



TOWN OF BRUNSWICK
STAFF REVIEW COMMITTEE

**STAFF REVIEW COMMITTEE
- AGENDA -
BRUNSWICK SCHOOL DEPARTMENT BUILDING
46 FEDERAL STREET, BRUNSWICK
THURSDAY, MARCH 13, 2014, 10:00 A.M.**

*** * * REVISED * * ***

1. **Case # 14-009 – Special Resource Permit Application:** (* see footnote) The Committee will review and take action on a Special Resource Permit application submitted by Susannah Young and Patrick Fly, for new construction of a single family house on the property located at 644 Harpswell Road, within the Natural Resource Protection Zone. Assessor's Map 34, Lot 32, in the Coastal Protection 1 (CP1) Zoning District.
2. **Case # 14-006 – Bowdoin College Administrative Office Building:** The Committee will review and provide a recommendation to the Planning Board regarding a Major Review Final Plan application submitted by Bowdoin College, regarding their proposal to redevelop the lots located at 216 & 218 Maine Street, including construction of a three-story, 3,440 s.f. footprint (10,320 net s.f.) administrative office building with associated site improvements. Assessor's Map U16, Lots 23 & 41, in the Town Center 1 (TC1) Zoning District.
3. **Other Business**
4. **Adjourn**

** This item was initially scheduled to be on the March 6th Staff Review Committee agenda for a recommendation, and the March 18th Planning Board agenda for review and action. After additional analysis, it was determined that this application does not meet the threshold for Planning Board approval. Therefore the Staff Review Committee will review and take action.*

This agenda is mailed to owners of property within 200 feet of proposed development sites. In cases where Committee action is pending this agenda serves as notice of same. In cases where the Committee's role is to advise the Planning Board, this agenda is mailed as a courtesy along with notice of the Planning Board meeting.

The Staff Review Committee meeting is open to the public. All are invited to attend and participate. For further information call Anna Breinich at the Brunswick Department of Planning and Development (725-6660).



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT
28 FEDERAL STREET
BRUNSWICK, ME 04011

ANNA BREINICH, AICP
DIRECTOR OF PLANNING & DEVELOPMENT

PHONE: 207-725-6660
FAX: 207-725-6663

MEMORANDUM

TO: The Staff Review Committee
FROM: Jeremy Doxsee, Town Planner
DATE: March 7, 2014
RE: Special Resource Protection Permit - 644 Harpswell Road

Attached is a Special Resource Protection Permit for construction of a single family house that is proposed to be built within the Natural Resource Protection Zone. Pursuant to §211.2.A.3 of the zoning ordinance, "Properties that were created prior to June 6, 1994 and that are located in a Resource Protection Area as defined under 211.2.A.1(b); and those properties created prior to November 18, 2002 that lie within the Natural Resource Protection Zone of a stream created after November 18, 2002 may be developed with single family residential structures by a Special Resource Protection Permit if the Staff Review Committee makes a positive finding that the applicant has demonstrated that all of the following conditions are met":

1. There is no location on the property, other than a location within the Resource Protection Area, where the structure can be built. *Confirmed. The lot contains only a small area in the northwest corner that falls outside of the 250' NRPZ buffer. This was the only place on the property that passed a percolation test, and therefore is the only location that was suitable for a septic system. Required setbacks from the septic system and for the CPI District precluded the siting of house outside the NRPZ.*
2. The lot was established and recorded in the Cumberland County Registry of Deeds prior to June 6, 1994 if applying for a Special Resource Protection Permit in the Resource Protection Area, or November 18, 2002 if applying for a Special Resource Protection Permit in a stream NRPZ created after November 18, 2002. *Confirmed. The lot was established and registered with the Cumberland County Registry of Deeds on September 5, 1991.*
3. All proposed buildings, sewage disposal systems and other improvements are:
 - a. Located on natural ground slopes of less than 20%; and *Confirmed*
 - b. Located outside the floodway of the 100-year floodplain along rivers and artificially formed great ponds along rivers and outside the velocity zone in areas subject to tides, based on detailed flood insurance studies and as delineated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps; all buildings, including basements, are elevated at least one foot above the 100-year floodplain elevation; and the

development is otherwise in compliance with any applicable municipal floodplain ordinance. If the floodway is not shown on the Federal Emergency Management Agency Maps, it is deemed to be 1/2 the width of the 100-year floodplain. Confirmed.

4. The total ground floor area, including cantilevered or similar overhanging extensions, of all principal and accessory structures is limited to a maximum of 1,500 square feet. This limitation shall not be altered by variance. Confirmed.
5. All structures, except functionally water-dependent structures, are set back from the normal high-water line of a water body or upland edge of a coastal or freshwater wetland to the greatest practical extent, but not less than 125 feet, horizontal distance; or not less than 75 feet, horizontal distance from a stream. In determining the greatest practical extent, the Staff Review Committee shall consider the depth of the lot, the slope of the land, the potential for soil erosion, the type and amount of vegetation to be removed, the proposed building site's elevation in regard to the floodplain, and its proximity to moderate-value and high-value wetlands. Confirmed.

The application satisfies the criteria for a Special Resource Protection Permit; therefore the Planning Department is recommending approval.

**BRUNSWICK PLANNING BOARD
APPLICATION FOR SPECIAL RESOURCE PROTECTION PERMIT
APPLICATION CHECKLIST**

This checklist will be completed by the Department of Planning and Development. To ensure the timely processing of your application, please be sure that ALL materials are submitted. The process does not begin until your application is considered complete. For assistance please contact the Department of Planning and Development.

- 1. Completed application form.
- 2. Copy of the deed for the subject property.
- 3. An plot plan or plans of the subject property, drawn to scale, showing the following information (Note: sources shown in italics are available in the Brunswick Municipal Office. More specific information may be required if site inspection reveals significant discrepancies between these sources and actual conditions):
 - a. Property boundaries - *Brunswick Tax Assessor's Maps.*
 - N/A b. High and/or moderate-value wetlands boundaries - *Brunswick Zoning Map with boundaries field checked by Codes Enforcement Officer.*
 - c. 100-year floodplain boundary - *Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps.*
 - d. Soils types - *Cumberland County Soils Survey.*
 - e. Topographic plan with contour intervals of not more than 2 feet. (Note: site-specific topographic data is needed for areas beyond the 125-foot setback in order to ascertain building constraints).
 - None f. Location of existing trees in the immediate vicinity of the proposed house site with note indicating trees to be removed as a result of development.
 - g. Proposed location and footprint of all buildings and septic leach fields. (Note: total area of building footprint(s) within the Special Resource Protection Zone may not exceed 1500 square feet.)
 - Aerial h. Photographs showing proposed building site and relevant natural features.

This application was Certified as being complete on _____ (date) by _____ of the Department of Planning and Development.

THIS APPLICATION WAS:

___ **Granted**

___ **Granted with Conditions**

___ **Denied**

Applicable Comments and/or Conditions: _____

Signature of Department Staff Reviewing Application _____

Received: 2/18/14
By: JA

**BRUNSWICK PLANNING BOARD
SPECIAL RESOURCE PROTECTION PERMIT
APPLICATION**

1. Project Applicant:

Name: Susannah Young + Patrick Fly
Address: 159 Magvoit Dr.
Freeport, ME 04032
Phone: (207) 229-7684

Susannah.young@gmail.com

2. Property Owner: **SAME**

Name: (Contingent on
Address: building permit.)
Phone: _____

3. Authorized Representative:

Name: CREATIVE COTTAGES LLC
Address: PO Box 123
FREEPORT ME 04032
Phone: 207-865-6880

4. Address of subject property: 644 HARPSWELL RD

* 5. Tax Assessor's Map # 34 Lot # 32

* 6. Date of Lot Creation _____

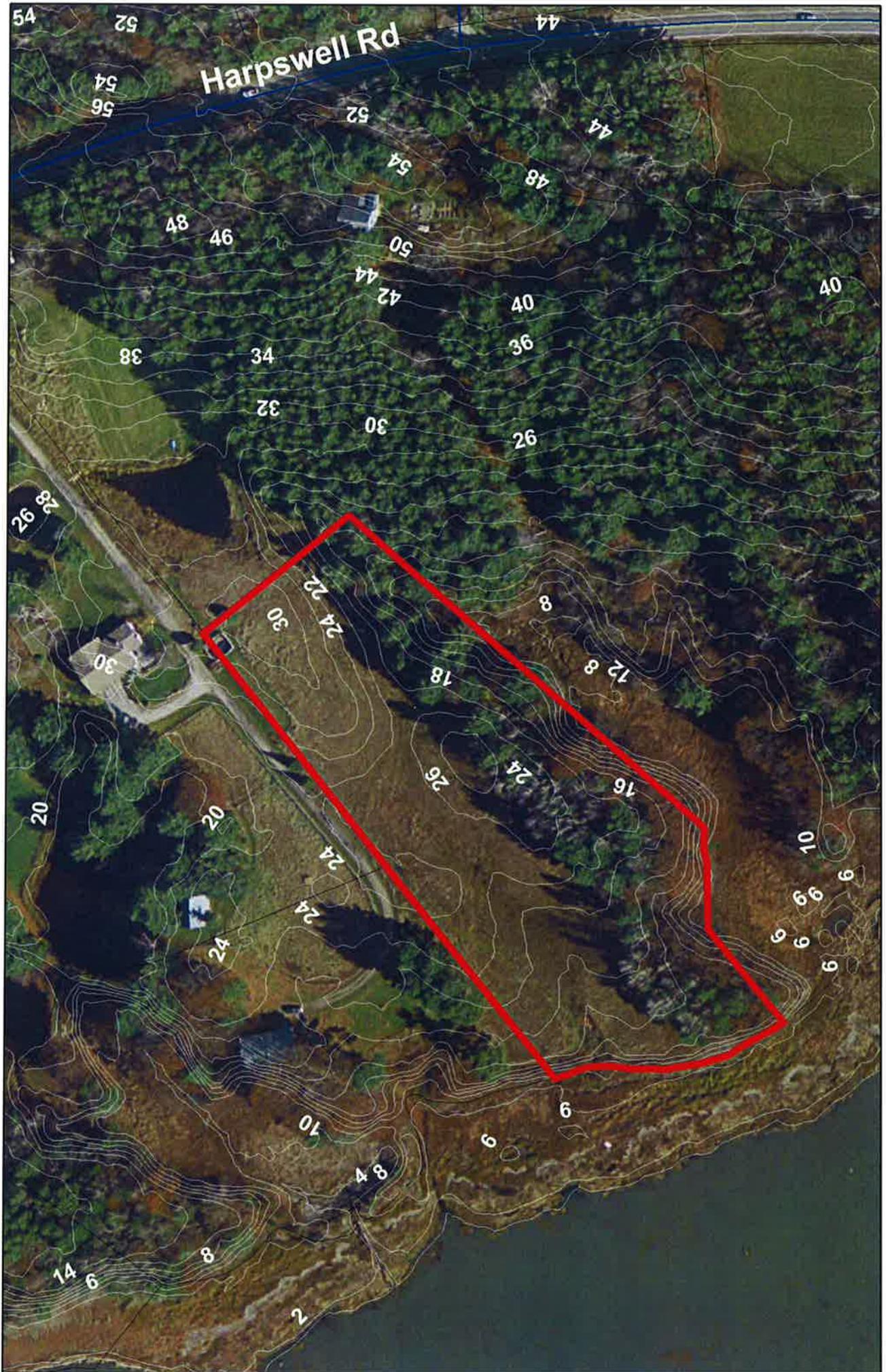
* 7. Underlying Zoning District CPI

Applicant's
Signature

Date 2/18/14

FOOT PRINT OF NEW HOUSE AND GARAGE

① HOUSE	30'x27'	=	810 SQ FT
② GARAGE	20'x24'	=	480 SQ FT
③ SCREEN PORCH	12'x12'	=	144 SQ FT
④ FRONT PORCH	11'-5"	=	55 SQ FT
<hr/>			
TOTAL			1489 SQ FT



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WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT Middle Bay Cove Enterprises, LLC, a Maine limited liability company of Brunswick, County of Cumberland and State of Maine, for consideration paid by Barbara A. Blanchard, whose mailing address is 638 Harpswell Road, Brunswick, ME 04011; the receipt whereof it does hereby acknowledge, does hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Barbara A. Blanchard, her heirs and assigns, forever,

A certain parcel of land in Brunswick, County of Cumberland, State of Maine, located on Middle Bay Cove, westerly of the Harpswell Road (said Road being also known as the road leading from Brunswick to South Harpswell and Route 123), said land being shown on a plan entitled "Standard Boundary Survey of land of Richard & Alma Lindsay to be conveyed to Kamisar, Inc. and Haar, Inc.", by Mainland Services, Inc., Bruce A. Van Note, President, dated September 5, 1991, and recorded in Plan Book 191, Page 114 in the Cumberland County Registry of Deeds, and being more particularly described as follows:

BEGINNING at a survey pin set at the northwesterly corner of land now or formerly of Whiz Bangs, LLC, said point being located on the southerly boundary of land now or formerly of Smith S 69°11'55" W a distance of 525.0 feet from the survey pin set on the assumed westerly right of way line of the Harpswell Road at the northeasterly corner of said land of Whiz Bangs, LLC, said pin being located about 7 feet westerly of existing utility pole numbered J 101.2;

THENCE S 20°38'35" E along the westerly line of land of said Whiz Bangs, LLC a distance of 50.0 feet to a survey pin; thence continuing S 20°38'35" E along the westerly line of said Whiz Bangs, LLC a distance of 160.6 feet to a survey pin set in the northerly line of land described in the deed from Jan E. Pierson to Elizabeth Pierson dated June 5, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7216, Page 343, said Pierson land being formerly of Lavoie and being shown on a plan entitled "Property Survey of Bertrand L. Lavoie Property" by Brian B. Smith dated June 5, 1979 and recorded in said Registry in Plan Book 124, Page 54;

THENCE S 59°59'30" W along said northerly line of land of said Pierson a distance of 470.0 feet to a survey pin set near the top of the bank; thence continuing S 59°59'30" W down the bank and along the northerly line of land of said Pierson a distance of 32.1 feet to a brass pipe found; thence continuing S 59°59'30" W along the northerly line of land of said Pierson a distance of 3 feet, more or less, to the high water line of Middle Bay Cove (said line being assumed to be the toe of the upland bank);

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PW

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THENCE northwesterly, southwesterly, and northerly around the point and along said line of Middle Bay Cove an approximate distance of 550 feet, more or less, to a point on the newly created south boundary of Middle Bay Cove Enterprises, LLC;

THENCE N 69°48'35" E up the bank and along Middle Bay Cove Enterprises, LLC south boundary a distance of 20 feet, more or less; to a survey pin set about 8 feet easterly of the top of the bank; thence continuing N 69°48'35" E along Middle Bay Cove Enterprises, LLC south boundary a distance of 565.0 feet to the survey pin set at the point of beginning.

ALSO HEREBY CONVEYING all right, title and interest this Grantor may have in the area between said high water line of Middle Bay Cove and the low water line of the same abutting the above-described parcel.

BEING SUBJECT to the easement granted to Whiz Bangs, LLC running along the southern bounds of the premises conveyed herein from the southwest corner of land of Whiz Bangs, LLC (formerly Kamisar, Inc.) westerly to the waters of Middle Bay.

ALSO HEREBY CONVEYING the right to connect to and utilize the existing utility pole numbered J 101.2 located on the south boundary of land of Middle Bay Cove Enterprises, LLC, with the right to repair said connection, on the condition that such connection shall be placed underground.

The grantor herein does not reserve, by implication or otherwise, and hereby releases, any right of way or easement across the northeast corner of the within granted premises and as shown on the foregoing plan for the benefit of land formerly of Coumd, Inc., now of the grantor.

Also conveying herewith an easement and right of way for all legal purposes, including the transmission of utilities being 20' in width and running adjacent to and northerly from the south bounds of land of Frederick L. Blanchard and Barbara A. Blanchard described in deed recorded in Book 15309, Page 228 in the Cumberland County Registry of Deeds from the westerly side of the Harpswell Road to the southeast corner of land of Middle Bay Cove Enterprises, Inc. described in Book 15309, Page 10 and being formerly the lot of Coumd, Inc.

Being the same premises described in a deed of Haar, Inc. to Middle Bay Cove Enterprises, LLC, dated February 1, 2000, and recorded in Book 15309, Page 14 of the Cumberland County Registry of Deeds.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **Barbara A. Blanchard**, her heirs and assigns, to them and their use and behoof forever.

A certain parcel of land in Brunswick, County of Cumberland, State of Maine, located on Middle Bay Cove, westerly of the Harpswell Road (said Road being also known as the road leading from Brunswick to South Harpswell and Route 123), said land being shown on a plan entitled "Standard Boundary Survey of land of Richard & Alma Lindsay to be conveyed to Kamisar, Inc. and Haar, Inc.," by Mainland Services, Inc., Bruce A. Van Note, President, dated September 5, 1991, and recorded in Plan Book 191, Page 114 in the Cumberland County Registry of Deeds, and being more particularly described as follows:

BEGINNING at a survey pin set at the northwesterly corner of land now or formerly of Whiz Bangs, LLC, said point being located on the southerly boundary of land now or formerly of Smith S 69°11'55" W a distance of 525.0 feet from the survey pin set on the assumed westerly right of way line of the Harpswell Road at the northeasterly corner of said land of Whiz Bangs, LLC, said pin being located about 7 feet westerly of existing utility pole numbered J 101.2;

THENCE S 20°38'35" E along the westerly line of land of said Whiz Bangs, LLC a distance of 50.0 feet to a survey pin; thence continuing S 20°38'35" E along the westerly line of said Whiz Bangs, LLC a distance of 160.6 feet to a survey pin set in the northerly line of land described in the deed from Jan E. Pierson to Elizabeth Pierson dated June 5, 1986 and recorded in the Cumberland County Registry of Deeds in Book 7216, Page 343, said Pierson land being formerly of Lavoie and being shown on a plan entitled "Property Survey of Bertrand L. Lavoie Property" by Brian B. Smith dated June 5, 1979 and recorded in said Registry in Plan Book 124, Page 54;

THENCE S 59°59'30" W along said northerly line of land of said Pierson a distance of 470.0 feet to a survey pin set near the top of the bank; thence continuing S 59°59'30" W down the bank and along the northerly line of land of said Pierson a distance of 32.1 feet to a brass pipe found; thence continuing S 59°59'30" W along the northerly line of land of said Pierson a distance of 3 feet, more or less, to the high water line of Middle Bay Cove (said line being assumed to be the toe of the upland bank);

U:\Common\DEEDS\PENDING\K-P\Middle Bay Cove to Blanchard.doc

AND IT does COVENANT with the said Grantee, as aforesaid, that it is lawfully seized in fee of the premises, that they are free of all encumbrances, that it has good right to sell and convey the same to the said Grantee to hold as aforesaid, and that it and its successors shall and will WARRANT AND DEFEND the same to the said Grantee, her heirs and assigns, forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the said Middle Bay Cove Enterprises, LLC has caused this instrument to be signed in its corporate name by Barbara A. Blanchard, its President thereunto duly authorized, this 5th day of November, in the year of our Lord two thousand two.

