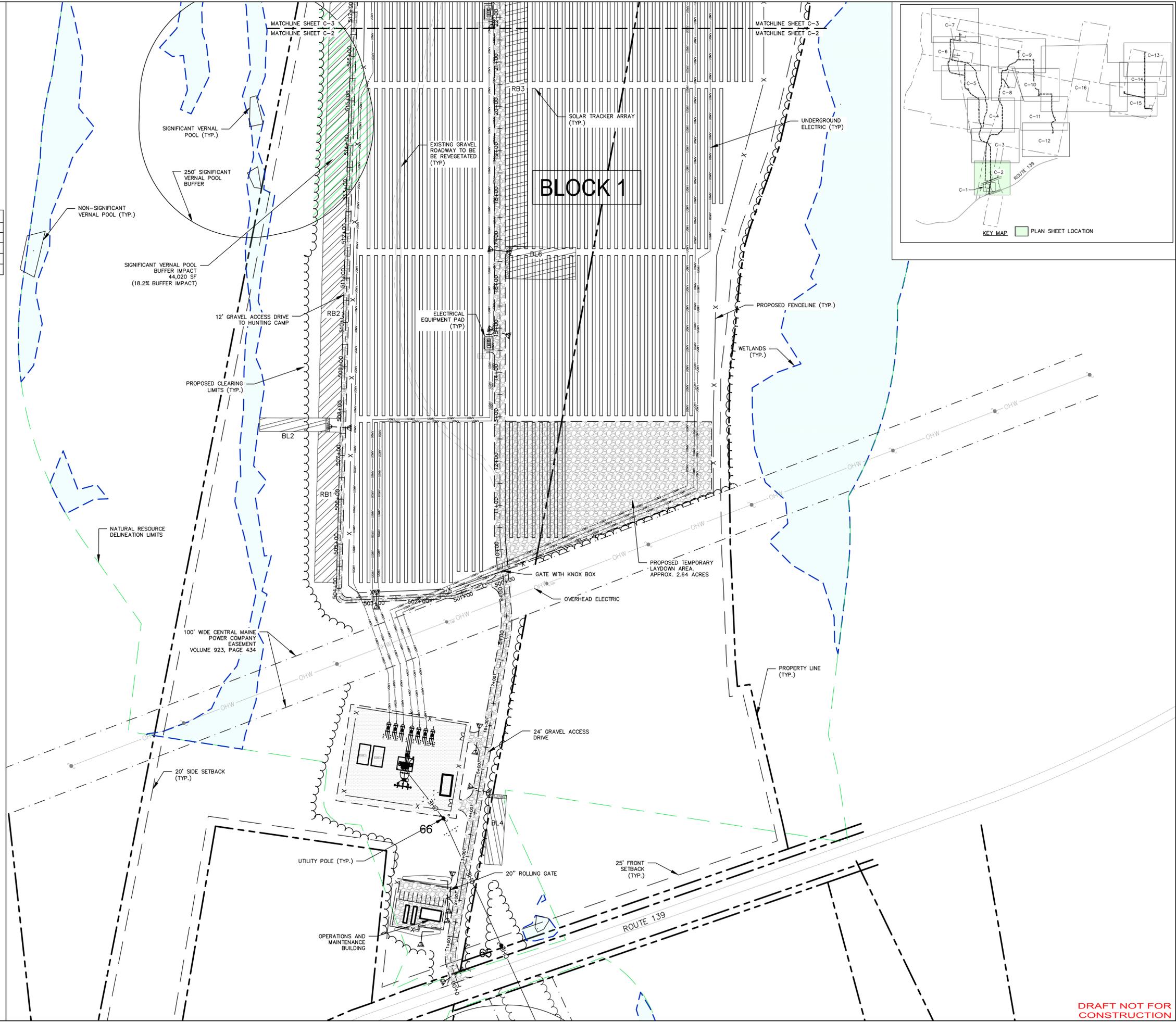
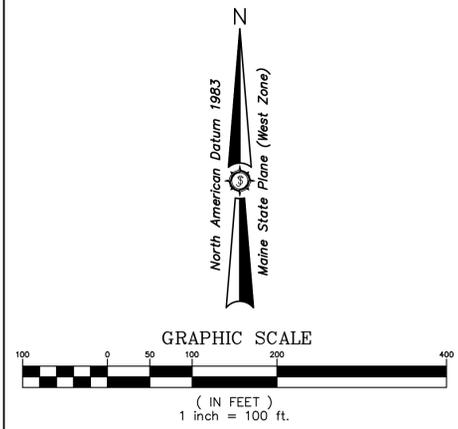
1. EARTHWORK MAY BE REQUIRED WITHIN AREAS NOT DEPICTING PROPOSED CONTOURS TO ACCOMMODATE THE SOLAR TRACKER FOUNDATIONS BASED ON ACTUAL FIELD CONDITIONS. EARTHWORK WILL NOT OCCUR IN PROTECTED NATURAL RESOURCES UNLESS OTHERWISE DEPICTED. EXCESS MATERIAL MAY BE SPREAD, AS NECESSARY, WITHIN PROJECT LIMITS IN AREAS OF UPLAND.
2. TEMPORARY WIDENING OF GRAVEL ACCESS ROADS, IF NECESSARY, MAY OCCUR IN AREAS DURING CONSTRUCTION TO ACCOMMODATE ALL CONSTRUCTION VEHICLES. TEMPORARY WIDENING, IF ANY, WILL BE REVEGETATED POST-CONSTRUCTION. TEMPORARY WIDENING WILL NOT OCCUR IN PROTECTED NATURAL RESOURCES UNLESS OTHERWISE DEPICTED ON THE PLANS.

PROPOSED	LEGEND	EXISTING
---	PROPERTY LINE	---
---	LOT SETBACK CENTERLINE	---
---	EDGE OF PAVEMENT	---
---	EDGE OF GRAVEL	---
---	BUILDING	---
---	CONTOUR	---
---	SPOT GRADE	---
---	FENCE	---
---	STREAM	---
---	GUARDRAIL	---
---	WETLAND BOUNDARY	---
---	TREELINE	---
---	UTILITY POLE	---
---	OVERHEAD ELECTRIC/WIRES	---
---	UNDERGROUND ELECTRIC	---
---	OVERHEAD WIRES	---
---	WATERLINE	---
---	CULVERT	---
---	SILT FENCE	---
---	BARK MULCH BERM	---
---	STONE CHECK DAM	---
---	HAYBALE BARRIER	---
---	TEST PIT	---
---	HATCH LEGEND	---
---	DELINEATED WETLAND	---
---	RIPRAP/STONE	---
---	GRAVEL	---
---	STORMWATER TREATMENT BUFFER	---
---	DIRECT WETLAND IMPACTS	---
---	CLEARING IMPACT TO RESOURCES	---

Drawn By ANDMS	Checked JAO
Designed By BCH	Approved BCH
Date 01/31/2022	Scale
THREE CORNERS SOLAR, LLC 30 DANFORTH ST. SUITE 210 PORTLAND, ME 04101 Project Location ROUTE 139 UNITY TWP. ME Drawing Description	
Project No. 261.21.01	Phase PERMIT
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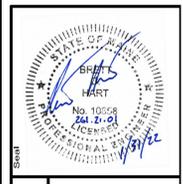
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PROJECT INFORMATION	
TOTAL PROJECT AREA	855 ACRES
FENCED AREA	681.0 ACRES
NEW IMPERVIOUS AREA	24.66 ACRES
ACCESS DRIVE LENGTH (TOT.)	44,193 FT
ROW SPACING	17'-18'



Date	Drawn By	Description

Drawn By AVZ/MS	Checked By JAO
Scale 01/31/2022	Approved By BCH
THREE CORNERS SOLAR, LLC 30 DANFORTH ST SUITE 210 PORTLAND, ME 04101 Project Location ROUTE 139 UNITY TWP., ME Drawing Description THREE CORNERS SOLAR ENERGY PROJECT: SITE PLAN	



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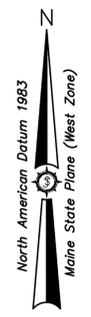
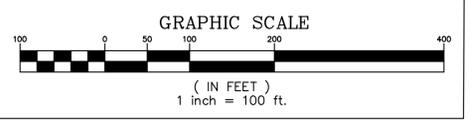
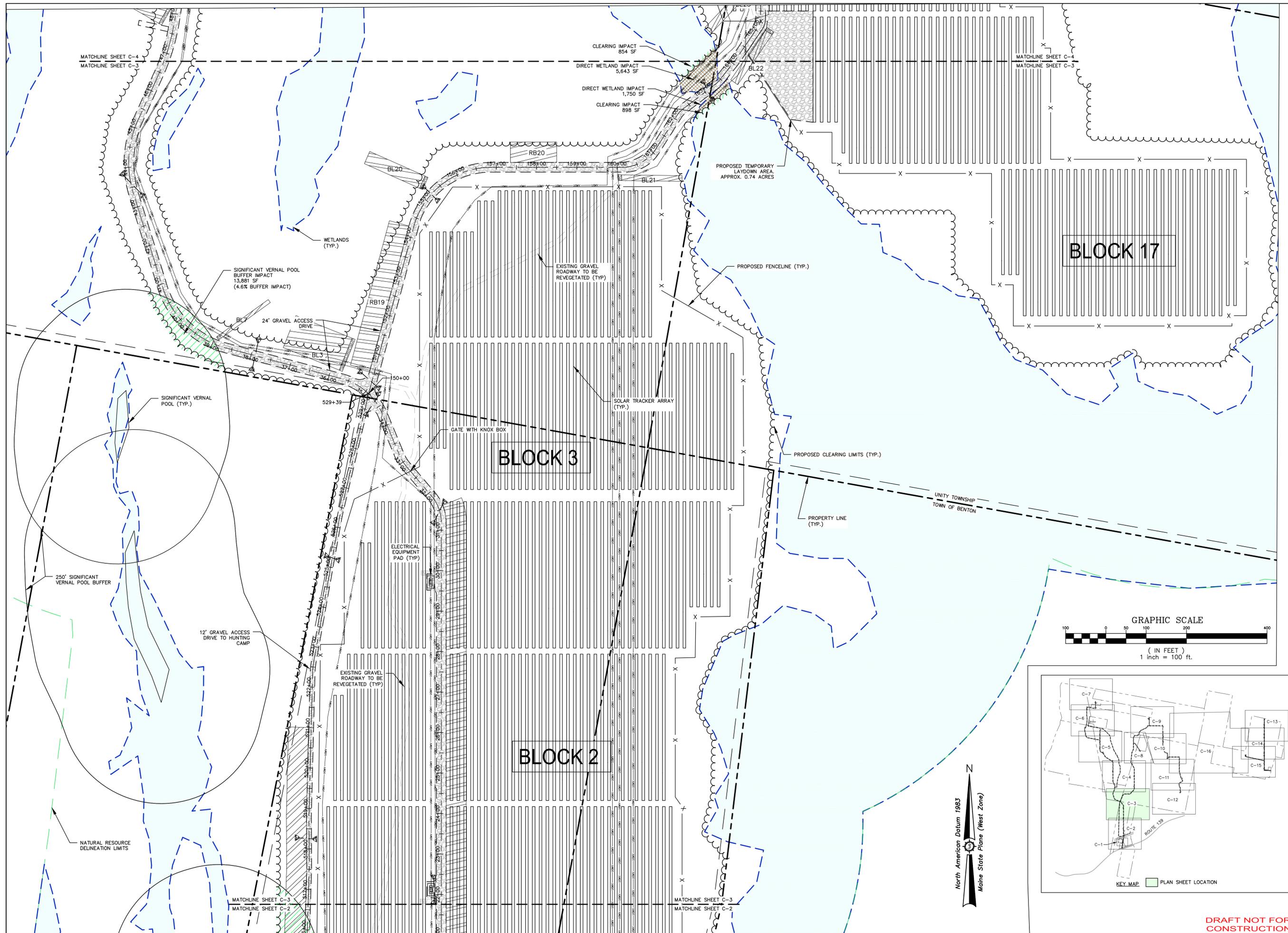
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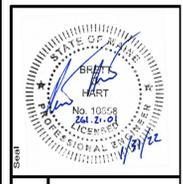
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Checked By	JAO
Date	

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 30 DANFORTH ST SUITE 210
 PORTLAND, ME 04101

