Stoneybrook Consultants, Inc.

456 Buckfield Road
Turner, Maine 04282
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Final Plan Application

The Plaza at Cooks Corner
21 Gurnet Road, Brunswick

prepared for

Just Because, LLC

March 2014

Stoneybrook Consultants, Inc.

456 Buckfield Road
Turner, Maine 04282
(207) 514-7491 voice
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March 20, 2014

Jeremy Doxsee, AICP
Town Planner
Department of Planning & Development
Town of Brunswick
28 Federal Street
Brunswick, ME 04011

RE: The Plaza at Cooks Corner
Final Plan Review

Dear Mr. Doxsee,

On behalf of Just Because, LLC please accept this letter and attached supporting material as our formal request for Final Plan Review to redevelop the former Atrium Hotel property located at 21 Gurnet Road at Cooks Corner in Brunswick. It is our client's intent to develop a portion of this site with several retail or restaurant pad sites to be known as The Plaza at Cooks Corner. He has one known retail tenant which will define the Phase 1 of this development. Phase 2 will include the three additional pad sites. It is expected that future tenants could include a restaurant, bank or additional retail tenants.

This project will require approvals for a Traffic Movement Permit from the Maine Department of Transportation (MDOT) and a major amendment to a Site Location of Development Act permit from the Maine Department of Environmental Protection (MDEP). We hope to secure all of these permits so that we can begin construction late this Spring. Applications to both of these State agencies for the required approvals have already been submitted.

Just Because, LLC purchased the property in two deeds, one from BO-ED, Inc. and one from W.G., LLC in 2008. Copies of both deeds are included in Section 3. We have included a copy of a recent boundary survey, prepared by Jones Associates, Inc., in Section 12 showing the parcels involved in this purchase which include a total of 9.5 acres. The property also benefits from shared parking, access rights, utility services and maintenance responsibilities with other abutting owners in this area. Those rights are described in the Amended Reciprocal Easements Agreement dated July 31, 1997 and recorded at the Cumberland County Registry of Deeds in Book 13254, Page 71. A copy of this agreement is included in Section 3.

As noted, Just Because, LLC purchased a total of 9.5 acres. This project proposes to redevelop only 6.2 acres of that total. The remaining 3.3 acres will remain in its existing condition. Approximately 2.0 acres of this remaining land is paved and used for common access drives and shared parking area. The remaining portion of about 1.3 acres is undeveloped open space. There are no plans to make any improvements in this remaining 3.3 acre area at this time and the current uses of the area will continue.

The intent of this project is to secure approvals for redevelopment of about 6.2 acres of the Just Because, LLC ownership. The proposed improvements are shown on several plans prepared by Summit Geoengineering Consultants, Inc. (Summit) which are included in Section 12. This 6.2 acre development site includes about 4.8 acres (77%) of existing impervious area when you include the former hotel building. There are about 1.4 acres (23%) of green space. In the proposed condition, the development site will have 3.6 acres (58%) of impervious area and 2.6 acres (42%) of green space.

While we are planning to provide details for traffic, parking, utility services, and stormwater controls for all four building pad sites with this application, we only have specific building plans for Pad Site 1 at this time. Pad Site 1 has been designed for occupancy by Goodwill Industries for a retail store of 14,700 square feet. The building is being designed by James Herrick Architect. We have attached two different rendered views of what that building will look like in Section 2 and we have included a floor plan and elevation views in Section 12.

At this time, we do not have details for the specific buildings that will be constructed in Phase 2. Pad Site 2 has been shown on the Site Plan to support a 4,000 square foot bank with a three lane drive-thru, but we have noted that it could also support a retail building of 9,000 square feet. Pad Site 3 has been shown to support an 8,000 square foot retail store and Pad Site 4 has been shown to support a 5,000 square foot restaurant with drive-thru or a 9,000 square foot retail building.

Phase 1 construction will include the Goodwill building and the related parking and driveways. Pad Sites 2, 3 & 4 will be graded and seeded for future development. The Phase 1 improvements will be completed this year. Detailed plans for all of the Phase 1 improvements proposed to be constructed at this time have been prepared by Summit and are included in Section 12. Phase 2 buildings and improvements may not be completed for several years, depending upon market conditions. Phase 1 improvements are expected to cost $1.4 million and we have included a letter from Bar Harbor Bank & Trust in Section 4 indicating that the owner of Just Because, LLC, George Schott, has funds available for this project.

We understand that preliminary designs are currently being prepared for the proposed Public Road that would connect Gurnet Road (along the northerly line of this project and through remaining areas of this property) with Thomas Point Road. Construction costs for this road are unknown at this time and funding may not be approved. Therefore, construction may or may not occur. We have designed our project to match existing conditions of the common driveway along the proposed route for the Public Road and we will continue to work with the design engineer and the Town to provide room for these improvements as you continue to plan for these possible public improvements.

The project is located in the CC District and is subject to the Cooks Corner Design Standards. Under current conditions, we do not believe that this project will require any waivers to these standards. If the proposed Public Road is actually built, however, waivers for the proposed improvements shown on Pad Sites 2 & 3 would be required. The maximum setback of 25' will apply to the proposed Public Road. The building shown on Pad Site 3 is set back about 35' from the proposed right of way for that Public Road. There is also a single row of parking shown between the proposed Public Road and the building shown on Pad Site 2, which is

not a preferred design under the Cooks Corner Design Standards. Since these conditions will require waivers from your standards to allow future development of these two Pad Sites, we believe it is reasonable to request these waivers in anticipation that the road may be constructed.

Our layout for Pad Sites 2 & 3 was driven by a need for vehicle access for the drive-thru lanes at the bank pad site, providing space for infiltration basins, and our attempt to fit the proposed improvements within the current common driveway easements, while still providing space for the proposed Public Road that is currently being designed.

The existing site is very flat and existing stormwater systems are very shallow. This has made it very difficult to site buildings and grade the parking areas to provide stormwater treatment. We have proposed to install eight infiltration basins along the existing road frontages or at the edge of proposed parking areas. Since we have reduced impervious area with this design, and since we will be infiltrating most of the stormwater flow from this site, post condition runoff will be significantly reduced with this development. The only discharge to the existing stormwater system will be from roof water and required overflows from the infiltration basins. A partial copy of the stormwater study is included in Section 5. We have also provided a partial copy of the Infiltration Basin Assessment in Section 6. Both of these studies are currently being reviewed by MDEP.

This project will provide 169 parking spaces under the proposed full build out. We have suggested a possible build out of 40,700 square feet of retail area. Retail and service business uses under your ordinances require 4 spaces per 1,000 square feet of floor area, which means that 163 spaces would be required. With the restaurant and bank pad sites, proposed parking requirements would drop to 139 spaces under your code requirements. Under Phase 1, the project will construct 140 spaces.

In Section 7, we have provided a copy of our letter to the Brunswick-Topsham Water District with proposed water usage and their letter indicating their ability to serve this project. We have been working with the District for several months and they have reviewed our preliminary design plans for the water

service for this project. We will ask them to provide comments on the plans submitted with this application to make sure that we have included all of the changes they had requested.

The Brunswick Sewer District has also reviewed preliminary design plans. Our letter to them and their response indicating a willingness and capacity to serve is included in Section 8. The utility plan submitted with this application has been revised to address some preliminary comments from the District. We will ask them to provide comments on these plans to make sure we have addressed all of their concerns.

Within Section 9, we have provided information from Pine Tree Waste Services (Pine Tree) which provides details for solid waste generation, disposal sites and their ability to serve this project. The applicant has existing contracts with Pine Tree for other projects in the Brunswick area and will continue that relationship with this project. The total volume of waste generated by this project is expected to be similar to the wastes generated by the prior use on this site.

This project is expected to generate 230 trips during the Weekday PM Peak Hour and 378 trips during the Saturday Peak Hour. Trip generation noted does not include allowed credit for the prior use of this site. Given the prior use, this project is not expected to create unsafe traffic conditions. We are working through a Traffic Movement Permit process with MDOT and would expect that process to be completed by the time this application is reviewed by the Planning Board. See Section 10 for a partial copy of the traffic information submitted to MDOT on this project.

Included within Section 12, we have provided landscape and lighting plans with details prepared by F.A. Cushing, M.L.L.A. We have also provided lighting specifications in Section 11. Mr. Cushing coordinated the landscape and lighting details with the full build out plans to meet the Cooks Corner Design Standards for these site features. In Section 2, we have provided comments on the Cooks Corner Design Standards and responses to the Review Standards of Section 411 of your zoning ordinance.

A very small portion of the property along Perryman Drive may be subject to requirements of the Natural Resource Protection Zone. No development is proposed in this area. There are no wetland areas on the property. The property is not located in an Aquifer Protection Zone or a Flood Hazard Area. There are no known historic or archeological sites and no wildlife areas of significance.

We have attached the Final Plan Application in Section 1. I hope you will find this information acceptable to process our request for Final Plan review. Please let me know if you have any questions or need additional information. I look forward to your review.

Respectfully Yours,

STONEYBROOK CONSULTANTS, INC.

Michael F. Gotto

cc: George Schott

Table of Contents

Section 1	Application
Section 2	Section 411 Review Standards Cooks Corner Design Standards
Section 3	Right, Title, Interest
Section 4	Financial Capacity
Section 5	Stormwater (partial)
Section 6	Groundwater (partial)
Section 7	Water Supply
Section 8	Wastewater Disposal
Section 9	Solid Waste
Section 10	Traffic (partial copy of Traffic Scoping Application)
Section 11	Lighting
Section 12	Plans (reduced copies)

Section 1

Final Plan Application

MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION

1. Project Name: The Plaza at Cooks Corner

2. Project Applicant
   Name: Just Because, LLC
   Address: P.O. Box 9340
   Auburn, ME 04210
   Phone Number: (207) 786-2977

3. Authorized Representative
   Name: Mike Gotto - Stoneybrook Consultants
   Address: 456 Buckfield Road
   Turner, ME 04282
   Phone Number: (207) 514-7491

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 list
   2.
   3.

5. Physical location of property being affected: 21 Gurnet Road

6. Lot Size: 9.5 acres

7. Zoning District: CC

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 CC1 Lot Number 30 & 43 of subject property.

10. Brief Description of proposed: See attached Cover Letter.

11. Describe Specific Physical Improvements to be Done: See attached 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.

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

    1. Bill Peterlein, PE #5787 – Summit Geoengineering, P.O. Box 7216, Lewiston, ME 04243
       Telephone: 207-576-3313
    2. William Bray, PE #4007 – 235 Bancroft Street, Portland, ME 04102
       Telephone: 207-774-3603
    3. Michael Hartman, PLS #2433 – Jones Associates, Inc., 63 Tucker Lane, Poland, ME 04274
       Telephone: 207-998-5242
    4. Michael Deyling, CG #270 – CES, Inc., 640 Main Street, Lewiston, ME 04240
       Telephone: 207-795-6009
    5. James Herrick Architect #1819 - 47 Main Street, Topsham, ME 04086
       Telephone: 207-729-4177
    6. Francis Cushing, LA #63 - F.A. Cushing, M.L.L.A., 277 State St., Northampton, MA 01060
       Telephone: 207-751-2416

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		✓				
Scale, date, north point, area, number of lots (if subdivision)		✓				
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.		✓				
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.		✓				
Existing zoning district and overlay designation.		✓				
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.		✓				
Names of current owner(s) of subject parcel and abutting parcels.		✓				
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.			✓			
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.		✓				
Existing and proposed easements associated with the development.		✓				
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.		✓				
Location of features, natural and artificial, such as water bodies, wetlands, streams, vegetation, railroads, ditches and buildings.		✓				

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.		✓				
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.		✓				
Topography with counter intervals of not more than 2 feet.		✓				
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.			✓			
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.		✓				
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.		✓				
Existing locations and proposed locations, widths and profiles of sidewalks.		✓				
Location map.		✓				
Approximate locations and dimensions of proposed parking areas.		✓				
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.		✓				
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.		✓				
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.						
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.			✓			
Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.			✓			

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.			✓			
Building envelops showing acceptable locations for principal and accessory structures.			✓			

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.		✓				
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.		✓				
Draft performance guarantee or conditional agreement.						
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.		✓				
Any additional studies required by the Planning Baord, which are deemed necessary in accordance with this Ordiancne.						
Storm water management program for the propsed project prepared by a professional engineer.		✓				
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.			✓			

An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.			✓			
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.		✓				
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.			✓			
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.					✓	
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.		✓				
Where a septic system is to be used, evidence of soil suitablity.			✓			
All applicable materials necessary for the reviewing entity to review the propsoal in accordance with the Criteria of Section 411.		✓				
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.		✓				
An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, and signage.		✓				
A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems.		✓				
The size and proposed location of water supply and sewage disposal systems.		✓				
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.		✓				

Just Because LLC
P.O. Box 9340
Auburn, ME 04210

To Whom It May Concern:

The signature below authorizes Stoneybrook Consultants, Inc. and William Bray, P.E. to act as the applicant's agents in the processing of the enclosed application.

for Just Because LLC, applicant

GEORGE SCHOTT, MEMBER
(print name, title)

Section 2

Section 411 Review Standards/
Cooks Corner Design Standards

Section 411 Review Standards

411.1 Ordinance Provisions

A. There is no overlay zone at this site. The proposed use is a permitted use and there are no density requirements. The project meets all dimensional requirements under current conditions.

B. This project meets all applicable requirements related to use and lot configuration outlined in Chapter 3 of your ordinance.

C. There are no Special Permits, Zoning Variance or Special Exception applicable to this project.

D. This is not an Open Space Development.

411.2 Preservation of Natural Features

A. Section 211 (Natural Resources Protection Zone)
No Development is proposed in the NRPZ district.

B. Section 501 (Natural Features and Net Site Area)
This project proposes to redevelop an existing developed area, there are no Natural Features to be preserved by this project and the Net Site Area is not applicable to this project.

C. Section 502 (Flood Hazard Areas)
This project does not propose any improvements in Flood Hazard Areas.

D. Section 503 (Steep Slopes)
There is no development proposed on Steep Slopes.

411.3 Surface Waters, Wetlands and Marine Resources

A. This project will reduce surface water discharges with the installation of eight infiltration basins. See the Stormwater Management Report in Section 6 and the Infiltration Basin Assessment in Section 7. These studies are currently being reviewed by MDEP.

B. Section 211 (Natural Resources Protection Zone)
No Development is proposed in the NRPZ district.

C. Section 209 (Coastal Protection)
No Development is proposed in a Coastal Protection district.

D. Section 504 (Stormwater Management)
See Section 5 for information on Stormwater Management. The project proposes to reduce impervious areas on site and control stormwater through installation of eight filter basins. Post condition stormwater flow from this site will be significantly reduced under the proposed plans. Stormwater improvements are designed to the most current Best Management Practices and are currently being reviewed by MDEP.

E. Section 505 (Groundwater)

There is no subsurface wastewater disposal proposed for this project. See Section 6 for information on Groundwater. Based upon the Infiltration Basin Assessment completed by CES, Inc., this project will not have any impact on groundwater resources.

F. Section 506 (Erosion and Sedimentation)

See Section 5 and the project plans for details on erosion and sedimentation control measures that will be utilized during construction of improvements proposed at this site. All measures are in accordance with current Best Management practices.

G. Section 507 (Sewage Disposal)

Sewage from this project will be directed to the municipal sewer system. See Section 8 for information on projected flows and a letter from the Brunswick Sewer District indicating their willingness and capacity to serve this project.

411.4 Flood Hazard Area

A. Section 211 (Natural Resources Protection Zone)

No Development is proposed in the NRPZ district.

B. Section 502 (Flood Hazard Areas)

This project does not propose any improvements in Flood Hazard Areas.

411.5 Stormwater Management

A. Section 209 (Coastal Protection)

No Development is proposed in a Coastal Protection district.

B. Section 503 (Steep Slopes)

There is no development proposed on Steep Slopes.

C. Section 504 (Stormwater Management)

See Section 5 for information on Stormwater Management. The project proposes to reduce impervious areas on site and control stormwater through installation of eight filter basins. Post condition stormwater flow from this site will be significantly reduced under the proposed plans. Stormwater improvements are designed to the most current Best Management Practices and are currently being reviewed by MDEP.

411.6 Groundwater

A. Section 210 (Aquifer Protection Zone)

This site is not located within an Aquifer Protection Zone identified within the Town Zoning Ordinance.

B. Section 504 (Stormwater Management)

See Section 5 for information on Stormwater Management. The project proposes to reduce impervious areas on site and control stormwater through

installation of eight filter basins. Post condition stormwater flow from this site will be significantly reduced under the proposed plans. Stormwater improvements are designed to the most current Best Management Practices and are currently being reviewed by MDEP.

C. Section 505 (Groundwater Pollution)
There is no subsurface wastewater disposal proposed for this project. See Section 6 for information on Groundwater. Based upon the Infiltration Basin Assessment completed by CES, Inc., this project will not have any impact on groundwater resources.

D. Section 507 (Sewage Disposal)
Sewage from this project will be directed to the municipal sewer system. See Section 8 for information on projected flows and a letter from the Brunswick Sewer District indicating their willingness and capacity to serve this project.

411.7 Erosion and Sedimentation

A. Section 503 (Steep Slopes)
There is no development proposed on Steep Slopes.

B. Section 506 (Erosion and Sedimentation)
See Section 5 and the project plans for details on erosion and sedimentation control measures that will be utilized during construction of improvements proposed at this site. All measures are in accordance with current Best Management practices.

411.8 Sewage Disposal

A. Section 209 (Coastal Protection)
No Development is proposed in a Coastal Protection district.

B. Section 507 (Sewage Disposal)
Sewage from this project will be directed to the municipal sewer system. See Section 8 for information on projected flows and a letter from the Brunswick Sewer District indicating their willingness and capacity to serve this project.

411.9 Water

A. Section 209 (Aquifer Protection Zone)
No Development is proposed in a Coastal Protection district.

B. Section 508 (Water Systems)
Water for this project will be provided by the municipal water system operated by the Brunswick-Topsham Water District. See Section 7 for information on project related water use and a letter from the District indicating their ability to serve this project.

411.10 Aesthetic, Cultural and Natural Values

A. Section 209 (Coastal Protection Zone)
No Development is proposed in a Coastal Protection district.

B. Section 211 (Natural Resource Protection Zone)
No Development is proposed in the NRPZ district.

C. Section 216 (Village Review Zone)
The project is not located in the Village Review Zone.

D. Section 501 (Preservation of Natural Features and Net Site Area)
This project proposes to redevelop an existing developed area, there are no Natural Features to be preserved by this project and the Net Site Area is not applicable to this project.

E. Section 503 (Steep Slopes)
There is no development proposed on Steep Slopes.

F. Section 517 (Preservation of Historic Resources)
There are no known historic resources located on or adjacent to the proposed project.

411.11 Community Impact

A. Section 509 (Community Facilities Impact Analysis)
This project is a redevelopment of the former Atrium Hotel and Conference Center property. Replacing this former facility and associated use with four pad sites for retail, banking or restaurant uses is expected to have less impact on community services. Impacts to the municipal water and sewer systems will be less and we have provided letters from those districts indicating their ability to serve this project. Impacts for traffic and public safety providers will be similar under the proposed project. There are no new roads proposed by this project and solid waste generation is expected to be similar with the proposed use. Stormwater impacts will be significantly reduced with the proposed infiltration basins. There will be no impact to schools or recreational resources under this proposed project.

B. Section 510 (Development Impact Fees)
We are not aware of any impacts proposed by this project that would require impact fees.

411.12 Traffic

A. This project is expected to generate 230 trips during the Weekday PM Peak Hour and 378 trips during the Saturday Peak Hour. Given the prior use of the site, this project is not expected to create unsafe traffic conditions. We are working through a Traffic Movement Permit process with MDOT and would expect that process to be completed by the time this application is reviewed by the Planning Board. See Section 10 for a partial copy of the traffic information submitted to MDOT on this project.

B. Statements from the Fire Chief, Police Chief and Public Works Director are pending.

C. Section 509 (Community Facilities Impact Analysis)
This project proposes to redevelop the former Atrium Hotel and Conference Center property. Proposed improvements are expected to have less impact on community facilities.

D. Section 510 (Development Impact Fees)
We are not aware of any impacts proposed by this project that would require impact fees.

E. Section 511 (Development of New Streets)
There are no new streets proposed by this project.

F. Section 512 (Off Street Parking)
This project will provide 169 parking spaces under the proposed full build out. We have suggested a possible build out of 40,700 square feet of retail area. Retail and service business uses require 4 spaces per 1,000 square feet of floor area, which means that 163 spaces would be required. With the restaurant and bank pad sites, proposed parking requirements would drop to 139 spaces under your code requirements. Under Phase 1, the project will construct 140 spaces.

G. Section 513 (Curb Cuts and Highway Access)
This project proposes to use two existing curb cuts to Gurnet Road. The main entrance is signalized and serves the Cooks Corner Shopping Center located on the opposite side of Gurnet Road and is the common driveway for this site, Regal Cinema and Kentucky Fried Chicken. Through common driveway easements, there is also indirect access to Perryman Drive and Thomas Point Road.

H. Section 514 (Off Street Loading)
Off Street loading areas will be provided to meet tenant requirements and service needs.

411.13 Pedestrian and Bicycle Access and Safety

A. Section 511 (Development of New Streets)
There are no new streets proposed by this project.

B. Section 512 (Off Street Parking)
Off Street parking requirements for the proposed uses is provided.

C. Section 513 (Curb Cuts and Highway Access)
This project proposes to use only existing curb cuts.

D. Section 515 (Appearance Assessment)
The applicant has retained a team of professionals to lay out this site, provide detailed engineering plans and studies, provide detailed landscaping and lighting plans and design the building for the tenant. All of these professionals have worked together to provide project plans that we believe

meet or exceed the requirements of your zoning ordinance and the Cooks Corner Design Standards.

E. Section 516 (Building Configuration)
All buildings have been oriented towards Gurnet Road or the existing common driveway. Architectural plans for the proposed tenant have been developed to enhance the street orientation.

411.14 Development Patterns

A. Section 507 (Sewage Disposal)
Sewage from this project will be directed to the municipal sewer system. See Section 8 for information on projected flows and a letter from the Brunswick Sewer District indicating their willingness and capacity to serve this project.

B. Section 511 (Development of New Streets)
There are no new streets proposed by this project.

C. Section 512 (Off Street Parking)
Off Street parking requirements for the proposed uses is provided.

D. Section 515 (Appearance Assessment)
This project will meet or exceed the requirements of your zoning ordinance and the Cooks Corner Design Standards.

E. Section 516 (Building Configuration)
All buildings have been oriented towards Gurnet Road or the existing common driveway. Architectural plans for the proposed tenant have been developed to enhance the street orientation.

F. Section 517 (Preservation of Historic Resources)
There are no known historic resources located on or adjacent to the proposed project.

411.15 Architectural Compatibility

A. Section 216 (Village Review Zone)
The project is not located in the Village Review Zone.

B. Section 515 (Appearance Assessment)
This project will meet or exceed the requirements of your zoning ordinance and the Cooks Corner Design Standards.

C. Section 516 (Building Configuration)
All buildings have been oriented towards Gurnet Road or the existing common driveway. Architectural plans for the proposed tenant have been developed to enhance the street orientation.

D. Section 517 (Preservation of Historic Resources)
There are no known historic resources located on or adjacent to the proposed project.

411.16 Municipal Solid Waste Disposal

A. Section 509 (Community Facilities Impact Analysis)
See Section 9 for estimates of proposed solid waste generation for this project. The total waste generation from all four pad sites is expected to be similar or slightly less than the former Atrium Hotel and Conference Center use.

B. Section 510 (Development Impact Fees)
We are not aware of any impacts proposed by this project that would require impact fees.

411.17 Recreational Needs

A. Section 509 (Community Facilities Impact Analysis)
Not applicable. No residential uses proposed.

B. Section 519 (Recreation)
Not applicable. No residential uses proposed.

411.18 Access for Persons with Disabilites

A. Section 216 (Village Review Zone)
The project is not located in the Village Review Zone.

B. Section 515 (Appearance Assessment)
This project will meet or exceed the requirements of your zoning ordinance and the Cooks Corner Design Standards.

C. Section 517 (Preservation of Historic Resources)
There are no known historic resources located on or adjacent to the proposed project.

D. Section 518 (Access for Persons with Disabilities)
This project will meet requirements of the Americans with Disabilities Act.

411.19 Financial Capacity and Maintenance

A. Section 520 (Fiscal Capacity)
See Section 4 for a letter from Bar Harbor Bank & Trust indicating that the applicant has funding of $1.4 million to cover the cost for construction of the Goodwill building and Phase 1 Site Improvements.

B. Section 521 (Performance Guarantee)
Site construction costs for the Phase 1 site improvements are expected to be $400,000. Site improvements will be constructed by the applicant's construction company, K&K Excavation. If a performance guarantee is required for this project, K&K Excavation will provide a performance bond.

C. Section 522 (Home/Property Owner's Associations)
Not Applicable

D. Section 523 (Protected Open Space)
Not Applicable

411.20 Noise and Dust

A. Section 524 (Noise and Dust)

The project will not result in any change in current noise levels. The only noise source will be from roof top or ground level mechanical equipment to provide air conditioning and heating for the new buildings or from vehicle traffic as customers move in and out of the proposed parking lots. These temporary vehicle noise sources should be exempt from noise requirements and the mechanical equipment on these buildings will be no different than the units that served the large hotel that was previously located at this site. Dust control during construction will be done in accordance with the requirements outlined in the Erosion and Sediment Control Plan included in Section 5.

411.21 Finding of Right, Title and Interest

See Section 3 for copies of the recorded deeds and current easement agreements.

411.22 Finding of Payment of Application Fee

All application fees have been paid.

411.23 Additional Design Review Guidelines in the BNAS Reuse and Conservation Districts

Not Applicable

411.24 Environmental Compliance in the BNAS Reuse and Conservation Districts

Not applicable

Cooks Corner Design Standards

I. Site Planning

Buildings and the Street

The three buildings proposed along the Gurnet Road frontage are located within 100' of the street right of way. Parking is proposed behind all three pad sites with parking along the side of Pad Site #2. There is a service drive for each pad site between Gurnet Road and each proposed building to provide access to drop off areas or drive-thru lanes. The existing mature landscaping has been retained and new landscaping has been proposed to create an effective buffer along this street. A new sidewalk with a pedestrian cross walk will be installed along the entire street frontage of this project.

Circulation Plan

The project has been designed to use two existing curb cuts on Gurnet Road. One of these curb cuts serves as a common drive for several other uses and is located at a signalized intersection of Gurnet Road and the entrance to the Cooks Corner Mall. This common drive is currently being reviewed by engineers for construction of a proposed Public Road. We have been working with the engineers conducting that review to locate our project in a manner that will allow sufficient room for the required right of way for those proposed road improvements. If constructed, this road would provide a public road connection between Gurnet Road and Thomas Point Road.

The second existing entrance on Gurnet Road provides access to this project and the property located at 31 Gurnet Road occupied by Planet Fitness and Rent-A-Center. We have provided two connections to this property which will also allow indirect access to Perryman Drive. With the existing shared parking and access rights, a customer entering this site from Gurnet Road can do business at all of the properties located at 11 Gurnet Road, 13 Gurnet Road, 19 Gurnet Road and 31 Gurnet Road without exiting back onto Gurnet Road. They will also have indirect access to Perryman Drive and Thomas Point Road even if the proposed Public Road is not built.

All internal pad sites are interconnected with sidewalks and pedestrian cross walks are provided. The proposed layout should discourage the use of the parking areas as a shortcut for vehicle movements in this area and the numerous cross walks should serve as traffic calming measures. Bike racks are proposed at each pad site.

Parking

Most of the parking is proposed to be located behind all of the Pad Sites and should be convenient to all proposed buildings. Two Pad Sites propose a small amount of parking in a side yard as you look at the site from Gurnet Road. The parking at Pad Site #2 is a side yard area from Gurnet Road, but may become a front yard if the proposed Public Road is constructed. This parking has been minimized with only one row of parking and it will be located behind a landscaped mound as viewed from the proposed Public Road. Landscaping and lighting for the site will be coordinated throughout the entire project.

Service Areas

Only the Goodwill building will be constructed at this time. Goodwill has two loading docks which are serviced by a truck well, constructed partially below grade. The loading dock area has been located to the side of the proposed building with truck service being from the internal drive and parking area. This area will be landscaped along the side of the building and will eventually be blocked with building development on Pad Site #2. Portion of the Goodwill building will block the view from Gurnet Road along with the landscaping provided along this street frontage. This loading area has been designed to specific requirements from Goodwill and all of the products in or waste out of this building will pass through this loading area.

II. Pedestrian and Bicyclists

Public Sidewalks

A public sidewalk is proposed along the entire street frontage of Gurnet Road. This sidewalk will be separated from the street pavement by a grass esplanade and landscaped along the street right of way line. Great care has been made to protect most of the existing mature landscaping along this road. A new crosswalk will be provided as part of this new construction. The existing connecting walkway along the common drive will remain and will be adjusted to accommodate the new access drive for this project and will be repaired at the existing two access drives.

Internal Walkways

All Pad Sites are connected with proposed sidewalks. Walkways are a minimum of 5' wide with vertical curbing along parking or drive aisles. Tip downs for accessibility are provided at all intersections and cross walks will be clearly marked. Landscaping and project lighting are coordinated with the walkways and parking areas to enhance visual quality and to ensure that minimum levels of illumination for safety are met.

Pedestrian Spaces

Only one building is proposed at this time. The drop off entrance is located on the Gurnet Road side of the building and a covered unloading space is provided for

direct vehicle access to the drop off area. The main entrance is located at the rear of the building adjacent to the parking areas. This entrance is also a covered entrance with pitched roof and columns to draw attention.

Bicycle facilities

Bike racks will be provided at each building site.

James Herrick
Architect

Cooks Corner Design Standards 13 March 2014

We believe that the new building for Goodwill is compliant with the standards written for the Cooks Corner area. The proposed building is intentionally harmonious with New England buildings. It is designed to stand with and not necessarily apart from the buildings in the area. The building is attractive but not overly showy in any way.

We have used familiar materials, brick, clapboards and shingles. We use them in a traditional fashion but in a modern way. For example our clapboards are cement plank. Our forefathers might have enjoyed these rot resistant products.

We have detailed the building in a familiar way, the roof overhangs, corner and frieze boards and pilasters echo traditional buildings yet suit our modern needs. The entries are bold and water drips well clear of our walls.

The roof structures are steep pitched with deep overhangs. These overhangs are deep over all the walls and deeper as the structures make and protect the entries. The roofs ride up over the walls and make a place for all the roof top mechanical equipment. The machinery that provides comfort to our modern life is well shielded from the street by high walls and roofs on all sides.

Our not small building is an amenity to the street. With a variety of building forms we accentuate the unique functions of the operations housed within. Highlighted entries and integrated signage inform and invigorate the street scene. Columned entries protect and invite the public while even non approach sides have similar complimenting detail.

We hope you agree that our building is not only appealing to our clientele but pleasant to the casual passer by as well.

47 Main St. • Topsham, ME 04086 • Ph: 207-729-4177
Email: jherrickarch@comcast.net • http://www.jherrick.com

Goodwill - Rte 24 View
Brunswick, Maine

JAMES HERRICK
ARCHITECT

47 Main Street
Topsham, Maine 04086

(207) 729-4177

Goodwill - Parking Lot View
Brunswick, Maine

JAMES HERRICK
ARCHITECT

47 Main Street
Topsham, Maine 04086

(207) 729-4177

F. A. CUSHING, Inc.
Maine Licensed Landscape Architect
Master Planning and Landscape Architecture
277 State Street, Northampton, MA 01060 (207) 751-2416

March 18, 2014

Mike Gotto
Stoneybrook Consultants, Inc.
456 Buckfield Road
Turner, ME 04282

Re: COOKS CORNER DESIGN STANDARDS, SECTION IV

The landscape design for the proposed Plaza at Cooks Corner on the former Atrium Motel site at 21 Gurnet Road conforms to the Cooks Corner Design Standards.

The existing and remaining landscape from the Motel was analyzed for preservation suitability. The landscapes on the eastern perimeter will be largely unaffected by the proposed development and remain intact. Much of the frontage landscape along Gurnet Road has passed its service life and was originally planted with several inappropriate species. The canopy deciduous trees, desirable evergreen shrubs and several flowering trees will remain as indicated on the landscape plan. The undesirable plants in the frontage will be grubbed and removed as well as the dated masonry planter on the North West corner of the lot.

The proposed plant palette is suitable for the commercial landscape application or the specific conditions for which plants are specified. The entire palette is hardy and tolerant of the dry sandy conditions. After establishment the plants will not require regular irrigation. A full palette was selected for evergreen and deciduous trees, evergreen and deciduous shrubs, very rugged perennials and a no-mow turf ground cover.

The landscape plan thoroughly addresses the lot perimeter landscape, street side landscape for Gurnet Road and Cinema Drive and landscape for Goodwill. Landscape for the future buildings cannot be addressed at this time due to the absence of architecture. The Gurnet Road landscape weaves the remaining trees and shrubs together with proposed trees, shrubs and perennials in free form natural drift beds providing filtered screening. The Cinema Drive beds provide complete screening from adjacent parking with berms and planting. Elements from the KFC / Taco Bell landscape are incorporated to establish and continue a consistent design theme. The Goodwill landscape is problematic for a foundation planting due to the 3’ roof overhang. Shrubs are proposed wherever snow and ice will not damage the plant structure. A 2’ wide stone rain splash is proposed to receive the roof drainage. Planting is shown behind and in front of the splash. A very generous use of perennial material is specified for these narrow beds and will be quite handsome in the growing season.

Frank Cushing Maine Licensed Landscape Architect #63

Section 3

Right, Title, Interest

QUITCLAIM DEED WITHOUT COVENANT

BO-ED, INC, a Maine corporation with a mailing address of 21 Gurnet Road, Brunswick, Maine ("Grantor"), FOR CONSIDERATION PAID does hereby give, grant, bargain, sell and convey unto **JUST BECAUSE, LLC**, a Maine limited liability company having a mailing address of P.O. Box 9340, Auburn, Maine 04210 ("Grantee"), its successors and assigns forever, certain parcels of land and any buildings and improvements thereon situated in the Town of Brunswick, County of Cumberland, State of Maine, more particularly described on Exhibit A attached hereto and made a part thereof.

The property herein described is subject to, and benefited by, as the case may be, all utility easements which serve the premises; other easements, covenants, conditions and restrictions of record affecting the premises.

This Deed is given in Lieu of Foreclosure by the Grantee, said foreclosure having been commenced by Power of Sale under Mortgage as described in the Mortgagee's Sale of Real Estate and Notice of Secured Party's Sale of Personal Property dated May 25, 2007 recorded in the Cumberland County Registry of Deeds at Book 25136, Page 39, the rights of said mortgagee thereunder having been assigned to the Grantee by Assignment from Androscoggin Savings Bank to the Grantee dated near or even date herewith to be recorded prior hereto in the Cumberland County Registry of Deeds

IN WITNESS WHEREOF, BO-ED, INC. has caused this instrument to be executed by Robert A. Rosenthal, its President, duly authorized as of this 16th day of July, 2008.

Witness:

Name: MICHAEL A. FABONE

BO-ED, INC.

By:

Name: ROBERT A. ROSENTHAL

Its PRESIDENT

State of Maine
County of Cumberland

July 16, 2008

Personally appeared before me the above-named ROBERT A. ROSENTHAL, PRESIDENT of BO-ED, INC. as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of BO-ED, INC.

Before me,

~~Notary Public~~/Attorney at Law
My Commission Expires:
Print Name: MICHAEL A. FAGONE

EXHIBIT A

Atrium Motel Parcel:

A certain lot or parcel of land situated in the Town of Brunswick, County of Cumberland, State of Maine, together with any improvements thereon, situated on the northeasterly side of State Route 24, also known as the Gurnet Road, the boundaries of which are more particularly described as follows:

Beginning at a point in the northeasterly line of State Route 24 which lies South 22° 39'29" East 125.00 feet from the southwesterly corner of the parcel of land described in the conveyance to Motel Services, Inc., by deed recorded in Book 8567, Page 215 in the Cumberland County Registry of Deeds, said point of beginning being the southwesterly corner of the parcel of land described in the lease to Conifer Industries, Inc. dated December 31, 1992, and recorded in the Cumberland County Registry of Deeds in Book 10527, Page 110;

Thence North 67° 20'30" East 284.54 feet along the southeasterly line of the parcel of land described in the lease to said Conifer Industries, Inc. to the southwesterly line of the parcel of land described in the conveyance to Bo-Ed, Inc., by deed recorded in Book 3733, Page 347 in the Cumberland County Registry of Deeds;

Thence South 57° 13'33" East 513.94 feet in part along the southwesterly line of the parcel of land of Bo-Ed, Inc., described in said deed recorded in Book 3733, Page 347, and in part along the southwesterly line of the parcel of land of Theatricks, Inc., to the northwesterly line of the first parcel of land described in the conveyance to Brunswick Housing Authority, by deed recorded in the Cumberland County Registry of Deeds in Book 3164, Page 445;

Thence South 39° 01'40" West 71.24 feet along the northwesterly line of the said parcel of land of said Brunswick Housing Authority;

Thence South 29° 07'29" East 134.22 feet along the southwesterly line of the parcel of land of said Brunswick Housing Authority;

Thence South 67° 20'30" West 258.55 feet along the northwesterly line of a parcel of land of Bo-Ed, Inc. being a portion of the second parcel described in the deed recorded in the Cumberland County Registry of Deeds in Book 4730, Page 67, to the northeasterly line of the first parcel of land described in the said deed to Bo-Ed, Inc., by deed recorded in the Cumberland County Registry of Deeds in Book 4730, Page 67;

Thence North 22° 39'29" West 21.83 feet along said northeasterly line of the parcel of land of said Bo-Ed, Inc., to the northeasterly corner of said parcel of land at or near an existing (1995), one inch diameter galvanized pipe;

Thence South 67° 20'30" West 270.00 feet along the northwesterly line of the first parcel of land

described in the deed to Bo-Ed, Inc., by deed recorded in the Cumberland County Registry of Deeds in Book 4730, Page 67, to the northeasterly line of State Route 24;

Thence northwesterly along the arc of a curve along the northeasterly line of State Route 24 a distance of 4.28 feet through a central angle of 0° 04'36", to the tangent point of said curve forming the northeasterly line of State Route 24;

Thence North 22° 39'29" West 564.25 feet along the northeasterly line of State Route 24 to the point of beginning.

Parking Parcel:

Also, another certain lot or parcel of land situated in the Town of Brunswick, County of Cumberland, State of Maine, situated northeasterly of State Route 24, also known as the Gurnet Road, the boundaries of which are more particularly described as follows:

Commencing at a point in the northeasterly line of State Route 24 which lies South 22° 39'29" East 125.00 feet from the southwesterly corner of the parcel of land described in the conveyance to Motel Services, Inc., by deed recorded in the Cumberland County Registry of Deeds in Book 8567, Page 215, said point of commencement being the southwesterly corner of the parcel of land described in the lease to Conifer Industries, Inc.;

Thence North 67° 20'30" East 284.54 feet along the southeasterly line of the parcel of land described in the lease to said Conifer Industries, Inc.;

Thence South 57° 13'33" East 42.51 feet to the point of beginning of the parcel herein described;

Thence from said point of beginning North 34° 42'09" East 247.64 feet to the southeasterly line of the parcel of land described in the conveyance to Andrew B. Rosenthal by deed recorded in the Cumberland County Registry of Deeds in Book 8264, Page 56, now land of Theatricks, Inc.;

Thence North 57° 13'33" West 287.99 feet along the southwesterly line of the parcel of lands of said Andrew B. Rosenthal, of Harry McNelley and Laurie McNelley, which they took by deeds recorded in the Cumberland County Registry of Deeds in Book 9360, Page 91, and David McCrater, which he took by deed recorded in the Cumberland County Registry of Deeds in Book 4520, Page 205;

Thence South 34° 42'09" West 247.64 to the northeasterly line of the parcel of land described in the conveyance to Motel Services, Inc., by deed recorded in the Cumberland County Registry of Deeds in Book 8567, Page 215;

Thence South 57° 13'33" East 287.99 feet along the northeasterly line of the parcel of land described in said conveyance to Motel Services, Inc., and the parcel of land described in the lease to Conifer Industries, Inc. to the point of beginning.