SIGNED, SEALED and DELIVERED
in presence of:

Middle Bay Cove Enterprises, LLC

Diane A. Curtis
Witness

By: Barbara Blanchard
Barbara A. Blanchard
Its Manager

STATE OF MAINE
Ancon, ss

November 5, 2002

Personally appeared the above named Barbara A. Blanchard, Manager of Middle Bay Cove Enterprises, LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity and the free act and deed of said corporation.

Before me,

Diane A. Curtis
Notary Public/ Attorney at Law
DIANE A. CURTIS
Notary Public, Maine
Print Name: My Commission Expires July 8, 2005

SEAL

Received
Recorded Register of Deeds
Nov 23, 2002 12:43:16P
Cumberland County
John B. O'Brien

DS PW DS SVU

ELIZABETH PIERSON
BK 7216, PG 343
LAVOIE
SEE PB 124, PG 54

250' SET BACK (HIGH TO MODERATE)
APPROX LIMIT SHORELAND AREA
(PER WETLAND DESIGNATION MAP
BY STATEL DATED 7/22/15 AND
APPROVED BY JEFF HUTCHINSON
AUG 23, 2013 (250' HIGH TO MODERATE
WET LAND SET BACK)

125' SHORELINE
SET BACK

470.0' (TOTAL 1010 TO 850)
S 59° 59' 30" W

WOODS

APPROX. EDGE OF WOODS

SALT MARSH

550'± ALONG SHORE

SALT MARSH

EG-ME

LOT TO BE
CONVEYED TO
HAAR, INC.
CONTAINING 3.88± AC

RIGHT OF WAY
FEE IN KAMISAR, INC.
R/W TO SMITH & HAAR, II
N 69° 48' 35" E 155.1'

FEE IN HAAR, INC.
R/W TO SMITH

N 69° 48' 35" E 565.0' (TOTAL 600 TO 400)

NEW SMITH/LINDSAY BOUNDARY
TO BE ESTABLISHED

RIGHT OF WAY

FEE IN SMITH - R/W TO HAAR, INC.

CURRENT SMITH/LINDSAY BOUNDARY

9,300 SQ. FT.

23,300 SQ. FT.

N 69° 48' 35" E 155.1'

N 69° 48' 35" E 48.8'

N 69° 48' 35" E 134.3' (400 TO 58)

N 69° 48' 35" E 146.2' (55 TO 58)

N 69° 48' 35" E 146.2' (55 TO 58)

N 69° 48' 35" E 146.2' (55 TO 58)

ON 10

S 20° 38' 35" E 160.6'

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1050 Massachusetts Ave.
Cambridge, MA 02138
617 492-7000
Fax 617 492-7007
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Ronald D. Baker
Steven Imrich
Patricia E. Intrieri
Gary C. Johnson
Peter Kuttner
Douglas T. Lawton
Timothy D. Mansfield
Charles Redmon
Jose Silveira
John W. Stebbins

Stefanie Greenfield
Marc Rogers

Adam P. Mitchell
Penny J. Sander
Peter Sollogub

Architecture
Urban Design
Master Planning
Programming
Interior Design
Graphic Design
Exhibit Design

Brunswick Planning Board
Town of Brunswick
28 Federal Street
Brunswick, Maine 04011

3 March 2014

Re: **Major Development Review Final Plan Application**
Bowdoin College, 216 Maine Street, Brunswick, Maine
Tax Map U-16, Lots 23 & 41

On behalf of Bowdoin College, Cambridge Seven Associates is pleased to submit the enclosed Major Development Review Final Plan Application, drawings, and supporting materials for the demolition of an existing structure and construction of a new building on the same site at the corner of Maine Street and Noble Street.

The new building is planned to house Bowdoin College offices, including the Controller, Student Aid, and Human Resources departments. These departments will be consolidated from other locations on and near the campus, including temporary quarters for the Controller and Human Resources in Maine Street Station.

The proposed structure will be three stories above grade, with a full basement to be used for file storage and as mechanical space. The structure will be wood-framed and constructed with Federalist massing and detailing to harmonize with the existing Maine Street context.

There will be no new demand for parking, as staff and visitors using the building will continue to use designated parking at 85 Union Street (McLellan Building) and on-campus parking as they do now. The paved parking area on the Maine Street side of the building will be eliminated. The new structure will be located closer to the street edge, and three new parking spaces for deliveries and visitors, including one accessible space, will be provided at the rear of the building with access from Noble Street.

As part of the project, Bowdoin College will be providing two of their campus standard bicycle racks for use by the building occupants.

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

Cambridge Seven Associates, Inc.

Brunswick Planning Board
Bowdoin College 216 Maine Street
3 March 2014
Page 2

- Class A soil survey.
- Profile, cross section dimensions, curve radii of existing streets.
- Profile of water and sewer service lines.
- Profile of sidewalks.

Sincerely,

A handwritten signature in black ink, appearing to read "Berton B. Bremer". The signature is fluid and cursive, with a long horizontal stroke at the end.

Berton B. Bremer AIA
Cambridge Seven Associates

Xc: Don Borkowski, Bowdoin College; Tim Mansfield, C7A; file 1331.00 B.02

**MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION**

1. Project Name: Bowdoin College - 216 Maine Street Offices

2. Project Applicant
Name: Bowdoin College
Address: 3800 College Station
Brunswick, ME 04011
Phone Number: 207-725-3947

3. Authorized Representative
Name: Donald Borkowski, Facilities Management
Address: 3800 College Station
Brunswick, ME 04011
Phone Number: 207-725-3947

4. List of Design Consultants. Indicate the registration number, address and phone number
Of any engineer, surveyor, architect, landscape architect or planner used:
 1. See attached sheet.
 2. _____
 3. _____

5. Physical location of property being affected: 216 Maine Street

6. Lot Size: 9,545 sq ft

7. Zoning District: TC1

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? Applicant is owner of property. Owners of abutting properties indicated on survey plan.

9. Assessor's Tax Map U16 Lot Number 23 + 41 of subject property.

10. Brief Description of proposed: College offices for controller, student aid, and human resources.

11. Describe Specific Physical Improvements to be Done: Demolish existing building complete including existing parking areas. Construct new building, three stories above grade plus full basement; new parking at rear of building only, new sidewalks and landscaping.

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 be removed as a result of the development proposal.		X			
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			See narrative.
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	
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 spaces, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.			X		

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 number 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 envelopes showing acceptable locations for principal and accessory structures.		X				

FINAL PLAN/SUPPORTING DOCUMENTS

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				Attachments A1, A2
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				Attachment B
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 Board, which are deemed necessary in accordance with this Ordinance.					X	
Storm water management program for the proposed project prepared by a professional engineer.		X				Attachment C
A storm water management checklist prepared by the Cumberland County Soil and Water Conservation District made available at the Brunswick Department of Planning and Development.			X			Checklist not available. See attachment C.

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.			x			Checklist not available. See drawing C1.6.
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.					x	Letter requested.
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	Letter requested.
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 which the Sewer District will provide sewerage disposal service and approval of the sanitary sewers proposed within the development.					x	Letter requested.
Where a septic system is to be used, evidence of soil suitability.			x			
All applicable materials necessary for the reviewing entity to review the proposal 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				

WARRANTY DEED

KNOW ALL BY THESE PRESENTS,

THAT I, ELFRIEDE KLINKSTEIN, of Bath, Maine in consideration of one dollar and other valuable considerations paid by **BOWDOIN COLLEGE**, a charitable corporation existing under the laws of the State of Maine with a mailing address of Treasurer's Office, 5600 College Station, Brunswick, Maine 04011-8447, the receipt I hereby acknowledge, do hereby **grant**, unto the said **BOWDOIN COLLEGE**, with warranty covenants, to its successors and assigns forever, the real property in Brunswick, County of Cumberland and State of Maine and bounded and described as follows:

A certain lot or parcel of land with any buildings thereon, situated in Brunswick, County of Cumberland and State of Maine situated on the westerly side of Maine Street, bounded and described as follows:

Beginning at the northeasterly corner of land formerly of Joshua L. Chamberlain; thence north by Maine Street to land now or formerly of Asher Ellis; thence westerly by said Ellis land to land now or formerly of Thomas W. Eaton; thence southerly by said Eaton land to land of said Chamberlain; thence easterly by said Chamberlain land to said Maine Street and the point of beginning.

Being the same premises conveyed to Carlton L. Apollonio by Warranty Deed of George E. Smith, Jr., which deed is duly recorded in the Cumberland County Registry of Deeds in Book 2525, Page 419.

The above described premises are known and designated as 218-224 Maine Street, Brunswick, Maine.

The Grantor derived title to the above described property through David Klickstein's Estate that was probated in the Sagadahoc County Probate Court, Docket No. 87-138.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said **BOWDOIN COLLEGE**, its successors and assigns forever.

MAINE REAL ESTATE TAX PAID

In Witness Whereof, ELFRIEDE KLICKSTEIN, have hereunto set her hand and seal this 1st day of July, 2004.

Signed, Sealed and Delivered
in presence of

J. Cushman Clegg

Elfriede Klickstein
Elfriede Klickstein

State of Maine
County of Cumberland

July 1, 2004

Personally appeared the above named Elfriede Klickstein in her said capacity acknowledged the foregoing instrument to be her free act and deed.

Before me,

Joanne F. Melville
Notary Public

JOANNE F. MELVILLE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES FEBRUARY 2, 2008

SEAL

Received
Recorded Register of Deeds
Jul 06, 2004 03:52:43P
Cumberland County
John B O'Brien

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that **BRUNSWICK TOUR & TRAVEL**, a Maine partnership with a principal place of business in Brunswick, County of Cumberland and State of Maine, for consideration paid, GRANTS to **BOWDOIN COLLEGE**, a Maine nonprofit corporation, with mailing address of 5600 College Station, Brunswick, Maine 04011, with WARRANTY COVENANTS, the land in Brunswick, County of Cumberland and State of Maine, described as follows:

SEE ATTACHED EXHIBIT A

WITNESS, our hands and seals this 13 day of February, 2007.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

Jennifer M. Brul
Witness

Stoddard L. Smith
Witness

BRUNSWICK TOUR & TRAVEL

by: Fred W. Thompson, Jr.
Its Partner

by: Richard H. Tetrev
Its Partner

STATE OF MAINE
Cumberland, ss.

February 13, 2007

Then personally appeared the above named RICHARD H. TETREV, Partner and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said partnership.

Before me,
Stoddard L. Smith
Notary Public/Attorney at Law
Stoddard L. Smith

MAINE REAL ESTATE TAX PAID

EXHIBIT A

Beginning at the intersection of the assumed westerly side of Maine Street with the assumed southerly side of Noble Street; thence by said Noble Street north eighty-four degrees forty-nine minutes west (N 84° 49' W), a distance of one hundred twenty-two and thirty-four hundredths (122.34) feet to land now or formerly of Antonio Boucher et al; thence by said land now or formerly of Antonio Boucher et al, south eight degrees sixteen minutes west (S 8° 16' W) a distance of fifty-five and thirty-eight hundredths (55.38) feet to line of land now or formerly of David Klickstein; thence by said Klickstein land on a course of south sixty-eight degrees fifteen minutes east (S 68° 15' E) a distance of seventy-two and twenty-three hundredths (72.23) feet to the westerly side of Maine Street. Thence by said Maine Street north forty-one degrees thirty-nine minutes east (N 41° 39' E), a distance of one hundred fifteen and eighty-four hundredths (115.84) feet to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises as described in a deed dated July 20, 1984 from Arthur J. Ladd to Brunswick Tour & Travel recorded in said Registry of Deeds in Book 6518, Page 43.

Received
Recorded Register of Deeds
Feb 15, 2007 12:27:18P
Cumberland County
Pamela E. Lovley

Bowdoin

February 27, 2014

Anna Breinich, Director of Planning and Development
Town of Brunswick
28 Federal Street
Brunswick, ME 04011

Re: New Administration Building
#216 Maine Street

Dear Anna:

The construction cost estimate for construction of the new College administration building at #216 Maine Street is \$2.4 million. Bowdoin College has the financial capacity to complete this project. The source of funding for this project will derive from proceeds from a bond issue. Upon completion, the College will have adequate resources to maintain the facilities.

Please feel free to contact me or Don Borkowski, Director of Capital Projects at 725-3947 should you have any questions regarding this project. Thank you.

Sincerely,



S. Catherine Longley
Senior Vice President for Finance and Administration & Treasurer

cc: Don Borkowski

Stormwater Management Assessment

TO: Ms. Anna Breinich, AICP
Director of Planning and Development
Town of Brunswick

FROM: Dustin M. Roma, P.E.
Lead Project Engineer, Civil
Milone & MacBroom, Inc.

DATE: February 28, 2014

RE: Stormwater Management Assessment
Bowdoin College Administration Building
216 Maine Street, Brunswick, Maine
MMI #5271-01



The purpose of this memo is to summarize the measures taken to ensure that stormwater will be managed effectively after redevelopment of the 216 and 218 Maine Street properties in Brunswick, Maine. The project site is located at the intersection of Maine Street and Noble Street and is identified on the Brunswick Tax Map U-16 as lots 23 and 41. The combined area of the parcels is 9,543 square feet.

Existing Conditions

The properties are currently developed with a 2-story building, two paved driveways off Noble Street and a paved parking lot. Total impervious area on the properties is approximately 6,156 square feet, representing 65% of the total site area. Stormwater is collected from the building roof in a gutter system, which travels through downspouts at each of the 4 building corners where it is dumped directly onto the pavement surface. The paved areas drain to the Noble Street gutter line and to a catch basin located in the northeast corner of the parking lot. The stormwater from the site enters the municipal collection system in Maine Street, which is tributary to Mare Brook.

Proposed Development

Site development will begin with a full demolition of the existing building and associated paved parking areas. A new 3-story building will be constructed along with a single driveway to Noble Street that will provide access to a 3-space paved parking area. Sidewalks will be constructed along Noble Street and to the two primary building entrances on the front and rear of the building. The total impervious surface on the site after development will be approximately 5,343 square feet, which includes all buildings, sidewalks and paved areas. Impervious surface will occupy 56% of the project site following construction of the improvements.

Stormwater Management Techniques

Stormwater from the building roof will be collected in a crushed stone drip edge along the base of the new building, where the water will filter through the sand backfill and be collected in a perforated footer drain connected to the municipal storm drain system. The runoff from the small paved parking area and driveway will be directed to the gutter line of Noble Street to be collected in an existing catch basin. The

on-site catch basin in the parking lot will be removed, as it was only collecting stormwater from on-site impervious surfaces that will be established as lawn.

Conclusions

Due to the proposed reduction in overall site impervious surface and the effective infiltration of building roof runoff, the volume and peak rates of stormwater leaving the site are expected to decrease in the post-developed condition. The project plans include a detailed Sedimentation and Erosion Control Plan that outlines measures to be taken prior to, during, and following completion of construction activities to ensure downstream waters and adjacent properties are protected.

Bowdoin College 216 Maine Street
List of Consultants
3 March 2014

Architect

Timothy Mansfield, AIA, Maine Lic # 3838
Cambridge Seven Associates, Inc.
1050 Massachusetts Avenue
Cambridge, MA 02138

Structural Engineer

Brent Goldstein, PE, Maine Lic # 11341
Goldstein-Milano LLC
125 Main Street
Reading, MA 01867

Mechanical (HVAC), Plumbing, Fire Protection, Electrical Engineer

Chris Shumway, PE, Maine Lic # 10820
Rist-Frost-Shumway Engineering PC
71 Water Street
Laconia, NH 03246

Civil Engineer

Dustin Roma, PE, Maine Lic # 12131
Milone & MacBroom
100 Commercial Street, Suite 417
Portland, ME 04101

Bowdoin College 216 Maine Street
Drawing List
3 March 2014

A0.3 Site Survey

C 1.1 Locus Map / Vicinity Map

C 1.2 Existing Conditions and Demolition Plan

C 1.3 Major Site Plan

C 1.4 Grading & Utility Plan

C 1.5 Landscaping Plan

C 1.6 Erosion Control Plan

A 1.11 Basement & First Floor Furniture & Finish Plans

A 1.12 Second & Third Floor Furniture & Finish Plans

A 2.1 Exterior Elevations

Bowdoin College 216 Maine Street

100% CDs

Number	Revision	Date

Cambridge Seven Associates, Inc.