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 ROUTE 139 UNITY TWP., ME

Project Location
 Drawing Description
 Scale
 Date: 01/03/2022

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 Checked By: JAO



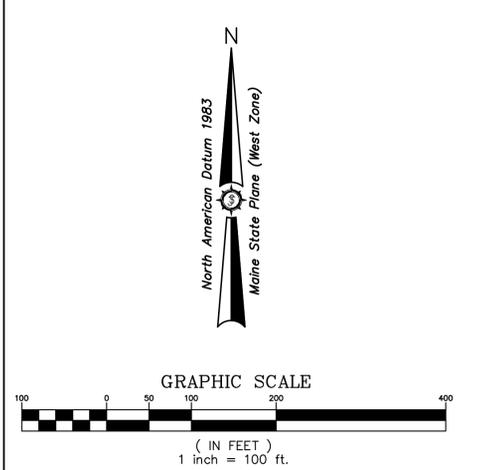
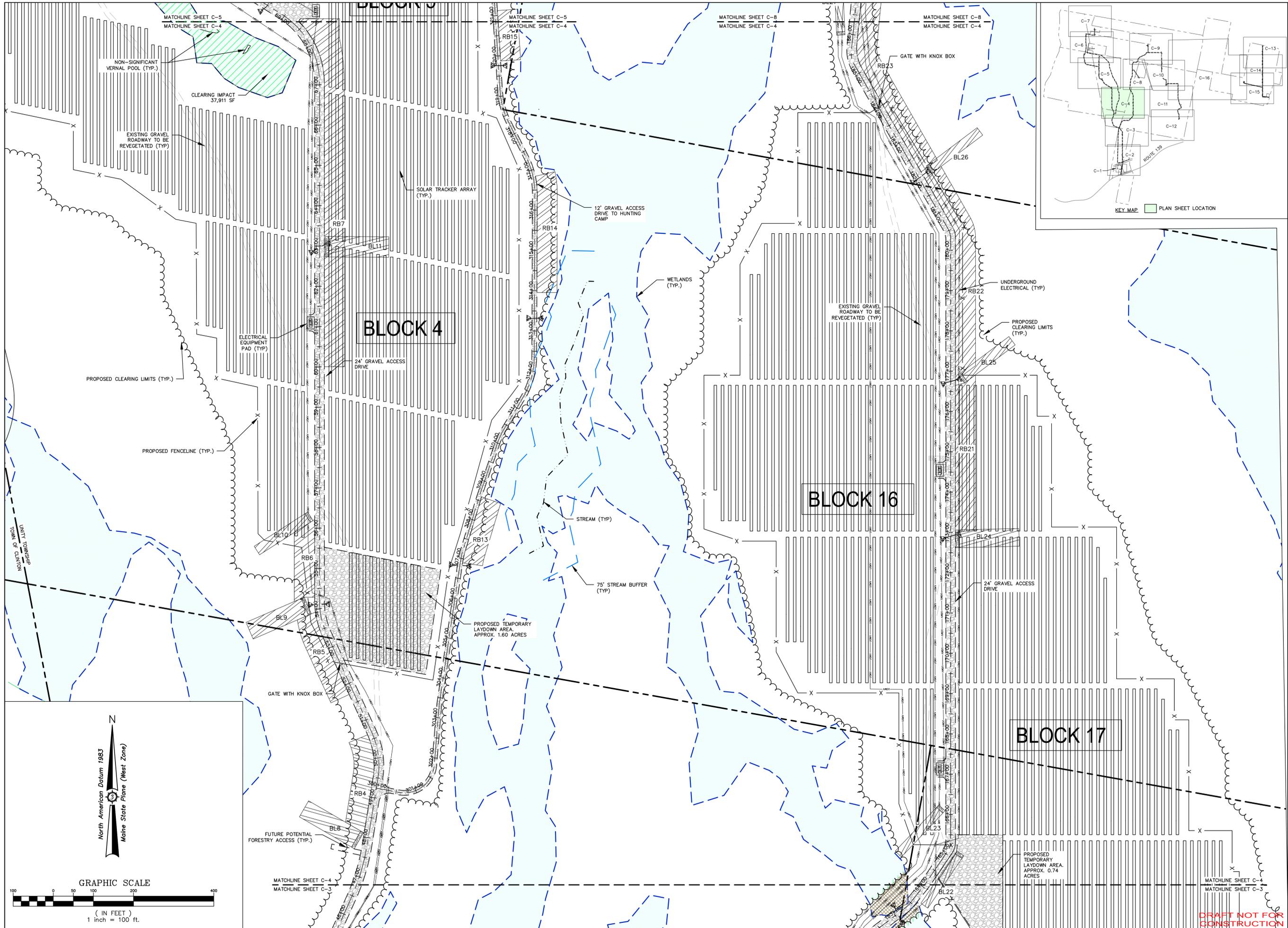
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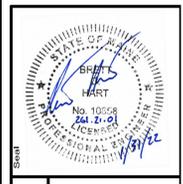
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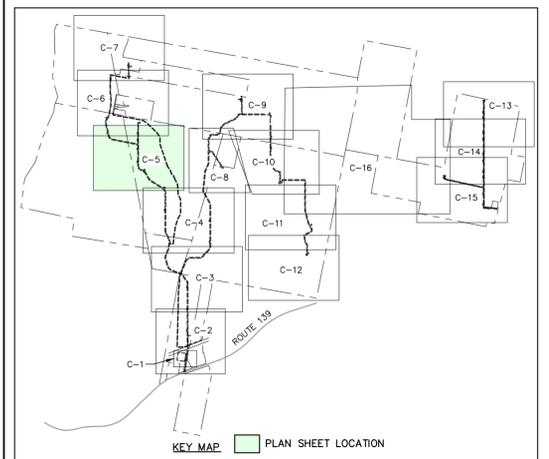
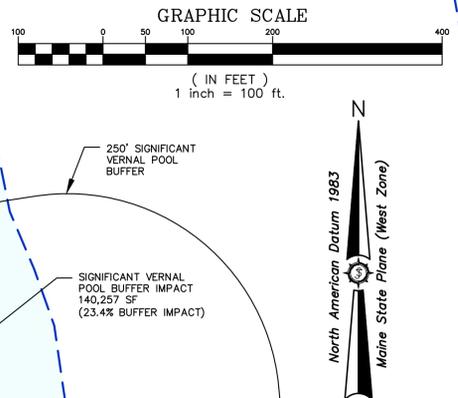
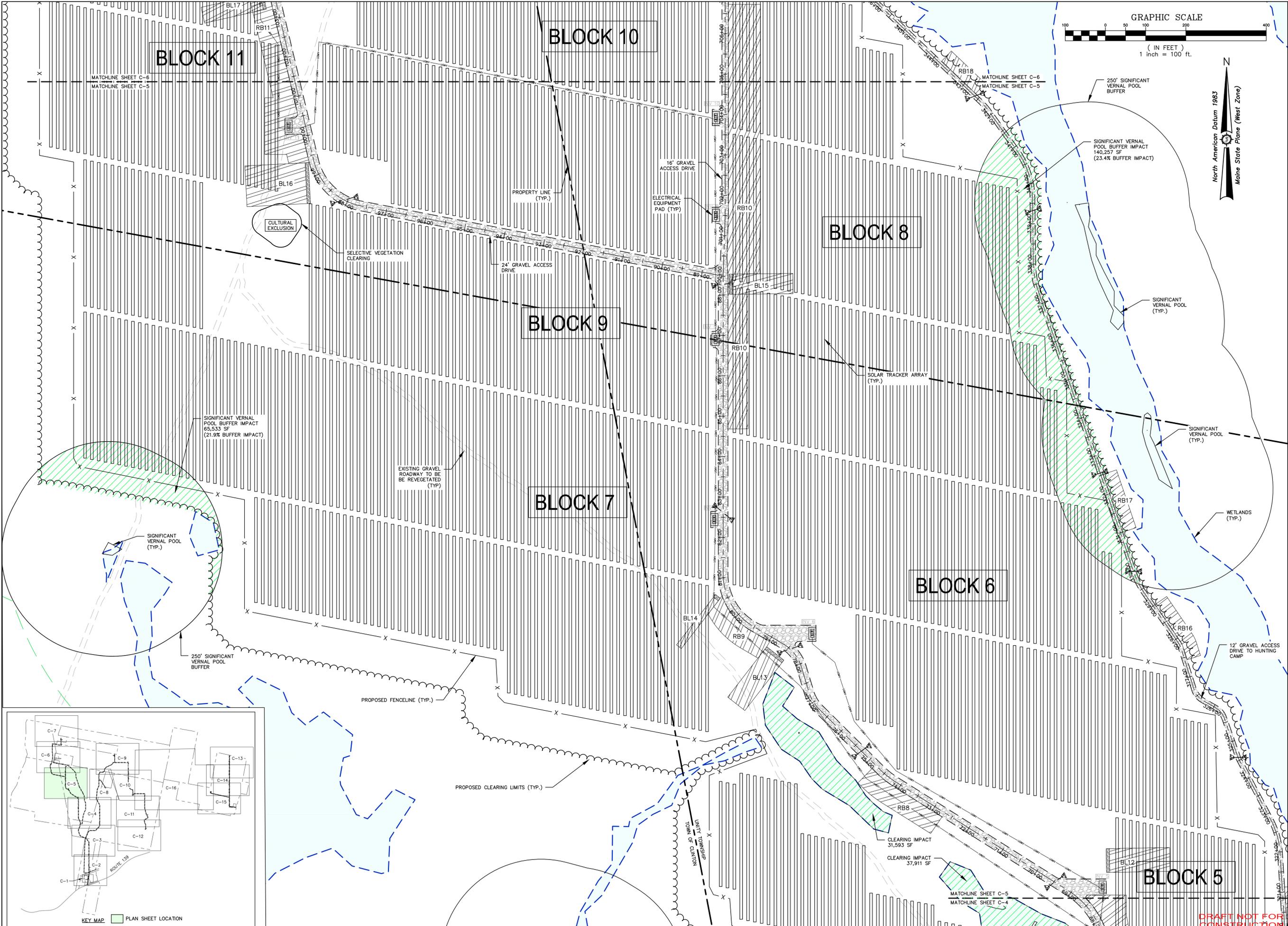
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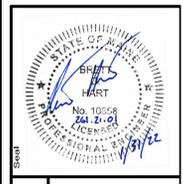
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Project Name	THREE CORNERS SOLAR ENERGY PROJECT
Scale	AS SHOWN
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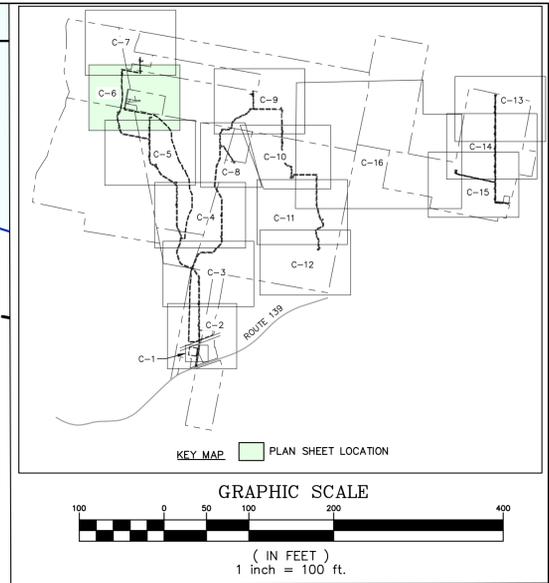
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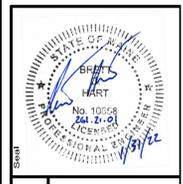
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Date	01/03/2022
Scale	
Project Location	PORTLAND, ME 04101
Client	THREE CORNERS SOLAR, LLC
Project Name	ROUTE 139 UNITY TWP., ME
Project Description	THREE CORNERS SOLAR ENERGY PROJECT: SITE PLAN
Approved	BCH
Checked	JAO



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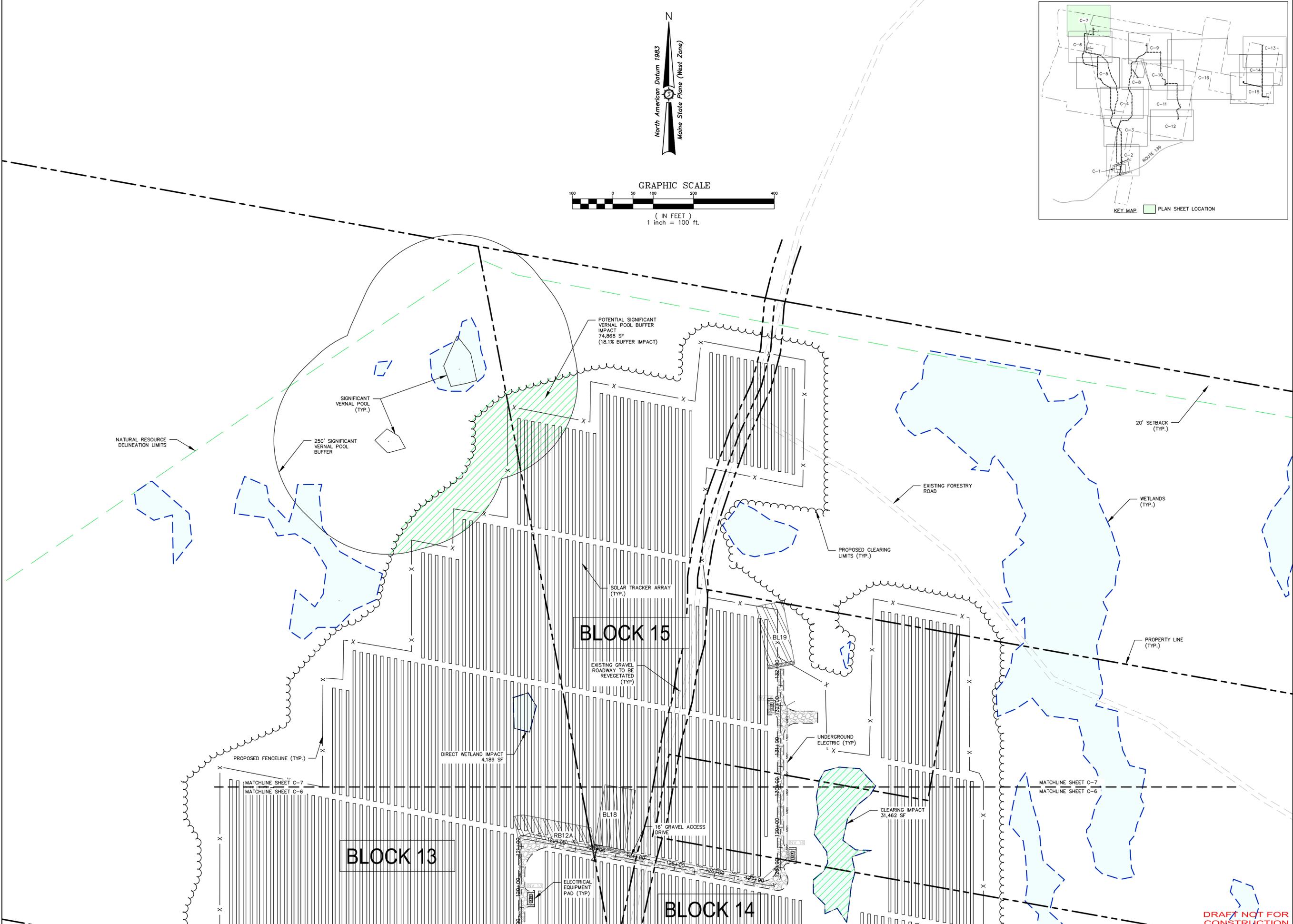
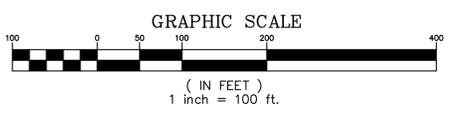
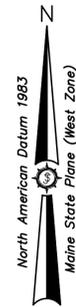
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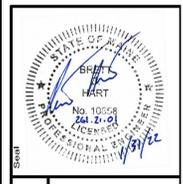
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Client	THREE CORNERS SOLAR, LLC		
Address	30 DANFORTH ST SUITE 210 ROUTE 139 UNITY TWP, ME		



