TOWN OF BRUNSWICK
PLANNING BOARD
28 FEDERAL STREET, BRUNSWICK, ME 04011-1583

TOWN OF BRUNSWICK
PLANNING BOARD
***AGENDA**
BRUNSWICK STATION
16 STATION AVENUE, BRUNSWICK, ME
ROOM 217
Tuesday, August 6, 2013
7:00 P.M.

1. **Case # 13-021 – All Pars LLC, Construction of Office and Storage Buildings:** The Planning Board will review and take action on a combined Sketch/Final site plan application submitted by All Pars, LLC, regarding their proposal for a phased development of three 5,000 s.f commercial buildings, with associated parking, infrastructure and landscaping, to be located at 104 Harpswell Road (Assessor's Map U36, Lot 33) in the Mixed Use 6 / Lower Harpswell Road (MU6) Zoning District.

2. **Zoning Ordinance Rewrite Update**
   a. Request for Qualifications issued 7/31/13
   b. Chapters 4 & 5

3. **Other Business**
   a. Next meeting scheduled for September 10, 2013

**Agenda updated on 8/2/13 to add item #2*

It is the practice of the Planning Board to allow public comment on development review applications and all are invited to attend and participate.

Please call the Brunswick Department of Planning and Development (725-6660) with questions or comments. Individuals needing auxiliary aids for effective communications please call 725-6659 or TDD 725-5521. This meeting will be televised.

MAJOR DEVELOPMENT REVIEW APPLICATION
WAREHOUSE / OFFICE DEVELOPMENT
104 HARPSWELL ROAD, BRUNSWICK, MAINE
TAX MAP U36, LOT 33

Prepared For

MORROD, INC
104 Harpswell Road
Brunswick, ME 04011

Prepared By

Sitelines P.A.
8 Cumberland Street
Brunswick, Maine 04011

August 1, 2013

MORROD, INC.
Major Development Review Application
August 1, 2013

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August 1, 2013

2271-7

Jeremy Doxsee, AICP, Town Planner
Town of Brunswick
28 Federal Street
Brunswick, Maine 04011

Re: Major Development Review Application
COMMERCIAL DEVELOPMENT
104 HARPSWELL ROAD, BRUNSWICK, MAINE
Tax Map U36, Lot 33

Dear Jeremy,

On behalf of MORROD, INC., Sitelines, PA is pleased to submit the enclosed Major Development Review Application, drawings, and supporting materials for the phased development of three 5,000 s.f. commercial buildings, with associated parking, infrastructure and landscaping to be located along Harpswell Road.

PROPERTY
MORROD, INC. owns a parcel of land located at 104 Harpswell Road. A copy of the deed is enclosed with this submission. The parcel contains 2.00± acres and has frontage on Harpswell Road. The proposed site has previously been developed, and is currently occupied by a 1-story 10,174 s.f. footprint commercial building, a 723 s.f. outbuilding, two small sheds, and a gravel parking area. The existing building is occupied by Mid-Coast Woodworkers, Inc., which is a commercial carpentry business that operates in the greater Brunswick area. The existing improvements result in approximately 63,165 s.f. (1.45 acres) of impervious area. The property is served by public water, public sewer, and overhead electric and communication utilities. The property is located in the Mixed Use 6 (MU6) Zoning District, in which Professional Office is a Permitted Use.

PROJECT DESCRIPTION
The proposed development will consist of two phases. The first phase will consist of keeping the existing commercial building located on the site and constructing a separate 5,000 s.f. building to be used as a cold storage building. Phase two development will consist of demolishing the existing building and sheds, and constructing two (2) new 5,000 s.f. buildings. One of the buildings will be used as a cold storage building and the other will be used as an office building. The business hours will be the same as with the existing commercial building and all use will be contained within the buildings.

As part of Phase 1 development, the gravel area in the rear of the building will be reconstructed to better define the limits of travel and parking. The existing gravel areas that are not to be used will receive loam and seed. As part of the Phase 2 development, the existing pavement area along the

frontage of the property will be reconstructed and enlarged in order to accommodate the parking demand for the additional buildings. The proposed design, including both phases, represents approximately 45,638 s.f. (1.05 acres) of impervious surface, or a decrease of 17,527 s.f. (0.40 acres) from existing conditions. The development provides a total of 35 parking spaces, including one (1) ADA compliant spaces. The site will be accessed via an existing driveway curb cut from Harpswell Road. No additional traffic permitting is anticipated for the project. Existing water and sewer services, that were previously stubbed to the site, will be used to service the buildings. At this time, only the office building is anticipated to require water and sewer services.

As the total project disturbs more than one acre of area, but results in less than an acre of new impervious area, a Stormwater Permit-by-Rule (PBR) will be required for the project. A copy of the PBR application will be forwarded under separate cover.

Phase 1 construction is anticipated to begin in August 2013 and be completed in December 2013. Phase 2 is intended to be constructed before the end of calendar year 2018.

Based on the specifics of the project, the applicant will request waivers for the following application items:

- Class A Soil Survey: The project is located on soils suitable for the proposed use. The site is served by municipal water and sewer, no wells or subsurface disposal systems will be required, which may necessitate a soils survey.
- Profile, cross-section dimensions, curve radii of existing streets: No changes are proposed to Harpswell Road.
- Profile of water and sewer service lines: Details are provided in the plans that dictate the depth and location of water and sewer service lines. A profile of the services, from the existing stubs to the building, are not necessary.

PERFORMANCE STANDARDS

To facilitate your review of our proposal, the following standards are summarized in accordance with ***CHAPTER 5: DEVELOPMENT REVIEW PLAN STANDARDS*** of the Ordinance.

501 PRESERVATION OF NATURAL FEATURES AND NET SITE AREA:

There are no existing features on the site that would be considered of natural, scenic, or historic character to the Town.

502 FLOOD HAZARD AREA:

The project area is located in Zone C (Areas of Minimal Flooding) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Panel 15 of 35 (Community Panel 230042-0015-B, Effective June 3, 1986). An excerpt of the applicable FIRM is enclosed.

503 STEEP SLOPES AND EMBANKMENTS:

There are no steep slopes or embankments greater than 25% located on the property.

504 STORM WATER MANAGEMENT:
A majority of the stormwater runoff from the existing development is directed overland to the southwest corner of the property. From there it will be directed to a channel that eventually discharges to Mare Brook. There does not appear to be any sign of erosion associated with drainage leaving the site. As part of the proposed development, an infiltration basin will be constructed in the rear of the site to detain and infiltrate stormwater. Any flows that exceed the capacity of the infiltration basin will discharge to the existing channel that eventually discharges to Mare Brook. The soils located on the site are identified as Windsor loamy sand, which is a Hydrologic Soils Group Type A soil characterized and excessively well drained with infiltration rates in excess of six (6) inches per hour. As such, the site is an ideal location for an infiltration basin that will reduce peak flows and mitigate any possible erosive flows from the site.

The front of the site will drain to a catch basin that discharges to the municipal system within Harpswell Road. Based on discussions with the Town Engineer, there are no known capacity issues with the municipal system in this area. The project will reduce the impervious cover from 63,165 s.f. (72.5%) to 45,638 s.f. (52.4%), which reduces the non-conforming coverage ratio and will have a corresponding reduction in the rate and volume of runoff.

505 GROUNDWATER:
The project will be serviced by public sewer and water. The proposed building will be constructed with a shallow foundation and no adverse impacts to groundwater are anticipated from this development.

506 EROSION AND SEDIMENTATION:
The disturbed areas of the site will be isolated through the use of silt fencing and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate Best Management Practices (BMPs) as outlined in the Maine Erosion and Sediment Control BMPs as published by the Maine Department of Environmental Control, current edition. Specific provisions for permanent and temporary erosion control features have been provided in the construction drawings. The contractor will be bound to meet the performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

507 SEWAGE DISPOSAL:
The proposed building will be serviced by an existing sewer service stub that was extended to the site recently prior to the repaving of Harpswell Road. A letter has been sent to the Brunswick Sewer District requesting their ability to serve the project. Upon an issuance of a letter from the District, a copy will be forwarded to the Town.

508 WATER SYSTEM:
The proposed building will be serviced by an existing 1" water service that was extended to the site recently prior to the repaving of Harpswell Road. A letter has been sent to the Brunswick Sewer District requesting their ability to serve the project. Upon an issuance of a letter from the District, a copy will be forwarded to the Town.

509 COMMUNITY FACILITIES IMPACT ANALYSIS:
The proposed project consists of three buildings on a lot that has been previously used for commercial purposes. It is similar in size and scope to surrounding commercial developments and is screened with fences and trees from the abutting residential properties. A Community Facilities Impact Analysis is not anticipated for the proposed development.

510 DEVELOPMENT IMPACT FEES:
It is not anticipated that a development impact fee will be required for the proposed development. The proposed building will be used by the current uses on the property, and no increase in traffic generation is anticipated.

511 DEVELOPMENT OF NEW STREETS:
There are no new streets proposed for this project.

512 OFF STREET PARKING:
The development provides a total of 21 parking spaces, including one (1) ADA compliant spaces. The parking is provided for only the 5,000 s.f. office building. The remaining two buildings will be cold storage buildings that will be accessed infrequently, and there is adequate space adjacent to the buildings for temporary parking and loading spaces.

513 CURB CUTS:
The project proposes to utilize the existing entrance off Harpswell Road, which will be reduced and better defined with this project. No new curb cuts are proposed.

514 OFF STREET LOADING:
Off street loading is not applicable to the land use of the proposed project.

515 APPEARANCE ASSESSMENT:
The proposed buildings will be similar in architecture to the existing building. The buildings will be wood frame structures, with vinyl clapboard siding, asphalt shingles on a peaked roof, with New England type colors. New landscaping will be installed on the frontage of Harpswell Road to compliment the new building. The existing established hedge line along the fence will be maintained to the extent practicable. The parcel is a developed site with fences and mature trees at the property limits that effectively screen the lot from the abutting parcels. The proposed building use is consistent with the current use, and does not result in the removal of lawn area.

516 BUILDING CONFIGURATION:
The proposed buildings will be oriented to Harpswell Road the same as the existing building. From Harpswell Road, the only building that will be visible is the office building located near the front of the site.

517 PRESERVATION OF HISTORIC RESOURCES:
There have been no historic resources previously identified on the site. The existing site development does not have historic significance due to its nature, age, and land use.

518 ACCESS FOR PERSONS WITH DISABILITIES:
The fully developed site will provide dedicated ADA compliant parking. There is currently adequate space provided along the frontage of the existing building for parking should there be a need for ADA access.

519 RECREATIONAL REQUIREMENTS FOR RESIDENTIAL DEVELOPMENTS:
As the project is not a residential development, this section is not applicable.

520 FISCAL CAPACITY:
Based on similar developments the applicant has been involved in, it is anticipated that the costs of development will be approximately 1.5 million dollars. All Pars LLC has completed projects of similar scale in Brunswick and will partner with a local financial institution for the commitment to this project. In addition, a copy of the Certificate of Good Standing from the Secretary of State has been enclosed with this letter.

521 PERFORMANCE GUARANTEE:
There are no improvements anticipated within the public right-of-way for transportation or utility needs. A performance guarantee is consequently not anticipated unless determined to be required for other needs.

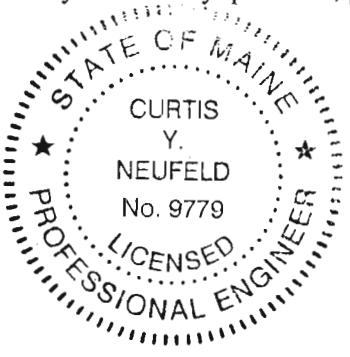
522 HOME OWNERS/PROPERTY OWNERS ASSOCIATION:
There is no home owners/property owners association proposed by this project.

523 PROTECTED CONSERVATION LAND:
There is no protected conservation land proposed or involved with this project.

524 NOISE AND DUST:
Best Management Practices (BMPs) as outlined in the Maine Erosion and Sediment Control BMP's as published by the Maine Department of Environmental Control, will be utilized to control noise and dust during construction. Noise will be limited through the compliance of the site contractor with the standard hours of construction per Section 524.1. Upon construction completion, there are no anticipated impacts with regard to noise or dust. The proposed use will occur almost exclusively within the building.

We look forward to meeting with you and the Planning Board at their August 6, 2013 meeting to review and approve the project. Should you have any questions, please call.

Very truly yours,



Curtis Y. Neufeld, P.E.
Vice President

Enclosures

cc: Dan Roderick, MORROD, INC.

SITELINES

Attachment A
Application Form & Checklists

A completed copy of the Major Development Review Final Application Form and Site Plan Checklist is enclosed.

MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION

1. Project Name: Commercial Development

2. Project Applicant
   Name: MORROD, Inc Attn: Dan Roderick
   Address: 104 Harpswell Road
   Brunswick, Maine 04011
   Phone Number: 207-729-1616

3. Authorized Representative
   Name: Sitelines, PA. Attn: Curtis Y. Neufeld, P.E.
   Address: 8 Cumberland Street
   Brunswick, ME 04011
   Phone Number: 207-725-1200 xt. 18

4. List of Design Consultants. Indicate the registration number, address and phone number Of any engineer, surveyor, architect, landscape architect or planner used:

   1. Engineer: Curtis Y. Neufeld, P.E. #9779, Sitelines, P.A., 207-725-1200 xt. 18
   2. Surveyor: Bruce Martinson, PLS #2137, Sitelines, P.A., 207-725-1200 xt. 13
   3. _____

5. Physical location of property being affected: 104 Harpswell Road

6. Lot Size: 2.0 acres

7. Zoning District: MU6

8. Indicate the interest of the applicant in the property and abutting property. For example, is the applicant the owner of the property and abutting property? If not, who owns the property subject to this application? Owner

9. Assessor's Tax Map U36 Lot Number 33 of subject property.

10. Brief Description of proposed: Refer to Cover Letter

11. Describe Specific Physical Improvements to be Done: Refer to Cover Letter

Owner Signature: _____

Applicant Signature (*if different*): _____

Required Attachments (by Applicant):
- Final Plan Check List
- Final Plan Requirements for Open Space Developments (if applicable)
- Request for Waivers (if applicable)
- Required Copies of Final Plan

Required Attachment (by Planning and Development Department):
- Listing of all owners of property within 200-foot radius of property under review.

FINAL PLAN REQUIREMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	Comments
Name of Development		X				
Scale, date, north point, area, number of lots (if subdivision)		X				
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.		X				
Certification by a professional land surveyor that the land has been surveyed and the boundaries established in accordance with the State of Maine Board of Licensure for Professional Surveyors standards for Category 1 (Standard Boundary Survey), conditions 1, 2, or 3.		X				
Existing zoning district and overlay designation.		X				
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.		X				
Names of current owner(s) of subject parcel and abutting parcels.		X				
Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of 1" equals 50' and vertical scale of 1 inch equals 5 feet, with all elevations referred to in U.S.G.S. datum.				X		Waiver Requested (see narrative)
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.		X				
Existing and proposed easements associated with the development.		X				
Kind, location, profile and cross-section of all proposed drainage facilities, both within the development and outside of it, and a storm-water management plan which includes the submission requirements listed in the storm-water management checklist available in the Planning Department.		X				
Location of features, natural and artificial, such as water bodies, wetlands, streams, vegetation, railroads, ditches and buildings.		X				No water bodies, wetlands, streams, or railroads exist on parcel.

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.		X				
Existing and proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability.				X		Waiver Requested (see narrative)
Topography with counter intervals of not more than 2 feet.		X				
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.				X		Waiver Requested (see narrative)
Location of all existing trees over 10 inches in diameter, locations of tree stands, and a plan showing all trees to removed as a result of the development proposal.		X				No removal of trees over 10 inches in diameter is proposed
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.		X				
Existing locations and proposed locations, widths and profiles of sidewalks.				X		Waiver requested for profiles
Location map.		X				
Approximate locations and dimensions of proposed parking areas.		X				
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.			X			No open spaces proposed
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.		X				
Reference to special conditions stipulated by the Planning Board, with conditions either set forth in full or on the plan or identified as specific documents filed with the Board.			X			No special conditions known
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.			X			No wetlands located on the parcel
Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.			X			No open spaces or recreation areas proposed

For Open Space Development, a note indicating the total permitted lot count of the entire land tract based upon the destiny standards in this Ordinance, the number of lots created by the Plan, and the numebr of lots permitted to be subdivided in the future, as well as a table showing setback requirements and impervious surface coverage limits for each lot.			X			No open spaces proposed
Building envelops showing acceptable locations for principal and accessory structures.		X				

FINAL PLAN/SUPPORTING DOCCUMENTS

Key: "O" = omit; "S"=submit; "NA"=not applicable; "W" = waiver P=pending

Item	O	S	NA	W	P	**Comments**
Documentation of Ownership or contract.		X				
Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which conservation land will be owned, maintained, and protected.		X				
Draft performance guarantee or conditional agreement.			X			None Anticipated
Disclosure of any required permits from the Department of Environmental Protection, Marine Resources, US Army Corps of Engineers, Department of Inland Fisheries and Wildlife, or other agencies, as applicable; or, if a permit has already been granted, a copy of that permit.		X				
Any additional studies required by the Planning Baord, which are deemed necessary in accordance with this Ordiancne.			X			None Anticipated
Storm water management program for the propsed project prepared by a professional engineer.		X				
A storm water management checklist prepared by the Cumebrland County Soil and Water Conservation District made availabel at the Brunswick Department of Planning and Development.	X					

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.	X					
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.		X				
A statement from the Brunswick-Topsham Water District of its review and comments on the proposed use if the project involves development within the Aquifer Protection Zone.		X				
A Statement from the Fire Chief recommending the number, size, and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken.		X				
A statement from the Superintendent of the Brunswick Sewer District of the conditions under wich the Sewer Disticit wil provide sewerage disposal service and approval of the santiary sewers proposed within the development.		X				
Where a septic system is to be used, evidence of soil suitablity.			X			
All applicable materials necessary for the reviewing entity to review the propsoal in accordance with the Criteria of Section 411.		X				
A plan of all buildings with new construction or expansion of an existing facility, including type, size, and footprint, floor layout, setback, elevation of first floor slab, storage, and loading areas.		X				
An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, and signage.		X				
A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems.		X				
The size and proposed location of water supply and sewage disposal systems.		X				
A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, location and purpose and type of vegetation.		X				

Attachment B
Right, Title, and Interest

A copy of the purchase and sale agreement, along with the current deed, is included with this attachment. Also included is a copy of Priority Group, LLC incorporation certificate.

20545

MAINE REAL ESTATE TAX PAID

WARRANTY DEED

{Statutory Long Form}

KNOW ALL MEN BY THESE PRESENTS, that JOHN G. GIBSON in consideration of One Dollar ($1.00) and other good and valuable consideration paid by Morrod, Inc. of Brunswick, Maine, the receipt whereof I do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said MORROD, INC., its successors and assigns, as follows:

A certain lot or parcel of land, with the buildings thereon, situated on the west side of the Harpswell Road, so-called, in said Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a post and stone set in the ground at the northeast corner of land now or formerly of Simeon Coffin; thence running northerly by the wets line of said road, five rods, to land now or formerly of William Condon; thence westerly parallel with said Coffin's north line, thirty-two rods, to a stake set in the ground; thence southerly parallel with the first mentioned line, five rods, to said Coffin's land; thence easterly by said Coffin's north line, thirty-two rods, to the first mentioned bound.

Also another parcel of land, with the buildings thereon, situated on the west side of said Harpswell Road, in said Brunswick, bounded and described as follows:

Beginning at the northeast corner of land formerly occupied by Isaiah Moody; thence running westerly by said Moody's land, thirty-two rods; thence running northerly, parallel to said road, five rods; thence easterly, thirty-two rods, to the west line of said road; thence southerly by said road, five rods, to the first mentioned bounded.

Meaning and intending to convey and hereby conveying all the same premises conveyed to Grantor by deed dated October 16, 1987 and recorded in the Cumberland County Registry of Deeds at Book 8057, Page 91.

Also conveying certain personal property on said premises, to wit: an air compressor, welder, chain falls, two (2) filing cabinets, a 286 computer system with wooden computer table, all in their current as is condition.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MORROD, INC., its successors and assigns to their own use and behoof forever.

AND I DO COVENANT with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, I, the said JOHN G. GIBSON have hereunto set my hand and seal this 18th day of April, 1996.

SIGNED, SEALED AND DELIVERED in the presence of

JOHN G. GIBSON

STATE OF MAINE
CUMBERLAND, ss. April 18, 1996

Then personally appeared the above named JOHN G. GIBSON and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney at Law
John Monaghan

RECEIVED
RECORDED REGISTRY OF DEEDS
96 APR 24 AM 9:37
CUMBERLAND COUNTY
John B O'Brien

Attachment C
Abutting Property Owners

A list of abutting property owners is included in this attachment for reference.

ABUTTING PROPERTY OWNERS

MAP-U36 LOT-31
LEVESQUE, CLARA M
20 BRECKAN RD
BRUNSWICK, ME 04011

MAP-U02 LOT-56
POULIN, LEON J
32 GARRISON ST
BRUNSWICK, ME 04011

MAP-U02 LOT-58A
ESTES, YUSHIN O
12 ESTES DR
BATH, ME 04530

MAP-U02 LOT-58B
MILLER, KAREN A
49 TIMBERCLIFFE DR
CAMDEN, ME 04843

MAP-U02 LOT-58C
MILLER, KAREN A
49 TIMBERCLIFFE DR
CAMDEN, ME 04843

MAP-U02 LOT-59
ENRICO, LEO J & IRENE C JT
PO BOX 517
BRUNSWICK, ME 04011

MAP-U02 LOT-60
GILLIAM, ROBERT N JR & LISA JT
97 HARPSWELL RD
BRUNSWICK, ME 04011

MAP-U02 LOT-101
BREWER, JESSICA
5 HARRIET WAY
BRUNSWICK, ME 04011

MAP-U36 LOT-11
CATLIN, EDGAR S III
45 MEADOWBROOK RD
BRUNSWICK, ME 04011

MAP-U36 LOT-12
VOSMUS, KIRK T & JOANN B JT
47 MEADOWBROOK RD
BRUNSWICK, ME 04011

MAP-U36 LOT-13
DEVEAU, POLLY A
36 MEADOWBROOK RD
BRUNSWICK, ME 04011

MAP-U36 LOT-14
WILSON, JEFFREY P & KIMBERLY B JT
17 BRECKAN RD
BRUNSWICK, ME 04011

MAP-U36 LOT-32A
DELONG, ALLEN W
106 HARPSWELL RD
BRUNSWICK, ME 04011
B24160 P95

MAP-U36 LOT-33
MORROD INC
104 HARPSWELL RD
BRUNSWICK, ME 04011
B12465 P211

MAP-U36 LOT-34
BOWDOIN COLLEGE
C/O TREASURERS OFFICE
5600 COLLEGE STATION
BRUNSWICK, ME 04011
B2869 P54

MAP-U36 LOT-35
BOWDOIN COLLEGE
C/O TREASURERS OFFICE
5600 COLLEGE STATION
BRUNSWICK, ME 04011

MAP-U36 LOT-36
BRUNSWICK, TOWN OF
28 FEDERAL ST
BRUNSWICK, ME 04011
B17752 P102

MAP-U36 LOT-37
RICHARDSON, GAIL E & ADELBERT
110 HARPSWELL ROAD
BRUNSWICK, ME 04011
B5022 P39

Attachment D
Photographs

Photographs of the existing conditions of the project site are enclosed.

104 HARPSWELL ROAD, BRUNSWICK, MAINE
Existing Conditions

Photo 1 – Looking at Site from Harpswell Road

Photo 2 –Existing Vegetation from Harpswell Road (to remain)

104 HARPSWELL ROAD, BRUNSWICK, MAINE
Existing Conditions

Photo 3 – Looking South from Entrance on Harpswell Road – Site on Right

Photo 4 – Existing buildings from inside site

104 HARPSWELL ROAD, BRUNSWICK, MAINE
Existing Conditions

Photo 5 – Existing Building from inside site, looking towards Harpswell Road

Photo 6 – View of rear of parcel

104 HARPSWELL ROAD, BRUNSWICK, MAINE
Existing Conditions

Photo 7 – Looking Towards Rear of Parcel, Phase 1 Building Location

Photo 8 – Looking from Rear of Site, Stormwater Basin Location

Attachment E
Supporting Documents

Copies of relevant correspondence and documents pertaining to the project are enclosed.

July 31, 2013

2052-7

Jeremy Doxsee, Town Planner
Town of Brunswick
28 Federal Street
Brunswick, Maine 04011

Re: Response to Review Engineer Comments
WAREHOUSE / OFFICE DEVELOPMENT
104 HARPSWELL ROAD, BRUNSWICK, MAINE

Dear Jeremy:

We have reviewed the comments provided by Sebago Technics, Inc., following their review of the project plans, particularly with regard to the stormwater management plan.

1. Will the plan indicates the phasing for the construction of building structures? It is not clear whether or not all the stormwater collection and treatment measures will be constructed in Phase 1. This should be either clarified by a general note or by delineation or leader notes on the drawings.

The phasing has been clarified and is shown graphically and itemized on the plan.

2. Areas in Phase 2 where the building is being demolished and appear to be gravel should be noted that they will be loamed and seeded with grass. We assumed this to be the case by the plan shading, but a note will be clearer.

This has been clarified by notes.