Architects and Planners
1050 Massachusetts Avenue
Cambridge, MA 02138
617 492-7000 Fax 492-7007

Job #	1331
Project	216 Maine Street
Drawn By	Author Checked Checker
Date	28 Feb 2014
Scale	
Drawing Title	

SITE SURVEY

A0.3

TEMPORARY BENCHMARKS

BM U9 1947 STANDARD BRASS U.S.C.G.S. DISK FOUND AT THE INSIDE CORNER OF THE SECOND STEP AT THE SOUTH ENTRANCE TO SEARLES HALL, 0.4' FROM THE FACE OF THE BUILDING AND 0.8' FROM THE WEST EDGE OF THE STEP.
ELEV. = 82.626 (N.G.V.D. 1929)

SURVEY NOTES

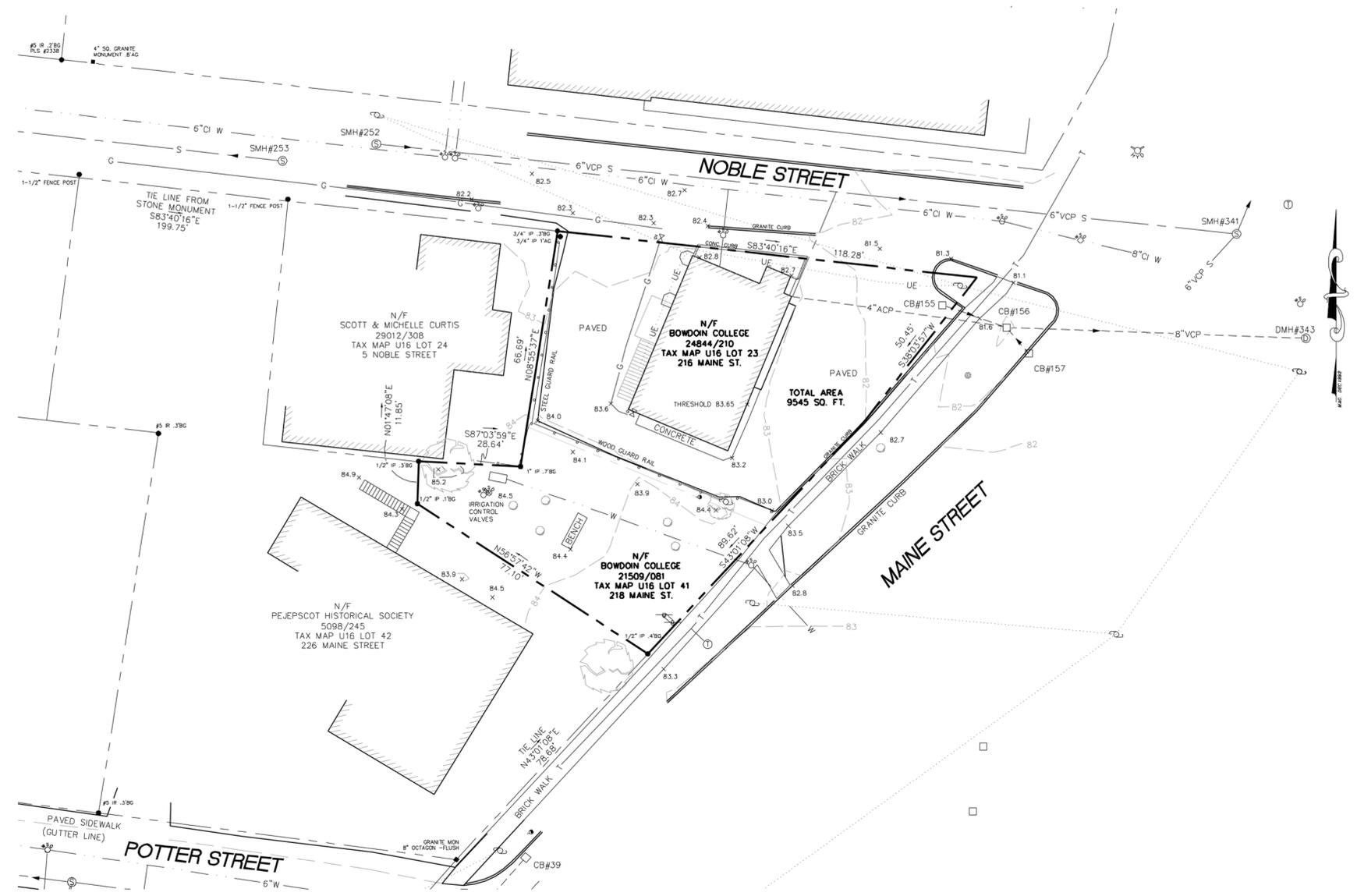
- THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY HARTY & HARTY IN JULY & AUGUST, 2013. THE CONTOUR INTERVAL IS ONE FOOT AND THE VERTICAL DATUM IS N.G.V.D. SEA LEVEL DATUM, 1929.
- THE UTILITY STRUCTURES AND INVERTS SHOWN WERE DETERMINED BY THE FIELD SURVEY. HOWEVER PRECISE LOCATION FOR ALL UNDERGROUND UTILITY LINES WAS NOT ESTABLISHED. TEST PITS ARE REQUIRED TO DETERMINE UNDERGROUND UTILITY LOCATIONS PRIOR TO DESIGN AND CONSTRUCTION.
- PLANS REVIEWED FOR THIS PROJECT:
 - PLAN OF A PORTION OF MAINE STREET IN THE TOWN OF BRUNSWICK AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING THE HEARING ON THE SAME, DATED OCTOBER 28, 1970, PREPARED BY H.I. & E.C. JORDAN CO. INC., ON FILE AT THE BRUNSWICK PUBLIC WORKS DEPARTMENT.
 - STATE HIGHWAY "143", ROUTE 24\MAINE STREET\BATH ROAD STATE OF MAINE DOT RIGHT OF WAY MAP, DOT FILE NO 3-568, SHEET 36 ON FILE AT MDT
 - FINAL PLAN OF SUBDIVISION OF ESTATE OF EMERY W. BOOKER DATED OCTOBER 07, 1982, BY H.F. BABBIDGE, CCRD PLAN 136/20
 - MAINE STREET STATION, AMENDED SUBDIVISION PLAN CERTIFIED SEPT. 08, 2008, CCRD PLAN 208/438
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) UNLESS NOTED OTHERWISE.
- OWNER OF RECORD: **BOWDOIN COLLEGE**
216 MAINE STREET: SEE DEED FROM BRUNSWICK TOUR AND TRAVEL, DATED FEBRUARY 13, 2007, RECORDED IN CCRD BOOK 24844 PAGE 210.
218 MAINE STREET: SEE DEED FROM ELFRIEDE KLICKSTEIN, DATED JULY 01, 2004, RECORDED IN CCRD BOOK 21509 PAGE 081.
- STREET RIGHT OF WAYS:
NOBLE STREET - HISTORIC DEEDS (102/25) DESCRIBE THE STREET AS 2 RODS WIDE. THE R/W SHOWN IS BASED ON LOCAL MONUMENTS FOUND.
MAINE STREET - THE MAINE STREET RIGHT OF WAY IS BASED ON THE PLAN REFERENCED IN NOTE 3.o).
- THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS RULES CHAPTER 90: STANDARDS OF PRACTICE, PART 2: TECHNICAL STANDARDS.

BRUNSWICK ZONING - TC1 ZONE - MAINE ST. DIMENSIONAL & DENSITY TABLE

MINIMUM LOT AREA - N/A
 MAXIMUM DENSITY - N/A
 MINIMUM FRONT YARD - N/A
 MINIMUM REAR YARD - N/A
 MINIMUM SIDE YARD - N/A
 MAX. IMPERVIOUS SURFACE COVERAGE - 100%
 MAX. BLDG. HEIGHT - 40 FT.
 MAX. BLDG. FOOTPRINT - 30,000 SQ. FT.

LEGEND

•	GUY	*	RED PINE	—	GRANITE/BIT. CURB
⊙	UTILITY POLE	☀	WHITE PINE	---	EDGE OF PAVEMENT
□	CATCH BASIN	☀	FIR	---	STORM DRAIN - SIZE & TYPE
⊕	WATER GATE VALVE	☀	ELM	---	SEWER LINE
⊕	HYDRANT	☀	MAPLE	---	WATER MAIN
⊕	SIGN	☀	ASH	---	UNDERGROUND TELEPHONE
⊕	STORM DRAIN MANHOLE	☀	OTHER DECIDUOUS	---	CONTOUR LINE
⊕	SEWER MANHOLE	☀	SHRUB	---	OVERHEAD ELECTRIC/UTILITIES
⊕	TELEPHONE MANHOLE	☀		---	UNDEGROUND ELECTRIC/UTILITIES
⊕	GAS VALVE	☀		---	UNDERGROUND GAS LINE
■	MONUMENT FOUND	☀		---	DEED LINE
●	IRON PIPE OR ROD FOUND	☀		---	PROPERTY LINE
●	3/4" IRON ROD SET WITH I.D. CAP	☀		---	BUILDING
83.2 x	SPOT ELEVATION	☀		---	VEGETATION LINE
N/F	NOW OR FORMERLY	☀		---	
24844/210	BOOK/PAGE AT CUMBERLAND COUNTY REGISTRY OF DEEDS	☀		---	



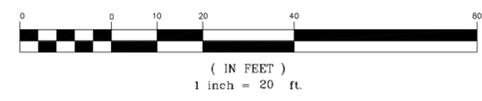
SEWER STRUCTURES & INVERTS

STRUCTURE	RIM	INVERT IN	INVERT OUT	COMMENTS
SMH#252	81.88	74.8±	74.8±	6" VCP
SMH#341	80.81	70.8±	70.8±	6" VCP FROM NOBLE ST.
SMH#253	81.27	-	-	-

STORMDRAIN STRUCTURES & INVERTS

STRUCTURE	RIM	INVERT IN	INVERT OUT	COMMENTS
CB#155	81.19	79.4	79.4	8" PVC PIPE
CB#156	80.84	75.0	75.0	8" VC PIPE
		78.8	78.8	8" PVC FROM CB#155
		76.4	76.4	4" ACP FNDTN. DRAIN
		76.0	76.0	12" HDPEP FROM CB#157
CB#157	81.48	76.9	76.9	12" HDPEP
DMH#343	81.47	-	-	-

GRAPHIC SCALE



REV	DATE	STATUS	BY	CHKD	APPD

DESIGNED BY: -
 DRAWN BY: PFH
 CHECKED BY: MJH
 APPROVED BY: PFH
 DATE: 08/06/13

Harty & Harty
Professional Land Surveyors
 540 Bay Road
 Bowdoinham, Maine 04008
 Tel/FAX : (207) 729-4571

CLIENT
BOWDOIN COLLEGE
 6800 COLLEGE STATION
 BRUNSWICK, ME 04011

PROJECT
216 & 218 MAINE STREET
BRUNSWICK, MAINE
 TITLE
TOPOGRAPHIC SITE PLAN &
BOUNDARY RETRACEMENT SURVEY

SCALE HORIZ. 1"=20'
 PROJECT NO. #13125
 DRAWING NO. MAINE216
 SH. 1 of 1 REV. -

Bowdoin College

216 Maine Street

100% CD

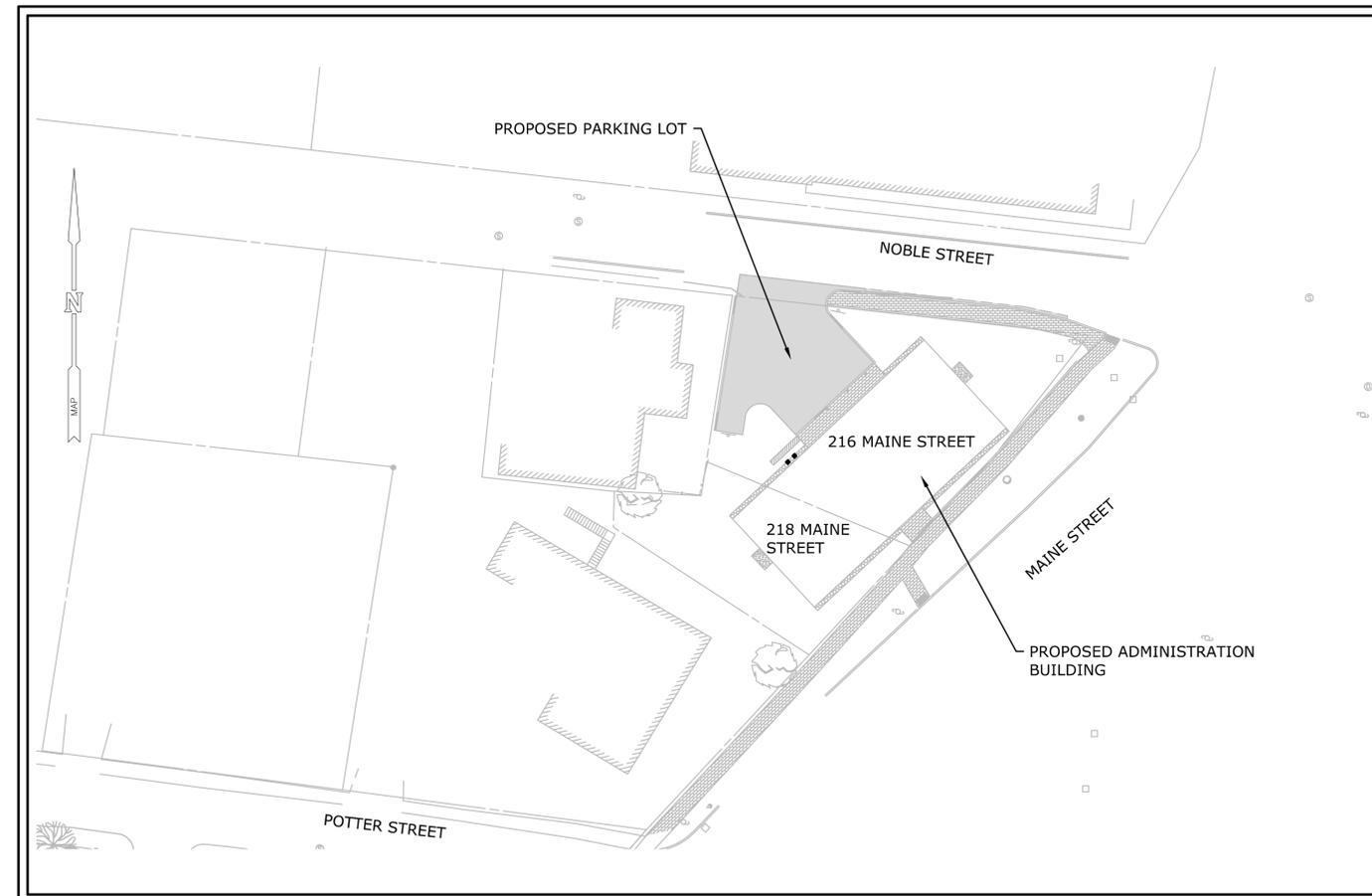
ADMINISTRATION BUILDING 216 MAINE STREET

NOT ISSUED FOR CONSTRUCTION

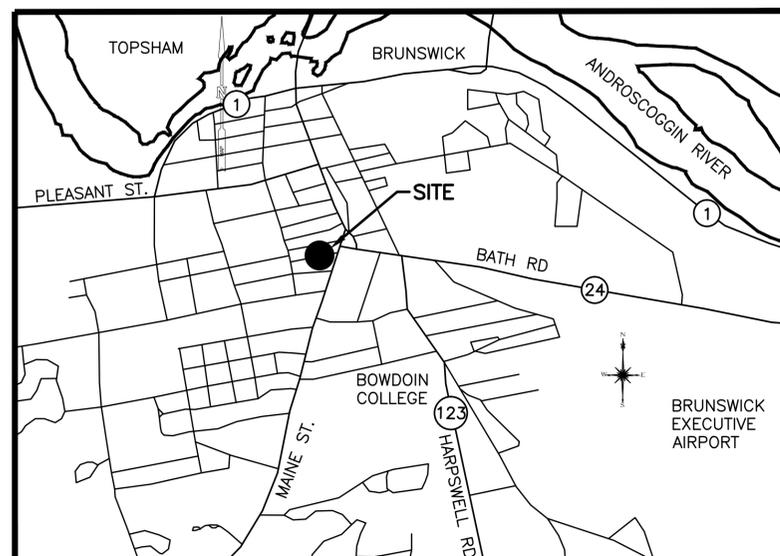
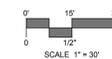
MMI# 5271-01

FEBRUARY 28, 2014

NO.	TITLE
C1.1	TITLE SHEET
C1.2	EXISTING CONDITIONS AND DEMOLITION PLAN
C1.3	MAJOR SITE PLAN
C1.4	GRADING AND UTILITY PLAN
C1.5	LANDSCAPING PLAN
C1.6	EROSION CONTROL PLAN
C1.7	CONSTRUCTION DETAILS
C1.8	CONSTRUCTION DETAILS

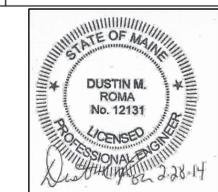


PROJECT SITE VICINITY MAP:



LOCATION MAP:

Number	Revision	Date
1	100% CDs	2/28/14



MILONE & MACBROOM®
100 Commercial Street
Suite 417
Portland, Maine 04101
(207) 541-9544 Fax (207) 541-9548
www.miloneandmacbroom.com

Cambridge Seven Associates, Inc.