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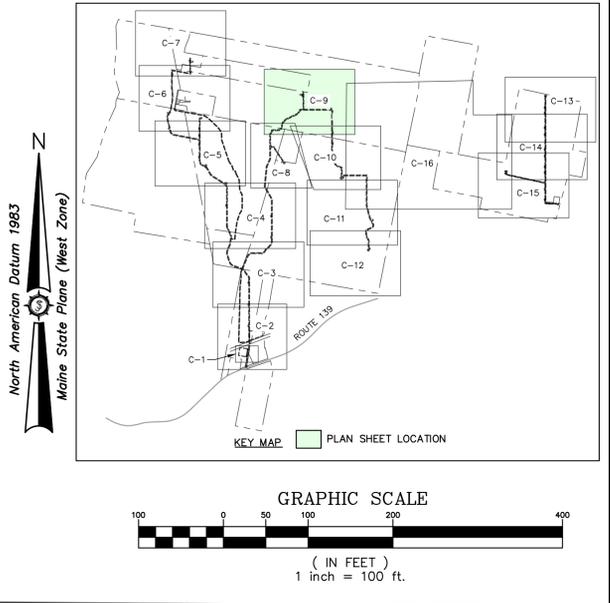
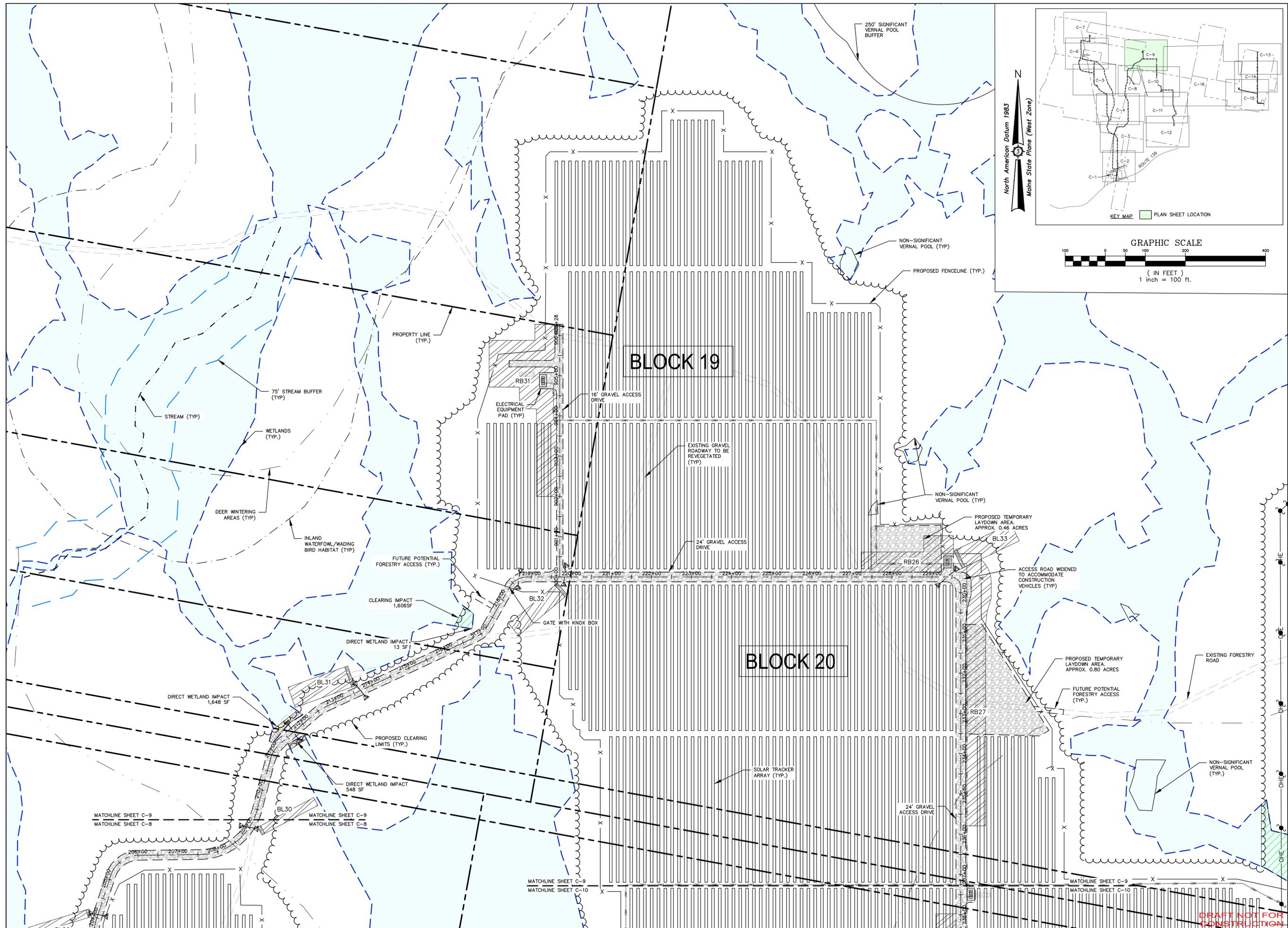
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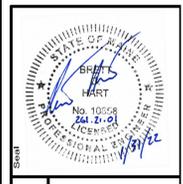
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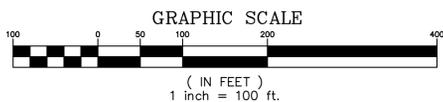
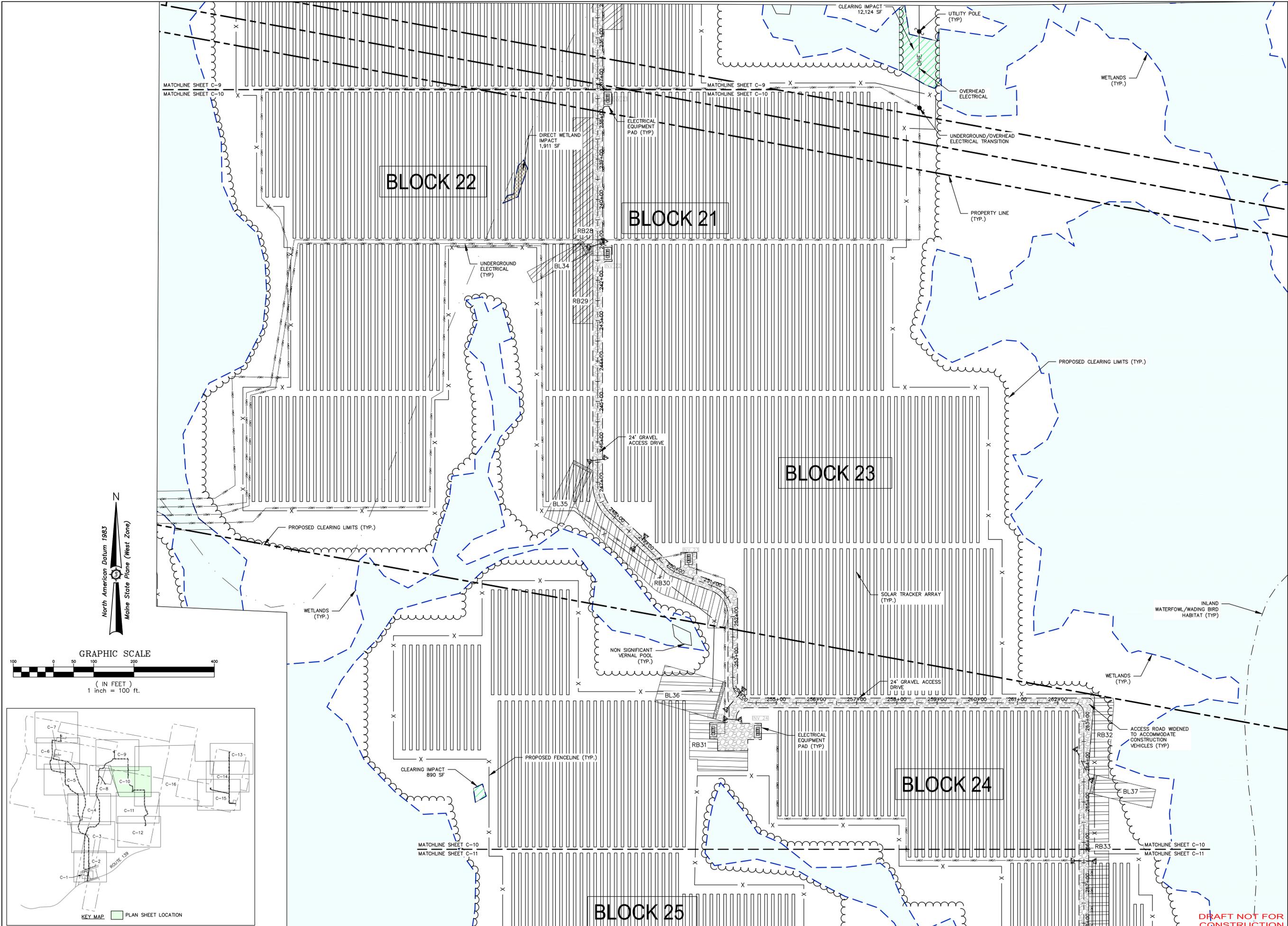
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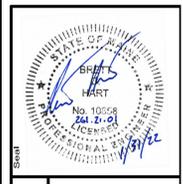
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THREE CORNERS SOLAR, LLC 30 DANFORTH ST SUITE 210 PORTLAND, ME 04101 ROUTE 139 UNITY TWP., ME Drawing Description: THREE CORNERS SOLAR ENERGY PROJECT: SITE PLAN	



Project No. **261.21.01**

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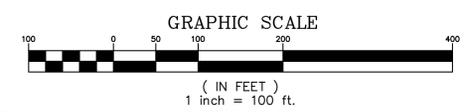
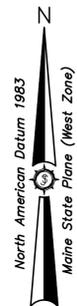
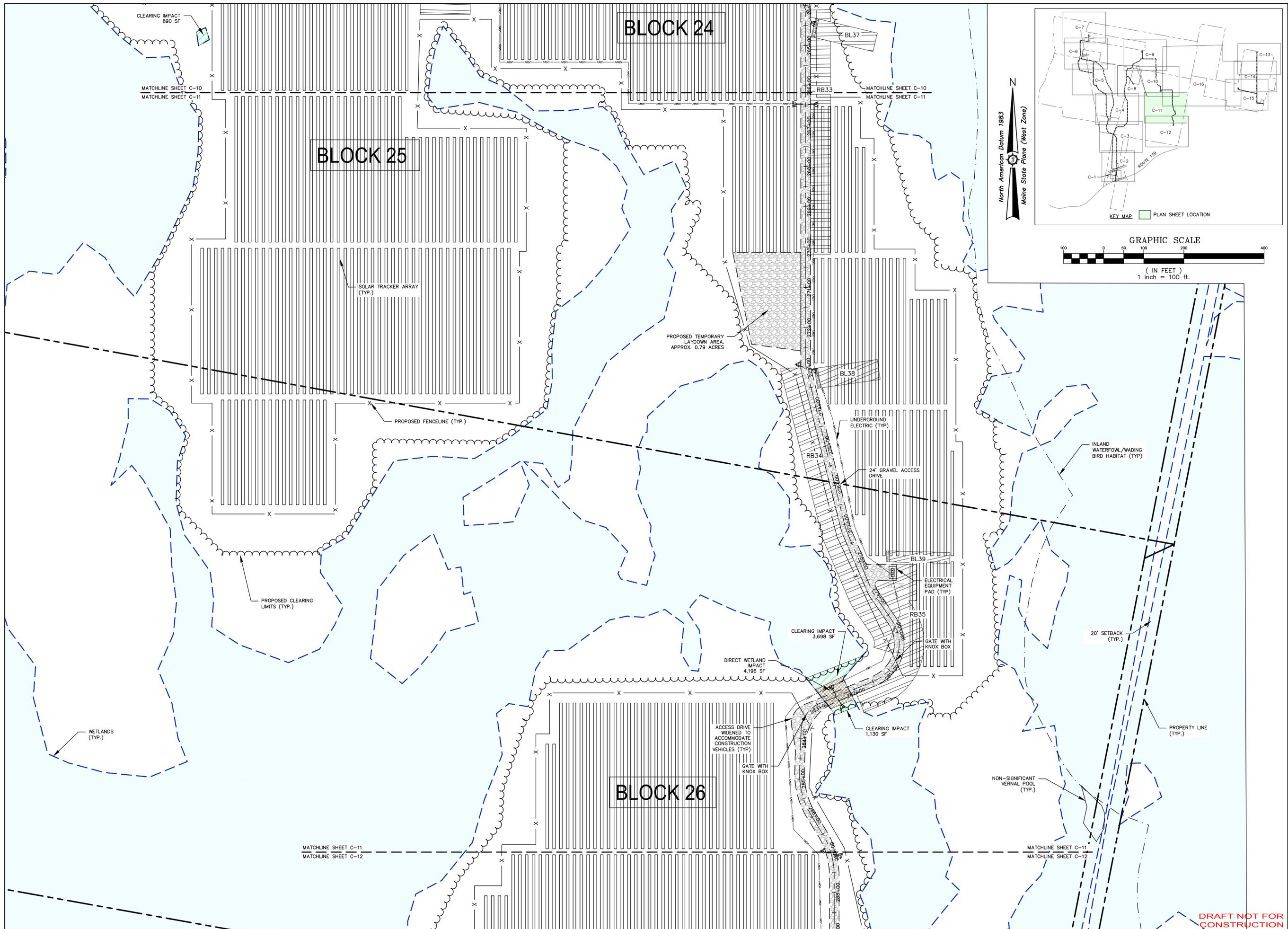
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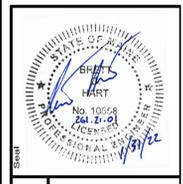
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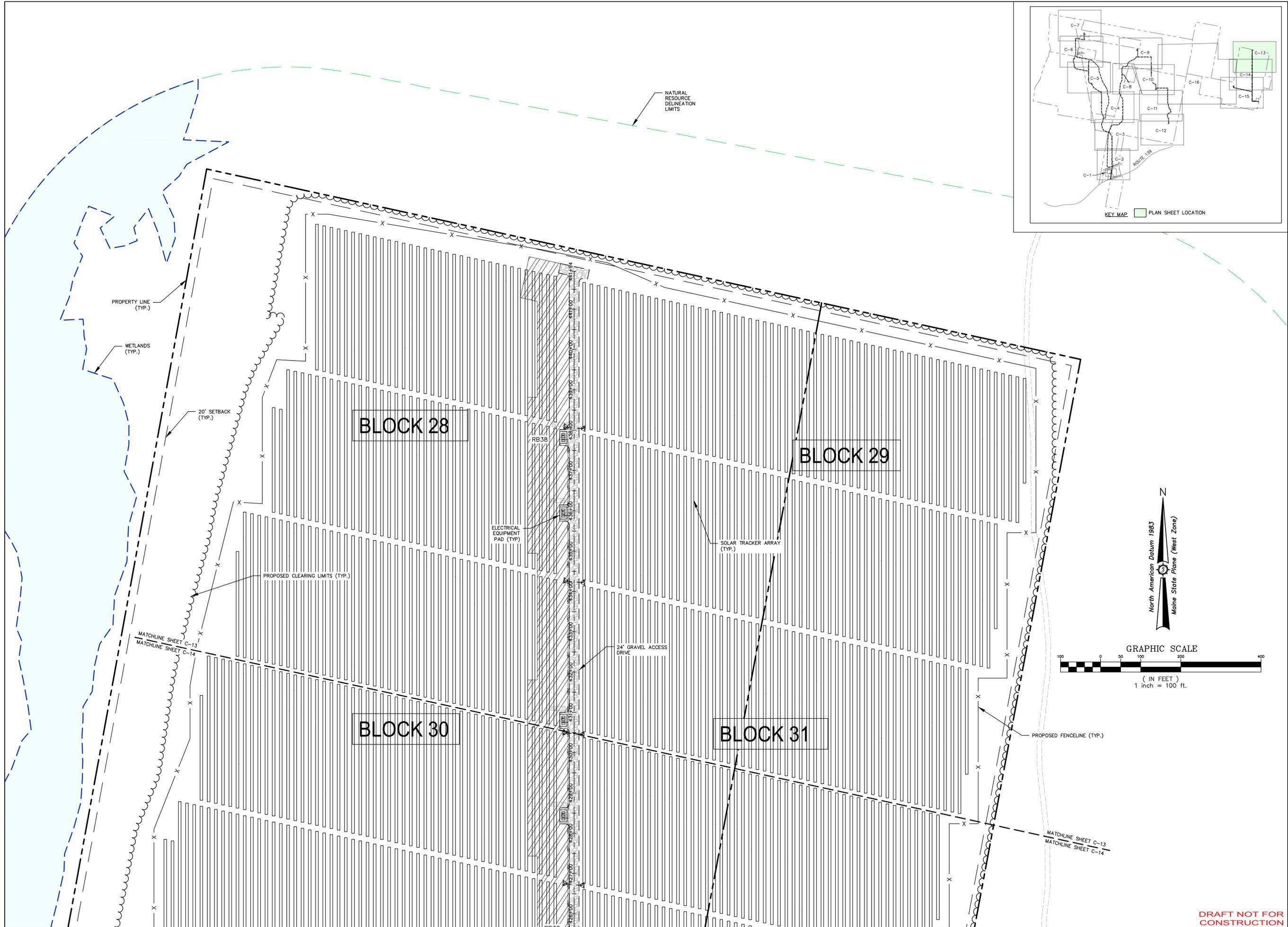
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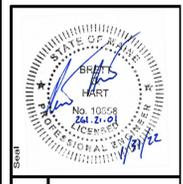
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Date	Drawn By	Description