3. The proposed front paved area is directing runoff into a catch basin and then into the street drainage system. The over all impact is an increase over the pre condition rate, by as much as 0.86 CFS in a 25yr storm which is almost double the amount now being modeled into that system from this site. That represents approximately 10% capacity of a 15-inch pipe typical for a catch basin feeder system. The Town Engineer should confirm that there is ample capacity in their system to handle the increase as modeled. We would recommend at a minimum that the catch basin be fitted with a hood or snout which may restrict flows, and also keep floatables out of the town's system. It may also benefit the town to acquire a drainage maintenance agreement with the owner in the event that the catch basin or pipe should ever be problematic to their system, it would grant the Town rights to access and

correct, and make the owner liable for fee charges should lack of maintenance become an issue.

A snout has been specified for the catch basin. We do not support granting of an easement to the Town for maintenance of the catch basin. As with any private parcel, the Owner has a responsibility to maintain their infrastructure. Should the drainage on-site fail, there will be no adverse impact to the municipal drainage system.

4. The front driveway edge shall be designed either with a lip or slight berm to keep road gutter flow directed along the road edge and to the existing street catch basin. A few spot grades may help to see the proposed grading at this location.

Spot grades shall be added to the plan prior to issuing it for construction.

5. The majority of the site as proposed sheet and channel flows to the rear to be collected in an infiltration basin. The design calls for the sheet flow to enter directly into the pond and recharge into the ground at a rate of 1inch/hr. we have a few questions on the design below:

a. The infiltration pond should be designed with a fore bay to collect sediment prior to entering the actual infiltration pond. This removes sediment and fines which create clogging or limit infiltration capacity. By shifting the pond more to the rear it appears it can accommodate an appropriately sized fore bay.

The basin is set back from the edge of gravel sufficiently to allow sediment to be deposited away from the basin bottom. Since the runoff will enter the basin from the entire northerly edge, a forebay is problematic. The owner has indicated they do not sand the lot as it's winter use is minimal.

b. The infiltration rate for the existing soil is at least 6in/hr, and MeDEP accepts a rate of 2.41 in/hr and the design reduces the rate to 1 inch/hr. The important question is why or with what material is the engineer using to achieve such results to reduce the existing rapid rate of recharge?

The design infiltration rate of 1 in/hr was used to demonstrate the site will have no runoff to the rear under the most conservative scenario. The DEP allows for infiltration basins to be constructed with turf sides, with the loam and root mass of the turf providing the required reduction in flow rates.

c. The engineer needs to provide a cross section detail of the pond, and the spillway.

A pond cross section detail has been added to the set. Details will be provided.

d. During winter conditions the pond may not be able to infiltrate due to frost restrictions. Also the area should be restricted from dumping snow into, or storing over the bottom grades, during the winter season.

The basin is very similar in design to others used in the vicinity of Bowdoin college and Cooks Corner that have operated successfully year round.

6. There is a swale shown to travel along the edge of the southern property behind the proposed storage shed 's drip-edge. There may be a conflict of drainage features which may affect the drip-edge. An underdrain may be needed to assist drainage in the drip-edge and then outlet into the pond. Our concern is with runoff freezing the drip-edge and causing flooding into the foundation. With the swale there the drip edge may not be needed.

The swale has been truncated so as not to interfere with the drip edge.

7. The grading plan needs to show silt fence around the pond to keep sediment and impede flows from directly entering the basin until there is a substantial grass catch on the side slope.

Sediment control has been added to the grading plan protect the basin as suggested.

8. Snow Storage areas should not be allowed in the infiltration pond bottom, and are likely not going to occur along the front of the site, due to landscaping being planted in front of the building. Please reflect areas where storage can be allowed, and it may be beneficial to add a note that if necessary the snow removal may be contracted to be removed if excessive or creates safety concerns on site.

Snow storage areas are shown on the plan. The landscaping in front is set back sufficient to allow for removal from the entrance drive. A note has been added indicating show shall not be stored on the infiltration basin.

9. Is there area for a dumpster or for waste removal? The engineer should confirm that there is adequate maneuverable space for a garbage truck or other delivery vehicle to access the side doors, or approach the dumpster areas.

The dumpster will be located to the rear of the office building as shown on the revised plan. The pavement has been adjusted to provide an approach to the dumpster. We have confirmed a vehicle can access the dumpster location.

10. We recommend that the underground electric to serve all the buildings be placed in conduit where they may be running under parking or access areas.

A note has been added to the plan.

SITELINES

11. We understand the economics with the gravel surface, and would like to see it paved to reduce sediment loading to the pond. If gravel is the only option, we request well graded surface gravel or reclaim pavement material, which can be well compacted and less vulnerable to washing the surface fines. The site is in the watershed to Mare Brook which is on the Maine Department of Environmental Protections list of TMDL streams, threatened by urban runoff, so any improvements to reduce long term runoff sediment or pollutant loadings should be considered.

The gravel areas shown are intended to be the soils on-site, which have been proven to be well drained and stable for many years. Sediment transport from the gravel areas is expected to be minimal based on the shallow grades. The vegetated slopes and the filtration basin will provide for sediment removal and water quality enhancement. There are known issues with bituminous pavement, including export of hydrocarbons, particularly in the first year after installation. We respectfully submit the gravel area will maintain a lower impact use of the site. Given the reduction in impervious area and introduction of new BMPs for water quality

12. Lastly many construction details are missing from the plan set. See below details we would typically request for review:

a. *Catch basin detail with sump.* On Sheet C3
b. *Pipe trench detail.* On Sheet C3
c. *Pavement cross section.* On Sheet C3
d. *Gravel section (note compaction needed)* On Sheet C3
e. *Roof drip-edge x-section.* On Sheet C3
f. *Wheel stops or curbing edge.* On Sheet C3
g. *Infiltration pond cross section and spillway.* On Sheet C4
h. *Stabilized entrance.* On Sheet C5
i. *Forebay for pond.* Not Added
j . *Grass swales.* On Sheet C4

Most of the details were include on Sheet C3. Those related to the pond are added to new Sheet C4.

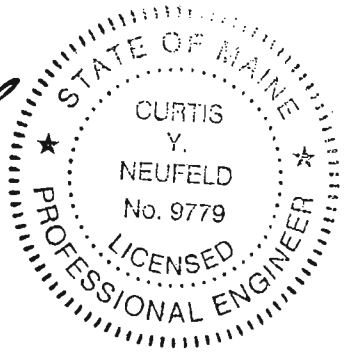
While we understand the projects intent, a few more notes, construction details, and pieces of information should be required to fully understand the site plan proposed improvements. There are a few minor design concerns/ corrections which we believe the engineer can easily address.

We appreciate the reviewers comments and have addressed as many as possible prior to submission of the package for the Planning Board. We are confident the remaining comments can be addressed to the satisfaction of the Town and request an approval with a condition any final issued be resolved with staff.

SITELINES

Should you have any questions, please call.

Very truly yours,



Curtis Y. Neufeld, P.E.
Vice President

Enclosures

cc: Dan Roderick, ALL PARS, LLC

SITELINES

SUBJECT INFILTRATION BASIN DESIGN JOB NO. 2271

SHEET 1 OF 1

BY JSM DATE 07/23/13

2271 - COMMERCIAL DEVELOPMENT

DESIGN OF INFILTRATION BASIN

TOTAL AREA DRAINING TO BASIN: 26,835 S.F.
IMPERVIOUS: 18,565 S.F.
LAWN: 8,270 S.F.

SIZING:
= 18,565 (1/12) = 1,547 CF
8,270 (.4/12) = 276 CF
TOTAL = 1,823 CF

STORAGE PROVIDED (SEE ATTACHMENTS):
SPILLWAY @ 68.00
BERM @ 68.50

STORAGE: 2,571 CF > 1,823 CF ✓ OK

SIZING OF BASIN

18,565 (0.05) = 928
8,270 (0.02) = 165
TOTAL = 1,093 SF < 1,101 SF ✓ OK

Stage-Area-Storage for Pond 1P: Infiltration Pond

Elevation (feet)	Surface (sq-ft)	Storage (cubic-feet)
66.50	1,101	0
66.52	1,117	22
66.54	1,133	45
66.56	1,148	67
66.58	1,164	91
66.60	1,180	114
66.62	1,196	138
66.64	1,211	162
66.66	1,227	186
66.68	1,243	211
66.70	1,259	236
66.72	1,274	261
66.74	1,290	287
66.76	1,306	313
66.78	1,322	339
66.80	1,337	366
66.82	1,353	393
66.84	1,369	420
66.86	1,385	447
66.88	1,400	475
66.90	1,416	503
66.92	1,432	532
66.94	1,448	561
66.96	1,463	590
66.98	1,479	619
67.00	1,495	649
67.02	1,512	679
67.04	1,529	709
67.06	1,546	740
67.08	1,563	771
67.10	1,580	803
67.12	1,597	835
67.14	1,615	867
67.16	1,632	899
67.18	1,649	932
67.20	1,666	965
67.22	1,683	999
67.24	1,700	1,032
67.26	1,717	1,067
67.28	1,734	1,101
67.30	1,751	1,136
67.32	1,768	1,171
67.34	1,785	1,207
67.36	1,802	1,243
67.38	1,820	1,279
67.40	1,837	1,315
67.42	1,854	1,352
67.44	1,871	1,389
67.46	1,888	1,427
67.48	1,905	1,465
67.50	1,922	1,503
67.52	1,939	1,542
67.54	1,956	1,581
67.56	1,973	1,620
67.58	1,990	1,660
67.60	2,007	1,700
67.62	2,024	1,740
67.64	2,042	1,781
67.66	2,059	1,822
67.68	2,076	1,863
67.70	2,093	1,905
67.72	2,110	1,947
67.74	2,127	1,989
67.76	2,144	2,032
67.78	2,161	2,075
67.80	2,178	2,118
67.82	2,195	2,162
67.84	2,212	2,206
67.86	2,229	2,251
67.88	2,247	2,295
67.90	2,264	2,340
67.92	2,281	2,386
67.94	2,298	2,432
67.96	2,315	2,478
67.98	2,332	2,524
68.00	**2,349**	**2,571**

State of Maine

Department of the Secretary of State

I, the Secretary of State of Maine, certify that according to the provisions of the Constitution and Laws of the State of Maine, the Department of the Secretary of State is the legal custodian of the Great Seal of the State of Maine which is hereunto affixed and that the paper to which this is attached is a true copy from the records of this Department.

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this fifteenth day of July 2013.

Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
ALL PARS, LLC	Registered Agent		20072113DC	GOOD STANDING
Home Office Address (of foreign entity)	**Other Mailing Address**			


69° 57' 26"
69° 57' 16"
43° 54' 1"
43° 53' 56"
423120
423140
423160
423180
423200
423220
423240
423260
423280
423300
423320
4861240
4861220
4861200
4861180
4861160
4861140
4861120
Meadowbrook Rd
Hampswell Rd
Wa2
Wa3
Map Scale: 1:1,020 if printed on A size (8.5" x 11") sheet.
N
Meters
0 10 20 40 60
Feet
0 50 100 200 300

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Units

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other

Special Line Features
- Gully
- Short Steep Slope
- Other

Political Features
- Cities

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

MAP INFORMATION

Map Scale: 1:1,020 if printed on A size (8.5" × 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: UTM Zone 19N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 7, Jan 8, 2009

Date(s) aerial images were photographed: Data not available.

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	**Map Unit Name**	**Acres in AOI**	**Percent of AOI**
WmB	Windsor loamy sand, 0 to 8 percent slopes	1.5	61.2%
WmC	Windsor loamy sand, 8 to 15 percent slopes	1.0	38.8%
Totals for Area of Interest		**2.5**	**100.0%**

Cumberland County and Part of Oxford County, Maine

WmB—Windsor loamy sand, 0 to 8 percent slopes

Map Unit Setting

Elevation: 300 to 2,200 feet
Mean annual precipitation: 30 to 48 inches
Mean annual air temperature: 37 to 46 degrees F
Frost-free period: 70 to 160 days

Map Unit Composition

Windsor and similar soils: 85 percent

Description of Windsor

Setting

Landform: Outwash terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Somewhat excessively drained
Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Low (about 3.3 inches)

Interpretive groups

Farmland classification: Farmland of statewide importance
Land capability (nonirrigated): 3s
Hydrologic Soil Group: A

Typical profile

0 to 6 inches: Loamy sand
6 to 26 inches: Loamy sand
26 to 65 inches: Gravelly sand

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 7, Jan 8, 2009

July 16, 2013

2271-4

Mr. Robert A. Pontau, Jr.
Assistant General Manager
Brunswick Sewer District
10 Pine Tree Road
Brunswick, ME 04011

RE: Sewer Service
Proposed Commercial Development
104 Harpswell Road, Brunswick, Maine
Tax Map U36, Lot 33

Dear Rob:

Enclosed please find a copy of the preliminary Site Layout and Utility Plan for the for phased development of three 5,000 s.f. commercial buildings, with associated parking, infrastructure and landscaping to be located along Harpswell Road.

The proposed development will consist of two phases. The first phase will consist of keeping the existing commercial building located on the site and constructing a separate 5,000 s.f. building to be used as a cold storage building. Phase two development will consist of demolishing the existing building and sheds, and constructing two (2) new 5,000 s.f. buildings. One of the buildings will be used as a cold storage building and the other will be used as an office building.

An existing sewer service that was previously stubbed to the site will be used to service the buildings. At this time, only the office building is anticipated to require water and sewer services. Although precise sewer demands are not available at this time, we anticipate they will be typical of similar size developments in the area.

Please review the plan and provide any feedback you may have so we can incorporate your comments into the final design. Please ensure that the location, type, and number of sewer mains and/or services shown on the enclosed plan match the District's records. We also request you provide a letter indicating the Brunswick Sewer Districts' "Ability to Serve" the proposed project.

Should you have any questions, please call or contact me via jmarden@sitelinespa.com.

Very truly yours,

Joseph J. Marden, P.E.
Project Engineer

SITELINES, PA
ENGINEERS ▪ PLANNERS ▪ SURVEYORS ▪ LANDSCAPE ARCHITECTS
8 Cumberland Street ▪ Brunswick, ME 04011 ▪ TEL 207-725-1200 ▪ FAX 207-725-1114 ▪ www.sitelinespa.com

July 16, 2013

2271-4

Mr. Eric Gagnon
Brunswick and Topsham Water District
PO Box 489
Topsham, ME 04086

RE: Water Service
Proposed Commercial Development
104 Harpswell Road, Brunswick, Maine
Tax Map U36, Lot 33

Dear Eric:

Enclosed please find a copy of the preliminary Site Layout and Utility Plan for the for phased development of three 5,000 s.f. commercial buildings, with associated parking, infrastructure and landscaping to be located along Harpswell Road.

The proposed development will consist of two phases. The first phase will consist of keeping the existing commercial building located on the site and constructing a separate 5,000 s.f. building to be used as a cold storage building. Phase two development will consist of demolishing the existing building and sheds, and constructing two (2) new 5,000 s.f. buildings. One of the buildings will be used as a cold storage building and the other will be used as an office building.

An existing water service that was previously stubbed to the site will be used to service the buildings. At this time, only the office building is anticipated to require water and sewer services. Although precise water demands are not available at this time, we anticipate they will be typical of similar size developments in the area.

Please review the plan and provide any feedback you may have so we can incorporate your comments into the final design. Please ensure that the location, type, and number of water mains and/or services shown on the enclosed plan match the District's records. We also request you provide a letter indicating the Brunswick and Topsham Water Districts' "Ability to Serve" the proposed project.

Should you have any questions, please call or contact me via jmarden@sitelinespa.com.

Very truly yours,

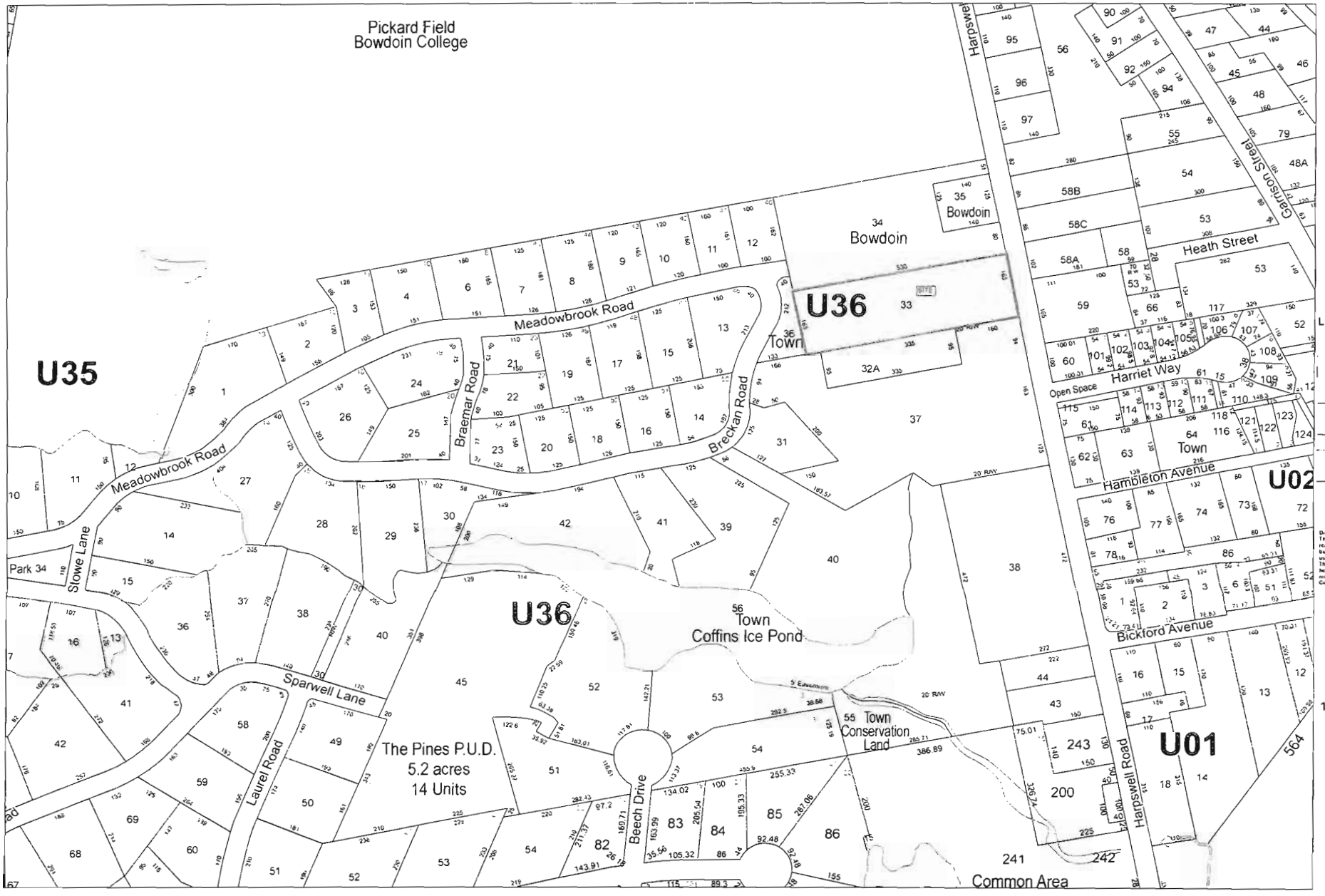
Joseph J. Marden, P.E.
Project Engineer

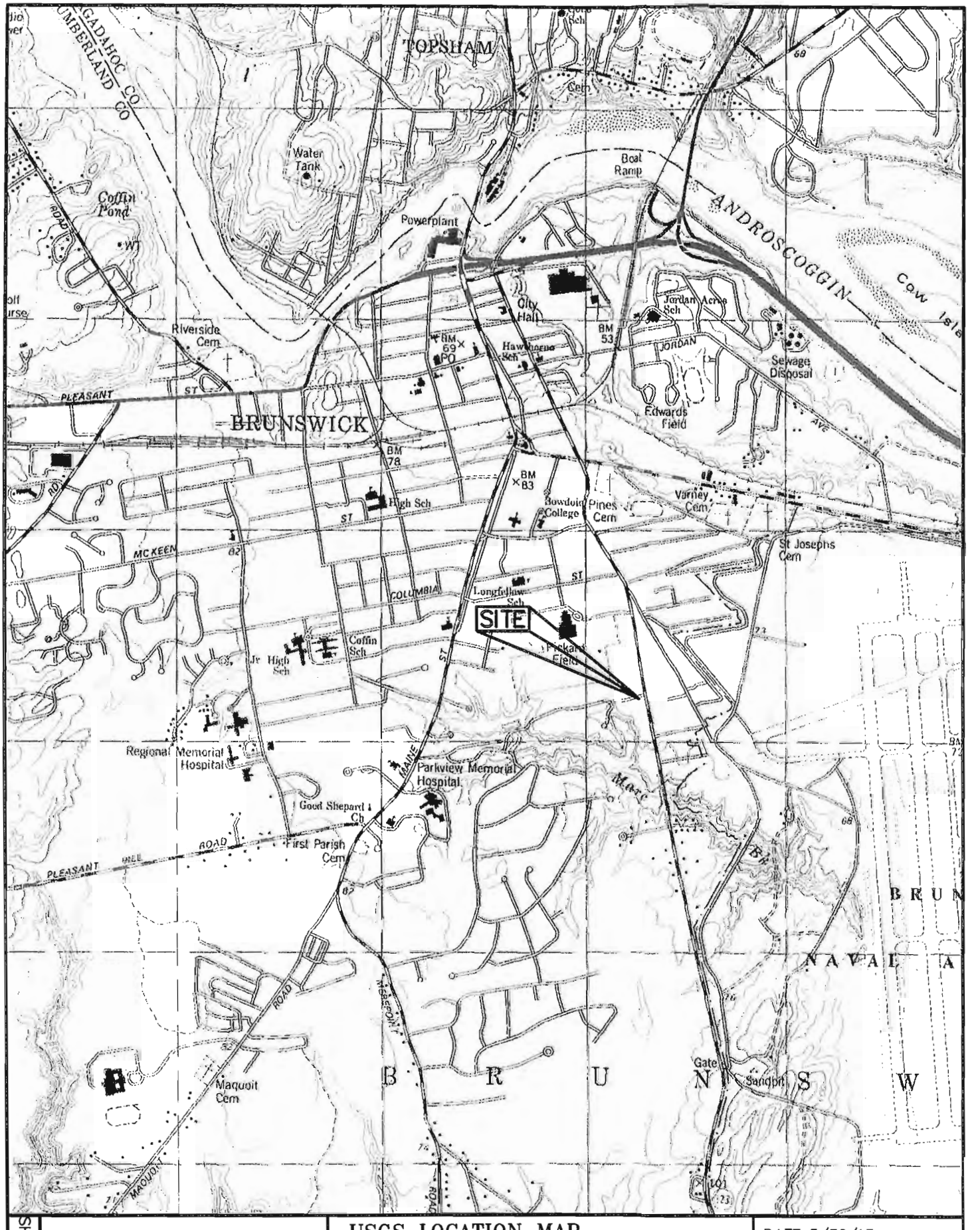
Enclosure

SITELINES, PA
ENGINEERS ▪ PLANNERS ▪ SURVEYORS ▪ LANDSCAPE ARCHITECTS
8 Cumberland Street ▪ Brunswick, ME 04011 ▪ TEL 207-725-1200 ▪ FAX 207-725-1114 ▪ www.sitelinespa.com

Attachment F
Supporting Graphics

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map and tax maps. An excerpt of the applicable USGS 7.5 minute quadrangle map is provided for reference.