Architects and Planners
CSA
1050 Massachusetts Avenue
Cambridge, MA 02138
617 492-7000 Fax 492-7007

MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked: DMR

Date: FEBRUARY 28, 2014

Scale: AS SHOWN

Drawing Title
Title Sheet

PRELIMINARY NOT FOR CONSTRUCTION

C1.1

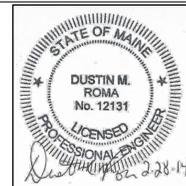
Bowdoin

Bowdoin College 216 Maine Street

100% CD

1 100% CDs 2/28/14

Number Revision Date



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MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By:SMW Checked:DMR

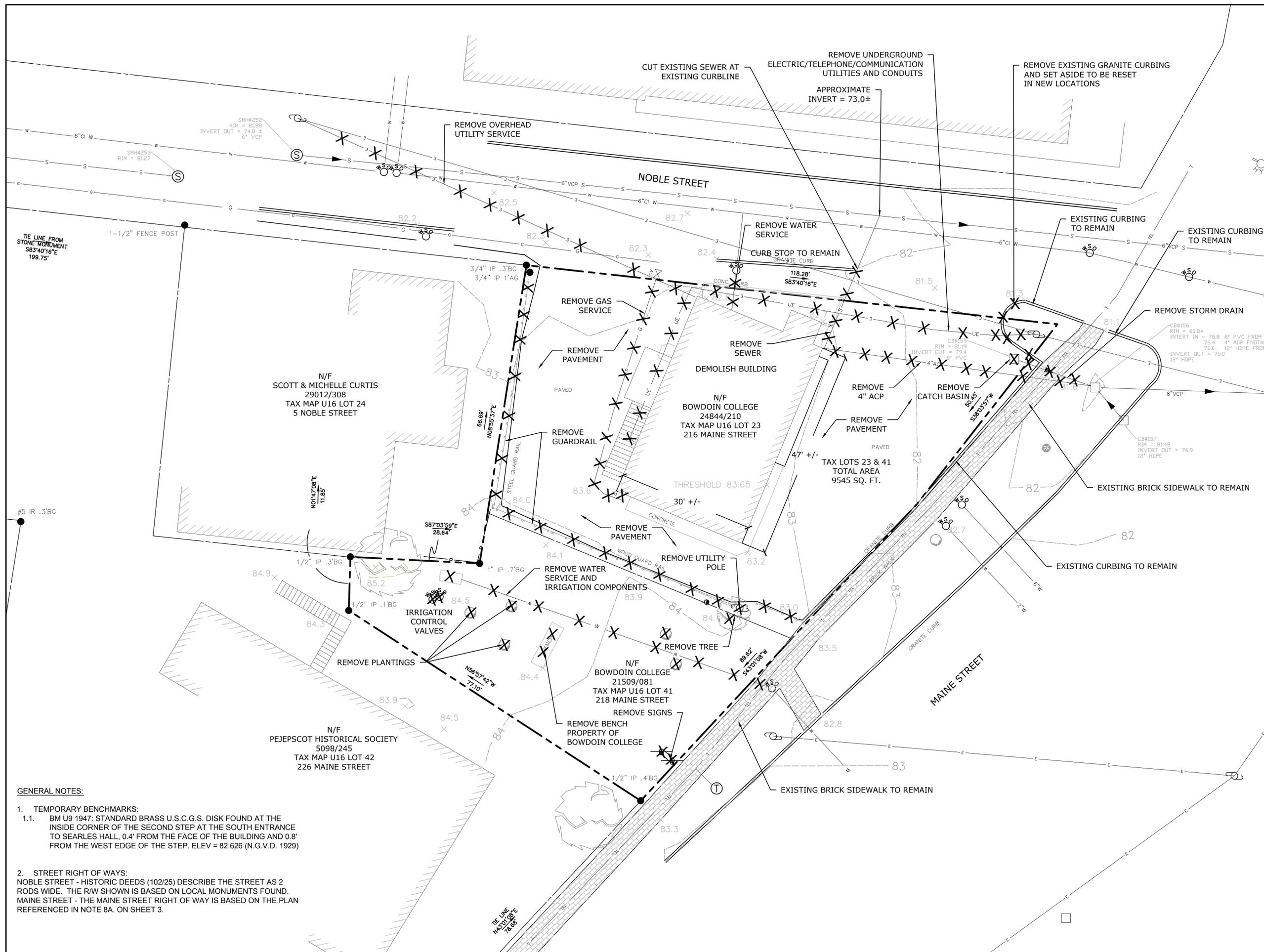
Date: FEBRUARY 28, 2014

Scale: 1"=10'

Drawing Title
**Existing Conditions
and Demolition Plan**

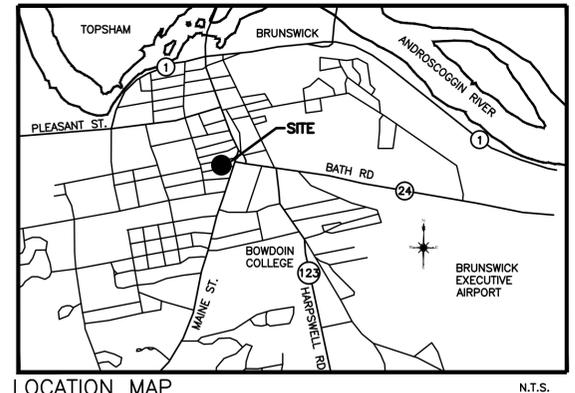
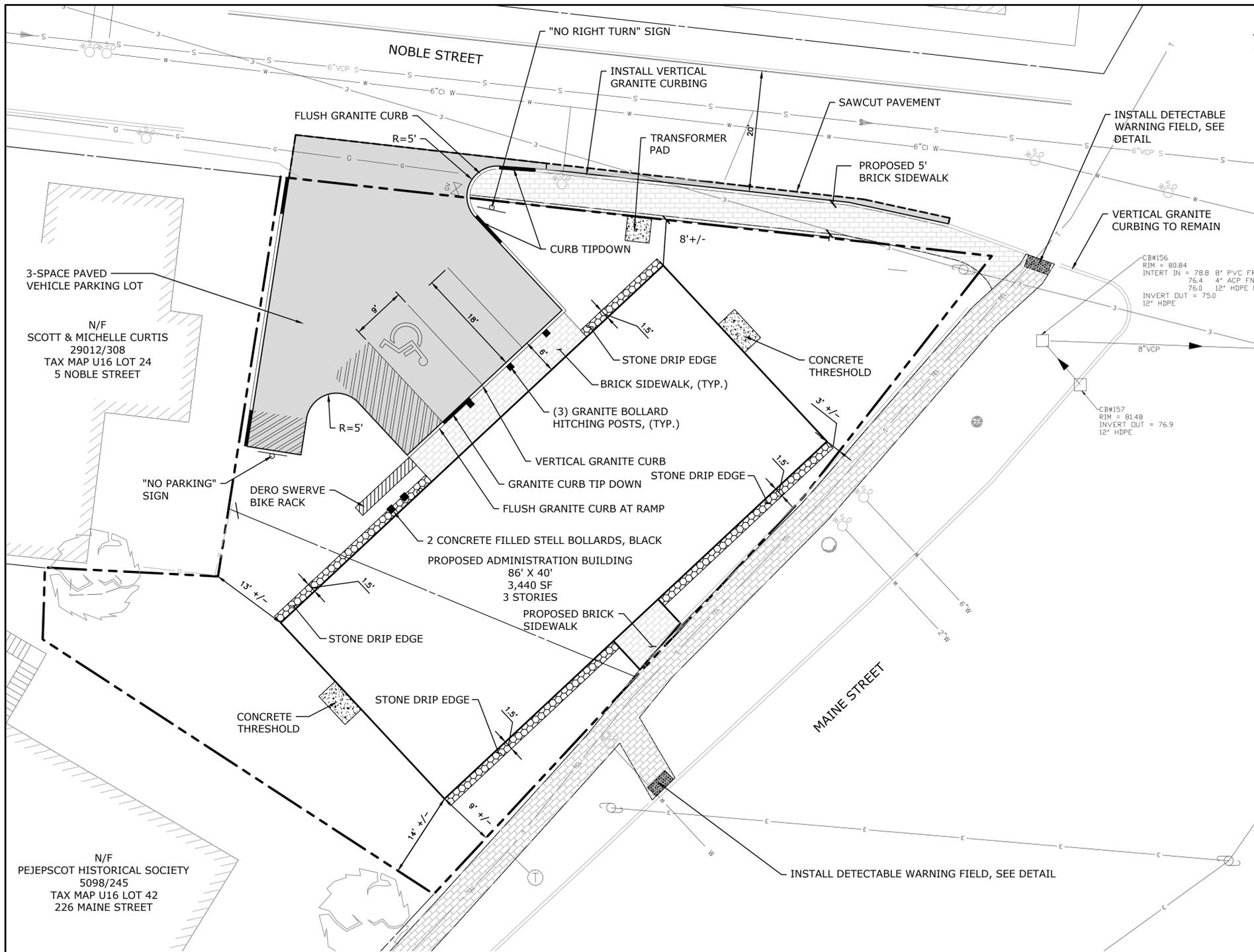
PRELIMINARY NOT FOR CONSTRUCTION

C1.2



GENERAL NOTES:

1. TEMPORARY BENCHMARKS:
 - 1.1. BM U9 1947: STANDARD BRASS U.S.C.G.S. DISK FOUND AT THE INSIDE CORNER OF THE SECOND STEP AT THE SOUTH ENTRANCE TO SEARLES HALL, 0.4' FROM THE FACE OF THE BUILDING AND 0.8' FROM THE WEST EDGE OF THE STEP. ELEV = 82.626 (N.G.V.D. 1929)
2. STREET RIGHT OF WAYS:
 - NOBLE STREET - HISTORIC DEEDS (102/25) DESCRIBE THE STREET AS 2 RODS WIDE. THE R/W SHOWN IS BASED ON LOCAL MONUMENTS FOUND.
 - MAINE STREET - THE MAINE STREET RIGHT OF WAY IS BASED ON THE PLAN REFERENCED IN NOTE 8A. ON SHEET 3.



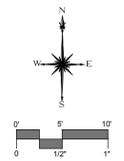
LOCATION MAP N.T.S.

GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS BOWDOIN COLLEGE. 216 MAINE STREET: SEE DEED FROM BRUNSWICK TOUR AND TRAVEL, DATED FEBRUARY 13, 2007, RECORDED IN CCRD BOOK 24844 PAGE 210. 218 MAINE STREET: SEE DEED FROM ELFRIEDE KLICKSTEIN, DATED JULY 01, 2004, RECORDED IN CCRD BOOK 21509 PAGE 081.
- THE PROPERTY IS SHOWN AS LOTS 23 AND 41 ON THE TOWN OF BRUNSWICK TAX MAP U-16. THE PROPERTY IS LOCATED IN THE TOWN CENTER-1 (TC-1) ZONE.
- STANDARDS FOR THE TC-1 ZONING DISTRICT AT THE TIME THIS PLAN WAS PREPARED ARE AS FOLLOWS:
 MINIMUM LOT AREA: N/A
 MAXIMUM DENSITY: N/A
 MINIMUM FRONT YARD: N/A
 MINIMUM REAR YARD: N/A
 MINIMUM SIDE YARD: N/A
 MAXIMUM IMPERVIOUS COVER: 100%
 MAXIMUM BUILDING HEIGHT: 40 FEET
 MAXIMUM BUILDING FOOTPRINT: 30,000 SQ. FT.
 NOTE: SEE TOWN CODE OF ORDINANCE FOR ADDITIONAL REGULATIONS.
- PLAN NORTH ORIENTATION IS MAGNETIC DECEMBER 1992. ELEVATIONS DEPICTED ARE NGVD 1929.
- PROPOSED USE: COLLEGE OFFICE.
- TOTAL AREA OF TAX LOTS 23 AND 41 IS APPROXIMATELY 0.22 ACRES.
- PLAN REFERENCES:
 A. PLAN OF A PORTION OF MAINE STREET IN THE TOWN OF BRUNSWICK AS REDEFINED BY THE COMMISSIONERS OF CUMBERLAND COUNTY FOLLOWING THE HEARING ON THE SAME, DATED OCTOBER 28, 1970, PREPARED BY H.I. & E.C. JORDAN CO. INC., ON FILE AT THE BRUNSWICK PUBLIC WORKS DEPARTMENT.
 B. STATE HIGHWAY "143", ROUTE 24/MAINE STREET/BATH ROAD STATE OF MAINE DOT RIGHT OF WAY MAP, DOT FILE NO 3-568, SHEET 36 ON FILE AT MDOT.
 C. FINAL PLAN OF SUBDIVISION OF ESTATE OF EMERY W. BOOKER DATED OCTOBER 07, 1962, BY H.F. BABBIDGE, CCRD PLAN 136/20
 D. MAINE STREET STATION, AMENDED SUBDIVISION PLAN CERTIFIED SEPT. 08, 2008, CCRD PLAN 208/438
- BOUNDARY INFORMATION SHOWN IS BASED ON FIELD SURVEY PERFORMED BY HARTY & HARTY IN JULY & AUGUST, 2013. THE CONTOUR INTERVAL IS ONE FOOT AND THE VERTICAL DATUM IS N.G.V.D. SEA LEVEL DATUM, 1929.
- UTILITY STRUCTURES AND INVERTS SHOWN WERE DETERMINED BY THE FIELD SURVEY REFERED TO IN NOTE 8. PRECISE LOCATION FOR ALL UNDERGROUND UTILITY LINES WAS NOT ESTABLISHED. TEST PITS ARE REQUIRED TO DETERMINE UNDERGROUND UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
- ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) UNLESS NOTED OTHERWISE.

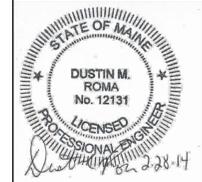
Bowdoin

Bowdoin College 216 Maine Street



100% CD

1	100% CDs	2/28/14
Number	Revision	Date



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MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked:DMR

Date: FEBRUARY 28, 2014

Scale: 1"=10'

Drawing Title
Major Site Plan

PRELIMINARY NOT FOR CONSTRUCTION

C1.3

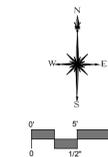
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY	---
---	SETBACK	---
---	EASEMENT	---
---	BUILDING	---
---	EDGE PAVEMENT	---
---	EDGE CONCRETE	---
---	PAVEMENT PAINT	---
---	CURBING	---
---	TELEPHONE CABLE	---
---	CONTOUR MAJOR	---
---	CONTOUR MINOR	---
---	SEWER	---
---	STORM DRAIN	---
---	WATER MAIN	---
---	OVERHEAD ELEC	---
---	BURIED ELEC	---
---	GAS	---
⊙	SEWER MANHOLE	⊙
⊙	ELEC MANHOLE	⊙
⊙	SIGN	⊙
⊙	UTILITY POLE	⊙
⊙	CATCH BASIN	⊙
⊙	LIGHT POLE	⊙
⊙	DRAIN MANHOLE	⊙
⊙	TEL-COM MANHOLE	⊙

APPROVED -
 TOWN OF BRUNSWICK
 PLANNING BOARD

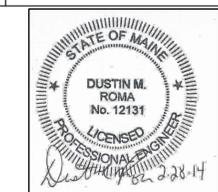
 DATE

 CHAIRPERSON



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Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked: DMR

Date: FEBRUARY 28, 2014

Scale: 1"=10'

Drawing Title
Grading & Utility Plan

PRELIMINARY NOT FOR CONSTRUCTION

C1.4

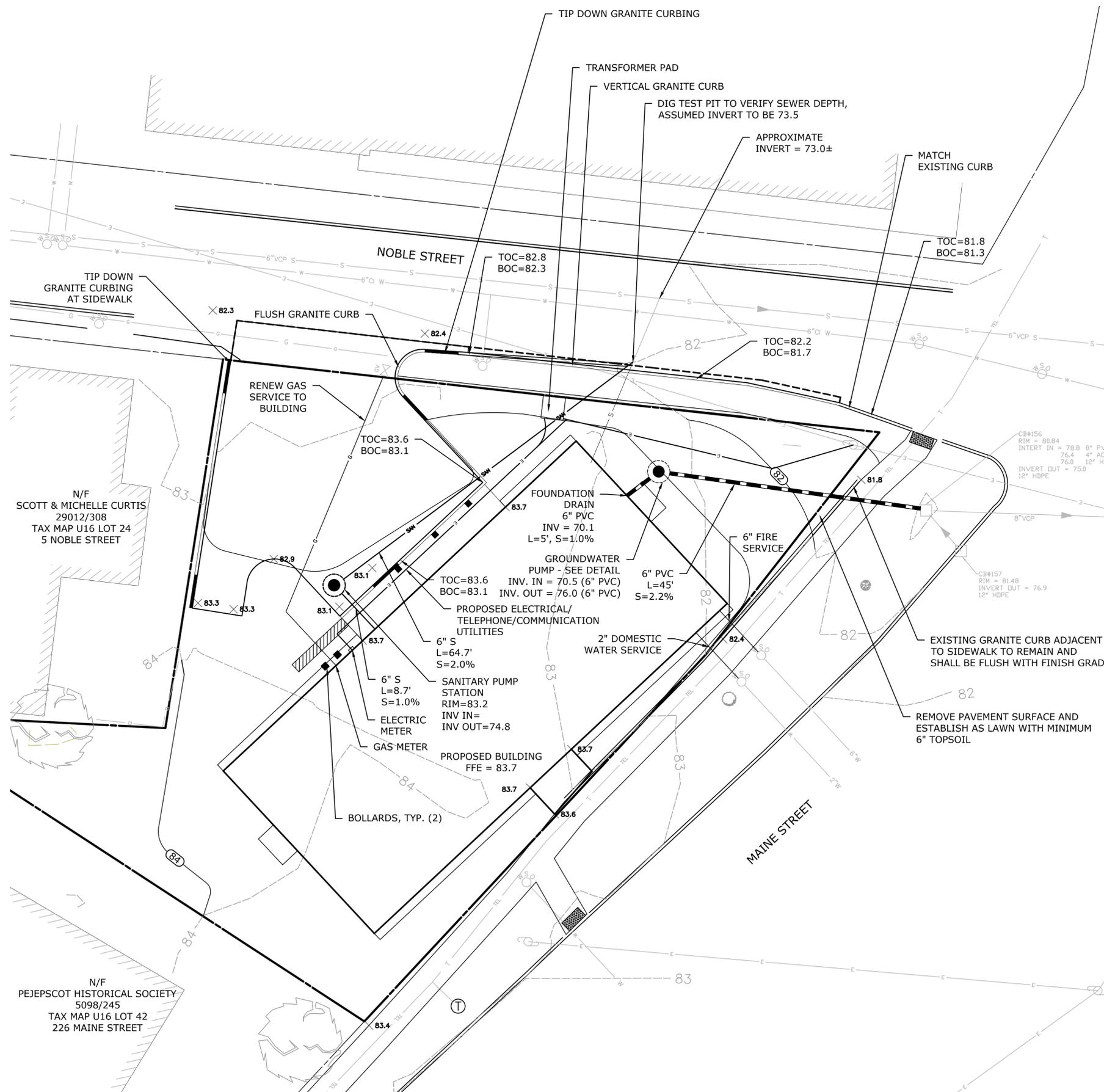
CONSTRUCTION NOTES:

- THE GENERAL PURPOSE OF THE PROPOSED PROJECT AS DETAILED AND SPECIFIED IN THESE PLANS IS TO CONSTRUCT A PARKING LOT, INSTALL STORMWATER TREATMENT UNITS AND CONSTRUCT SIDEWALKS AND CURBING.
- BOWDOIN COLLEGE IS THE OWNER OF THE PROPERTY. THE CAPITAL PROJECTS MANAGER FROM BOWDOIN COLLEGE AND/OR THE PROJECT ENGINEER FROM MILONE AND MACBROOM, INC. HAS BEEN AUTHORIZED BY BOWDOIN COLLEGE TO MAKE ENGINEERING DECISIONS.
- THE CONTRACTOR SHALL MAINTAIN A COMPLETE SET OF PLANS / TECHNICAL SPECIFICATIONS ON SITE AT ALL TIMES AND FOLLOW THE SPECIFICATIONS, DETAILS, AND NOTES FOR ALL ASPECTS OF THE PROJECT. ANY CONFLICTS SHALL BE BROUGHT TO THE ATTENTION OF THE PROJECT ENGINEER IMMEDIATELY.
- SEDIMENT AND EROSION CONTROL MEASURES AS DEPICTED ON THESE PLANS AND DESCRIBED WITHIN THE SEDIMENT AND EROSION CONTROL NOTES SHALL BE IMPLEMENTED AND MAINTAINED UNTIL PERMANENT COVER AND STABILIZATION IS ESTABLISHED. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL CONFORM TO THE APPLICABLE MAINE SEDIMENT AND EROSION CONTROL HANDBOOK.
- TEMPORARY STOCKPILE AND STAGING AREAS ARE TO BE FLAGGED BY CONTRACTOR PRIOR TO CONSTRUCTION AND APPROVED BY BAY LANDING AND PROJECT ENGINEER, AND SHALL BE LOCATED AWAY FROM SENSITIVE AREAS INCLUDING BUT NOT LIMITED TO WETLANDS AND STREAMS.
- ALL PROPOSED CONTOURS AND SPOT ELEVATIONS IN PLAN VIEW INDICATE FINISHED GRADE. THE NEED TO MODIFY PROPOSED FINISHED GRADES MAY BE REQUIRED IF UNEXPECTED CONDITIONS ARE ENCOUNTERED (I.E. BEDROCK, LEDGE, ETC.) OR IF SIGNIFICANT CHANGES TO EXISTING CONDITIONS OCCURS.
- ALL DISTURBED AREAS SHALL RECEIVE 6" MINIMUM OF SUPER ENRICHED TOPSOIL WITH A MINIMUM ORGANIC CONTENT OF 6%, BE SEEDED AND RAKED FOLLOWED BY AN ADDITIONAL LAYER OF HYDROSEED AS DETAILED ON THE PROPOSED CONDITIONS PLAN OR AS NOTED OTHERWISE.
- ALL LAWN AND OTHER AREAS SURROUNDING THE PROJECT SITE DISTURBED DURING CONSTRUCTION SHALL BE RE-VEGETATED USING THE LAWN SEED MIX AS SPECIFIED BELOW. THE SEED MIXTURE IS TO HAVE NO NOXIOUS WEEDS. OTHER CULTIVARS OF PERENNIAL RYEGRASS, CHEWING FESCUE AND CREEPING FESCUE WITH HIGH ENDOPHYTE, HARD FESCUE, AND KENTUCKY BLUEGRASS MAY BE SUBSTITUTED FOR CULTIVARS LISTED BELOW WITH THE APPROVAL OF THE OWNER OR OWNERS REPRESENTATIVE. LAWN SEED MIX SHALL BE APPLIED AT A RATE OF 220 POUNDS PER ACRE WITH THE FOLLOWING SPECIFICATIONS:

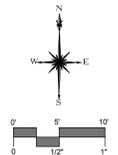
SEED TYPE	% BY WEIGHT	MANUFACTURER
LIBERATOR KENTUCKY BLUE GRASS	40	JACKLIN SEED
VICTORY II CHEWING FESCUE (HIGH ENDOPHYTE)	20	BURLINGHAM SEEDS, LLC
EPIC STRONG CREEPING RED FESCUE (HIGH ENDOPHYTE)	20	PROSEEDS MARKETING, INC.
SPARTAN HARD FESCUE	20	PICKSEED WES, INC.
- ALL STORAGE AND ACCESS ROUTES, PEDESTRIAN FENCES/CONSTRUCTION BARRIERS, WORKING HOURS, AND LIMITS OF CLEARING SHALL BE APPROVED BY BAY LANDING AND THE PROJECT ENGINEER.
- NO DISTURBANCE BEYOND THE ESTABLISHED LIMITS OF CLEARING IS ALLOWED UNLESS PRIOR PERMISSION IS OBTAINED FROM BAY LANDING AND PROJECT ENGINEER.
- CONTRACTOR MUST COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL PERMITS AND REGULATIONS THROUGHOUT THE DURATION OF PROJECT.
- COMPLIANCE WITH ALL CONDITIONS OF APPLICABLE AND SECURED PERMITS IS THE RESPONSIBILITY OF BOTH THE CONTRACTOR AND THE PERMITTEE.
- NO CONSTRUCTION VEHICLES SHALL BE STORED, SERVICED, WASHED OR FLUSHED IN A LOCATION WHERE LEAKS, SPILLAGE, WASTE MATERIALS, CLEANERS, OR WATERS WILL BE INTRODUCED OR FLOW INTO STORM DRAINAGE SYSTEMS, WETLANDS OR WATERCOURSES. AN EMERGENCY MANAGEMENT PLAN AND SPILL KIT WILL BE MAINTAINED ON SITE AT ALL TIMES. IN THE EVENT OF AN ACCIDENTAL RELEASE, IMMEDIATELY STOP CONSTRUCTION WORK, CONTAIN THE SPILL, AND NOTIFY BAY LANDING, APPROPRIATE AUTHORITIES AND PROJECT ENGINEER.
- ANY MATERIAL EXPORTED OFF-SITE SHALL BE LEGALLY DISPOSED OF IN AN UPLAND LOCATION AT NO ADDITIONAL COST TO BAY LANDING. THE CONTRACTOR IS RESPONSIBLE FOR FINDING A SUITABLE RECIPIENT OF THE EXPORTED MATERIAL, GAINING REGULATORY APPROVAL FOR EXPORTED MATERIAL PLACEMENT IF NEEDED, AND HAULING.
- SITE ACCESS IS TO BE PROVIDED BY THE EXISTING ACCESS DRIVEWAY. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY ACCIDENTAL DAMAGE TO THE ROADWAY TO PRE-PROJECT CONDITIONS SHOULD THEY OCCUR.
- ALL AREAS SURROUNDING THE PROJECT SITE DISTURBED DURING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO SIDEWALKS, DRAINAGE SYSTEM, LAWN AREAS, AND LANDSCAPING SHALL BE RESTORED TO PRE-PROJECT CONDITIONS UPON COMPLETION OF CONSTRUCTION. THE RESTORATION OF THE SITE IS SUBJECT TO APPROVAL BY BOWDOIN COLLEGE AND THE PROJECT ENGINEER.
- THE CONTRACTOR IS EXPECTED TO PROVIDE FIELD ENGINEERING SERVICES DURING CONSTRUCTION TO ESTABLISH AND RECORD AS-BUILT GRADES, LINES, AND ELEVATIONS.

CONSTRUCTION SEQUENCE:

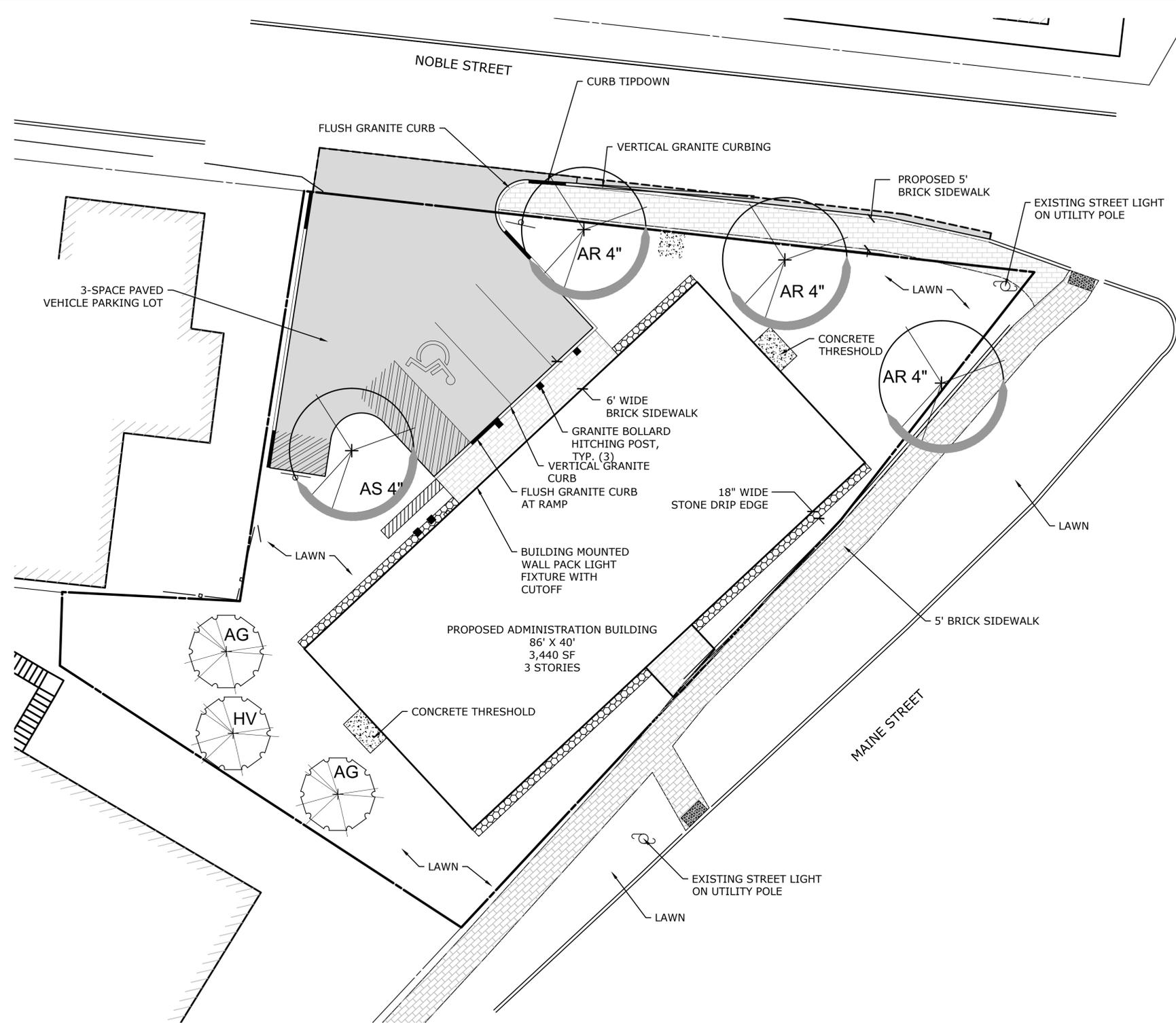
- THE PROPOSED SEQUENCE OF CONSTRUCTION IS PROVIDED FOR GENERAL INFORMATION ONLY. SEE PLANS, DETAILS, AND SPECIFICATIONS FOR ADDITIONAL NOTES. THE OVERALL SEQUENCE OF CONSTRUCTION IS TO ULTIMATELY BE DETERMINED BY THE CONTRACTOR AND SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL.
- OBTAIN ANY NECESSARY WORK PERMITS AND SUBMIT SCHEDULES, PLANS AND PRODUCT INFORMATION, INCLUDING THE SEDIMENT AND EROSION CONTROL PLAN, CONSTRUCTION SEQUENCE, AND EMERGENCY OPERATION PLAN TO THE PROJECT ENGINEER FOR REVIEW SEVEN DAYS PRIOR TO INITIATION OF CONSTRUCTION. INSTALL CONSTRUCTION WARNING SIGNS.
 - CONTRACTOR SHALL PARTICIPATE IN A PRE-CONSTRUCTION SITE MEETING WITH THE PROJECT ENGINEER AND OTHERS TO REVIEW CONSTRUCTION DETAILS, PERMIT REQUIREMENTS, CONTRACT PROVISIONS, SPECIFICATIONS AND PROJECT LIMITS.
 - SUBMIT ANTICIPATED WORK SCHEDULE TO BAY LANDING AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO THE COMMENCEMENT OF WORK. BAY LANDING SHALL BE NOTIFIED OF ANY CHANGES IN SCHEDULE IMMEDIATELY.
 - INSTALL SEDIMENT AND EROSION CONTROLS AND CONSTRUCTION SAFETY FENCING AS SHOWN ON THE PLANS.
 - LOCATE STAGING AND STORAGE AREAS FOR APPROVAL FROM BOWDOIN COLLEGE AND PROJECT ENGINEER.
 - AT ALL TIMES, EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE INSTALLED AND MAINTAINED CONSISTENT WITH THE REQUIREMENTS OF THE STATE OF MAINE.
 - CLEAR AND GRUB WITHIN THE ESTABLISHED LIMITS OF CLEARING. ALL CLEARING AND GRUBBING MATERIALS SHALL BE DISPOSED OF AT AN APPROVED SITE. STOCKPILE ANY EXISTING TOPSOIL TO BE REUSED FOR SITE RECOVERY. BRING PARKING LOT AREA TO SUBGRADE. SAWCUT EXISTING PAVED AREAS AS SHOWN ON PLANS.
 - INSTALL ALL ELECTRICAL CONDUIT AND LIGHT POLE BASES.
 - BRING PARKING LOT TO BASE GRAVEL LEVEL AND INSTALL GRANITE CURBING.
 - FINAL GRADE AND TOPSOIL ALL DISTURBED AREAS AS INDICATED ON THE PROPOSED CONDITIONS PLAN.
 - FOLLOWING FINAL GRADING AND PLACEMENT OF TOPSOIL, CONTRACTOR SHALL SEED ALL DISTURBED AREAS WITH THE LAWN SEED MIX SPECIFIED ON THE PROPOSED CONDITIONS PLAN. LIGHTLY RAKE IN SEED MIX INTO THE FIRST ONE INCH OF TOPSOIL. LIGHTLY TAMP SEED AND SOIL. HYDROSEED OVER COMPACTED SOIL.
 - WATER DISTURBED AREAS FOLLOWING APPLICATION OF SEED MIX. CONTRACTOR RESPONSIBLE FOR KEEPING SOILS MOIST IN ALL SEEDED AREAS FOR APPROXIMATELY TWO WEEKS FOLLOWING SEEDING OR AS REQUIRED TO ALLOW FOR PROPER GERMINATION.
 - PAVE PARKING LOTS AND CONSTRUCT SIDEWALKS.
 - FOLLOWING COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PARTICIPATE IN A FINAL INSPECTION WITH BOWDOIN COLLEGE, PROJECT ENGINEER AND OTHERS FOR THE PURPOSE OF DETERMINING THAT THE PROJECT HAS BEEN COMPLETED ACCORDING TO THE CONSTRUCTION DRAWINGS AND THE TERMS AND CONDITIONS OF THE CONTRACT.



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LANDSCAPING PLAN

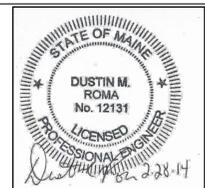
PLANT LIST

TREES	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		1	AS	Acer saccharum	Sugar Maple 'Green Mountain'	4" CAL.	
		3	AR	Acer rubrum	Red Maple 'Autumn Blaze'	4" CAL.	
SHRUBS	REV	QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		2	AG	Acer ginnala	Hedge Maple	8-10' H	
		1	HV	Hamamelis vernalis	Witch hazel	8-10' H	

PLANTING NOTES

- THE CONTRACTOR SHALL CALL 811 "DIGSAFE" BEFORE BEGINNING WORK AND VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATING PLANT PITS.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 6" MINIMUM DEPTH OF TOPSOIL FOR ALL LAWN AREAS.
- ALL PLANTING BEDS SHALL HAVE 12" MINIMUM DEPTH OF TOPSOIL.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE A 4" MIN. DEPTH OF SHREDDED MULCH OVER ALL PLANTING BEDS AND TREE PLANTINGS.
- ALL PLANT MATERIAL IS SUBJECT TO INSPECTION AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO AND AFTER PLANTING.
- PLANT SPECIES MAY BE ADJUSTED BASED ON AVAILABILITY AT TIME OF PLANTING. ALL PLANT MATERIAL SUBSTITUTIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT.
- ALL REQUIRED LANDSCAPING SHALL BE INSTALLED BEFORE OCCUPANCY, OR WITHIN SIX MONTHS IF OCCUPANCY OCCURS DURING THE WINTER. FINANCIAL SECURITY SUITABLE TO THE CITY, IN THE FORM OF AN ESCROW ACCOUNT, A BOND, OR AN IRREVOCABLE LETTER OF CREDIT, EQUIVALENT TO 30 PERCENT OF THE VALUE OF THE PLANTINGS SHALL BE MAINTAINED FOR A PERIOD OF 18 MONTHS AFTER PLANTING.
- ALL PLANTINGS SHALL BE WATERED REGULARLY DURING THEIR FIRST YEAR AND MAINTAINED PERMANENTLY IN GOOD GROWING CONDITION AS AN EFFECTIVE VISUAL SCREEN. SHRUBS OR TREES WHICH DIE SHALL BE REPLACED WITHIN ONE GROWING SEASON WITH NEW SHRUBS OR TREES TO ENSURE CONTINUED COMPLIANCE WITH APPLICABLE LANDSCAPING REQUIREMENTS. MAINTENANCE SHALL INCLUDE WATERING, MULCHING, TIGHTENING & REPLACING OF GUYS, REPLACEMENT OF SICK OR DEAD PLANTS, RESETTING PLANTS TO PROPER GRADE OR UPRIGHT (PLUMB) POSITION, RESTORATION OF SAUCERS, AND ALL OTHER CARE NEEDED FOR PROPER GROWTH OF THE PLANTS.
- CONTRACTOR TO REMOVE TREE STAKES AFTER ONE GROWING SEASON.