Drawn By AVD/MS	Checked By JAO
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Date 01/31/2022	Scale
Project Location PORTLAND, ME 04101	
Client THREE CORNERS SOLAR, LLC	
Project Name THREE CORNERS SOLAR ENERGY PROJECT: SITE PLAN	



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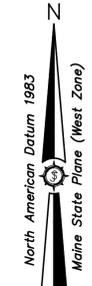
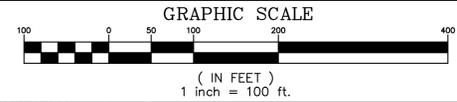
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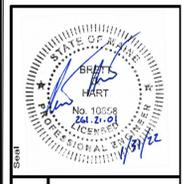
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Sheet No. C-13

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Date	
Drawn By	AVD/MS
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Checked By	JAO
Project Location	PORTLAND, ME 04101
Project Name	THREE CORNERS SOLAR ENERGY PROJECT:
Project No.	261.21.01
Sheet No.	C-14



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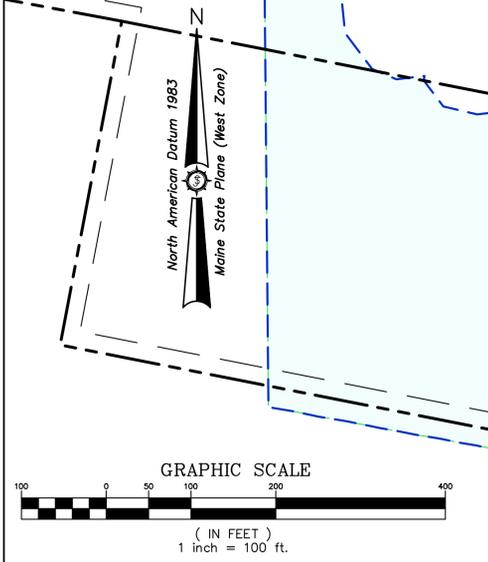
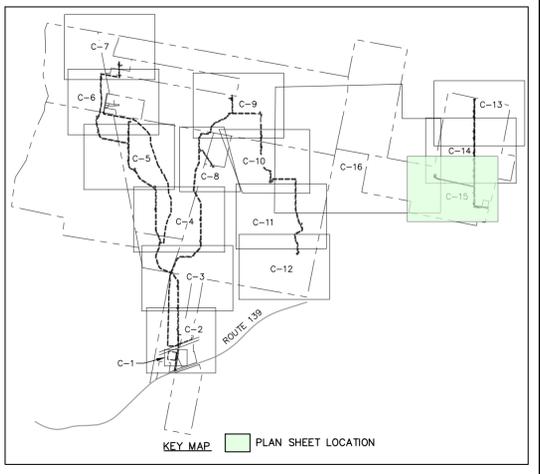
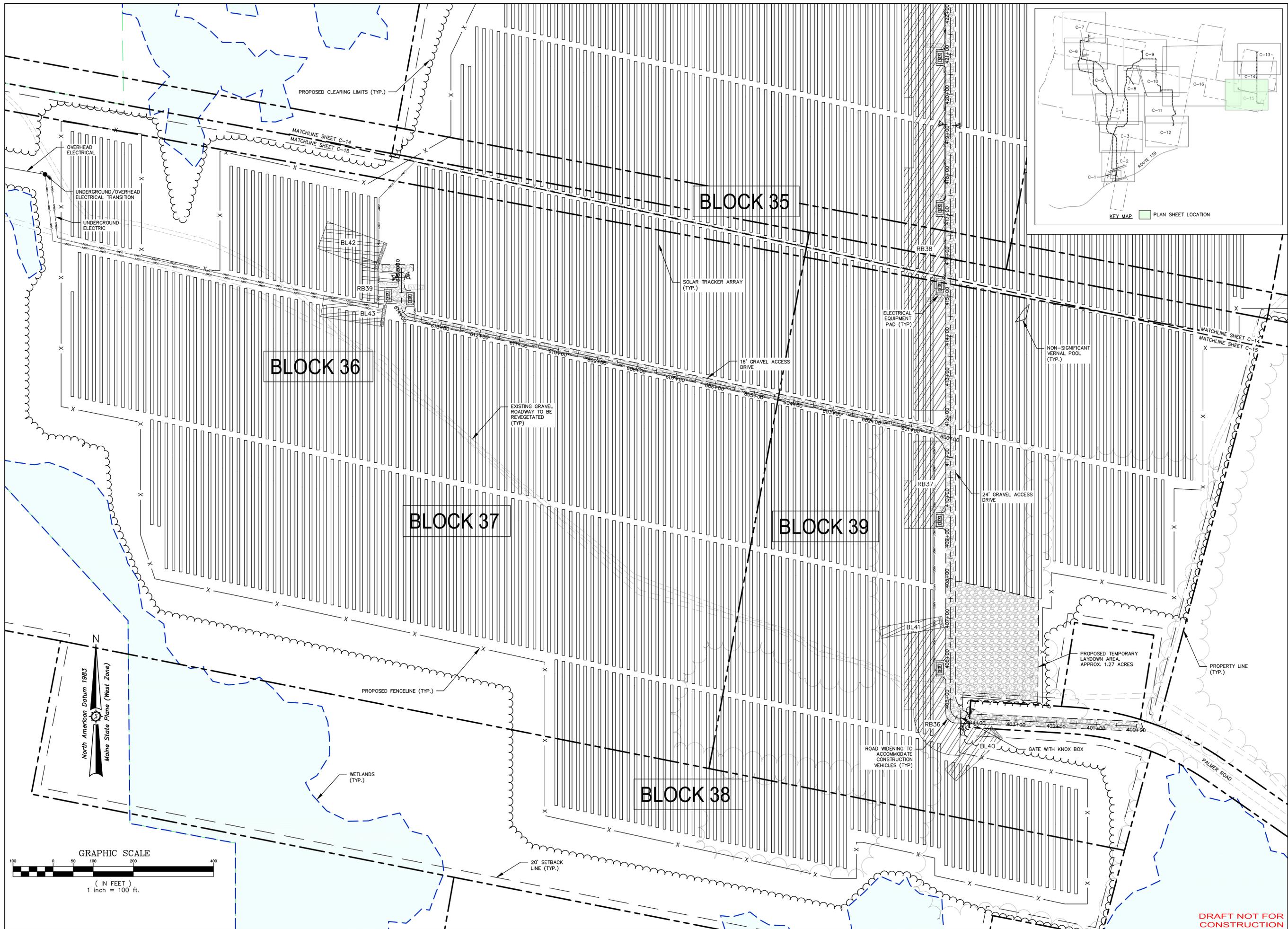
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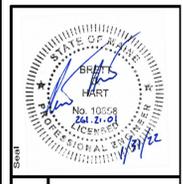
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Sheet No.	C-14

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Checked By	JAO

Drawn By	AVD/MS
Checked By	JAO
Project No.	261.21.01
Project Location	PORTLAND, ME 04101
Project Name	THREE CORNERS SOLAR, LLC
Project Description	THREE CORNERS SOLAR ENERGY PROJECT: SITE PLAN



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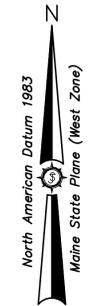
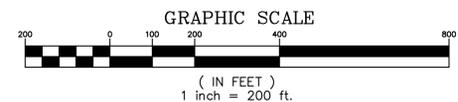
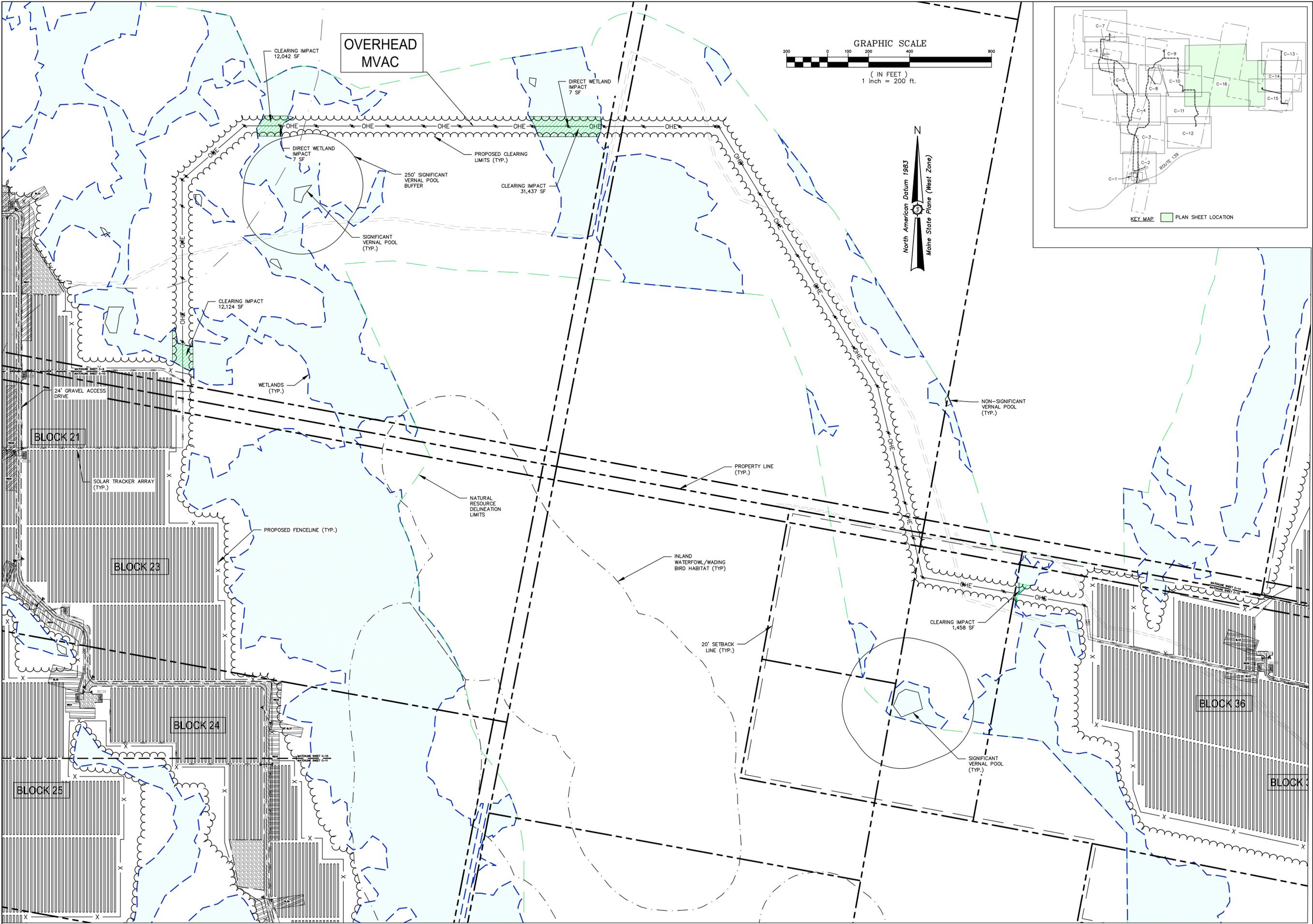
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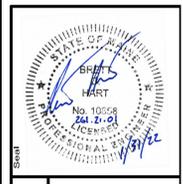
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Date	

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Checked By	JAO
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Project Location	30 DANFORTH ST SUITE 210 PORTLAND, ME 04101
Project Name	THREE CORNERS SOLAR ENERGY PROJECT
Scale	AS SHOWN
Approved	BCH
Project No.	261.21.01