Pickard Field
Bowdoin College
U35
U36
U02
U01
Meadowbrook Road
Braemar Road
Breckan Road
Harpswell
Gatson Street
Heath Street
Harriet Way
Open Space
Hambleton Avenue
Bickford Avenue
Harpswell Road
Sparwell Lane
Laurel Road
Beech Drive
Stowe Lane
Park 34
Bowdoin
Town
Coffins Ice Pond
55 Town Conservation Land
The Pines P.U.D.
5.2 acres
14 Units
Common Area
241
242
564
Town of
BRUNSWICK
Maine
Legend
Public Road
Private Road
ROW
Water
Hydrography Line
ROW Property Access
Other Road
Town Boundary
Other Lot Boundary
Parcels_Lines
N
1 inch = 100 feet
Revised To: April 1 2012
Maps Prepared by:
Town of Brunswick
MAP
U36



SHEET: 1 C

SITELINES
ENGINEERS PLANNERS

USGS LOCATION MAP

PROPOSED COMMERCIAL DEVELOPMENT

MID-COAST WOODWORKERS, INC

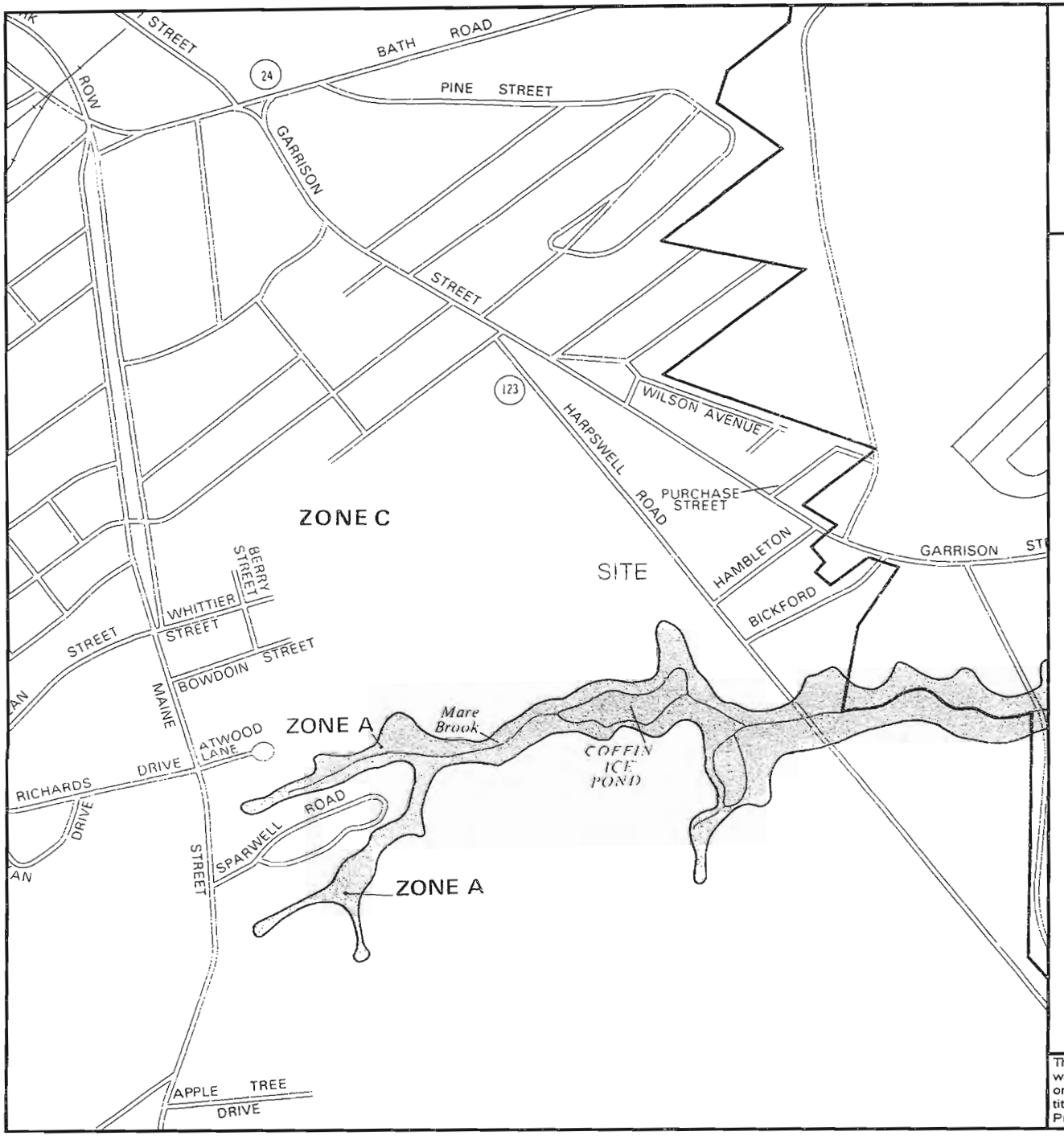
DATE: 5/30/13

SCALE: 1"=2000'

JOB: 2271

Attachment F
Supporting Graphics

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the FEMA flood rate insurance map (FIRM) and reduced size copies of the zoning map and tax maps. An excerpt of the applicable USGS 7.5 minute quadrangle map is provided for reference.



APPROXIMATE SCALE

1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF
BRUNSWICK, MAINE
CUMBERLAND COUNTY

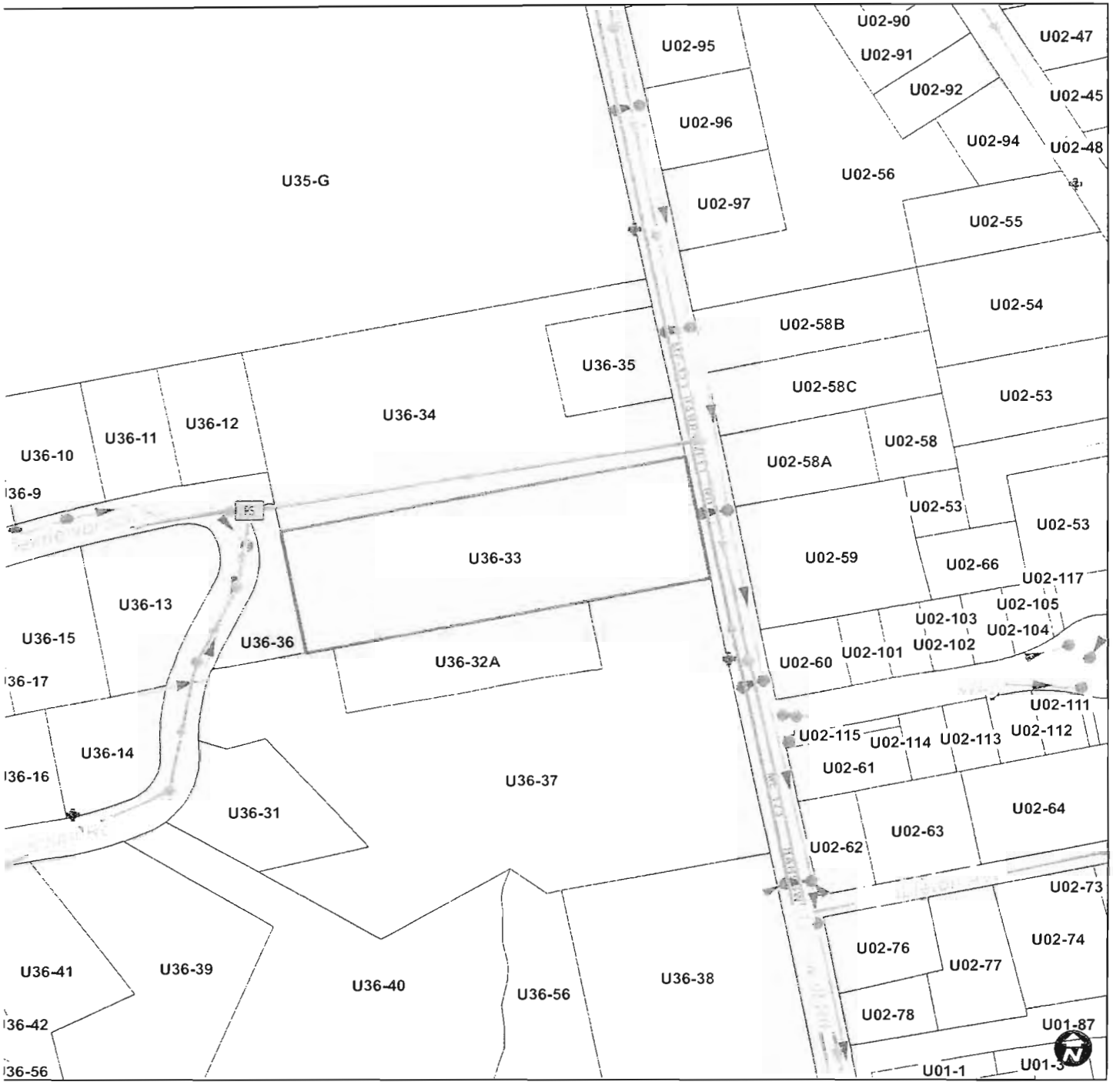
PANEL 15 OF 35
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
230042 0015 B

EFFECTIVE DATE:
JANUARY 3, 1986

Federal Emergency Management Agency

Brunswick Maine



Legend

- Selected Parcels
- PS Pump Stations
- Sewer Manholes
- Sewer Pipes
- Drainage Structures
- Drainage Pipes
- Hydrants
- Parcels
- Town Boundary

Aquifer Protection Zone

Aquifer_Protection_Zone

- Direct Flow to Aquifer
- 200-Day Travel Time
- Exceeds 200-Day Travel Time

Flight Zone

Flight_Zone

- Less Restrictive Flight Zone
- Most Restrictive Flight Zone

0 95 190 380

Feet

This map was generated by the Town of Brunswick's online GIS. This information has been compiled from various public and private sources. While every attempt has been made to provide accurate informatio neither the municipality nor the service host guarantee the accuracy of information provided herein.

Map generated on: 5/29/2013

Google earth

miles 2

km 4

U.S. Fish and Wildlife Service
National Wetlands Inventory

NWI Mapping

May 29, 2013

Wetlands

- Freshwater Emergent
- Freshwater Forested/Shrub
- Estuarine and Marine Deepwater
- Estuarine and Marine
- Freshwater Pond
- Lake
- Riverine
- Other

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

User Remarks:

104 Harpswell Road

Attachment G
Erosion and Sedimentation Control Plan

A detailed erosion and sediment control plan has been prepared. This plan will be part of the contract documents.

Erosion and Sedimentation Control Plan
"Proposed Commercial Development"
104 Harpswell Road, Brunswick, Maine

A. Narrative

I. Project Description

All Pars, LLC (herein referred to as Applicant) is proposing construction of a phased development consisting of three 5,000 s.f. commercial buildings, with associated parking, infrastructure and landscaping to be located along Harpswell Road. The development will include parking for 21 vehicles and will result in approximately 45,638 s.f. of impervious area (reduction of 17,527 s.f.).

II. Technical Guide

Best Management Practices

The stormwater maintenance management for this project will be performed consistent with the two references listed below and as amended in this plan. Where standards are not consistent, the more stringent requirement shall apply.

References

The primary references for the stormwater management design were as follows:

1 "Stormwater Management for Maine", Maine Department of Environmental Protection No. DEPLW0738, January 2006.

2 "Maine Erosion and Sedimentation Best Management Practices", Maine Department of Environmental Protection, current edition on-line.

III. Existing and Proposed Drainage Features

The proposed site has previously been developed, and is currently occupied by a 1-story 10,174 s.f. footprint commercial building, a 723 s.f. outbuilding, two small sheds, and a gravel parking area. The proposed development will consist of two phases. The first phase will consist of keeping the existing commercial building located on the site and constructing a separate 5,000 s.f. building to be used as a cold storage building. Phase two development will consist of demolishing the existing building and sheds, and constructing two (2) new 5,000 s.f. buildings. A majority of the stormwater runoff from the existing development is directed overland to the southwest corner of the property. From there, it appears to be directed to a channel that eventually discharges to Mare Brook. As part of the proposed development, an infiltration basin will be constructed in the rear of the site to detain and infiltrate stormwater. Any flows that exceed the capacity of the infiltration basin will discharge to the existing channel that eventually discharges to Mare Brook. The front of the site will drain to a catch basin that discharges to the municipal system within Harpswell Road.

IV. Erosion/Sedimentation Control Devices

The following erosion/sedimentation control devices are planned for this site during the construction period. These devices are installed as indicated on the drawings.

1. Sediment Barrier will be installed down gradient of disturbed areas to trap runoff borne sediments until the site is stabilized. Installation details are provided in the drawings on the Erosion Control detail sheets. If moderate to highly erodible soils are to be disturbed then a wood waste compost/bark filter berm with a minimum height of 18 inches shall be placed down slope of the sediment barrier.

2. Straw or hay mulch is intended to provide cover for denuded or seeded areas until revegetation is established. Mulch placed on slopes of less than 10 percent shall be anchored by applying water; mulch placed on slopes steeper than 10 percent shall be covered with "Tenax R-4" fabric netting or approved equal and anchored with staples in accordance with the manufacturer's recommendations. Mulch application rates are provided as noted. Regardless of mulch application rate, soil must not be visible when mulching is complete. All slopes greater than 15% during regular construction season and 8% during winter season are to have mulch pinned down by netting or a manufactured combination pinned mulch/net matt may be used.

3. Loam and seed is intended to serve as the primary permanent stabilization method for all denuded areas not covered with other erosion control measures, such as riprap. Application rates are to be provided as noted.

4. No seeding or mulching shall be done when soil is covered by snow. If seeding is necessary, snow will be removed exposing bare soil before seeding and mulching.

5. If hydro seeding is used, all mulching/netting requirements still apply.

V. Temporary/Erosion/Sedimentation Control Measures

The following are planned as temporary erosion/sedimentation control measures during construction:

1. Sediment barrier shall be installed along the down gradient side of the parking areas, the vegetated filter basins and all fill sections. The sediment barrier will remain in place until the site is stabilized.

2. Temporary stockpiles of stumps, grubbings, or common excavation will be protected as follows:

a. Temporary Stockpiles shall not be located within 25 feet of the wetlands nor in areas with slopes over 10 percent, and shall be located away from drainage swales.

b. The stockpile shall be stabilized within 14 days and be covered with mulch and "Terrajute" fabric netting. Sediment barrier shall be installed along the down gradient side of the stockpile.

c. Stockpiles shall be seeded, mulched and anchored with "Tenax R-4" fabric netting if they are to remain in place over 21 days.

3. All denuded areas, which have been rough graded and are not located within the parking and driveway sub base area, shall receive mulch or erosion control mesh fabric within 15 days of final grading.

4. If work is conducted between September 1st and December 1st of any calendar year, all denuded areas will be covered with hay mulch, applied at twice the normal application rate, and anchored with "Tenax R-4" fabric netting. The period between final grading and mulching shall be reduced to a 14-day maximum. The period between final grading and mulching shall be reduced 3 days for construction done between December 1st and March 30th.

5. Pavement shall be swept or washed to control mud and dust as necessary.

6. Seeding cutoff dates: All areas not permanently seeded by September 1st should (a) be temporarily seeded with rye and mulched by October 1st, (b) covered with sod by November 1st, or (c) mulched for over winter stabilization by November 15th.

VI. Permanent Erosion Control Measures

The following permanent erosion control measures have been designed as part of the Erosion/Sedimentation Control Plan:

1. All areas disturbed during construction, but not subject to other restoration (paving, riprap, etc.) will be loamed, limed, fertilized, mulched, and seeded. "Tenex R-4" fabric netting anchored with staples shall be placed over the mulch in areas where the finish grade slope is greater than 10 percent. This protection shall be installed within 7 days on the areas noted on the Erosion Control Plan Sheet; all other areas shall receive protection within 15 days. Native topsoil shall be stockpiled and reused for final restoration when it is of sufficient quality.

VII. Timing and Sequence of Erosion/Sedimentation Control Measures During Construction

THE FOLLOWING CONSTRUCTION SEQUENCE IS MANDATORY:

1. Install stabilized construction entrance and maintain until site is paved.

2. Only those areas necessary for construction will be disturbed.

3. Prior to the start of construction, sediment barrier will be installed across the slope(s), on the contour, at or just below the limits of clearing or grubbing, and/or just above any adjacent travelled way to protect it from construction-related erosion.

4. Clear and grub work site as needed to execute plans using caution not to over expose the site.

5. Stormwater management system and catch basins will be installed prior to construction of site elements that discharge to these systems. Catch basin inlet protection shall be installed in all new and existing catch basins that will receive runoff from the project. No stormwater should be directed to the infiltration basin until the site is completely stabilized.

6. Begin footings and building foundation, including foundation drainage.

7. Disturbed areas will be permanently stabilized within 15 days of final grading, or temporarily stabilized within 30 days of the initial disturbances of soils. Disturbed areas will be stabilized before storms. Loam will be saved for later use where possible. Excess soil materials will be used as fill or removed from site to an approved location.

8. At a minimum, the erosion control measures shall be reviewed and repaired once a week or immediately following any significant rainfall or snowmelt. Sediment trapped behind these barriers shall be excavated when it reaches a depth of 6 inches and be discarded on the site. All erosion control measures shall be installed as indicated on the drawings.

9. Install utilities and appurtenances.

10. Construct parking areas.

11. Construct buildings.

12. Install pavement and curbing.

13. Loam, lime, fertilize, seed, and mulch landscaped and other disturbed areas.

14. Once the site is stabilized and a 90% catch of vegetation has been obtained, remove all temporary erosion control measures.

15. Touch up loam and seed.

Note: All denuded areas not subject to final paving, riprap or gravel shall be revegetated.

VIII. Submittals

The project may be bid to site contractors. The site contractor shall submit a schedule for the completion of the work, which will satisfy the following criteria:

1. Items in the construction sequence shall generally be completed in the specified order; separate items may be constructed simultaneously. Work must also be scheduled or phased to minimize the extent of the exposed areas as specified below. The intent of this sequence is to provide for erosion control and to have structural measures such as sediment barrier in place before large areas of land are denuded.

2. The work shall be conducted to:

a. Limit the amount of exposed area to those areas in which work is expected to be undertaken during the proceeding 30 days.

b. Revegetate disturbed areas as rapidly as possible. If areas are sited on the Erosion Control Plan Sheet as "Special Treatment", they shall be permanently stabilized within 24

hours; all other areas shall be permanently stabilized within 14 days of initial disturbance (7 days if area is located within 25 feet of wetland boundary).

c. Incorporate planned inlets and drainage systems as early as possible into the construction phase. Surface drainage shall be immediately lined or revegetated as soon as installation is complete.

3. If the summer/fall construction schedule is not possible and construction is planned between September 1st and April 1st of any calendar year, then the Site Contractor shall submit a schedule, which will satisfy the following criteria:

a. Limit the amount of exposed area to those areas in which work is expected to be undertaken during the proceeding 30 days.

b. During the construction process, all disturbed areas shall be covered with mulch within 14 days of final grading.

c. Once final grade has been established, the site contractor may choose to dormant seed the disturbed areas prior to placement of mulch and "Tenax R-4" fabric netting anchored with staples.

4. If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 3.6#/1,000 s.f.

All areas seeded during the winter months will be inspected in the spring for adequate catch. All areas insufficiently vegetated (less than 90 percent catch) shall be revegetated by replacing loam, seed, and mulch.

a. The area of denuded non-stabilized construction shall be considered to be denuded until the sub base gravel is installed in parking areas, the base slab gravel is installed in building areas, or the areas of future loam and seed have been loamed, meshed, and mulched. The mulch rate shall be twice the rate specified in the seeding plan (90#/1,000 s.f. x 2 = 180#/s.f.).

b. Within the exposed work area, temporary sedimentation sumps shall be provided at the interface between parking areas and graded slopes. This shall be accomplished by creating an area 18" below adjacent temporary grades. The sedimentation area shall have a bottom width of 3" and 3:1 side slopes. Culverts to allow access shall be installed by the site contractor. Along the sedimentation sumps, barriers shall be provided at sufficient intervals to permit runoff to be accumulated to a minimum depth of 12" before overflowing.

c. If the project construction occurs such that winter construction is used, these items shall be deferred to permit their completion between May 15th and September 15th of any calendar year. The site contractor must use any added measures which may be necessary to control erosion/sedimentation from the site.

The site contractor shall note that no areas shall remain denuded for a period of over 30 days before it is temporarily stabilized. Temporary stabilization shall be installation of gravel or mulching.

IX. Provision for Maintenance of the Erosion/Sedimentation Control Features

The project will be contracted by the Owner for construction by a site contractor. The project is subject to the requirements of a MEDEP Permit-by-Rule (PBR). This permit requires the site contractor to prepare a list and designate by name, address and telephone number all individuals who will be responsible for implementation, inspection and maintenance of all erosion control measures identified within this section. As contained in the erosion and sedimentation control plan of the contract drawings of this section, one of these individuals shall prepare and sign a report which will include:

1. Assuring and certifying the owner's construction sequence is in conformance with the specified schedule of this section. A weekly certification stating compliance, any deviations, and corrective measures necessary to comply with the erosion control requirements of this section shall be prepared and signed by the inspector(s).

2. In addition to the weekly certifications, the inspector(s) shall maintain written reports recording construction activities on the site, which include:

- Dates when major grading activities occur in a particular area.
- Dates when construction activities cease in a particular area, either temporarily or permanently.
- Dates when an area is stabilized.

3. Inspection of the project work site on a weekly basis and after each significant rainfall event (0.5 inches or more within any consecutive 24-hour period) during construction until permanent erosion control measures have been properly installed and the site has been stabilized. Inspection of the project work site shall include:

- Identification of proper erosion control measure installation in accordance with the erosion control detail sheet or as specified in this section.

- Determine whether erosion control measure is properly operating. If not, identify damage to control device and determine remedial measures.

- Identify areas, which appear vulnerable to erosion and determine additional erosion control measures to improve conditions.

- Inspect areas of recent seeding to determine catch of grass. A minimum catch of 90 percent is required prior to removal of erosion control measures.

Accumulated silt/sediment should be removed when the depth of sediment reaches 50 percent of the barrier height. Accumulated silt/sediment should be removed from behind sediment barrier when the depth of the sediment reaches 6 inches.

4. If inspections of the site indicate a change should be made to the erosion control plan, to either improve effectiveness or correct a site-specific deficiency, the inspector shall immediately

implement the corrective measure and notify the Owner, Owner's representative, and MEDEP project analyst of the recommended change.

5. Once construction has been completed, long-term maintenance of the catch basins will be the responsibility of the Owner. The catch basin sumps shall be inspected in April and October of each year. Sediment shall be removed when the depth of sediment reaches one-half the depth of the sump (typically 12").

All certifications, inspection forms, and written reports prepared by the inspector(s) shall be filed on site, and a copy will be kept at the general contractor's office. All written reports will be available for onsite inspection as needed.

X. Facility Operation and Maintenance

Maintenance measures will commence upon completion of construction. Maintenance measures shall consist of the following:

A. Storm drain maintenance shall be performed to maintain capacity.

B. Surface drainage shall be maintained to repair erosion problems and remove accumulated debris. As a minimum, channel deposition, and sediment barrier shall be reviewed and repaired once a week or immediately after any significant rainfall or snow melt. Sediment trapped behind barriers shall be excavated once it reaches a depth of 6" and regraded on site.

C. The storm drain pipes shall be maintained to keep inlets and outlets free of debris. As a minimum, inlets, outlets and their appurtenances shall be reviewed weekly.

XI. Seeding Plan:

1. Instructions on preparation of soil: Prepare a good seed bed for planting method used.

2. Apply lime as follows: 138#/1000 s.f.

3. Fertilize with 18.4 pounds of 10, 20, 10 N-P-K/1000 s.f.

4. Method of applying lime and fertilizer: Spread and work into the soil before seeding.

5. Seed with the following mixture:

- 47% Red Fescue
- 5% Red Top
- 40% Tall Fescue
- 7% Perennial Rye
- 1% Inert

When using small grain as nurse crop, seed it at one-half the normal seeding rate.

6. Mulching instructions: Apply at the rate of 90# per 1000 s.f.

	Amount	Units # Tons, Etc.
• Total Lime	138	#/1000 s.f.
• Total Fertilizer 18.4		#/1000 s.f.
• Total Seed	3.0	#/1000 s.f.
• Total Mulch	90	#/1000 s.f.

XIII. Construction Schedule

Site improvements will begin in the August of 2013 depending upon final project approval by the Owner.

B. Erosion and Sedimentation Control Plan

A comprehensive erosion and sedimentation control plan has been prepared as part of the site design to address temporary and permanent erosion and sedimentation control measures. Erosion control details, notes, and requirements are included in the submitted plan set.

Stormwater Facilities Inspection and Maintenance Plan
"Proposed Commercial Development"
104 Harpswell Road, Brunswick, Maine

1.0 GENERAL

This stormwater facilities maintenance plan has been prepared in support of the Maine Department of Environmental Protection Stormwater Permit-by-Rule Application for the proposed Commercial Development in Brunswick, Maine. The requirements of this plan shall be incorporated into the efforts associated with the development including construction and ongoing operations.

2.0 BEST MANAGEMENT PRACTICES

2.1 Best Management Practices

During construction, a stabilized construction entrance, sediment barrier, erosion control blanket and/or erosion control mix, seeding, and mulching practices will be used in accordance with the Maine Department of Environmental Best Management Practices (BMP) manual during construction and until a stabilized condition exists.

After construction, stormwater BMPs will includes housekeeping and physical measures described herein, including infiltration basins, sweeping of paved surfaces, and maintenance of storm drain pipes.

The stormwater maintenance management for this project will be performed consistent with the two references listed below and as amended in this manual. Where standards are not consistent, the more stringent requirement shall apply.

2.2 References

The primary references for the stormwater management design were as follows:

1 "Stormwater Management for Maine", Maine Department of Environmental Protection No. DEPLW0738, January 2006.
2 "Maine Erosion and Sedimentation Best Management Practices", Maine Department of Environmental Protection, current edition on-line.

3.0 MAINTENANCE OF STORMWATER FACILITIES

3.1 General Responsibilities

The Contractor will be responsible for maintaining the stormwater BMPs and facilities until the construction phase of the project is complete and the site is permanently stabilized and accepted by the Applicant. These efforts shall include maintenance of temporary and permanent stormwater features and addressing interim site conditions as necessary. After acceptance of the development, the Applicant will be responsible for maintaining the permanent stormwater features as shown on the plan.

The Point of Contact for the Applicant is as follows:

Mr. Dan Roderick
All Pars, LLC
104 Harpswell Road
Brunswick, Maine 04011
Phone: 207-729-1615

3.1 General Requirements

The general requirements for this stormwater maintenance management manual will meet the standards of Reference No.1, specific to the water quality feature concerned. Additional maintenance requirements are identified in the following narratives.

3.2 Specific Maintenance Requirements

The following specific maintenance requirements apply to stormwater features as follows:

3.2.1 Catch Basins

- The maintenance of catch basins shall be performed monthly to ensure proper function. The hood and absorbent pads (Smart Sponge or approved equivalent) shall be present and in working condition.
- Debris and trash shall be removed from the catch basin sump when present.
- Sediment build-up in the sump should be removed when accumulation within 1 foot of the outlet pipe and/or snout hood is observed.