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MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By:SMW Checked:DMR

Date: FEBRUARY 28, 2014

Scale: 1"=10'

Drawing Title
Landscaping Plan

PRELIMINARY NOT FOR CONSTRUCTION

C1.5

EROSION AND SEDIMENTATION CONTROL NOTES

IN ORDER TO EFFECTIVELY PREVENT AND CONTROL EROSION RELATED TO SOIL DISTURBANCE, THE FOLLOWING BEST MANAGEMENT PRACTICES (BMPs) SHALL BE EMPLOYED:

1. TEMPORARY SOIL STABILIZATION BMPs

TEMPORARY MULCHING SHALL BE APPLIED IMMEDIATELY TO ANY AREAS THAT HAVE BEEN TEMPORARILY OR PERMANENTLY SEEDED. ANY DISTURBED SOIL WITHIN 100' OF A STREAM, WATER BODY OR WETLAND MUST RECEIVE TEMPORARY MULCH WITHIN 7 DAYS FOLLOWING DISTURBANCE AND BEFORE ANY STORM EVENT. ALL OTHER AREAS SHALL RECEIVE TEMPORARY MULCH WITHIN 14 DAYS OF DISTURBANCE. AREAS WHICH CANNOT BE SEEDED DURING THE GROWING SEASON SHALL BE MULCHED FOR OVER-WINTER PROTECTION. THE FOLLOWING ARE ACCEPTABLE TEMPORARY MULCHING METHODS:

HAY OR STRAW MULCHES NEED TO BE AIR-DRIED, FREE OF UNDESIRABLE SEEDS AND COARSE MATERIALS. APPLICATION RATE MUST BE 2 BALES (70-90 POUNDS) PER 1000 SQ FT OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75-90% OF THE GROUND SURFACE. HAY OR STRAW CAN BE DRIVEN INTO THE GROUND WITH TRACKED EQUIPMENT IF SLOPES ARE LESS THAN 3%, OR CAN BE ANCHORED WITH JUTE, WOOD FIBER OR PLASTIC NETTING ON STEEPER SLOPES.

EROSION CONTROL MIX MUST CONSIST PRIMARILY OF ORGANIC MATERIAL AND WILL INCLUDE ANY OF THE FOLLOWING: SHREDDED BARK, STUMP GRINDINGS, COMPOSTED BARK OR OTHER ACCEPTABLE PRODUCTS BASED ON A SIMILAR RAW SOURCE. WOOD OR BARK CHIPS, GROUND CONSTRUCTION DEBRIS OR REPROCESSED WOOD PRODUCTS ARE NOT ACCEPTABLE. EROSION CONTROL MIX CAN BE USED AS A STAND-ALONE REINFORCEMENT ON SLOPES OF 2 HORIZONTAL TO 1 VERTICAL OR LESS AND DRAINING IN SHEET FLOW. IT CAN BE PLACED WITH A HYDRAULIC BUCKET, WITH A PNEUMATIC BLOWER OR BY HAND, AND MUST PROVIDE 100% SOIL COVERAGE.

EROSION CONTROL MIX SHALL MEET THE FOLLOWING SPECIFICATIONS:

- ORGANIC MATTER CONTENT SHALL BE BETWEEN 80-100%, DRY WEIGHT BASIS.
- PARTICLE SIZE BY WEIGHT SHALL BE 100% PASSING A 6 IN. SCREEN AND BETWEEN 70-85% PASSING 0.75 IN. SCREEN
- ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
- LARGE PORTIONS OF SILTS, CLAYS OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX

WHEN USED AS MULCH, THE THICKNESS OF THE EROSION CONTROL MIX IS BASED UPON THE FOLLOWING:

LENGTH OF SLOPE	3:1 SLOPE OR LESS	BETWEEN 2:1 AND 3:1 SLOPE
LESS THAN 20 FT	2.0 IN.	4.0 IN.
BETWEEN 20 - 60 FT	3.0 IN.	5.0 IN.
BETWEEN 60 - 100 FT	4.0 IN.	6.0 IN.

CHEMICAL MULCHES AND SOIL BINDERS MAY BE USED AS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL CONSULT WITH THE MANUFACTURER TO DETERMINE ADEQUATE APPLICATION RATES AND METHODS.

EROSION CONTROL BLANKETS AND MATS SHALL BE USED ON STEEP SLOPES AND IN THE BOTTOM OF GRASSED WATERWAYS, OR AS OTHERWISE DIRECTED BY THE ENGINEER. THE MAT SHALL BE INSTALLED WITH FIRM CONTINUOUS CONTACT WITH THE SOIL AND STAPLED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.

TEMPORARY MULCH SHALL BE INSPECTED FOLLOWING ANY SIGNIFICANT RAINFALL EVENT. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. EROSION CONTROL MATS AND MULCH ANCHORING MUST BE INSPECTED AFTER RAINFALL EVENTS FOR DISLOCATION OR FAILURE, AND REPAIRED IMMEDIATELY. INSPECTIONS SHALL TAKE PLACE UNTIL 95% OF THE SOIL SURFACE IS COVERED WITH PERMANENT VEGETATION. WHERE MULCH IS USED WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE, AND REPAIR AS NEEDED.

TEMPORARY VEGETATION SHALL BE ESTABLISHED ON SOILS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A PERIOD OF MORE THAN 30 DAYS. IF TEMPORARY VEGETATION CANNOT BE ESTABLISHED PRIOR TO OCTOBER 15, TEMPORARY MULCH SHALL BE APPLIED THROUGH THE WINTER AND TEMPORARY VEGETATION SHALL BE PLANTED AT THE BEGINNING OF THE GROWING SEASON THE FOLLOWING YEAR. TO PREPARE THE SEEDBED, THE CONTRACTOR SHALL APPLY FERTILIZER AT A RATE OF 600 POUNDS PER ACRE OF 10-10-10 (N-P205-K20) OR EQUIVALENT AND LIMESTONE AT A RATE OF 3 TONS PER ACRE, IF NECESSARY. LOOSEN SOIL TO A DEPTH OF 2 INCHES IN AREAS THAT HAVE BEEN COMPACTED BY CONSTRUCTION ACTIVITIES. GRASS SEED SHALL BE SELECTED BASED UPON THE TIME OF YEAR THE PLANTING WILL TAKE PLACE AS SUMMARIZED IN THE FOLLOWING TABLE:

SEED	LB. PER ACRE	RECOMMENDED SEEDING DATES
WINTER RYE	112	8/15 - 10/1
OATS	80	4/1 - 7/1 8/15 - 9/15
ANNUAL RYEGRASS	40	4/1 - 7/1

TEMPORARY SEEDING SHALL BE PERIODICALLY INSPECTED TO MAINTAIN AT LEAST 95% VEGETATIVE COVER OF SOIL SURFACE. IF ANY EVIDENCE OF EROSION OR SEDIMENTATION IS APPARENT, REPAIRS SHALL BE MADE AND OTHER TEMPORARY MEASURES SHALL BE USED IN THE INTERIM SUCH AS TEMPORARY MULCH, FILTER BARRIERS, ETC.

2. SEDIMENT BARRIER BMPs

TEMPORARY SEDIMENT BARRIERS ARE INSTALLED ACROSS OR ALONG THE TOE OF A SLOPE AND INCLUDE ANY OF THE FOLLOWING:

FILTER BARRIER FENCE, ALSO CALLED SILT FENCE, SHALL BE INSTALLED WHERE SHOWN ON THE PLANS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. THE FILTER FABRIC SHALL BE A PERVIOUS SHEET OF PROPYLENE, NYLON, POLYESTER OR ETHYLENE YARN AND SHALL PROVIDE A MINIMUM OF 6 MONTHS USABLE CONSTRUCTION LIFE INCLUDING PROTECTION AGAINST ULTRA-VIOLET LIGHT. THE HEIGHT OF THE FENCE SHALL NOT EXCEED 36 INCHES. INSTALLED AND POST SPACING SHALL NOT EXCEED 6 FEET. JOINTS IN THE FENCE SHALL BE AVOIDED TO THE EXTENT POSSIBLE, AND IF NECESSARY SHALL BE SPLICED TOGETHER AT A SUPPORT POST WITH A MINIMUM 6 INCH OVERLAP. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4 INCHES WIDE AND 4 INCHES DEEP, AND THE BOTTOM 6-8 INCHES OF FABRIC SHALL BE "TOED-IN" TO THE TRENCH AND COMPACTED. THE TRENCH SHOULD BE UPHILL OF THE FABRIC PRIOR TO BURIAL.

STRAY/HAY BALES SHALL BE INSTALLED WHERE SPECIFIED ON THE PLANS IN A SINGLE ROW WITH THE ENDS OF ADJACENT BALES TIGHTLY ADJUTTING ONE ANOTHER. ALL BALES SHALL BE EITHER WIRE-BOUND OR STRING-TIED. THE BARRIER SHALL BE ENTRENCHED AND BACKFILLED TO A DEPTH OF AT LEAST 4 INCHES, AND THE BALES SHALL BE SECURED WITH AT LEAST TWO WOODEN STAKES OR STEEL REBAR PER BALE. STAKES SHALL BE DRIVEN IN A DIRECTION TO PUSH THE BALES TOGETHER. GAPS BETWEEN BALES SHALL BE CHINKED WITH HAY.

EROSION CONTROL MIX BERMS ARE LINEAR BARRIERS COMPOSED OF EROSION CONTROL MIX AS SPECIFIED ABOVE. THE BERM MUST BE A MINIMUM OF 12 INCHES TALL AND 24 INCHES WIDE AT THE BASE IF UPHILL SLOPES ARE LESS THAN 5%. STEEPER SLOPES OR SLOPES GREATER THAN 20 FEET LONG MAY REQUIRE A LARGER WIDTH BERM. EROSION CONTROL MIX BERMS AT THE BASE OF A LONG OR STEEP SLOPE MAY ALSO REQUIRE A FILTER FENCE TO BE INSTALLED ON THE DOWNHILL SIDE OF THE BERM TO PROVIDE ADDITIONAL STABILIZATION AGAINST HIGH RUNOFF FLOWS.

CONTINUOUS CONTAINED BERMS, WHICH ARE ALSO REFERRED TO AS A FILTER SOCK, PROVIDES ADDITIONAL STABILITY TO AN EROSION CONTROL MIX BERM AND SHOULD BE USED IN FROZEN GROUND CONDITIONS OR IN AREAS THAT RECEIVE CONCENTRATED FLOW.

SEDIMENT BARRIERS SHALL BE INSPECTED AFTER ANY SIGNIFICANT RAINFALL EVENT AND REPAIRED IMMEDIATELY IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE BARRIERS. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR EDGES OF THE BARRIER, OR IF LARGE VOLUMES OF WATER ARE IMPOUNDED BEHIND THE BARRIER, IT MAY BE NECESSARY TO REPLACE THE BARRIER WITH A TEMPORARY STONE CHECK DAM. SEDIMENT SHALL BE REMOVED ONCE IT REACHES HALF THE BARRIER HEIGHT. AFTER THE BARRIER IS REMOVED, ANY REMAINING SILT SHALL EITHER BE REMOVED OR GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.

3. TEMPORARY CHECK DAMS

STONE CHECK DAMS SHALL BE INSTALLED IN SWALES OR DRAINAGE DITCHES TO REDUCE STORMWATER VELOCITIES AS SHOWN ON THE PLANS. STONE CHECK DAMS ARE NOT EFFECTIVE IN REMOVING SEDIMENT AND SHOULD BE USED IN CONJUNCTION WITH SEDIMENT BARRIERS IDENTIFIED ABOVE. TEMPORARY CHECK DAMS MAY BE LEFT IN PLACE PERMANENTLY IN MOST CASES. CHECK DAMS SHOULD BE NO HIGHER THAN 24 INCHES, AND THE CENTER OF THE CHECK DAM MUST BE AT LEAST 6 INCHES LOWER THAN THE OUTSIDE EDGES. CHECK DAMS SHOULD BE SPACED SUCH THAT THE CREST OF THE DOWNSTREAM CHECK DAM IS AT THE SAME ELEVATION AS THE TOE OF THE UPSTREAM CHECK DAM. CHECK DAMS IN A DRAINAGE DITCH OR WATERWAY SHOULD BE INSTALLED PRIOR TO DIRECTING RUNOFF TO THEM.

4. STORM DRAIN INLET PROTECTION

STORM DRAIN INLETS THAT ARE MADE OPERATIONAL BEFORE THEIR DRAINAGE AREA IS STABILIZED SHALL BE PROTECTED WITH A FILTER UNTIL THE DRAINAGE AREA IS EITHER PAVED OR STABILIZED WITH 95% VEGETATIVE GROWTH. THE FOLLOWING ARE ACCEPTABLE BMPs ASSOCIATED WITH STORM DRAIN INLET PROTECTION:

HAY BALE OR SILT FENCE INLET STRUCTURE CONSISTS OF HAY BALES OR SILT FENCE CONFIGURED AROUND A CATCH BASIN INLET FRAME AND INSTALLED ACCORDING TO THE METHODS OUTLINED ABOVE. THIS METHOD IS SUITABLE FOR OPEN PIPE (CULVERT) INLETS, FIELD INLETS OR ROAD INLETS THAT HAVE NOT YET BEEN PAVED.

MANUFACTURED SEDIMENT FILTERS ARE THE PREFERRED METHOD FOR PROTECTING CATCH BASIN INLETS IN PAVED OR GRAVEL ROADWAYS. THE FILTERS TYPICALLY CONSIST OF A FABRIC OR OTHER PERVIOUS MATERIAL THAT IS PLACED ABOVE OR BELOW THE GRATE THAT TRAPS SEDIMENT ON THE SURFACE AND ALLOWS WATER TO FLOW THROUGH THE GRATE. CONSIDERATIONS SUCH AS WEATHER CONDITIONS, SLOPES, TRIBUTARY WATERSHED AREA AND EXPECTED SEDIMENT ACCUMULATION SHOULD BE FACTORED INTO MAKING A DECISION ON ANY PARTICULAR PRODUCT, AND THE MANUFACTURER'S RECOMMENDATIONS ON INSTALLATION AND MAINTENANCE SHALL BE STRICTLY ADHERED TO.

5. STABILIZED CONSTRUCTION EXIT

TO REDUCE THE TRACKING OF SEDIMENT ONTO ROADWAYS, A STABILIZED CONSTRUCTION EXIT SHALL BE INSTALLED AT ALL POINTS OF EGRESS WHERE VEHICLES MAY TRAVEL FROM THE PROJECT SITE TO A PUBLIC ROAD OR OTHER PAVED AREA. THE STONE PAD SHALL CONSIST OF A MINIMUM 6-INCH DEPTH OF 2-3 INCH CRUSHED STONE, AND SHALL BE PLACED ON A GEOTEXTILE FABRIC. THE PAD SHALL EXTEND AT LEAST 50 FEET INTO THE PROJECT SITE AND BE A MINIMUM OF 10 FEET WIDE. THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY, AND THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS THAT HAVE EXPERIENCED ANY MUD-TRACKING.

6. DUST CONTROL

THE CONTRACTOR IS RESPONSIBLE FOR CONTROLLING DUST ON THE PROJECT SITE AND ON ADJACENT ROADWAYS. EXPOSED SOIL SURFACES SHALL BE MOISTENED PERIODICALLY WITH ADEQUATE WATER TO CONTROL DUST. GRAVEL SURFACES SHALL EITHER BE TREATED WITH AN APPLICATION OF CALCIUM CHLORIDE OR COVERED WITH CRUSHED STONE IF DUST CONTROL BECOMES DIFFICULT WITH NORMAL WATER APPLICATIONS.

7. LAND GRADING AND SLOPE PREPARATION

GRADING SHALL BE PLANNED SO AS TO MINIMIZE THE LENGTH OF TIME BETWEEN INITIAL SOIL EXPOSURE AND FINAL GRADING. ON LARGE PROJECTS THIS SHOULD BE ACCOMPLISHED BY PHASING THE OPERATION AND COMPLETING THE FIRST PHASE UP TO FINAL GRADING AND SEEDING BEFORE STARTING THE NEXT PHASE. ANY EXPOSED AREA THAT WILL NOT BE FINISH GRADED WITHIN 14 DAYS SHALL BE TREATED WITH MULCH OR PLANTED WITH TEMPORARY VEGETATION. PROVISIONS SHALL BE MADE TO SAFELY CONVEY SURFACE RUNOFF TO STORM DRAINS, PROTECTED OUTLETS OR TO STABLE WATER COURSES TO ENSURE THAT SURFACE RUNOFF WILL NOT DAMAGE SLOPES OR OTHER GRADED AREAS. CUT AND FILL SLOPES THAT ARE TO BE STABILIZED WITH GRASS SHALL NOT BE STEEPER THAN 2:1. AREAS TO BE FILLED SHALL BE CLEARED, GRUBBED AND STRIPPED OF TOPSOIL TO REMOVE TREES, VEGETATION, ROOTS OR OTHER OBJECTIONABLE MATERIALS. AREAS SHALL BE SCARIFIED TO A MINIMUM DEPTH OF 3 INCHES PRIOR TO PLACEMENT OF TOPSOIL. ALL FILLS SHALL BE COMPACTED AS REQUIRED TO REDUCE EROSION, SLIPPAGE, SETTLEMENT, SUBSIDENCE OR OTHER RELATED PROBLEMS. FILL INTENDED TO SUPPORT BUILDINGS, STRUCTURES AND CONDUITS, ETC. SHALL BE COMPACTED IN ACCORDANCE WITH LOCAL REQUIREMENTS OR CODES. ALL FILLS SHALL BE PLACED AND COMPACTED IN LAYERS NOT TO EXCEED 8 INCHES IN THICKNESS. FILL MATERIAL SHALL BE FREE OF STUMPS, BUILDING DEBRIS AND OTHER OBJECTIONABLE MATERIALS THAT WOULD INTERFERE WITH OR PREVENT CONSTRUCTION OF SATISFACTORY LIFTS. FROZEN MATERIAL OR SOFT, MUCKY OR HIGHLY COMPRESSIBLE MATERIALS SHALL NOT BE INCORPORATED INTO FILL SLOPES OR STRUCTURAL FILLS. FILL SHALL NOT BE PLACED ON A FROZEN FOUNDATION. SEEPS OR SPRINGS ENCOUNTERED DURING CONSTRUCTION SHALL BE HANDLED APPROPRIATELY. ALL GRADED AREAS SHALL BE PERMANENTLY STABILIZED IMMEDIATELY FOLLOWING FINISHED GRADING.