261.21.01

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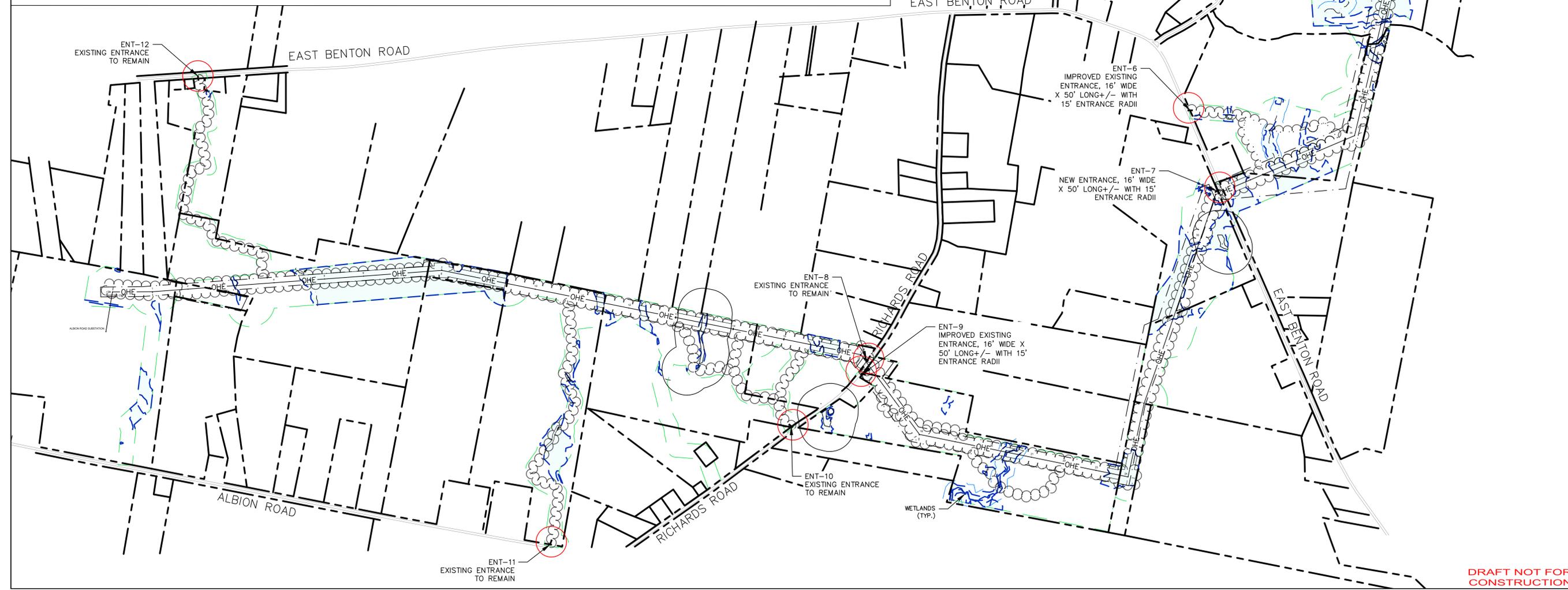
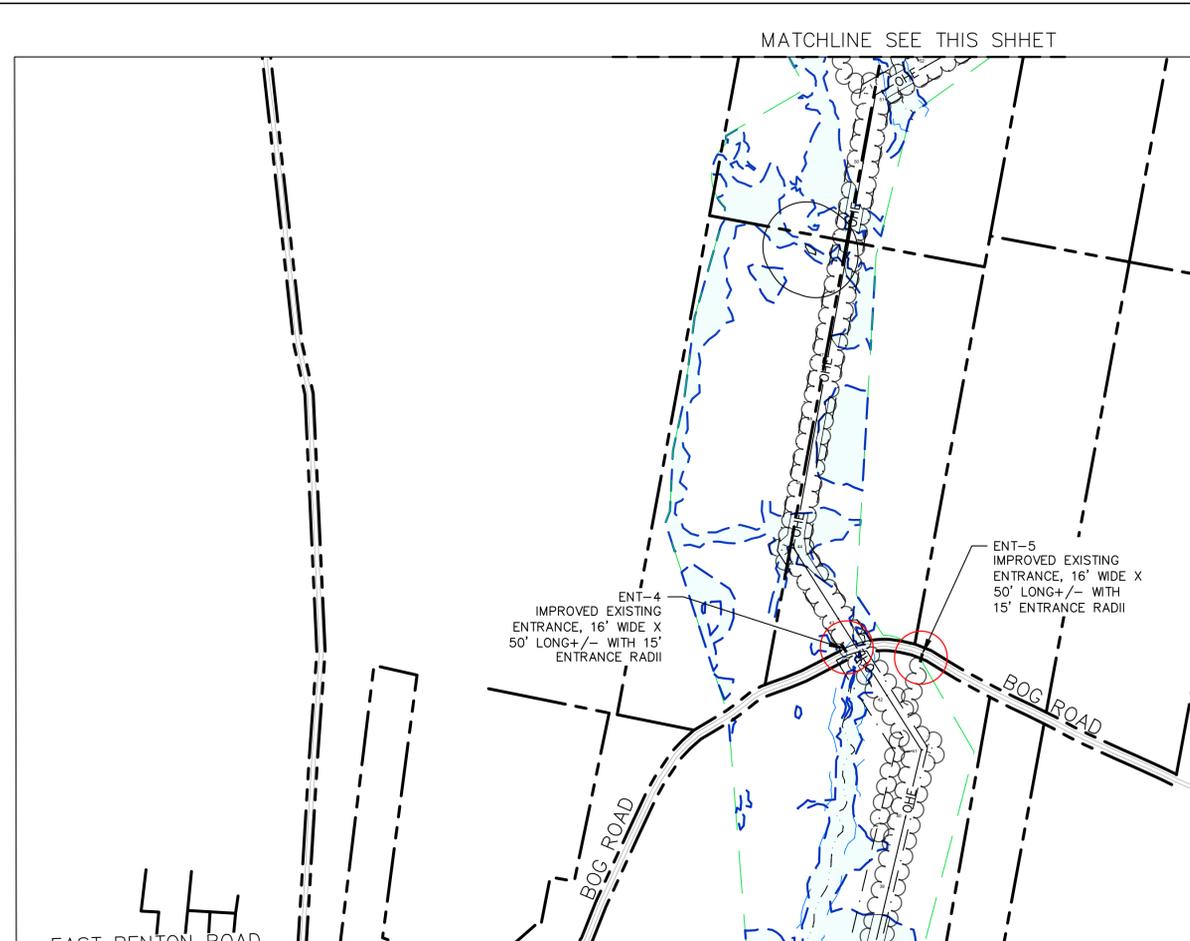
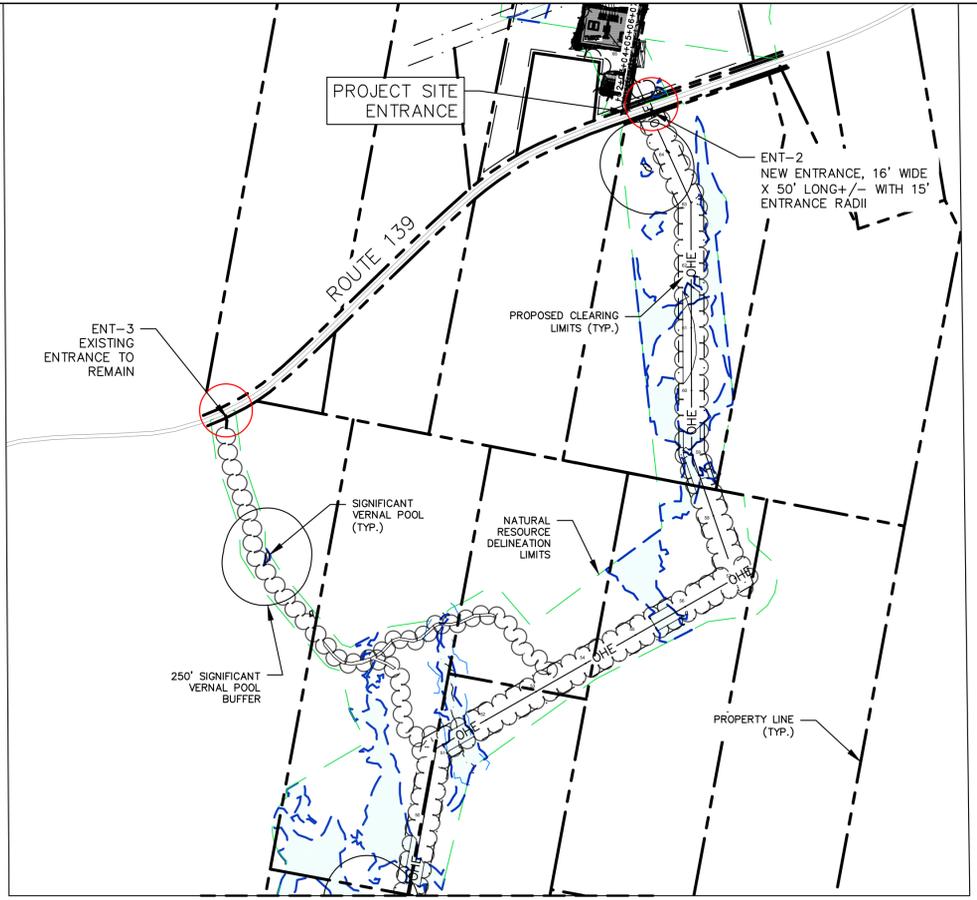
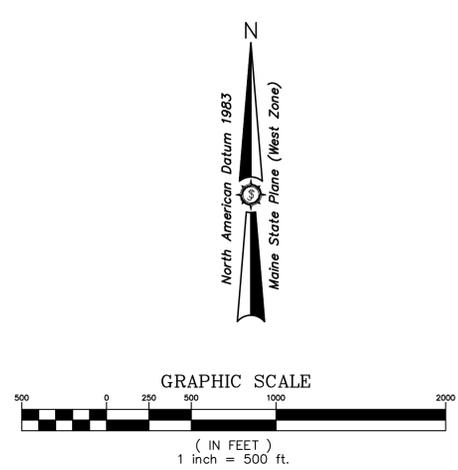
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Checked By	JAO
Scale	AS SHOWN
Date	01/13/2022

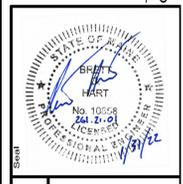
THREE CORNERS SOLAR, LLC

30 DANFORTH ST SUITE 210
 PORTLAND, ME 04101

Project Location
ROUTE 139 UNITY TWP., ME

Project Description
THREE CORNERS SOLAR ENERGY PROJECT: GENTLE ENTRANCES

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 Checked By: JAO
 Scale: AS SHOWN
 Date: 01/13/2022



Project No. **261.21.01**

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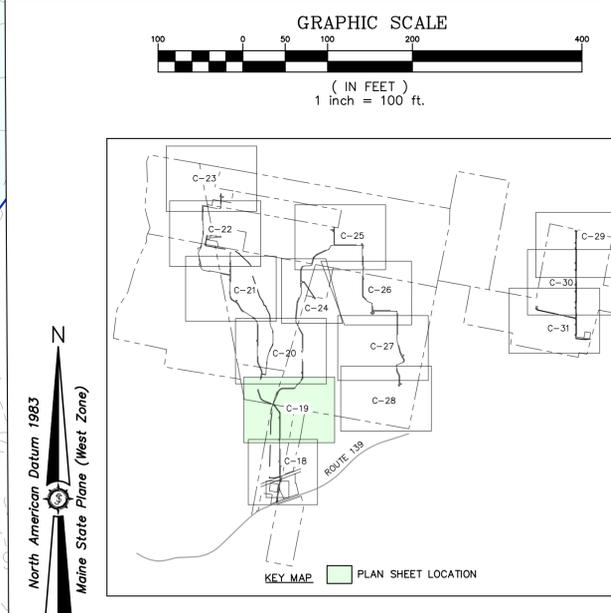
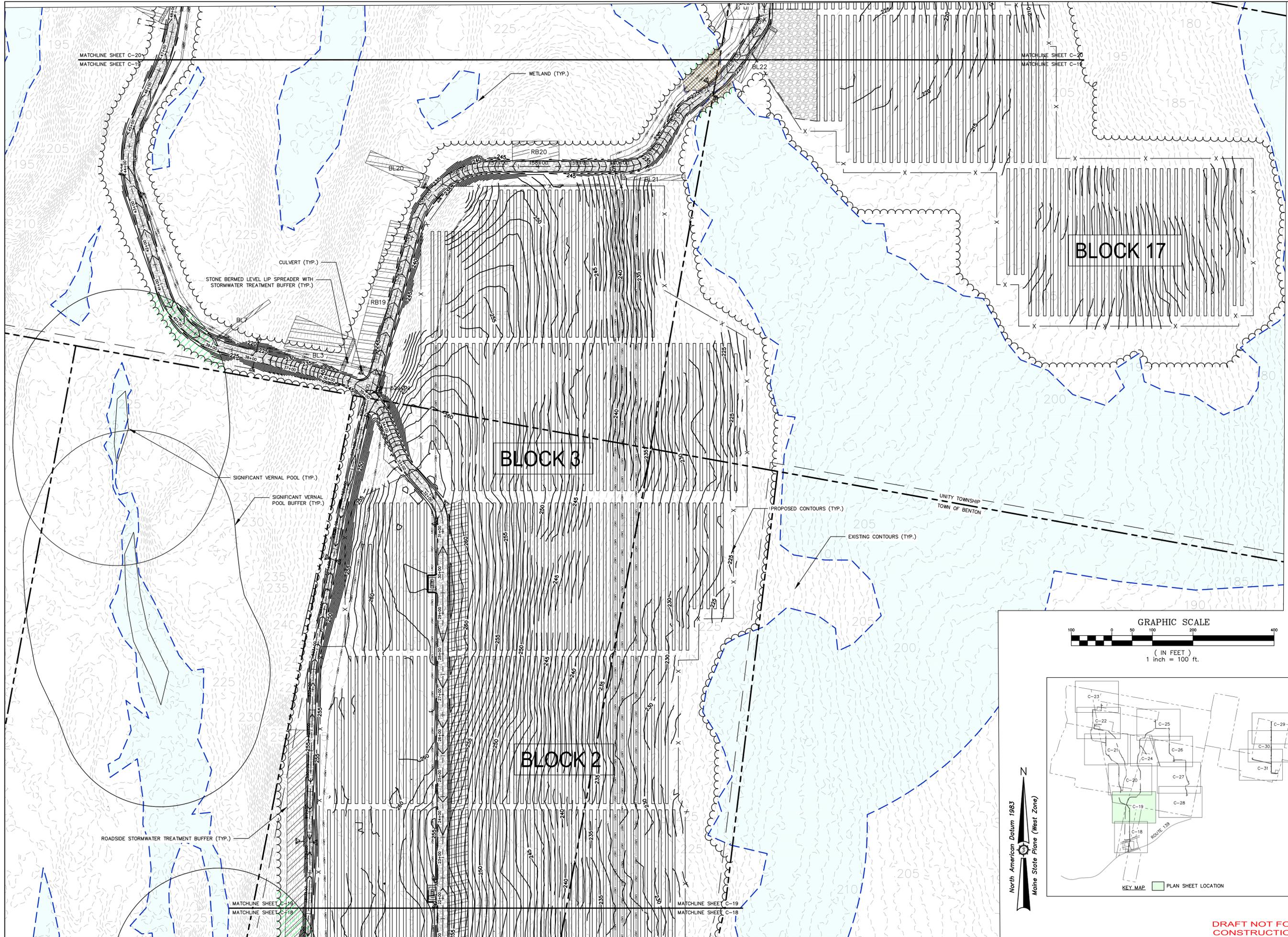
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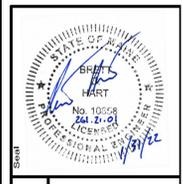
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Date:	
Drawn By:	AVD/MS
Checked By:	JAO