Together with a permanent easement for the purposes of access, ingress and egress by foot and motor vehicle to and from the Thomas Point Road, so-called, in common with others together with the rights to enter, to clear, maintain and repair said access easement, over and across the parcel of land labeled "Access Easement, Theatricks, Inc. to Bo-Ed, Inc.," on the herein referenced easement plan.

Shared Easements:

Subject to and with the benefit of an Amended Reciprocal Easements Agreement dated July 31, 1997, and recorded in the Cumberland County Registry of Deeds in Book 13254, Page 71 for the purpose of access, ingress and egress by foot and motor vehicle to and from Route 24 and Thomas Point Road, and for the purposes of constructing, maintaining and repairing electric, telephone and propane gas lines and for the purposes of constructing, maintaining and repairing a sign entered into with Theatricks, Inc. together with the rights to enter, to clear, maintain and repair said access easements, over and across parcels of land as shown on a certain plan entitled "Plan of Shared Easements between properties of Theatricks, Inc. Bo-Ed, Inc. and Motel Services, Inc., Thomas Point Road and Route 24 (Gurnet Road), Brunswick, Maine," by Paul H. Ruopp, Jr., RLS, dated 21 March 1995, through June 1, 1995, and recorded in the Cumberland County Registry of Deeds in Plan Book 195, Page 161, and as shown on a certain plan entitled "Plan of Shared Easements Property of Calco, Inc., Motel Services, Inc., Theatricks and Bo-Ed, Inc.," prepared by Paul H. Ruopp, Jr., dated May30, 1997, updated to July 17, 1997, and recorded in the Cumberland County Registry of Deeds in Plan Book 197, Page 348.

McNelley Parcel:

A certain parcel of land situated in the Town of Brunswick, County of Cumberland and State of Maine, situated on the southwesterly side of the Thomas Point Road, at Cooks Corner, the boundaries of which are more particularly located and described as follows:

Commencing in the southwesterly right of way line of the Thomas Point Road, at the northeasterly corner of the parcel of land described in the conveyance to David A. McCrater, deed recorded in the Cumberland County Registry of Deeds in Book 4520, Page 205;

Thence on a bearing oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD, South 56° 15'50" East 96.07 feet along the southwesterly line of the Thomas Point Road to the northwesterly corner of the parcel of land described in the conveyance to Developers Diversified Cooks Corner, LP recorded in the Cumberland County Registry of Deeds in Book 13256, Page 158;

Thence South 32° 46'27" West 239.62 feet along the northwesterly line of the parcel of land described in the said conveyance to Developers Diversified Cooks Corner, LP to the northeasterly line of the parcel of land described in the conveyance to Bo-Ed, Inc., deed recorded in Book 3733, Page 347;

Thence North 57° 13'33" West 96.06 feet along the northeasterly line of the parcel of land described in the conveyance to Bo-Ed, Inc. to the southeasterly corner of the parcel of land described in the said conveyance to David A. McCrater;

Thence North 32° 46'27" East 241.23 feet along the southeasterly line of parcel of land described in the said conveyance to David A. McCrater to the point of beginning.

Williams Parcel and p/o Oravetz Parcel:

A certain parcel of land situated in the Town of Brunswick, County of Cumberland, State of Maine, situated on the northeasterly side of the Gurnet Road, but not adjacent thereto, at Cooks Corner, the boundaries of which are more particularly located and described as follows:

Commencing in the northeasterly right of way line of the Gurnet Road, also known as State Route 24, at the southwesterly corner of the parcel of land described in the conveyance to McDonalds Corporation, deed recorded in the Cumberland County Registry of Deeds in Book 3368, Page 26, at or near an existing 1-1/2 inch diameter iron pipe;

Thence on a bearing oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAG, North 67° 15'42" East 140.63 feet along the southerly line of the parcel of land described in said deed to McDonalds to the point of beginning, an existing ¾-inch diameter iron pipe;

Thence North 34° 18'50" East 133.48 feet along the southeasterly line of the parcel of land described in the said conveyance to McDonalds Corporation, to an existing 5/8-inch diameter reinforcing bar with a cap inscribed Owen Haskell, PLS;

Thence North 31° 52'34" East 86.26 feet along the southeasterly line of the parcel of land described in the said conveyance to McDonalds Corporation to an existing ½-inch diameter iron pipe at the southwesterly line of the parcel of land described in the conveyance to Prompto, Inc. deed recorded in the Cumberland County Registry of Deeds in Book 8252, Page 135;

Thence South 60° 27'33" East 11.47 feet along the southwesterly line of the parcel of land described in the said conveyance to Prompto, Inc., to an existing ½-inch diameter iron pipe in the northeasterly line of the parcel of land described in the conveyance to David A. McCrater, and recorded in the Cumberland County Registry of Deeds in Book 4520, Page 205;

Thence South 33° 37'19" West 97.67 feet along the northwesterly line of said parcel of land of David A. McCrater to the southwesterly corner of the said parcel of land described in the said conveyance to David A. McCrater at northwesterly corner of the parcel of land described in the conveyance to Theatricks, Inc., deed recorded in the Cumberland County Registry of Deeds in Book 12189, Page 36;

Thence South 57° 13'33" East 185.43 feet along the southeasterly line of said parcel of land of David A. McCrater to the northwesterly corner of the parcel of land described in the conveyance to Bo-Ed, Inc. deed recorded in Book 3970, Page 218;

Thence South 34° 42'09" West 129.25 feet along the northwesterly line of the parcel of land described in the said conveyance to Bo-Ed, Inc., to the northeasterly line of the parcel of land described in the conveyance to Developers Diversified Cooks Corner, LP, deed recorded in the Cumberland County Registry of Deeds in Book 13765, Page 212;

Thence North 55° 17'51" West 193.43 feet along the northeasterly line of the said parcel of land described in the conveyance to Developers Diversified Cooks Corner, LP to the point of beginning.

Received
Recorded Register of Deeds
Jul 17,2008 01:35:05P
Cumberland County
Pamela E. Lovley

QUITCLAIM DEED WITHOUT COVENANT

W. G., LLC, a Maine limited liability company with a mailing address of 21 Gurnet Road, Brunswick, Maine ("Grantor"), FOR CONSIDERATION PAID does hereby give, grant, bargain, sell and convey unto **JUST BECAUSE, LLC**, a Maine limited liability company having a mailing address of P.O. Box 9340, Auburn, Maine 04210 ("Grantee"), its successors and assigns forever, a certain parcel of land situated in the Town of Brunswick, County of Cumberland, State of Maine, situated on the northeasterly side of the Gurnet Road, at Cooks Corner, the boundaries of which are more particularly located and described as follows:

> Beginning in the northwesterly right of way line of Perryman Drive North 78° 36' 03" East 390.00 feet from the intersection of the northeasterly right of way line of the Gurnet Road, also known as State Route 24, at the intersection with the northwesterly right of way limits of Perryman Drive;
>
> Thence on a bearing oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD. North 78° 36' 03" East 171.89 feet along the northerly right of way line of said Perryman Drive to the southwesterly line of the parcel of land described in the conveyance to the Brunswick Housing Authority, deed recorded in Book 3164, Page 445 in the Cumberland County Registry of Deeds;
>
> Thence North 29° 07' 29" West 228.34 feet along the southwesterly line of the said parcel of land of the Brunswick Housing Authority;
>
> Thence South 67° 20' 30" West 142.81 feet along other land of Bo-Ed, Inc., Atrium Motel parcel;
>
> Thence South. 22° 39' 30" East 193.82 feet through land of W.G., LLC to the point of beginning. Containing 0.75 acres.

The property described above is subject to, and benefited by, as the case may be, all utility easements which serve the premises; other easements, covenants, conditions and restrictions of record affecting the premises.

Being a portion of the property conveyed to the Grantor by deed from BO-ED, Inc. dated May 30, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17684, Page 93.

This Deed is given in Lieu of Foreclosure by the Grantee, said foreclosure having been commenced by Power of Sale under Mortgage as described in the Mortgagee's Sale of Real Estate dated May 25, 2007 recorded in the Cumberland County Registry of Deeds at Book 25136, Page 45, the rights of said mortgagee thereunder having been assigned to the Grantee by Assignment from Androscoggin Savings Bank to the Grantee dated near or even date herewith to be recorded prior hereto in the Cumberland County Registry of Deeds

IN WITNESS WHEREOF, W.G., LLC has caused this instrument to be executed by Robert A. Rosenthal, its Manager, duly authorized as of this 16th day of July, 2008.

Witness:

Name:

W.G., LLC

By:

Robert A. Rosenthal
Its Manager

State of Maine
County of Cumberland

July 16, 2008

Personally appeared before me the above-named Robert A. Rosentha, Manager, of W.G., LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of W.G., LLC.

Before me,

Notary Public/Attorney at Law
My Commission Expires:
Print Name: Michael A. Fagone

Received
Recorded Register of Deeds
Jul 17,2008 01:37:29P
Cumberland County
Pamela E. Lovley

045849

BK13254PG071

AMENDED RECIPROCAL EASEMENTS AGREEMENT

THIS AGREEMENT is made as of the 31 day of July, 1997, between **BO-ED, INC.** ("Bo-Ed"), a Maine corporation with a principal place of business at The Atrium Motel, 21 New Gurnet Road, Route 24, Cooks Corner, Brunswick, Maine; **THEATRICKS, INC.** ("Theatricks"), a Maine corporation with a principal place of business at Thomas Point Road, Cooks Corner, Brunswick, Maine; **CALCO, INC.** ("Calco"), a Maine corporation with a principal place of business at Cooks Corner, Brunswick, Maine; and, **MOTEL SERVICES, INC.** ("Motel"), a Maine corporation with a principal place of business in Brunswick, County of Cumberland and State of Maine and amends the RECIPROCAL EASEMENTS AGREEMENT dated June 6, 1995, recorded in the Cumberland County Registry of Deeds at Book 12121, Page 98.

WITNESSETH:

WHEREAS, Bo-Ed, Theatricks and Motel are the owners in fee of certain parcels of property shown on a plan entitled "Plan of Shared Easements Between Properties of Theatricks, Inc., Bo-Ed, Inc. & Motel Services, Inc., Thomas Point Road and Route 24 (Gurnet Road), Brunswick, Maine" by Paul H. Ruopp, Jr., PLS, dated 28 MAR 1995, amended May 7, 1995 and June 1, 1995, and recorded in the Cumberland County Registry of Deeds at Plan Book 195, Page 161 (hereinafter "The Plan") a reduced copy of which is attached hereto as **Exhibit A** hereof; and;

WHEREAS, Bo-Ed, Inc. and Theatricks entered into a RECIPROCAL EASEMENTS AGREEMENT dated June 6, 1995, recorded in the Cumberland County Registry of Deeds at Book 12121, Page 98 whereby the abutting property was benefitted by, and encumbered by, cross easements for roadways, walkways, ingress and egress, parking, loading and unloading of commercial and/or other vehicles and for use of facilities; and,

WHEREAS, Calco and Motel are the owners in fee of certain parcels of property shown on a plan entitled "Plan of Shared Easements, Property of: Calco, Inc., Motel Services, Inc., Theatricks, Inc. and Bo-Ed, Inc., New Gurnet Road, Route 24, Brunswick, Maine" by Paul H. Ruopp, Jr., PLS, dated 30 May 1997, recorded in the Cumberland County Registry of Deeds at Plan Book 197, Page 348 (hereinafter the "Calco Plan"), a reduced copy of which is attached hereto as **Exhibit B** hereof;

WHEREAS, Bo-Ed, Theatricks, Calco and Motel desire a Grill and Bar facility to be developed and operated on the Calco portion of the Calco Plan property, which Calco land is described on **Exhibit C** attached hereto; and,

WHEREAS, a portion of the property which Theatricks, Inc. took by deed recorded at Book 12169, Page 36, is to be retained by Theatricks (the "Retained Property") which Retained Property is portrayed on the Plan dated 10 Aug 1997 recorded at Plan Book 197, Page 347;

WHEREAS, the property owned by Motel will be benefitted by shared access, utilities and parking with Theatricks, Bo-Ed and Calco; and,

WHEREAS, the parties desire to incorporate the property portrayed in the Calco Plan into the Reciprocal Easement Agreement of June 6, 1995 and the plan of shared easements contemplated thereby, while reaffirming all the rights and obligations created by said Reciprocal Easement Agreement; and,

WHEREAS, the parties desire by incorporating the Calco property into the Reciprocal Easement Plan to benefit and encumber the property portrayed on the Calco Plan, with similar easements to those described in the RECIPROCAL EASEMENTS AGREEMENT recorded at Book 12121, Page 98; and,

NOW THEREFORE, for and in consideration of the mutual agreements, easements, covenants, conditions, restrictions and encumbrances herein contained, the sufficiency of which is hereby acknowledged, Bo-Ed, Theatricks, Calco and Motel covenant and agree for themselves, and their heirs, successors, and assigns, as follows:

1. Parking Areas/Access Areas.

a. "Parking Areas" as used herein shall mean those several portions of the aforesaid parcels owned by the parties labelled as "Easements for Shared Parking" on The Plan, on the Calco Plan and on future plans of the property which may be approved by the Town of Brunswick and recorded in said Registry, which are intended to include all parking spaces shown on said Plans.

b. "Access Areas" as used herein shall mean those several portions of the aforesaid parcels owned by the parties labelled "Access Easement" or "Shared Access Easement" on The Plan, the Calco Plan and on future plans of the property which may be approved by the Town of Brunswick and recorded in said Registry, subject to the right of relocation as set forth herein.

c. "Common Facilities" as used herein shall mean all Parking Areas and access Areas shown on The Plan and The Calco Plan, subject to the right of relocation as set forth herein.

2. Nonexclusive Easement to BO-ED.

Theatricks, Calco and Motel, as grantors, hereby grant to Bo-Ed, as grantee, and to the agents, customers, invitees, licensees, tenants and employees of grantee, a nonexclusive

perpetual easement over, through and around the Parking Areas and Access Areas on those parcels owned by Theatricks, Calco and Motel for roadways, walkways, ingress and egress over access parcels only, parking of motor vehicles on the Parking Areas only, loading and unloading of commercial and other vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees, tenants and employees of all businesses and occupants of the buildings located on the aforesaid parcels owned by Bo-Ed, under which Bo-Ed and all agents, customers, invitees, licensees, tenants, and employees shall have the right to use, free of charge, said Parking Areas and Access Areas in common with Theatricks, Calco and Motel and all agents, customers, invitees, licensees, tenants, and employees of Theatricks, Calco and Motel.

3. Nonexclusive Easement to THEATRICKS.

Bo-Ed, Calco and Motel, as grantors, hereby grant to Theatricks, as grantee, and to the agents, customers, invitees, licensees, tenants and employees of grantee, a nonexclusive easement over, through and around the Parking Areas and Access Areas on those parcels owned by Bo-Ed, Calco and Motel for roadways, walkways, ingress and egress, parking of motor vehicles, loading and unloading of commercial and other vehicles on Parking Areas only, and the use of facilities installed for the comfort and convenience of customers, invitees, tenants and employees of all businesses and occupants of the buildings

located on the aforesaid parcels owned by Theatricks, under which Theatricks and all agents, customers, invitees, licensees, tenants, and employees shall have the right to use, free of charge, said Parking Areas and Access Areas in common with Bo-Ed, Calco and Motel and all agents, customers, invitees, licensees, tenants, and employees of Bo-Ed, Calco and Motel.

4. Nonexclusive Easement to CALCO.

Theatricks, Bo-Ed and Motel, as grantors, hereby grant to Calco, as grantee, and to the agents, customers, invitees, licensees, tenants and employees of grantee, a nonexclusive perpetual easement over, through and around the Parking Areas and Access Areas on those parcels owned by Theatricks, Bo-Ed and Motel for roadways, walkways, ingress and egress over access parcels only, parking of motor vehicles on the Parking Areas only, loading and unloading of commercial and other vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees, tenants and employees of all businesses and occupants of the buildings located on the aforesaid parcels owned by Calco, under which Calco and all agents, customers, invitees, licensees, tenants, and employees shall have the right to use, free of charge, said Parking Areas and Access Areas in common with Theatricks, Bo-Ed and Motel and all agents, customers, invitees, licensees, tenants, and employees of Theatricks, Bo-Ed and Motel.

5. Nonexclusive Easement to MOTEL.

Theatricks, Bo-Ed and Calco, as grantors, hereby grant to Motel, as grantee, and to the agents, customers, invitees, licensees, tenants and employees of grantee, a nonexclusive perpetual easement over, through and around the Parking Areas and Access Areas on those parcels owned by Theatricks, Bo-Ed and Calco for roadways, walkways, ingress and egress over access parcels only, parking of motor vehicles on the Parking Areas only, loading and unloading of commercial and other vehicles, and the use of facilities installed for the comfort and convenience of customers, invitees, tenants and employees of all businesses and occupants of the buildings located on the aforesaid parcels owned by Motel, under which Motel and all agents, customers, invitees, licensees, tenants, and employees shall have the right to use, free of charge, said Parking Areas and Access Areas in common with Theatricks, Bo-Ed and Calco and all agents, customers, invitees, licensees, tenants, and employees of Theatricks, Bo-Ed and Calco.

6. Nonexclusive Right-of-Way to BO-ED.

Theatricks, Calco and Motel, as grantors, grant to Bo-Ed, as grantee, and all agents, customers, invitees, licensees, tenants and employees of grantee, a nonexclusive right of way at all times, in common with Theatricks, Calco and Motel and all

agents, customers, invitees, licensees, tenants and employees of Theatricks, Calco and Motel, for motor vehicles and pedestrians, over those Access Areas existing on those parcels owned by Theatricks, Calco and Motel. Such Access Areas shall be not less than 26 feet wide on the straight portions thereof and have a centerline radius of not less than 100 feet on the curved portions thereof. The location of such Access Areas may be relocated from time to time by Theatricks, Motel and/or Calco at the expense of Theatricks, Motel and/or Calco, so long as they provide access to the Parking Areas reasonably equivalent to that presently shown on the Plan and/or the Calco Plan, and so long as the requirements as to minimum width and radius shall be complied with, and subject to receipt of all applicable governmental approvals.

7. Nonexclusive Right-of-Way to THEATRICKS.

Bo-Ed, Calco and Motel, as grantors, grant to Theatricks, as grantee, and all agents, customers, invitees, licensees, tenants and employees of grantee, a nonexclusive right-of-way at all times, in common with Bo-Ed, Calco and Motel and all agents, customers, invitees, licensees, tenants and employees of Bo-Ed, Calco and Motel for motor vehicles and pedestrians, over those Access Areas existing on those parcels owned by Bo-Ed, Calco and Motel. Such Access Areas shall be not less than 26 feet wide on the straight portions thereof and have a centerline radius of not

less than 100 feet on the curved portions thereof. The location of such Access Areas may be varied from time to time by Bo-Ed, Calco and Motel so long as they provide access to the Parking Areas, and so long as the requirements as to minimum width and use shall be complied with, and subject to receipt of all applicable governmental approvals.

8. Nonexclusive Right-of-Way to CALCO.

Bo-Ed, Theatricks and Motel, as grantors, grant to Calco, as grantee, and all agents, customers, invitees, licensees, tenants and employees of grantee, a nonexclusive right-of-way at all times, in common with Bo-Ed, Theatricks and Motel and all agents, customers, invitees, licensees, tenants and employees of Bo-Ed, Theatricks and Motel, for motor vehicles and pedestrians, over those Access Areas existing on those parcels owned by Bo-Ed, Theatricks and Motel. Such Access Areas shall be not less than 26 feet wide on the straight portions thereof and have a centerline radius of not less than 100 feet on the curved portions thereof. The location of such Access Areas may be varied from time to time by Bo-Ed, Theatricks and Motel, so long as they provide access to the Parking Areas, and so long as the requirements as to minimum width and use shall be complied with, and subject to receipt of all applicable governmental approvals.

9. Nonexclusive Right-of-Way to MOTEL.

Bo-Ed, Theatricks and Calco as grantors, grant to Motel, as grantee, and all agents, customers, invitees, licensees, tenants and employees of grantee, a nonexclusive right-of-way at all times, in common with Bo-Ed, Theatricks and Calco and all agents, customers, invitees, licensees, tenants and employees of Bo-Ed, Theatricks and Calco, for motor vehicles and pedestrians, over those Access Areas existing on those parcels owned by Bo-Ed, Theatricks and Calco. Such Access Areas shall be not less than 26 feet wide on the straight portions thereof and have a centerline radius of not less than 100 feet on the curved portions thereof. The location of such Access Areas may be varied from time to time by Bo-Ed, Theatricks and Calco, so long as they provide access to the Parking Areas, and so long as the requirements as to minimum width and use shall be complied with, and subject to receipt of all applicable governmental approvals.

10. Maintenance of Easement Areas.

a. General. Bo-Ed shall maintain, operate and keep in good repair the Common Facilities the cost of which shall be shared by Calco, Bo-Ed, Motel and Theatricks as hereinafter provided. In the event that Bo-Ed fails to maintain, operate and keep in good repair the Common Facilities in a manner hereinafter specified and such failure shall or may tend to interfere with the

operation of the business being conducted by Calco, Motel and/or Theatricks, upon thirty (30) days written notice Calco, Motel and/or Theatricks shall have the right to cause the same to be performed and to be reimbursed by Bo-Ed for its reasonable cost in doing so, such reimbursement to be made within thirty (30) days of receipt of an itemized statement of expenses unless Bo-Ed cures the default within that thirty (30) day period or, in the case of a default which by its nature cannot be cured within that thirty (30) day period, shall commence said cure and diligently cure the default to completion; provided, however, in the event of an emergency, Calco, Motel and/or Theatricks may cure the default without notice and be reimbursed as aforesaid.

The cost of maintenance, operation and repair of the Common Facilities shall mean all reasonable costs and expenses paid by Bo-Ed for and with respect to the year in question for operating, equipping, policing, lighting, repairing, and maintaining all Common Facilities including wages, unemployment taxes and unemployment insurance premiums, Social Security taxes and reasonable, customary benefits for on-site personnel to the extent working on the Common Facilities (or a fair and equitable portion thereof allocable to operating and maintaining the exterior Common Facilities), and property taxes and assessments on and reasonable depreciation of the equipment used in the maintenance, operation and repair of the Common Facilities (or a fair and equitable portion thereof), and fees for governmental

licenses and permits required to be paid by Theatricks, Motel, Calco or Bo-Ed in connection with maintaining, operating or repairing the Common Facilities (or a fair and equitable portion thereof allocable to the exterior Common Facilities); depreciation over a ten (10) year period of all such improvements and items including resurfacing the parking lot but, in any event, there shall be excluded costs of the initial construction of the Building, Common Facilities and other buildings and improvements located on the Common Facilities as well as replacements thereof and additions thereto (and all costs of operating, equipping, policing, lighting, repairing and maintaining any interior Common Facilities), costs of equipment and of all other items properly chargeable to capital account. There shall also be excluded from Common Facility maintenance costs, without limitation, the costs of alterations of any space for the benefit of a particular user (or group thereof), any debt service for mortgage loans and the like, professional and similar services (including legal, accounting, brokerage and architectural fees), insurance costs, and overhead and administrative costs and expenses; but Common Facility maintenance charges may include a reasonable and competitive fee, if any, paid by Bo-Ed at arm's length for professional management of the Common Facilities, but in no event shall the amount thereof included in such common area maintenance costs exceed an amount equal to five percent (5%) of the total out-of-pocket cost actually paid by Bo-Ed for operating and maintaining the Common

Facilities in which Theatricks, Motel and/or Calco (or another user) is required to share as aforesaid and in no event shall Theatricks, Motel or Calco be required to pay more for management service of an affiliate than a nonaffiliate. Maintenance, operation and repair shall also include, without limitation, the following:

(1) Maintaining the surfaces in a level, smooth and evenly-covered condition with the type of surfacing material originally installed or such substitute as shall in all respects be equal in quality, use, and durability;

(2) Removing all papers, ice and snow, mud and sand, debris, filth and refuse, sanding, and thoroughly sweeping the area to the extent reasonably necessary to keep the area in a clean and orderly condition;

(3) Placing, keeping in repair and replacing any necessary appropriate directional signs, markers and lines;

(4) Operating, keeping in repair and replacing, where necessary, such artificial lighting facilities as shall be reasonably required;

(5) Maintaining all perimeter walls including, but not limited to, all retaining walls or landscaping in a good

condition and state of repair; and

(6) Maintaining, mowing, weeding, trimming and watering all landscaped areas and making such replacements of shrubs and other landscaping as is necessary;

(7) Maintaining all storm water drainage systems.

b. Expenses. Bo-Ed shall pay the maintenance expenses of the Common Facilities. Theatricks, Motel and Calco agree to reimburse Bo-Ed an amount equal to their percentage as hereinafter defined on a monthly basis based on the prior year's actual monthly expense. Theatricks', Motel's and Calco's percentages of the maintenance expense of the Common Facilities shall be adjusted at the end of each year. Where the applicable costs and computations are not available prior to the end of the year, then a tentative computation shall be made on the basis of the previous year's costs payable by Theatricks, Motel and Calco, with a final adjustment to be made between the parties promptly after all such costs and computations are available for such period. Theatricks', Motel's and Calco's percentage of the maintenance expenses shall be due and payable the first day of every month with a final payment within thirty (30) days after the end of each year and the receipt by Theatricks, Motel and Calco of a statement from and certified by Bo-Ed in reasonable detail setting forth the computation of such total costs and

expenses in which Theatricks, Motel and Calco are required to share pursuant hereto, Theatricks', Motel's and Calco's percentage of the amount thereof and such other information relating thereto and to the determination of Theatricks', Motel's Calco's obligations hereunder as Theatricks, Motel and/or Calco may reasonably request.

Theatricks', Motel's and Calco's percentages shall mean the fraction the numerator of which is the total number of parking spaces in the Common Facilities required of each improved parcel owned by them by the Town of Brunswick Zoning Ordinance (and any other applicable law) (the "Ordinance") for the use of Theatricks, Motel and Calco individually and the denominator of which is the total number of parking spaces in the Common Facilities that are required by the Ordinance for all users (including Bo-Ed, Motel, Calco and Theatricks) that are required to use the Common Facilities for parking as of the first day of the year to when the computation relates, but, in any event, the denominator shall never be less than One Thousand and Thirty-Seven (1037) parking spaces. The denominator will be the total number of parking spaces required by law for all users which may be more than the actual number of parking spaces on the ground because local law encourages cross parking easements. As parking spaces in the Common Facilities are designated for use by additional users, the denominator shall increase by the amount required for each user. Any additional user shall be required to

enter into this Agreement as a condition precedent to using the Common Facilities. As of the date hereof:

Theatricks (parcels improved with Movie Theater and Parking) percentage is 49.7 percent;
Bo-Ed's percentage is 42.1 percent;
Calco's percentage is 6.00 percent; and
Motel's percentage is 2.20 percent.

If Theatricks, Motel or Calco fail to pay its percentage of the maintenance expense within thirty (30) days after the end of each year and the receipt by Theatricks, Motel or Calco of the statement from Bo-Ed, Bo-Ed shall have a lien on Theatricks' parcels, Motel's parcels and Calco's parcels to secure the same with interest upon any unpaid amounts at a rate of twelve percent (12%) per annum, and Theatricks, Motel and Calco shall be obligated to pay Bo-Ed as a component of the lien any reasonable costs of collection and attorney's fees for said collection. In the event there are other users besides Theatricks, Motel, Calco and Bo-Ed, any monies due Bo-Ed because of such other parties use shall be due and payable for that user and a lien shall be established in the same manner outlined in this Section. If a payment is not made when due, Bo-Ed shall have a lien on that user's parcel, with interest which shall accrue thereafter upon any unpaid amounts at a rate of twelve percent (12%) per annum and all costs of collection, including attorney's fees. Said lien

may be enforced in the same manner as a mortgage on real estate.

c. By Agent. Subject to the mutual agreement of the parties, a third party may be appointed as an agent of THEATRICKS to maintain the Common Facilities in the manner as above outlined. Said third party may receive for such agency a reasonable fee that is mutually acceptable to all parties to cover supervision, management, accounting and similar fees, which sums are to be included in the general maintenance expense.

11. Subsequent Easements.

Theatricks, Calco, Motel and Bo-Ed shall each have the right to grant easements in the Common Facilities located on the premises they own in fee so long as said easements do not unreasonably interfere with the other's use of the Common Facilities, provided that the parking available meets all applied government requirements, they receive the other's consent which shall not be unreasonably withheld, and the consent of any applicable mortgage holder.

12. Indemnification/Insurance.

a. Each party hereby indemnifies and saves the other party harmless from any and all liability, damage, expense, causes of action, suits, or judgments arising from personal

injury, death, or property damage and occurring on or from the parcels it owns in fee, except if caused by an act of negligence of the other party hereto. The obligation to indemnify shall not apply to mortgagee or secured parties, whether or not in possession.

b. Each party shall maintain at all times at its own expense comprehensive public liability, property damage and all-risk insurance on the parcels owned by them in fee, their buildings, appurtenances and other improvements located thereon in an amount not less than $1,000,000 with respect to any single personal injury, $1,000,000 with respect to all personal injuries suffered in an accident, and $1,000,000 with respect to property damage. The policies shall provide that the insurance carrier shall give written notice of cancellation to the insureds at least thirty (30) days prior to the effective date thereof. Annually, each party shall provide the other with a certificate of insurance, evidencing the existence of a valid policy of insurance in conformity with the above specifications.

13. Limitations on Use.

a. Customers. Each party shall use reasonable efforts to ensure that customers and invitees shall not be permitted to park on the Parking Areas except while transacting business in the buildings on said lots owned by the parties.

b. Employees. The parties shall cooperate in designating "employee parking areas" so as to maximize parking availability to customers. Each party shall use reasonable efforts to ensure that employees shall not park on the Parking Areas, except in areas designated as "employee parking areas," if any.

c. Prohibited Commercial Activities. Bo-Ed, Inc. shall not operate or permit the operation upon of a movie theater or other enterprise carrying on a similar business on those parcels owned by it in fee and which are subject to this Agreement so long as a theater is located on the THEATRICKS' parcel. THEATRICKS shall not operate or permit the operation of a hotel or restaurant or other enterprise carrying on a similar business on those parcels owned by it in fee and which are subject to this Agreement so long as hotel or restaurant respectively is located on the Bo-Ed parcel. This prohibition shall not limit their operation of a movie theater that includes the ancillary sale of food and beverages.

d. General. Any activity within the Parking Areas or the Access Areas other than the primary purposes of said Areas, namely to provide for parking, ingress and egress for the customers, invitees and employees of those businesses conducted on those parcels owned by the parties and subject to this Agreement and for the servicing and supplying of such businesses,

may be permitted by each party on its parcel so long as such activity shall not unreasonably interfere with such primary purpose. Persons using the Parking Areas and Access Areas in accordance with this Agreement shall not be charged any fee for such use.

14. Utility and Service Easements.

The parties shall cooperate in the granting of appropriate and proper easements for the installation, repair and replacement of storm drains, sewers, utilities and other proper services necessary for the orderly development and operation of the parcels. Without limiting the foregoing, the parties grant to each other those several utility easements indicated on The Plan and The Calco Plan, which include the rights to install, maintain, repair and replace underground utility lines, provided that interference with the primary purposes shall be minimized and that the surface of said areas shall be restored following any disturbance.

15. Term.

Unless otherwise cancelled or terminated, all of the easements granted in this Agreement shall continue in perpetuity and all other rights and obligation hereof shall automatically terminate and be of no further force and effect after ninety-nine

(99) years the date hereof.

16. Taxes.

Each of the parties hereto agrees to pay or cause to be paid, prior to delinquency, directly to the appropriate taxing authorities, all real property taxes and assessments which are levied against its parcels and buildings and that part of the Parking Areas and Access Areas owned by it.

17. Signs.

No free-standing signs shall be located on the Parking Areas or Access Areas except signs advertising businesses conducted on the parcels of the parties which signs shall be located as indicated on The Plan and the Calco Plan. If a sign advertising the business of one party or its tenants is located on a Parking Areas or Access Area owned by another party, the party whose business the sign advertises shall be responsible for the costs of erecting and maintaining said sign. No signs shall obstruct the ingress or egress on the Parking Areas or Access Areas. Without limiting the foregoing, the parties grant to each other those easements to maintain signage indicated on The Plan.

18. Eminent Domain.

a. Owner's Right to Award. Nothing herein shall be construed to give any party any interest in any award or payment made to another party in connection with any exercise of eminent domain or transfer in lieu thereof affecting said other party's parcel or giving the public or any government any rights in said parcel. In the event of any exercise of eminent domain or transfer in lieu thereof of any part of the Parking Areas or Access Areas the award attributable to the land and improvements of such portion of the Parking Areas and Access Areas shall be payable only to the owner thereof, and no claim thereon shall be made by the Owners of any other portion of the Parking Areas or Access Areas.

b. Collateral Claims. All other owners of the Parking Areas and Access Areas may file collateral claims with the condemning authority for their losses which are separate and apart from the value of the land area and improvements taken from the owner.

c. Tenant's Claim. Nothing in this Paragraph shall prevent a tenant from making a claim against an owner pursuant to the provisions of any lease between tenant and owner for all or a portion of any such award or payment.

d. Restoration of Parking Areas and Access Areas. The owner of any portion of Parking Areas or Access Areas so

condemned shall promptly repair and restore the remaining portion of the Parking Areas and Access Areas within its respective parcels as nearly as practicable to the condition of the same immediately prior to such condemnation or transfer, to the extent that the proceeds of such award are sufficient to pay the cost of such restoration and repair without contribution from any other owner; provided, however, if the owner of any portion of the Parking Areas or Access Areas so condemned shall fail to restore utility lines, drainage structures, entrances, exits or other portions of the Parking Areas or Common Areas on its parcels used by another parcel for ingress and egress to public streets, the owner of the other parcels shall have the right, but not the obligation, to restore such utility lines, drainage structures, entrances, exits or other portions of the Parking Areas or Access Areas.

19. Right and Obligations of Lenders. Any mortgagee will expressly recognize and be subordinated to the provisions of this Agreement and the rights and the obligations of the parties under this Agreement.

20. Covenants Running with Land. The easements hereby granted, the restrictions hereby imposed, and the agreements herein contained shall be easements, restrictions, and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, successors, and assigns, including, but without limitation, all

subsequent owners of parcels subject to this Agreement and all persons claiming under them.

21. Enforcement.

In addition to the remedies contained in Section 8, if either party breaches or threatens to breach this Agreement in whole or in part, the aggrieved party has the right, but not the obligation, upon thirty (30) days' written notice to the other party, unless within that thirty (30) day period the other party shall cure the default, or in the case of a default which by its nature cannot be cured within that thirty (30) day period, the other party shall commence the curing of the default within that thirty (30) day period and thereafter shall diligently prosecute the curing of the default to completion) to proceed to take such action as shall be necessary to cure the default or institute proceedings for full and adequate relief from the consequences of said breach or threatened breach. If any legal action is filed, the unsuccessful party shall pay the prevailing party its attorney's fees and costs.

22. Additional Users.

A condition precedent to the use of the Common Facilities by any other user is joining this Agreement.

23. Amendment.

This Agreement may be amended at any time in writing signed by the parties to this Agreement, their successors and assigns, and any mortgage holder.

24. Entire Agreement.

This Agreement supersedes all Agreements previously made between the parties relating to its subject matter. There are no other understandings or Agreements between them, except Easement Deeds from Bo-Ed to Theatricks, Theatricks to Bo-Ed, Theatricks to Calco, Calco to Bo-Ed, Calco to Theatricks, Calco to Motel, Motel to Calco, Motel to Bo-Ed and Motel to Theatricks to which described the same easements herein described.

25. Notices.

All notices under this Agreement shall be in writing and delivered personally or mailed by certified mail, postage prepaid, addressed to the parties at their last known addresses.

26. Nonwaiver.

No delay or failure by either party to exercise any right under this Agreement, and no partial or single exercise of that right, shall constitute a waiver of that or any other right, unless otherwise expressly provided herein.

27. Headings.

Headings in this Agreement are for convenience only and shall not be used to interpret or construe its provisions.

28. Governing Law.

This Agreement shall be construed in accordance with and governed by the laws of the State of Maine.

29. Counterparts.

This Agreement may be executed in two or more counterparts, each of which shall be deemed an original but all of which together shall constitute one and the same instrument.

30. After Acquired Property.

This Agreement shall affect all property portrayed in **Exhibits A and B** whether owned now or in the future by Theatricks, Bo-Ed, Motel or Calco. Any reference in this Agreement to parcels owned by either party shall refer also to parcels to be owned by the parties.

31. Mortgage Consent and Subordination.

Bath Savings Institution, Developers Diversified Realty Corporation, Bo-Ed, Inc., Robert A. Rosenthal, Theatricks, Inc., Motel Services, Inc., Key Bank of Maine, Gardiner Savings Institution, First Federal Savings & Loan Association, and Coastal Savings Bank, Mortgagees, consent to this Agreement and agree to join in any future agreements necessary to assure that this Agreement attaches to any after acquired property, including the subordination of their interests to this Agreement portrayed in **Exhibits A and B.**

IN WITNESS WHEREOF, the parties have executed this Agreement the day and year first written above.

BO-ED, INC.

By: _____
Robert A. Rosenthal
Its President

STATE OF MAINE
Kennebec, SS. July 31, 1997

Then personally appeared the above-named Robert A. Rosenthal, President of Bo-Ed, Inc., being duly authorized on behalf of Bo-Ed, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Bo-Ed, Inc.

Before me,

BK13254PG098

Notary Public/Attorney-at-Law

SEAL

Betty-Ann Davis
Typed or Printed Name

My commission expires: 6/1/98

THEATRICKS, INC.

By: _____
Robert A. Rosenthal
Its President

STATE OF MAINE
Kennebec, SS. July 31, 1997

Then personally appeared the above-named Robert A. Rosenthal, President of Theatricks, Inc., being duly authorized on behalf of Theatricks, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Theatricks, Inc.

Before me,

SEAL

Notary Public/Attorney-at-Law

Betty-Ann Davis
Typed or Printed Name

My commission expires: 6/1/98

CALCO, INC.

Sue Lewis

By: _____
Robert A. Rosenthal
Its President

STATE OF MAINE
Kennebec, SS. July 31, 1997

Then personally appeared the above-named Robert A. Rosenthal, President of Calco, Inc., being duly authorized on behalf of Calco, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Calco, Inc.

Before me,

Betty Ann Davis
Notary Public/Attorney-at-Law

SEAL

Betty-Ann Davis
Typed or Printed Name

My commission expires: 6/1/98

MOTEL SERVICES, INC.

Sue Lewis

By: _____
Robert A. Rosenthal
Its President

STATE OF MAINE
Kennebec, SS. July 31, 1997

Then personally appeared the above-named Robert A. Rosenthal, President of Motel Services, Inc., being duly authorized on behalf of Motel Services, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Motel Services, Inc.

Before me,

Notary Public/Attorney-at-Law

SEAL

Betty-Ann Davis
Typed or Printed Name

My commission expires: 6/1/98

MORTGAGEES:

BO-ED, INC.

By:
Robert A. Rosenthal
Its President

STATE OF MAINE
Kennebec, SS. July 31, 1997

Then personally appeared the above-named Robert A. Rosenthal, President of Bo-Ed, Inc., being duly authorized on behalf of Bo-Ed, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Bo-

Ed, Inc.

Before me,

SEAL

Notary Public/Attorney-at-Law

Typed or Printed Name

My commission expires: 6/1/98

Robert A. Rosenthal

STATE OF MAINE
Kennebec, SS.

July 31, 1997

Then personally appeared the above-named Robert A. Rosenthal and acknowledged the foregoing instrument to be his free act and deed.

SEAL

Before me,

Notary Public/Attorney-at-Law

Typed or Printed Name

My commission expires: 6/1/98

THEATRICKS, INC.