3.2.2 Storm Drain System

- Piped drainage systems shall be inspected in spring and late fall, and after heavy rains to remove any obstructions to flow; remove accumulated sediments and debris at the inlet, at the outlet, and within the conduit; and to repair any erosion damage at the culvert's inlet and outlet. Sediment should be removed when its level exceeds 20% of the pipe diameter. Hydraulic flushing or any mechanical means may accomplish sediment removal. Care shall be taken to contain the sediment at the pipe outlet.

3.2.3 Paved Surfaces

- Accumulations of winter sand along impervious areas shall be cleared at least once a year, preferably in the spring. Accumulations on pavement may be removed by pavement sweeping. Accumulations of sand along the edge of paved areas may be removed by grading excess sand to the pavement edge and removing it manually or by a front-end loader.

3.2.4 Vegetative Surfaces

- For most vegetative surfaces, grass should be mowed on a regular basis so that grass height does not exceed 6 inches. Any erosion rills, gullies, or bare spots should be seeded or sodded to re-establish the turf cover.

- Buffer, screening, and decorative landscaping should be inspected for health on a regular basis. Pruning, weeding, feeding, and mulching should be accomplished annually or as needed.

3.2.5 Infiltration Basin

- Inspect the infiltration basin on a quarterly basis the first year, with yearly inspections thereafter. Removal of sediment should be performed if sediment depth exceeds 6" or 15% of the system height.

4.0 INSPECTION AND MAINTENANCE CHECK-LIST

4.1 Maintenance Frequency

Notwithstanding any other schedule noted herein, general inspections should be conducted monthly during wet weather conditions from March to November.

4.2 Inspection and Maintenance Checklist

Inspection of the stormwater facilities shall be completed by individual qualified by experience or training to assess their condition and performance. Maintenance actions required will be documented, completed and inspected by individuals trained or experienced in such maintenance. An inspection and maintenance checklist specific to the facilities for this development is included.

Commercial Development
Brunswick, Maine

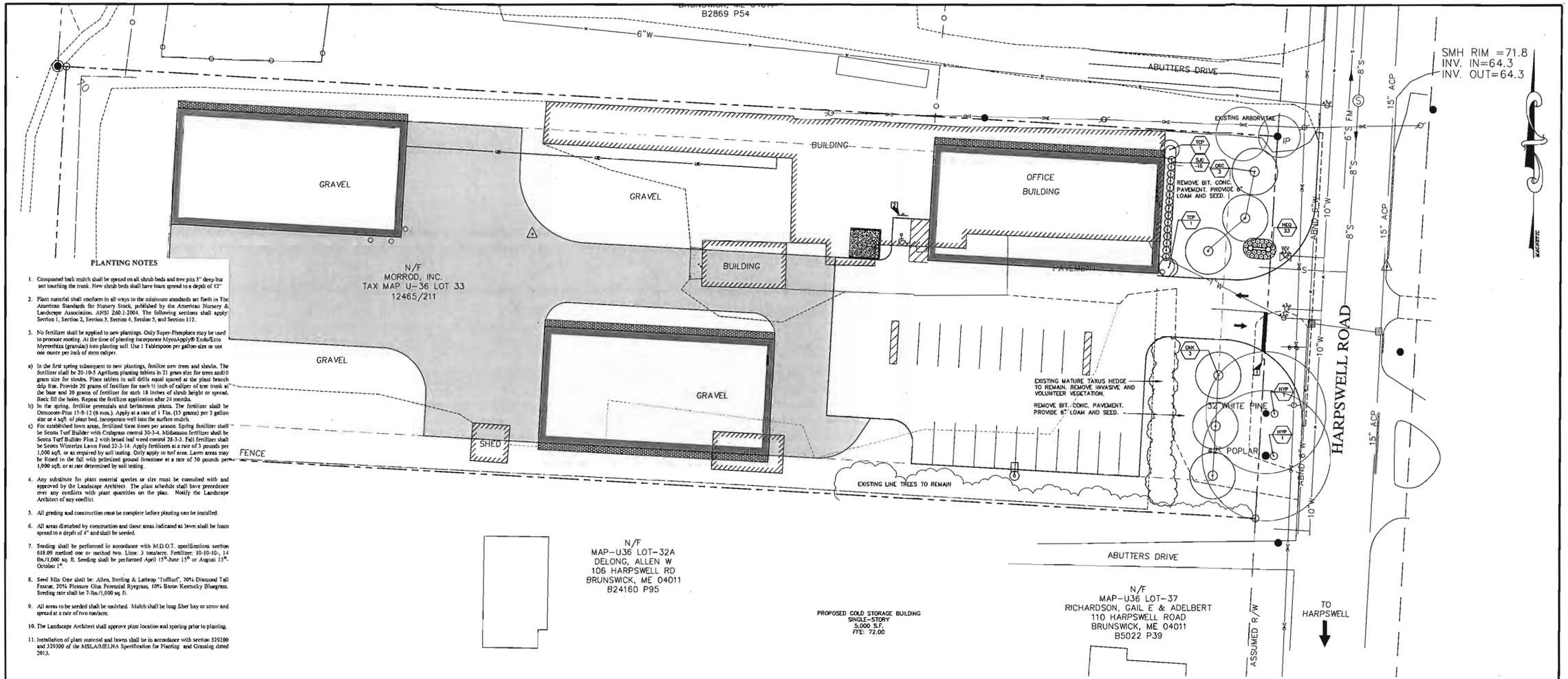
Stormwater Inspection and Maintenance Log

Performed by:_____ **Date:**_____

Feature	Description of maintenance	Recorded Observation/Corrective Action Taken or Required
Storm Drain Pipes	Inspect for evidence of sediment	
	Inspect for clogging debris and material	
Paved Surfaces	Inspect for excessive sediment deposits, trash and debris.	
	Inspect for evidence of cracking	
Vegetative Surfaces	Inspect for vegetative cover of at least 85%	
Infiltration System	Inspect for evidence of sediment	
Catch basins	Inspect for presence of sediment in traps; remove sediment if within 1 foot of outlet invert or hood.	
	Inspect frame and grate to verify grate is flush with finish grade.	
	Inspect for presence of trash and debris.	
	Inspect oil adsorbent material (Smart Sponge). Replace per manufacturers recommendations.	

Attachment H
Landscape Plan

A copy of the Landscape Plan and details are enclosed.



PLANTING NOTES

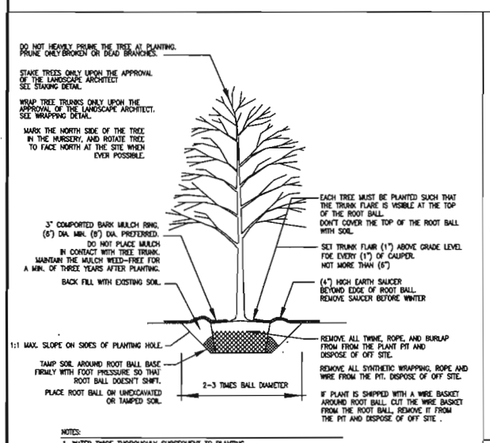
1. Composted bark mulch shall be spread on all shrub beds and tree pits 3" deep but not touching the trunk. New shrub beds shall have loam spread to a depth of 12"
2. Plant material shall conform in all ways to the minimum standards set forth in The American Standards for Nursery Stock, published by the American Nursery & Landscape Association, ANSI Z60.1-2004. The following sections shall apply: Section 1, Section 2, Section 3, Section 4, Section 5, and Section 112.
3. No fertilizer shall be applied to new plantings. Only Super-Phosphate may be used to promote rooting. At the time of planting incorporate MycoApply® EndoFerro Mycorrhiza (granular) into planting soil. Use 1 Tablespoon per gallon-size or use one ounce per inch of stem caliper.

a) In the first spring subsequent to new plantings, fertilize new trees and shrubs. The fertilizer shall be 20-10-5 Agriform planting tablets in 21 gram size for trees and10 gram size for shrubs. Place tablets in soil drills equal spaced at the plant branch drip line. Provide 20 grams of fertilizer for each ½ inch of caliper of tree trunk at the base and 20 grams of fertilizer for each 18 inches of shrub height or spread. Back fill the holes. Repeat the fertilizer application after 24 months.

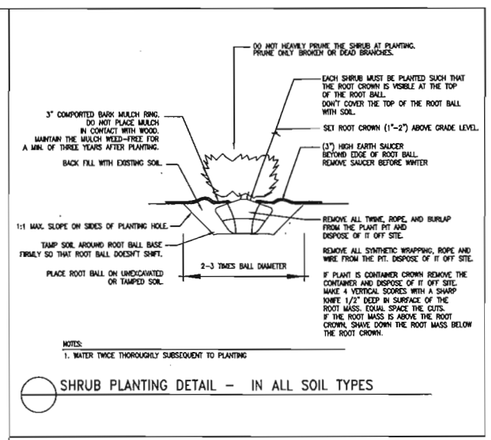
b) In the spring, fertilize perennials and herbaceous plants. The fertilizer shall be Osmocote-Plus 15-9-12 (6 mos.). Apply at a rate of 1 Tbs. (15 grams) per 2 gallon size or 4 sqft. of plant bed. Incorporate well into the surface mulch.

c) For established lawn areas, fertilized three times per season. Spring fertilizer shall be Scotts Turf Builder with Crabgrass control 30-3-4. Midseason fertilizer shall be Scotts Turf Builder Plus 2 with broad leaf weed control 28-3-3. Fall fertilizer shall be Scotts Winterize Lawn Food 22-3-14. Apply fertilizers at a rate of 3 pounds per 1,000 sqft. or as required by soil testing. Only apply to turf areas. Lawn areas may be limed in the fall with pelletized ground limestone at a rate of 50 pounds per 1,000 sqft. or at rate determined by soil testing.

4. Any substitute for plant material species or size must be consulted with and approved by the Landscape Architect. The plant schedule shall have precedence over any conflicts with plant quantities on the plan. Notify the Landscape Architect of any conflict.
5. All grading and construction must be complete before planting can be installed.
6. All areas disturbed by construction and those areas indicated as lawn shall be loam spread to a depth of 4" and shall be seeded.
7. Seeding shall be performed in accordance with M.D.O.T. specifications section 618.09 method one or method two. Lime: 3 tons/acre. Fertilizer: 10-10-10-, 14 lbs/1,000 sq. ft. Seeding shall be performed April 15th-June 15th or August 15th-October 1st.
8. Seed Mix One shall be: Allen, Sterling & Lothrop 'Tuffturf', 70% Diamond Tall Fescue, 20% Pleasure Olin Perennial Ryegrass, 10% Baron Kentucky Bluegrass. Seeding rate shall be 7-lbs/1,000 sq. ft.
9. All areas to be seeded shall be mulched. Mulch shall be long fiber hay or straw and spread at a rate of two ton/acre.
10. The Landscape Architect shall approve plant location and spacing prior to planting.
11. Installation of plant material and lawns shall be in accordance with section 329100 and 329300 of the MSLA/MELNA Specification for Planting and Grassing dated 2013.



TREE PLANTING DETAIL – B&B TREES IN ALL SOIL TYPES



SHRUB PLANTING DETAIL – IN ALL SOIL TYPES

MID-COAST WOODWORKERS, INC. 104
104 HARPSWELL ROAD
BRUNSWICK, MAINE 7/16/13

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
CKK	Cornus kousa	Korean Dogwood	3	6-7'
CRC	Crataegus crus-galli inermis	Cockspur Hawthorn	3	2"
SHRUBS				
HYP	Hydrangea anomala petiolaris	Climbing Hydrangea	9	#3
SJC	Spiraea japonica 'Magic Carpet'	Magic Carpet Spirea	11	#3
TCP	Taxus cuspidata 'Capitata'	Upright Japanese Yew	3	2.5-3'
PERENNIALS				
HEQ	Hemerocallis 'On and On'	Pink Repeat Daylily	23	1 Gal.

NOT FOR CONSTRUCTION

STATE OF MAINE
FRANCIS A. CUSHING
63
REGISTERED LANDSCAPE ARCHITECT

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF MAINE
CURTIS V. NEUFELD
9779
LICENSED PROFESSIONAL ENGINEER

1. 07-16-13 SUBMITTED 1 COPY TO TOWN PLANNER CYN

TITLE: LANDSCAPE PLAN

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
ALL PARS, LLC

PREPARED FOR: MID-COAST WOODWORKERS INC.
104 HARPSWELL RD, BRUNSWICK, ME 04011

SITELINES, PA
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

FIELD WK: MC	SCALE: 1" = 30'	SHEET: L1
DRN BY: RPL	JOB #: 2271	
CH'D BY: CYN	MAP/LOT: U36/33	
DATE: 06-12-13	FILE: 2271-LANDSCAPE-PLAN-EXPORT	

Attachment I
Lighting Plan

A copy of the Lighting Plan and applicable lighting cut-sheets are enclosed.

Laredo LNC

Compact LED Wallpack

The compact Laredo LED LNC is designed for perimeter illumination, available in 3 lumen packages for safety, security and identity. This compact fixture is full cut-off neighbor friendly with typical mounting height up to 12 feet with 40ft fixture spacing (without acrylic diffuser) and 30ft spacing with acrylic diffuser installed. Photocontrol option is available.

APPLICATIONS

Full cut-off, IDA compliant entry/perimeter lighting. Listed to UL1598 for use in wet locations. Features long-life 60,000hr L90 rated high CRI 5,000K LEDs, quick mount adapter and designed for both recessed box or surface conduit wiring. Meets DesignLights Consortium (DLC) qualifications.

ORDERING INFORMATION - LNC 5L

CATALOG NUMBER	WATTAGE	NUMBER OF LEDS	VOLTAGE	LUMENS[1]	LIFE[2]	CCT	WEIGHT LBS. (KG)
LNC-5LU-5K	12.6w	5	120-277V	820	60,000hrs	5000k	4.0 (1.8)
LNC-5LU-5K-PC	12.6w	5	120V	820	60,000hrs	5000k	4.0 (1.8)

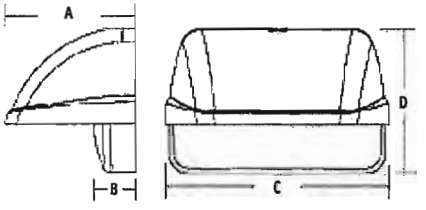
1 Type III distribution. When using acrylic diffuser accessory lumen output is 650 with increased uniformity
2 Projected per IESNA TM-21-11

ORDERING INFORMATION - LNC 7L/9L

LNC - [ ] - 5K - [ ] - [ ] - [ ]

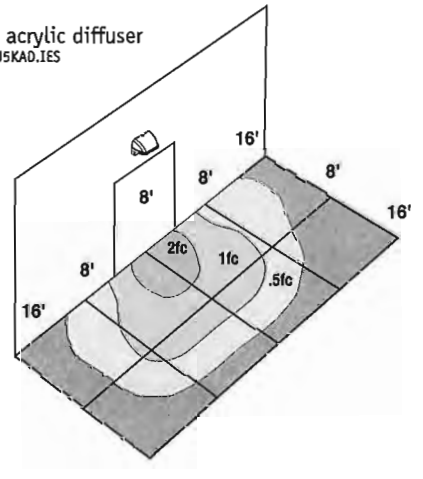
SERIES	NUMBER OF LEDS/SOURCE/VOLTAGE	CCT	IES DISTRIBUTION	FINISH	OPTIONS
LNC Laredo Cut-off	**7LU** 7 LEDs, up to 1147 lumens, 16.4w input, Universal voltage 120-277V **9LU** 9 LEDs, up to 1460 lumens, 20.6w input, Universal voltage 120-277V	**5K** 5000K nominal **AM**[2] Amber (590 µm available for "Turtle Friendly"/observatory applications (consult factory)	**3** Type III **4** Type IV	**1** Bronze **2** Black **4** White **5** Platinum	**PC(X)**[1] Button photocontrol, replace X with voltage, specify 1-120V, 2-208V, 3-240V, 4-277V

1 When PC is ordered, input must match PC voltage
2 Amber LEDs only available on 9LU configurations

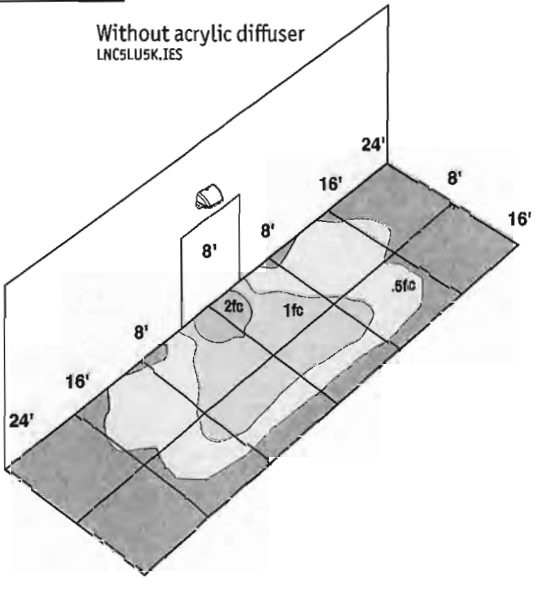


A	B	C	D
4.81"	1.55"	8.22"	5.25"
122 mm	39 mm	209 mm	133 mm

With acrylic diffuser
LNC5LU5KAD.IES



Without acrylic diffuser
LNC5LU5K.IES



CIMARRON LED

NEW

Cat.#		Approvals	
Job	Type		**SPAULDING LIGHTING**

SPECIFICATIONS

Construction:
- Stylish vertically finned die-cast solid top housing for maximum heat dissipation; Stops collection of unsightly debris from gathering on top of the housing
- Rugged lower die-cast aluminum heat sink accelerates thermal management and optimizes PCB and optical performance
- Separate optical and electrical compartment for optimum component operation
- One piece die cut silicone gasket ensures weather proof seal around each individual LED for IP65 rating
- Backlight Control (BC) option available for 85% spill light reduction, doesn't change fixture appearance or EPA, recommended for Type III and Type IV distributions
- Stamped bezel provides mechanical compression to seal the optical assembly
- Complements the Hubbell Southwest series of outdoor fixtures
- Weight - 45.0 pounds, EPA - 1.3 ft²
- Features exclusive wiHUBB technology
  -Wireless system for On/Off and 0-10VDC full range dimming control
  -Programmable autonomous operation

Optics:
- Choice of 32 high brightness LED configurations with individual acrylic lenses specially designed for IES Type II, III, IV and V distributions
- CCT: 5000K standard, 4000K and turtle friendly Amber LED options
- CRI: 70

Electrical:
- Universal input voltage 120-277 VAC, 50/60 Hz
- Integral step-down transformer for 347V & 480V
- Ambient operating temperature -30° C to 40° C
- Automatic thermal self-protection
- Drivers have greater than 90% power factor and less than 10% THD
- Optional continuous dimming to 10% or dual circuitry available
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- 1050 mA driver available with 90L configuration for increased lumen output
- LED electrical assembly, including PR devices, consumes no power in the 'off' state
- Surge protection of 10KA 8/20 µSec wave; clamping voltage of 320V & surge rating of 273J
- Long life - 60,000 hours (L90 at 40°C)

Installation:
- Two die-cast aluminum arm designs are available providing maximum design flexibility
- The decorative arm offers a sleek upswept look while the straight arm follows the housing's contoured lines for continuity of style
- Fixture ships with arm installed for ease of installation and mounts to #2 drill pattern
- Wall bracket, mast arm fitter and pole accessories are also available allowing easy mounting for virtually any application

FINISH
- TGIC thermoset polyester powder paint finish applied at nominal 2.5 mil thickness

WARRANTY
Five year limited warranty (for more information visit: http://www.hubbelloutdoor.com/resources/warranty/

LISTINGS
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations
- DLC listed • IDA approved • IP65

PRODUCT IMAGE(S)

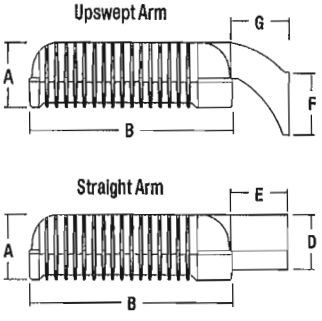
90 LED 3/4 VIEW

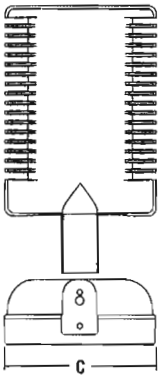
30 LED

60 LED

90 LED

DIMENSIONS





A	B	C	D	E	F	G
6 3/4" 171mm	21 3/4" 552mm	16" 406mm	6 5/8" 168mm	6 5/16" 160mm	5 5/8" 143mm	6 1/8" 155mm

CERTIFICATIONS/LISTINGS

C US • DESIGNLIGHTS CONSORTIUM • LED lighting facts • Turtle Friendly • wiHUBB

ORDERING INFORMATION

ORDERING EXAMPLE: CL1-A-90LU-5K-3-DB-RPA3

CL1 - [ ] - [ ] [ ] - [ ] - [ ] - [ ] - [ ] - [ ] - [ ]

SERIES	NO. OF LEDS	VOLTAGE	CCT	DRIVE CURRENT	OPTIONS
CL1 Cimarron LED	**90L** 90 High brightness LEDs	**U**[3] Universal 120V-277V, 50/60 Hz	**4K** 4000K	Leave blank for 700mA (standard)	**BC**[6] Backlight control
	60L 60 High brightness LEDs	**5** 480V, 60 Hz	**5K** 5000K	**105** 1050 mA (use with 90L only for higher lumen output)	**BL**[1,2,5] Bi-level control
	30L 30 High brightness LEDs	**F** 347V, 60 Hz	**AM** Amber (590 µm available for "Turtle Friendly" applications (consult factory)	**052** 525 mA	**CD**[2] Continuous dimming
		E[4] 220V, 50 Hz			**WB** Wall bracket
					RPA3 3" Round pole adapter
					RPA4 4" Round pole adapter
					RPA5 5" Round pole adapter
					RPA6 6" Round pole adapter
					F(X)[3,4] Fusing (replace X with voltage: 1-120V, 2-208V, 3-240V, 4-277V, 5-480V, 6-347V)
					PR(X)[5] NEMA Photo cell receptacle (replace X with voltage: U=120-277, 5=480, 6 =347)
					WIH In-fixture wireless control module
					VG Vandal guard

MOUNTING
- **A** Arm mount construction (6" straight rigid arm included & acceptable for 90° configurations)
- **AD** Decorative arm mount const. (6" decorative upswept arm incl. & acceptable for 90° configurations)
- **MAF** Mast arm fitter for mounting to standard 2 3/8" mast arm bracket, includes 6" straight rigid arm

DISTRIBUTION
- **2** Type II
- **3** Type III
- **4** Type IV
- **5M** Type V Medium
- **5S** Type V Short
- **5W** Type V Wide

COLOR
- **DB** Dark Bronze
- **BL** Black
- **WH** White
- **GR** Gray
- **PS** Platinum Silver
- **RD** Red (premium color)
- **FG** Forest Green (premium color)
- **CC** Custom Color

Notes: 1- For BL option 90L and 60L; N/A 347V & 480V • 2 - BL & CD cannot be combined • 3 - Fuse option not available with universal voltage
4 - Select F3 fusing option for 220V • 5 - Photocell receptacle not available with BL option • 6 - Recommended for Type III and IV distributions only

SPAULDING LIGHTING Spaulding Lighting • 701 Millennium Boulevard • Greenville, SC 29607 • Phone: 864-678-1000

Due to our continued efforts to improve our products, product specifications are subject to change without notice.