Developed By:	BCH
Scale:	01/31/2022
Project Location:	PORTLAND, ME 04101
Client:	THREE CORNERS SOLAR, LLC
Project Name:	THREE CORNERS SOLAR ENERGY PROJECT:
Project Address:	ROUTE 139 UNITY TWP, ME



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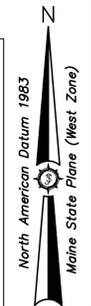
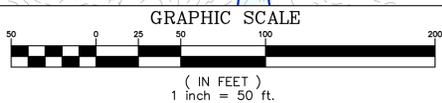
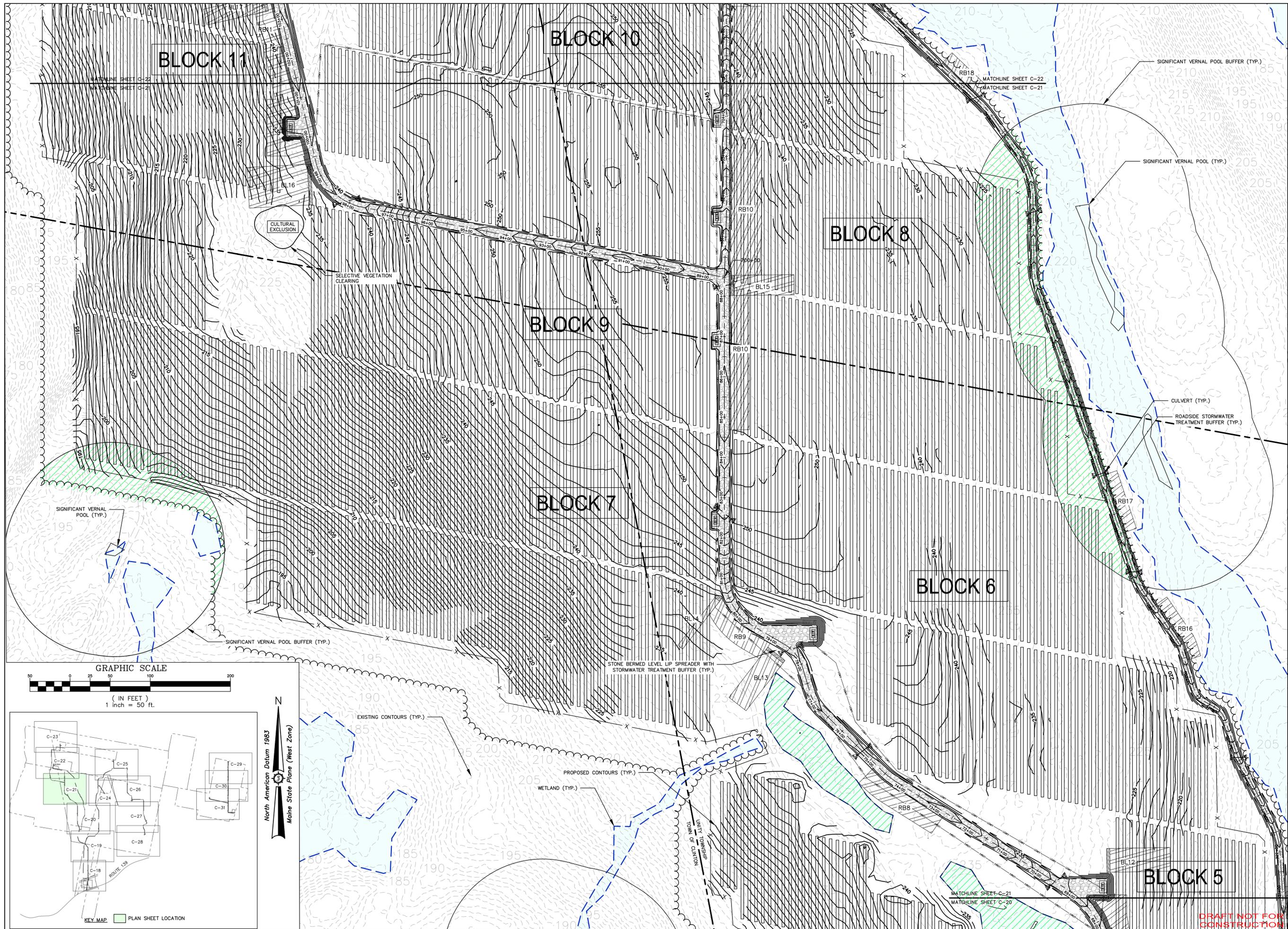
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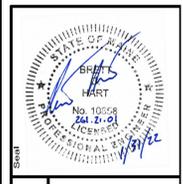
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Scale	As Shown
Date	01/03/2022

THREE CORNERS SOLAR, LLC
 30 DANFORTH ST SUITE 210
 PORTLAND, ME 04101
 Project Location
ROUTE 139 UNITY TWP, ME

Planning Description
**THREE CORNERS SOLAR ENERGY PROJECT:
 GRADING PLAN**



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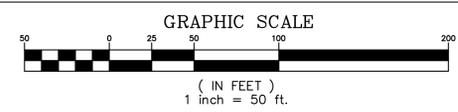
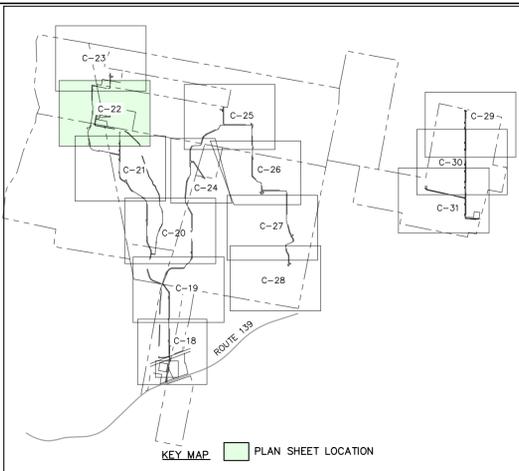
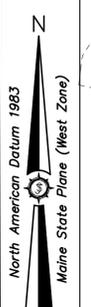
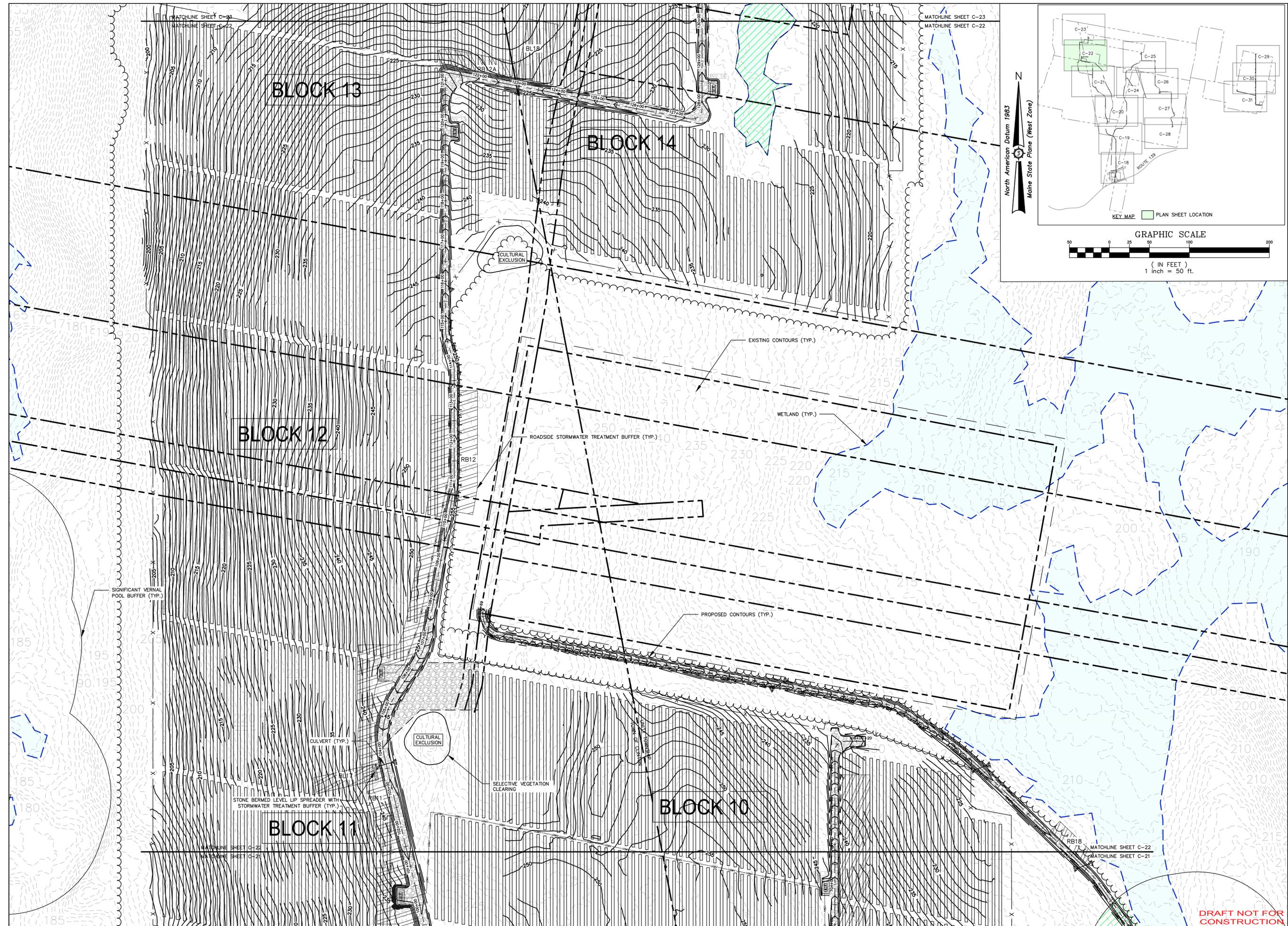
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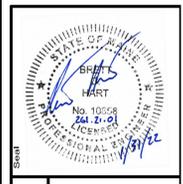
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Date	01/09/2022
Scale	Scale
Approved	BCH
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THREE CORNERS SOLAR, LLC
 30 DANFORTH ST SUITE 210
 PORTLAND, ME 04101
ROUTE 139 UNITY TWP, ME

Project Location
 Planning Description
**THREE CORNERS SOLAR ENERGY PROJECT:
 GRADING PLAN**



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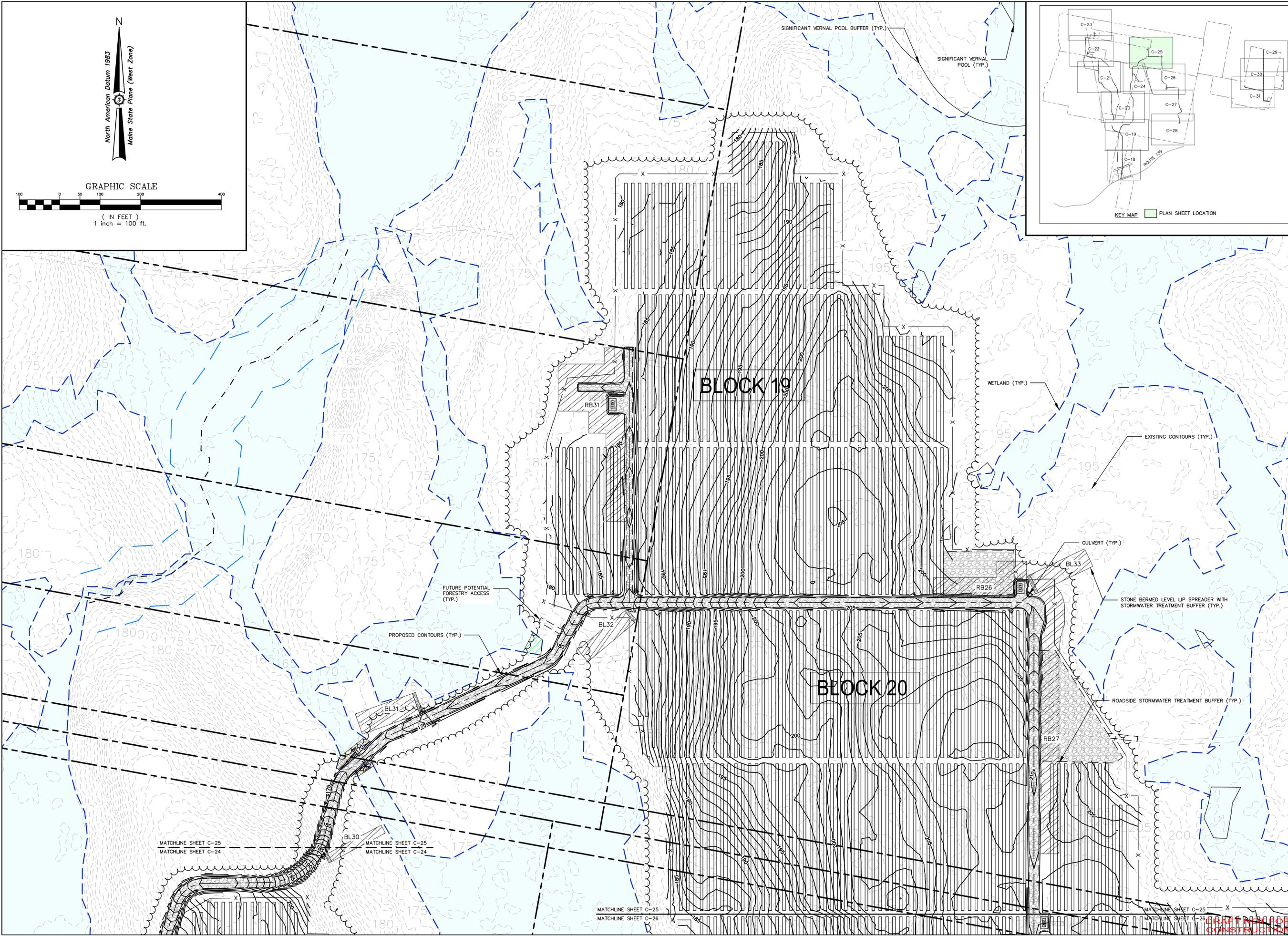
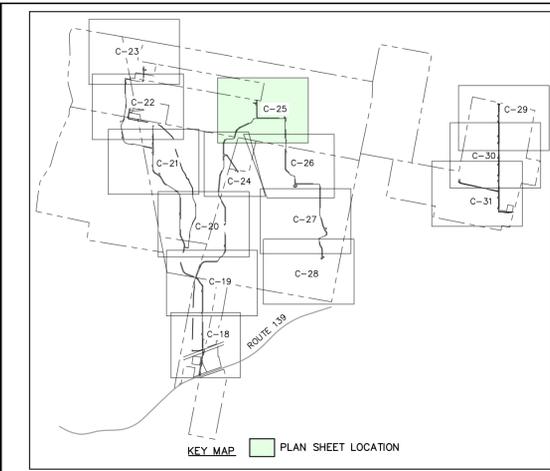
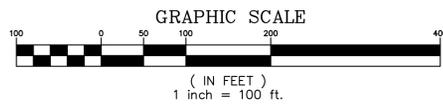
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Project No.	261.21.01
Sheet No.	C-25