Sue Lewis

By: _____
Robert A. Rosenthal
Its President

STATE OF MAINE
Kennebec, SS. July 31, 1997

Then personally appeared the above-named Robert A. Rosenthal, President of Theatricks, Inc., being duly authorized on behalf of Theatricks, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Theatricks, Inc.

Before me,

Betty-Ann Davis SEAL
Notary Public/Attorney-at-Law

Betty-Ann Davis
Typed or Printed Name

My commission expires: 6/1/98

BK13254PG103

MOTEL SERVICES, INC.

By: _____
Robert A. Rosenthal
Its President

STATE OF MAINE
Kennebec, SS. July 31, 1997

Then personally appeared the above-named Robert A. Rosenthal, President of Motel Services, Inc., being duly authorized on behalf of Motel Services, Inc., and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Motel Services, Inc.

Before me,

SEAL

_____
Notary Public/Attorney-at-Law

Betty-Ann Davis
Typed or Printed Name

My commission expires: 6/1/98

DEVELOPERS DIVERSIFIED REALTY CORPORATION

By: James A. Schoff
James A. Schoff
Its: Executive Vice President

STATE OF OHIO
Cuyahoga, SS.

~~July~~ August 13, 1997

Then personally appeared the above-named James A. Schoff, Executive Vice President of Developers Diversified Realty Corporation, being duly authorized on behalf of Developers Diversified Realty Corporation, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of Developers Diversified Realty Corporation.

Before me,

Peggy L. Jenkins
Notary Public/Attorney-at-Law

PEGGY L. JENKINS, Notary Public
State of Ohio
My Commission Expires Nov. 9, 1999

Typed or Printed Name

My commission expires: _____

SEAL

BATH SAVINGS INSTITUTION

Wendy M. Jellie

By: Geoffrey G. Gattis

Its: SR. VICE PRES.

STATE OF MAINE
Sagadahco, SS. XXXXX 8/11, 1997

Then personally appeared the above-named Geoff G. Gattis, Senior Vice President of Bath Savings Institution, being duly authorized on behalf of Bath Savings Institution, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of Bath Savings Institution.

Before me,

SEAL

Darlene M. Markham
Notary Public/Attorney-at-Law

Darlene Markham
Typed or Printed Name

My commission expires: 3/31/99

GARDINER SAVINGS INSTITUTION, FSB

Cherie M Danforth

By: J M Quinn

Its: S.V.P.

STATE OF MAINE
Kennebec, SS. July ____, 1997

Then personally appeared the above-named James M Quinn, Senior Vice President of Gardiner Savings Institution, FSB being duly authorized on behalf of Gardiner Savings Institution, FSB, and acknowledged the foregoing instrument to be his/~~her~~ free act and deed in his/~~her~~ said capacity and the free act and deed of Gardiner Savings Institution, FSB.

Before me,

SEAL

Cherie M Danforth
Notary Public/~~Attorney at Law~~

CHERIE M. DANFORTH
Notary Public, Maine
My Commission Expires September 28, 2002

_____
Typed or Printed Name

My commission expires: _____

KEY BANK NATIONAL ASSOCIATION
(formerly KEY BANK OF MAINE)

Nancy Lechner

By: _____

Its: Vice President

STATE OF MAINE
Cumberland, SS.

~~July~~ Aug 8, 1997

Then personally appeared the above-named Scott Fox, Vice President of Key Bank National Association (formerly Key Bank of Maine) being duly authorized on behalf of Key Bank National Association (formerly Key Bank of Maine), and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of Key Bank National Association (formerly Key Bank of Maine).

Before me,

Vickey Coyne

Notary Public/~~Attorney at Law~~

VICKEY COYNE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 16, 1999

Typed or Printed Name

VICKEY COYNE
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 16, 1999

My commission expires: _____

FIRST FEDERAL SAVINGS & LOAN ASSOCIATION

By: _____
ANDREW C. PERRY
Its: VICE PRESIDENT

SEAL

STATE OF MAINE
Sagadahoc, SS. August 7th ~~July~~, 1997

Then personally appeared the above-named ANDREW C. PERRY, VICE PRESIDENT of First Federal Savings & Loan Association, being duly authorized on behalf of First Federal Savings & Loan Association, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of First Federal Savings & Loan Association.

Before me,

SEAL

_____
Notary Public/~~Attorney-at-Law~~

J. David Platteter
Typed or Printed Name

My commission expires: July 2, 2000

COASTAL SAVINGS BANK

By: Janet S. Ross

Its: Vice President

STATE OF MAINE
Cumberland, SS.

August ~~July~~ 8, 1997

Then personally appeared the above-named Janet S Ross, Vice President of Coastal Savings Bank, being duly authorized on behalf of Coastal Savings Bank, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of Coastal Savings Bank.

Before me,

SEAL

Deborah J Cyr

Notary Public/~~Attorney-at-Law~~

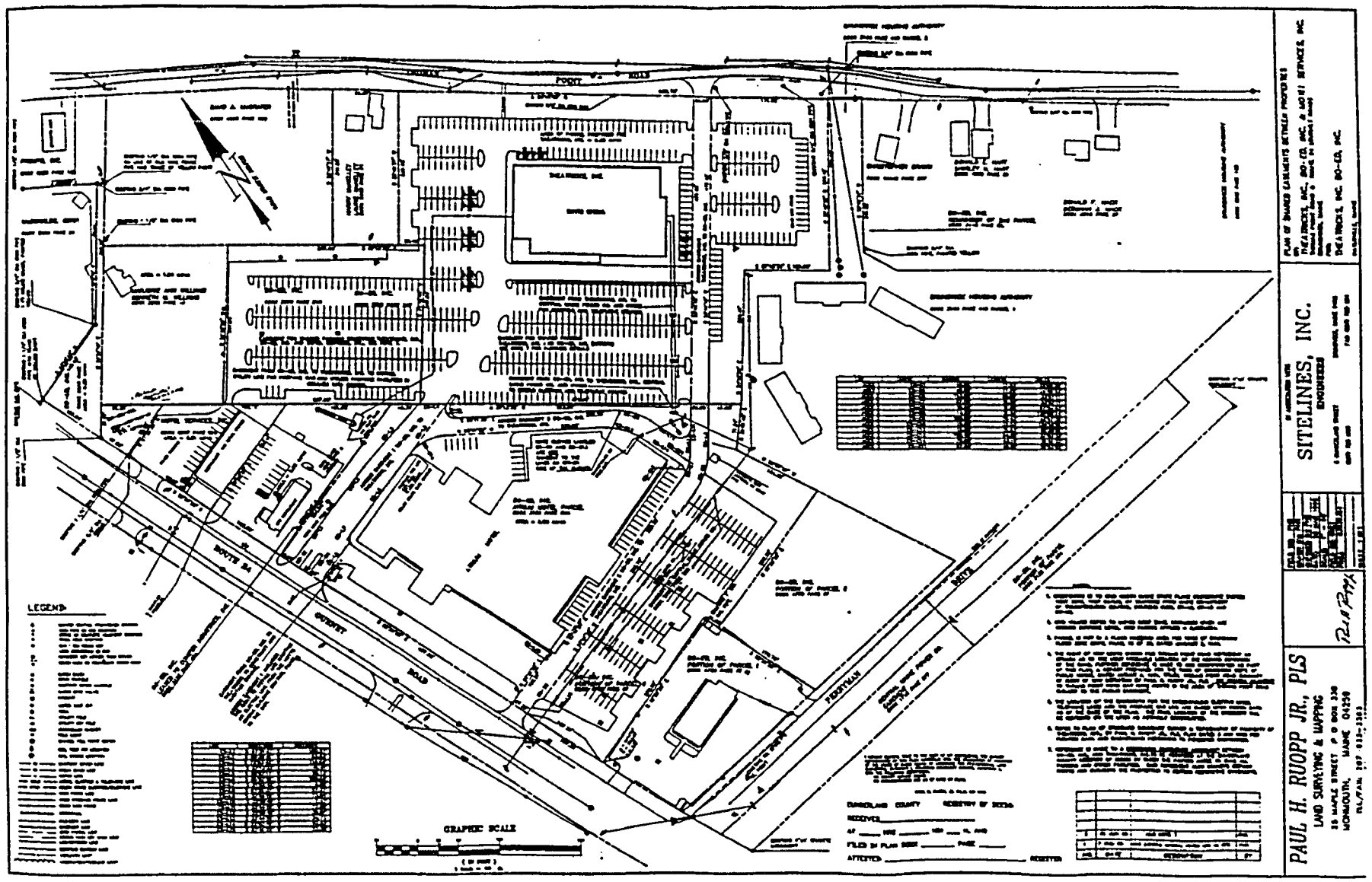
DEBORAH J. CYR
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 1, 2001

My commission expires: _____

G:\DJC\LTR BOSE\DDR BECEASM.722
July 22, 1997 (6 44pm)

BK13254PG110

EXHIBIT A



BK 13254 PG 11

EXHIBIT B

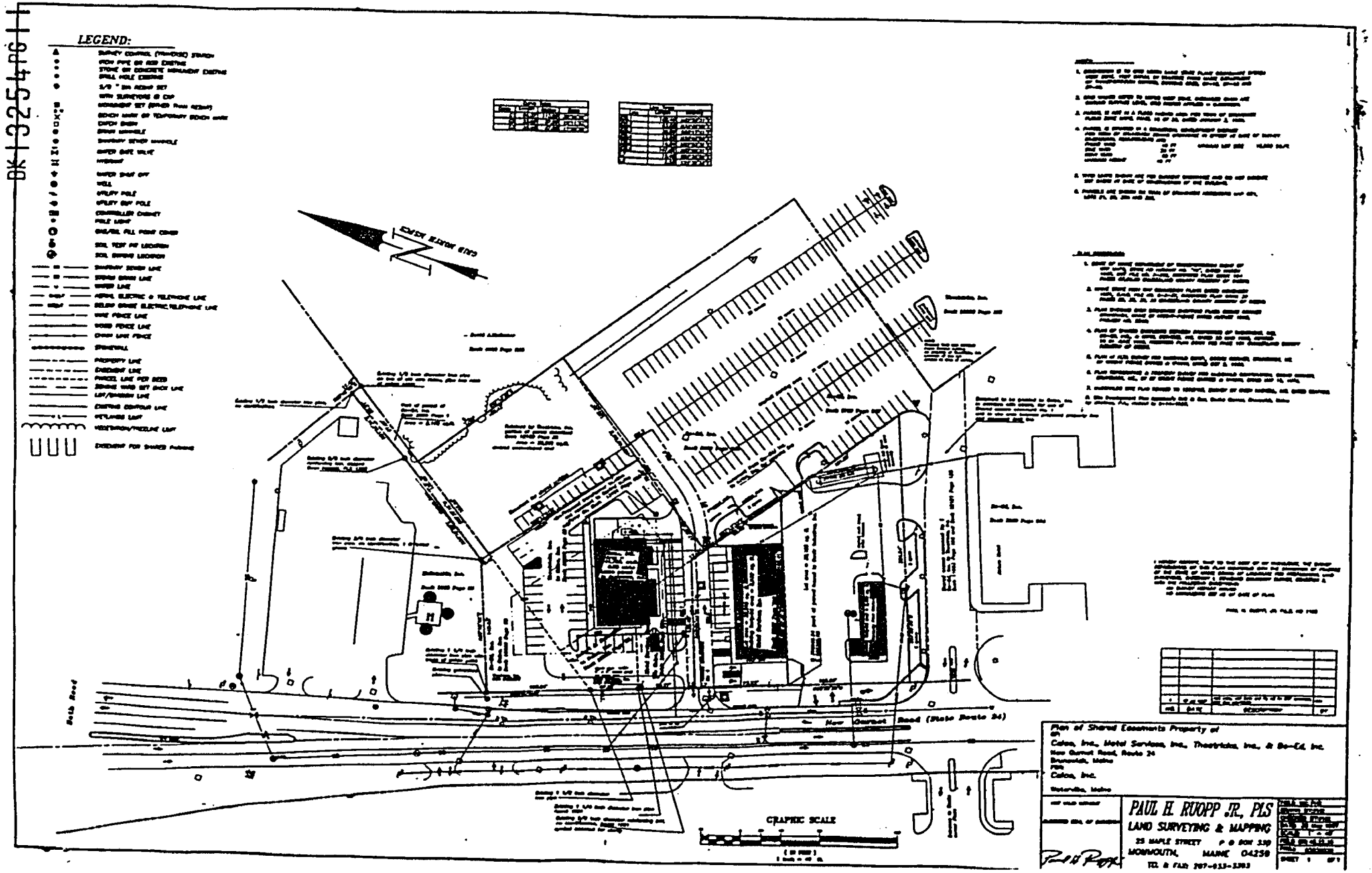


EXHIBIT C

Description of Parcel of Land
for Calco, Inc.,
northeasterly side of Gurnet Road
Cooks Corner, Brusnwick
Applebees Parcel

August 12, 1997

A certain parcel of land situated in the Town of Brunswick, County of Cumberland, State of Maine, situated on the northeasterly side of the Gurnet Road, at Cooks Corner, the boundaries of which are more particularly located and described as follows:

Beginning in the northeasterly right of way line of the Gurnet Road, also known as State Route 24, at the southwesterly corner of the parcel of land described in the conveyance to McDonalds Corporation, deed recorded Book 3368 Page 26 Cumberland County Registry of Deeds, at or near an existing 1¼ inch diameter iron pipe;

Thence on a bearing oriented to Grid North Maine State Plane Coordinate System West Zone, 1927 NAD, North 67°15'42" East 140.63 feet along the southerly line of the parcel of land described in said deed to McDonalds to an existing ¾ inch diameter iron pipe;

Thence South 55°17'51" East 193.43 feet to the northwesterly line of the parcel of land described in the conveyance to Bo-Ed, Inc., deed recorded Book 3970 Page 218 Cumberland County Registry of Deeds;

Thence South 34°42'09 " West 118.39 feet along the northwesterly line of the said parcel of land described in the conveyance to Bo-Ed, Inc. to the northeasterly line of the parcel of land described in the conveyance to Motel Services, Inc., deed recorded Book 8567 Page 215 Cumberland County Registry of Deeds;

Thence North 57°13' 33" West, 17.31 feet along the northeasterly line of the said parcel of land described in the conveyance to Motel Services, Inc.

Thence South 68°05' 41" West 135.45 feet to the northeasterly right of way line of said Gurnet Road;

Thence North 22°39'29" West 210.51 feet along the northeasterly right of way line of said Gurnet Road to the POINT OF BEGINNING. Containing 41,726 square feet.

Said described parcel of land is comprised of the parcels of land conveyed to Calco, Inc. by the several following conveyances:

from Bo-Ed, Inc., portion of the parcel of land described in deed recorded Book13080 Page 55 Cumberland County Registry of Deeds;
from Robert A. Rosenthal, parcel described in deed recorded Book 13080 Page 25 Cumberland County Registry of Deeds;
from Motel Services, Inc. parcel described in deed recorded Book 13080 page 62 Cumberland County Registry of Deeds;

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PAUL H. RUOPP, JR., PLS
LAND SURVEYING AND MAPPING

from Theatricks, Inc. portion of parcel described in deed recorded Book 13080 Page 48 Cumberland County Registry of Deeds;

Together with all rights and easements of record for parking, utilities and ingress and egress.

Subject to all rights and easements of record for parking utilities and ingress and egress.

The Gurnet Road has previously been referred to as the New Gurnet Road. The Gurnet Road is State Route 24 and is the same as the New GurnetRoad.

The above description is prepared from and based upon standard boundary surveys of the Property of Bo-Ed, Inc. and Theatricks, Inc. by Paul H. Ruopp Jr., PLS. Reference is made to said surveys and Plan of Shared Easements Property of Calco, Inc., Motel Services, Inc., Theatricks, Inc., & Bo-Ed, Inc., Gurnet Road, Route 24, Brunswick, Maine for Calco, Inc. date 30 May 1997 by Paul H. Ruopp Jr., PLS, as part of this description.

RECEIVED
RECORDED REGISTRY OF DEEDS
1997 AUG 14 PM 12: 29
CUMBERLAND COUNTY
John B O'Brien

A:\03030030.doB

Section 4

Financial Capacity

BAR HARBOR
BANK & TRUST

February 21, 2014

Robert L. Green, Jr.
Maine Department of Environmental Protection
Southern Maine Regional Office
312 Canco Road
Portland, Maine 04103

RE: MDEP#L-1440-23-A-N

Dear Mr. Green:

At the request of Mr. George Schott and his team I have been asked to respond to you in a letter format regarding "The Plaza at Cooks Corner" MDEP#L-14440-23-A-N Project Amendment. This is also known as Pad Site #1 at the former Atrium Motel on Cooks Corner in Brunswick, Maine.

Mr. Schott currently has availability with Bar Harbor Bank & Trust to fund the $1.4 million budget for construction of the Goodwill building on Pad Site #1 and other improvements associated with Phase I. If you should have any questions please call me directly at 207.945.5244 option 1.

Sincerely,

Adam L. Robertson
Regional Vice President
Middle Market Banking
Bar Harbor Bank & Trust
One Cumberland Place Suite 100
Bangor, Maine 04401

Cc: George P. Schott, Mike Gotto

Section 5

Stormwater
(partial copy)

SUMMIT
GEOENGINEERING SERVICES

STORMWATER REPORT

The Plaza at Cooks Corner
21 Gurnet Road
Brunswick, Maine

Prepared for:

Stoneybrook Consultants
456 Buckfield Road
Turner, Maine

Prepared by:

Summit Geoengineering Services, Inc
P.O. Box 7216
Lewiston, Maine

Project #14017
February 2014

STORMWATER REPORT

THE PLAZA AT COOKS DORNER
GURNET ROAD
BRUNSWICK, MAINE

Section 1 – Introduction

This storm water report is prepared as part of a Site Plan Review application for improvements to the above referenced site. These improvements include preparation of about 6.28 acres of the property for development of restaurant or retail pad sites. These improvements are described in more detail elsewhere in this Site Plan Review application.

The existing site includes about 4.8 acres (77%) of impervious area when you include the former hotel building. There are about 1.4 acres (23%) of green space. In the proposed condition, we will have 3.6 acres (58%) of impervious area and 2.6 acres (42%) of green space.

Construction Plan:

1. Remove trees
2. Install all sediment and erosion controls
3. Clear and grub
4. Remove improvements shown on the demolition plan as to be removed
5. Install underground utility services
6. Prepare subgrade
7. Begin building construction
8. Install base and surface gravels
9. Install base pavement and curbs
10. Establish green space areas, loam and seed
11. Install landscaping
12. Install finish surface pavement
13. Install filter bed material
14. Install pavement markings and signage

In accordance with the Current State of Maine Stormwater Law, the new construction will be required to meet Basic, General, and Flooding Standards.

Runoff from the majority of the newly developed area will be directed to filter basins for treatment and then directly infiltrated into the existing soils. The exception is the roof runoff from future buildings at two of the proposed pad sites will be piped directly into the City storm drain system in Gurnet Road.

This narrative is broken down into the following three sections.

- Basic Standards
- General Standards
- Flooding Standards

Reference is made to the following drawings, included in Appendix B.

Sheet SW-1	EXISTING CONDITIONS WATERSHED PLAN
Sheet SW-2	PROPOSED CONDITIONS WATERSHED PLAN

The following applicable drawings can be referred to elsewhere in this application.

Sheet 1	EXISTING CONDITIONS & DEMOLITION PLAN
Sheet 2	SITE PLAN
Sheet 3	GRADING PLAN
Sheer 4	PHASE 1 SITE PLAN
Sheet 5	PHASE 1 GRADING PLAN
Sheet 6	PHASE 1 UTILITY PLAN
Sheet 7	DETAIL SHEET
Sheet 8	E&S AND CONSTRUCTION NOTES

Section 2 - Basic Standards

For this project, Basic Standards include the following elements.

- Erosion and Sedimentation Control Plan
    - General practices.
    - Temporary erosion and sedimentation control measures.
    - Temporary mulch/vegetation.
    - Permanent seeding.
    - Dust control.

- Inspection and maintenance.
    - Inspection of Temporary E&S Control Measures.
    - Inspection of Permanent E&S Control Measures.
    - Emergency measures.
    - Annual maintenance.
    - General maintenance.

- Housekeeping.

Information on each of these elements is presented in Appendix A. Included are inspection and maintenance forms for during construction and post construction.

Section 3 – General Standards

General Standards for development of this site will be met by the treatment of all pavement and landscaped areas in filter basins. The filter basins will consist of 18 inches of filter media meeting the requirements of the Chapter 7 of Volume III of the Stormwater Management for Maine BMPs. The storm water will be treated for quality through the filter media, which will remove a wide variety of pollutants, including suspended sediment, phosphorus, nitrogen, metals, hydrocarbons, and some dissolved pollutants. Once treated in the filter media, the stormwater will be directly infiltrated into the native sand soils.

Details of the filter basins, including material and construction specifications, are included in the Detail sheets, included elsewhere in the Application information.

In order to use low impact development, the post-developed watershed was separated into 8 subwatersheds. The runoff from each subwatershed flows to a filter bed. There are a total of 8 filter beds at the site, one for each subwatershed. The hydrologic conditions were modeled using HydroCAD v10. Detailed information is included in the HydroCAD computations in Appendix C, under "POST DEVELOPED CONDITIONS COMPUTATIONS AND HYDROCAD OUTPUT".

The following hydrologic information was obtained from the stormwater model from each subwatershed.

WATERSHED COMPUTATIONS FOR FILTER BEDS								
WS	**RCN**	**Tc (min)**	**Flow Volume (acre ft)**			**Peak Flow Rate (cfs)**		
			2 yr	**10 yr**	**25 yr**	**2 yr**	**10 yr**	**25 yr**
101	85	2.1	0.090	0.170	0.212	1.39	2.60	3.21
102	86	1.5	0.059	0.110	0.137	0.91	1.67	2.06
103	86	4.2	0.064	0.119	0.147	0.93	1.72	2.12
104	84	1.4	0.031	0.059	0.074	0.47	0.91	1.13
105	63	1.5	0.004	0.012	0.017	0.04	0.17	0.25
106	90	1.6	0.121	0.213	0.260	1.84	3.15	3.81
107	88	1.8	0.095	0.170	0.208	1.54	2.54	3.08
108	87	2.6	0.146	0.268	0.331	2.25	4.06	4.97

All stormwater from the 2, 10, and 25 year storm events is detained in the storage area above the filter ponds. The following table summarizes the performance of the filter ponds.

FILTER BED FUNCTION SUMMARY							
Filter Bed	**Exfiltration Rate (in/hr)**	**Time to Drain (hr)**			**Peak Water Depth Above Bed (in)**		
		2 yr	**10 yr**	**25 yr**	**2 yr**	**10 yr**	**25 yr**
FB-1	3.50	26	26	26	8	16	20
FB-2	2.41	26	26	26	8	15	18
FB-3	3.50	26	26	26	9	17	20
FB-4	2.41	26	26	26	7	15	19
FB-5	2.41	26	26	26	1	7	10
FB-6	4.50	26	26	26	8	16	20
FB-7	3.50	26	28.5	26	9	17	20
FB-8	3.50	26	26	26	8	16	20

A hydrogeologic study was performed by CES, Inc. on the proposed filter beds and underlying native sand deposits, Inc to address the requirements of Chapter 6, Infiltration, of Volume III of the Stormwater Management for Maine BMPs. A copy of the report is included elsewhere in the application.

Emergency outlets will constructed at each filter bed to handle the 100 year storm event. The outlets will consist of a solid CPP riser open at the top (invert) with An 8” diameter CPP outlet attached to the bottom. The emergency flow is directed to the existing or new structures in the storm drain system. At FB#8, the emergency overflow is directed through a spillway. Construction details and information are included on the Detail sheets included elsewhere in this submittal. The following table summarizes the pertinent emergency overflow characteristics for each pond.

FILTER BED EMERGENCY OUTLET PERFORMANCE – 100 YR STORM					
FB #	Standpipe Size (in)	Invert	Peak Elev in Filter Bed	T.O. Filter Bed Berm	Peak Flow (cfs)
101	15	49.4	49.6	50	1.15
102	12	51.3	51.3	52	0.26
103	12	50.5	50.5	51	0.42
104	12	49.4	49.4	50	0.08
105	12	47.7	47.7	49	0 (no pavement)
106	12	50.7	50.7	51	1.37
107	12	49.6	49.6	50	0.38
108	12	47.6	47.6	49	0.60

Section 4 – Flooding Standards

The majority of the runoff from the site is directed to filter basins and directly infiltrated into the ground. For this condition, flooding standards do not apply since by definition there will be mo surface stormwater flow off the site. The exception at this site is that the roof runoff from the buildings on three of the pad sites will be directed to the storm drain

systems at CP#1, CP#2, and CP#5. Our flooding analysis is based on the pre-developed condition at CP#1, CP#2, and CP#5 and the runoff from the newly constructed roofs.

4.1 Pre-developed Watershed

4.1.1 Current and Pre-developed Conditions

The subject site is currently an open area, composed of paved and gravel surfaces. The gravel areas are at the location of the former Atrium Hotel, which has been razed. The pre-developed watershed is modeled prior to the razing of the hotel. There are no other significant site features. There are no existing stormwater treatment BMPs that we are aware of at this site. The proposed development will incorporate the appropriate BMPs, reducing the quantity and improving the quality of stormwater flowing from the site.

The pre-developed site is separated into 5 subwatersheds, each with its own control point (CP). The location of each CP and the sub-areas contributing to each CP are shaded on SW-1 in Appendix B. The model of each subwatershed is also shown on Sheet SW-1. The soil at the site consists of Au Gres loamy sand and Deerfield loamy sand, both of which belong to hydrologic soil group B. The pervious and impervious area for each subwatershed are shown on Sheet SW-1. The hydrologic conditions were modeled using HydroCAD v10. Detailed information is included in the HydroCAD computations in Appendix C, under "PREDEVELOPED CONDITIONS HYDROCAD OUTPUT"

4.1.2 CP#1

CP#1 is at a catch basin in Gurnet Road at the entrance to Regal Cinemas. There are a total of 7 watersheds contributing to CP#1, including WS2, WS3, WS4, WS10, WS12, WS14, and WS15 as shown on the Pre-Developed watershed plan. The flow lines from each watershed are shown. From CP1, moving upstream, the drainage is controlled by a series of City-owned catch basins and storm drains in Gurnet Road. A series of 3 catch basins drain into the City system from the site (P4, P5, and P6). The following characteristics of each sub-watershed were computed by the HydroCAD model

WATERSHED COMPUTATIONS FOR CP#1

WS	RCN	Tc (min)	Flow Volume (acre ft)			Peak Flow Rate (cfs)		
			2 yr	10yr	25 yr	2 yr	10 yr	25 yr
2	88	2.7	0.177	0.323	0.398	2.90	5.15	6.27
3	91	6.1	0.090	0.157	0.192	1.30	2.20	2.64
4	92	2.4	0.025	0.043	0.052	0.40	0.66	0.79
10	98	1.6	0.034	0.054	0.064	.050	0.77	0.90
12	98	2.0	0.088	0.138	0.164	1.26	1.95	2.29
14	61	8.9	0.002	0.005	0.007	0.01	0.06	0.09
15	98	2.6	0.022	0.035	0.042	0.32	0.50	0.59

The following peak flow quantities were computed using HydroCAD v10 at CP#1.

PEAK RUNOFF QUANTITIES AT CP#1			
Storm Event	**2 yr**	**10 yr**	**25 yr**
Total Volume (24 hrs) ac-ft	0.438	0.756	0.919
Peak Flow Rate (cfs)	6.50	10.97	13.21

The HydroCAD model indicates that some flooding occurs in the existing parking lot at P5 during the 10 and 25 year storm event. It is not clear where the overflow travels. In any case, the CBs represented by P5, P6, and P7 will be removed as part of the proposed construction at the site.

4.1.3 CP#2

CP#2 is at an existing catch basin which ties into a system across the existing Hoyts Cinemas parking lot. There are a total of 3 subwatersheds contributing to CP#2, as shown on the Pre-Developed watershed plan. The flow lines from each subwatershed are shown. From CP#2, moving upstream, the drainage is controlled by a series 3 catch basins in the existing Regal Cinema access road and from the Atrium site (P9, P10, and P11).

WATERSHED COMPUTATIONS FOR CP#2								
WS	**RCN**	**Tc (min)**	**Flow Volume (acre ft)**			**Peak Flow Rate (cfs)**		
			2 yr	**10yr**	**25 yr**	**2 yr**	**10 yr**	**25 yr**
5	91	4.8	0.048	0.084	0.102	0.72	1.22	1.47
6	91	5.0	0.021	0.037	0.045	0.32	0.53	0.64
7	88	14.1	0.087	0.159	0.196	1.01	1.81	2.20

The following peak flow quantities were computed using HydroCAD v10 at CP#2.

PEAK RUNOFF QUANTITIES AT CP#2			
Storm Event	**2 yr**	**10 yr**	**25 yr**
Total Volume (24 hrs) ac-ft	0.157	0.280	0.344
Peak Flow Rate (cfs)	1.77	3.09	3.75

The HydroCAD model indicates that some flooding occurs at the location of the catch basin represented by P11 during the 10 and 25 year storm event. We believe that the overflow flows into the adjacent grassed area and infiltrates into the ground. Runoff from this area after development will be treated with a filter bed and infiltration.

4.1.4 CP#3

CP#3 is at the southern edge of the property adjacent to Perryman Drive. The flow to this control point is encompassed in a single watershed (WS#9).

WATERSHED COMPUTATIONS FOR CP#3								
WS	**RCN**	**Tc (min)**	**Flow Volume (acre ft)**			**Peak Flow Rate (cfs)**		
			2 yr	**10yr**	**25 yr**	**2 yr**	**10 yr**	**25 yr**
9	75	12.9	0.128	0.284	0.370	1.34	3.14	4.12

The following peak flow quantities were computed using HydroCAD v10 at CP#3.

PEAK RUNOFF QUANTITIES AT CP#3			
Storm Event	**2 yr**	**10 yr**	**25 yr**
Total Volume (24 hrs)	0.128	0.284	0.370
Peak Flow Rate	1.34	3.14	4.12

There is no apparent exiting outlet from the site at this location. Based on this, we believe that the surface water at CP#3 ponds at the ground surface and infiltrates naturally. Runoff from this area after development will be treated with a filter bed and infiltration.

4.1.5 CP#4

CP#4 is near the center of the site at the eest boundary. There are no structures at this location. The flow to this control point is encompassed in a single watershed (WS#8).

WATERSHED COMPUTATIONS FOR CP#4								
WS	**RCN**	**Tc (min)**	**Flow Volume (acre ft)**			**Peak Flow Rate (cfs)**		
			2 yr	**10yr**	**25 yr**	**2 yr**	**10 yr**	**25 yr**
8	85	5.7	0.014	0.026	0.033	0.20	0.38	0.47

The following peak flow quantities were computed using HydroCAD v10 at CP#3.

PEAK RUNOFF QUANTITIES AT CP#4			
Storm Event	**2 yr**	**10 yr**	**25 yr**
Total Volume (24 hrs) ac-ft	0.014	0.026	0.033
Peak Flow Rate (cfs)	0.20	0.38	0.47

There is no apparent exiting outlet from the site at this location. Based on this, we believe that the surface water at CP#4 ponds at the ground surface and infiltrates

naturally. Runoff from this area after development will be treated with a filter bed and infiltration.

4.1.6 CP#5

CP#5 is at an existing catch basin at the southwest corner of the site adjacent to Gurnet Road which ties into a system running across Gurnet Road and into the existing parking lot at the Cooks Corner Mall. We believe that the flow from the mall discharges on the north side of Bath Road where it flows through a small stream under the railroad tracks and Route 1 to the Androscoggin River. There are a total of 3 watersheds contributing to CP#5, as shown on the Pre-Developed watershed plan. The flow lines from each watershed are shown. The drainage is controlled in the watershed contributing to CP#5 by a catch basin in the existing parking lot labeled as P12 in our model. The primary contributor to CP#5 is the roof of the former Atrium Hotel building (WS#1). The Tc for the Atrium roof was modeled as a series of roof drain pipes. The location and size of these pipes could not be determined, so reasonable assumptions were made.

WATERSHED COMPUTATIONS FOR CP#5								
WS	**RCN**	**Tc (min)**	**Flow Volume (acre ft)**			**Peak Flow Rate (cfs)**		
			2 yr	**10yr**	**25 yr**	**2 yr**	**10 yr**	**25 yr**
1	98	2.9	0.195	0.308	0.365	2.80	4.32	5.09
13	86	2.1	0.053	0.099	0.123	0.87	1.60	1.97
16	97	1.6	0.059	0.094	0.112	0.87	1.35	1.59

The following peak flow quantities were computed using HydroCAD v10 at CP#2.

PEAK RUNOFF QUANTITIES AT CP#5			
Storm Event	**2 yr**	**10 yr**	**25 yr**
Total Volume (24 hrs)	0.307	0.502	0.600
Peak Flow Rate	4.41	6.65	7.40

The HydroCAD model indicates that flooding occurs at the location of the catch basin represented by P12 during the 2, 10, and 25 year storm events. We believe that the HydroCAD model, based on conservative assumptions that were made regarding the existing conditions, overstates the flows to CP#5. There are too many unknown conditions regarding the catch basins and pipes connecting P12 and CP#5 to establish an accurate model. In any case, runoff from this area after development will be treated with a filter bed and infiltration.

4.2 Post-developed Watershed – Roofs into CP#1, CP#2, and CP#5

The majority of the storm water from the site flows into filter basins and then infiltrates directly into the ground. The exception is the runoff from the roofs of future buildings at three of the pad sites.

4.2.1 CP#1

The roof runoff is directed into roof drains and then directly into the storm drain system in Gurnet Road. The post-developed roof runoff directed to CP#1 is represented by WS#201. The Control Point for this study is at the same catch basin as CP#1 of the Pre-developed watershed. The location of CP#1 and the sub-areas contributing to each CP are shown on Sheet SW-2 in Appendix B.

WATERSHED COMPUTATIONS FOR WS201								
WS	**RCN**	**Tc (min)**	**Flow Volume (acre ft)**			**Peak Flow Rate (cfs)**		
			2 yr	**10 yr**	**25 yr**	**2 yr**	**10 yr**	**25 yr**
201	98	1.6	0.085	0.135	0.160	1.23	1.90	2.23

PEAK RUNOFF QUANTITIES AT CP#1				
Storm Event	**Pre-developed Watershed**		**Post-developed Watershed**	
	Volume	Peak Flow	Volume	Peak Flow
2 YR	0.438 ac-ft	6.50 cfs	0.085 ac-ft	1.23 cfs
10 YR	0.756 ac-ft	10.97 cfs	0.135 ac-ft	1.90 cfs
25 YR	0.919 ac-ft	13.21 cfs	0.160 ac-ft	2.23 cfs

For all storm events the post-developed peak flow rates and volumes are significantly less than the pre-developed rates and volumes.

4.2.2 CP#2

The post-developed roof runoff directed to CP#2 is represented by subwatershed WS#203. The roof runoff is directed into roof drains and then directly into the storm sewer system in the Regal Cinema parking lot. The subwatersheds drain into the storm system in Gurnet Road. CP#2 in this section is at the same location as CP#2 in the pre-developed watershed model. The location of CP#2 and the sub-area contributing to it are shown on Sheet SW-2 in Appendix B.

WATERSHED COMPUTATIONS FOR WS203								
WS	**RCN**	**Tc (min)**	**Flow Volume (acre ft)**			**Peak Flow Rate (cfs)**		
			2 yr	**10 yr**	**25 yr**	**2 yr**	**10 yr**	**25 yr**
203	98	0.5	0.032	0.051	0.060	0.49	0.75	0.88

PEAK RUNOFF QUANTITIES AT CP#2				
Storm Event	**Pre-developed Watershed**		**Post-developed Watershed**	
	Volume	Peak Flow	Volume	Peak Flow
2 YR	0.157 ac-ft	1.77 cfs	0.032 ac-ft	0.49 cfs
10 YR	0.280 ac-ft	3.09 cfs	0.051 ac-ft	0.75 cfs
25 YR	0.344 ac-ft	3.75 cfs	0.006 ac-ft	0.88 cfs

For all storm events the post-developed peak flow rates and volumes are significantly less than the pre-developed rates and volumes.

4.2.3 CP#5

The post-developed roof runoff directed to CP#5 is represented by subwatershed WS#202. The roof runoff is directed into roof drains and then into a system running across Gurnet Road and into the existing parking lot at the Cooks Corner Mall. CP#5 in this section is at the same location as CP#5 in the pre-developed watershed model (see Section 4.1.6 above). The location of CP#5 and the sub-area contributing to it are shown on Sheet SW-2 in Appendix B.

WATERSHED COMPUTATIONS FOR WS202								
WS	**RCN**	**Tc (min)**	**Flow Volume (acre ft)**			**Peak Flow Rate (cfs)**		
			2 yr	**10 yr**	**25 yr**	**2 yr**	**10 yr**	**25 yr**
202	98	0.4	0.022	0.035	0.041	0.33	0.51	0.60

PEAK RUNOFF QUANTITIES AT CP#5				
Storm Event	**Pre-developed Watershed**		**Post-developed Watershed**	
	Volume	Peak Flow	Volume	Peak Flow
2 YR	0.307 ac-ft	4.41 cfs	0.022 ac-ft	0.32 cfs
10 YR	0.502 ac-ft	6.65 cfs	0.035 ac-ft	0.50 cfs
25 YR	0.600 ac-ft	7.40 cfs	0.041 ac-ft	0.59 cfs

For all storm events the post-developed peak flow rates and volumes are significantly less than the pre-developed rates and volumes.

APPENDIX A

BASIC STANDARDS

1.0 EROSION AND SEDIMENT CONTROL

The following plans are included in the Site Review Application to satisfy the Basic Standards Submission requirements:

Sheet 1	EXISTING CONDITIONS & DEMOLITION PLAN
Sheet 2	SITE PLAN
Sheet 3	GRADING PLAN
Sheer 4	PHASE 1 SITE PLAN
Sheet 5	PHASE 1 GRADING PLAN
Sheet 6	PHASE 1 UTILITY PLAN
Sheet 7	DETAIL SHEET
Sheet 8	E&S AND CONSTRUCTION NOTES

The Basic Standards herein are for temporary and permanent measures directly associated with the construction activities at the site.

Erosion and sediment control on Site will be implemented in accordance with the "*Maine Erosion and Sediment Control BMPs"* published by the MDEP. The following are general guidelines and preventative measures to control erosion and sediment during construction activities.

General Practices

- Sediment barriers (e.g., silt fence) will be installed prior to beginning soil disturbance activities (e.g., grubbing, grading) at the perimeter of the property. Sediment barriers will be maintained until the disturbed area is permanently stabilized.
- Exposed soils that will not be worked for more than 7 days will be stabilized with mulch or other non-erodible cover
- Erosion and sediment control features will be inspected and repaired weekly and before and after every storm event.
- Appropriate erosion and sedimentation control will be provided for all soil stockpile areas, as indicated on the EROSION CONTROL PLAN.
- Temporary erosion and sediment control measures will be removed within 30 days after permanent stabilization is attained.

Temporary Erosion and Sediment Control Measures

Temporary erosion and sediment control measures will be in-place prior to beginning construction activities and will be maintained for the duration of the construction project. Silt fencing will be installed along the property lines adjacent to all disturbed areas.

Temporary Mulch/Vegetation

Exposed soil areas that will not be worked for more than 7 days will be mulched. Mulch shall consist of hay or straw that is air-dried, free of undesirable seeds and coarse materials. Mulch will be applied at 2 bales (70-90 pounds) per 1,000 square feet to cover 75-90% of the ground surface. Mulch will be kept moist or anchored in-place to prevent wind disturbance. Erosion control mix and chemical mulches with binder can also be used on site if applied in accordance with MDEP's BMPs.

Temporary vegetation will be used in areas that will not be brought to final grade for a year or less. Preparation of the seedbed will be necessary to ensure sufficient vegetative growth. Soil tests are recommended to determine the appropriate application rate of lime and fertilizer. If soil testing is not feasible, then fertilizer will be applied at a rate of 15 pounds per 1,000 square feet of 10-10-10 (N-P205-K20) or equivalent. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of 150 pounds per 1,000 square feet. If the soil has been compacted during construction then the soil should be loosened to a depth of approximately 2 inches. Seeding recommendations are provided in the table below.