8. TOPSOIL

IF POSSIBLE, TOPSOIL SHALL BE STOCKPILED ON THE PROJECT SITE AND REUSED. HIGH QUALITY TOPSOIL SHALL BE FRIABLE AND LOAMY (LOAM, SANDY LOAM, SILT LOAM, SANDY CLAY LOAM, CLAY LOAM), AND SHALL BE FREE OF DEBRIS, TRASH, STUMPS, ROCKS, ROOTS AND LIMBUS WEEKS. AFTER THE AREAS TO BE TOPSOILED HAVE BEEN BROUGHT TO GRADE, AND IMMEDIATELY PRIOR TO SPREADING THE TOPSOIL, THE SUBGRADE SHALL BE LOOSENED BY SCARIFYING TO A DEPTH OF AT LEAST 2 INCHES TO ENSURE BONDING WITH SUBSOIL. THE TOPSOIL SHALL BE UNIFORMLY DISTRIBUTED TO A MINIMUM COMPACTED DEPTH OF 4 INCHES. ANY IRREGULARITIES IN THE SURFACE RESULTING FROM TOPSOILING OR OTHER OPERATIONS SHALL BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS. IT IS NECESSARY TO COMPACT THE TOPSOIL ENOUGH TO ENSURE GOOD CONTACT WITH THE UNDERLYING SOIL, BUT UNDUCE COMPACTION IS TO BE AVOIDED.

9. PERMANENT VEGETATION

TO PREPARE THE SEEDBED, APPLY 10-20-20 FERTILIZER AT A RATE OF 800 POUNDS PER ACRE AND GROUND LIMESTONE AT A RATE OF 3 TONS PER ACRE. WORK THE FERTILIZER AND LIMESTONE INTO THE TOPSOIL TO A DEPTH OF 4 INCHES AND REMOVE ANY STONES, ROOTS OR OTHER VISIBLE DEBRIS. SELECT A SEED MIXTURE THAT IS APPROPRIATE FOR THE SOIL TYPE AND MOISTURE CONTENT AS FOUND AT THE SITE, AND FOR THE AMOUNT OF SUN EXPOSURE AND FOR LEVEL OF USE. REFER TO THE USDA SOIL CONSERVATION SERVICE OR THE LOCAL SOIL AND WATER CONSERVATION DISTRICT FOR APPROPRIATE SEED MIXTURES. APPLY SEED UNIFORMLY IN ACCORDANCE WITH SUPPLIER RECOMMENDATIONS AND IMMEDIATELY COVER WITH MULCH AS DESCRIBED IN THE TEMPORARY MULCHING SECTION OF THIS PLAN.

HYDROSEEDING SHALL BE DONE IN ACCORDANCE WITH SUPPLIERS RECOMMENDATIONS.

SOD STRIPS SHALL BE LAID AT RIGHT ANGLES TO DIRECTION OF SLOPE OR FLOW OF WATER STARTING AT LOWEST ELEVATION. JOINTS SHALL BE STAGGERED, AND ALL STRIPS SHALL BE ROLLED OR TAPPED INTO PLACE. ON SLOPES, SOD SHALL BE ANCHORED WITH STAPLES, WIRE OR PINS. IRRIGATE SODDED AREA IMMEDIATELY AFTER INSTALLATION.

10. PERMANENT MULCHING

PERMANENT MULCH IS A LONG TERM COVER THAT PROVIDES A GOOD BUFFER AROUND DISTURBED AREAS. THE EROSION CONTROL MIX SHALL CONSIST PRIMARILY OF ORGANIC MATERIAL AND MAY INCLUDE SHREDDED BARK, STUMP GRINDINGS OR COMPOSTED BARK. WOOD CHIPS, GROUND CONSTRUCTION DEBRIS, REPROCESSED WOOD PRODUCTS OR BARK CHIPS ARE NOT ACCEPTABLE. THE EROSION CONTROL MIX SHALL CONTAIN A WELL-GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4 INCHES IN DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS AND MATERIAL TOXIC TO PLANT GROWTH.

11. RIPRAP SLOPE STABILIZATION

RIAPRAP STONE SHALL CONSIST OF SUB-ANGULAR FIELD STONE OR ROUGH UNHEWN QUARRY STONE OF APPROXIMATELY RECTANGULAR SHAPE. THE DEPTH OF STONE SHALL BE A MINIMUM OF 2.2 TIMES THE MAXIMUM STONE DIAMETER. A GRAVEL OR GEOTEXTILE FILTER BLANKET SHALL BE PLACED BETWEEN THE RIPRAP AND UNDERLYING SOIL SURFACE. GRAVEL FILTER BLANKETS SHALL MEET MDOT TYPE-C UNDERDRAIN MATERIAL SPECIFICATIONS AND BE AT LEAST 6 INCHES THICK. GEOTEXTILE FILTER BLANKETS SHALL BE SPECIFIED BASED ON SITE CONDITIONS. RIPRAP SLOPES SHALL BE TOED INTO THE BASE OF THE EMBANKMENT BY EXCAVATING A TRENCH AT THE BOTTOM OF THE SLOPE AND INSTALLING A STABLE BASE OF RIPRAP TO GRADE.

12. CONSTRUCTION SCHEDULE

THE FOLLOWING IS AN ANTICIPATED CONSTRUCTION SCHEDULE, DEPENDING UPON FINAL PROJECT APPROVAL:

1. EROSION CONTROL MEASURES PLACED	MARCH 1, 2014
2. SITE DEMOLITION AND PAVEMENT MILLING	MARCH 1 - MARCH 15
3. CONSTRUCT UTILITIES, PARKING AND FOUNDATION	MARCH 15 - MAY 1
4. PERMANENT VEGETATION AND MULCHING	JUNE 1 - JULY 1
5. MONITOR VEGETATION GROWTH	JULY 1 - SEPTEMBER 1
6. REMOVE TEMPORARY EROSION CONTROL BMPs	SEPTEMBER 1, 2014

NOTE: SCHEDULE SUBJECT TO CHANGE AT THE DISCRETION OF THE ENGINEER.

WINTER EROSION AND SEDIMENTATION CONTROL NOTES

THE WINTER CONSTRUCTION PERIOD TYPICALLY BEGINS IN EARLY NOVEMBER AND ENDS IN MID APRIL. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15 THEN THE SITE NEEDS TO BE PROTECTED WITH OVER-WINTER STABILIZATION. WINTER EXCAVATION AND EARTHWORK SHALL BE COMPLETED SUCH THAT NO MORE THAN 1 ACRE OF THE SITE IS WITHOUT STABILIZATION AT ANY ONE TIME. LIMIT THE EXPOSED AREA TO THOSE AREAS IN WHICH WORK IS TO OCCUR DURING THE FOLLOWING 15 DAYS AND THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT. AN AREA SHALL BE CONSIDERED DENIED UNTIL THE SUBBASE GRAVEL IS INSTALLED IN THE ROADWAY AREAS OR THE AREAS OF FUTURE LOAM AND SEED HAVE BEEN LOAMED, SEEDED AND MULCHED. A COVER OF EROSION CONTROL MIX IS THE PREFERRED TEMPORARY MULCH DURING WINTER CONDITIONS.

1. NATURAL RESOURCE PROTECTION

ANY AREAS WITHIN 100 FEET FROM ANY REGULATED NATURAL RESOURCES, IF NOT STABILIZED WITH A MINIMUM OF 75% MATURE VEGETATION CATCH, SHALL BE MULCHED BY DECEMBER 1 AND ANCHORED WITH PLASTIC NETTING OR PROTECTED WITH AN EROSION CONTROL COVER. DURING WINTER CONSTRUCTION, A DOUBLE ROW OF SEDIMENT BARRIERS (FOR EXAMPLE, SILT FENCE BACKED WITH HAY BALES OR EROSION CONTROL MIX) WILL BE PLACED BETWEEN ANY REGULATED NATURAL RESOURCE AND THE DISTURBED AREA. PROJECTS CROSSING THE REGULATED NATURAL RESOURCE SHALL BE PROTECTED A MINIMUM DISTANCE OF 100 FEET ON EITHER SIDE FROM THE RESOURCE. EXISTING PROJECTS NOT STABILIZED BY DECEMBER 1 SHALL BE PROTECTED WITH THE SECOND LINE OF SEDIMENT BARRIER TO ENSURE FUNCTIONALITY DURING THE SPRING THAW AND RAINS.

2. SEDIMENT BARRIERS

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

3. MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUED UNTIL SEEDED AND MULCHED. HAY AND STRAY MULCH SHALL BE APPLIED AT A RATE OF 3 TONS PER ACRE (TWICE THE NORMAL ACCEPTED RATE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCHES THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. SNOW MUST BE REMOVED DOWN TO A ONE-INCH DEPTH PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA WILL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WITH THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCH AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4. SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL WILL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE WITH A FOUR-INCH LAYER OF EROSION CONTROL MIX. THIS WILL BE DONE WITHIN 24 HOURS OF STACKING AND RE-ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL. ANY SOIL STOCKPILE WILL NOT BE PLACED WITHIN 100 FEET FROM ANY REGULATED NATURAL RESOURCE.

5. SEEDING

BETWEEN THE DATES OF OCTOBER 15 AND APRIL 1, LOAM OR SEED WILL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED 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 LEEMED, 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 DORMANT SEEDING IS USED, ALL DISTURBED AREAS SHALL RECEIVE 4 INCHES OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS PER 1,000 S.F. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75%) IN THE SPRING SHALL BE REVEGETATED.

6. OVER-WINTER STABILIZATION OF DITCHES AND CHANNELS

ALL STONE-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED BY NOVEMBER 15. ALL GRASS-LINED DITCHES AND CHANNELS MUST BE CONSTRUCTED AND STABILIZED BY SEPTEMBER 1. IF A GRASS-LINED DITCH OR CHANNEL IS STABILIZED BY SEPTEMBER 1, THEN EITHER A SOD LINING SHALL BE INSTALLED PRIOR TO OCTOBER 1 OR THE DITCH MUST BE LINED WITH STONE RIPRAP PRIOR TO NOVEMBER 15.

7. OVER-WINTER STABILIZATION OF DISTURBED SLOPES

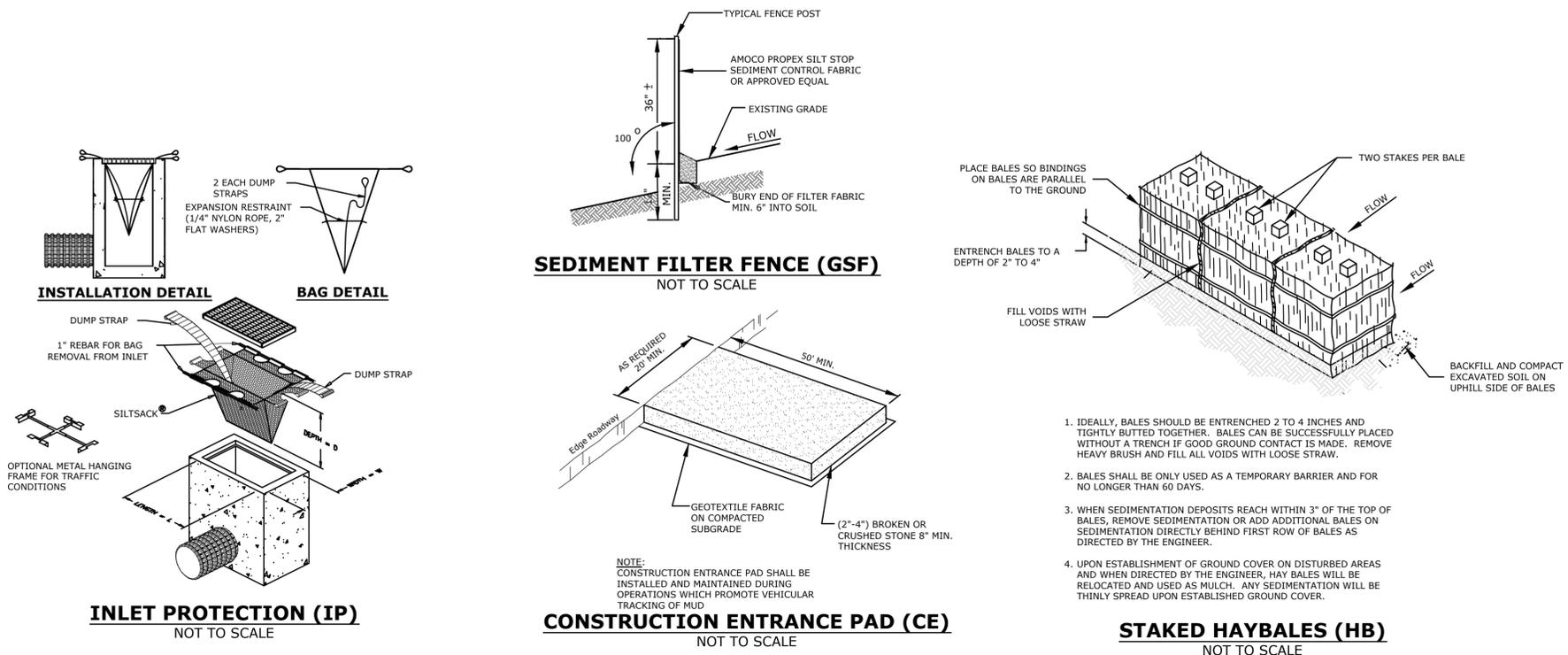
ALL STONE-COVERED SLOPES MUST BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15. ALL SLOPES TO BE VEGETATED MUST BE SEEDED AND MULCHED BY SEPTEMBER 1. ALL AREAS HAVING A GRADE STEEPER THAN 15% SHALL BE CONSIDERED A SLOPE. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1, THEN THE SLOPE SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS BY OCTOBER 1, SOD BY OCTOBER 1, EROSION CONTROL MIX BY NOVEMBER 15 OR STONE RIPRAP BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

8. OVER-WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% MUST BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN THE AREA SHALL EITHER BE STABILIZED WITH TEMPORARY VEGETATION BY OCTOBER 1, SOD BY OCTOBER 1, OR MULCH BY NOVEMBER 15. SEE APPLICABLE SECTIONS UNDER EROSION AND SEDIMENTATION CONTROL NOTES FOR PROPER INSTALLATION METHODS.

9. MAINTENANCE

MAINTENANCE MEASURES SHALL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION SEASON. AFTER EACH RAINFALL, SNOW STORM OR PERIOD OF THAWING AND RUNOFF, THE SITE CONTRACTOR SHALL PERFORM A VISUAL INSPECTION OF ALL INSTALLED EROSION CONTROL MEASURES AND PERFORM REPAIRS AS NEEDED TO INSURE THEIR CONTINUOUS FUNCTION. FOLLOWING THE TEMPORARY AND/OR FINAL SEEDING AND MULCHING, THE CONTRACTOR SHALL, IN THE SPRING, INSPECT AND REPAIR ANY DAMAGES AND/OR BARE SPOTS. AN ESTABLISHED VEGETATIVE COVER MEANS A MINIMUM OF 85% OF AREAS VEGETATED WITH VIGOROUS GROWTH.