Client	THREE CORNERS SOLAR, LLC
Address	30 DANFORTH ST SUITE 210 PORTLAND, ME 04101
Project Location	ROUTE 139 UNITY TWP, ME
Project Description	THREE CORNERS SOLAR ENERGY PROJECT: GRADING PLAN
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Checked By	JAO
Date	01/03/2022
Scale	



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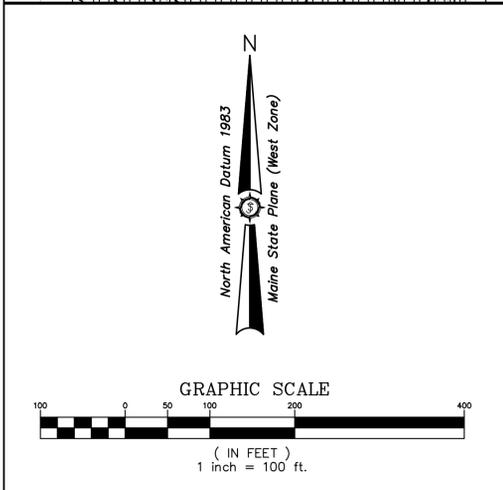
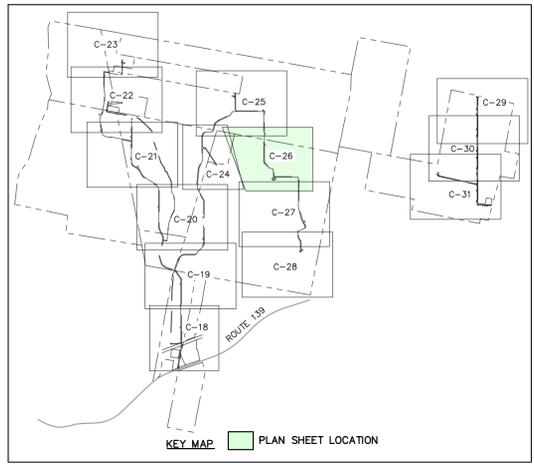
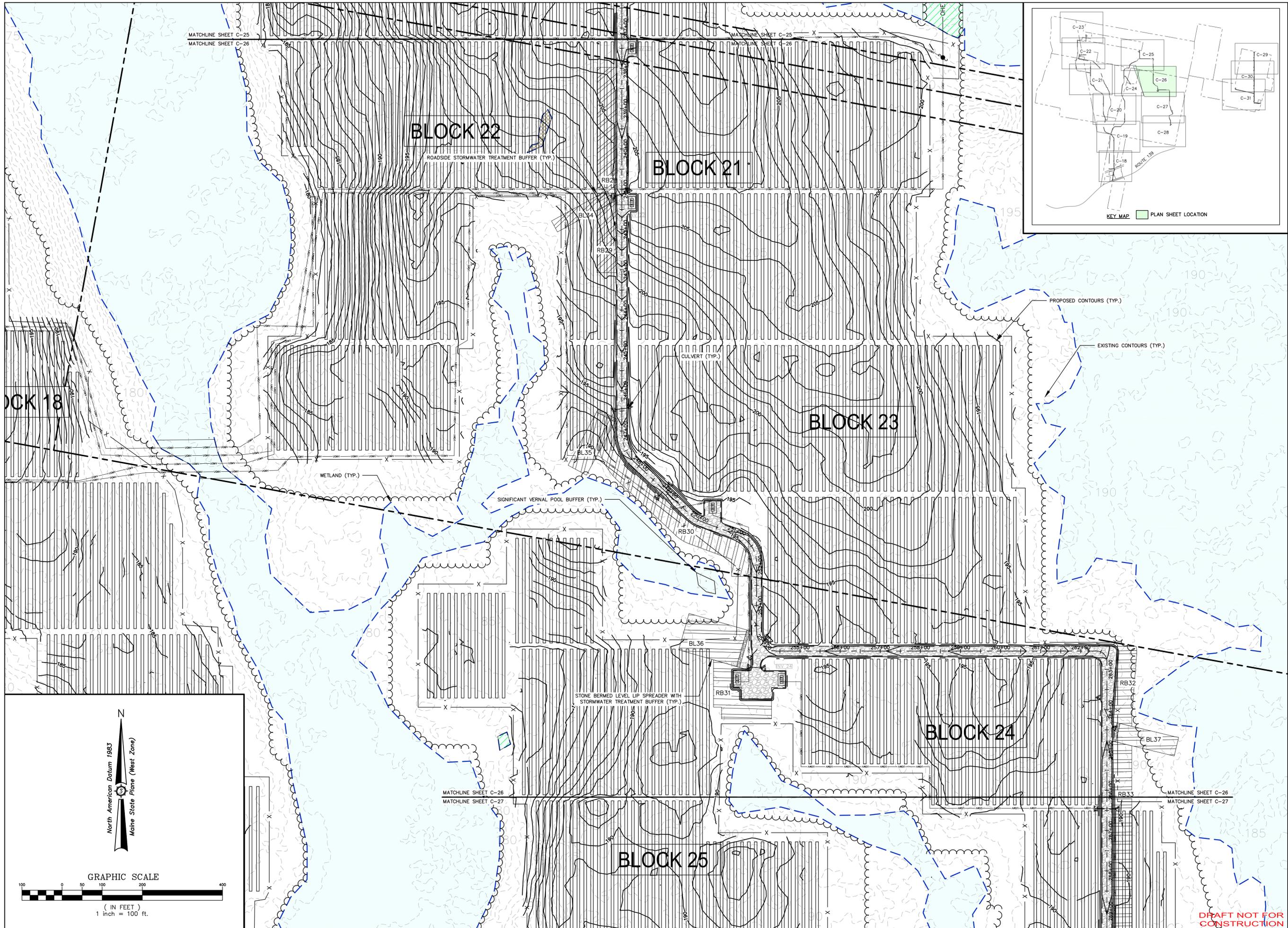
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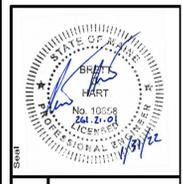
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Sheet No.	C-25



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Drawn By:	AVD/MS
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Checked By:	JAO
Project Location:	30 DANFORTH ST SUITE 210 PORTLAND, ME 04101
Project Name:	ROUTE 139 UNITY TWP., ME
Scale:	As Shown
Approved:	BCH
Checked:	JAO

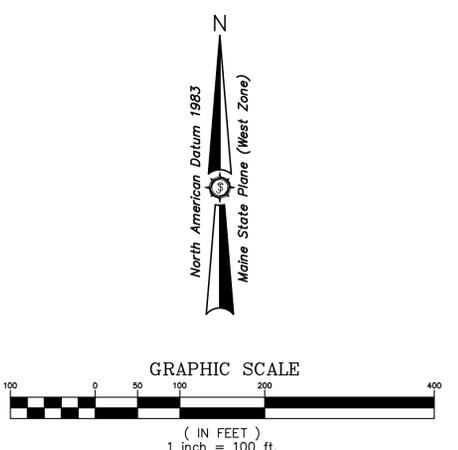
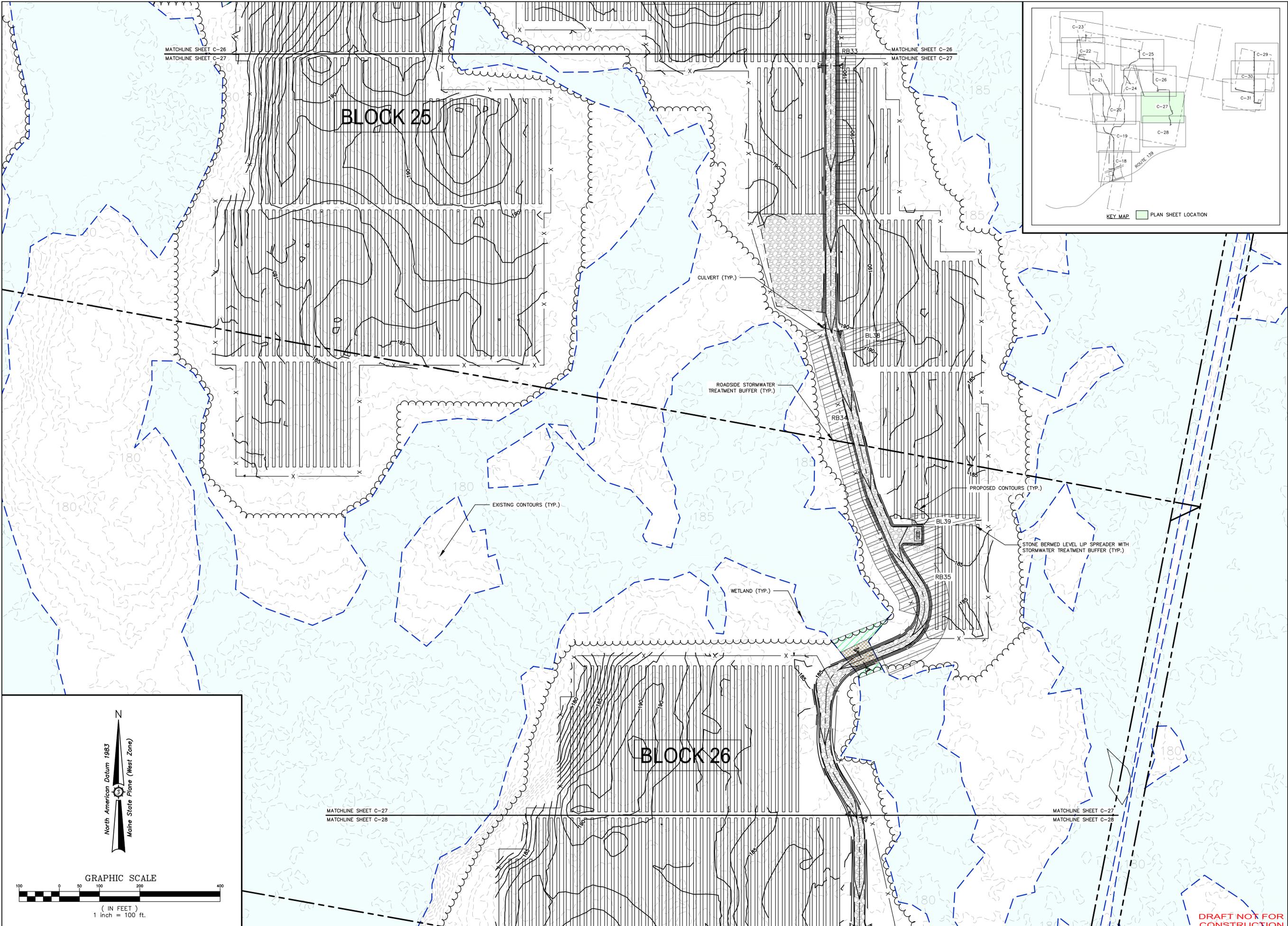


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Checked By	BCH
Date	01/31/2022
Scale	
Project Location	PORTLAND, ME 04101
Project Name	THREE CORNERS SOLAR, LLC
Project Description	THREE CORNERS SOLAR ENERGY PROJECT: GRADING PLAN
Approved	BCH
Checked	JAO



Project No. 261.21.01

Phase PERMIT

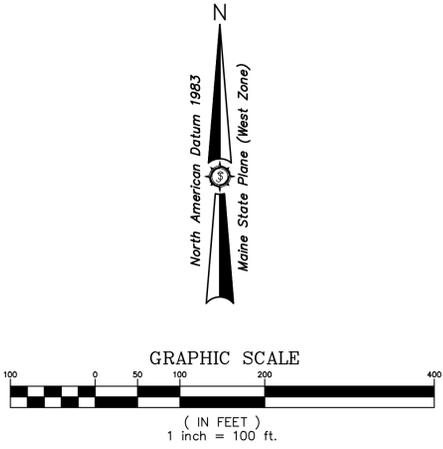
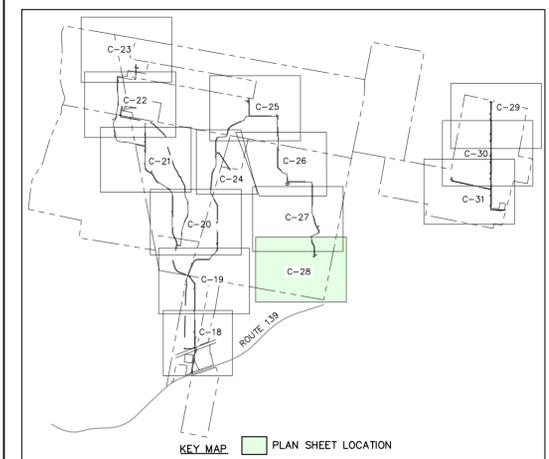
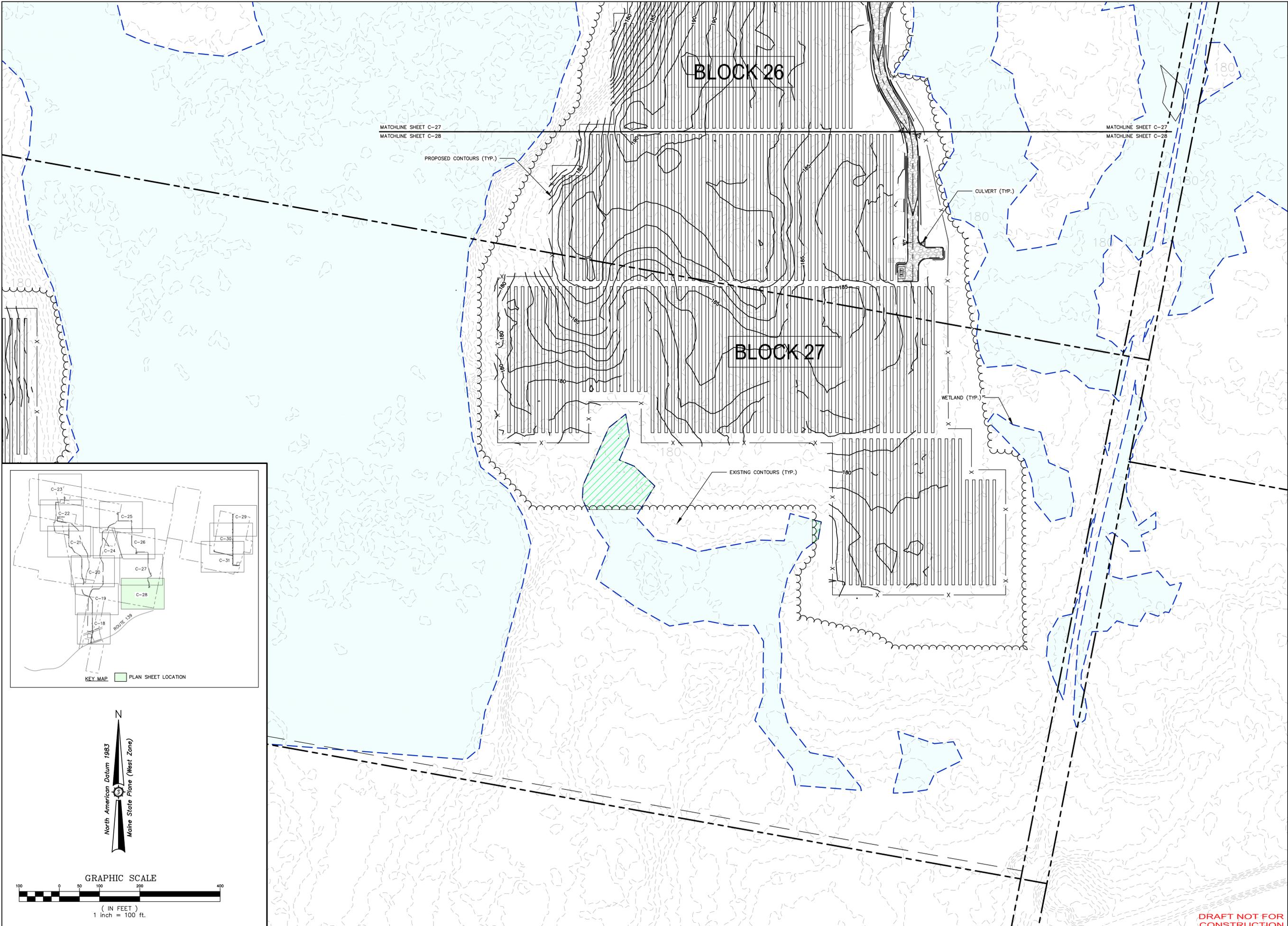
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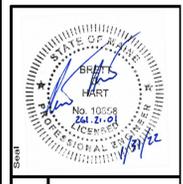
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Date	