TEMPORARY GROUND STABILIZATION		
Seed	**Pounds per 1,000 sq ft**	**Recommended Seeding Dates**
Winter Rye	2.5	August 30-October 1
Oats	2.0	April 1-July 1 August 30-September 30
Annual Ryegrass	1.0	April 1-July 1
Sudangrass	1.0	May 15-August 30
Perennial	1.0	August 30-September 30

Note: Mulch shall be applied at the rates previously specified following the seed application.

Permanent Stabilization

Areas that will not be worked for more than one year or have been final graded will be permanently stabilized within 7 days. Permanent stabilization at this site will include road sub-base/pavement, permanent seeding, and permanent landscaping. Permanent seeding will be performed upon completion of construction activities. The type of seeding mix to be used for permanent seeding is noted on Sheet 8 E&S AND CONSTRUCTION NOTES. All disturbed areas not otherwise stabilized shall be graded, smoothed, and prepared for final seeding. Four inches of loam (minimum) shall be spread over the disturbed areas and smoothed to a uniform surface. Soil tests are recommended to determine the appropriate application rate of lime and fertilizer. If soil testing is not feasible, then fertilizer can be applied at a rate of 15 pounds per 1,000 square feet of 10-20-20 (N-P205-K20) or equivalent. Apply limestone (equivalent to 50% calcium plus magnesium oxide) at a rate of 150 pounds per 1,000 square feet. Both the lime and fertilizer should be worked into the ground to a depth of 4 inches as practical. The seedbed should be subsequently rolled to firm prior to seeding. Mulch will be applied at 2 bales (70-90

pounds) per 1,000 square feet to cover 75-90% of the ground surface. Mulch will be kept moist or anchored in-place to prevent wind disturbance. Erosion control mix and chemical mulches with binder can also be used on site if applied in accordance with MDEP's BMPs.

If hydro-seeding is used lime and fertilizer may be added with the seed and applied simultaneously. The use of straw mulch and adhesive material or 500 pounds of wood fiber mulch provides sufficient erosive protection. Seeding rates will be increased by 10% if hydro-seeding practices are employed.

All construction activities at the site are planned to be completed by or before the fall of 2014. In the event that construction occurs after 45 days prior to the first killing frost (October 15), dormant seeding will be performed. The seed mixture described Sheet 8 E&S AND CONSTRUCTION NOTES would be doubled. Mulch should be applied according to the temporary mulching practices discussed previously. Dormant seeding requires inspection in the spring. All areas where cover is inadequate shall be immediately reseeded and mulched as soon as possible.

Erosion and sediment control features will not be removed until after all disturbed areas have been stabilized with permanent seeding exhibiting at least 90% vegetative cover.

Dust Control

Dust control methods will be employed on site to prevent movement of dust from exposed soil surfaces that could potentially create hazards to wildlife, humans, or plant life both onsite and offsite. Dust generated by activities at the Site, including dust associated with traffic to and from the Site, will be controlled by sweeping, paving, watering or other best management practices for control of fugitive emissions.

Preventive measures will include the following, as needed:

- Traffic will be restricted to predetermined routes (the existing driveways). Exit and entrance during construction will be limited to these locations.
- Natural vegetation and existing paved areas will be maintained to the extent practical.
- Excavation activities will be conducted in phases to reduce the area of land disturbed at any one time.
- Mulching and vegetative practices (e.g., temporary and permanent mulching, temporary and permanent vegetative cover) will be employed to reduce the need for dust control.
- Paved surfaces and roadways will be swept (e.g., mechanical sweeper) where necessary to prevent dust buildup.

Construction will begin immediately following the receipt of all necessary permits The anticipated construction timeframe is spring-summer 2014.

2.0 INSPECTION AND MAINTENANCE PLAN

2.1 Construction Inspections

Inspections and maintenance of erosion and sedimentation control measures and stormwater control facilities will be performed during construction. Inspections will include:

- Disturbed and impervious areas.
- Erosion Control Measures.
- Materials storage areas exposed to precipitation.
- Vehicle entry and exit locations.

These areas will be inspected at least once per week as well as before and after a storm event, and prior to completing permanent stabilization measures.

An inspection check list sheet is included at the end of this section. The Contractor will be responsible for maintaining and preserving all erosion and sediment control features associated with the Site during construction. Any problems, damage, or costs directly associated with the performance of or lack of erosion control measures and maintenance are the sole responsibility of the Contractor.

In addition to the above, the applicant will retain the services of a professional engineer to inspect the construction and stabilization of all stormwater management structures. If necessary, the inspecting engineer will interpret the pond's construction plan for the contractor. Once all stormwater management structures are constructed and stabilized, the inspecting engineer will notify the department in writing within 30 days to state that the pond has been completed. Accompanying the engineer's notification must be a log of the engineer's inspections giving the date of each inspection, the time of each inspection, and the items inspected on each visit, and include any testing data or sieve analysis data of every mineral soil and soil media specified in the plans and used on site.

Inspection of the Filter Basins by a professional engineer will occur at a minimum of the following.

- After the drainage layer (filter media subgrade) is prepared and prior to the installation of the filter media,
- After the filter media has been installed and seeded. After one year to inspect health of the vegetation and make corrections, and
- All the material used for the construction of the filter basin must be confirmed as suitable by the design engineer. Testing must be done by a certified laboratory to show that they are passing DEP specifications.

2.2 Post-Construction Inspections

The site Applicant will be responsible for inspection and maintenance of erosion and control measures, stormwater structures, and stormwater BMPs and/or ensuring that the inspection and maintenance tasks are completed after construction is completed.

The Applicant shall pay for the services of the following qualified Third Party to conduct inspections of the site, as needed, for compliance with the provisions of the Erosion and Sedimentation Control Plan.

Paul Castonguay
K&K Excavation
302B Auburn Road
Turner, Maine 04282
(207) 225-3030

The Third Party inspector will provide to the Maine DEP and City of Brunswick documentation on management of the stormwater facilities as required.

2.3 Housekeeping

During and after construction, good housekeeping practices will be employed to minimize potential environmental impacts, specifically:

- Spill Prevention. Both petroleum and non-petroleum products utilized during construction will be stored in compatible and properly labeled containers. When not in use, these containers will be closed and storedin a secure area. A spill kit will be kept in close proximity to the secured area. Temporary fuel storage tanks mobilized to the site for construction will be double-walled. Both preventative and routine maintenance will be conducted to minimize the potential for fuel releases. These activities will be conducted offsite during construction.
- Groundwater Protection. Petroleum, non-petroleum, and other hazardous materials will not be handled on site.
- Fugitive Sediment and Dust. During construction, tracking of mud from construction vehicles into the public road will be minimized. During wet periods, the public road will be swept weekly, at a minimum, to control the amount of mud leaving the Site. During dry periods, fugitive sediment and dust will be controlled on site using a water truck, or similar, as necessary.
- Debris and other Materials. Litter, construction debris and chemicals will be stored in a manner such that the exposure to stormwater is minimized. Litter and construction debris will be separated and containerized, as necessary, for proper disposal. Chemicals will be stored in compatible and properly labeled containers and stored in a secure area equipped with a spill kit.

CONSTRUCTION INSPECTION
AND
MAINTENANCE FORMS

CONSTRUCTION

EROSION AND SEDIMENTATION CONTROL MAINTENANCE LOG
ATRIUM REDEVELOPMENT, GURNET ROAD, BRUNSWICK, MAINE

Inspections to be performed once per week, before and after storms, and prior to completing permanent stabilization.

ITEM	DEFECTS	DESCRIPTION OF DEFECTS AND REPAIRS/MAINTENANCE	
Vehicle Entrances and Exits	Yes No		
Disturbed Areas	Yes No		
Impervious Areas	Yes No		
Erosion and Sedimentation Control	Yes No		
DATE:	**BY:**	**COMPANY:**	**QUALS/POSITION:**

REMARKS:

Disturbed Areas: Inspect mulched and temporary seed areas for rill erosion. Add additional mulch if less than 90% coverage is observed. Inspect nets after rain events for dislocation or failure.

Impervious Areas: Sweep or wash pavement as necessary to keep dust levels to a minimum. Wash water should be directed to an approved sediment trap, such as a "Filter Sock". Accumulated sediment shall be removed and stored or disposed of appropriately. Information on "filter socks" can be found at www.filtrexx.com.

Erosion and Sedimentation Control: Inspect silt fence for erosion or sedimentation below them. Replace silt fence where evidence of undercutting or impounding of water behind the fence occur. Replace fabric that has decomposed. Remove sediment deposits behind silt fence when deposits reach ½ the height of the fence.

Vehicle Entrances and Exits: Check for mudding and clogging of stone and replace as necessary. Sweep or wash pavement at exits where mud has been tracked onto the travelled way.

EROSION AND SEDIMENTATION CONTROL MAINTENANCE LOG
ATRIUM REDEVELOPMENT, GURNET ROAD, BRUNSWICK, MAINE

Inspections to be performed twice per year, once in the spring and once in the fall and after each significant (>3") rainfall.

ITEM	DEFECTS	DESCRIPTION OF DEFECTS AND REPAIRS/MAINTENANCE	
Ditches	Yes / No		
Culverts	Yes / No		
Filter Bed Emergency Outlet	Yes / No		
Sediment Fore-bay	Yes / No		
Soil Filter	Yes / No		
Excessive growth in filter areas	Yes / No		
Paved Areas	Yes / No		
Catch Basins	Yes / No		
DATE:	**BY:**	**COMPANY:**	**QUALS/POSITION:**

Ditches and Culverts: Inspect for debris that may impede flow. Control woody vegetation with mowing. Repair any erosion of ditch linings and culvert inlets and outlets.

Filter Bed Outlet: Remove accumulated sediment in the outlet control structure. Indicate where removed sediment was disposed. Remove and replace top several inches of underdrain gravel trench when water ponds above permanent pool for >72 hrs.

Sediment Forebay: Remove debris and sediment from the forebay. Remove clogged sections of the graded stone fore-bay outlet and replace.

Soil Filter: Inspect for proper function. Replace and replace upper several inches of filter media when water ponds on the surface of the bed for more than 72 hours.

Vegetation Growth: Maintain grass heights to less than 12 inches. Harvest, weed, and prune excessive growth as needed.

Paved Areas: Remove accumulated winter sand and debris from all pavement areas annually. Wash water should be directed to an approved sediment trap, such as a "Filter Sock". Accumulated sediment shall be removed and stored or disposed of appropriately. Information on "filter socks" can be found at www.filtrexx.com.

Catch Basins: Remove and legally dispose of accumulated debris and sediment from the bottom of the structure, inlet grates, inflow channels to the basin, and pipes between basins.

APPENDIX B

REFERENCE DRAWINGS

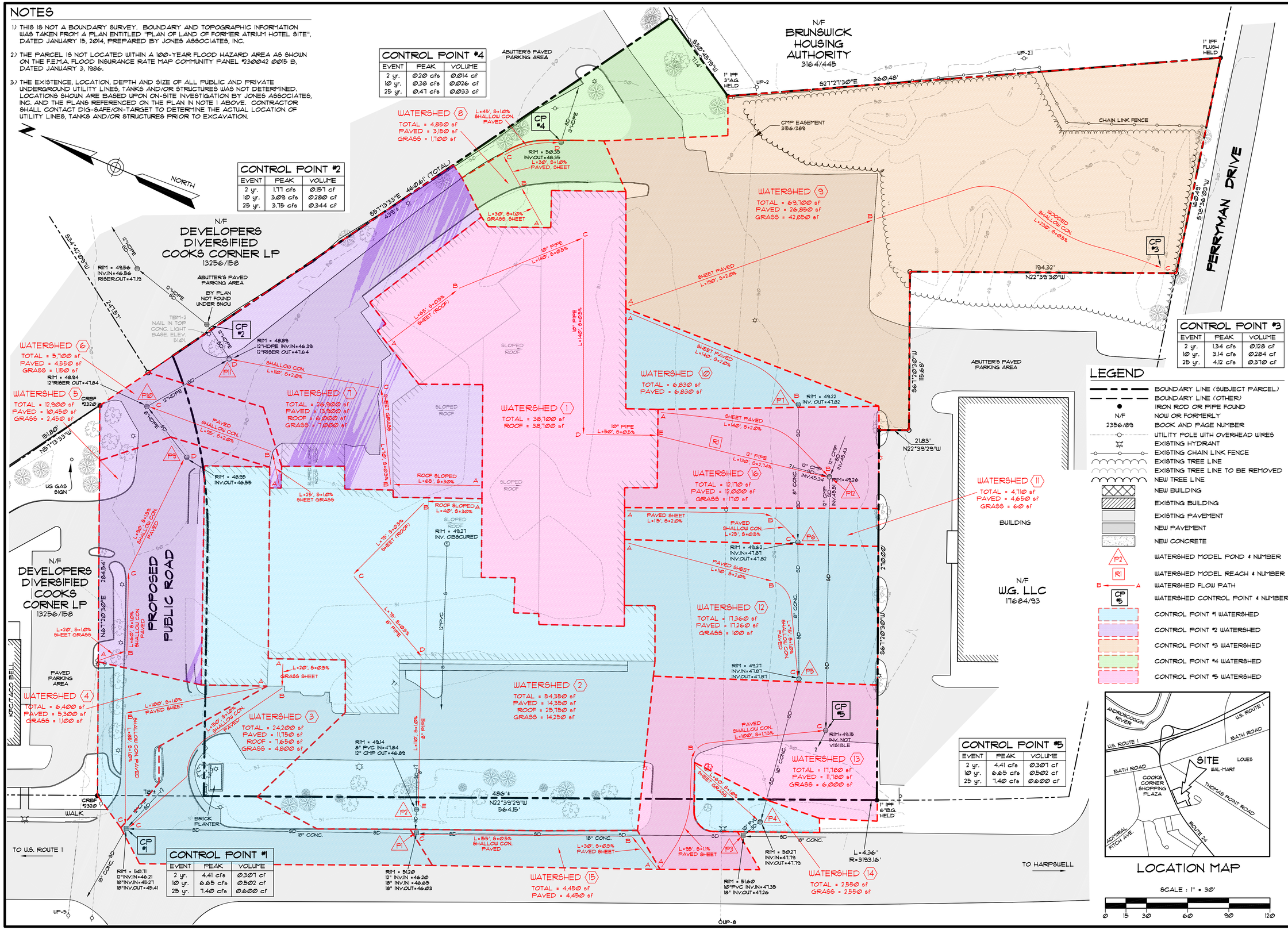
SW-1 & SW-2

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

2) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230042 0015 B, DATED JANUARY 3, 1986.

3) THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN IN NOTE 1 ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.



CONTROL POINT #1		
EVENT	PEAK	VOLUME
2 yr.	4.41 cfs	0.307 cf
10 yr.	6.65 cfs	0.502 cf
25 yr.	7.40 cfs	0.600 cf

CONTROL POINT #2		
EVENT	PEAK	VOLUME
2 yr.	1.77 cfs	0.157 cf
10 yr.	3.09 cfs	0.280 cf
25 yr.	3.75 cfs	0.344 cf

CONTROL POINT #3		
EVENT	PEAK	VOLUME
2 yr.	1.34 cfs	0.128 cf
10 yr.	3.14 cfs	0.284 cf
25 yr.	4.12 cfs	0.370 cf

CONTROL POINT #4		
EVENT	PEAK	VOLUME
2 yr.	0.20 cfs	0.014 cf
10 yr.	0.38 cfs	0.026 cf
25 yr.	0.47 cfs	0.033 cf

CONTROL POINT #5		
EVENT	PEAK	VOLUME
2 yr.	4.41 cfs	0.307 cf
10 yr.	6.65 cfs	0.502 cf
25 yr.	7.40 cfs	0.600 cf

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- IRON ROD OR PIPE FOUND
- N/F — NOW OR FORMERLY
- 2356/89 — BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING CHAIN LINK FENCE
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- NEW TREE LINE
- NEW BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW CONCRETE
- P2 — WATERSHED MODEL POND & NUMBER
- R1 — WATERSHED MODEL REACH & NUMBER
- B — A — WATERSHED FLOW PATH
- CP #5 — WATERSHED CONTROL POINT & NUMBER
- CONTROL POINT #1 WATERSHED
- CONTROL POINT #2 WATERSHED
- CONTROL POINT #3 WATERSHED
- CONTROL POINT #4 WATERSHED
- CONTROL POINT #5 WATERSHED

LOCATION MAP

SCALE : 1" = 30'

0 15 30 60 90 120

SHEET TITLE: EXISTING CONDITION WATERSHED PLAN

SCALE: 1" = 30' | DATE: FEB. 25, 2014

DRAWN BY: KRF | CHECKED BY: WMP

PROJECT: THE PLAZA AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

Stoneybrook Consultants, Inc.
436 Duckfield Road - Turner, Maine 04282
(207) 514-7491 Voice / (207) 514-7492 Fax

SUMMIT GEOENGINEERING SERVICES
145 LISBON ST. - SUITE 601 LEWISTON, ME 04240 Tel.: (207) 516-3313
2002 ATLANTIC HIGHWAY CAMDEN, ME 04843 Tel.: (207) 706-1999

JOB NO. - 14017

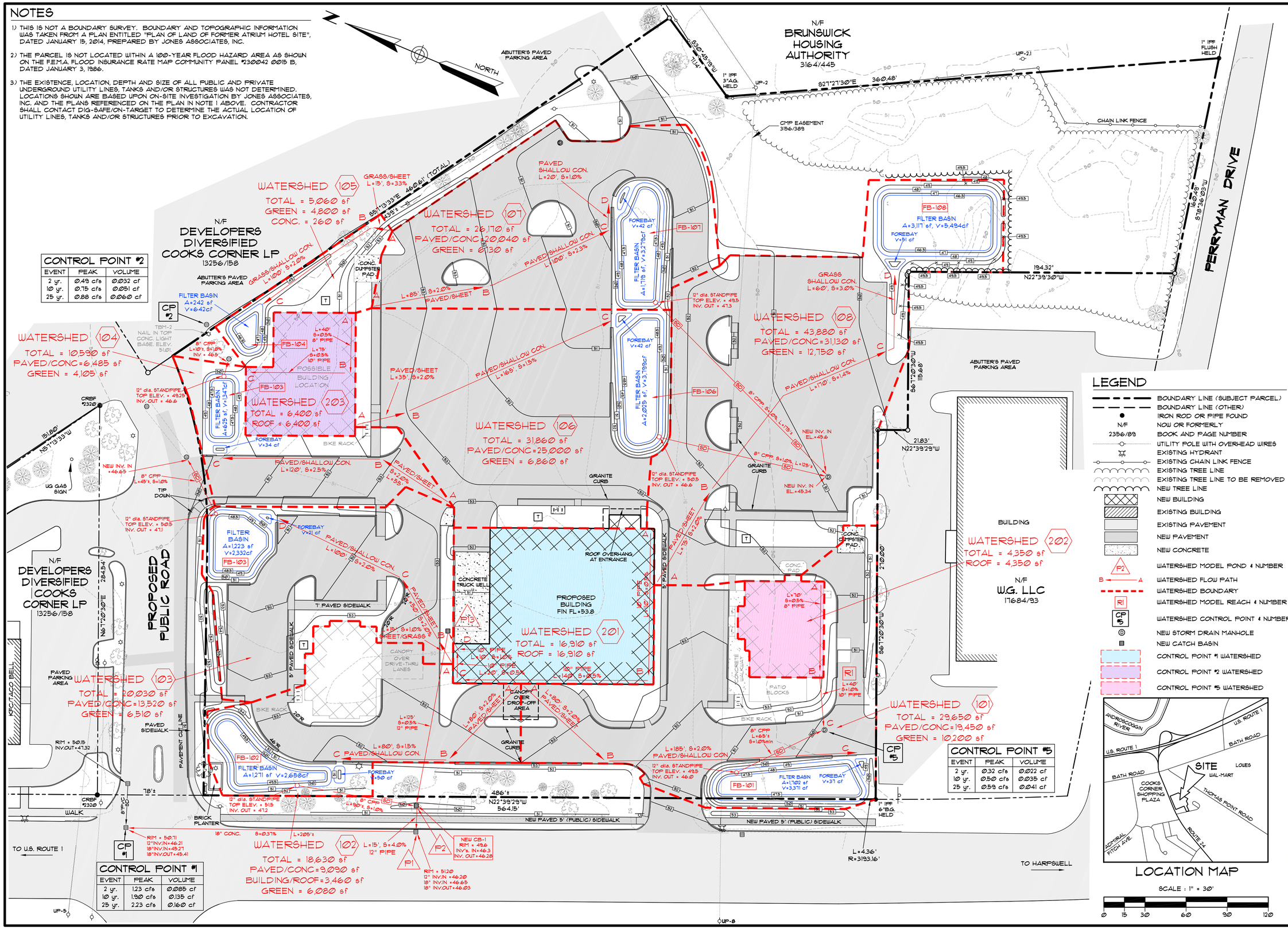
SHEET SW-1

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

2) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230042 0015 B, DATED JANUARY 3, 1986.

3) THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN IN NOTE 1 ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.



CONTROL POINT #2		
EVENT	PEAK	VOLUME
2 yr.	0.49 cfs	0.032 cf
10 yr.	0.75 cfs	0.051 cf
25 yr.	0.88 cfs	0.060 cf

CONTROL POINT #1		
EVENT	PEAK	VOLUME
2 yr.	1.23 cfs	0.085 cf
10 yr.	1.90 cfs	0.135 cf
25 yr.	2.23 cfs	0.160 cf

CONTROL POINT #5		
EVENT	PEAK	VOLUME
2 yr.	0.32 cfs	0.022 cf
10 yr.	0.50 cfs	0.035 cf
25 yr.	0.59 cfs	0.041 cf

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- IRON ROD OR PIPE FOUND
- N/F — NOW OR FORMERLY
- 2356/89 — BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING CHAIN LINK FENCE
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- NEW TREE LINE
- NEW BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW CONCRETE
- P2 — WATERSHED MODEL POND & NUMBER
- B → A — WATERSHED FLOW PATH
- WATERSHED BOUNDARY
- R1 — WATERSHED MODEL REACH & NUMBER
- CP #5 — WATERSHED CONTROL POINT & NUMBER
- NEW STORM DRAIN MANHOLE
- NEW CATCH BASIN
- CONTROL POINT #1 WATERSHED
- CONTROL POINT #2 WATERSHED
- CONTROL POINT #5 WATERSHED

LOCATION MAP

SCALE : 1" = 30'

0 15 30 60 90 120

PROJECT: THE PLAZA AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

SHEET TITLE: PROPOSED CONDITION WATERSHED PLAN

SCALE: 1" = 30'
DATE: FEB. 27, 2014

DRAWN BY: KRF
CHECKED BY: WMP

Stonebrook Consultants, Inc.
496 Buckfield Road - Turner, Maine 04282
(207) 514-7491 Voice / (207) 514-7492 Fax

SUMMIT GEOENGINEERING SERVICES
145 LISBON ST. - SUITE 601 LEWISTON, ME 04240 Tel.: (207) 516-3313
2002 ATLANTIC HIGHWAY CAMDEN, ME 04843 Tel.: (207) 706-1995

STATE OF MAINE WILLIAM M. PETERLIN 3787 LICENSED PROFESSIONAL ENGINEER

JOB NO. - 14017

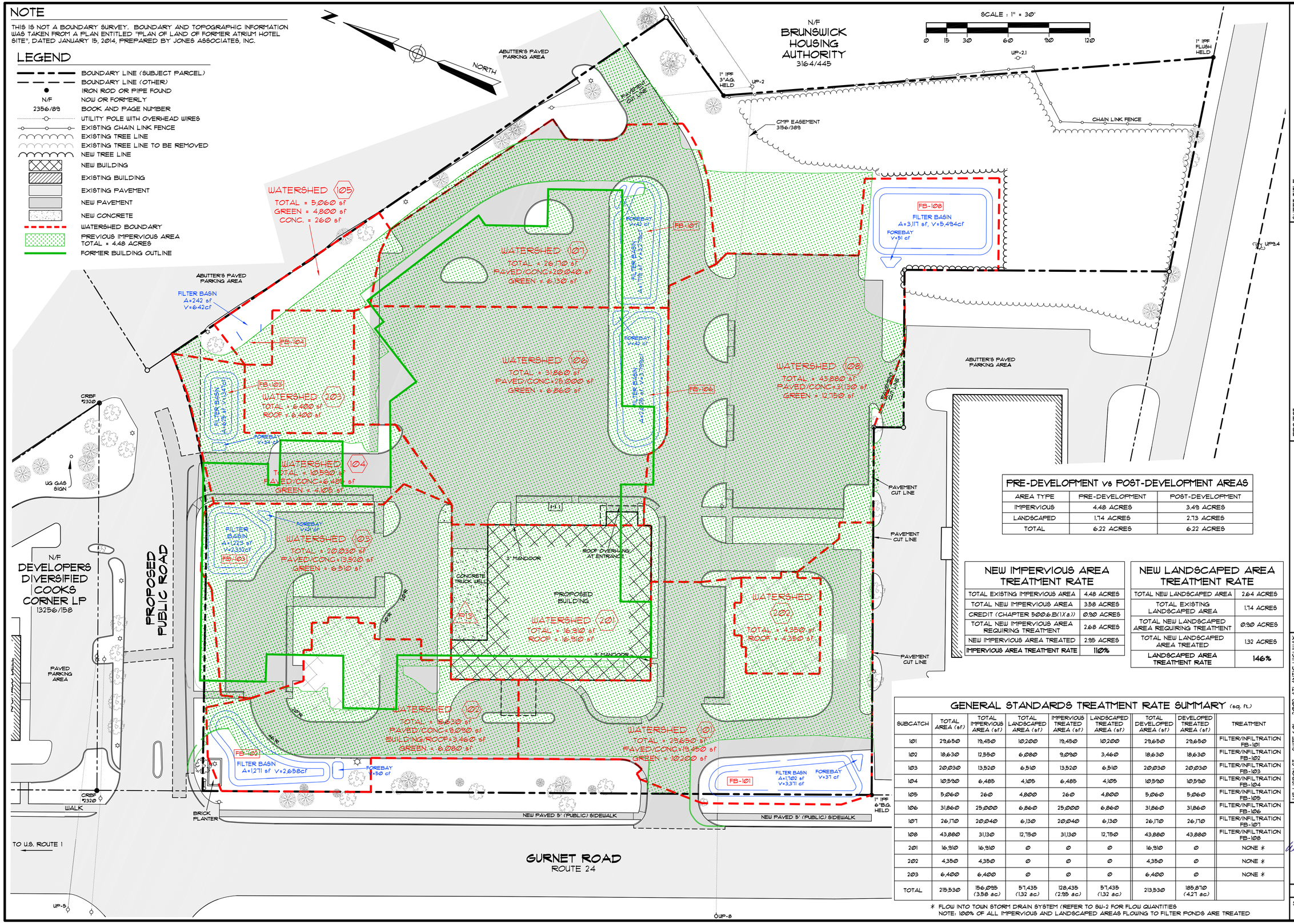
SHEET SW-2

NOTE

THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- IRON ROD OR PIPE FOUND
- N/F — NOW OR FORMERLY
- 2356/89 — BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING CHAIN LINK FENCE
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- NEW TREE LINE
- NEW BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW CONCRETE
- WATERSHED BOUNDARY
- PREVIOUS IMPERVIOUS AREA TOTAL = 4.48 ACRES
- FORMER BUILDING OUTLINE



PRE-DEVELOPMENT vs POST-DEVELOPMENT AREAS		
AREA TYPE	PRE-DEVELOPMENT	POST-DEVELOPMENT
IMPERVIOUS	4.48 ACRES	3.49 ACRES
LANDSCAPED	1.74 ACRES	2.73 ACRES
TOTAL	6.22 ACRES	6.22 ACRES

NEW IMPERVIOUS AREA TREATMENT RATE	
TOTAL EXISTING IMPERVIOUS AREA	4.48 ACRES
TOTAL NEW IMPERVIOUS AREA	3.58 ACRES
CREDIT (CHAPTER 500.6.B(1)(a))	0.90 ACRES
TOTAL NEW IMPERVIOUS AREA REQUIRING TREATMENT	2.68 ACRES
NEW IMPERVIOUS AREA TREATED	2.95 ACRES
IMPERVIOUS AREA TREATMENT RATE	110%

NEW LANDSCAPED AREA TREATMENT RATE	
TOTAL NEW LANDSCAPED AREA	2.64 ACRES
TOTAL EXISTING LANDSCAPED AREA	1.74 ACRES
TOTAL NEW LANDSCAPED AREA REQUIRING TREATMENT	0.90 ACRES
TOTAL NEW LANDSCAPED AREA TREATED	1.32 ACRES
LANDSCAPED AREA TREATMENT RATE	146%

GENERAL STANDARDS TREATMENT RATE SUMMARY (sq. ft.)

SUBCATCH	TOTAL AREA (sf)	TOTAL IMPERVIOUS AREA (sf)	TOTAL LANDSCAPED AREA (sf)	IMPERVIOUS TREATED AREA (sf)	LANDSCAPED TREATED AREA (sf)	TOTAL DEVELOPED AREA (sf)	DEVELOPED TREATED AREA (sf)	TREATMENT
101	29,650	19,450	10,200	19,450	10,200	29,650	29,650	FILTER/INFILTRATION FB-101
102	18,630	12,550	6,080	9,090	3,460	18,630	18,630	FILTER/INFILTRATION FB-102
103	20,030	13,520	6,510	13,520	6,510	20,030	20,030	FILTER/INFILTRATION FB-103
104	10,590	6,485	4,105	6,485	4,105	10,590	10,590	FILTER/INFILTRATION FB-104
105	5,060	260	4,800	260	4,800	5,060	5,060	FILTER/INFILTRATION FB-105
106	31,860	25,000	6,860	25,000	6,860	31,860	31,860	FILTER/INFILTRATION FB-106
107	26,110	20,040	6,130	20,040	6,130	26,110	26,110	FILTER/INFILTRATION FB-107
108	43,880	31,130	12,750	31,130	12,750	43,880	43,880	FILTER/INFILTRATION FB-108
201	16,910	16,910	0	0	0	16,910	0	NONE *
202	4,350	4,350	0	0	0	4,350	0	NONE *
203	6,400	6,400	0	0	0	6,400	0	NONE *
TOTAL	215,530	156,095 (3.58 ac)	57,435 (1.32 ac)	128,435 (2.95 ac)	57,435 (1.32 ac)	213,530	185,810 (4.27 ac)	

* FLOW INTO TOWN STORM DRAIN SYSTEM (REFER TO SW-2 FOR FLOW QUANTITIES)
NOTE: 100% OF ALL IMPERVIOUS AND LANDSCAPED AREAS FLOWING TO FILTER PONDS ARE TREATED

SHEET TITLE: GENERAL STANDARDS TREATMENT RATES

SCALE: 1" = 30'
DATE: MARCH 7, 2014
DRAWN BY: KRF
CHECKED BY: WMP

PROJECT: THE PLAZA AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE
CLIENT: JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

Stonebrook Consultants, Inc.
456 Buckfield Road - Turner, Maine 04282
(207) 514-7491 Voice / (207) 514-7492 Fax

SUMMIT GEOENGINEERING SERVICES
145 LISBON ST. - SUITE 601
LEWISTON, ME 04240
Tel.: (207) 516-3313
2002 ATLANTIC HIGHWAY
CAMDEN, ME 04843
Tel.: (207) 706-1999

STATE OF MAINE WILLIAM M. PETERLIN 5787 LICENSED PROFESSIONAL ENGINEER

JOB NO. - 14017

SHEET SW-3

Section 6

Groundwater
(partial copy)

INFILTRATION BASIN ASSESSMENT

Post development stormwater discharge is being routed to a series of 8 infiltration basins distributed around the Site. Stormwater volumes were calculated based on a 25-year, 24-hour storm event. Basin sizing was developed consistent with *Chapter 6, Volume III BMP's Technical Design Manual*. Infiltration basins incorporate a soil filter for treatment. This Assessment has focused on potential mounding effects attributable to the use of infiltration basins.

The mounding evaluation was performed using a United States Geological Survey (USGS) spreadsheet based analytical model (Carleton, G.B., 2010, Simulation of groundwater mounding beneath hypothetical stormwater infiltration basins: U.S. Geological Survey Scientific Investigations Report 2010–5102, 64 p.). The USGS model is based on the Hantush (1967) solution (Growth and Decay of Ground Water Mounds in Response to Uniform Percolation, Water Resources Research, 1967, Vol. 3, No. 1).

Input data were developed based on historical site-specific investigations, as well as data generated from nearby developments within the same geologic setting. Four (4) mounding simulations were performed using 1) "expected or documented" conditions, 2) a more conservative set of input data reflecting a lower hydraulic conductivity value, 3) a slightly greater thickness of saturated aquifer with "expected" parameter inputs; and 4) the lower hydraulic conductivity with a greater aquifer thickness. These multiple simulations serve as a sensitivity analysis for several parameters.

Data Sources

1) *Summit Geoengineering Services (2007)*: This Geotechnical Investigation was completed at the Site of the proposed development. The Investigation consisted of advancing 5 borings, at the locations shown on the Site Plan. Depth to ground water was recorded at each boring. Water levels were reported between 8-10 feet below ground. Falling head tests were completed at boring locations B-1 and B-4 using pressure transducers to record data for analysis. Falling Head test results ranged from 13 to 45 inches per hour (26-90 ft/day). The deepest boring was approximately 22 feet below ground surface and did not encounter refusal.
2) *Albert Frick Associates, Inc. (1994):* A Class A Soil Survey was completed to characterize shallow Site soils. Six test pits were excavated at the Site as part of that investigation. Although a Site map was not found with the report, soil survey test pits are normally distributed over the entire Site. The investigation characterized soils as fine to medium sand having "rapid to very rapid permeability". Rapid to very rapid permeability is defined by the Soil Conservation Service as 6-100 inches per hour (12-200 ft/day).
3) *JB Plunkett, Limited Subsurface Investigation (1993):* This investigation included advancing 4 soil borings and installing monitoring wells. Soils were classified primarily as fine to medium Sand. Depth to water was measured to be between 5.5 and 8 feet below ground, Falling Head tests were completed, but the discussion of results indicated that "due to the high permeability" water levels returned to static too quickly to be

measured and meaningful data could not be collected (i.e., pressure transducers were not used to measure water levels during falling head tests). Ground water flow was estimated to be northeasterly with a very low hydraulic gradient (0.001).

4) *Summit Environmental Consultant, Inc. (2012)*: An infiltration study was completed on Lots 26 and 42 on Thomas Point Road approximately 500 feet northeast from the Site. Three test pits were excavated to a depth of 9 feet with ground water seepage noted approximately 6-6.5 feet below ground. Samples were submitted to Summit's Material Testing Laboratory for grain size analysis and permeability testing. Test results for the two samples were 12.8 in/hr and 52 in/hr (25.5 ft/day – 104 ft/day).
5) *Maine Geological Survey Significant Sand and Gravel Aquifer Map, Brunswick 7.5-Minute Quadrangle (1999):* The Site is located within a mapped Significant Sand and Gravel Aquifer designated as having the potential for moderate to good ground water yields. Although the Site and immediate vicinity is served by municipal water, the mapping also confirms the presence of high permeability soils at the Site.

Copies of the data sources are included in Attachment 1.

Model Simulations

This model calculates the transient mounding (i.e., rise of hydraulic head or water table) in an unconfined aquifer of infinite horizontal extent underlain by an impermeable (i.e., no-flow) boundary. A uniform recharge over the period specified in the basin design (typically on the order of 1 day or slightly longer) is the loading due to storm water routing to the basin. The aquifer is considered homogeneous and isotropic.

Darcy's Law essentially states that flow through a porous media is controlled by the hydraulic conductivity of the aquifer, specific yield and the gradient of the water table. It should be noted that Darcy's Law and the Hantush analytical model assume that the aquifer is homogenous and isotropic. Based on a review of available data sources, these assumptions appear to be reasonable for the scale of the assessment.

To simplify mathematical calculations, the Hantush analytical model assumes a horizontal impermeable boundary (no-flow boundary) is present below the aquifer. However, in practice, hydraulic communication exists between the "modeled" aquifer and underlying geologic formations. The result of hydraulic communication between the modelled aquifer and underlying units would be a smaller magnitude of mounding compared to what is predicted by the model. Therefore, model output is likely to be biased toward a more conservative (i.e., greater mounding) solution.

The USGS spreadsheet used to solve the Hantush analytical model requires the following input parameters: half-length and half-width dimensions of the infiltration basin (x and y), hydraulic conductivity (Kh,K), initial saturated thickness [hi(0)], specific yield (Sy), recharge rate (R), and duration of infiltration period (t). Note that the USGS spreadsheet model assumes that vertical aquifer permeability is one-tenth of the horizontal hydraulic conductivity.

Dimensions

Model dimensions are based on a rectangular shape (length and width). The majority of basins are a rectangular shape. However, some basins are irregularly shaped and for those basins, the model dimensions were selected to best match the basin aspect ratio while maintaining essentially the same infiltration area as shown on the basin design.

Hydraulic Conductivity

Based on a review of available data sources, the horizontal hydraulic conductivity of the aquifer underlying the infiltration basins ranges from 25 to 100 feet per day. A value of 50 ft/day was selected as the "expected" condition. For purposes of assessing potential mounding under a "worst case" scenario, a mounding calculation was performed using a horizontal hydraulic conductivity of 20 ft/day.

Initial Saturated Thickness and Total Thickness

An initial aquifer saturated thickness of 15 feet was selected based on data from on-site explorations completed at the Site. However, it is unlikely that the aquifer terminates at the depth of on-site borings, therefore, alternative "Worst Case" and "Expected Case" scenarios were also modeled with an initial saturated aquifer thickness of 25 feet.

Data from the 2007 Geotechnical Investigation suggests that depth to water is on the order of 9-10 feet below ground. Given that the bottom of the basins are approximately 2.5 feet below grade and the site is essentially level, the mounding was evaluated with respect to 7 feet of unsaturated thickness between the bottom of the basin and the water table.

Specific Yield

The material underlying the basins is a clean fine to medium sand. A specific yield of 0.25 was selected for model simulations. Literature indicates that specific yield in an unconfined aquifer consisting of fine to coarse sand ranges from 0.25 to 0.35.

Recharge Rate and Duration

Recharge rates and duration of recharge used for mounding calculations are summarized in the table below:

Watershed Filter Basin	Infiltration Rate Used for Infiltration Basin Design	Recharge Rate Used for Mounding Model	Time to Drain
1	3.50 inch/hour	7.00 feet/day	26 hours
2	2.41 inch/hour	4.82 feet/day	26 hours
3	3.50 inch/hour	7.00 feet/day	26 hours
4	2.41 inch/hour	4.82 feet/day	26 hours
5	2.41 inch/hour	4.82 feet/day	26 hours
6	4.50 inch/hour	9.00 feet/day	26 hours
7	3.50 inch/hour	7.00 feet/day	26 hours
8	3.50 inch/hour	7.00 feet/day	26 hours

Copies of the model simulation results are included in Attachment 2.

Results

As shown on the Model Simulation output sheets, the maximum predicted mounding under each infiltration bed is presented for each simulation. Results are summarized below and presented on Table 1.

- For simulations using the expected hydraulic conductivity of 50 ft/day and an aquifer saturated thickness of 15 feet, the increase in the water table (mound) directly beneath the center of the basins ranged from 0.7 to 6.0 feet. Mounding decreases rapidly with distance from the center of the basin, such that mounding interference is minimal. [Note that the output sheets provide a graph of predicted mounding versus distance.] The exception is the mounding attributable to Watershed Basins 6 and 7. In this instance, a slight interference on the order of 0.5 to 1.0 feet is noted under the center of Basin 6 and 7 respectively, due to interference from the adjacent Basin, resulting in a maximum predicted mound height of 5.8 feet. In all simulations, mounding remains well below the bottom of the basin, allowing the basin to drain within the specified time.