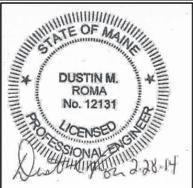


Bowdoin

Bowdoin College
216 Maine Street

100% CD

Number	Revision	Date
1	100% CDs	2/28/14



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MMI Job # 5271-01

Project: ADMINISTRATION BUILDING 216 MAINE STREET

Drawn By: SMW Checked: DMR

Date: FEBRUARY 28, 2014

Scale: NTS

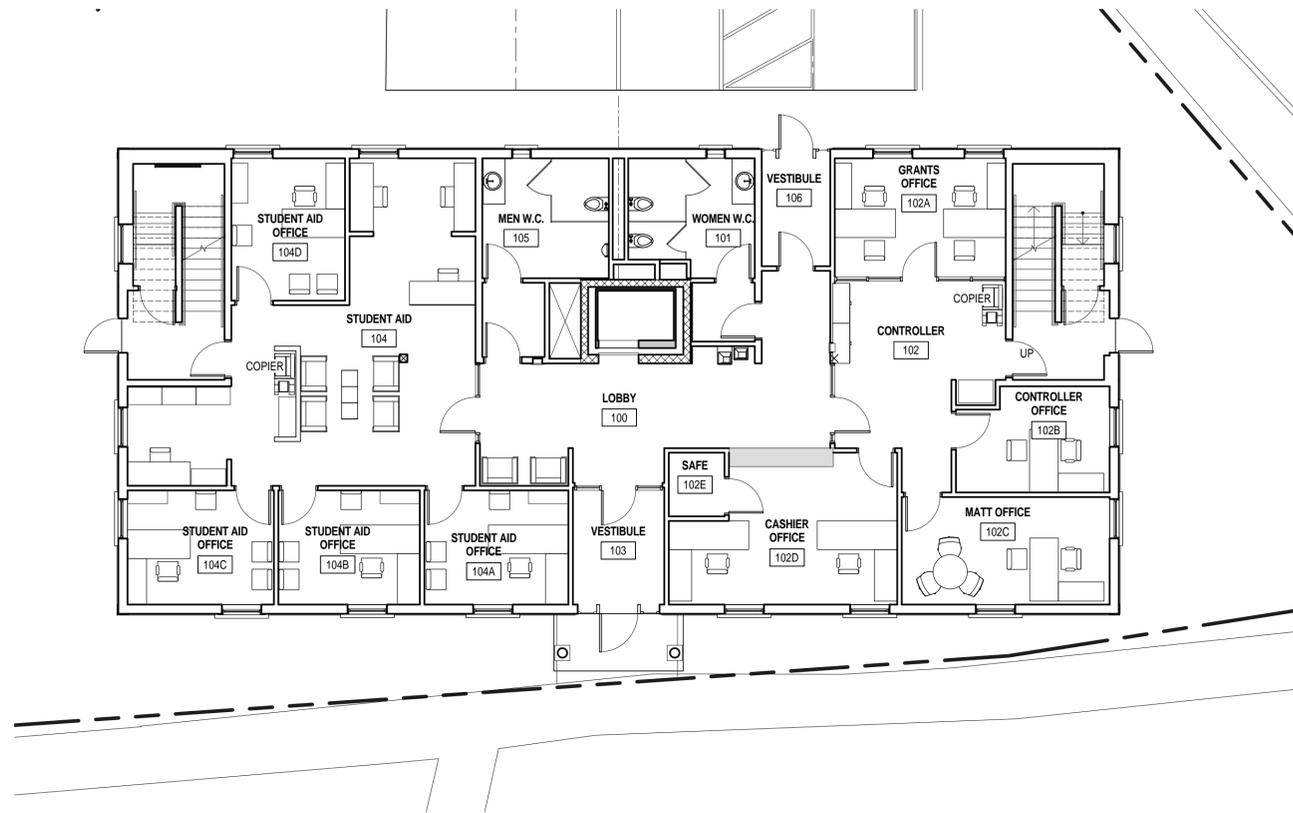
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PRELIMINARY NOT FOR CONSTRUCTION

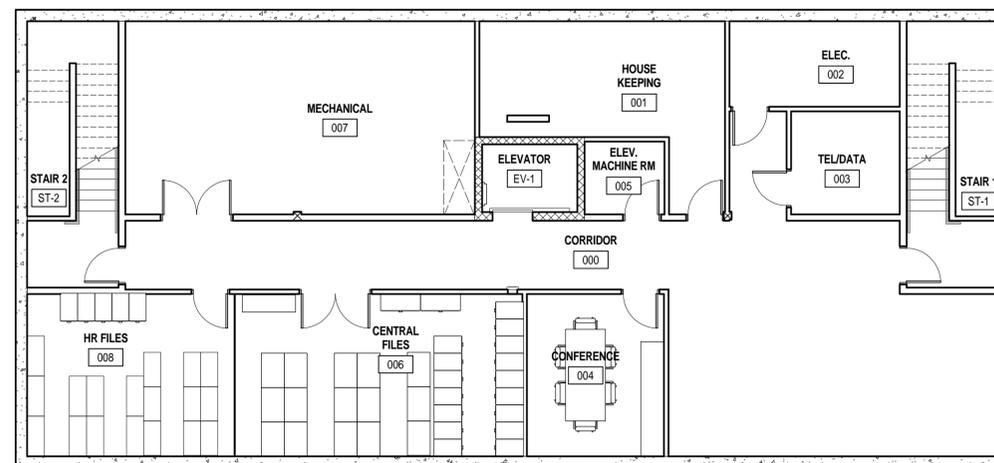
C1.6

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2 FIRST FLOOR - FINISHES PLAN
 1/8" = 1'-0"



1 BASEMENT - FINISHES PLAN
 1/8" = 1'-0"

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Project 216 Maine Street

Drawn By YK Checked TM

Date 28 Feb 2014

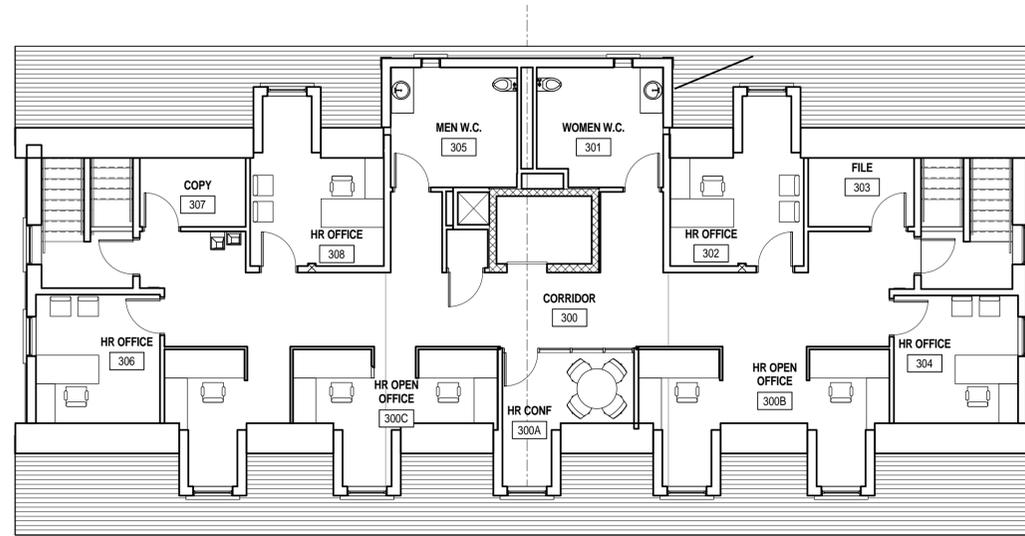
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Drawing Title
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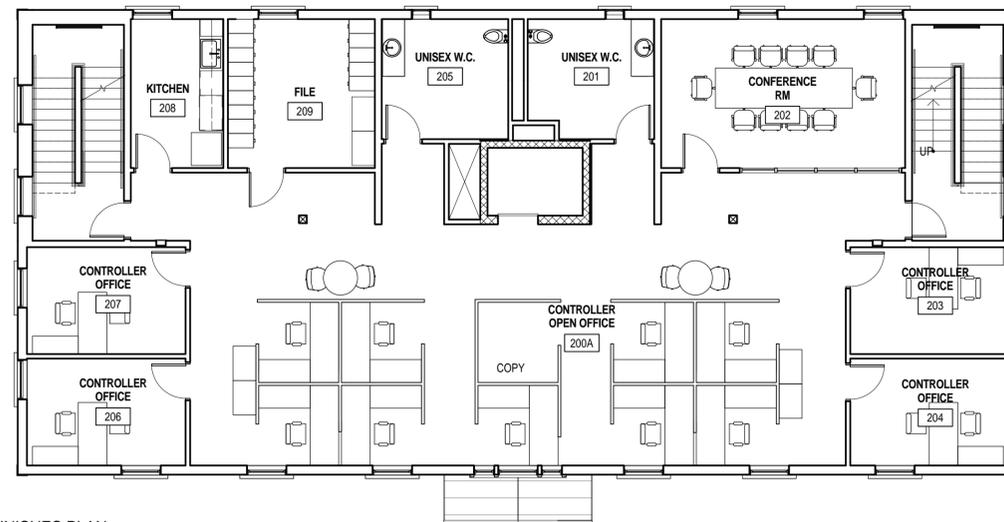
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2 THIRD FLOOR - FINISHES PLAN
 1/8" = 1'-0"



1 SECOND FLOOR - FINISHES PLAN
 1/8" = 1'-0"

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Drawn By Author Checked Checker

Date 28 Feb 2014

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Drawing Title
SECOND & THIRD FLOOR FURNITURE & FINISH PLANS

A1.12

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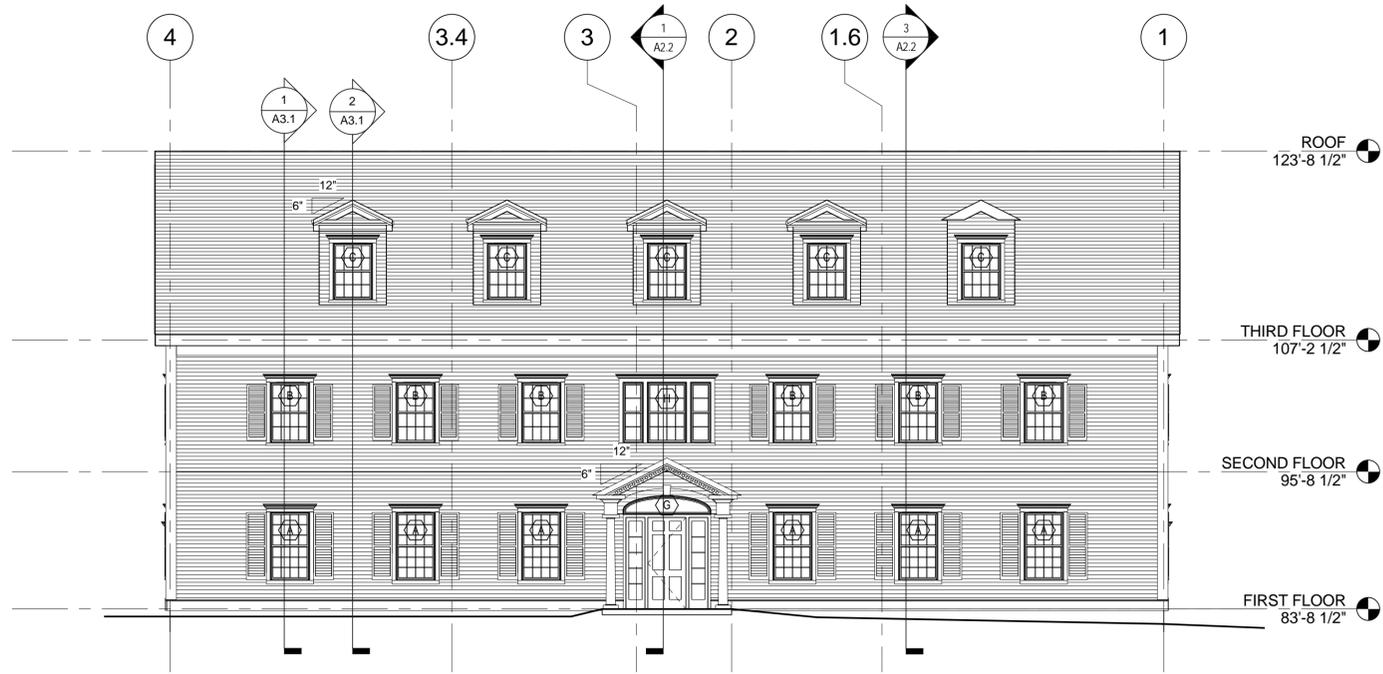
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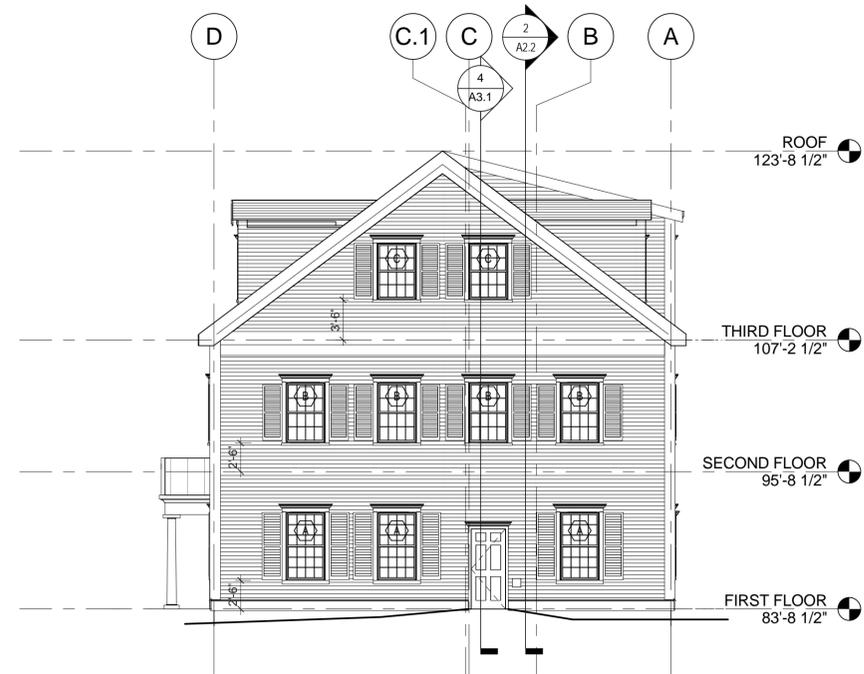
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 Project 216 Maine Street
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 Date 28 Feb 2014
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Drawing Title
EXTERIOR ELEVATIONS

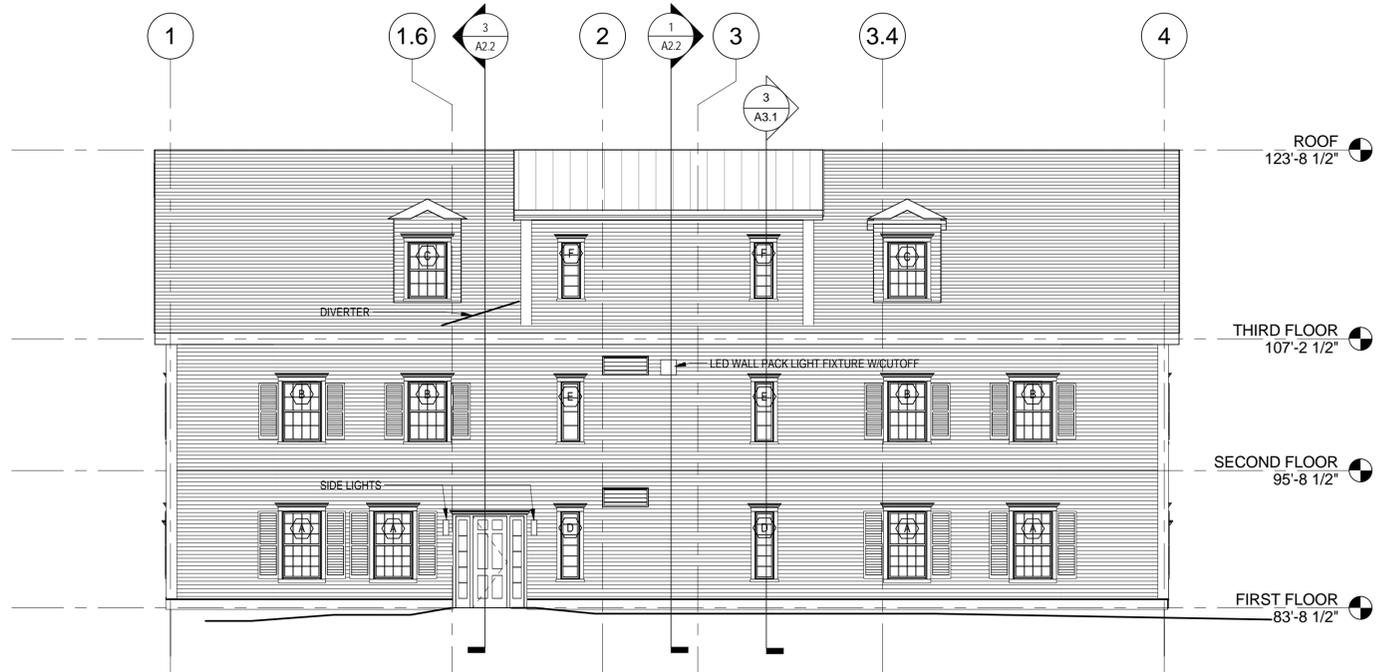
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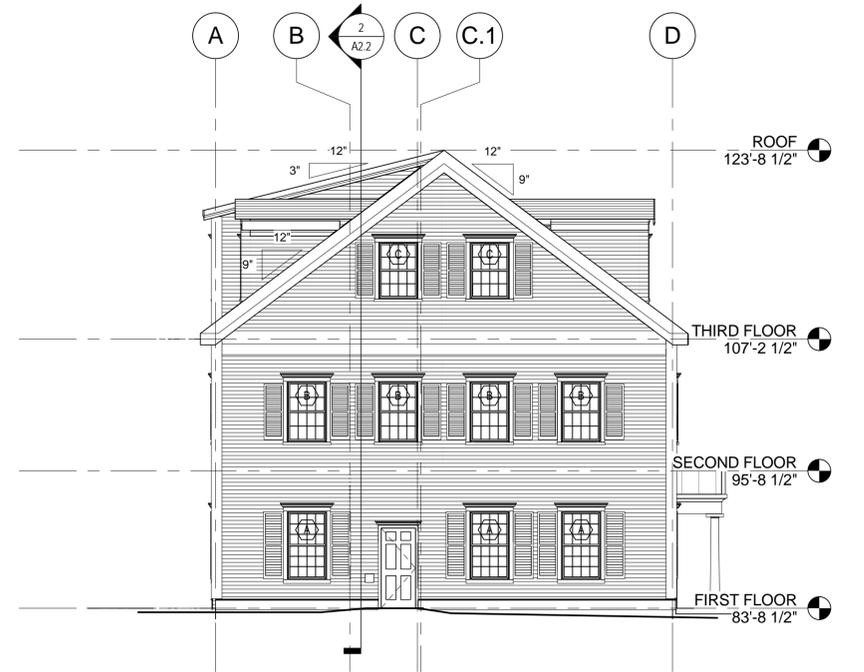
1 ELEVATION - SOUTH
 1/8" = 1'-0"



2 ELEVATION - EAST
 1/8" = 1'-0"



3 ELEVATION - NORTH
 1/8" = 1'-0"



4 ELEVATION - WEST
 1/8" = 1'-0"