ENERGY SAVING DATA

ENERGY DATA	
Power Factor	>.9
Total Harmonic Distortion	<10%

LIGHT ENGINE	INPUT WATTS		LUMENS DELIVERED			
	120V-277V	347V-480V	TYPE 2	TYPE 3	TYPE 4	TYPE 5M
30L-5K	70	87	6384	6164	6641	7108
60L-5K	140	157	13300	12842	13125	13185
90L-5K	210	227	19684	19006	19202	20592
90L-5K-105	336	363	26974	25351	26548	25793
30L-4K	70	87	6089	6109	6104	6417
60L-4K	140	157	11583	11468	12036	12038
90L-4K	210	227	17143	16973	17648	18521
90L-4K-105	336	363	23896	23912	24199	24583

Note: Lumen values based on 5000K CCT, 700 mA and 1050 mA, 25 Deg C ambient temperature. 8/20/12

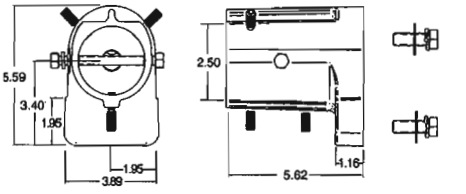
ACCESSORIES

Catalog Number	Description
CR-RPA3-XX[1]	Round pole adapter for straight arm (3¼ - 3¾")
CR-RPA4-XX[1]	Round pole adapter for straight arm (3⅞ - 4½")
CR-RPA5-XX[1]	Round pole adapter for straight arm (5")
CR-RPA6-XX[1]	Round pole adapter for straight arm (6")
CRD-RPA2-XX[1]	Round pole adapter for upswept arm (2¾ - 3⅛")
CRD-RPA3-XX[1]	Round pole adapter for upswept arm (3¼ - 3¾")
CRD-RPA4-XX[1]	Round pole adapter for upswept arm (3⅞ - 4½")
CRD-RPA5-XX[1]	Round pole adapter for upswept arm (5")
CRD-RPA6-XX[1]	Round pole adapter for upswept arm (6")
WB-CR-XX[1]	Wall bracket
TPLB-XX[1]	Twin parallel luminaire bracket
MAF-CL-XX[3]	Horizontal mast arm fitter for 2 3/8" OD arm. Mounts to standard 6" arm (ordered with fixture)

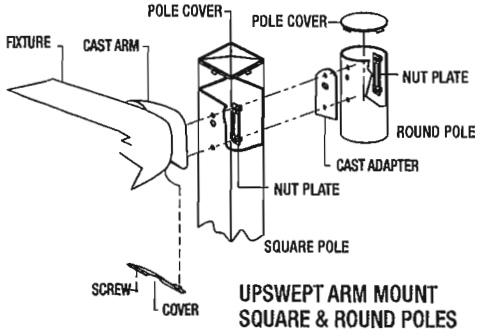
1 Replace XX with color choice, eg.: DB for Dark Bronze

2 When ordering poles, specify Pole Drill Pattern #2

3 Fixture must include standard 6" arm



MAF – HORIZONTAL MAST ARM FITTER



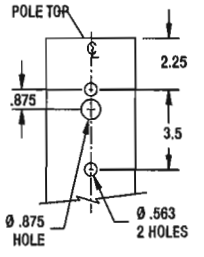
UPSWEPT ARM MOUNT
SQUARE & ROUND POLES

TENON TOP POLE BRACKET ACCESSORIES

(2 3/8" OD tenon) (RSS version requires 4" round pole adapter)

Catalog Number	Description
SETA-XX[1]	Square pole tenon adapter (4 at 90 degrees)
RETA-XX[1]	Round pole tenon adapter (4 at 90 degrees)
TETA-XX[1]	Hexagonal pole tenon adapter (3 at 120 degrees)

1 Replace XX with color choice, eg.: DB for Dark Bronze

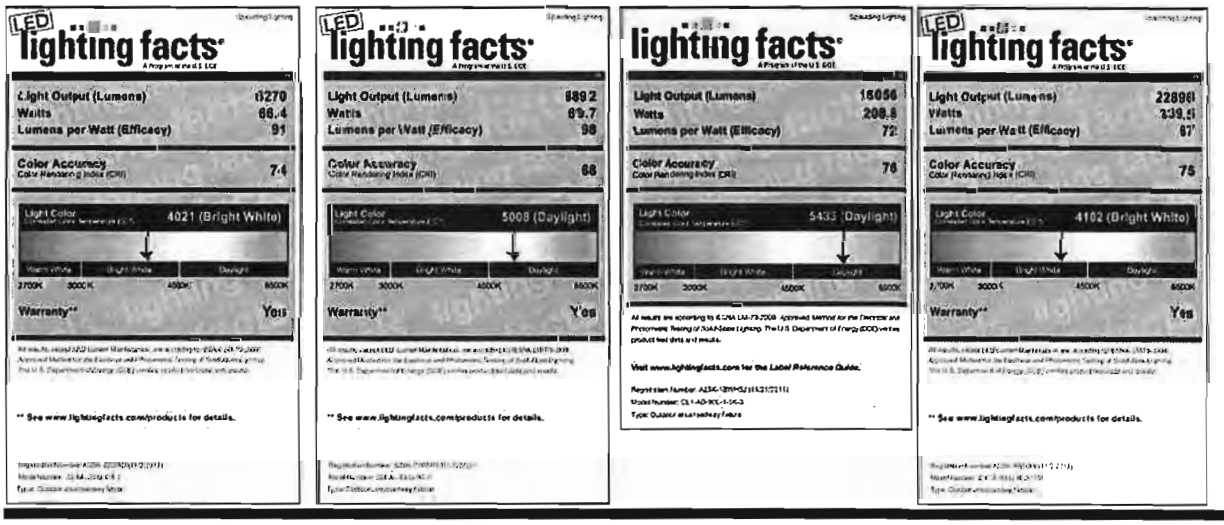


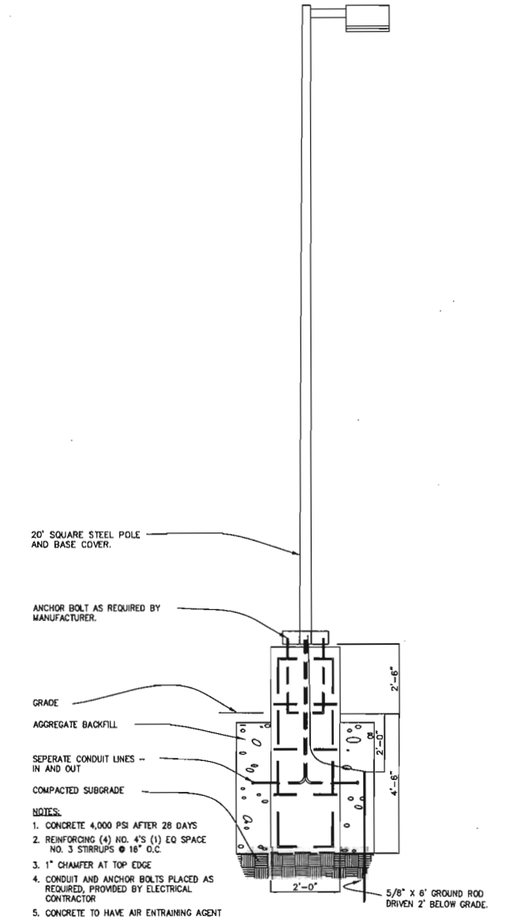
#2 DRILL PATTERN FOR POLES

PHOTOCONTROL EQUIPMENT

Catalog Number	Description
PTL-1	Photocontrol - twist-lock cell (120V)
PTL-8	Photocontrol - twist-lock cell (120-277V)
PTL-5	Photocontrol - twist-lock cell (480V)
PTL-6	Photocontrol - twist-lock cell (347V)
PSC	Shorting cap - twist-lock

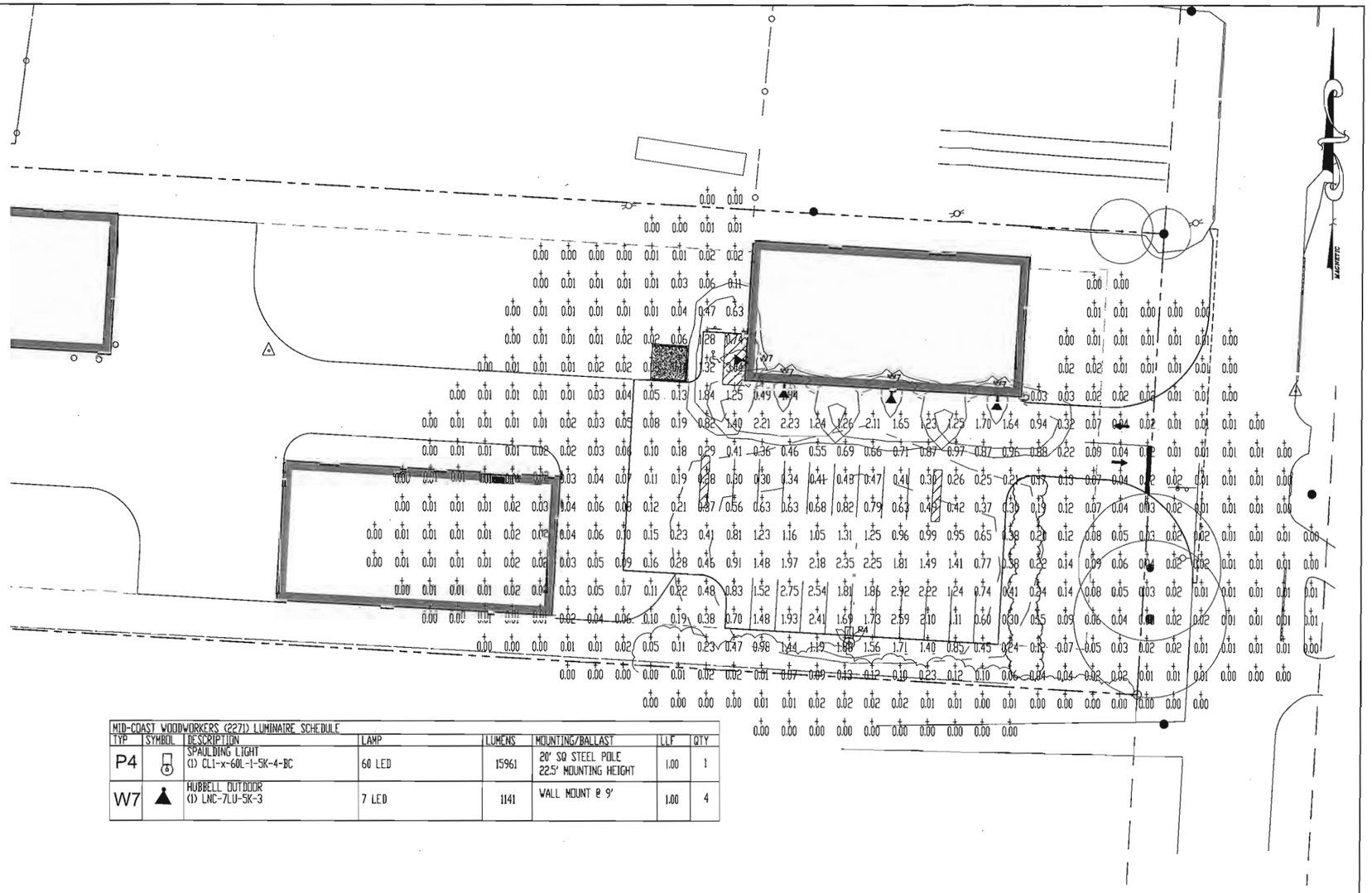
LIGHTING FACTS





NOTES:
1. CONCRETE 4,000 PSI AFTER 28 DAYS
2. REINFORCING (4) NO. 4'S (1) EQ SPACE NO. 3 STIRRUPS @ 18" O.C.
3. 1" CHAMFER AT TOP EDGE
4. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED, PROVIDED BY ELECTRICAL CONTRACTOR
5. CONCRETE TO HAVE AIR ENTRAINING AGENT
6. REFER TO ELECTRICAL SITE PLAN

LIGHT POLE BASE DETAIL



MID-COAST WOODWORKERS (2271) LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
P4		SPAULDING LIGHT (1) CLI-x-60L-1-5K-4-BC	60 LED	15961	20' SQ STEEL POLE 22.5' MOUNTING HEIGHT	1.00	1
W7		HUBBELL OUTDOOR (1) LNC-7LU-5K-3	7 LED	1141	WALL MOUNT @ 9'	1.00	4

LIGHT POLE BASE DETAIL

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED PROFESSIONAL ENGINEER

1. 07-16-13 SUBMITTED 1 COPY TO TOWN PLANNER CYN

TITLE:
LIGHTING PLAN

PROJECT:
PROPOSED COMMERCIAL DEVELOPMENT
ALL PARS, LLC

PREPARED FOR:
MID-COAST WOODWORKERS INC.
104 HARPSWELL RD, BRUNSWICK, ME 04011

SITELINES, PA
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

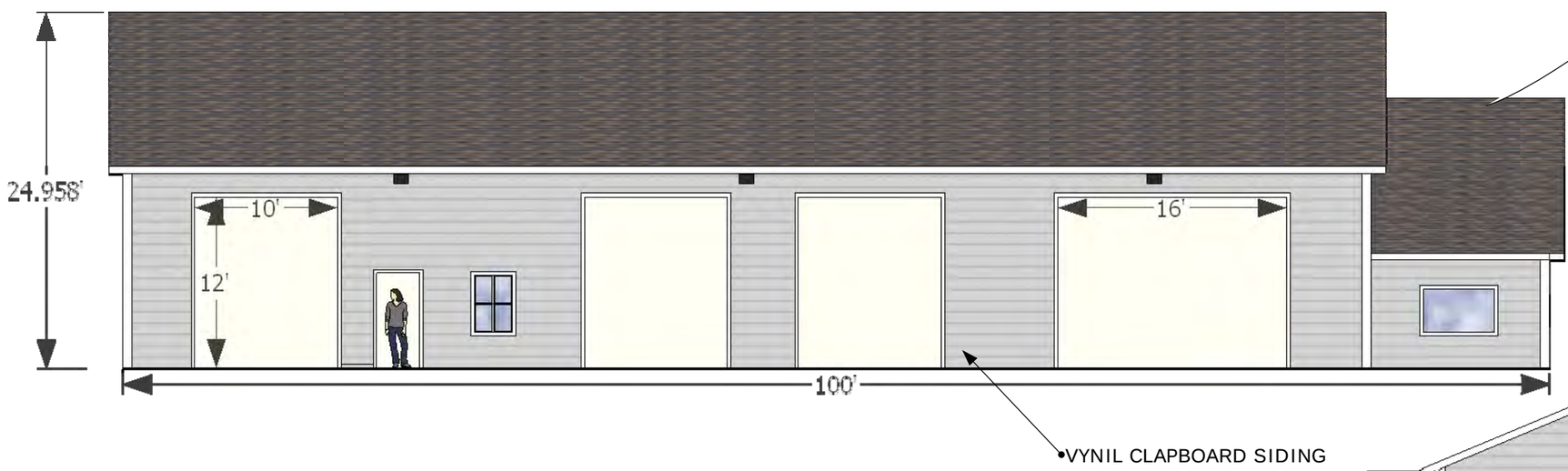
FIELD WK: MC	SCALE: 1" = 30'	SHEET: L2
DRN BY: RPL	JOB #: 2271	
CH'D BY: CYN	MAP/LOT:	
DATE: 06-12-13	FILE: 2271-LANDSCAPE-PLAN-EXPORT	

Attachment J
Architechtural Plans & Renderings

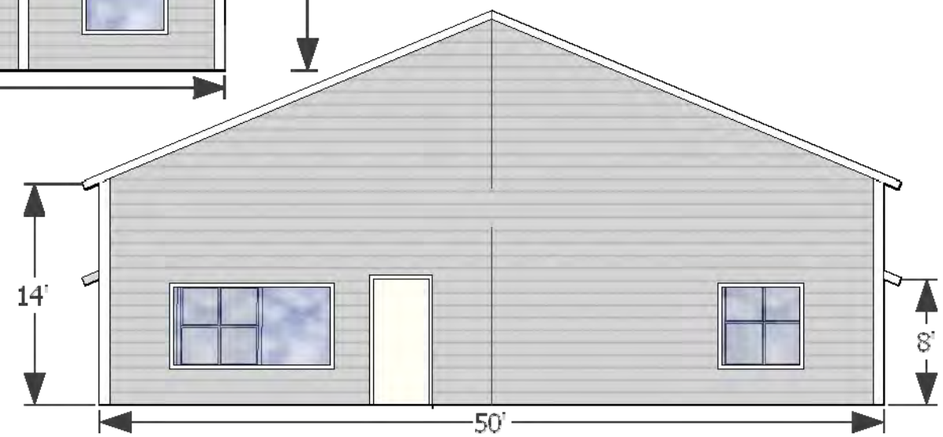
Illustrative architectural plans and renderings from Harpswell Road are included in reduced format for review.

WAREHOUSE / OFFICE DEVELOPMENT
104 HARPSWELL ROAD
VIEW FROM ROAD

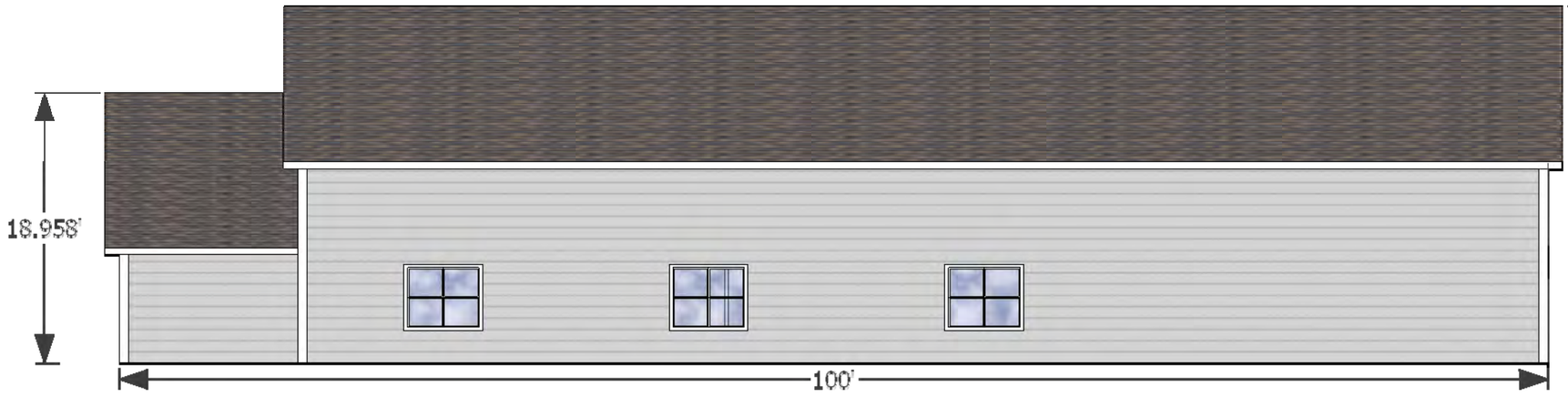
WAREHOUSE / OFFICE DEVELOPMENT
104 HARPSWELL ROAD
VIEW FROM ROAD



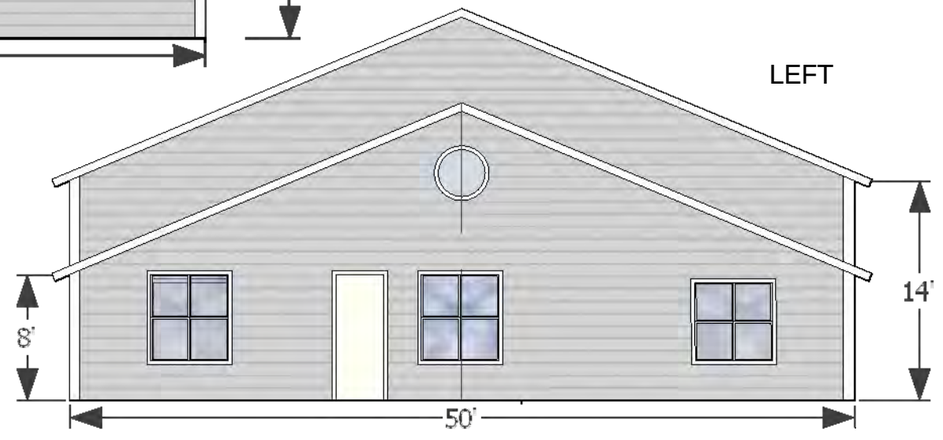
FRONT



RIGHT



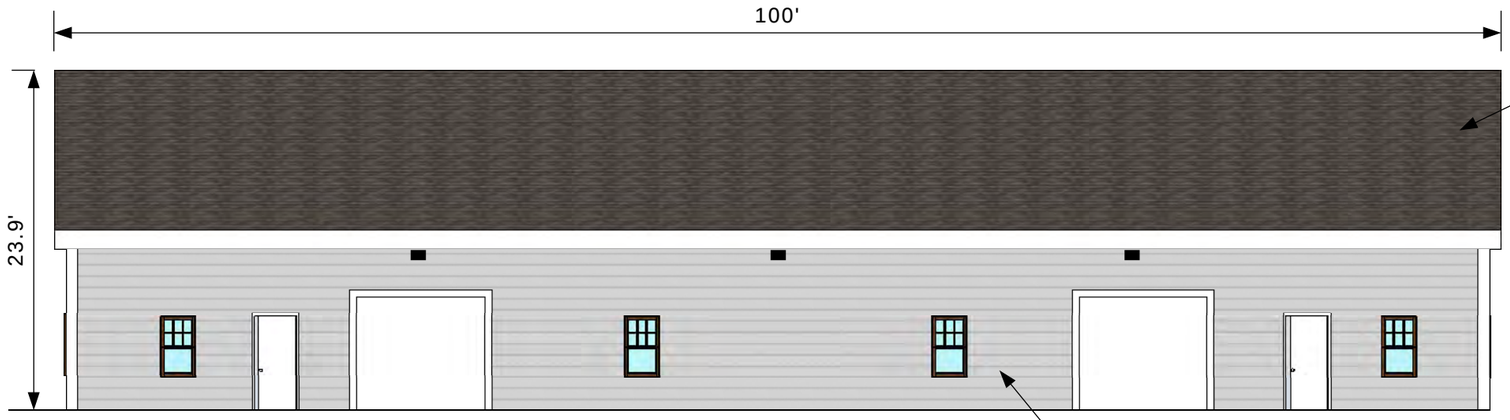
REAR



LEFT

PROPOSED STORAGE BUILDING - PHASE 2
104 HARPSWELL ROAD

JULY 31, 3013
NOT TO SCALE



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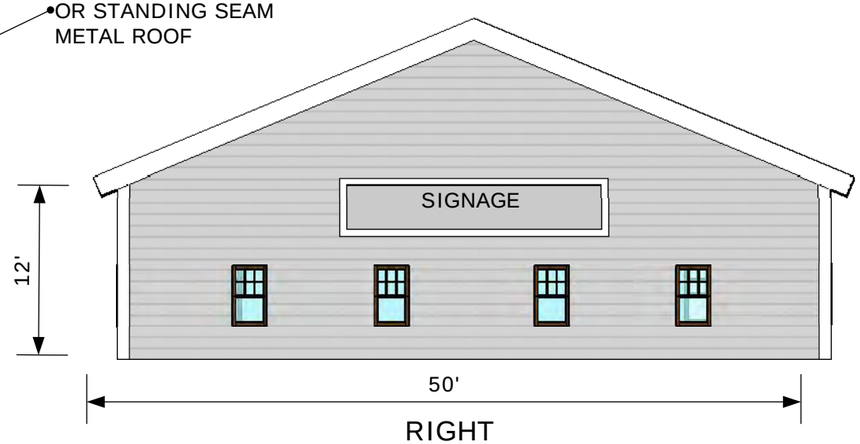
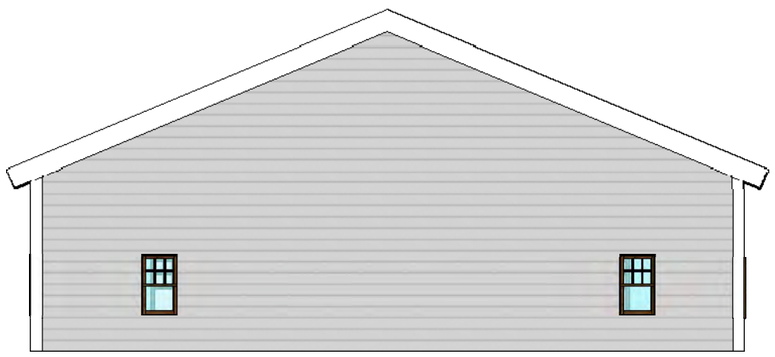


RIGHT

REAR



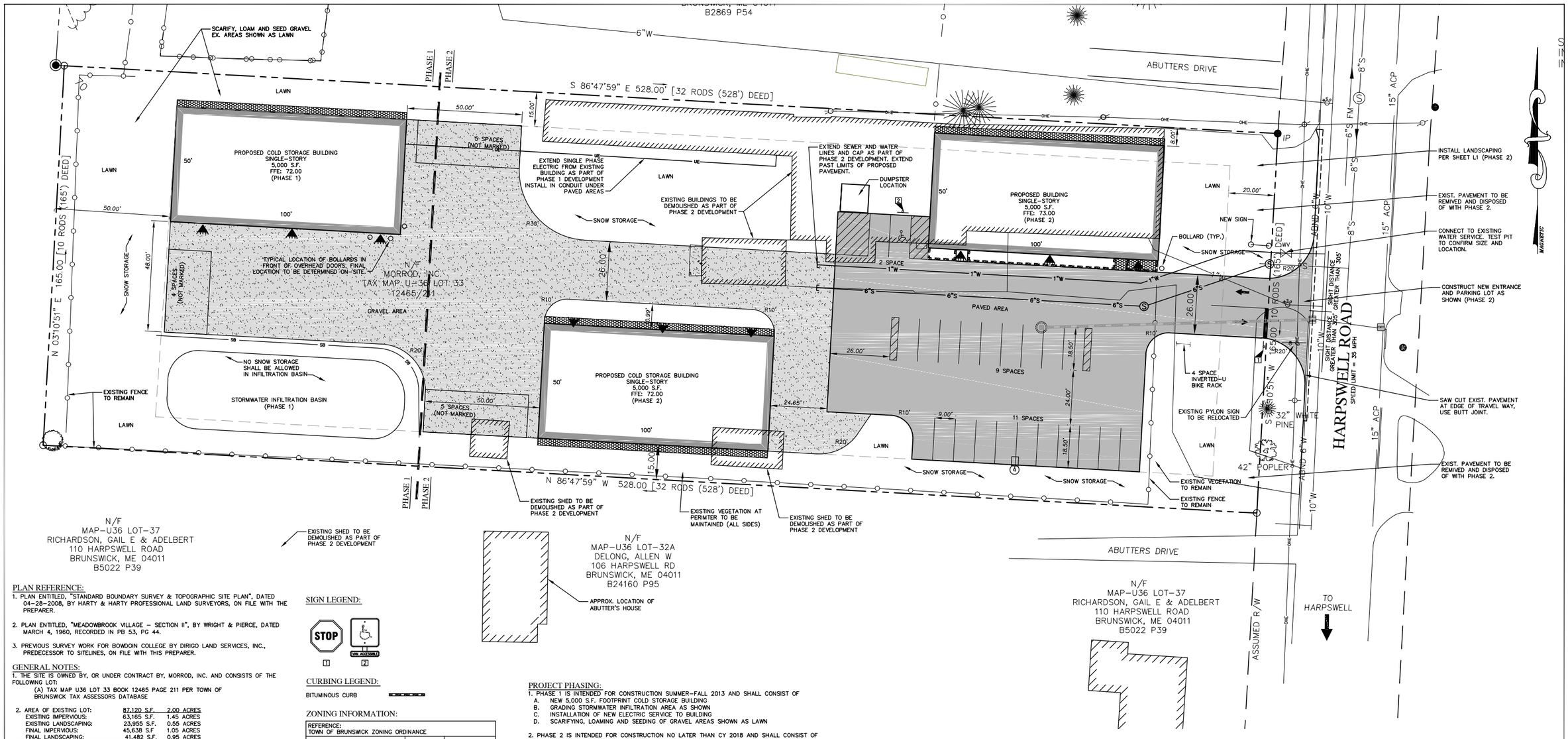
LEFT

PROPOSED OFFICE BUILDING - PHASE 2
104 HARPSWELL ROAD

JULY 31, 3013
NOT TO SCALE

Attachment K
Site Plans

The project site plans are included in reduced format for review, and full size copies have been provided as a separate plan sets of as required.