- For simulations using the expected hydraulic conductivity of 50 ft/day and an aquifer saturated thickness of 25 feet, the increase in the water table (mound) directly beneath the center of the basins ranged from 0.4 to 4.5 feet. Similar to model simulations using a 15 feet thickness, mounding decreases rapidly with distance from the center of the basin, such that mounding interference is minimal. With the increased saturated thickness of the aquifer, interference between basins 6 and 7 is minor (on the order of 0.5 feet). In all simulations, mounding remains well below the bottom of the basin, allowing the basin to drain within the specified time.

- For simulations using "worst case" hydraulic conductivity of 20 ft/day and an aquifer saturated thickness of 25 feet, the increase in the water table (mound) directly beneath the center of the basins ranged from 0.9 to 8.1 feet. Effects from interference at basins 6 and 7 results in a maximum mound of approximately 7.7 feet under the center of basin 6. In this simulation, predicted mounding rises to slightly above the bottom of the Basins 6 and 8 (2-7 inches, respectively). The result would be that the Basin drainage time will slightly extend beyond the 26 hour duration, but would not reach the emergency overflow height.

- For simulations using "worst case" hydraulic conductivity of 20 ft/day and an aquifer saturated thickness of 15 feet, the increase in the water table (mound) directly beneath the center of the basins ranged from 1.4 to 10.2 feet. Predicted mounds at Basins 6 and 8 rise to a height above the bottom of the basins and may reach the overflow elevation for a short duration. The result is that Basins 6 and 8 will require a longer duration to drain.

Conclusion

Under expected hydraulic conditions, model simulations indicate that ground water mounds under the proposed infiltration basins remain well below the bottom of the infiltration basins during infiltration events and will not affect the duration to drain.

Prepared by:

Michael A. Deyling, CG
CES, Inc.
640 Main Street
Lewiston, Maine 04240

STATE OF MAINE
MICHAEL DEYLING
No. 270
CERTIFIED GEOLOGIST

TABLE 1

TABLE 1

Summary of Predicted Maximum Groundwater Mounding at
Center of Stormwater Infiltration Basins

	Worst Case	**Expected Case**	Alternative Cases (See Note 4)	
Hydraulic Conductivity	Kh=20	**Kh=50**	Kh=20	Kh=50
Saturated Thickness	hi(0)=15	**hi(0)=15**	hi(0)=25	hi(0)=25
Watershed Basin # 1	4.2	**2.5**	3.2	1.7
Watershed Basin # 2	3.6	**2.0**	2.7	1.4
Watershed Basin # 3	5.3	**2.8**	3.9	2.0
Watershed Basin # 4	2.6	**1.3**	1.8	0.9
Watershed Basin # 5	1.4	**0.7**	0.9	0.4
Watershed Basin # 6	7.4	**4.3**	5.7	3.1
Watershed Basin # 7	5.1	**2.8**	3.8	2.0
Watershed Basin # 8	7.5	**4.4**	5.8	3.2

Notes:

1) Maximum mounding height results in feet (ft)
2) Kh: Horizontal Hydraulic Conductivity, Kh (feet/day)
3) hi(0): Initial Saturated Aquifer Thickness in feet
4) Alternative Cases: On-site subsurface materials information indicates that intial saturated aquifer thickness is at least 15 feet. It is unlikely that the aquifer terminates at the base of on-site borings, therefore, alternative "Worst Case" and "Expected Case" scenarios were also modeled with an initial saturated aquifer thickness of 25 feet.

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

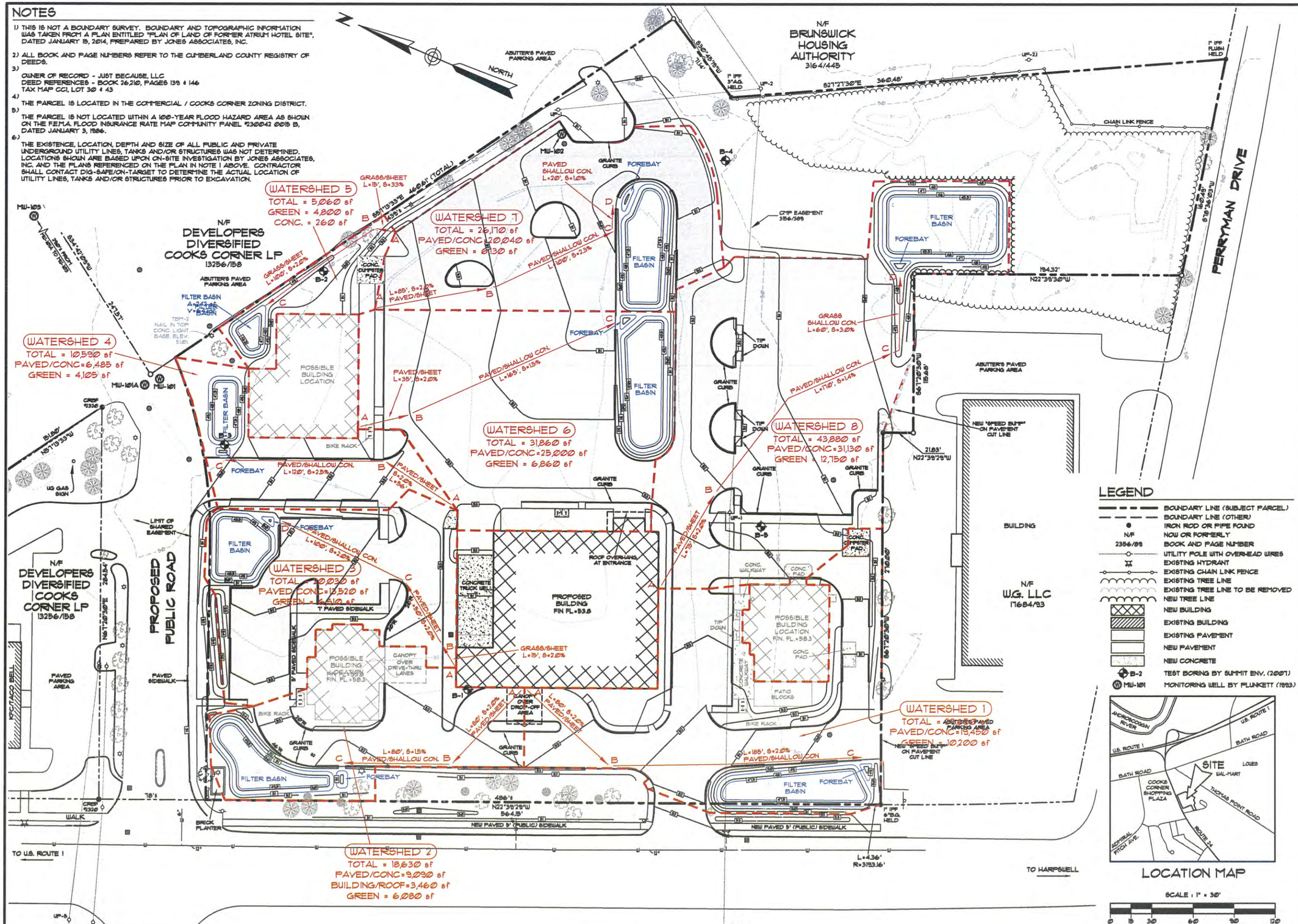
2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3) OWNER OF RECORD - JUST BECAUSE, LLC
DEED REFERENCES - BOOK 26210, PAGES 139 & 146
TAX MAP CC1, LOT 30 & 43

4) THE PARCEL IS LOCATED IN THE COMMERCIAL / COOKS CORNER ZONING DISTRICT.

5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230042 0015 B, DATED JANUARY 3, 1986.

6) THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN IN NOTE 1 ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.



LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- IRON ROD OR PIPE FOUND
- N/F — NOW OR FORMERLY
- 2356/88 — BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVER-HEAD WIRES
- EXISTING HYDRANT
- EXISTING CHAIN LINK FENCE
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- NEW TREE LINE
- NEW BUILDING
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW CONCRETE
- B-2 — TEST BORING BY SUMMIT ENV. (2007)
- MW-101 — MONITORING WELL BY PLUNKETT (1993)

LOCATION MAP

SCALE : 1" = 30'

0 15 30 60 90 120

SHEET TITLE: PROPOSED CONDITION WATERSHED PLAN

SCALE: 1" = 30'
DATE: FEB. 24, 2014

DRAWN BY: KRF
CHECKED BY: WMP

PROJECT: ATRIUM HOTEL REDEVELOPMENT
19 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
P.O. BOX 9346 - AUBURN, ME 04210

Stoneybrook Consultants, Inc.
456 Buckfield Road - Turner, Maine 04282
(207) 514-7491 Voice / (207) 514-7492 Fax

SUMMIT GEOENGINEERING SERVICES
145 LISBON ST. - SUITE 601 LEWISTON, ME 04240 Tel.: (207) 516-3305
2602 ATLANTIC HIGHWAY CAMDEN, ME 04843 Tel.: (207) 236-1999

JOB NO. - 14017

SHEET 1

Section 7

Water Supply

Stoneybrook Consultants, Inc.

456 Buckfield Road
Turner, Maine 04282
(207) 514-7491 voice
(207) 514-7492 fax

February 15, 2014

Alan Frasier, P.E.
General Manager
Brunswick-Topsham Water District
P.O. Box 489
Topsham, ME 04086

RE: Retail Development, former Atrium Site
Cook's Corner, Brunswick

Dear Mr. Frasier,

I am working with Just Because, LLC on plans to redevelop the former Atrium Hotel property located at 21 Gurnet Road at Cook's Corner in Brunswick. It is our intent to develop the site with several retail or restaurant pad sites. We have one known retail tenant which will define the first phase of this development. Future phases will include four additional pad sites. It is expected that future tenants could include a restaurant, bank or additional retail tenants.

Based upon our client's experience with similar tenants at other sites in Maine, we are anticipating that water usage could approach 6,800 gallons per day. This assumes the project will be built out with one restaurant pad site with 125 seats and 4 retail pad sites that could support up to 40,000 square feet of space.

We are working to submit applications to the Maine Department of Environmental Protection and to the Town of Brunswick to secure approvals for this project. Both applications will require a letter from the Brunswick-Topsham Water District indicating your ability to serve a development of this size. I have attached the most recent version of our schematic for this project for your review. Again, we only have one known tenant so far. The project will be

constructed around the other pad sites, but those pad sites will remain undeveloped until we find tenants for each pad.

Please let me know if you have any questions. I look forward to your response.

Respectfully Yours,

STONEYBROOK CONSULTANTS, INC.

Michael F. Gotto

BRUNSWICK & TOPSHAM
WATER DISTRICT

PO Box 489
Topsham, Maine 04086
Telephone (207) 729-9956
Fax (207) 725-6470

Alan J. Frasier, PE
General Manager

Craig W. Douglas, PE
District Engineer

Daniel O. Knowles, CPA
Director of Finance and
Data Management Systems

William G. Alexander, Jr.
Operations Manager

February 20, 2014

Mike Gotto
Stoneybrook Consultants, Inc.
456 Buckfield Road
Turner, ME 04282
Via email: Mike@stoneybrookllc.com

RE: Atrium Lot Redevelopment, 21 Gurnet Road - Brunswick, ME

Dear Mr. Gotto:

This letter is to inform you that the District has the ability to serve the referenced project, and will provide service in accordance with Maine Public Utilities Commission and Brunswick & Topsham Water District Rules and Regulations. This project can be served by a combination of a main extension and new service line installations.

The following documents can be found on our website (http://btwater.org/apply-water-main-extension.aspx) and are included in a main extension project:

1. Procedures for Water Main Extensions
2. Application for Water Main Extension
3. Main Extension Design Guidelines
4. Sample Water Main Easement Form
5. Water Main Material Specifications
6. Water Main Extension Details

We require the customer, or their representative, to provide us with peak flow data in gallons per minute for all domestic services, this will allow us to properly size the service line and water meter. If a fire sprinkler system is required, a sprinkler system designer should specify the size of the fire service.

Please keep us informed as this project progresses. If you have any questions, please call.

Yours truly,

Eric Gagnon
Engineering Technician

Enc.

Cc: Craig Douglas

Section 8

Wastewater Disposal

Stoneybrook Consultants, Inc.

456 Buckfield Road
Turner, Maine 04282
(207) 514-7491 voice
(207) 514-7492 fax

February 15, 2014

Robert A. Pontau Jr., P.E.
Brunswick Sewer District
10 Pine Tree Road
Brunswick, ME 04011

RE: Retail Development, former Atrium Site
Cook's Corner, Brunswick

Dear Mr. Pontau,

I am working with Just Because, LLC on plans to redevelop the former Atrium Hotel property located at 21 Gurnet Road at Cook's Corner in Brunswick. It is our intent to develop the site with several retail or restaurant pad sites. We have one known retail tenant which will define the first phase of this development. Future phases will include four additional pad sites. It is expected that future tenants could include a restaurant, bank or additional retail tenants.

Based upon our client's experience with similar tenants at other sites in Maine, we are anticipating that water usage could approach 6,800 gallons per day. This assumes the project will be built out with one restaurant pad site with 125 seats and 4 retail pad sites that could support up to 40,000 square feet of space.

We are working to submit applications to the Maine Department of Environmental Protection and to the Town of Brunswick to secure approvals for this project. Both applications will require a letter from the Brunswick Sewer District indicating your ability to serve a development of this size. I have attached the most recent version of our schematic for this project for your review. Again, we only have one known tenant so far. The project will be

constructed around the other pad sites, but those pad sites will remain undeveloped until we find tenants for each pad.

Please let me know if you have any questions. I look forward to your response.

Respectfully Yours,

STONEYBROOK CONSULTANTS, INC.

Michael F. Gotto

Brunswick Sewer District

10 PINE TREE ROAD
BRUNSWICK, MAINE 04011
bsd@brunswicksewer.org
TELEPHONE (207) 729-0148

February 19, 2014

Michael F. Gotto
Stoneybrook Consultants, Inc.
456 Buckfield Road
Turner, Maine 04282

Re: Retail Development, 12 Gurnet Road, former Atrium Site
Cook's Corner, Brunswick, Maine

Dear Michael:

This letter is to acknowledge receipt of your request of February 15, 2014 for a confirmation of the District's willingness and capacity to serve the above referenced project.

I understand the developer proposes to construct several retail and restaurant pads at the former Atrium site in Brunswick, Maine. I have reviewed the material provided and conclude that the project as proposed will not adversely affect facilities of the District. **The Brunswick Sewer District has willingness and capacity to serve the proposed project.**

The developer will need to secure a sewer entrance permit for the project. That permit will be issued on receipt of application following my review of construction details. The project will be subject to the District's entrance charge program. Per your letter, the project's average daily flow (ADF) is anticipated to be 6,800 gallons. The existing property's ADF for the period beginning March 6, 2000, and ending on June 13, 2007, was 17,758 gallons. Proposed flows are less than the previous flows, therefor the entrance charge for the project will be $0.00.

Upon review of the Site Layout and Utility Plan provided, I have the following comments:

1. Project sanitary sewer service line will be privately owned and maintained in accordance with provisions of District Rules & Regulations.

2. All sewer-related construction will be performed to District standards.

3. All sanitary sewer construction will comply with provisions of the Maine State Plumbing Code.

4. Design and construction of project sanitary sewers will exclude all ground, surface, foundation drain, floor drain, and roof drain waters.

5. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

If you have any questions or need additional information, please do not hesitate to contact me.

Sincerely,

BRUNSWICK SEWER DISTRICT

Robert A. Pontau Jr., PE
Assistant General Manager

CC: Darcy Dutton, Accounts Specialist/Permitting, Brunswick Sewer District
Wesley Wharff, Collections Supervisor, Brunswick Sewer District
Jeremy Doxsee, Town Planner, Brunswick, Maine

Section 9

Solid Waste

Mr. Mike Gotto
Stoneybrook Consultants Inc.
456 Buckfield Rd
Turner, Maine 04282

February 21, 2014

RE: Ability to Serve for former Atrium site RT 24 Gurnet Rd Brunswick Maine 04011

Dear Mike,

This letter is to confirm that Pine Tree Waste Inc. located in West Bath, Maine, has the capabilities to pick up, and dispose of annual volumes of (CDD) construction demolition debris as well as CDD material generated by proposed construction at the former Atrium site RT 24 Gurnet Rd, Maine. The end site for this material will be:

Juniper Ridge Landfill
2828 Bennoch Road
Alton, Me 44088
MDEP Permit # S-020700-WD-N-A

Pine Tree Waste Inc can also transport volumes of non-hazardous MSW (Municipal Solid Waste). The end site for this material will be:

West Bath Transfer Station
64 AJ Reno Rd
West Bath, Maine 04530
MDEP Permit# L-011383-05-A-N

This letter is not a quote for service. It is a statement of capabilities. The sole purpose of this letter is to communicate the willingness and capabilities that Pine Tree Waste Inc. has towards providing this service as requested. If you have any questions or concerns, please do not hesitate to give me a call.

Sincerely,

Ralph Precopio
Pine Tree Waste Inc.

Ralph.precopioJr@casella.com

64 AJ Reno Road West Bath, ME 04530
Toll Free – 888-857-0800

2, 21, 2014

Mike Gotto
Stoneybrook Consultants Inc.
456 Buckfield Rd
Turner ME 04282

Dear Mike ,

First and foremost, I would like to thank you for allowing Pine Tree Waste Services (PTWS) the opportunity to submit the following proposal. Pine Tree Waste Service is looking forward to our business partnership with Stoneybrook Consultants Inc.

Why Partnership with PTWS?

PTWS believes in building our business one customer at a time, a philosophy that has made PTWS a leader in providing solid waste collection and disposal services in our great State of Maine.

Service Flexibility

We know that as your business changes, your waste removal needs change too. That's why we believe in providing flexible service options, including the ability to schedule extra pick-ups if needed. We want to match your needs with the appropriate services.

Superior Customer Service

At PTWS everything we do is designed to build a partnership with you. We listen to your concerns and design solutions specifically to fit your needs. Even after the service agreement is signed, we continually ask for your input on how we can better improve our services through periodic surveys. We want to keep you as a long term, satisfied customer-and we know the only way to do this is to make sure that you're getting the excellent service and attention you deserve.

PTWS sincerely hopes that you will allow us the opportunity to introduce the solid waste disposal plan I have outlined. That way, we can work together to streamline your operations; making them more cost effective and efficient. Should you have any questions or concerns at any time after our discussion, please do not hesitate to contact me at (207) 653-4165.

YOU CAN COUNT ON US!

With PTWS you can count on a team of the industries most experienced and focused professionals to do the job right! Our teams of experts work hard behind the scenes to help your Account Manager proactively implement solutions to your specific waste needs.

Your PTWS support team members include:

Ralph Precopio-Territory Manager (207) 653-4165

As your Territory Manager, Ralph's job is to ensure your complete satisfaction with your PTWS services. Your Account Manager interacts with our management team to custom tailor our service to your exact needs. Your representative is available anytime to answer questions on budgeting and pricing, as well as, keeping you informed of new products and services that are available to meet your need.

Stuart Axelrod-General Manager (207) 510 4846

As Leader of your local PTWS division, the Division Manager will make sure your account is serviced to your expectations. The Division Manager oversees the entire operation of your servicing facility. Their first job is to ensure your complete satisfaction with our services.

Mark Espeaignette–Operations Manager (207) 510 - 0685

As our Operations Manager maintains the integrity of our service department, Mark makes sure you receive the service when you need it! The Operations Manager is available when special attention is required.

William Bennett – Roll off Construction Manager. (207) 653-4426

As part of the Pine Tree Waste, Casella Recycling team. Bill's work ethic is second to none. Bill, always wants to be on the first line of responders. If there is an issue with service Bill, is on top of it. Bill motto, "If I don't know about the issue, I can't fix it "

Outline of Services

Stoneybrook Consultants Inc.
Route 24 / Gurnet Rd
Brunswick ME 04011

30 Yard open top roll off construction dumpster.

Set up on call.

Proposed 14,700 square foot retail building

1, ten yard waste dumpster 1 time a week pick up estimated @ 40 yards a month
1, ten yard Zero Sort dumpster every other week pick up estimated @ 20 yards per month

Proposed 8000 square foot retail building

1 six yard waste dumpster 1 time a week pick up estimated @24 yards a month
1 six yard Zero Sort dumpster every other week pick up estimated @ 12 yards a month

Proposed 5000 square foot professional /Bank building

1 four yard waste dumpster every other week pick up estimated @ 8yards a month
1 four yard Zero Sort dumpster every other week pick up estimated @ 8yard a month

Proposed 5000 square foot restaurant building

1 eight yard waste dumpster one time a week pick up estimated @ 32 yards a month
1 eight yard Zero Sort dumpster one time a week pick up estimated @ 32 yards a month

Sincerely,

Ralph Precopio
Territory Manager
Pine Tree Waste & Casella Recycling
207-653-4165

Section 10

Traffic
(partial copy of Traffic Scoping Application)

SECTION 1

SITE AND TRAFFIC INFORMATION

SECTION 1

A. SITE PLAN

ıe proposed site is located at 22 Gurnet Road (SR 24) in the Town of Brunswick. The site is 9.50 +/- acres in total area. Access to the proposed site is provided with a primary driveway connection to State Route 24 through the Gurnet Road/Regal Cinema/Sears Shopping Center signalized intersection and a second direct access entrance through an existing driveway located approximately 350 feet south of the noted signalized intersection. Two additional indirect access connections are provided onto both Thomas Point Road and Perryman Drive.

B. EXISTING AND PROPOSED SITE USES

ıe existing site (9.50 +/- acres in total area) is currently an undeveloped commercial lot located on the easterly side of State Route 24 generally fronting the existing Regal Cinema Movie Theater Complex.

The Applicant is proposing to develop four building pad sites with the following potential land uses:

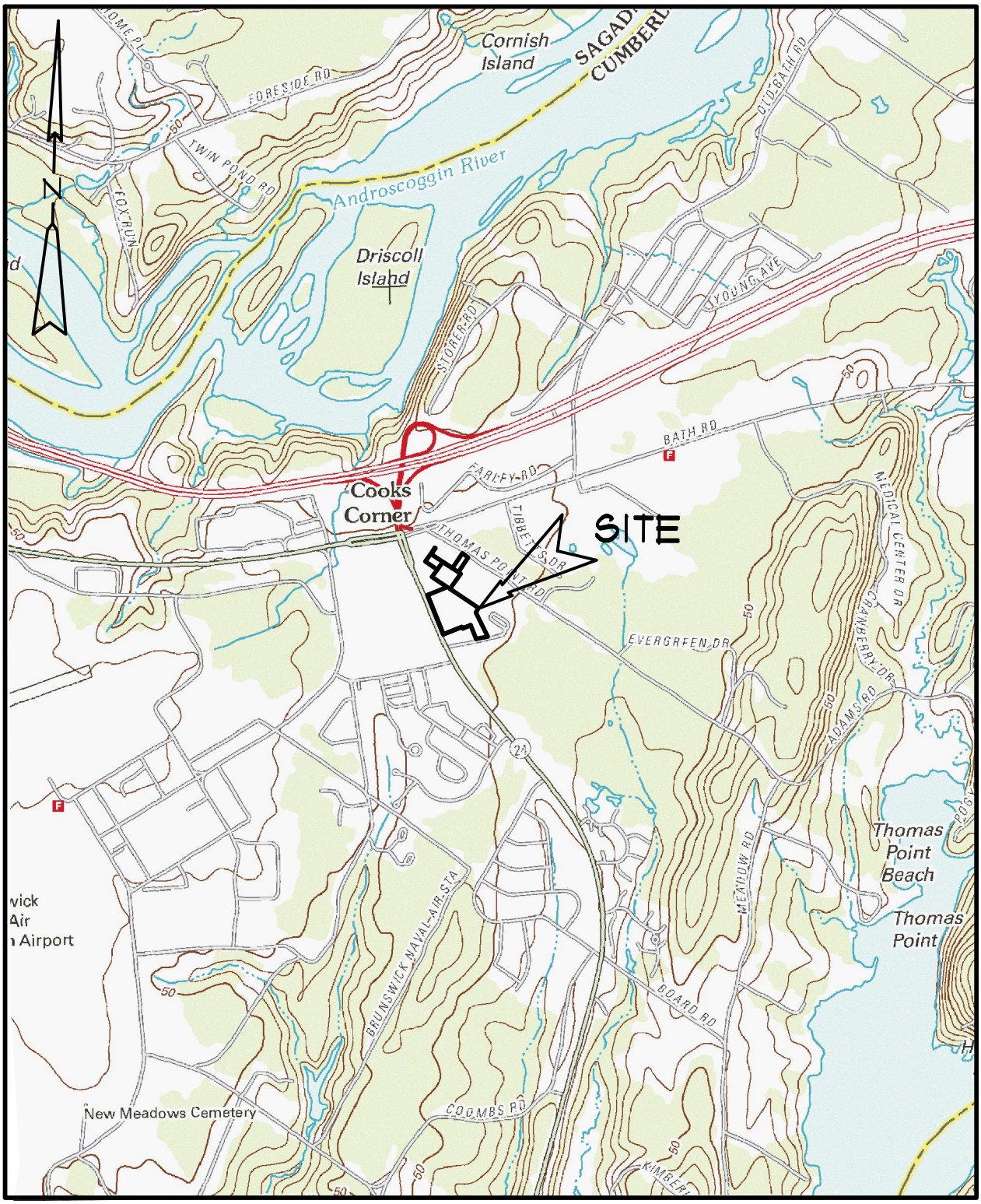
Pad Site #1 = 14,700sf retail, possible tenant Goodwill Industries
Pad Site #2 = 4,000sf drive-thru bank or 9,000sf specialty retail w/o drive-thru
Pad Site #3 = 8,000sf specialty retail
Pad Site #4 = 5,000sf fast-food restaurant (Possible Tenant Panera Bread) with drive-thru or 9,000sf specialty retail w/o drive-thru

The current site plan for the proposed project provides approximately 170 parking spaces on-site.

Access to the proposed site is provided with a primary driveway connection to State Route 24 through the Gurnet Road/Regal Cinema/Sears Shopping Center signalized intersection and a second direct access entrance through an existing driveway located approximately 350 feet south of the noted signalized intersection. Two additional indirect access connections are provided onto both Thomas Point Road and Perryman Drive.

C. SITE AND VICINITY BOUNDARIES

ne attached regional map depicts the proposed retail center.



USGS LOCATION MAP

THE PLAZA AT COOKS CORNER - BRUNSWICK
OWNER: JUST BECAUSE, LLC
SCALE: 1" = 2,000'
DATE OF GRAPHIC: DECEMBER 12, 2013
SOURCE: MAINE OFFICE OF GIS
ORIGINAL PUBLICATION DATE: 1967

Stoneybrook Consultants, Inc.

D. PROPOSED USES IN THE GENERAL VICINITY OF THE PROPOSED DEVELOPMENT

Performance of the required Traffic Impact Study will account for all projects whose trips potentially impact the roadway system adjacent to the proposed site.

E. TRIP GENERATION

rip generation for the proposed retail center was determined based upon trip tables presented in the eighth edition of the Institute of Transportation Engineers "**TRIP GENERATION**" handbook and local site specific traffic data. Peak hour trip generation for each of the proposed four building pad sites was estimated based upon the following procedures:

Pad #1 - Proposed 14,700sf retail site; possible tenant - Goodwill Industries: Weekday PM and Saturday peak hour trips were computed based upon local trip data collected by Maine Traffic Resources (MTR) at the Bangor Goodwill Industries facility (MTR Summary Page Follows). The MTR study provides a trip rate of 4.68 trips per 1,000sf of building area for the PM peak hour. A similar trip rate was applied for the Saturday peak hour.

Pad #2 - 4,000sf bank with 3 drive-thru lanes: Trip generation was based upon trip tables in the eighth edition of the Institute of Transportation Engineers "**TRIP GENERATION**" handbook for Land-Use category #912. Trip generation was based upon the average of two variables; 1) building area in 1,000sf increments and, 2) number of drive-thru lanes. Trip rates used in the analysis are as follows:

Weekday PM Peak Hour
- 25.82 trips/1,000sf
- 27.41 trips per lane

Saturday Peak Hour
- 26.53 trips/1,000sf
- 29.88 trips per lane

Pad #3 - 8,000sf retail: Trip generation was based upon trip tables in the eighth edition of the Institute of Transportation Engineers "**TRIP GENERATION**" handbook for Land-Use category #814 - Specialty Retail. Specific trip rates used in the analysis are as follows:

Weekday PM Peak Hour
- 2.71 trips/1,000sf

Saturday Peak Hour (weekday peak hour trip rate of generator was utilized)
- 5.02 trips/1,000sf

Pad #4 - 5,000sf fast-food restaurant with drive-thru service (Possible Tenant Panera Bread): Trip generation was determined for Pad #4 based upon traffic data collected at two existing Panera Bread sites in South Carolina. The location and duration of the traffic surveys were previously reviewed and approved by MaineDOT. A summary of the data is attached. Based upon the South Carolina data, the following trip rates were used in estimating total trips on Pad Site #4:

Weekday PM Peak Hour
- 9.2 trips/1,000sf

Saturday Peak Hour (weekday peak hour trip rate of generator was utilized)
- 34.2 trips/1,000sf

Table 1 below provides a summary of peak hour trip generation for the proposed **Just Because, LLC** retail ıter:

Table 1
"Just Because, LLC" Retail Center
Trip Generation

Pad Site Number	Proposed Use	PM Street Peak Hour Trips	Saturday Peak Hour Trips
Pad #1	14,700 retail; possible Goodwill Industries	69	69
Pad #2	4,000sf bank with 3 drive-thru lanes	93	98
Pad #3	8,000sf specialty retail	22	40
Pad #4	5,000sf restaurant with drive-thru; possible Panera Bread	46	171
Total Trips		**230**	**378**

F. TRIP COMPOSITION

ip composition of the proposed retail center varies for each of the proposed four pad sites. The percentage of pass-by and primary trips applied were as follows:

Pad #1, proposed 14,700sf retail site; possible tenant - Goodwill Industries:
Pass-by Trips = 35%, which reflects "average" percentage for shopping center
Primary Trips = 65%

Pad #2 – 4,000sf bank with 3 drive-thru lanes:
Pass-by Trips = 55%
Primary Trips = 45%

Pad #3 – 8,000sf retail:
Pass-by Trips = 35%, which reflects "average" percentage for shopping center
Primary Trips = 65%

Pad #4 – 5,000sf fast-food restaurant with drive-thru service (Possible Tenant Panera Bread):
Pass-by Trips = 60%, ITE trip rate for fast-food restaurant
Primary Trips = 40%

In addition, a captured trip rate of 15% was applied, although the ITE Trip Generation handbook would suggest the appropriateness of a greater percentage.

Table 2 below summarizes the trip composition values for each pad site and provides a total for the full retail center development:

Table 2
"Just Because, LLC" Retail Center
Trip Composition

Pad Site Number	Trip Type	PM Street Peak Hour Trips	Saturday Peak Hour Trips
Pad #1	**Total Trips**	**69**	**69**
	Captured Trip	10	10
	Pass-By Trip	20	20
	Primary Trip	39	39
Pad #2	**Total Trips**	**93**	**98**
	Captured Trip	14	15
	Pass-By Trip	44	50
	Primary Trip	35	33
Pad #3	**Total Trips**	**22**	**40**
	Captured Trip	3	6
	Pass-By Trip	8	12
	Primary Trip	11	22
Pad #4	**Total Trips**	**46**	**171**
	Captured Trip	7	26
	Pass-By Trip	22	86
	Primary Trip	17	59
Total Trips		**230**	**378**
	Captured Trip	**34**	**57**
	Pass-By Trip	**94**	**168**
	Primary Trip	**102**	**153**

G. TRIP DISTRIBUTION

ehicle trips generated by each of the proposed development uses were assigned to/from the proposed site based upon the following trip distribution patterns:

Pad #1 - Proposed 14,700sf retail site; possible tenant - Goodwill Industries:
Entering Trips = 53% (based upon MTR report)
Exiting Trips = 47%

Pad #2 - 4,000sf bank with 3 drive-thru lanes:
Pass-by Trips = 50% (based upon average of ITE data)
Primary Trips = 50%

Pad #3 - 8,000sf retail:
Pass-by Trips = 50%, (based upon average of ITE data)
Primary Trips = 50%

Pad #4 - 5,000sf fast-food restaurant with drive-thru service (Possible Tenant Panera Bread):
Pass-by Trips = 50%, (based upon average of ITE data)
Primary Trips = 50%

Table 3 summarizes the directional distribution of vehicle trips for each peak time period for the four proposed pad sites:

Table 3
"Just Because, LLC" Retail Center
Trip Generation

		PM Street Peak Hour			Saturday Peak Hour		
Pad Site Number	**Proposed Use**	**Total Trips** [1]	**Enter**	**Exit**	**Total Trips**[1]	**Enter**	**Exit**
Pad #1	14,700 retail; possible Goodwill Industries	59	29	30	59	29	30
Pad #2	4,000sf bank with 3 drive thru lanes	79	39	40	83	42	41
Pad #3	8,000sf specialty retail	19	10	9	34	17	17
Pad #4	5,000sf restaurant with drive-thru; possible Panera Bread	39	20	19	145	73	72
Total Trips		**196**	**98**	**98**	**321**	**161**	**160**

Notes:
[1] The total trip column includes only the pass-by and primary trip values; captured trips, as depicted in Table 2, are subtracted from the total volume of trips.

H. TRIP ASSIGNMENT

ehicle trips generated by the proposed retail center were assigned to the roadway system based upon existing travel patterns and the Consultants knowledge of the area. The actual percentage values applied in the assignment of the trips are listed as follows for each peak time period separately:

Primary Trips (both Weekday and Saturday Peak Time Periods)

Route 1 By-Pass through Cook's Corner	= 20%
Bath Road west, through Cook's Corner	= 25%
Bath Road east, through Cook's Corner	= 10%
Gurnet Road south of proposed site	= 20%
Thomas Point Road, onto Bath Road	= 15%
Thomas Point Road into neighborhood	= 5%
Sears Shopping Plaza	= 5%

Pass-By Trips (Trips were assigned separately for each peak time period based upon count data collected at Gurnet Road/Regal Cinema/Sears Plaza intersection during February 2014)

Weekday PM Peak Hour

Route 24 SB Thru	= 30%
Route 24 SB Right	= 6%
Sears Plaza Left	= 12%
Sears Plaza Right	= 4%
Route 24 NB Left	= 5%
Route 24 Thru	= 43%

Saturday Peak Hour

Route 24 SB Thru	= 32%
Route 24 SB Right	= 6%
Sears Plaza Left	= 9%
Sears Plaza Right	= 6%
Route 24 NB Left	= 6%
Route 24 Thru	= 41%

Figure 1 and 2 are line diagrams that presents the assignment of the site generated trips during the Weekday PM and Saturday peak hours.