Developed By	BCH	Scale	AS NOTED
Drawn By	AVD/MS	Checked By	JAO
Project Location	30 DANFORTH ST SUITE 210 PORTLAND, ME 04101		
Project Name	ROUTE 139 UNITY TWP., ME		
Project Description	THREE CORNERS SOLAR ENERGY PROJECT: GRADING PLAN		



Project No. **261.21.01**

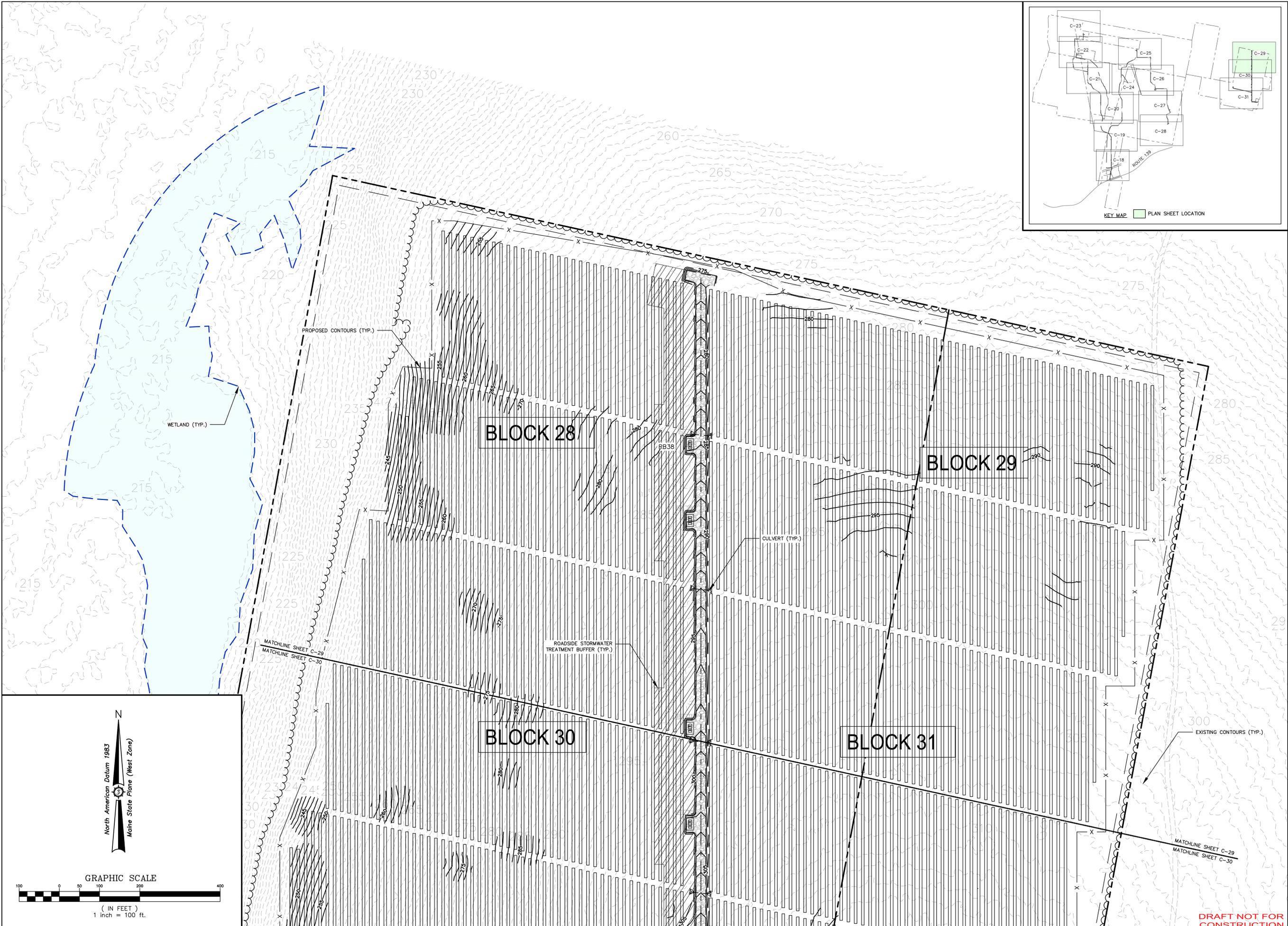
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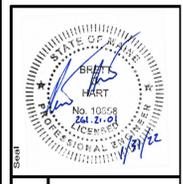
Phase	PERMIT
Sheet No.	C-28

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Checked By	JAO
Project Location	PORTLAND, ME 04101
Scale	As Shown

Client	THREE CORNERS SOLAR, LLC
Project Location	30 DANFORTH ST SUITE 210 PORTLAND, ME 04101
Project Name	ROUTE 139 UNITY TWP, ME
Project Description	THREE CORNERS SOLAR ENERGY PROJECT: GRADING PLAN
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Checked By	JAO
Project No.	261.21.01
Scale	As Shown



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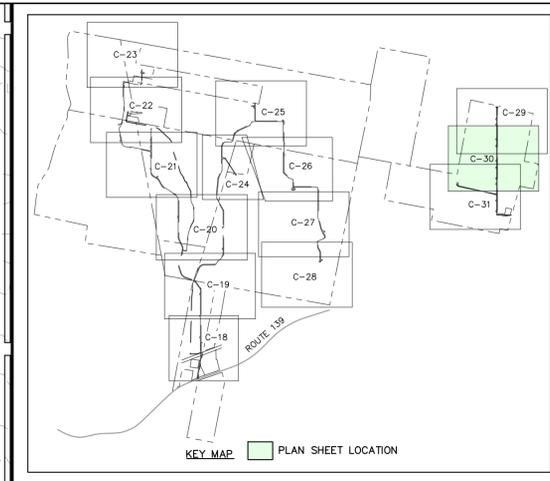
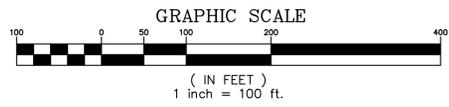
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North American Datum 1983
Maine State Plane (West Zone)

GRAPHIC SCALE

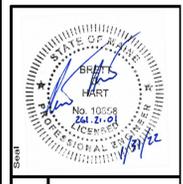
(IN FEET)
1 inch = 100 ft.

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Date:	
Drawn By:	AVD/MS
Checked By:	JAO

Drawn By:	AVD/MS
Checked By:	JAO
Project Location:	PORTLAND, ME 04101
Project Name:	THREE CORNERS SOLAR ENERGY PROJECT:
Project No.:	261.21.01
Scale:	As Shown



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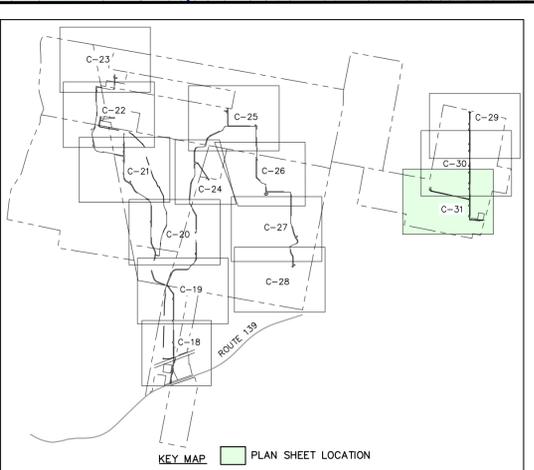
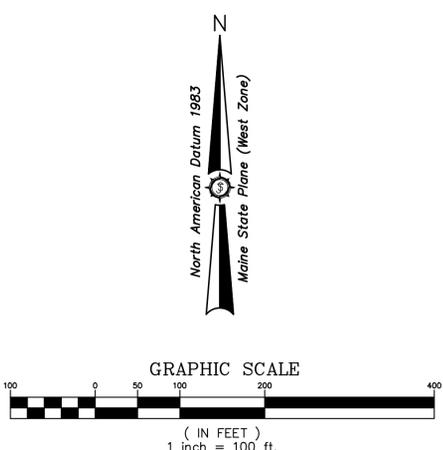
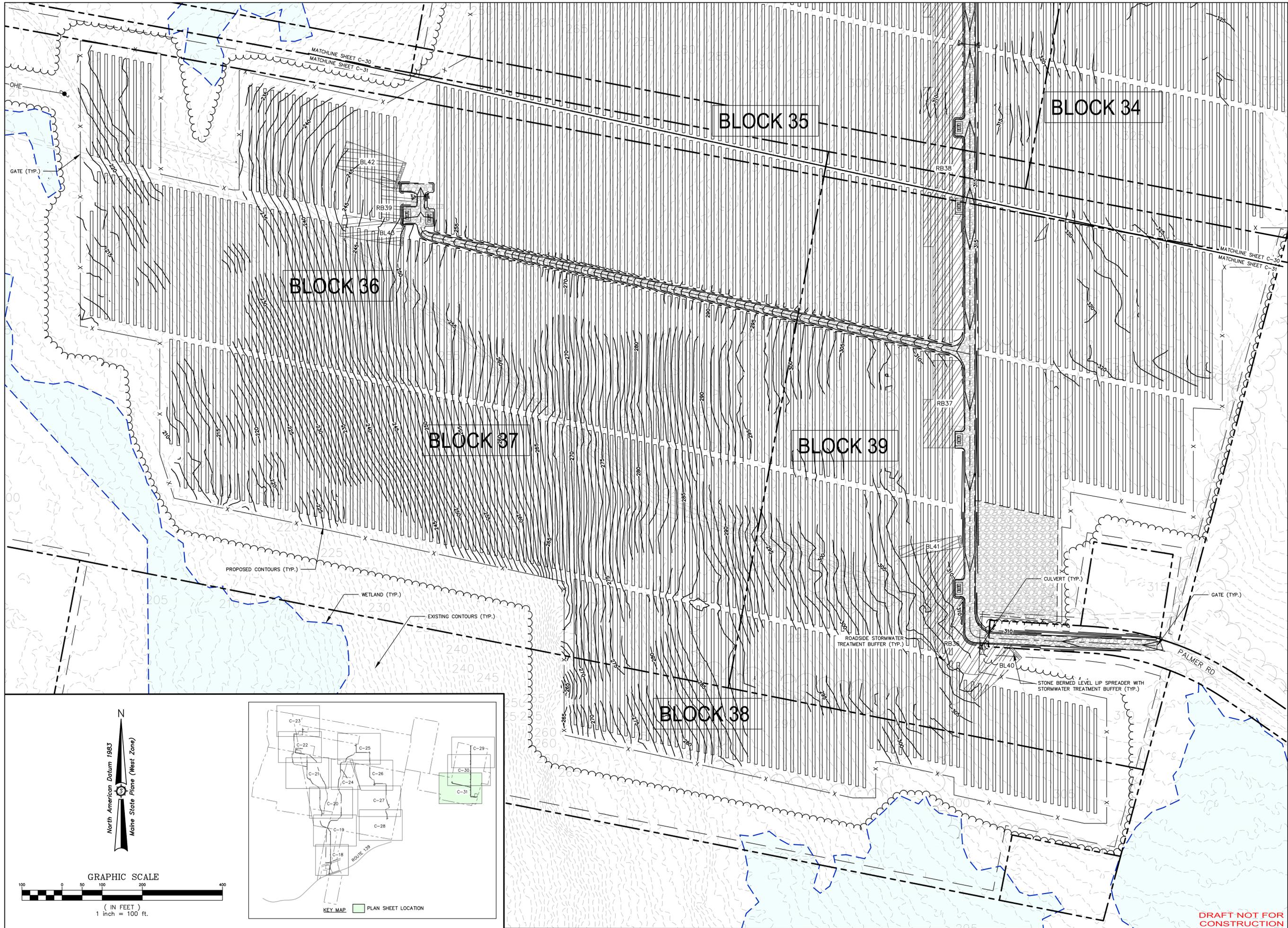
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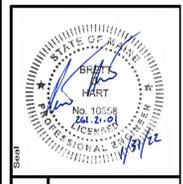
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Checked By	JAO
Project Location	PORTLAND, ME 04101
Project No.	01/03/2022
Scale	
Approved	BCH
Checked	JAO
Company	THREE CORNERS SOLAR, LLC
Address	30 DANFORTH ST SUITE 210
City	PORTLAND, ME 04101
State	ME
Zip	04101
Project Name	THREE CORNERS SOLAR ENERGY PROJECT:
Project Description	THREE CORNERS SOLAR ENERGY PROJECT:
Project Location	ROUTE 139 UNITY TWP, ME



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