PLAN REFERENCE:

1. PLAN ENTITLED, "STANDARD BOUNDARY SURVEY & TOPOGRAPHIC SITE PLAN", DATED 04-28-2008, BY HARTY & HARTY PROFESSIONAL LAND SURVEYORS, ON FILE WITH THE PREPARER.
2. PLAN ENTITLED, "MEADOWBROOK VILLAGE – SECTION II", BY WRIGHT & PIERCE, DATED MARCH 4, 1960, RECORDED IN PB 53, PG 44.
3. PREVIOUS SURVEY WORK FOR BOWDOIN COLLEGE BY DIRIGO LAND SERVICES, INC., PREDECESSOR TO SITELINES, ON FILE WITH THIS PREPARER.

GENERAL NOTES:

1. THE SITE IS OWNED BY, OR UNDER CONTRACT BY, MORROD, INC. AND CONSISTS OF THE FOLLOWING LOT:
   (A) TAX MAP U36 LOT 33 BOOK 12465 PAGE 211 PER TOWN OF BRUNSWICK TAX ASSESSORS DATABASE
2. AREA OF EXISTING LOT: 87,120 S.F. 2.00 ACRES

EXISTING IMPERVIOUS:	63,165 S.F.	1.45 ACRES
EXISTING LANDSCAPING:	23,955 S.F.	0.55 ACRES
FINAL IMPERVIOUS:	45,638 S.F	1.05 ACRES
FINAL LANDSCAPING:	41,482 S.F.	0.95 ACRES
NET NEW IMPERVIOUS:	−17,527 S.F.	−0.40 ACRES

3. BENCHMARK INFORMATION: CONTACT SITELINES PA. 725-1200
4. FLOOD ZONE INFORMATION:
   PROJECT IS LOCATED IN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COMMUNITY PANEL 230042-0015-B; EFFECTIVE DATE JANUARY 3, 1986)
5. THERE ARE NO WETLANDS ON THIS PARCEL.
6. PARKING:

USE	REQUIRED	PROVIDED/ AVAILABLE
5,000 S.F. OFFICE	15 (3/1000 S.F.)	15
10,000 WAREHOUSE	20 (2/1000 S.F.)	20
TOTAL SPACES	35	35

7. EXTERIOR BUILDING LIGHTING SHALL BE EQUIPPED WITH MOTION SENSORS AND PHOTOCELLS TO CONTROL ILLUMINATION.

LAYOUT NOTES:

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.
3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.
4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
5. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
6. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.
7. BUILDING FOUNDATION SHOWN IS NOT FOR FOUNDATION LAYOUT. COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.

SEE SHEET C2 FOR DRAINAGE AND GRADING PLAN
SEE SHEET L1 FOR LANDSCAPING PLAN
SEE SHEET L2 FOR LIGHTING PLAN

SIGN LEGEND:

CURBING LEGEND:

BITUMINOUS CURB

ZONING INFORMATION:

REFERENCE: TOWN OF BRUNSWICK ZONING ORDINANCE		
CRITERIA:	REQUIRED:	PROVIDED
ZONE: MU6 (MIXED USE 6)		
MIN. LOT AREA	20,000 S.F.	87,120 S.F.
DIMENSION REQUIREMENTS:		
1.) MIN. LOT WIDTH	200 FT	165 FT*
2.) YARD DEPTHS:		
FRONT	20 FT	48 FT
REAR	50 FT	50 FT
SIDE	15 FT	12 FT*
3.) BUILDING HEIGHT	MAX. 35 FT	<35'
MAXIMUM IMPERVIOUS SURFACE COVERAGE	50%	52% 72.5%(EXISTING)
MAXIMUM BUILDING FOOTPRINT PER STRUCTURE	5,000 S.F.	5,000 S.F.

* GRANDFATHERED NONCONFORMITY

PROJECT PHASING:

1. PHASE 1 IS INTENDED FOR CONSTRUCTION SUMMER-FALL 2013 AND SHALL CONSIST OF
   A. NEW 5,000 S.F. FOOTPRINT COLD STORAGE BUILDING
   B. GRADING STORMWATER INFILTRATION AREA AS SHOWN
   C. INSTALLATION OF NEW ELECTRIC SERVICE TO BUILDING
   D. SCARIFYING, LOAMING AND SEEDING OF GRAVEL AREAS SHOWN AS LAWN
2. PHASE 2 IS INTENDED FOR CONSTRUCTION NO LATER THAN CY 2018 AND SHALL CONSIST OF
   E. DEMOLITION OF EXISTING BUILDING AND SHEDS
   F. CONSTRUCTION OF NEW 5,000 S.F. FOOTPRINT OFFICE BUILDING
   G. CONSTRUCTION OF NEW 5,000 S.F. FOOTPRINT COLD STORAGE BUILDING
   H. CONSTRUCTION OF NEW PAVED PARKING AREAS
   I. INSTALLATION OF NEW STORM DRAIN CATCH BASIN AND PIPE CONNECTION
   J. REMOVAL OF EXISTING PAVEMENT OUTSIDE OF FENCED AREA
   F. CONSTRUCTION OF NEW ENTRANCE FROM HARPSWELL ROAD
   G. INSTALLATION OF ADDITIONAL LANDSCAPING
   H. INSTALLATION OF PARKING LOT LIGHT
   I. CONVERT GRAVEL AREAS TO LAWN WHERE SHOWN

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE:

CHAIRMAN:

3.	08-01-13	REVISED PER STAFF AND REVIEW ENGINEER COMMENTS SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL CYN
2.	07-25-13	REVISED PER STAFF REVIEW COMMITTEE COMMENTS CYN
1.	07-16-13	SUBMITTED 1 COPY TO TOWN PLANNER CYN

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

NOT FOR CONSTRUCTION

TITLE: SITE LAYOUT & UTILITY PLAN

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
MORROD, INC

PREPARED FOR: MID-COAST WOODWORKERS INC.
104 HARPSWELL RD, BRUNSWICK, ME 04011

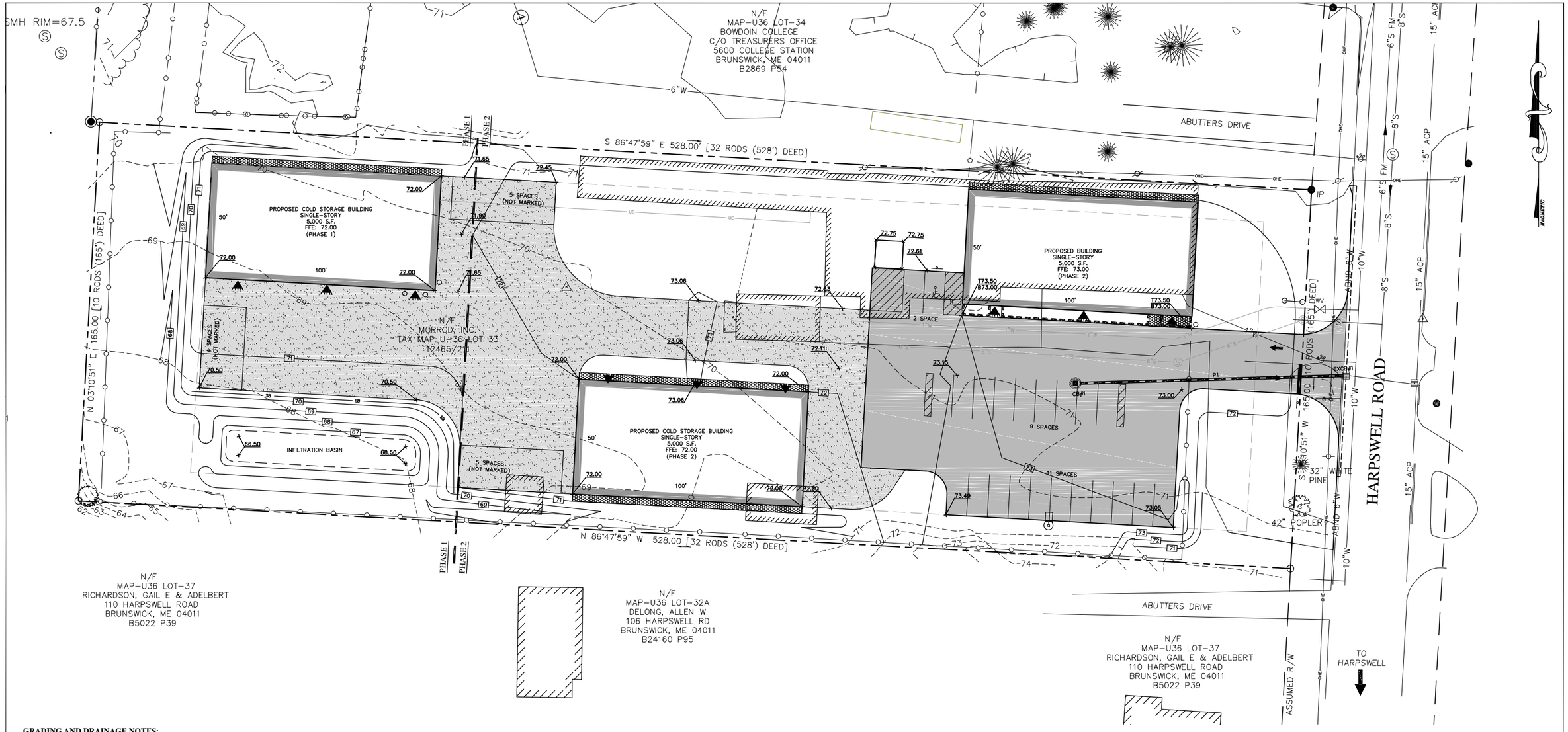
CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF MAINE
CURTIS V. NEUFELD
9779
LICENSED PROFESSIONAL ENGINEER

SITELINES, PA
ENGINEERS ▪ PLANNERS ▪ SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

FIELD WK: MC	SCALE: 1" = 30'	SHEET: C1
DRN BY: RPL	JOB #: 2271	
CH'D BY: CYN	MAP/LOT: U36/33	
DATE: 06-12-13	FILE: 2271-SITE-PLAN	



GRADING AND DRAINAGE NOTES:

1. THE CONTRACTOR SHALL PHASE GRADING EFFORTS SUCH THAT TOTAL SITE DISTURBANCE IS MINIMIZED. TEMPORARY EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO GRADING EFFORTS OR WITHOUT DELAY UPON THEIR COMPLETION, DEPENDENT UPON THE SITUATION.

2. ALL FILL SLOPES SHALL BE A MINIMUM OF 3:1 HORIZONTAL TO VERTICAL UNLESS OTHERWISE NOTED OR DIRECTED.

3. THE LIMITS OF DISTURBANCE SHALL GENERALLY BE THE MINIMAL EXTENT NECESSARY ONLY TO PERFORM THE GRADING EFFORTS SHOWN ON THE DRAWINGS. SPECIAL CARE SHALL BE TAKEN TO AVOID DISTURBANCE OF OBJECTS AND AREAS NOT SPECIFICALLY IDENTIFIED FOR MODIFICATION OR REMOVAL.

4. ALL DISTURBED AREAS SHALL BE LOAMED AND SEEDED IN ACCORDANCE WITH THE DRAWINGS, UNLESS INTENDED FOR OTHER SURFACE COVER.

5. STORM DRAINS SHALL BE CONSTRUCTED CONCURRENTLY WITH GRADING EFFORTS TO PROVIDE ADEQUATE CONVEYANCE FOR ANY SITE RUNOFF CONDITIONS.

6. WHERE FINAL GRADING HAS BEEN COMPLETED, SURFACE RESTORATION FOR DISTURBED AREAS WILL BE COMPLETED AS SOON AS PRACTICABLE. FOR VEGETATIVE AREAS, VEGETATION WILL BE PROGRESSIVELY ESTABLISHED.

7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:

SMOOTH BORE POLYETHYLENE PIPE – HDPE N-12 ADS

8. BENCHMARK INFORMATION: CONTACT SITELINES PA. 725-1200.

9. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL DRAINAGE STRUCTURES AND PIPING PRIOR TO CONSTRUCTION.

10. RIM ELEVATIONS OF PROPOSED DRAINAGE STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS.

DRAINAGE STRUCTURE DATA:

EXCB#1
RIM=71.47
NEW INV.IN=68.32 (FROM CB#1)
INV.IN=68.37 (STUB)
INV.IN=68.22 (STUB)
INV.OUT=68.22 (TO EX. DRAINAGE SYSTEM)

CB#1
RIM=72.29
INV.OUT=68.79 (TO EXCB1)

STORM DRAIN PIPE DATA:

P1 TYPE= 12" HDPE L=114' S=0.0050

3.	08-01-13	REVISED PER STAFF AND REVIEW ENGINEER COMMENTS SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL	CYN
2.	07-25-13	REVISED PER STAFF REVIEW COMMITTEE COMMENTS	CYN
1.	07-16-13	SUBMITTED 1 COPY TO TOWN PLANNER	CYN

PROGRESS PRINT
THIS PLAN IS ISSUED FOR REVIEW AND INFORMATION PURPOSES ONLY. THIS PLAN IS SUBJECT TO CHANGE AND IS NOT FOR PRICING OR CONSTRUCTION. PRICING BASED ON THIS PLAN IS NOT BINDING UNLESS SIGNED BY BOTH CONTRACTOR AND OWNER.

NOT FOR CONSTRUCTION

TITLE: GRADING PLAN

PROJECT: *PROPOSED COMMERCIAL DEVELOPMENT*
MORROD, INC

PREPARED FOR: *MID-COAST WOODWORKERS INC.*
104 HARPSWELL RD, BRUNSWICK, ME 04011

CALL DIG SAFE UTILITY LOCATION
1-888-344-7233
STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

STATE OF MAINE
CURTIS J. NEUFELD
9779
LICENSED PROFESSIONAL ENGINEER

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8 CUMBERLAND STREET, BRUNSWICK, ME 04011
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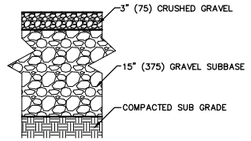
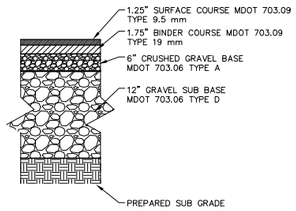
FIELD WK: MC	SCALE: 1" = 30'	SHEET: C2
DRN BY: RPL	JOB #: 2271	
CH'D BY: CYN	MAP/LOT:	
DATE: 06-12-13	FILE: 2271-SITE-PLAN	

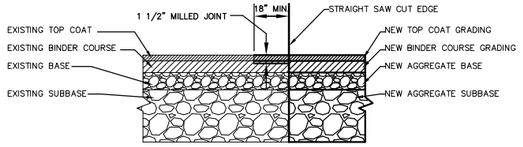


A GRAVEL BUILDUP
N.T.S.

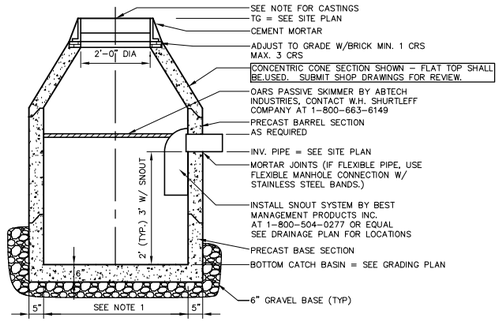


STANDARD PAVEMENT SECTION
N.T.S.

B TYPICAL PAVEMENT SECTIONS
N.T.S.

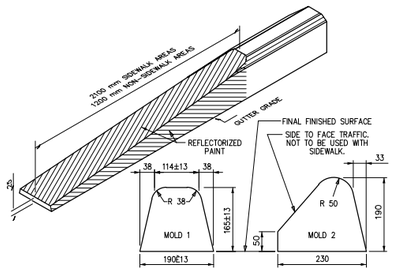


C PAVEMENT SAW CUT SECTION "FULL DEPTH RECONSTRUCTION"
N.T.S.



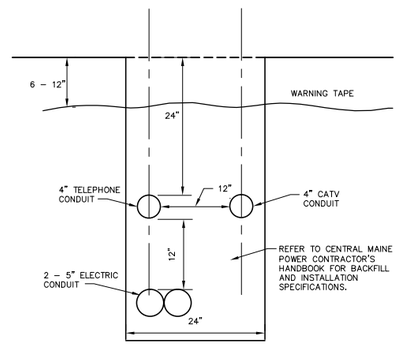
NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE LABARON FOUNDARY MODEL LF-244-S GRATE OR APPROVED EQUAL.
5. DRAINAGE MANHOLES TO HAVE SOLID ROUND FRAME AND COVER AND BE H20 LOADED WITH "DRAIN" LABELED ON COVER.

D CATCH BASIN OR DRAINAGE MANHOLE
N.T.S.

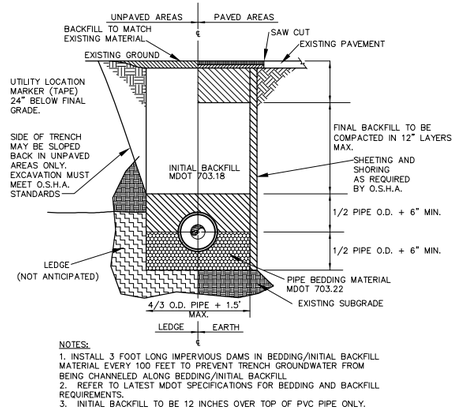


CURB MOLD 2 WILL BE USED IN ALL SITUATIONS EXCEPT FOR WHERE THE CURB FORMS THE EDGE OF THE SIDEWALK. MOLD 1 SHALL BE USED IN CONJUNCTION WITH SIDEWALKS OR WHERE THERE IS A POTENTIAL FOR SIDEWALKS.

E BITUMINOUS CURB
N.T.S.

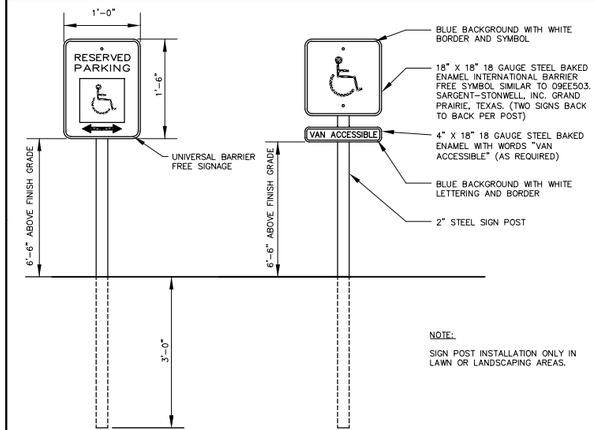


F UTILITY TRENCH
N.T.S.



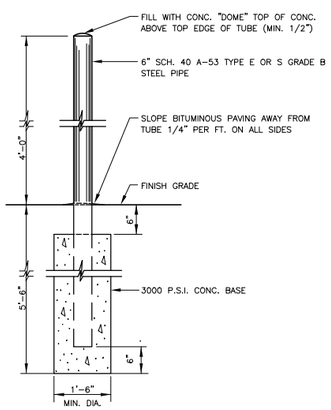
NOTES:
1. INSTALL 3 FOOT LONG IMPERVIOUS DAMS IN BEDDING/INITIAL BACKFILL MATERIAL EVERY 100 FEET TO PREVENT TRENCH GROUNDWATER FROM BEING CHANNELED ALONG BEDDING/INITIAL BACKFILL.
2. REFER TO LATEST MDOT SPECIFICATIONS FOR BEDDING AND BACKFILL REQUIREMENTS.
3. INITIAL BACKFILL TO BE 12 INCHES OVER TOP OF PVC PIPE ONLY.

G TYPICAL PIPE TRENCH DETAIL
N.T.S.

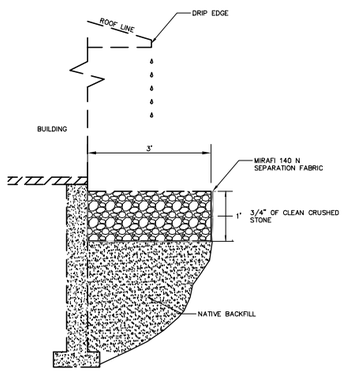


NOTE:
SIGN POST INSTALLATION ONLY IN LAWN OR LANDSCAPING AREAS.

H BARRIER FREE PARKING SIGN IN GRASS
N.T.S.



I BOLLARD
N.T.S.



J STONE DRIP EDGE DETAIL
N.T.S.

K *NOT FOR CONSTRUCTION*

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TITLE: CIVIL DETAILS

PROJECT: *PROPOSED COMMERCIAL DEVELOPMENT*
MORROD, INC

PREPARED FOR:
MID-COAST WOODWORKERS INC.
104 HARPSWELL RD, BRUNSWICK, ME 04011

STATE OF MAINE — CURTIS V. NEUFELD 9779 LICENSED PROFESSIONAL ENGINEER

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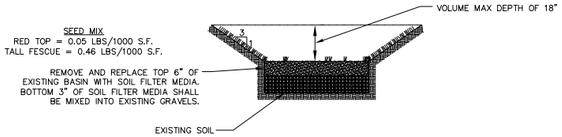
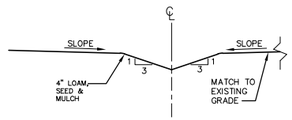
FIELD WK: MC	SCALE: N/A	SHEET: C3
DRN BY: RPL	JOB #: 2271	
CH'D BY: CYN	MAP/LOT :	
DATE: 06-12-13	FILE: 2271-COV-DET	

A — INFILTRATION BASIN SECTION
N.T.S.

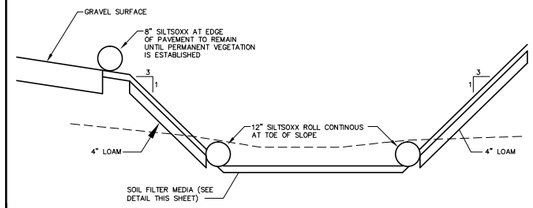


NOTE:
1. THE FILTER MEDIA SHALL BE INSTALLED ONLY AFTER ITS ASSOCIATED DRAINAGE AREA HAS BEEN FULLY STABILIZED.
2. INSTALL SEDIMENT BARRIERS BETWEEN WATER QUALITY FEATURE AREAS AND UNSTABILIZED AREAS. SEDIMENT BARRIERS SHALL REMAIN IN PLACE UNTIL ITS ASSOCIATED DRAINAGE AREA HAS BEEN FULLY STABILIZED.
3. SOIL FILTER: GRAVELY COURSE SAND MIXED WITH 20–30% BY VOLUME OF WOOD FIBER MULCH. IF SUPERHUMUS IS USED THEN THE RATIO NEEDS TO BE EQUIVALENT TO 2 PARTS–ONE PART BY VOLUME. THE COMBINED MIXTURE MUST HAVE NO MORE THAN 10% FINES PASSING THE #200 SIEVE.

B — TYPICAL DRAINAGE SWALE
N.T.S.



C — FILTRATION BASIN STABILIZATION
N.T.S.



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NOT FOR CONSTRUCTION

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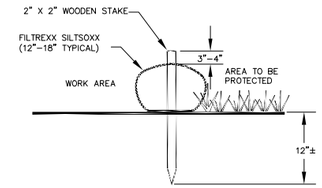
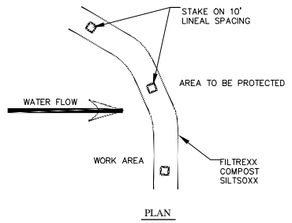
FIELD WK: MC	SCALE: N/A	SHEET: C4
DRN BY: RPL	JOB #: 2271	
CH'D BY: CYN	MAP/LOT :	
DATE: 06-12-13	FILE: 2271-COV-DET	



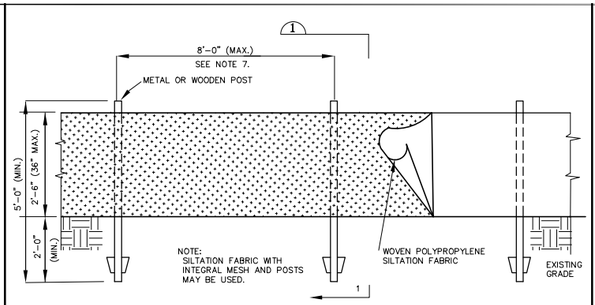
SECTION



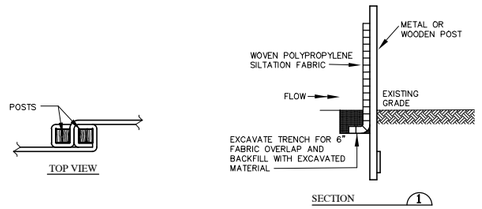
PLAN

NOTES:
1. ALL MATERIALS TO MEET FILTREXX SPECIFICATIONS
2. SILTSOXX COMPOST/SOIL/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS
3. SILTSOXX DEPICTED IS FOR MINIMUM SLOPES. GREATER SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
4. COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

A FILTREXX SILTSOXX DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.