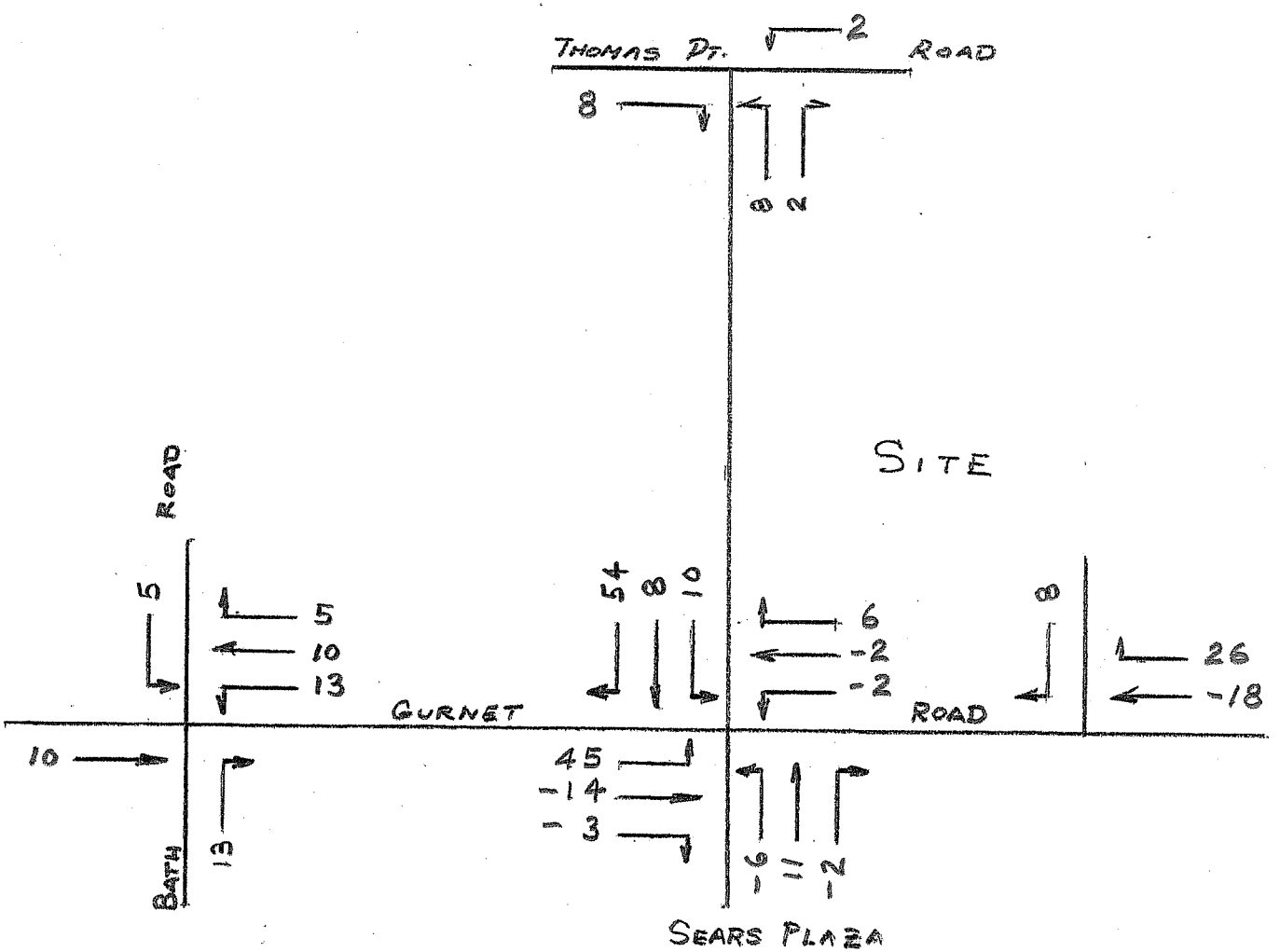


Figure 1: Site Traffic Assignment – PM Peak Hour

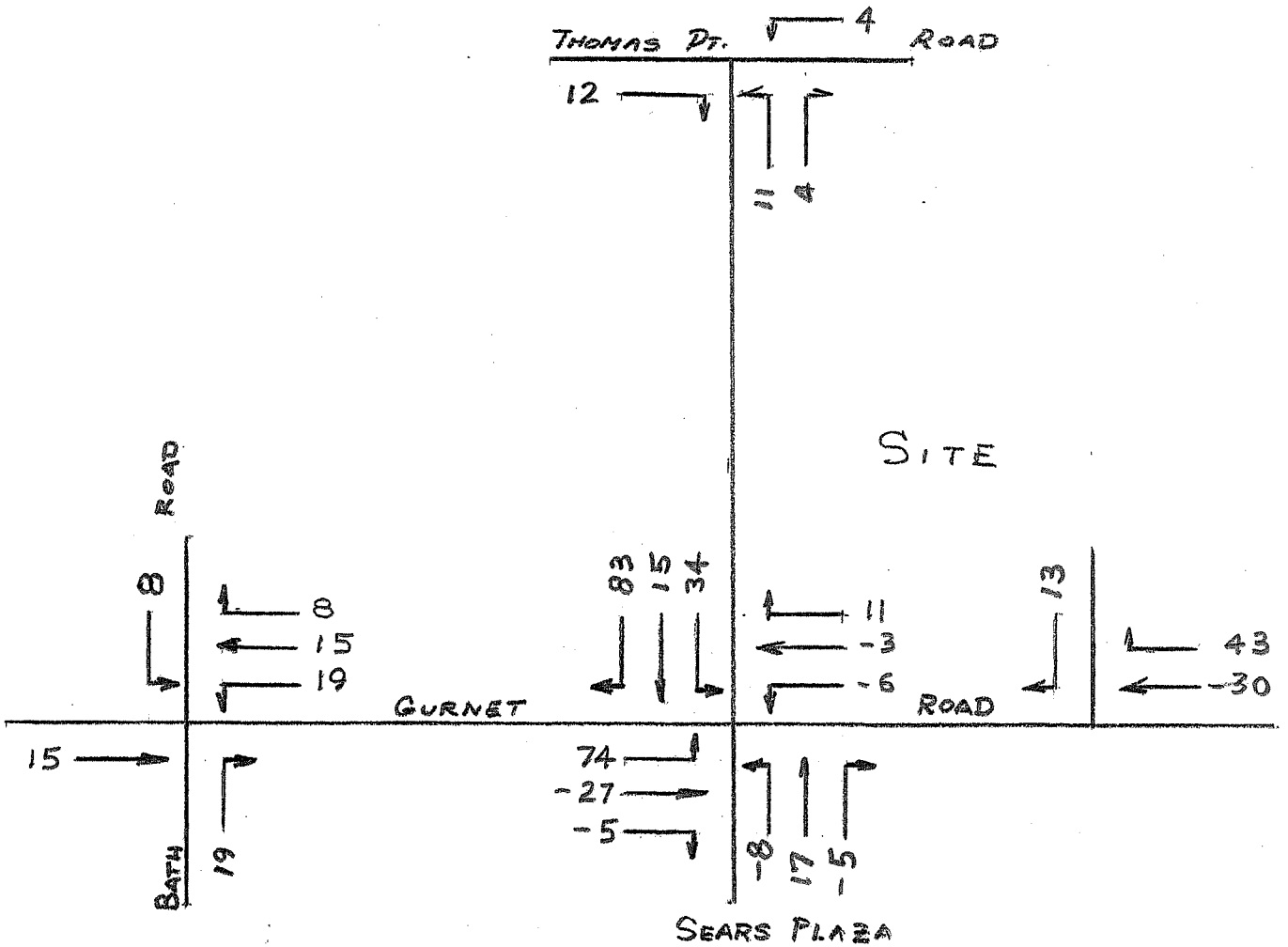


Figure 2: Site Traffic Assignment – Saturday Peak Hour

SECTION 2

TRAFFIC ACCIDENTS

SECTION 2

TRAFFIC ACCIDENTS

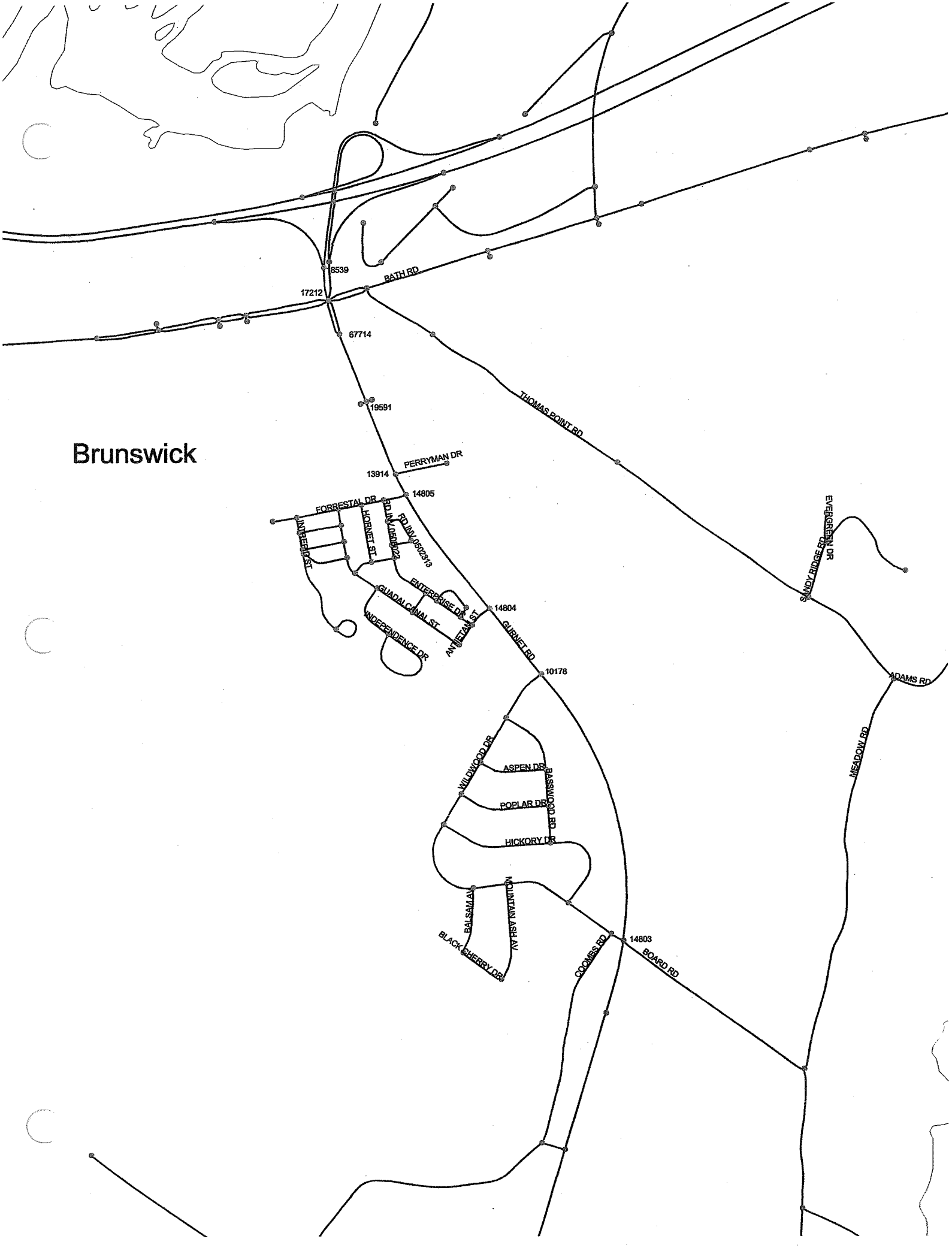
ne Maine Department of Transportation's (MaineDOT) Accident Records Section provided three-year (2010 through 2012) safety records for the section of State Route 24 (Gurnet Road) between the Cook's Corner intersection and Board Road in the Town of Brunswick - a distance of 1.21 miles. MaineDOT's report is presented as follows:

2010 - 2012 Accident Summary
(State Route 24 – Cook's Corner to Broad Road)

Location	Number of Accidents	Critical Rate Factor
1. Gurnet Rd. @ Wildwood Dr.	1	0.30
2. Gurnet Rd. @ Forrestal Dr.	1	0.28
3. Gurnet Rd., Sears Plaza and Regal Cinema Intersection	6	0.35
4. Cook's Corner	35	0.84
5. Gurnet Rd. btw. Broad Rd. and Wildwood Dr.	8	0.64
6. Gurnet Rd. btw. Wildwood Dr. and Perryman Dr.	1	0.18
7. Gurnet Rd. btw. Sears Plaza/Regal Cinema intersection and Cook's Corner Approach	5	0.82
8. Gurnet Rd. btw. Cook's Corner and separation traffic island	4	1.11

The MaineDOT considers any roadway segment or intersection a high crash location if both of the following iteria are met:

- *8 or more accidents*
- *A Critical Rate Factor greater than 1.00*


Brunswick
8539
17212
67714
19591
13914
14805
14804
10178
14803
BATH RD
THOMAS POINT RD
PERRYMAN DR
FORRESTAL DR
HORNET ST
RD IN 1/5/05/022
RD IN 1/5/02/313
ENTERPRISE DR
GUADALCANAL ST
INDEPENDENCE DR
ANTIETAM ST
GURNET RD
SANDY RIDGE RD
EVERGREEN DR
ADAMS RD
MEADOW RD
WILDWOOD DR
ASPEN DR
BASSWOOD RD
POPLAR DR
HICKORY DR
BALSAM AV
MOUNTAIN ASH AV
BLACK CHERRY DR
COOMBS RD
BOARD RD

Crash Summary Report

Report Selections and Input Parameters

REPORT SELECTIONS

☑ **Crash Summary I** ☑ **Section Detail** ☑ **Crash Summary II** ☐ **1320 Public** ☐ **1320 Private** ☐ **1320 Summary**

REPORT DESCRIPTION

Rte 24 from Broad St to Cooks Corner in Brunswick

REPORT PARAMETERS

Year 2010, Start Month 1 through Year 2012 End Month: 12

Route: **0024X**	Start Node: **14803**	Start Offset: **0**	☐ **Exclude First Node**
	End Node: **17212**	End Offset: **0**	☐ **Exclude Last Node**

Crash Summary I

Nodes

Node	Route - MP	Node Description	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual M Ent-Veh	Crash Rate	Critical Rate	CRF
14803	0024X - 12.96	Int of BOARD RD GURNET RD WILDWOOD DR	2	0	0	0	0	0	0	0.0	3.118	0.00	0.34	0.00
												Statewide Crash Rate:	0.11	
10178	0024X - 13.44	Int of GURNET RD, WILDWOOD DR	2	1	0	0	0	0	1	0.0	3.178	0.10	0.33	0.00
												Statewide Crash Rate:	0.11	
14804	0024X - 13.58	Int of ANTIETAM ST GURNET RD	2	0	0	0	0	0	0	0.0	3.456	0.00	0.33	0.00
												Statewide Crash Rate:	0.11	
14805	0024X - 13.82	Int of FORRESTAL DR GURNET RD	2	1	0	0	0	0	1	0.0	3.837	0.09	0.32	0.00
												Statewide Crash Rate:	0.11	
13914	0024X - 13.86	Int of GURNET RD PERRYMAN DR	2	0	0	0	0	0	0	0.0	3.796	0.00	0.32	0.00
												Statewide Crash Rate:	0.11	
19591	0024X - 13.99	Int of GURNET RD RD INV 05Z0A11 RD INV 05Z0B11	9	6	0	0	0	1	5	16.7	5.049	0.40	1.14	0.00
												Statewide Crash Rate:	0.64	
67714	0024X - 14.11	Non Int GURNET RD	2	0	0	0	0	0	0	0.0	2.349	0.00	0.36	0.00
												Statewide Crash Rate:	0.11	
17212	0024X - 14.17	Int of BATH RD COOKS COR TO US 1 NB GURNET RD US	9	35	0	0	1	9	25	28.6	14.811	0.79	0.94	0.00
												Statewide Crash Rate:	0.64	
Study Years:	3.00	**NODE TOTALS:**		43	0	0	1	10	32	25.6	39.594	0.36	0.52	0.70

Crash Summary I

Sections

Start Node	End Node	Element	Offset Begin - End	Route - MP	Section Length	U/R	Total Crashes	Injury Crashes K	A	B	C	PD	Percent Injury	Annual HMVM	Crash Rate	Critical Rate	CRF
10178	14803	3129232	0 - 0.48	0024X - 12.96 ST RTE 24	0.48	2	8	0	0	0	1	7	12.5	0.01455	183.34	284.85	0.00
Int of GURNET RD, WILDWOOD DR															Statewide Crash Rate: 146.86		
10178	14804	3123522	0 - 0.14	0024X - 13.44 ST RTE 24	0.14	2	0	0	0	0	0	0	0.0	0.00444	0.00	379.76	0.00
Int of GURNET RD, WILDWOOD DR															Statewide Crash Rate: 146.86		
14804	14805	3105764	0 - 0.24	0024X - 13.58 ST RTE 24	0.24	2	0	0	0	0	0	0	0.0	0.00837	0.00	323.94	0.00
Int of ANTIETAM ST GURNET RD															Statewide Crash Rate: 146.86		
13914	14805	3122212	0 - 0.04	0024X - 13.82 ST RTE 24	0.04	2	1	0	0	0	0	1	0.0	0.00149	223.99	502.07	0.00
Int of GURNET RD PERRYMAN DR															Statewide Crash Rate: 146.86		
13914	19591	3139510	0 - 0.13	0024X - 13.86 ST RTE 24	0.13	2	1	0	0	0	0	1	0.0	0.00493	67.62	369.75	0.00
Int of GURNET RD PERRYMAN DR															Statewide Crash Rate: 146.86		
67714	19591	3417334	0 - 0.12	0024X - 13.99 ST RTE 24	0.12	2	5	0	0	0	1	4	20.0	0.00564	295.69	357.36	0.00
Non Int GURNET RD															Statewide Crash Rate: 146.86		
17212	67714	3417333	0 - 0.06	0024X - 14.11 ST RTE 24	0.06	2	4	0	0	0	0	4	0.0	0.00282	473.10	427.23	1.11
Int of BATH RD COOKS COR TO US 1 NB GURNET RD US 1 NB TO COOKS COR															Statewide Crash Rate: 146.86		
Study Years: 3.00				**Section Totals:**	1.21		19	0	0	0	2	17	10.5	0.04223	149.97	230.62	0.65
				Grand Totals:	1.21		62	0	0	1	12	49	21.0	0.04223	489.37	351.24	1.39

SECTION 3

DEVELOPMENT ENTRANCES AND EXITS

SECTION 3

A. ENTRANCE/EXIT LOCATION

Access to the proposed site is provided with a primary driveway connection to State Route 24 through the Gurnet Road/Regal Cinema/Sears Shopping Center signalized intersection and a second direct access entrance through an existing driveway located approximately 350 feet south of the noted signalized intersection. Two additional indirect access connections are provided onto both Thomas Point Road and Perryman Drive.

SECTION 3

B. ENTRANCE AND EXIT PLAN VIEW

ghtline measurements in excess of 500+ feet left and right were observed from each of the two driveway access points from Gurnet Road to the proposed site. Minor tree pruning is required to a number of existing pine trees that front the property between both driveway entrances to achieve the required sight distance standard. The posted speed limit on Gurnet Road is 35mph in the vicinity of the proposed project.

C. ENTRANCE/EXIT DESIGN

The proposed project, including all required off-site improvements, will be designed and constructed in accordance with the Town of Brunswick's and the MaineDOT highway design standards.

Section 11

Lighting

THE PLAZA Project

Date	Mar 14, 2014
Project Name	THE PLAZA
Project Number	
Project File	Project1.PZP

Project Location: THE PLAZA

Project Description:
SITE AREA LIGHTING

Prepared By:
F A CUSHING

Prepared For:
STONEYBROOK CONSULTANTS, INC.

Generated by LitePro version 2.030, which is provided and supported by Columbia Lighting, Alera, and Prescolite. Calculations are performed in accordance with IESNA procedures. Columbia, Alera, and Prescolite are not responsible for the light output of lamps and ballasts, or design variables not shown.

LitePro

Project Schedule

Date Mar 14, 2014
Project Name THE PLAZA
Project Number
Project File Project1.PZP
Group Name <All Groups>
Power Density 0.00 Watts/Sq. Ft

Luminaires Used

TYPE	QTY	TEST#	DESCRIPTION
365	1	22NB-70-	BEACON PRODUCTS, 22NB-65-T3-5K NICHIA DESIGN LENSES FROM CORE *LAMPS: (1) NVS219BT LOT C43071-C1D28, 5783 LUMENS* *BLST: LXMG2203, WATTS= 70*
38	3	80NB-235	BEACON LIGHTING, 80NB-235-T3-5K) NICHIA DESIGN LENSES FROM CORE *LAMPS: (1) NVS219BT LOT C43071-C1D28, 20553 LUMENS* *BLST: LXMG2203, WATTS= 235*
5W8	5	80NB-235	BEACON PRODUCTS, 80NB-235-T5SW *LAMPS: (1) 219B 5K LOT C43071-C1D28, 19819 LUMENS* *BLST: LXMG2203, WATTS= 235*
V48	2	80NB-180	80NB-180-T4-5K *LAMPS: (1) 219B 5K LOT C43071-C1D28, 16887 LUMENS* *BLST: LXMG2203, WATTS= 180*

Assemblies Used

ASSY	QTY	DESCRIPTION	TYPE	MHT	ORI	TILT	ROLL	BRKLEN	BRKROT
V3	3		38	25.00	0	0	0	0.50	0
V3S	1		365	15.00	0	0	0	0.50	0

Assemblies Used **(continued)**

ASSY	QTY	DESCRIPTION	TYPE	MHT	ORI	TILT	ROLL	BRKLEN	BRKROT
V41	1		V48	25.00	0	0	0	6.00	0
V42	1		V48	27.00	0	0	0	0.50	0
VS2	5		5W8	27.00	0	0	0	6.00	0

SSS SERIES POLES

SQUARE STRAIGHT STEEL

Cat. #		Approvals
Job	Type	

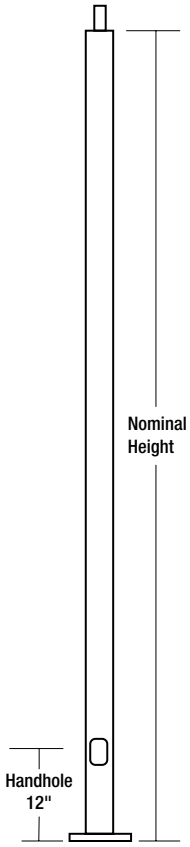
SPAULDING LIGHTING

APPLICATIONS

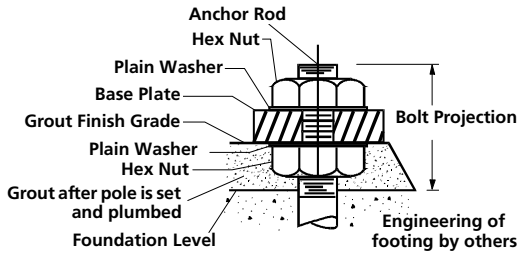
- Lighting installations for side and top mounting of luminaires with effective projected area (EPA) not exceeding maximum allowable loading of the specified pole in its installed geographic location.

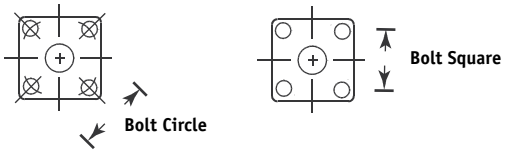
FEATURES

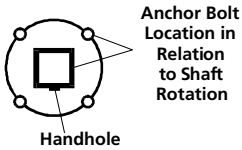
- SHAFT: One-piece straight steel with square cross section, flat sides and minimum 0.36” radius on all corners. Minimum yield of 46,000 psi (ASTM-A500, Grade B). Longitudinal weld seam to appear flush with shaft side wall. Steel base plate with axial bolt circle slots welded flush to pole shaft having minimum yield of 36,000 psi (ATM-A36).
- BASE COVER: Two-piece square aluminum base cover included standard.
- POLE CAP: Pole shaft covered with removable non-metallic cover when applicable. Tenon and post-top configurations also available.
- HAND HOLE: Rectangular steel-reinforced hand hole (2.5” x 4.5”). Pole grounding lug located behind gasketed cover.
- ANCHOR BOLTS: Four galvanized anchor bolts provided per pole with minimum yield of 55,000 psi (modified ASTM-A36). Galvanized hardware with two washers/nuts per bolt for leveling meet or exceed bolt strength.
- FINISH: Durable Lektrocote® TGIC thermoset polyester powder coat paint finish with nominal 3.0 mil thickness. Zinc-rich powder paint prime applied over “white metal” steel substrate cleaned via mechanical shot blast method. Decorative finish coat available in seven standard colors. Custom colors available. RAL number preferable. Internal protective coating available.



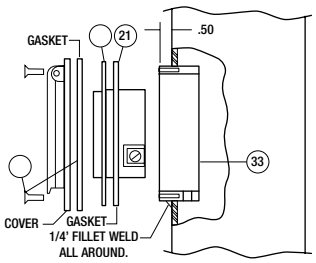
BASE DETAIL







15 AMP GFCI RECEPTACLE & COVER



Q18 OPTION

ORDERING INFORMATION

S	-	S	-	S	-	25	-	40	-	1	-	TA	-	DB
Cross Section		Style		Material		Nominal Length		Nominal Shaft Dia.		Shaft Thickness		Mounting Type		Finish

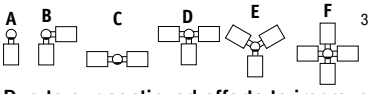
Catalog Number	Pole Ht.		Nominal Shaft Dim.	Wind Load Rating[1]					Wall Thick.	Bolt Circle (Sug.)	Bolt Circle	Bolt Sq.	Base Plate (sq.)	Anchor Bolt Size	Bolt Proj.	Pole Wt (lbs)
	ft	m		70 MPH	80 MPH	90 MPH	100 MPH	120 MPH								
SSS-10-40-1-XX-XX	10	3.0	4"	25	25	22	17	11.8	.119"	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	3/4 x 30 x 3"	4"	91
SSS-10-50-1-XX-XX	10	3.0	5"	25	25	25	23	15	.119"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	3/4 x 30 x 3"	4"	106
SSS-12-40-1-XX-XX	12	3.7	4"	25	21	16	13.0	8.8	.119"	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	3/4 x 30 x 3"	4"	104
SSS-12-50-1-XX-XX	12	3.7	5"	25	25	23	18	11.8	.119"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	3/4 x 30 x 3"	4"	122
SSS-14-40-1-XX-XX	14	4.3	4"	24	18	14.2	11.0	6.8	.119"	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	3/4 x 30 x 3"	4"	116
SSS-14-40-7-XX-XX	14	4.3	4"	25	25	23	18	12.2	.179"	11"	8 1/2 - 12"	6 - 8.4"	11 x 1"	3/4 x 30 x 3"	4"	158
SSS-14-50-1-XX-XX	14	4.3	5"	25	24	19	14.4	9.0	.119"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	3/4 x 30 x 3"	4"	138
SSS-16-40-1-XX-XX	16	4.9	4"	16	12.2	9.0	6.8	3.8	.119"	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	3/4 x 30 x 3"	4"	128
SSS-16-40-7-XX-XX	16	4.9	4"	25	20	15	12.2	7.6	.179"	11"	8 1/2 - 12"	6 - 8.4"	11 x 1"	3/4 x 30 x 3"	4"	176
SSS-16-50-1-XX-XX	16	4.9	5"	22	16	12.2	9.2	5.2	.119"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	3/4 x 30 x 3"	4"	153
SSS-16-50-7-XX-XX	16	4.9	5"	25	25	24	19	12.4	.179"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	3/4 x 30 x 3"	4"	214
SSS-18-40-1-XX-XX	18	5.5	4"	13.8	10.0	7.2	5.2	2.4	.119"	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	3/4 x 30 x 3"	4"	147
SSS-18-40-7-XX-XX	18	5.5	4"	23	17	13.0	10.0	6.0	.179"	11"	10 - 13.5"	7.1 - 9.5"	11 x 1"	3/4 x 30 x 3"	4"	201
SSS-18-50-1-XX-XX	18	5.5	5"	18	13.2	9.6	7.0	3.4	.119"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	3/4 x 30 x 3"	4"	175
SSS-18-50-7-XX-XX	18	5.5	5"	25	25	20	16	9.8	.179"	11"	8 1/2 - 12"	6 - 8.4"	12 x 1"	3/4 x 30 x 3"	4"	243
SSS-20-40-1-XX-XX	20	6.1	4"	11.4	8.0	5.6	3.8	1.4	.119"	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	3/4 x 30 x 3"	4"	160
SSS-20-40-7-XX-XX	20	6.1	4"	19	14.6	10.8	8.0	4.4	.179"	11"	8 1/2 - 12"	6 - 8.4"	11 x 1"	3/4 x 30 x 3"	4"	225
SSS-20-50-1-XX-XX	20	6.1	5"	15	10.8	7.6	5.2	2.0	.119"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	3/4 x 30 x 3"	4"	191
SSS-20-50-7-XX-XX	20	6.1	5"	25	23	17	13.2	7.6	.179"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	3/4 x 30 x 3"	4"	266
SSS-20-60-7-XX-XX	20	6.1	6"	25	25	24	18	11.2	.179"	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	312
SSS-25-40-1-XX-XX	25	7.6	4"	7.0	4.2	2.2	NR	NR	.119"	11"	8 - 11"	5.6 - 7.8"	10.25 x 0.75"	3/4 x 30 x 3"	4"	190
SSS-25-40-7-XX-XX	25	7.6	4"	13.4	9.4	6.4	4.2	1.4	.179"	11"	8.5 - 12"	6 - 8.4"	11 x 1"	3/4 x 30 x 3"	4"	266
SSS-25-50-1-XX-XX	25	7.6	5"	9.6	6.0	3.4	1.4	NR	.119"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	231
SSS-25-50-7-XX-XX	25	7.6	5"	22	15	11.2	7.8	3.4	.179"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	324
SSS-25-50-3-XX-XX	25	7.6	5"	25	22	16	12.4	6.6	.250"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	437
SSS-25-60-7-XX-XX	25	7.6	6"	25	22	16	11.6	5.6	.179"	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	404
SSS-27-40-7-XX-XX	27	8.2	4"	11.4	7.8	5.0	3.0	NR	.179"	11"	8.5 - 12"	6 - 8.4"	11 x 1"	1 x 36 x 4"	4"	290
SSS-30-40-7-XX-XX	30	9.1	4"	8.2	5.0	2.8	1.2	NR	.179"	11"	8.5 - 12"	6 - 8.4"	11 x 1"	1 x 36 x 4"	4"	313
SSS-30-50-7-XX-XX	30	9.1	5"	14.2	9.4	6.0	3.4	NR	.179"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	398
SSS-30-50-3-XX-XX	30	9.1	5"	20	14.6	10.2	6.8	2.4	.250"	11"	10 - 13.5"	7.1 - 9.5"	12 x 1"	1 x 36 x 4"	4"	537
SSS-30-60-7-XX-XX	30	9.1	6"	20	13.8	9.2	5.8	1.2	.179"	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	467
SSS-30-60-3-XX-XX	30	9.1	6"	25	24	17	12.8	6.2	.250"	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1.25 x 42 x 6"	4"	630
SSS-35-60-7-XX-XX	35	10.7	6"	14.2	8.4	4.6	1.6	NR	.179"	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	538
SSS-35-60-3-XX-XX	35	10.7	6"	25	17	11.6	7.4	1.8	.250"	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1.25 x 42 x 6"	4"	726
SSS-40-60-7-XX-XX	40	12.2	6"	9.0	4.0	NR	NR	NR	.179"	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1 x 36 x 4"	4"	614
SSS-40-60-3-XX-XX	40	12.2	6"	18	11.8	6.8	3.2	NR	.250"	12"	11 - 13.5"	7.8 - 9.5"	12 x 1"	1.25 x 42 x 6"	4"	802

1 Allowable EPA with 1.3 gust factor. To determine max. pole loading weight, multiply allowable EPA by 30 lbs.
NOTE Factory supplied template must be used when setting anchor bolts. Hubbell Lighting will deny any claim for incorrect anchorage placement resulting from failure to use factory supplied template and anchor bolts.

COMPLETE PART NUMBER REQUIRES SHAFT ABOVE PLUS MOUNTING TYPE, FINISH & APPROPRIATE OPTIONS BELOW

MOUNTING TYPE

AX[1]	Side - Single
BX[1]	Side - Double at 90°
CX[1]	Side - Double at 180°
DX[1]	Side - Triple at 90°
FX[1]	Side - Quad at 90°
P1	Pad Mount - Spider Type
P2	Pad Mount - Yoke Type
P3	Pad Mount - Yoke Type (Proformer XL only)
TA	Tenon (2.375" OD)
TB	Tenon (2.875" OD)
TR[2]	Removable Tenon (2.375 x 4.25)
CD	Concord Luminaire
OT	No drilling (includes pole cap)



FINISH

DB	Dark Bronze
BL	Black
WH	White
GR	Gray
PS	Platinum Silver
RD	Red (Premium Color)
FG	Forest Green (Premium Color)
CC	Custom Color (Consult Factory)
PR	Primer Only

1 DRILL PATTERNS: Replace **X** with
1 = Spaulding luminaires with a straight pole (4-bolt),
2 = Cimarron CR1, MSV and Raven Series luminaires.
4 = MSS & DS luminaires,
5 = Spaulding Detroit III luminaires,
6 = DM luminaires
2 Removable tenon used in conjunction with side arm mounting. First specify desired arm configuration followed by the "**TR**" notation. Example: **SSS-25-40-7-C6-TR-DB**
3 Specify option location using logic found on cover.

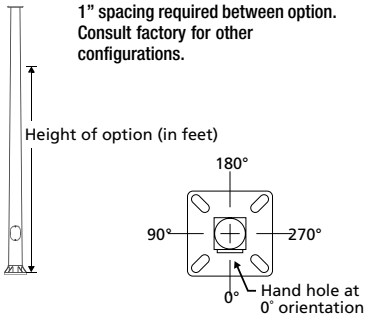
Denotes handhole location

OPTIONS

Q55	Internal Coating (Hubbell Seal)
Q18[3]	15 Amp GFCI Receptacle and Cover
Q22[3]	Extra Handhole
Q26[3]	.5" Coupling
Q27[3]	.75" Coupling
Q30[3]	2" Coupling
Q32[3]	Mid-pole Luminaire Bracket
Q40	Vibration Damper
LAB	Less Anchor Bolts
CSA	CSA Certified (consult factory)

OPTION ORIENTATION

Follow the logic below when ordering location specific options. For each option, include its orientation (in degrees) and its height (in feet). Example: Option Q26 should be ordered as:
SSS-20-40-1-TA-DB-Q26-0-15
(.5" coupling on the handhole/arm side of pole, 15 feet up from the pole base)
1" spacing required between option. Consult factory for other configurations.



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

SPAULDING LIGHTING

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Type:	
Project Name:	
Notes:	

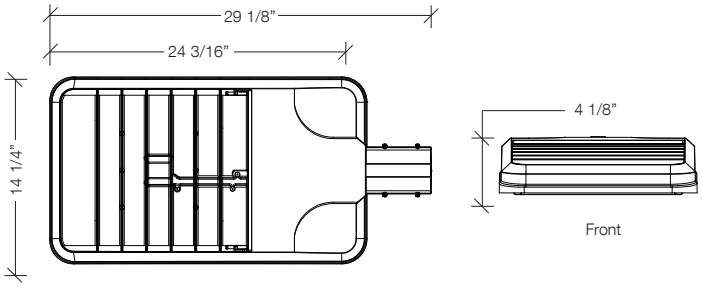
rev. 10.29.2013

VIPER - LARGE (LED)

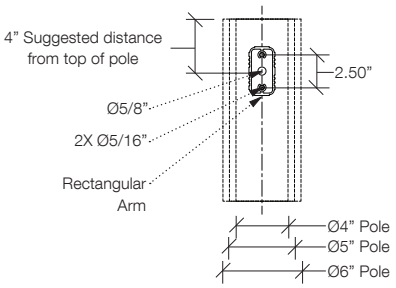
Large Viper Luminaire
Max Weight: 25.0 lbs
Max EPA: 1 sq ft

Sample	*VP-L*	*96NB-280*	*5K*	*T5R*	*UNV*	*PCR-TL*	*SF2*	*BBT*
Ordering		/	/	/	/	/	/	/
	A	**B**	**C**	**D**	**E**	**F**	**G**	**H**

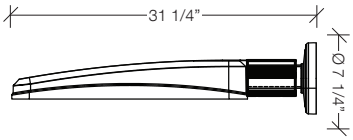
DETAILS



DRILL PATTERN



MOUNTING OPTIONS



WB Wall Bracket

PK2 2-3/8" Adjustable Knuckle

Side View *Back View*

SF2 2-3/8" OD Slip Fitter

Side View *Back View*

RA Rectangular Arm

A. MODEL

VP-L	Viper - Large

B. ENGINE-WATTS

64NB-135	135 Watts - LED array
64NB-190	190 Watts - LED array
80NB-180	180 Watts - LED array
80NB-235	235 Watts - LED array
96NB-220	220 Watts - LED array
96NB-280	280 Watts - LED array

C. CCT - COLOR TEMP

3K	3000K
4K	4000K
5K	5000K (std.)

D. OPTICS

T2	type II
T3	type III
T4	type IV
T5R	type V, rectangular
T5QM	type V, square medium
T5W	type V, round wide

E. VOLTAGE

UNV	120-277V
347V	347V
480V	480V

F. ELECTRICAL OPTIONS

PCR-TL	photocell, twist-lock
PCR-SC	photocell, shorting cap
2PF	dual power feed [1,2]

G. MOUNTING OPTIONS

RA	rectangular arm
SF2	2 3/8" OD slip-fitter
PK2	2 3/8" adjustable knuckle
WB	wall bracket

[1] not available on 64NB-135

[2] not available @ 347V or 480V input

H. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

rev. 10.29.2013

VIPER - LARGE (LED)

Large Viper Luminaire
Max Weight: 25.0 lbs
Max EPA: 1 sq ft

General: The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 5 different mounting options for application in a wide variety of new and existing installations. Luminaires are suitable for wet locations.

Bezel Optic System: Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

The optical cartridge is secured to the die cast housing with fasteners. The optics are held in place without the use of adhesives. The cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Lifeshield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range.

A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55ºC (131ºF). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point. Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage. The device shall be located in an area of the luminaire that is protected from the elements. Thermal circuit shall be designed to “fail on”, allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Printed Circuit Board (PCB): Aluminum thermal clad board with 0.062” thick aluminum base layer, thermally conductive dielectric layer, 0.0014” thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board will be mounted to the heat sink using minimum 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

Housing and LED Thermal Management: The Viper’ monolithic housing design creates over 4.5 square feet (small Viper) or 7.7 square feet (large Viper) of heat-sinking surface area. Vertical fins, combined with flow-thru openings prevent sediment and moisture buildup on critical heat sinking surfaces without the need for grates, screens or other debris control tactics. The Viper housing, electrical compartment and fitter are made from die cast aluminum that is pre-treated and powder-coated to meet the most rugged industry standards. The finish is corrosion resistant to meet ASTMB-117, resists cracking or loss of adhesion per ASTM D522, resists surface impacts of up to 160 inch-pound. All external hardware is corrosion resistant. The housing serves as a heat-sink for the LED bezel with a separate compartment for the drivers.

Electrical Assembly: The fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. The housing is designed for an optional twist lock photo control receptacle.

Accessibility: Although the Viper luminaire is designed to operate for many years without maintenance, accessibility is a key component in its design. The Drivers are mounted on a removable door that is secured with keyslotted screws and hinges down for convenient access. The drivers are field replaceable using quick disconnects.

Drivers: Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2. Dimming drivers are standard, with connections for external dimming equipment available upon request. Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Surge Protector: The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Fasteners: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

Operating Environment: Shall be able to operate normally in ambient temperatures from -40°C to 40°C

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Agency Certification: The luminaire shall bear a CSA label and be marked suitable for wet locations.

Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com complete details and exclusions.

Power/Lumens & Distrubutions

Engine	Wattage	Delivered Lumens (varies by optic)	Delivered LPW	TM21 Calculated % Lumen Maint. at 100,000 hrs
64NB	135	12500-13150	93-97	93.84%
64NB	190	16500-17900	86-94	79.77%
80NB	180	17000-18100	93-100	92.73%
80NB	235	20000-21780	86-93	79.97%
96NB	220	20500-21780	93-100	92.73%
96NB	280	24700-26130	88-93	79.77%

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon’s web-site.

CCT (COLOR TEMP) Lumen Output Multipliers	CRI (Color Rendering)
5000K = 1.0	min 67 CRI
4000K = .92	min 70 CRI
3000K = .75	min 80 CRI

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

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Type:	
Project Name:	
Notes:	

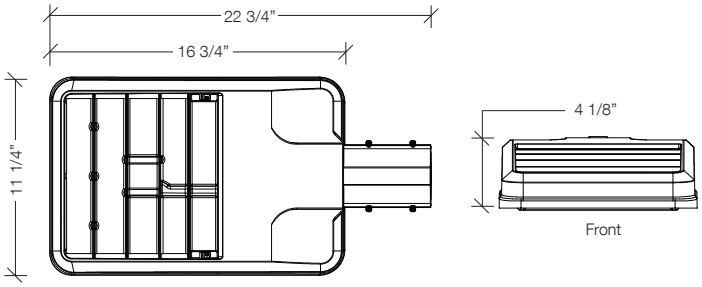
rev. 10.29.2013

VIPER - SMALL (LED)

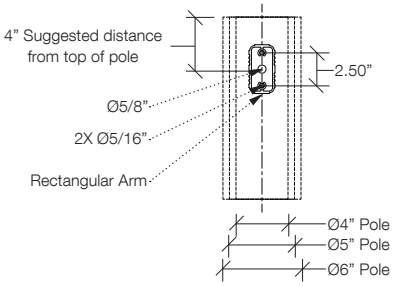
Small Viper Luminaire
Max Weight: 15.0 lbs
Max EPA: 0.67 sq ft

Sample	VP-S	30NB-90	5K	T5R	UNV	PCR-TL	SF2	BBT
Ordering		/	/		/	/	/	/
	A	B	C	D	E	F	G	H

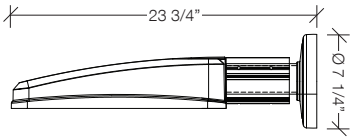
DETAILS



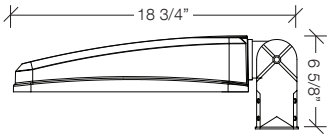
DRILL PATTERN



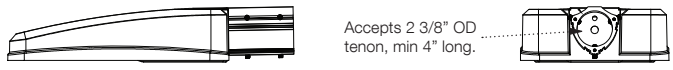
MOUNTING OPTIONS



WB Wall Bracket



PK2 2-3/8" Adjustable Knuckle



Side View *Back View*

SF2 2-3/8" OD Slip Fitter

Side View *Back View*

RA Rectangular Arm

A. MODEL

VP-S	Viper - Small

B. ENGINE-WATTS

22NB-50	50 Watts - LED array
22NB-70	70 Watts - LED array
30NB-70	70 Watts - LED array
30NB-90	90 Watts - LED array

C. CCT - COLOR TEMP

3K	3000K
4K	4000K
5K	5000K (std.)

D. OPTICS

T2	type II
T3	type III
T4	type IV
T5R	type V, rectangular
T5QM	type V, square medium
T5W	type V, round wide

E. VOLTAGE

UNV	120-277V
347V	347V
480V	480V

F. ELECTRICAL OPTIONS

PCR-TL	photocell, twist-lock
PCR-SC	photocell, shorting cap
2PF	dual power feed [1,2]

G. MOUNTING OPTIONS

RA	rectangular arm
SF2	2 3/8" OD slip-fitter
PK2	2 3/8" adjustable knuckle
WB	wall bracket

[1] not available with 30NB-90

[2] not available @ 347V or 480V input

H. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

rev. 10.29.2013

VIPER - SMALL (LED)

Small Viper Luminaire
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Max EPA: 0.67 sq ft

General: The Beacon Viper luminaire is available in two sizes with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 1000W MH or HPS and with 5 different mounting options for application in a wide variety of new and existing installations. Luminaires are suitable for wet locations.

Bezel Optic System: Each Viper luminaire is supplied with an one piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel. The cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system. Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

The optical cartridge is secured to the die cast housing with fasteners. The optics are held in place without the use of adhesives. The cartridge assembly is available in various lighting distributions using TIR designed acrylic optical lenses over each LED.

Lifeshield™ Circuit: Thermal circuit shall protect the luminaire from excessive temperature by interfacing with the 0-10V dimmable drivers to reduce drive current as necessary. The factory-preset temperature limits shall be designed to ensure maximum hours of operation to assure L70 rated lumen maintenance. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range.

A luminaire equipped with the device may be reliably operated in any ambient temperature up to 55ºC (131ºF). The thermal circuit will allow higher maximum Wattages than would be permissible on an unregulated luminaire (if some variation in light output is permissible), without risk of premature LED failure or lumen depreciation. Operation shall be smooth and undetectable to the eye. Thermal circuit shall directly measure the temperature at the LED solder point. Thermal circuit shall consist of surface mounted components mounted on the LED engine (printed circuit board). For maximum simplicity and reliability, the device shall have no dedicated enclosure, circuit board, wiring harness, gaskets, or hardware. Device shall have no moving parts, and shall operate entirely at low voltage. The device shall be located in an area of the luminaire that is protected from the elements. Thermal circuit shall be designed to “fail on”, allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers.