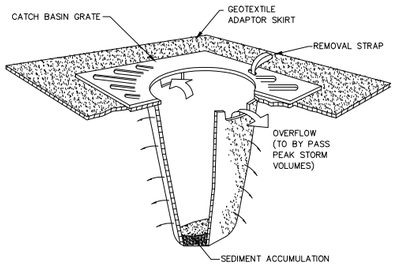


ELEVATION



INSTALLATION:
1. EXCAVATE A 6" X 6" TRENCH ALONG THE LINE OF PLACEMENT FOR THE FILTER BARRIER.
2. UNROLL A SECTION AT A TIME AND POSITION THE POSTS AGAINST THE BACK (DOWNSTREAM) WALL OF THE TRENCH.
3. DRIVE POSTS INTO THE GROUND UNTIL APPROXIMATELY 2" OF FABRIC IS LYING ON THE TRENCH BOTTOM.
4. LAY THE TOE–IN FLAP OF FABRIC ONTO THE UNDISTURBED BOTTOM OF THE TRENCH. BACK FILL THE TRENCH AND TAMP THE SOIL.
5. JOIN SECTION AS SHOWN IN TOP VIEW.
6. BARRIER SHALL BE MIRAFI SILT FENCE (100X) OR APPROVED EQUIVALENT.
7. A STONE "FILLET" MAY BE USED FOR ANCHORING FABRIC IF IT CANNOT BE KEYED IN.

B SILT FENCE DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.

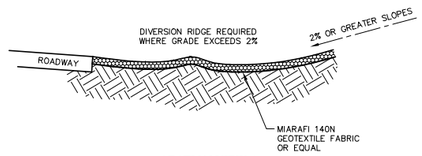


NOTES:
1. CATCH BASIN PROTECTION TO BE "SILTSTACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).

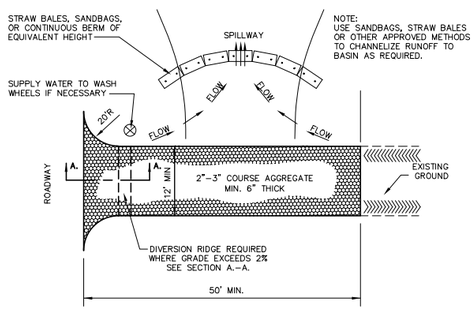
2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.

3. INSPECT INSERT AFTER ALL RAINFALL EVENTS, REPAIR AND MAINTAIN AS REQUIRED.

C TEMPORARY INLET PROTECTION
N.T.S.



SECTION VIEW A-A
NOT TO SCALE



PLAN VIEW
NOT TO SCALE

NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS.

3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.

D STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

EROSION AND SEDIMENTATION NOTES:
1. CONTRACTOR SHALL FOLLOW BEST MANAGEMENT PRACTICES OF THE CUMBERLAND COUNTY SOIL CONSERVATION SERVICE AND THE MAINE DEP BEST MANAGEMENT PRACTICES HANDBOOK.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:
EROSION/SEDIMENT CONTROL DEVICES:
THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

1. SEDIMENT BARRIER: SILT SOXX OR APPROVED EQUAL WILL BE INSTALLED ALONG THE DOWN GRADING EDGES OF DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL THE SITE IS STABILIZED. IN AREAS WHERE STORMWATER DISCHARGES THE SEDIMENT BARRIER WILL BE REINFORCED WITH HAY BALES TO HELP MAINTAIN THE INTEGRITY OF THE SEDIMENT BARRIER AND TO PROVIDE ADDITIONAL TREATMENT.

2. HAY BALES: HAY BALES TO BE PLACED IN LOW FLOW DRAINAGE SWALES AND PATHS TO TRAP SEDIMENTS AND REDUCE RUNOFF VELOCITIES. DO NOT PLACE HAY BALES IN FLOWING WATER OR STREAMS.

3. RIPRAP: PROVIDE RIPRAP IN AREAS WHERE CULVERTS DISCHARGE OR AS SHOWN ON THE PLANS.

4. LOAM, SEED, & MULCH: ALL DISTURBED AREAS, WHICH ARE NOT OTHERWISE TREATED, SHALL RECEIVE PERMANENT SEEDING AND MULCH TO STABILIZE THE DISTURBED AREAS. THE DISTURBED AREAS WILL BE REVEGETATED WITHIN 5 DAYS OF FINAL GRADING. SEEDING REQUIREMENTS ARE PROVIDED AT THE END OF THIS SPECIFICATION.

5. STRAW AND HAY MULCH: USED TO COVER DENUDED AREAS UNTIL PERMANENT SEED OR EROSION CONTROL MEASURES ARE IN PLACE. MULCH BY ITSELF CAN BE USED ON SLOPES LESS THAN 15% IN SUMMER AND 8% IN WINTER. JUTE MESH IS TO BE USED OVER MULCH ONLY.

6. IN LIEU OF MULCH, USE EROSION CONTROL BLANKET (EQUAL TO NORTH AMERICAN GREEN SC150) TO STABILIZE AREAS OF CONCENTRATED FLOW AND DRAINAGE WAYS.

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:
PROVIDE THE FOLLOWING TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES DURING CONSTRUCTION OF THE DEVELOPMENT:

1. SEDIMENT BARRIER ALONG THE DOWNGRADIENT SIDE OF THE PARKING AREAS AND OF ALL FILL SECTIONS. THE SEDIMENT BARRIER WILL REMAIN IN PLACE UNTIL THE SITE IS 85% REVEGETATED.

2. HAY BALES PLACED AT KEY LOCATIONS TO SUPPLEMENT THE SEDIMENT BARRIER.

3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
   A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
   B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
   C. STABILIZE STOCKPILES WITHIN 15 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
   D. SURROUND STOCKPILE SOIL WITH SEDIMENT BARRIER AT BASE OF PILE.

4. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 15 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 15 DAY MAXIMUM.

6. TEMPORARY EROSION CONTROL MEASURES SHALL BE REMOVED ONCE THE SITE HAS BEEN STABILIZED OR IN AREAS WHERE PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

PERMANENT EROSION CONTROL MEASURES:
THE FOLLOWING PERMANENT CONTROL MEASURES ARE REQUIRED BY THIS EROSION/SEDIMENTATION CONTROL PLAN:

1. ALL AREAS DISTURBED DURING CONSTRUCTION, BUT NOT SUBJECT TO OTHER RESTORATION (PAVING, RIPRAP, ETC.), WILL BE LOAMED, LIMED, FERTILIZED AND SEEDED. NATIVE TOPSOIL SHALL BE STOCKPILED AND REUSED FOR FINAL RESTORATION WHEN IT IS OF SUFFICIENT QUALITY.

2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP.

POST-CONSTRUCTION REVEGETATION:
THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING.

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE, OR STONE WILL BE PLACED ON SLOPES TO STABILIZE SURFACES.

2. IF FINAL GRADING IS REACHED DURING THE NORMAL GROWING SEASON (4/15 TO 9/15), PERMANENT SEEDING WILL BE DONE AS SPECIFIED BELOW. PRIOR TO SEEDING, LIMESTONE SHALL BE APPLIED AT A RATE OF 138 LBS/1000 SQ. FT. AND 10:20:20 FERTILIZER AT A RATE OF 18.4 LBS/1000 SQ.FT WILL BE APPLIED. BROADCAST SEEDING AT THE FOLLOWING RATES:

LAWNS SHALL BE: ALLEN, STERLING & LATHROP "TUFFTURF", 70% DIAMOND TALL FESCUE, 20% PLEASURE OLUS PERENNIAL RYEGRASS, 10% BARON KENTUCKY BLUEGRASS. SEEDING RATE SHALL BE 7–LBS./1,000 SQ. FT.

SWALES SHALL BE: WILDFLOWER MEADOW: (SEED) FESTUCA OVINA SHEEP FESCUE; SOW AT A RATE OF 12 OZ. PER 1,000 SQFT. TRIFOLIUM REPENS WHITE CLOVER; SOW AT A RATE OF ½OZ.PER 1,000 SQFT. (FLOWERS) ACHILLEA MILLEFOLIUM YARROW, AQUILEGEA CANADENSIS COLUMBINE, ASCLEPIAS TUBEROSE BUTTERFLY MILKWEED, ASTER NOVAE–ANGLIAE NEW–ENGLAND ASTER, BAPTISIA AUSTRALIS WLD INDIGO, BOLTONIA ASTEROIDS FALSE ASTER, CHRYSANTHEMUM LEUCANTHEMUM OXEYE DAISY, DIGITALIS PURPUREA FOXGLOVE, ECHINACEA PURPUREA PURPLE CONEFLOWER, LUPINUS PERENNIS LUPINE, MONARDA FISTULOSA BERGAMOT, PAPAVER ORIENTALE ORIENTAL POPY, RUDBECKIA HIRTA BLACK–EYED SUSAN, SALVIA OFFICINALIS SAGE; SOW AT A RATE OF 1/3 OZ. EACH PER 1,000 SQFT. OR 4 OZ. PER 1,000 SQFT. IN COMBINATION

3. AN AREA SHALL BE MULCHED IMMEDIATELY AFTER IS HAS BEEN SEEDED. MULCHING SHALL CONSIST OF HAY MULCH, HYDRO–MULCH, JUTE NET OVER MULCH, PRE–MANUFACTURED EROSION MATS OR ANY SUITABLE SUBSTITUTE DEEMED ACCEPTABLE BY THE DESIGNER.
   A. HAY MULCH SHALL BE APPLIED AT THE RATE OF 2 TONS PER ACRE. HAY MULCH SHALL BE SECURED BY EITHER: (NOTE: SOIL SHALL NOT BE VISIBLE)
      I. BEING DRIVEN OVER BY TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
      II. BLANKETED BY TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING, OR WITH SPRAY, ON GRADES GREATER THAN 5%.
      III. SEE NOTE 6, GENERAL NOTES, AND NOTE 8, WINTER CONSTRUCTION.
   B. HYDRO–MULCH SHALL CONSIST OF A MIXTURE OF EITHER ASPHALT, WOOD FIBER OR PAPER FIBER AND WATER SPRAYED OVER A SEEDED AREA. HYDRO–MULCH SHALL NOT BE USED BETWEEN 9/15 AND 4/15.

4. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN SEPTEMBER 15 AND APRIL 15. SHOULD SEEDING BE NECESSARY BETWEEN SEPTEMBER 15 AND APRIL 15 THE FOLLOWING PROCEDURE SHALL BE FOLLOWED. ALSO REFER TO NOTE 9 OF WINTER CONSTRUCTION.
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 SQ.FT) SHALL BE ADDED TO THE PREVIOUSLY NOTED AREAS.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.6 LBS/1000 SQ. FT.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE APPLIED TO LOAM THE DAY THE LOAM IS SPREAD BY MACHINERY.
   F. ALTERNATIVE HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE.

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:
THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO. MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. AFTER EACH RAINFALL, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. HAY BALE BARRIERS, SEDIMENT BARRIER, AND STONE CHECK DAMS SHALL BE INSPECTED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING. SHOULD THE HAY BALE BARRIERS PROVE TO BE INEFFECTIVE, THE CONTRACTOR SHALL INSTALL SEDIMENT BARRIER BEHIND THE HAY BALES.

2. VISUALLY INSPECT RIPRAP ONCE A WEEK OR AFTER EACH SIGNIFICANT RAINFALL AND REPAIR AS NEEDED. REMOVE SEDIMENT TRAPPED BEHIND THESE DEVICES ONCE IT ATTAINS A DEPTH EQUAL TO 1/2 THE HEIGHT OF THE DAM OR RISER. DISTRIBUTE REMOVED SEDIMENT OFF–SITE OR TO AN AREA UNDERGOING FINAL GRADING.

CONSTRUCTION PHASE:
THE FOLLOWING GENERAL PRACTICES WILL BE USED TO PREVENT EROSION DURING CONSTRUCTION OF THIS PROJECT.

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 15 DAYS, SEE ITEM NO. 4.

2. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SEDIMENT BARRIER AND/OR HAY BALES WILL BE INSTALLED AT THE TOE OF SLOPE AND IN AREAS AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION. IMMEDIATELY FOLLOWING CONSTRUCTION OF CULVERTS AND SWALES, RIP RAP APRONS SHALL BE INSTALLED, AS SHOWN ON THE PLANS.

3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SEDIMENT BARRIER BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 15 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. INSTALL SEDIMENT BARRIER AROUND STOCKPILE AT BASE OF PILE. STOCKPILES TO HAVE SEDIMENT BARRIER INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.

4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 30 DAYS SHALL BE EITHER:
   A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
   B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

5. ALL GRADING WILL BE HELD TO A MAXIMUM 2:1 SLOPE WHERE PRACTICAL. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING, OR WITH STONE, WITHIN 5 DAYS AFTER FINAL GRADING IS COMPLETE. (SEE POST–CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION.)

6. ALL CULVERTS WILL BE PROTECTED WITH STONE RIPRAP (D50 = 6" UNLESS OTHERWISE SPECIFIED) AT INLETS AND OUTLETS.

EROSION CONTROL DURING WINTER CONSTRUCTION:
1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

2. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME.

3. EXPOSED AREA SHALL BE LIMITED TO THOSE AREAS TO BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AT THE END OF EACH WORK WEEK NO AREAS MAY BE LEFT UNSTABILIZED OVER THE WEEKEND.

4. CONTINUATION OF EARTHWORK OPERATIONS ON ADDITIONAL AREAS SHALL NOT BEGIN UNTIL THE EXPOSED SOIL SURFACE ON THE AREA BEING WORKED HAS BEEN STABILIZED, SUCH THAT NO LARGER AREA OF THE SITE IS WITHOUT EROSION CONTROL PROTECTION AS LISTED IN ITEM 2 ABOVE.

5. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH STRAW OR HAY AT A RATE OF 150 LB. PER 1000 S.F. (WITH OR WITHOUT SEEDING) OR DORMANT SEEDED, MULCHED AND ANCHORED SUCH THAT SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH. NOTE: AN AREA IS ALSO CONSIDERED STABLE IF SODDED, COVERED WITH GRAVEL (PARKING LOTS) OR STRUCTURAL SAND.

6. BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED, DURING PERIODS OF ABOVE FREEZING TEMPERATURES THE SLOPES SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1 AND IF THE EXPOSED AREA HAS BEEN LOAMED, FINAL GRADED WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, ALL EXPOSED AREAS SHALL BE CONTINUOUSLY GRADED BEFORE FREEZING AND THE SURFACE TEMPORARILY PROTECTED FROM EROSION BY THE APPLICATION OF MULCH. SLOPES SHALL NOT BE LEFT UNEXPOSED OVER THE WINTER OR ANY OTHER EXTENDED TIME OF WORK SUSPENSION UNLESS TREATED IN THE ABOVE MANNER. UNTIL SUCH TIME AS WEATHER CONDITIONS ALLOW, DITCHES TO BE FINISHED WITH THE PERMANENT SURFACE TREATMENT, EROSION SHALL BE CONTROLLED BY THE INSTALLATION OF BALES OF HAY, SEDIMENT BARRIER OR STONE CHECK DAMS IN ACCORDANCE WITH THE STANDARD DETAILS SHOWN ON THE DESIGN DRAWINGS. NOTE: DORMANT SEEDING SHOULD NOT BE ATTEMPTED UNLESS SOIL TEMPERATURE REMAINS BELOW 50 DEGREES AND DAY TIME TEMPERATURES REMAIN IN THE 30'S.

7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS, SLOPES GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH EXCELSIOR OR CURLEX.

8. BETWEEN THE DATES OF OCTOBER 15 TO NOVEMBER 1, WINTER RYE IS RECOMMENDED FOR STABILIZATION. AFTER NOVEMBER 1, WINTER RYE IS NOT EFFECTIVE. AROUND NOVEMBER 15 OR LATER, ONCE TEMPERATURES OF THE AIR AND SOIL PERMIT, DORMANT SEEDING IS EFFECTIVE.

9. IN THE EVENT OF SNOWFALL (FRESH OR CUMULATIVE) GREATER THAN 1 INCH DURING WINTER CONSTRUCTION PERIOD ALL SNOW SHALL BE REMOVED FROM THE AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.

SITE INSPECTION AND MAINTENANCE:
1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING RAIN FALLS, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (85% GRASS CATCH). NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

IT IS RECOMMENDED THAT THE OWNER HIRE THE SERVICES OF THE DESIGN ENGINEER TO PROVIDE COMPLIANCE INSPECTIONS (DURING ACTIVE CONSTRUCTION) RELATIVE TO IMPLEMENTATION OF THE STORMWATER AND EROSION CONTROL PLANS. SUCH INSPECTIONS SHOULD BE LIMITED TO ONCE A WEEK OR AS NECESSARY AND BE REPORTABLE TO THE OWNER AND CITY.

2. SHORT–TERM SEDIMENTATION MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO CLEAN OUT ALL SWALES AND STRUCTURES PRIOR TO TURNING PROJECT OVER.

3. LONG–TERM PROVISIONS FOR PERMANENT MAINTENANCE OF ALL EROSION AND SEDIMENTATION CONTROL DEVICES AFTER ACCEPTANCE OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE OWNER.

3.	08–01–13	REVISED PER STAFF AND REVIEW ENGINEER COMMENTS SUBMITTED TO TOWN OF BRUNSWICK FOR APPROVAL	CYN
2.	07–25–13	REVISED PER STAFF REVIEW COMMITTEE COMMENTS	CYN
1.	07–16–13	SUBMITTED 1 COPY TO TOWN PLANNER	CYN

TITLE: EROSION CONTROL NOTES AND DETAILS

PROJECT: PROPOSED COMMERCIAL DEVELOPMENT
MORROD, INC

PREPARED FOR: MID–COAST WOODWORKERS INC.
104 HARPSWELL RD, BRUNSWICK, ME 04011

STATE OF MAINE
CURTIS J. NEUFELD
9779
LICENSED PROFESSIONAL ENGINEER

NOT FOR CONSTRUCTION

SITELINES, PA
ENGINEERS •PLANNERS •SURVEYORS
LANDSCAPE ARCHITECTS
8 CUMBERLAND STREET, BRUNSWICK, ME 04011
207.725.1200 www.sitelinespa.com

FIELD WK: MC	SCALE: N/A	SHEET: C5
DRN BY: RPL	JOB #: 2271	
CH'D BY: CYN	MAP/LOT :	
DATE: 06-12-13	FILE: 2271-COV-DET	

DRAFT FINDINGS OF FACT
Major Development Review
Combined Sketch and Final Plan
All Pars, LLC
August 6, 2013

Project Name:	MORROD, Inc, Storage & Office Development
Case Number:	13-021
Tax Map:	Map U36, Lot 33
Address:	104 Harpswell Road
Zoning:	Mixed Use 6 / Lower Harpswell Road (MU6) Zoning District.
Applicant:	MORROD, Inc. 104 Harpswell Road Brunswick, Maine 04011

PROJECT SUMMARY

The applicant, Morrod, Inc, is proposing a two-phase development of the existing 2-acre parcel fronting on Harpswell Road. The site has been previously developed, and currently contains a 1-story 10,174 s.f. commercial building occupied by Mid-Coast Woodworkers, Inc, along with an outbuilding and two sheds. The existing conditions result in approximately 63,165 s.f. of impervious area (buildings and gravel areas). The property is serviced by public water, public sewer, and overhead electric and communication utilities. There is a vegetative buffer along the north, west, and south property lines.

The first phase of development will consist of keeping the existing commercial building located in the site and constructing a separate 5,000 s.f. building in the northwest corner to be used for cold storage. Phase two will entail demolition of the existing building, outbuilding and sheds, and construction of two new 5,000 s.f. buildings, along with associated parking, lighting and landscaping improvements. A project narrative summarizing the property and proposed improvement is included in your packet.

The Staff Review Committee reviewed the application on July 25th, and the notes from that meeting are attached hereto.

Because the project area drains into the Mare Brook, which is classified by the DEP as an urban impaired stream watershed, Staff referred the drainage, grading, and sediment & erosion control plans to the Town's consulting engineer, Sebago Technics, which

provided a review memorandum on July 31st. The applicant's engineer, Sitelines, in turn provided revised plans (addressing both Sebago Technics and Staffs comments) on August 1st.

As noted in the application narrative, the applicant also submitted a Permit-by-Rule Notice to the DEP, regarding their sediment and erosion control plan. The Permit-by-Rule applies to certain activities covered under the Natural Resources Protection Act (NRPA) taking place in or adjacent to wetlands and waterbodies that should not significantly affect the environment if carried out according to the standards contained in the regulations. A project that qualifies for Permit-by-Rule is required to file notice with the DEP instead of preparing an individual Site Location of Development permit application.

There are several instances where Sitelines has not fully adhered to SRC or Sebago Technics comments, as follows:

- Remove existing conditions from the site/utility plan. *Sitelines felt as though the existing conditions were important to understand the changes to the site, specifically the phasing plan.*
- Show proposed entry and overhead doors to buildings. *Sitelines moved the office building closer to the north property line and created a pedestrian access space, which addressed SRC concerns about vehicle/pedestrian conflicts. Therefore it was felt that overhead and entry doors, locations which have not yet been identified, need not be shown on the plan.*
- The applicant did not support granting a drainage maintenance agreement that gives the Town access and remedy to correct and make the owner liable for fee charges. *Staff spoke with the Town's Director of Public Works, who indicated a stepped-down easement would be satisfactory, such as an inspection easement, without the other provisions. This will be added as a condition of approval.*
- Sebago Technics would like to see the rear parking and access area paved to reduce sediment loading to the pond. *The applicant contends that the soils on site have proven to be stable and well drained for many years and that sediment transport to the pond is expected to be minimal based on the shallow grades.*

Peter Baecher of the Parks and Recreation Department, who reviews landscaping plans for the Town, did not attend the SRC meeting. However, Staff did meet with him separately to review the landscaping plan, which he found to be satisfactory and not needing any changes.

Overall, Staff views this project favorably and is recommending approval. Impervious surfaces will be reduced, grass planted, and stormwater BMPs will be added; the vegetative buffer around the property line will be retained and additional landscaping will be added along the public right-of-way; motion-sensored lighting with photocells to control illumination will be added; new, attractive buildings will replace the existing hodgepodge of buildings and structures; and curbing, blacktop and stripping will be

provided in the front of the property to better define the limits of travel and parking; in total, these improvements will result in a more attractive and functionally improved site.

The following waivers have been requested by the applicant:

1. Class A Soil Survey. *The project is located on soils suitable for the proposed use. The site is served by municipal water and sewer, so no wells or subsurface disposal systems will be required, which may necessitate a soils survey.*
2. Profile, cross-section dimensions, curve radii of existing streets. *No changes proposed to Harpswell Road.*
3. Profile of water and sewer service lines. *Details are provided in the plans that dictate the depth and location of water and sewer lines. A profile of the services from the existing stubs to the buildings are not required.*

Staff recommends approval of the requested waiver.