Device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.). The device will effectively control the solder point temperature as needed; otherwise it will allow the other control device(s) to function unimpeded.

Printed Circuit Board (PCB): Aluminum thermal clad board with 0.062” thick aluminum base layer, thermally conductive dielectric layer, 0.0014” thick copper circuit layer circuit layer designed with copper pours to minimize thermal impedance across dielectric. Board will be mounted to the heat sink using minimum 12 #4-40 screws to ensure contact with thermal pad and heat sink. Use of thermal grease will not be allowed.

Housing and LED Thermal Management: The Viper’ monolithic housing design creates over 4.5 square feet (small Viper) or 7.7 square feet (large Viper) of heat-sinking surface area. Vertical fins, combined with flow-thru openings prevent sediment and moisture buildup on critical heat sinking surfaces without the need for grates, screens or other debris control tactics. The Viper housing, electrical compartment and fitter are made from die cast aluminum that is pre-treated and powder-coated to meet the most rugged industry standards. The finish is corrosion resistant to meet ASTMB-117, resists cracking or loss of adhesion per ASTM D522, resists surface impacts of up to 160 inch-pound. All external hardware is corrosion resistant. The housing serves as a heat-sink for the LED bezel with a separate compartment for the drivers.

Electrical Assembly: The fixture electrical compartment shall contain all LED driver components and shall be provided with a push-button terminal block for AC power connections. The housing is designed for an optional twist lock photo control receptacle.

Accessibility: Although the Viper luminaire is designed to operate for many years without maintenance, accessibility is a key component in its design. The Drivers are mounted on a removable door that is secured with keyslotted screws and hinges down for convenient access. The drivers are field replaceable using quick disconnects.

Drivers: Luminaires are equipped with an LED driver that accepts 100V through 277V, 50 Hz to 60 Hz (UNIV), or a driver that accepts 347V or 480V input. Power factor is .92 at full load. All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2. Dimming drivers are standard, with connections for external dimming equipment available upon request. Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is listed by UL for use at 600VAC at 50°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.

Surge Protector: The on-board surge protector shall be a UL recognized component for the United States and Canada and have a surge current rating of 20,000 Amps using the industry standard 8/20 pSec wave. The LSP shall have a clamping voltage of 825V and surge rating of 540J. The case shall be a high-temperature, flame resistant plastic enclosure.

Fasteners: All fasteners shall be stainless steel. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, consult factory).

Color Rendering Index (CRI): Luminaire shall have a minimum CRI of 67 at 5000K.

Operating Environment: Shall be able to operate normally in ambient temperatures from -40°C to 40°C

Finish: Finish shall be a Beacote V polyester powder-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a polymer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pound.

Agency Certification: The luminaire shall bear a CSA label and be marked suitable for wet locations.

Warranty: Beacon luminaires feature a 5 year limited warranty. Beacon LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED drivers are covered by a 5 year limited warranty. PIR sensors carry a 5 year limited warranty from the sensor manufacturer. See Warranty Information on www.beaconproducts.com complete details and exclusions.

Power/Lumens & Distrubutions

Engine	Wattage	Delivered Lumens (varies by optic)	Delivered LPW	TM21 Calculated % Lumen Maint. at 100,000 hrs
22NB	50	4700-5020	93-103	96.19%
22NB	70	5780-6200	82-103	85.79%
30NB	70	6408-6850	91-103	95.02%
30NB	90	7700-8260	85-97	85.79%

TM21 is the framework for taking LM-80 data and making useful LED lifetime projections. Reported and Calculated Lifetimes shown are based on hours at the time of this printing. For current Reported and Calculated hours please contact factory or Beacon’s web-site.

CCT (COLOR TEMP) Lumen Output Multipliers	CRI (Color Rendering)
5000K = 1.0	min 67 CRI
4000K = .92	min 70 CRI
3000K = .75	min 80 CRI

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

Section 12

Plans

THE PLAZA AT COOKS CORNER

21 GURNET ROAD - BRUNSWICK, MAINE

PREPARED FOR

JUST BECAUSE, LLC

PREPARED BY

Stoneybrook Consultants, Inc.

MARCH 2014

IN ASSOCIATION WITH:

CES, INC.
JONES ASSOCIATES, INC.
SUMMIT GEOENGINEERING SERVICES, INC.
TRAFFIC SOLUTIONS
JAMES HERRICK ARCHITECT
F.A. CUSHING, M.L.L.A.

N

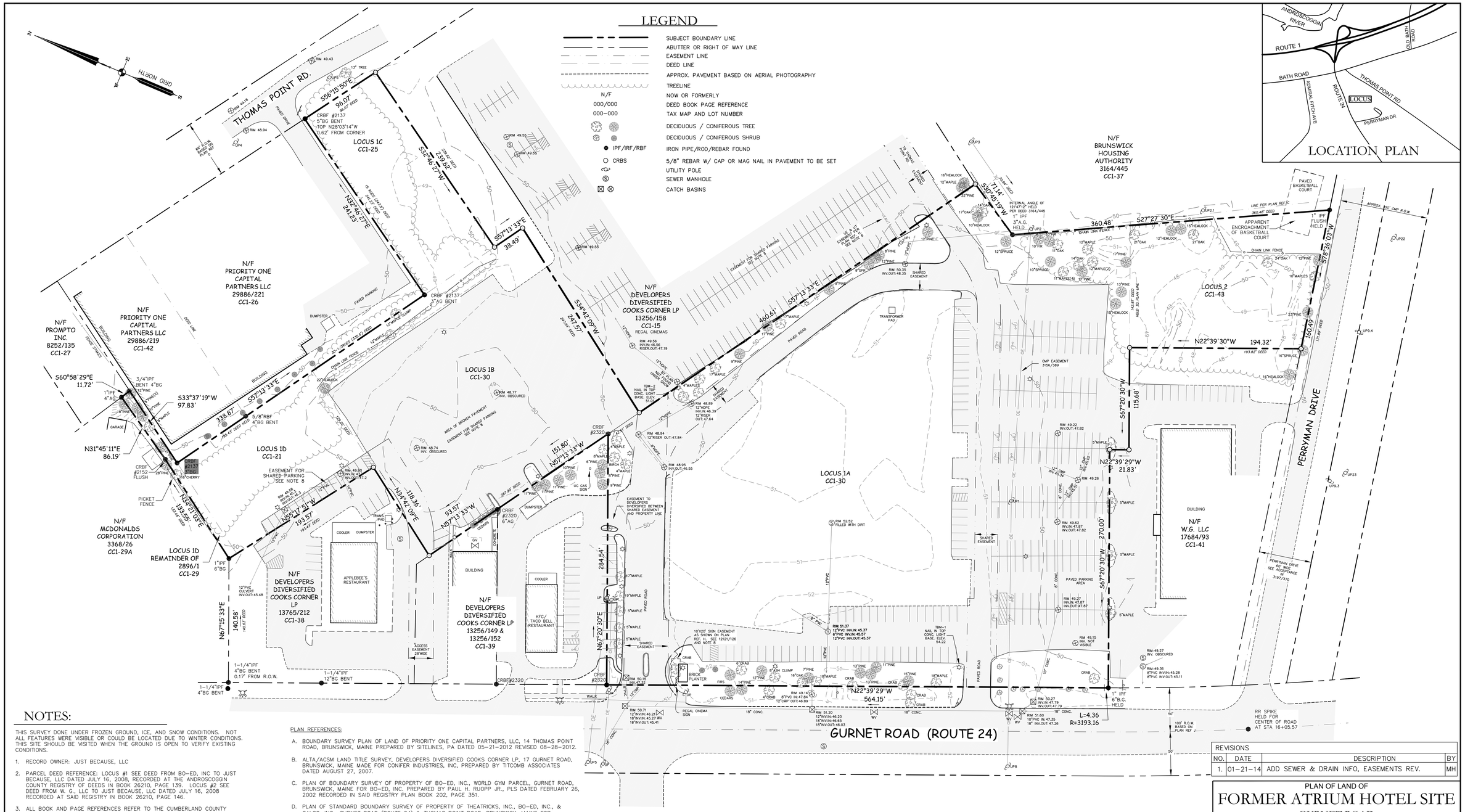
SCALE : 1" = 100'

0 50 100 200 300 400

PLAN SET

JONES ASSOCIATES	
BOUNDARY SURVEY	SHEET 1
SUMMIT GEOENGINEERING	
EXISTING CONDITIONS & DEMOLITION PLAN	SHEET 1
SITE PLAN	SHEET 2
GRADING PLAN	SHEET 3
PHASE 1 SITE PLAN	SHEET 4
PHASE 1 GRADING PLAN	SHEET 5
PHASE 1 UTILITY PLAN	SHEET 6
DETAIL SHEET	SHEET 7
EROSION & SEDIMENTATION CONTROL & CONSTRUCTION NOTES	SHEET 8
F.A. CUSHING, M.L.L.A.	
LANDSCAPE PLAN	
LANDSCAPE DETAILS	SHEET L-1
SITE ILLUMINANCE PLAN	SHEET L-2
	SHEET L-3
JAMES HERRICK ARCHITECT	
FLOOR PLAN	
ELEVATIONS	SHEET 1.1
ELEVATIONS	SHEET 3.0
	SHEET 3.1

COVER SHEET



NOTES:

THIS SURVEY DONE UNDER FROZEN GROUND, ICE, AND SNOW CONDITIONS. NOT ALL FEATURES WERE VISIBLE OR COULD BE LOCATED DUE TO WINTER CONDITIONS. THIS SITE SHOULD BE VISITED WHEN THE GROUND IS OPEN TO VERIFY EXISTING CONDITIONS.

1. RECORD OWNER: JUST BECAUSE, LLC
2. PARCEL DEED REFERENCE: LOCUS #1 SEE DEED FROM BO-ED, INC TO JUST BECAUSE, LLC DATED JULY 16, 2008, RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS IN BOOK 26210, PAGE 139. LOCUS #2 SEE DEED FROM W. G., LLC TO JUST BECAUSE, LLC DATED JULY 16, 2008 RECORDED AT SAID REGISTRY IN BOOK 26210, PAGE 146.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: TOWN OF BRUNSWICK

LOCUS 1A	MAP CC1, LOT 30
LOCUS 1B	MAP CC1, LOT 30
LOCUS 1C	MAP CC1, LOT 25
LOCUS 1D	MAP CC1, LOT 21 & LOT 29
LOCUS 2	MAP CC1, LOT 43

5. TOTAL AREA OF PARCEL 9.50 ACRES.
6. ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE GRID NORTH BASED ON PLAN REF. D
7. ELEVATIONS SHOWN ARE TIED TO NAVD 88 BY GPS OPUS OBSERVATIONS.
8. SHARED EASEMENTS SHOWN HEREON BASED ON PLAN REF. E & H AS WELL AS RECIPROCAL EASEMENTS AGREEMENT FOUND IN 12121/98, AND 13254/71. SEE ALSO EASEMENTS FOUND IN 11953/196, 12121/126, 12136/113, 13254/116, 13254/122, 13254/126, 13254/128, 13254/130, AND 13254/134.
9. THE LOCATION, SIZE, AND DEPTH OF UNDERGOUND UTILITY LINES, TANKS, AND OR STRUCTURES (INCLUDING SUBSURFACE WASTEWATER DISPOSAL SYSTEMS) NOT DETERMINED BY THIS SURVEY. UNDERGROUND UTILITIES SHOWN BASED ON EVIDENCE OBSERVABLE AT THE TIME OF THIS SURVEY.

PLAN REFERENCES:

A. BOUNDARY SURVEY PLAN OF LAND OF PRIORITY ONE CAPITAL PARTNERS, LLC, 14 THOMAS POINT ROAD, BRUNSWICK, MAINE PREPARED BY SITELINES, PA DATED 05-21-2012 REVISED 08-28-2012.

B. ALTA/ACSM LAND TITLE SURVEY, DEVELOPERS DIVERSIFIED COOKS CORNER LP, 17 GURNET ROAD, BRUNSWICK, MAINE MADE FOR CONIFER INDUSTRIES, INC, PREPARED BY TITCOMB ASSOCIATES DATED AUGUST 27, 2007.

C. PLAN OF BOUNDARY SURVEY OF PROPERTY OF BO-ED, INC., WORLD GYM PARCEL, GURNET ROAD, BRUNSWICK, MAINE FOR BO-ED, INC. PREPARED BY PAUL H. RUOPP JR., PLS DATED FEBRUARY 26, 2002 RECORDED IN SAID REGISTRY PLAN BOOK 202, PAGE 351.

D. PLAN OF STANDARD BOUNDARY SURVEY OF PROPERTY OF THEATRICKS, INC., BO-ED, INC., & CALCO, INC., GURNET ROAD (ROUTE 24) & THOMAS POINT ROAD, BRUNSWICK, MAINE FOR DEVELOPERS DIVERSIFIED REALTY CORP., & DEVELOPERS DIVERSIFIED COOK'S CORNER LP PREPARED BY PAUL H. RUOPP JR., PLS DATED AUGUST 10, 1997 RECORDED IN SAID REGISTRY PLAN BOOK 197, PAGE 347.

E. PLAN OF SHARED EASEMENTS PROPERTY OF CALCO, INC., MOTEL SERVICES, INC., THEATRICKS, INC., & BO-ED, INC. NEW GURNET ROAD, ROUTE 24, BRUNSWICK, MAINE FOR CALCO, INC., PREPARED BY PAUL H. RUOPP JR., PLS DATED MAY 30, 1997, REVISED JULY 17, 1997 RECORDED IN SAID REGISTRY PLAN BOOK 197, PAGE 348.

F. SITE DEVELOPMENT PLAN APPLEBEE'S GRILL & BAR, COOK'S CORNER, BRUNSWICK, MAINE PREPARED BY SITELINES DATED 4-24-97, REVISION 8 DATED 5-14-97.

G. FINAL PLAN GYM / FITNESS CLUB, BO-ED INC, COOKS CORNER, BRUNSWICK, MAINE PREPARED BY SITELINES DATED 07-28-95.

H. PLAN OF SHARED EASEMENTS BETWEEN PROPERTIES OF THEATRICKS, INC., BO-ED, INC. & MOTEL SERVICES, INC., THOMAS POINT ROAD & ROUTE 24 (GURNET ROAD), BRUNSWICK, MAINE FOR THEATRICKS, INC. BO-ED, INC. PREPARED BY SITELINES, INC. DATED MARCH 28, 1995 REVISED JUNE 1, 1995 RECORDED IN SAID REGISTRY PLAN BOOK 195, PAGE 161.

I. STANDARD BOUNDARY SURVEY ON ROUTE 24, BRUNSWICK, MAINE MADE FOR MCDONALD'S CORPORATION PREPARED BY OWEN HASKELL, INC. DATED APRIL 26, 1993.

J. MDOT RIGHT OF WAY MAP STATE AID HIGHWAY NO. 10, BRUNSWICK, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. M-3055(3) DATED MARCH 1983.

GRAPHIC SCALE

0 25 50 100

1 inch = 50 ft.

CERTIFICATION:

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS TO THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, STANDARDS OF PRACTICE (CHAPTER 90, SECTIONS 1 & 2).

Michael A. Hartman

MICHAEL A. HARTMAN, P.L.S. #2433
FOR JONES ASSOCIATES INC.

STATE OF MAINE
MICHAEL A. HARTMAN
NO. 2433
PROFESSIONAL LAND SURVEYOR

REVISIONS

NO.	DATE	DESCRIPTION	BY
1.	01-21-14	ADD SEWER & DRAIN INFO, EASEMENTS REV.	MH

PLAN OF LAND OF

FORMER ATRIUM HOTEL SITE

GURNET ROAD
BRUNSWICK, MAINE

PREPARED FOR RECORD OWNER: JUST BECAUSE LLC
P.O. BOX 9340
AUBURN, ME 04210

PREPARED BY:
JONES ASSOCIATES INC.
Foresters, Surveyors And Environmental Consultants
63 TUCKER LANE, POLAND SPRING, MAINE 04274
(207) 998-5242

PLAN DATE: 01-15-2014
REVISED: 01-21-2014
SCALE: 1"=50'
PROJ. #: 13-070

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

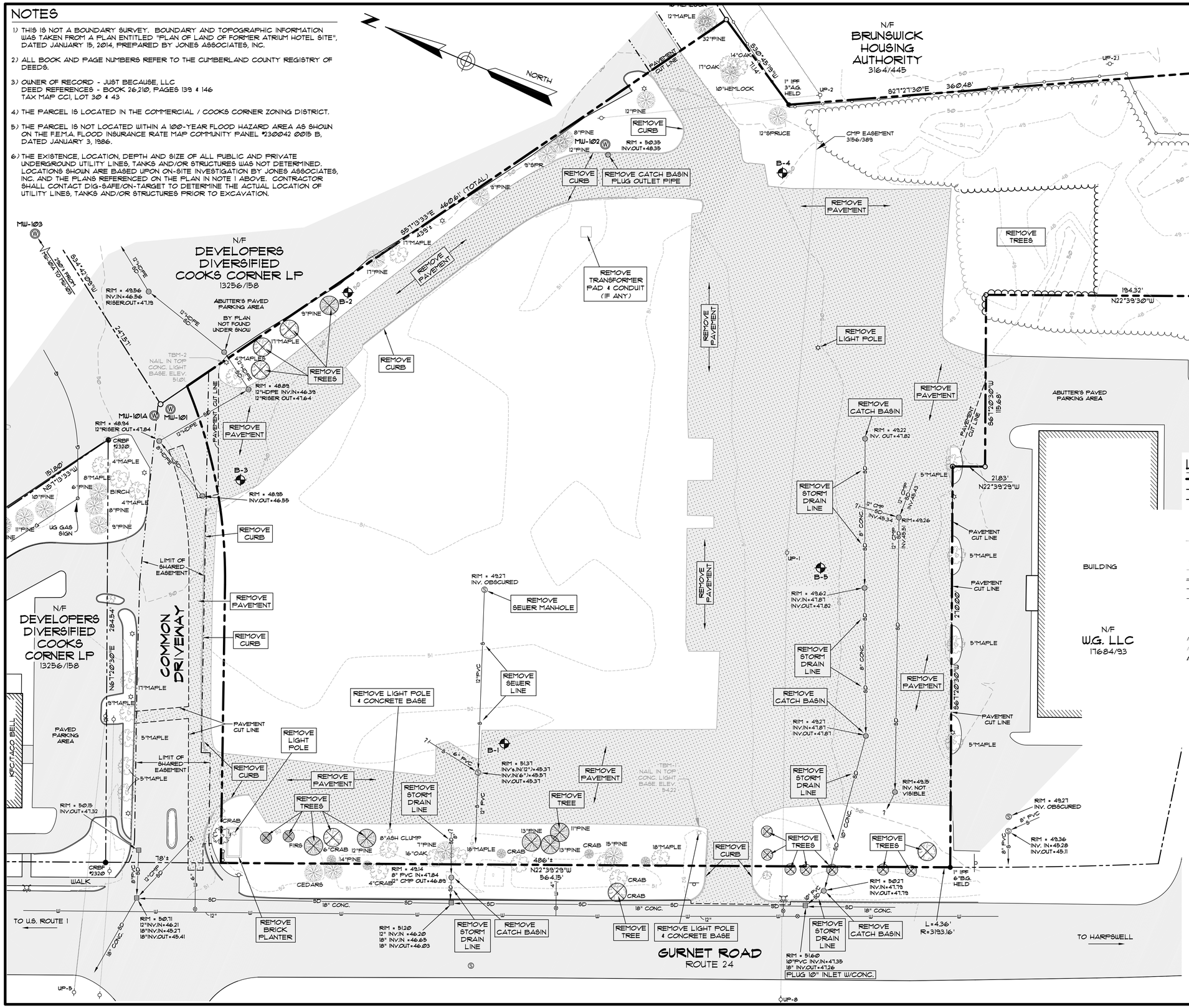
2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3) OWNER OF RECORD - JUST BECAUSE, LLC
DEED REFERENCES - BOOK 26210, PAGES 139 & 146
TAX MAP CC1, LOT 30 & 43

4) THE PARCEL IS LOCATED IN THE COMMERCIAL / COOKS CORNER ZONING DISTRICT.

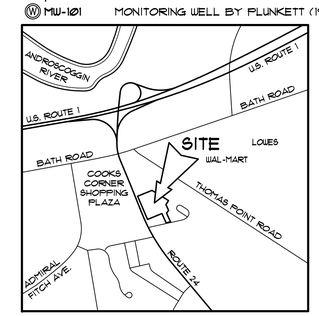
5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230042 0015 B, DATED JANUARY 3, 1986.

6) THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN IN NOTE 1 ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.



LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- SHARED EASEMENT LINE
- IRON ROD OR PIPE FOUND
- N/F — NOW OR FORMERLY
- 2356/89 — BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING CHAIN LINK FENCE
- 243 — EXISTING CONTOUR
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- EXISTING SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATER SHUT OFF VALVE
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- NEW TREE LINE
- N/F — NOW OR FORMERLY
- 3454/23 — BOOK AND PAGE NUMBER
- EXISTING BUILDING
- EXISTING PAVEMENT TO REMAIN
- EXISTING PAVEMENT TO BE REMOVED
- B-2 — TEST BORING BY SUMMIT ENV. (2001)
- MW-101 — MONITORING WELL BY PLUNKETT (1993)



LOCATION MAP

SCALE : 1" = 30'

0 15 30 60 90 120

REVISED : MARCH 19, 2014 - MINOR SITE CHANGES

SHEET TITLE: EXISTING CONDITIONS & DEMOLITION PLAN

SCALE: 1" = 30'
DATE: FEB. 27, 2014

DRAWN BY: KRF
CHECKED BY: WMP

PROJECT: THE PLAZA AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

Stonebrook Consultants, Inc.
456 Buckfield Road - Turner, Maine 04282
(207) 514-7491 Voice / (207) 514-7492 Fax

SUMMIT GEOENGINEERING SERVICES
145 LISBON ST. - SUITE 601
LEWISTON, ME 04240
Tel: (207) 786-1999
2002 ATLANTIC HIGHWAY
CAMDEN, ME 04843
Tel: (207) 236-3315

STATE OF MAINE
WILLIAM M. PETERSEN
5787
LICENSED PROFESSIONAL ENGINEER

JOB NO. - 14017

SHEET 1

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

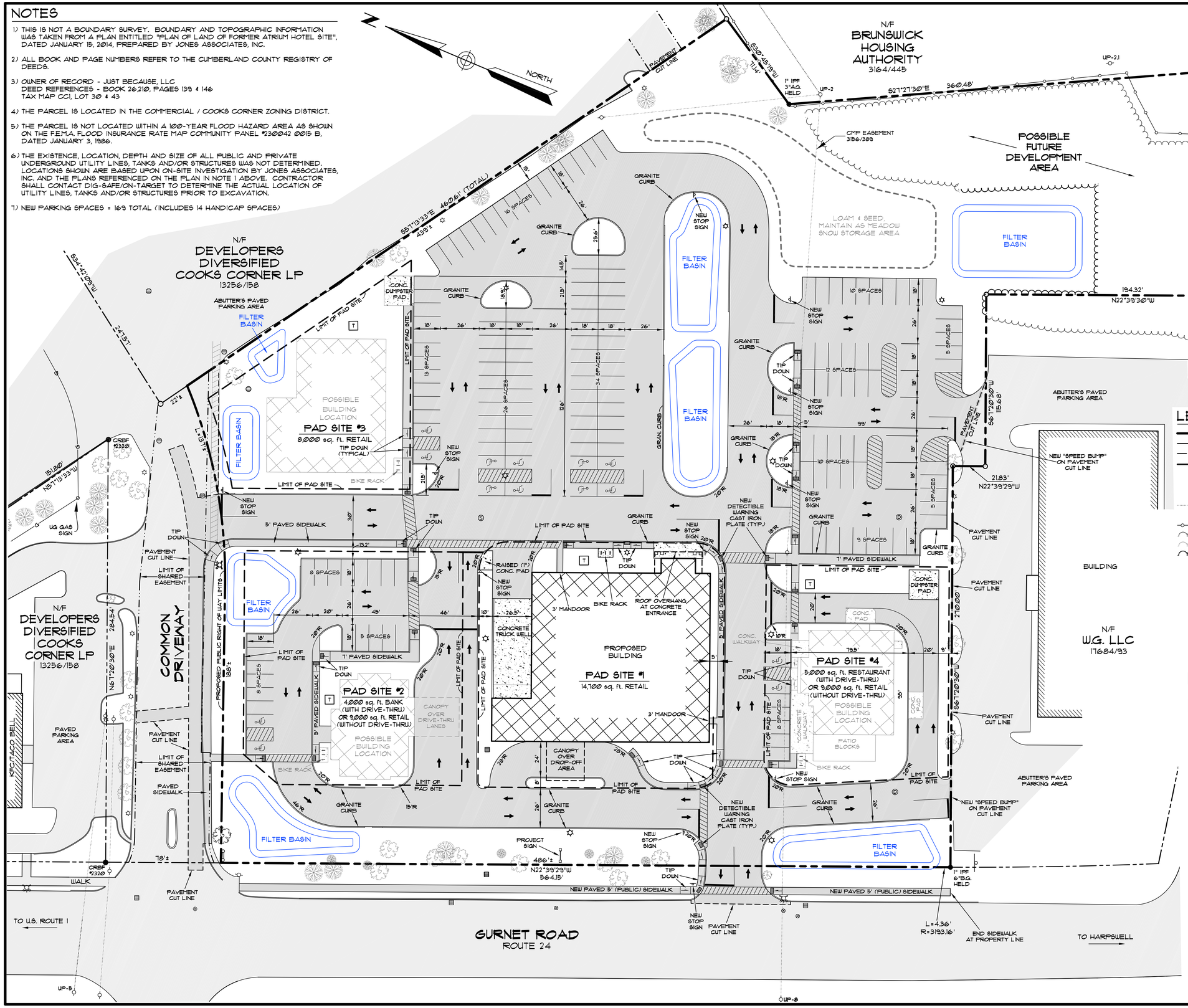
3) OWNER OF RECORD - JUST BECAUSE, LLC
DEED REFERENCES - BOOK 26,210, PAGES 139 & 146
TAX MAP CC1, LOT 30 & 43

4) THE PARCEL IS LOCATED IN THE COMMERCIAL / COOKS CORNER ZONING DISTRICT.

5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230042 0015 B, DATED JANUARY 3, 1986.

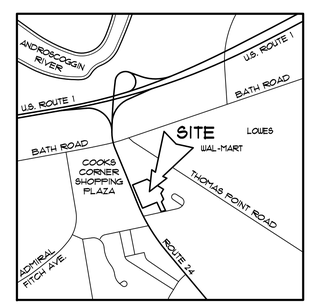
6) THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN IN NOTE 1 ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.

7) NEW PARKING SPACES = 169 TOTAL (INCLUDES 14 HANDICAP SPACES)



LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- SHARED EASEMENT LINE
- LIMIT OF BUILDING PAD SITE
- IRON ROD OR PIPE FOUND
- N/F — NOW OR FORMERLY
- 2356/89 — BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING CHAIN LINK FENCE
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- NEW TREE LINE
- N/F — NOW OR FORMERLY
- 3454/23 — BOOK AND PAGE NUMBER
- NEW SOLID MANHOLE COVER
- NEW SEWER MANHOLE
- NEW ELECTRICAL TRANSFORMER PAD
- NEW CATCH BASIN
- NEW POLE MOUNTED LIGHT
- EXISTING POLE MOUNTED LIGHT (TO REMAIN)
- NEW HYDRANT
- EXISTING CATCH BASIN
- NEW DETECTIBLE WARNING CAST IRON PLATE
- NEW BUILDING (PHASE 1)
- POSSIBLE BUILDING LOCATION (FUTURE)
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW CONCRETE



LOCATION MAP

SCALE : 1" = 30'

0 15 30 60 90 120

PROJECT: THE PLAZA AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

SHEET TITLE: SITE PLAN

SCALE: 1" = 30'
DATE: FEB. 14, 2014

DRAWN BY: KRF
CHECKED BY: WMP

Stonybrook Consultants, Inc.
456 Buckfield Road - Turner, Maine 04282
(207) 514-7491 Voice / (207) 514-7492 Fax

SUMMIT GEOENGINEERING SERVICES
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LEWISTON, ME 04240
Tel.: (207) 516-5313
2002 ATLANTIC HIGHWAY
CAMDEN, ME 04843
Tel.: (207) 706-1999

STATE OF MAINE WILLIAM M. PETERLEIN 5787 LICENSED PROFESSIONAL ENGINEER

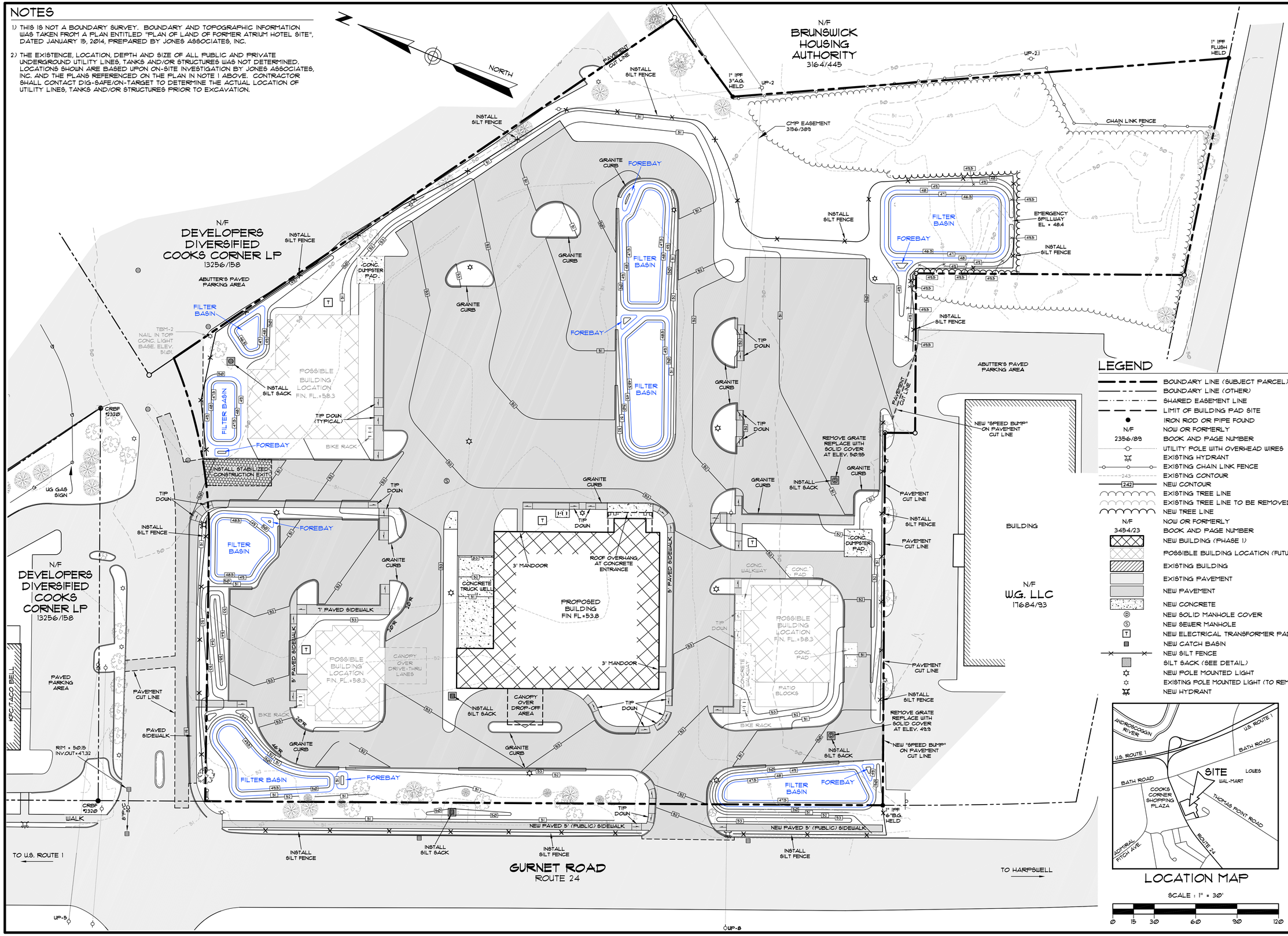
JOB NO. - 14017

SHEET 2

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

2) THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN IN NOTE 1 ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.



LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- SHARED EASEMENT LINE
- LIMIT OF BUILDING PAD SITE
- IRON ROD OR PIPE FOUND
- N/F — NOW OR FORMERLY
- 2356/89 — BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING CHAIN LINK FENCE
- 243 — EXISTING CONTOUR
- 242 — NEW CONTOUR
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- NEW TREE LINE
- N/F — NOW OR FORMERLY
- 3454/23 — BOOK AND PAGE NUMBER
- NEW BUILDING (PHASE 1)
- POSSIBLE BUILDING LOCATION (FUTURE)
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW CONCRETE
- NEW SOLID MANHOLE COVER
- NEW SEWER MANHOLE
- NEW ELECTRICAL TRANSFORMER PAD
- NEW CATCH BASIN
- NEW SILT FENCE
- SILT SACK (SEE DETAIL)
- NEW POLE MOUNTED LIGHT
- EXISTING POLE MOUNTED LIGHT (TO REMAIN)
- NEW HYDRANT

LOCATION MAP

SCALE : 1" = 30'

0 15 30 60 90 120

REVISED: MARCH 19, 2014 - MINOR SITE CHANGES

SHEET TITLE: GRADING PLAN

DRAWN BY: KRF
CHECKED BY: WMP

SCALE: 1" = 30'
DATE: FEB. 27, 2014

PROJECT: THE PLAZA AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

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2002 ATLANTIC HIGHWAY
CAMDEN, ME 04843
Tel.: (207) 706-1995

STATE OF MAINE
WILLIAM M. PETERLIN
5787
LICENSED PROFESSIONAL ENGINEER

JOB NO. - 14017

SHEET 3

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3) OWNER OF RECORD - JUST BECAUSE, LLC
DEED REFERENCES - BOOK 26210, PAGES 139 & 146
TAX MAP CC1, LOT 30 & 43

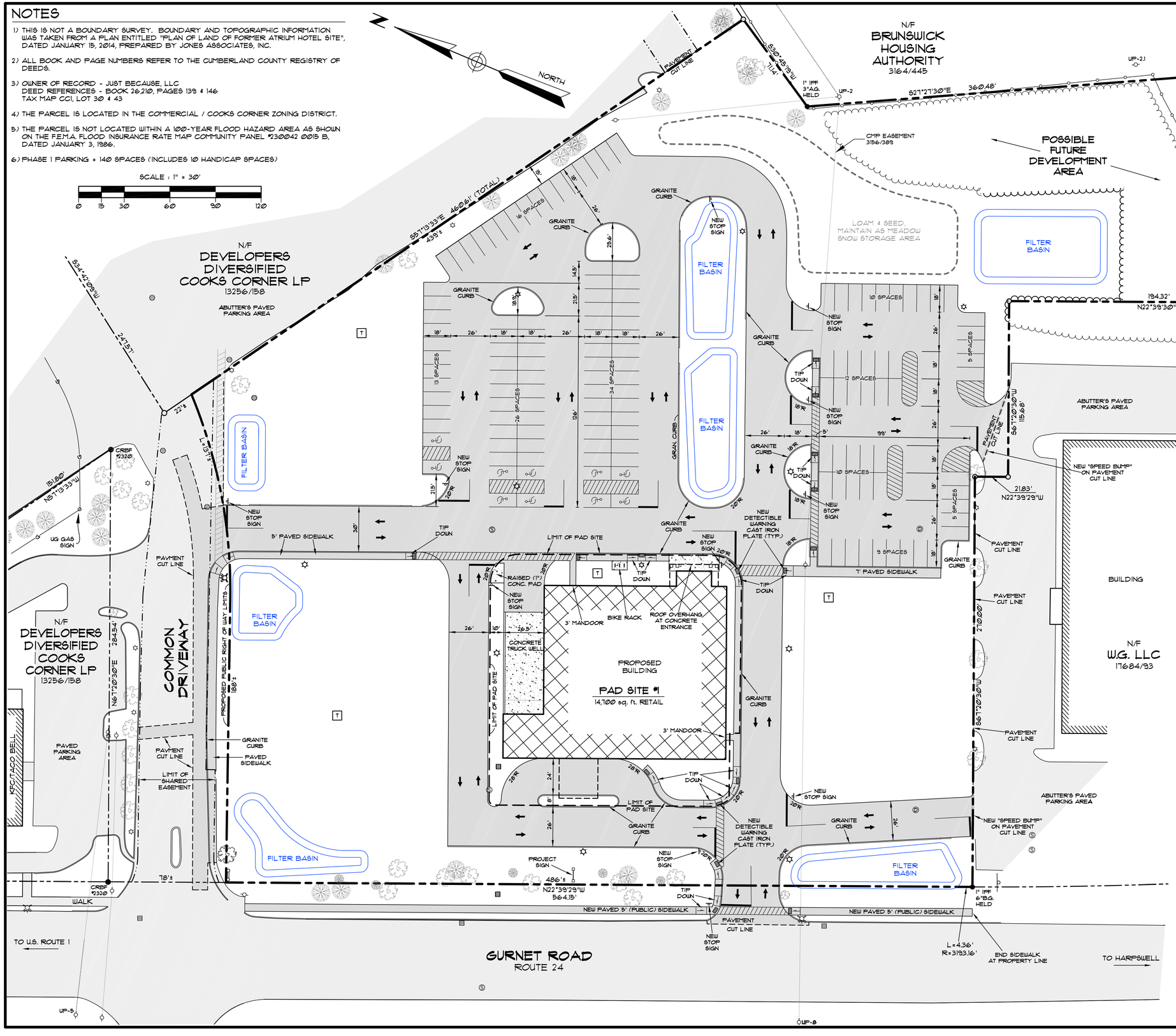
4) THE PARCEL IS LOCATED IN THE COMMERCIAL / COOKS CORNER ZONING DISTRICT.

5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230042 0015 B, DATED JANUARY 3, 1986.