Review Standards from Section 411 of the Town of Brunswick Zoning Ordinance

411.1 Ordinance Provisions
The property is located in the Mixed Use 6 / Lower Harpswell Road (MU6) Zoning District. The property is prior, non-conforming for the impervious surface coverage and the existing office building side yard setback, of which are grandfathered. both. The proposed development complies with all applicable standards of the Town Center 1 Zoning District. *The Board finds that the provisions of Section 411.1 are satisfied.*

411.2 Preservation of Natural Features
There are no existing features on the site that would be considered of natural, scenic, or historic character to the Town. The development does not occur within or cause harm to any land which is not suitable for development. *The Board finds that the provisions of Section 411.2 are satisfied.*

411.3 Surface Waters, Wetlands and Marine Resources
No water bodies, streams, wetlands or vernal pools are identified on the site. The development is not anticipated to adversely affect the Mare Brook watershed or the water quality of Casco Bay or its estuaries. *The Board finds that the provisions of Section 411.3 are satisfied.*

411.4 Flood Hazard Areas
The project area is located in Zone C (Areas of Minimal Flooding) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Panel 15 of 35 (Community Panel 2300420015B, Effective June 3, 1986). The development activity does not occur within a FEMA flood hazard area and therefore there is minimal risk of flooding. *The Board finds that the provisions of Section 411.4 are satisfied.*

411.5 Stormwater Management
The project is located within the Water Street tributary which is classified as an Urban Impaired Stream; however, a Site Location of Development permit is not required

because the project does not include more than 20,000 sf of new impervious surface. As the total project disturbs more than one acre of area, but results in the less than an acre of new impervious area, a Permit-by-Rule Notice was submitted to the DEP. The proposed design, including both phases, represents approximately 45,638 s.f. of impervious surface, or a decrease of 17,527 s.f. from existing conditions. As part of the proposed development, an infiltration basin will be constructed in the rear of the site to detain and infiltrate stormwater. The soils located on the site are identified as Windsor loamy sand, which is characterized as excessively well drained with infiltration rates in excess of 6 inches per hour. The project satisfies the recommended stormwater quality standards described in the Storm Water Management for Maine: Best Management Practices, published by the State of Maine Department of Environmental Protection, as amended. *The Board finds that the provisions of Section 411.5 are satisfied.*

411.6 Groundwater

The project will be serviced by public sewer and water. No groundwater will be used, discharged, or otherwise extracted by the development. The Board finds that the development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater. *The Board finds that the provisions of Section 411.6 are satisfied.*

411.7 Erosion and Sedimentation Control

The disturbed areas of the site will be isolated through the use of silt fencing and other measures to minimize the transport of sediment from the site. The project has been designed to incorporate BMPs, as outlined in the Mine Erosion and Sediment Control BMPs, as published by the Maine Department of Environmental Control, current edition. The project development will be constructed in accordance with Best Management Practices and will not cause unreasonable soil erosion or reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Board finds that the provisions of Section 411.7 are satisfied.*

411.8 Sewage Disposal

The proposed building will be serviced by an existing sewer service stub that was extended to the site recently prior to the repaving of Harpswell Road. Provision of a letter from the Brunswick Sewer District confirming capacity to serve the project has been added as a condition of approval. *The Board finds that the provisions of Section 411.8 are satisfied, with the condition that a letter from the Brunswick Sewer District confirming capacity to serve the project is provided.*

411.9 Water Supply

The proposed building will be serviced by an existing 1" water service that was extended to the site recently prior to the repaving of Harpswell Road. Provision of a letter from the Brunswick-Topsham Water District confirming capacity to serve the project has been added as a condition of approval. *The Board finds that the provisions of Section 411.9 are satisfied, with the condition that a letter from the Brunswick-Topsham Water District confirming capacity to serve the project is provided.*

411.10 Aesthetic, Cultural and Natural Values
The proposed project will not have any undue adverse effect on the scenic or natural beauty of the area, historic sites, or significant wildlife habitat identified by the Maine Department of Environmental Protection and Inland Fisheries & Wildlife or by the Town of Brunswick, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline. *The Board finds that the provisions of Section 411.10 are satisfied.*

411.11 Community Impact
Impacts to public safety and public works resources are anticipated to be minimal; municipal resources are available to service the project. *The Board finds that the provisions of Section 411.11 are satisfied.*

411.12 Traffic
Impacts are anticipated to be negligible, as the 2 cold storage buildings are projected to have, at most, 4 truck trips a day. The office use is existing. Given that this is an established use and location, the proposed development is not expected to result in unreasonable public road congestion or unsafe conditions. *The Board finds that the provisions of Section 411.12 are satisfied.*

411.13 Pedestrian and Bicycle Access and Safety
A bike rack has been provided adjacent to the entryway into the site. The Board finds that the development will accommodate bicyclists and addresses pedestrian access, safety and circulation, consistent with other uses in the area. *The Board finds that the provisions of Section 411.13 are satisfied.*

411.14 Development Patterns
This is an established use and location, therefore the development is respectful of Brunswick's historic development pattern and will have no adverse impact on adjacent residential areas. *The Board finds that the provisions of Section 411.14 are satisfied.*

411.15 Architectural Compatibility
The 3 proposed buildings will be an improvement over the existing structures. *The Board finds that the provisions of Section 411.15 are satisfied.*

411.16 Municipal Solid Waste Disposal
This is an established use and location; the Director of Public Works is not requiring a solid waste impact fee. The development will not cause an unreasonable burden on the municipality's ability to dispose of solid waste. *The Board finds that the provisions of Section 411.16 are satisfied.*

411.17 Recreation Needs
No recreation impact fee is required for this nonresidential use. *The Board finds that the provisions of Section 411.17 are not applicable.*

411.18 Access for Persons with Disabilities
The development shall comply with the Americans with Disabilities Act as applicable, which will be reviewed as part of the building permit application. *The Board finds that the provisions of Section 411.18 are satisfied.*

411.19 Financial Capacity and Maintenance
The applicant has demonstrated adequate financial and technical capacity to complete and maintain the project. *The Board finds that the provisions of Section 411.19 are satisfied.*

411.20 Noise and Dust
Best Management Practices as outlined in the Maine Erosion and Sediment Control BMP's published by the Maine Department of Environmental Control, will be utilized to control dust during construction. Noise will be limited through the compliance of the site contractor with the standard hours of construction per Section 524.1. Upon construction completion, there are no anticipated impacts with regard to noise or dust. *The Board finds that the provisions of Section 411.20 are satisfied.*

411.21 Right, Title and Interest
MORROD, Inc. owns the subject properties giving them sufficient right, title and interest to develop the land. *The Board finds that the provisions of Section 411.21 are satisfied.*

411.22 Payment of Application Fees
The applicant has paid all applicable development review application fees. *The Board finds that the provisions of Section 411.22 are satisfied.*

FINAL MOTIONS
MORROD, INC, STORAGE & OFFICE DEVELOPMENT
CASE NUMBER: 13-021

Motion 1: That the combined Sketch Plan and Major Development Final Plan application is deemed complete.

Motion 2: That the Board waives the following requirements:

1. Class A Soil Survey.
2. Profile, cross-section dimensions, curve radii of existing streets.
3. Profile of water and sewer service lines.

Motion 3: That the combined Sketch Plan and Major Development Final Plan application is approved with the following conditions:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the Brunswick Zoning Ordinance.
2. Prior to signature of the approved plan by the Planning Board, the applicant shall provide a stormwater inspection easement, to the satisfaction of the Director of Public Works.
3. Prior to signature of the approved plan by the Planning Board, the applicant shall provide evidence of an approved DEP Permit-by-Rule from the Department of Environmental Protection.
4. Prior to signature of the approved plan by the Planning Board, the applicant shall provide letters from the Brunswick-Topsham Water District and Brunswick Sewer District confirming capacity to serve the project.

* Please note that Development Review approvals by the Planning Board shall expire at the end of two years after the date of Final Plan approval unless all construction has been completed by that date (Section 407.4.B of the Brunswick Zoning Ordinance).

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

28 FEDERAL STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

July 25, 2013

STAFF REVIEW COMMITTEE NOTES

Committee Members Present:

Anna Breinich (Planning), Jeff Hutchinson (Codes Enforcement), Ken Brillant (Fire), Rob Pontau (Sewer), John Foster (DPW)

Meeting Notes - Jeremy Doxsee (Planning)

Case # 13-021 – All Pars LLC, Construction of Office and Storage Buildings: The Committee will review and provide a recommendation to the Planning Board regarding a combined Sketch/Final site plan application submitted by All Pars, LLC, regarding their proposal for a phased development of three 5,000 s.f commercial buildings, with associated parking, infrastructure and landscaping, to be located at 104 Harpswell Road (Assessor's Map U36, Lot 33) in the Mixed Use 6 / Lower Harpswell Road (MU6) Zoning District.

Project overview by Curt Neufeld, Sitelines, P.A.:

- The applicant, All Pars, LLC, is proposing a two-phase development of the existing 2-acre parcel fronting on Harpswell Road. The site has been previously developed, currently contains a 1-story 10,174 s.f. commercial building occupied by Mid-Coast Woodworkers, Inc, along with an outbuilding and two shed. The existing conditions result in approximately 63,165 s.f. of impervious area (buildings and gravel areas). The property is serviced by public water, public sewer, and overhead electric and communication utilities. There is a vegetative buffer along the north, west, and south property lines. The first phase will consist of keeping the existing commercial building located in the site and constructing a separate 5,000 s.f. building in the northwest corner to be used for cold storage. Phase two will entail demolition of the existing building, outbuilding and sheds, and construction of two new 5,000 s.f. buildings, along with associated parking, lighting and landscaping improvements. One building for use as cold storage and the other for use as an office.

Committee Comments:

Jeff Hutchinson

- Better delineate phase I and phase II plan.
- Remove existing conditions (gravel, sheds, outbuilding, and main building) from site/utility plan.
- Show proposed entry and overhead doors to buildings.
- Consider realigning the office building (closest to Harpswell Road) in Phase 2 back toward the north property line (grandfathered setback), to create pedestrian access space in front of entry door (if located on building's south façade facing parking lot).
- Show wall pack light for rear phase I building.

John Foster

- Draw line between phase I and Phase II – needs to be better distinguished.
- Asked Curt to clarify if curbing will be part of Phase II – Curt indicated it would. Curb cut and turning radii is proposed for 35' – too wide. Reduce width in line with downtown curb cuts (<20')
- Provide calculations for stormwater tie-in proposed for phase II.

Anna Breinich

- Hours of operation pertaining to lighting. Will lighting be on timer or motion activated?
- Drainage impacts. Evaluate trail condition along west and south west property line – will drainage impact. Ownership?
- Phasing plan needs to be clearer.
- Provide realistic timeline for completion of phase II.

Ken Brillant

- Will existing front gate be maintained? Curt – yes. If alarm system is installed, will need to discuss access – know box likely required. If only chain and padlock, copy of keys will be needed.

Rob Pontau – no issues.

Public Comments:

Allan DeLong – 106 Harpswell Road,

- Concerned about drainage impacts to existing trail along west and south west property line. Curt described proposed infiltration pond for stormwater.
- No other issues.

STI # 13262
T0-13-002

SEBAGO
TECHNICS

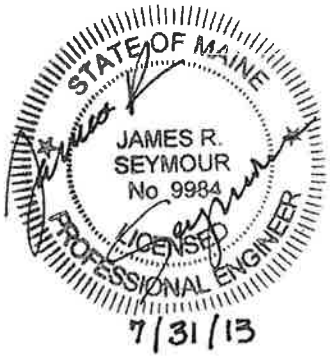
Review Memorandum

TO: Jeremy Doxsee –Town of Brunswick -Planner

FROM: James Seymour, P.E.
Development Engineering Review Consultant
Sebago Technics, Inc.

DATE: July 31, 2013

RE: Drainage Plan Review
All Pars, LLC
104 Harpswell Road, Brunswick, Maine
Tax Map U36, Lot 33



We have reviewed the submitted Site Plan for the All Pars LLC lot of 2.0 acres located at 104 Harpswell Road, Brunswick, Maine. The site is located in the Mixed Use 6 Zone (MU6). We have been requested to review the plan to assess whether it has met the Brunswick Ordinance requirements under Section 411.5 Stormwater Management. That section references stormwater quality standard compliance with the Stormwater Management for Maine: Best Management Practices as published by the Maine Department of Environmental Protection November 1995, and also references Section 209: Coastal Protection, Section 503: Steep Slopes, and Section 504: Stormwater Management.

We received a copy of the proposed Site Plan and written report, and determined from the plan that the applicant wishes to sheet flow runoff from the proposed parking lot through a proposed infiltration basin/pond and then over the adjacent to the property to the south. Our understanding is that the majority of parking surface will be constructed and surfaced with a gravel course. A smaller section near the front will be pavement and will collect runoff via a private storm drain system to direct discharge into the municipal storm drain.

The site improvements incorporate construction phasing to include demolition and replacement of the existing structure, which complicates the phasing of the stormwater improvements some. The final infiltration pond sizing is based on the final impervious area after Phase 2. However given the relative small size of the difference between the building to be demolished and the cold storage building planned in Phase 2, as long as the pond is

built in phase 1, with proper Best Management Practices (BMP's), we do not object to the phasing.

Below are our concerns with the design as it relates to stormwater management:

1. Will the plan indicates the phasing for the construction of building structures? It is not clear whether or not all the stormwater collection and treatment measures will be constructed in Phase 1. This should be either clarified by a general note or by delineation or leader notes on the drawings.

2. Areas in Phase 2 where the building is being demolished and appear to be gravel should be noted that they will be loamed and seeded with grass. We assumed this to be the case by the plan shading, but a note will be clearer.

3. The proposed front paved area is directing runoff into a catch basin and then into the street drainage system. The over all impact is an increase over the pre condition rate, by as much as 0.86 CFS in a 25yr storm which is almost double the amount now being modeled into that system from this site. That represents approximately 10% capacity of a 15-inch pipe typical for a catch basin feeder system. The Town Engineer should confirm that there is ample capacity in their system to handle the increase as modeled. We would recommend at a minimum that the catch basin be fitted with a hood or snout which may restrict flows, and also keep floatables out of the town's system. It may also benefit the town to acquire a drainage maintenance agreement with the owner in the event that the catch basin or pipe should ever be problematic to their system, it would grant the Town rights to access and correct, and make the owner liable for fee charges should lack of maintenance become an issue.

4. The front driveway edge shall be designed either with a lip or slight berm to keep road gutter flow directed along the road edge and to the existing street catch basin. A few spot grades may help to see the proposed grading at this location.

5. The majority of the site as proposed sheet and channel flows to the rear to be collected in an infiltration basin. The design calls for the sheet flow to enter directly into the pond and recharge into the ground at a rate of 1inch/hr. we have a few questions on the design below:

    a. The infiltration pond should be designed with a forebay to collect sediment prior to entering the actual infiltration pond. This removes sediment and fines which create clogging or limit infiltration capacity. By shifting the pond more to the rear it appears it can accommodate an appropriately sized forebay.

    b. The infiltration rate for the existing soil is at least 6in/hr, and MeDEP accepts a rate of 2.41 in/hr and the design reduces the rate to 1 inch/hr. The important question is why or with what material is the engineer using to achieve such results to reduce the existing rapid rate of recharge?

    c. The engineer needs to provide a cross section detail of the pond, and the spillway.

d. During winter conditions the pond may not be able to infiltrate due to frost restrictions. Also the area should be restricted from dumping snow into, or storing over the bottom grades, during the winter season.

6. There is a swale shown to travel along the edge of the southern property behind the proposed storage shed's drip-edge. There may be a conflict of drainage features which may affect the drip-edge. An underdrain may be needed to assist drainage in the drip-edge and then outlet into the pond. Our concern is with runoff freezing the drip-edge and causing flooding into the foundation. With the swale there the drip edge may not be needed.

7. The grading plan needs to show silt fence around the pond to keep sediment and impede flows from directly entering the basin until there is a substantial grass catch on the sideslope.

8. Snow Storage areas should not be allowed in the infiltration pond bottom, and are likely not going to occur along the front of the site, due to landscaping being planted in front of the building. Please reflect areas where storage can be allowed, and it may be beneficial to add a note that if necessary the snow removal may be contracted to be removed if excessive or creates safety concerns on site.

9. Is there area for a dumpster or for waste removal? The engineer should confirm that there is adequate maneuverable space for a garbage truck or other delivery vehicle to access the side doors, or approach the dumpster areas.

10. We recommend that the underground electric to serve all the buildings be placed in conduit where they may be running under parking or access areas.

11. We understand the economics with the gravel surface, and would like to see it paved to reduce sediment loading to the pond. If gravel is the only option, we request well-graded surface gravel or reclaim pavement material, which can be well compacted and less vulnerable to washing the surface fines. The site is in the watershed to Mare Brook which is on the Maine Department of Environmental Protections list of TMDL streams, threatened by urban runoff, so any improvements to reduce long term runoff sediment or pollutant loadings should be considered.

12. Lastly many construction details are missing from the plan set.
See below details we would typically request for review:

a. Catch basin detail with sump.
b. Pipe trench detail
c. Pavement cross section
d. Gravel section (note compaction needed)
e. Roof drip-edge x-section.
f. Wheel stops or curbing edge
g. Infiltration pond cross section and spillway
h. Stabilized entrance
i. Forebay for pond
j. Grass swales

While we understand the projects intent, a few more notes, construction details, and pieces of information should be required to fully understand the site plan proposed improvements. There are a few minor design concerns/corrections which we believe the engineer can easily address.

Please feel free to contact me at my office (207) 200-2083, if you or the design-professional has questions with our comments or concerns. We will be available to assist you and the applicant, if warranted, to address any further questions. We look forward to assisting the Town and applicant to work through design issues and zoning requirements associated with this important community project development within the Town of Brunswick.

JRS:jrs

REQUEST FOR QUALIFICATIONS
PROFESSIONAL PLANNING SERVICES
COMPREHENSIVE ZONING ORDINANCE UPDATE FOR THE TOWN OF BRUNSWICK, MAINE
ISSUED: 7/31/13
PROPOSAL DEADLINE: 8/19/13

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*This **Request for Qualifications** invites responses from qualified and experienced professional planning consultants to assist the Town of Brunswick in completing a zoning ordinance diagnostic report and comprehensive zoning ordinance update.*

Introduction

In 2008, the Brunswick Town Council adopted an update to the Town's Comprehensive Plan culminating a 5-year planning process. The updated Comprehensive Plan gives clear guidance with respect to the Town's general pattern of development and an anticipated updating of the 1997 Zoning Ordinance, both available online at www.brunswickme.org/departments/planning-development. In general, recommendations of the Comprehensive Plan relative to the Zoning Ordinance include the following:

- Allow denser in-fill development in the Growth Area.
- Protect the character of the Rural Area.
- Promote affordable housing.
- Ensure protection of high value resource areas as part of development review process.
- Develop zoning districts/requirements ensuring the livability of existing neighborhoods, in particular, the downtown area and its surrounding neighborhoods.
- Expand the Village Review Zone.
- Review and update current design standards for structures and certain gateway areas in Town.
- Condense the number of zoning districts.

Town Council has now authorized limited funding to hire a planning consultant to complete the zoning ordinance rewrite, in collaboration with staff, Brunswick Planning Board and a to-be-formed ordinance rewrite subcommittee of the Planning Board.

Community Profile

The Town of Brunswick, settled in 1628 and incorporated in 1739, is a diverse, very civic-minded community of 20,278 residents, home to Bowdoin College and the Maine State Music Theater. Since the closure of the Brunswick Naval Air Station in 2011, Brunswick is in a healthy transition period, focused on maintaining our vibrant downtown core while working together with the Midcoast Regional Redevelopment Authority to redevelop what is now known as "Brunswick Landing" (www.mrra.us). Even with the loss of almost 3000 military personnel prior to the 2010 Census, Brunswick's loss in population was less than 1000 (4%) since 2000. Occupied housing units during that same time period increased by 4%.

Brunswick, located 25 miles north of Portland, serves as a gateway to Midcoast Maine with Route 1 and I-295 traversing through town. The Town is 46.7 square miles in land area with a defined growth area surrounding the downtown core, Brunswick Landing and a commercial/retail area, Cooks Corner. The rural area of Brunswick encompasses farmland and

forests primarily bordered by 67 miles of coastline along the Androscoggin River, New Meadows River and the Atlantic Ocean.

Existing Zoning Ordinance

The Town of Brunswick has had some form of zoning since 1934. The last comprehensive rewrite of the zoning ordinance occurred in 1997. Although entitled a zoning ordinance, it could be considered a unified land use or development code as it also contains development review standards.

Prior to 1997, 15 zoning districts and 10 overlay districts encompassed the town. We now have 45 zoning districts and 10 overlay districts. Thirty-eight zoning districts are located within the approximately 14 square mile growth area with the remaining 7 districts located in the rural area of Brunswick. Since adopted in 1997, a total of 55 zoning text and map amendments have been enacted with one-third of those amendments enacted since the adoption of the Comprehensive Plan Update in 2008.

Brunswick has always been a leader in the use of smart growth tools and techniques. However, the existing zoning ordinance contains a number of problem areas identified by staff. They include:

- Inconsistent and confusing ordinance format and structure due to the high number of amendments
- Zoning by "micro" districting with incompatible use "edges"
- Inconsistencies in permitted uses and those by special permit
- Contradictory language
- Lack of clear definitions
- Lack of graphics
- Outdated provisions and techniques due to changes in technology, federal and state regulations and case law
- Lack of allowances/incentives for use of sustainable development practices

To date, Planning and Development staff and the Planning Board have completed a final draft of Chapter 4, Development Review Process. Chapter 5, Development Review Criteria is anticipated to be completed by staff by fall 2013.

Requisite Services/Expertise

The selected consultant(s) and Town staff, with input from the Planning Board's Zoning Ordinance Rewrite Subcommittee, will work together to develop a detailed scope of work, task responsibilities, list of product submittals, and time schedule to complete the zoning ordinance. The consultant(s) shall possess demonstrated education, experience, and capacity to complete any and all of the following tasks cooperatively with Town staff and subcommittee members:

- Review and assess the existing Zoning Ordinance and gather input from staff, related Boards, Commissions, Committees and private-sector users of the ordinance.
- Develop and conduct a transparent public process during all stages of ordinance development. This may include charrette methods and/or facilitated sessions with representatives of the college and business community and neighborhood associations.
- Review, identify, evaluate, recommend and facilitate potentially significant changes to the Zoning Ordinance in accordance with guidance provided by the 2008 Comprehensive

Plan Update. This may include form-based codes or a hybrid version of such, and simplification of existing zoning districts and overlays, especially within the growth area.
- Prepare a new ordinance clearly defining the expectations of the Town with regard to quality appearance, use and scale compatibility and density of development.
- Provide guidance regarding any zoning map changes.
- Potentially present the ordinance at public sessions.
- Ensure compliance with all applicable Maine statutes and Federal regulations as applicable.

Submittal Requirements

Submittals must clearly demonstrate the consultant's understanding of the services requested, the approach to carry out the project, experience with requisite services as outlined above and the ability to complete the work in a timely manner. A detailed scope of services and not to exceed fee for services will be jointly developed with staff. Please do not provide a scope of services or any fee or salary information with this submittal.

Organization and Format: The submittal should be organized as closely as practicable to the format and sequence outlined below. The following information must be included:

- Contact Information (2 pages maximum). Name, address, phone number, fax number, and e-mail address of Lead Proposer contained in a cover letter. A signature page must be included with the qualifications stating that "I certify that all of the information contained in this submittal to be true and accurate."
- Experience (5 pages maximum). Listing and description of relevant projects in which the lead consultant and team members had significant roles.
- Qualifications of Consultant(s) (5 pages maximum). Resumes of all project team members, organizational chart and individual time commitments for project.
- Project Approach/Schedule (2 pages maximum). Outline the generalized approach to complete the project within one year of contract date. Please include a schedule outlining project deliverables and any other relevant milestones.
- References (1 page maximum each). Please provide a list of three (3) to ten (10) clients with whom the firm/team has done business similar to that required in this solicitation within the last five (5) years. Include contact information (person's name, company/municipality name, address, and telephone number) and a brief project description. If contacted, all references must verify that a high level of satisfaction was provided. The Town will determine which, if any, references are contacted. The results of any reference checks will be provided to the scoring committee and used when scoring the written proposal.

Page Limit: No more than 14 pages, excluding references.

Rating Criteria and Relative Weight

The Town's consultant selection committee will consist of Town staff and members of the Planning Board. Proposers may not contact members of the selection committee, with the exception of the Director of Planning and Development, unless requested by the Town.

The submittals will be initially reviewed to determine if mandatory requirements are met. Failure to meet mandatory requirements shall result in the submittal being rejected. In the event that all Proposers do not meet one or more of the mandatory requirements, the Town reserves the

right to continue review of the submittals most closely meeting the mandatory requirements of this RFQ.

Accepted submittals will be reviewed by the selection committee and scored against the stated criteria. The consultant selection committee's scoring will be tabulated and submittals ranked based on the numerical scores received. Submittals will be rated on the following weighted criteria:

Proposer Capabilities – 30%
Staff Qualifications – 30%
Schedule – 25%
Proposer Reference – 15%

Interviews with the consultant selection committee will be held with the top three consulting firms/teams.

Request for Qualifications alone will be used to select the successful proposer. Once the successful proposer has been selected, scoping and contract negotiations will begin.

All requests for clarification and or additional information must be submitted in writing (via email abreinich@brunswickme.org, or by fax 207-725-6663 to Anna M. Breinich, AICP, Director of Planning and Development, no later than 2:00 pm on ***8/13/13***. Questions and responses, as well as any Town of Brunswick-initiated changes, will be provided to all prospective Proposers, in writing, as amendments to the RFQ, and will be placed on the Town of Brunswick web site: www.brunswickme.org/planning no later than ***8/14/13***. IT WILL BE THE PROPOSER'S RESPONSIBILITY TO CHECK THE REFERENCED WEBSITE FOR ANY NEW AMENDMENTS. (Note: The Proposer must include reference to all amendments on their response to this RFQ.)

Review Process and Schedule:

Requests for clarification deadline:	Tuesday, 8/13/13, 2:00 pm
Last response to request for clarification:	Wednesday, 8/14/13, 4:30 pm
Statement of qualifications due date:	Monday, 8/19/13, 4:30 pm
Interviews (tentative date):	Week of 9/9/13
Anticipated selection of lead firm:	Week of 9/16/13

Submittal Due Date: Monday, August 19, 2013, 4:30 pm.

Electronic format (e-mail, disk, DVD or CD) PDF is preferred; MSWord, is acceptable. Please email submittals to abreinich@brunswickme.org. Hard-copy submittals in the form of one (1) original and five (5) copies may be submitted and accepted at the Department of Planning and Development prior to the above due date and time at the address below:

Anna M. Breinich, AICP, Director
Department of Planning and Development
Town of Brunswick
28 Federal Street
Brunswick, ME 04011

Late Submittals
Any submittal, portion of a submittal, or unrequested submittal revision received at the Town of Brunswick after the time and date specified will not be accepted.

Costs of Preparation
Proposer assumes all costs of preparation of the submittal and any presentations necessary to the selection process.

Submittal Validity
Unless specified otherwise, all submittals shall be valid for 90 days from the due date.