6) PHASE 1 PARKING = 140 SPACES (INCLUDES 10 HANDICAP SPACES)

SCALE : 1" = 30'

0 15 30 60 90 120



LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
- BOUNDARY LINE (OTHER)
- SHARED EASEMENT LINE
- LIMIT OF BUILDING PAD SITE
- IRON ROD OR PIPE FOUND
- N/F — NOW OR FORMERLY
- 2356/89 — BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING CHAIN LINK FENCE
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- NEW TREE LINE
- N/F — NOW OR FORMERLY
- 3454/23 — BOOK AND PAGE NUMBER
- NEW BUILDING (PHASE 1)
- POSSIBLE BUILDING LOCATION (FUTURE)
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW CONCRETE
- NEW SOLID MANHOLE COVER
- NEW SEWER MANHOLE
- NEW ELECTRICAL TRANSFORMER PAD
- NEW CATCH BASIN
- NEW POLE MOUNTED LIGHT
- EXISTING POLE MOUNTED LIGHT (TO REMAIN)
- NEW HYDRANT
- NEW DETECTIBLE WARNING CAST IRON PLATE
- EXISTING CATCH BASIN

APPROVAL

APPROVED BY THE TOWN OF BRUNSWICK PLANNING BOARD

CHAIRMAN DATE

REVISED: MARCH 19, 2014 - MINOR SITE CHANGES

SHEET TITLE: PHASE 1 SITE PLAN

DRAWN BY: KRF
CHECKED BY: WMP

SCALE: 1" = 30'
DATE: FEB. 27, 2014

PROJECT: THE PLAZA AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

Stonybrook Consultants, Inc.
456 Buckfield Road - Turner, Maine 04282
(207) 514-7491 Voice / (207) 514-7492 Fax

SUMMIT GEOENGINEERING SERVICES
145 LISBON ST. - SUITE 601
LEWISTON, ME 04240
Tel.: (207) 516-3313
2002 ATLANTIC HIGHWAY
CAMDEN, ME 04843
Tel.: (207) 706-1999

STATE OF MAINE
WILLIAM M. PETERLEIN
3787
LICENSED PROFESSIONAL ENGINEER

JOB NO. - 14017

SHEET 4

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

2) ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

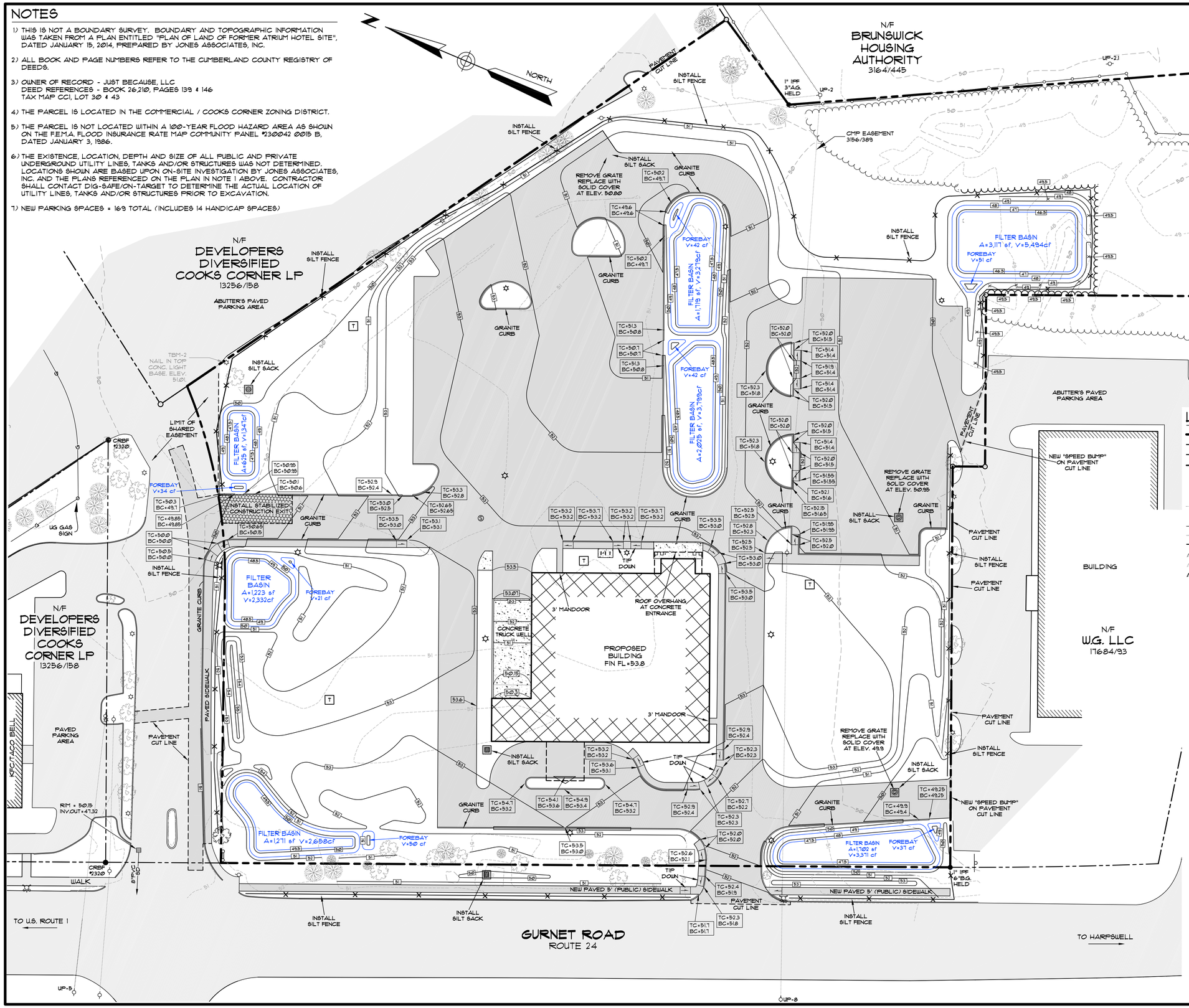
3) OWNER OF RECORD - JUST BECAUSE, LLC
DEED REFERENCES - BOOK 26210, PAGES 139 & 146
TAX MAP CC1, LOT 30 & 43

4) THE PARCEL IS LOCATED IN THE COMMERCIAL / COOKS CORNER ZONING DISTRICT.

5) THE PARCEL IS NOT LOCATED WITHIN A 100-YEAR FLOOD HAZARD AREA AS SHOWN ON THE FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230042 0015 B, DATED JANUARY 3, 1986.

6) THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN IN NOTE 1 ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.

7) NEW PARKING SPACES = 169 TOTAL (INCLUDES 14 HANDICAP SPACES)



LEGEND

- BOUNDARY LINE (SUBJECT PARCEL)
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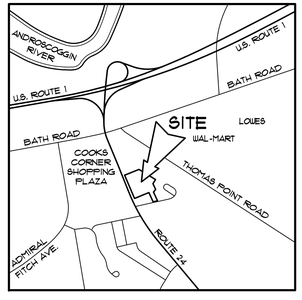
- LIMIT OF BUILDING PAD SITE
- IRON ROD OR PIPE FOUND
- N/F NOW OR FORMERLY
- 2356/89 BOOK AND PAGE NUMBER
- UTILITY POLE WITH OVERHEAD WIRES
- EXISTING HYDRANT
- EXISTING CHAIN LINK FENCE
- 243 EXISTING CONTOUR
- 242 NEW CONTOUR
- EXISTING TREE LINE
- EXISTING TREE LINE TO BE REMOVED
- NEW TREE LINE
- N/F NOW OR FORMERLY
- 3454/23 BOOK AND PAGE NUMBER
- NEW BUILDING (PHASE 1)
- POSSIBLE BUILDING LOCATION (FUTURE)
- EXISTING BUILDING
- EXISTING PAVEMENT
- NEW PAVEMENT
- NEW CONCRETE
- NEW SOLID MANHOLE COVER
- T NEW ELECTRICAL TRANSFORMER PAD
- NEW CATCH BASIN
- NEW POLE MOUNTED LIGHT
- EXISTING POLE MOUNTED LIGHT (TO REMAIN)
- NEW HYDRANT



LOCATION MAP

SCALE : 1" = 30'

0 15 30 60 90 120

REVISED : MARCH 19, 2014 - MINOR SITE CHANGES

SHEET TITLE: PHASE I GRADING PLAN

SCALE: 1" = 30'
DATE: FEB. 27, 2014

DRAWN BY: KRF
CHECKED BY: WMP

PROJECT: THE PLAZA AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
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CAMDEN, ME 04843
Tel.: (207) 106-1999

STATE OF MAINE
WILLIAM M. PETERLIN
5787
LICENSED PROFESSIONAL ENGINEER

JOB NO. - 14017

SHEET 5

NOTES

1) THIS IS NOT A BOUNDARY SURVEY. BOUNDARY AND TOPOGRAPHIC INFORMATION WAS TAKEN FROM A PLAN ENTITLED "PLAN OF LAND OF FORMER ATRIUM HOTEL SITE", DATED JANUARY 15, 2014, PREPARED BY JONES ASSOCIATES, INC.

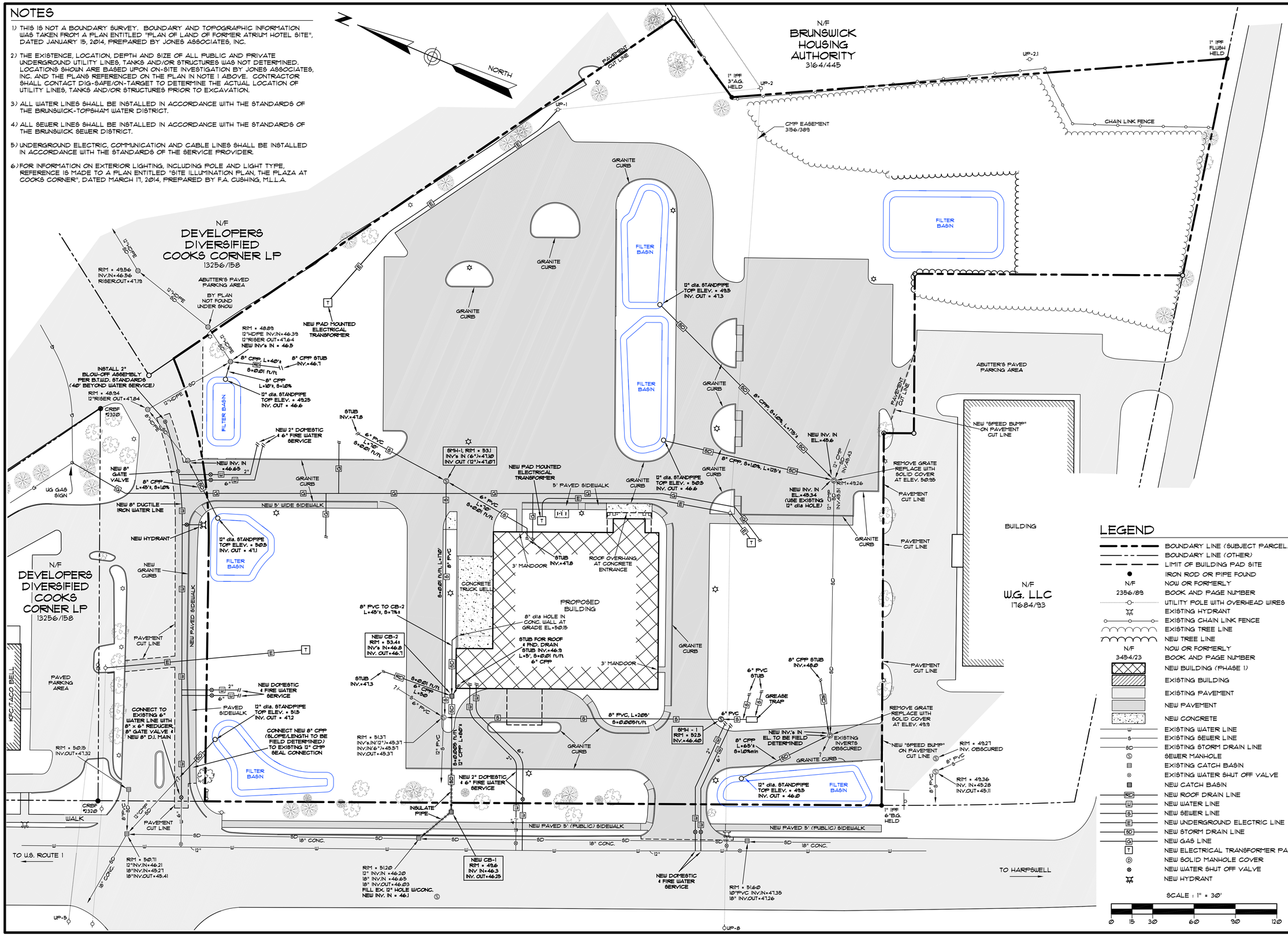
2) THE EXISTENCE, LOCATION, DEPTH AND SIZE OF ALL PUBLIC AND PRIVATE UNDERGROUND UTILITY LINES, TANKS AND/OR STRUCTURES WAS NOT DETERMINED. LOCATIONS SHOWN ARE BASED UPON ON-SITE INVESTIGATION BY JONES ASSOCIATES, INC. AND THE PLANS REFERENCED ON THE PLAN IN NOTE 1 ABOVE. CONTRACTOR SHALL CONTACT DIG-SAFE/ON-TARGET TO DETERMINE THE ACTUAL LOCATION OF UTILITY LINES, TANKS AND/OR STRUCTURES PRIOR TO EXCAVATION.

3) ALL WATER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE BRUNSWICK-TOPSHAM WATER DISTRICT.

4) ALL SEWER LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE BRUNSWICK SEWER DISTRICT.

5) UNDERGROUND ELECTRIC, COMMUNICATION AND CABLE LINES SHALL BE INSTALLED IN ACCORDANCE WITH THE STANDARDS OF THE SERVICE PROVIDER.

6) FOR INFORMATION ON EXTERIOR LIGHTING, INCLUDING POLE AND LIGHT TYPE, REFERENCE IS MADE TO A PLAN ENTITLED "SITE ILLUMINATION PLAN, THE PLAZA AT COOKS CORNER", DATED MARCH 17, 2014, PREPARED BY F.A. CUSHING, M.L.L.A.



LEGEND

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- LIMIT OF BUILDING PAD SITE
- IRON ROD OR PIPE FOUND
- N/F NOW OR FORMERLY
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- NEW PAVEMENT
- NEW CONCRETE
- EXISTING WATER LINE
- EXISTING SEWER LINE
- EXISTING STORM DRAIN LINE
- SEWER MANHOLE
- EXISTING CATCH BASIN
- EXISTING WATER SHUT OFF VALVE
- NEW CATCH BASIN
- NEW ROOF DRAIN LINE
- NEW WATER LINE
- NEW SEWER LINE
- NEW UNDERGROUND ELECTRIC LINE
- NEW STORM DRAIN LINE
- NEW GAS LINE
- NEW ELECTRICAL TRANSFORMER PAD
- NEW SOLID MANHOLE COVER
- NEW WATER SHUT OFF VALVE
- NEW HYDRANT

REVISED : MARCH 19, 2014 - MINOR SITE CHANGES

SHEET TITLE: **PHASE I UTILITY PLAN**

SCALE: 1" = 30'
DATE: FEB. 27, 2014

DRAWN BY: KRF
CHECKED BY: WMP

PROJECT: **THE PLAZA AT COOKS CORNER**
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
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STATE OF MAINE
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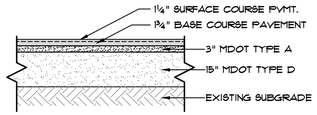
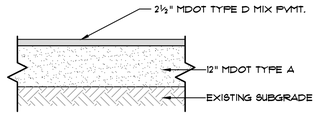
SHEET 6



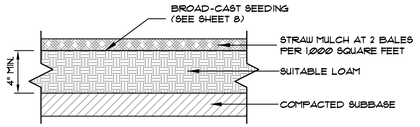
PAVEMENT CROSS SECTION

ACCESS ROADS & PARKING AREAS - NOT TO SCALE



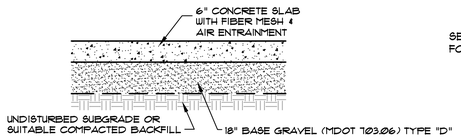
PAVED SIDEWALK CROSS SECTION

NOT TO SCALE



LOAM & SEED DETAIL

NOT TO SCALE

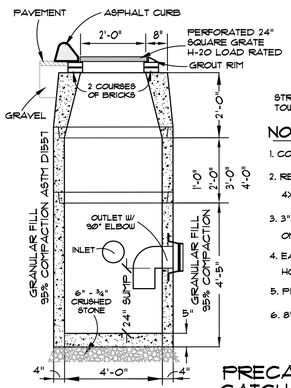


1) CONCRETE: 4,000 PSI (min) AFTER 28 DAYS.

2) THIS DETAIL APPLIES TO DUMPSTER PADS (20' x 20' AND TO DRIVE THROUGH LANE ORDER AND PICK UP PADS.

CONCRETE PAD CROSS SECTION

NOT TO SCALE



STRUCTURES AND COVERS TO MEET TOWN OF BRUNSWICK STANDARDS

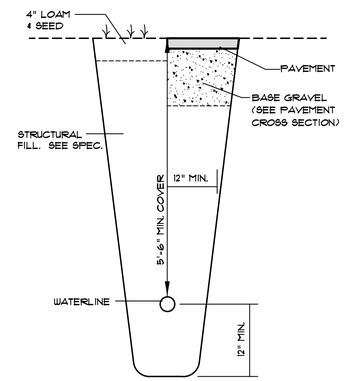
NOTES:

1. CONCRETE: 4000 PSI AFTER 28 DAYS.
2. REINFORCING: H-20 LOADING, 4X4/4X4 WWM.
3. 3" SHIPLAP JOINTS SEALED WITH ONE STRIP OF BUTYL RUBBER SEALANT.
4. EACH CASTING TO HAVE LIFTING HOLES CAST IN.
5. PIPE OPENINGS CAST IN AS REQUIRED.
6. 8" THICK H-20 SLAB TOP AVAILABLE.

SECTION VIEW

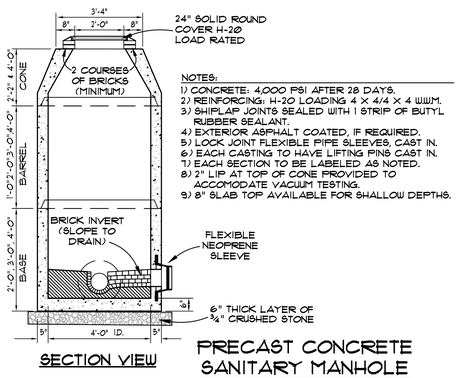
PRECAST CONCRETE CATCH BASIN DETAIL

NOT TO SCALE



WATER SERVICE TRENCH DETAIL

NOT TO SCALE

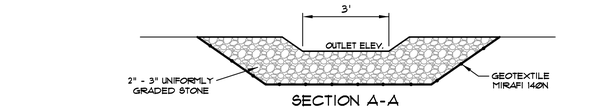


NOTES:
1) CONCRETE: 4,000 PSI AFTER 28 DAYS.
2) REINFORCING: H-20 LOADING 4 X 4/4 X 4 WWM.
3) SHIPLAP JOINTS SEALED WITH 1 STRIP OF BUTYL RUBBER SEALANT.
4) EXTERIOR ASPHALT COATED, IF REQUIRED.
5) LOCK JOINT FLEXIBLE PIPE SLEEVES, CAST IN.
6) EACH CASTING TO HAVE LIFTING PINS CAST IN.
7) EACH SECTION TO BE LABELED AS NOTED.
8) 2" LIP AT TOP OF CONE PROVIDED TO ACCOMODATE VACUUM TESTING.
9) 8" SLAB TOP AVAILABLE FOR SHALLOW DEPTHS.

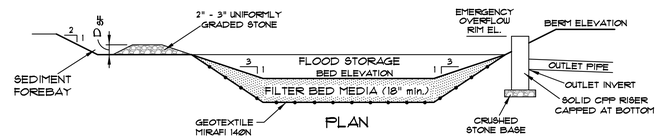
SECTION VIEW

PRECAST CONCRETE SANITARY MANHOLE

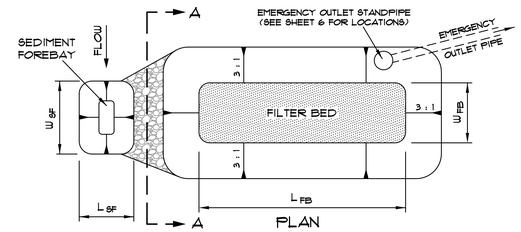
NOT TO SCALE



SECTION A-A



PLAN



PLAN

FILTER BED DETAIL

NOT TO SCALE

	FB-101	FB-102	FB-103	FB-104	FB-105	FB-106	FB-107	FB-108
FILTER BEDS								
BED ELEVATION	47.5	49.5	48.5	47.5	46.5	48.5	47.5	45.5
AREA (sf)	1,700	1,425	1,200	600	300	2,250	2,000	3,200
LENGTH (L_{FB})	100'	95'	40'	40'	20'	90'	80'	80'
WIDTH (W_{FB})	17'	15'	30'	15'	15'	25'	25'	40'
BERM ELEVATION	50	52	51	50	49	51	50	49
SEDIMENT FOREBAY								
DEPTH (D_{SF})	1'	1'	1'	1'	N/A	1'	1'	1'
WIDTH (W_{SF})	6'	8'	6'	5'	N/A	6'	5'	6'
LENGTH (L_{SF})	12'	12'	8'	10'	N/A	12'	15'	13'
MIN. VOLUME (cf)	24	12	17	8	N/A	32	25	52
OUTLET ELEV.	49.0	51.0	50.0	49.0	N/A	50.0	49.3	47.5
EMERGENCY OUTLET								
RISER SIZE	15"	12"	12"	12"	12"	12"	12"	WIER
OVERFLOW RIM EL.	49.4	51.2	50.4	49.4	48.6	50.4	49.5	-
OUTLET PIPE	8" CPP	8" CPP	8" CPP	8" CPP	8" CPP	8" CPP	8" CPP	-
OUTLET INV.	47.0	49.0	48.0	47.0	47.0	48.0	47.5	47.5

N/A = NO PAVEMENT IN THIS WATERSHED

FILTER BED NOTES

1) FILTER BED MEDIA SHALL CONSIST OF ONE THE FOLLOWING TWO MATERIALS

OPTION 1: THOROUGHLY BLENDED MIXTURE OF THE FOLLOWING MATERIALS

FILTER MEDIA	MIXTURE BY VOLUME	SPECIFICATION
SAND	50% - 55%	MDOT 703.01 FINE AGGREGATE FOR CONCRETE
TOPSOIL	20% - 30%	LOAMY SAND TOPSOIL WITH MINIMAL CLAY CONTENT & BETWEEN 15% - 25% FINES PASSING THE #200 SIEVE
MULCH	20% - 30%	MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH WITH LESS THAN 5% PASSING #200 SIEVE

OPTION 2: MIXTURE OF COARSE LOAMY SAND WITH 20% - 30% BY VOLUME OF MODERATELY FINE SHREDDED BARK OR WOOD FIBER MULCH THAT HAS NO MORE THAN 5% FINES PASSING THE #200 SIEVE. THE COARSE LOAMY SAND SHALL MEET THE FOLLOWING GRADATION SPECIFICATION.

SIEVE SIZE	% FINER
#10	85 - 100
#20	70 - 100
#60	15 - 40
#200	8 - 15

THE FILTER MEDIA MIXTURE SHALL HAVE LESS THAN 8% - 12% PASSING A #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% AND AT LEAST 10% DRY WEIGHT OF ORGANIC MATTER.

2) THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. THE FOLLOWING SAMPLING AND TESTING PROCEDURES SHALL BE FOLLOWED FOR EACH FILTER MEDIA MATERIAL.

PREPARE A COMPOSITE SAMPLE OF THE MATERIAL FROM THREE DIFFERENT LOCATIONS IN THE STOCKPILE OR PIT FACE.

PERFORM THE FOLLOWING TESTS ON THE MATERIALS:
GRAIN SIZE ANALYSIS (ASTM C136)
HYDROMETER TEST (ASTM D422)
ORGANIC CONTENT
PERMEABILITY (ASTM D2434) ON FILTER MEDIA MIX W/ MIXTURE COMPACTED TO 90%-92% ASTM D698.

3) THE SOIL FILTER MEDIA AND VEGETATION SHALL NOT BE INSTALLED UNTIL AREAS THAT DRAIN INTO THE FILTER HAVE BEEN PERMANENTLY STABILIZED WITH PAVEMENT, 90% VEGETATION COVER OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.

4) FILTER MEDIA SHALL BE COMPACTED BETWEEN 90% - 92% OF ASTM D698. FILTER MEDIA SHALL BE INSTALLED IN 2" - 9" LIFTS TO PREVENT POCKETS OF LOOSE MATERIAL.

5) THE FILTER BED AND SIDE SLOPES SHALL BE SEEDED WITH THE FOLLOWING MIX.

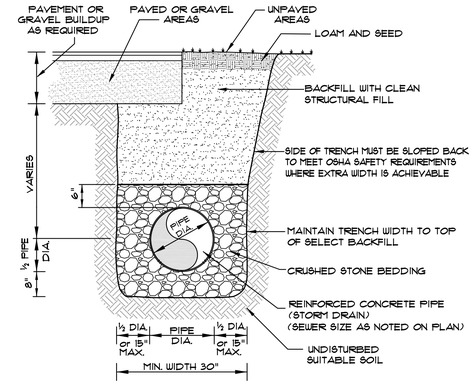
SEED	lbs. PER 1,000 sq. ft.
REED CANARY GRASS	0.34
RED TOP	0.11
BIRDSFOOT TREFOIL	0.23
TOTAL	0.68

SEED SHALL BE BROADCAST BY HAND OVER THE FILTER BED AND SIDE SLOPES AND MULCHED AT A RATE OF 2 BALES PER 1,000 SQUARE FEET.

6) INSPECTION OF THE FILTER BEDS BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:

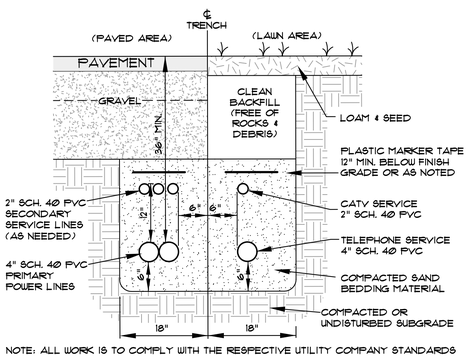
AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.

AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED.



STORM DRAIN TRENCH DETAIL

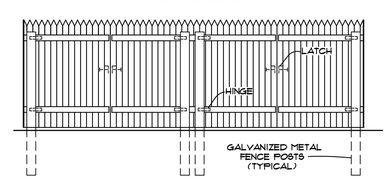
NOT TO SCALE



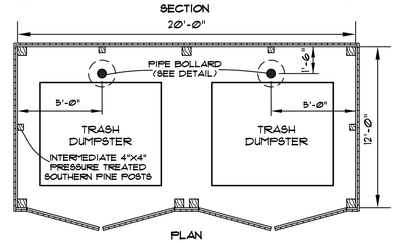
NOTE: ALL WORK IS TO COMPLY WITH THE RESPECTIVE UTILITY COMPANY STANDARDS

UNDERGROUND UTILITY TRENCH DETAIL

NOT TO SCALE



SECTION



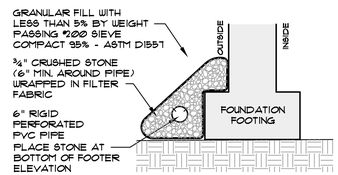
PLAN

1) 6"X6" PRESSURE TREATED SOUTHERN PINE POSTS SET IN CONCRETE 18" IN DIAMETER BURIED 2'-6" INTO THE GROUND.

2) 4"X4" INTERMEDIATE POSTS TO BE BURIED 2'-6" INTO THE GROUND.

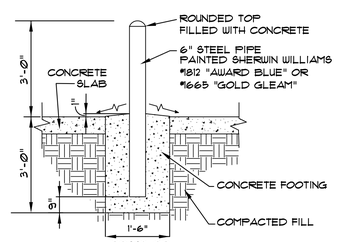
STOCKADE FENCE TRASH DUMPSTER ENCLOSURE

NOT TO SCALE

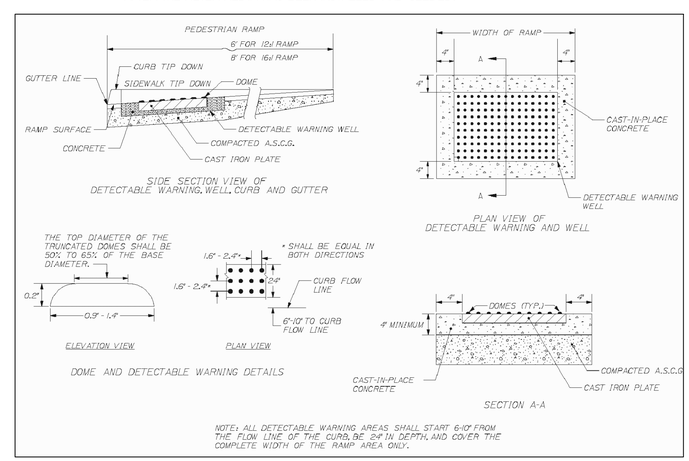


FOUNDATION UNDERDRAIN DETAIL

NOT TO SCALE



BOLLARD DETAIL



DETECTABLE WARNING DETAILS (AT STREET SIDEWALK TIPDOWNS)

NOT TO SCALE (MAINE D.O.T. DETAIL)

REVISED : 3-19-14 - DUMPSTER DETAIL

SHEET TITLE: **DETAIL SHEET**

SCALE: NOT TO SCALE
DATE: FEB. 27, 2014

DRAWN BY: KRF
CHECKED BY: WMP

PROJECT: **THE PLAZA AT COOKS CORNER**
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: **JUST BECAUSE, LLC**
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WILLIAM M. PETERLEIN
5787
LICENSED
PROFESSIONAL ENGINEER

JOB NO. - 14017

SHEET 7

EROSION & SEDIMENTATION CONTROL NOTES

1) THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTING THE EROSION AND SEDIMENT CONTROL MEASURES IN ACCORDANCE WITH THE "MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES", DEPARTMENT OF ENVIRONMENTAL PROTECTION, DATED MARCH 2003 (DEPLW 588). ADDITIONAL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY DURING ON-SITE INSPECTIONS BY THE OWNER, THEIR REPRESENTATIVES OR STATE/LOCAL/FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER
THE CONTRACTOR'S ATTENTION IS HEREBY DIRECTED TO AN EROSION AND SEDIMENTATION CONTROL NARRATIVE CONTAINED IN A STORMWATER REPORT PREPARED FOR THIS PROJECT BY SUMMIT GEOENGINEERING SERVICES, INC. (SGS) DATED FEBRUARY 2014. ALL PERTINENT REQUIREMENTS INCLUDING IN THE E&S PLAN SHALL BE FOLLOWED BY THE CONTRACTOR DURING CONSTRUCTION.

2) THE FOLLOWING GENERAL CONDITIONS SHALL BE FOLLOWED:

- SEDIMENT BARRIERS (e.g., SILT FENCE) SHALL BE INSTALLED PRIOR TO BEGINNING SOIL DISTURBANCE ACTIVITIES (e.g., GRUBBING, GRADING) AT THE PERIMETER OF THE PROPERTY. SEDIMENT BARRIERS WILL BE MAINTAINED UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
- EXPOSED SOILS THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS WILL BE STABILIZED WITH MULCH OR OTHER NON-ERODIBLE COVER
- EROSION AND SEDIMENT CONTROL FEATURES WILL BE INSPECTED AND REPAIRED WEEKLY AND BEFORE AND AFTER EVERY STORM EVENT.
- APPROPRIATE EROSION AND SEDIMENTATION CONTROL WILL BE PROVIDED FOR ALL SOIL STOCKPILE AREAS, AS INDICATED ON THE EROSION CONTROL PLAN.
- TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE REMOVED WITHIN 30 DAYS AFTER PERMANENT STABILIZATION IS ATTAINED.

3) TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES WILL BE IN-PLACE PRIOR TO BEGINNING CONSTRUCTION ACTIVITIES AND WILL BE MAINTAINED FOR THE DURATION OF THE CONSTRUCTION PROJECT.

4) EXPOSED SOIL AREAS THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS WILL BE MULCHED. MULCH SHALL CONSIST OF HAY OR STRAW THAT IS AIR DRIED, FREE OF UNDESIRABLE SEES AND COARSE MATERIALS. MULCH WILL BE APPLIED AT 2 BALES (70-90 POUNDS) PER 1,000 SQUARE FEET TO COVER 75-90% OF THE GROUND SURFACE. MULCH WILL BE KEPT MOIST OR ANCHORED IN-PLACE TO PREVENT WIND DISTURBANCE. EROSION CONTROL MIX AND CHEMICAL MULCHES WITH BINDER CAN BE USED ON SITE IF APPLIED IN ACCORDANCE WITH MDEP's BMPs.

5) TEMPORARY VEGETATION WILL BE USED IN AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE FOR A YEAR OR LESS. PREPARATION OF THE SEEDBED WILL BE NECESSARY TO ENSURE SUFFICIENT VEGETATIVE GROWTH. SOIL TESTS ARE RECOMMENDED TO DETERMINE THE APPROPRIATE APPLICATION RATE OF LIME AND FERTILIZER. IF SOIL TESTING IS NOT FEASIBLE, THEN FERTILIZER WILL BE APPLIED AT A RATE OF 15 POUNDS PER 1,000 SQUARE FEET OF 10-10-10 (N-P205-K20) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 150 POUNDS PER 1,000 SQUARE FEET. IF THE SOIL HAS BEEN COMPACTED DURING CONSTRUCTION THEN THE SOIL SHOULD BE LOOSENED TO A DEPTH OF APPROXIMATELY 2". SEEDING RECOMMENDATIONS ARE PROVIDED IN THE TABLE BELOW.

TEMPORARY GROUND STABILIZATIONS		
SEED	lbs. PER 1,000 sq. ft.	RECOMMENDED SEEDING DATES
WINTER RYE	2.5	AUGUST 30 - OCTOBER 1
OATS	2.0	APRIL 1 - JULY 1, AUG. 30 - SEPT. 30
ANNUAL RYEGRASS	1.0	APRIL 1 - JUNE 1
SUDANGRASS	1.0	MAY 15 - AUGUST 30
PERENNIAL	1.0	AUGUST 30 - SEPTEMBER 30

NOTE: MULCH SHALL BE APPLIED AT THE RATES PREVIOUSLY SPECIFIED FOLLOWING THE SEED APPLICATION.

6) AREAS THAT WILL NOT BE WORKED FOR MORE THAN ONE YEAR OR HAVE BEEN FINAL GRADED WILL BE PERMANENTLY STABILIZED WITHIN 7 DAYS. PERMANENT STABILIZATION AT THIS SITE WILL INCLUDE ROAD SUB-BASE/PAVEMENT, PERMANENT SEEDING AND PERMANENT LANDSCAPING. PERMANENT SEEDING WILL BE PERFORMED UPON COMPLETION OF CONSTRUCTION ACTIVITIES. PERMANENT SEED MIX SHALL CONSIST OF THE FOLLOWING

PERMANENT SEED MIX	
SEED MIXTURE	lbs. PER 1,000 sq. ft.
KENTUCKY BLUEGRASS	0.5
CREEPING RED FESCUE	0.5
PERENNIAL RYEGRASS	0.1

7) 4" OF LOAM (MINIMUM) SHALL BE SPREAD OVER THE DISTURBED AREA AND SMOOTHED TO A UNIFORM SURFACE. SOIL TESTS ARE RECOMMENDED TO DETERMINE THE APPROPRIATE APPLICATION RATE OF LIME AND FERTILIZER. IF SOIL TESTING IS NOT FEASIBLE, THEN FERTILIZER CAN BE APPLIED AT A RATE OF 15 POUNDS PER 1,000 SQUARE FEET OF 10-20-20 (N-P205-K20) OR EQUIVALENT. APPLY LIMESTONE (EQUIVALENT TO 50% CALCIUM PLUS MAGNESIUM OXIDE) AT A RATE OF 150 POUNDS PER 1,000 SQUARE FEET. BOTH THE LIME AND FERTILIZER SHOULD BE WORKED INTO THE GROUND TO A DEPTH OF 4" AS PRACTICAL. THE SEEDBED SHOULD BE SUBSEQUENTLY ROLLED TO FIRM PRIOR TO SEEDING. MULCH WILL BE APPLIED AT 2 BALES (70-90 POUNDS) PER 1,000 SQUARE FEET TO COVER 75-90% OF THE GROUND SURFACE. MULCH WILL BE KEPT MOIST OR ANCHORED IN PLACE TO PREVENT WIND DISTURBANCE. EROSION CONTROL MIX AND CHEMICAL MULCHES WITH BINDER CAN BE ALSO USED ON SITE IF APPLIED IN ACCORDANCE WITH MDEP's BMPs.

8) IN THE EVENT THAT CONSTRUCTION OCCURS AFTER 45 DAYS PRIOR TO THE FIRST KILLING FROST (OCTOBER 15th), DORMANT SEEDING WILL BE PERFORMED. THE PERMANENT SEED MIXTURE DESCRIBED ABOVE WOULD BE DOUBLED.

9) DUST CONTROL METHODS WILL BE EMPLOYED ON-SITE TO PREVENT MOVEMENT OF DUST FROM EXPOSED SOIL SURFACES THAT COULD POTENTIALLY CREATE HAZARDS TO WILDLIFE, HUMANS OR PLANT LIFE, BOTH ON SITE AND OFFSITE. DUST GENERATED BY ACTIVITIES AT THE SITE, INCLUDING DUST ASSOCIATED WITH TRAFFIC TO AND FROM THE SITE, WILL BE CONTROLLED BY SWEEPING, PAVING, WATERING OR OTHER BEST MANAGEMENT PRACTICES FOR CONTROL OF FUGITIVE EMISSIONS.

10) THE CONTRACTOR SHALL INSPECT EROSION & SEDIMENT CONTROL MEASURES WEEKLY, BEFORE AND AFTER RAINFALLS, AND PRIOR TO COMPLETING STABILIZATION THROUGHOUT THE DURATION OF THE PROJECT INCLUDING WEEKENDS AND HOLIDAYS. ALL EROSION AND SEDIMENT CONTROLS SHALL BE MAINTAINED AS STIPULATED IN THE BASIC AND GENERAL STANDARDS SUBMISSION IN THE STORMWATER APPLICATION SUBMITTED TO THE MAINE DEP (SEE NOTE 1 ABOVE). A STANDARD INSPECTION FORM IS INCLUDED IN THE STORMWATER APPLICATION, UNDER APPENDIX A, BASIC STANDARDS.

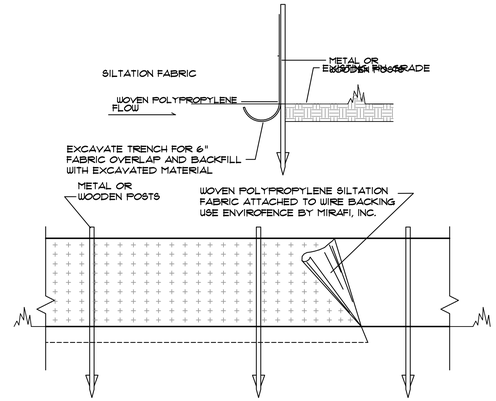
11) PRIOR TO CONSTRUCTION, PROPERLY INSTALL SEDIMENT BARRIERS AT THE DOWN GRADIENT EDGE OF THE DISTURBED AREA AND ADJACENT TO DRAINAGE CHANNELS WITHIN THIS AREA.

12) SILT FENCE LOCATIONS SHOWN ARE APPROXIMATE. INSTALL WHERE APPROPRIATE TO CONTROL SEDIMENTATION ON AND OFF SITE. SILT FENCE SHALL BE REMOVED AFTER THE SITE IS STABILIZED WITH AT LEAST 90% VEGETATED GROWTH.

13) NO SLOPES, EITHER PERMANENT OR TEMPORARY, SHALL BE STEEPER THAN TWO TO ONE (2 TO 1).

14) INSPECTION OF THE FILTER BEDS BY A PROFESSIONAL ENGINEER WILL OCCUR AT A MINIMUM:

- AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
- AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEEDED.



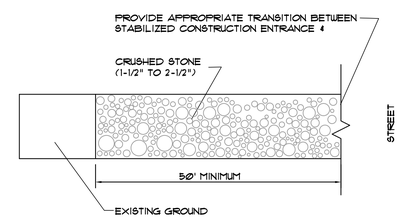
NOTE

REFERENCE IS MADE TO THE BEST MANAGEMENT PRACTICE FOR EROSION AND SEDIMENT CONTROL: B-1 SEDIMENT BARRIERS.

SILTATION FABRIC WITH INTEGRAL MESH AND POSTS MAY BE USED.

SILT FENCE DETAIL

NOT TO SCALE



1. STONE SIZE - AASHTO DESIGNATION M 43, SIZE #2 (2½" - 1½") USE CRUSHED STONE
2. LENGTH - AS EFFECTIVE BUT NOT LESS THAN 50'
3. THICKNESS - NOT LESS THAN 8"
4. WIDTH - NOT LESS THAN FULL WIDTH OF ALL POINTS OF INGRESS OR EGRRESS
5. WASHING - WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT OF WAY, WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZRD WITH CRUSHED STONE WHICH DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH, OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, BOARDS, OR OTHER APPROVED METHODS.
6. MAINTENANCE - THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS OF WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURED USES TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED, OR TRACKED ONTO PUBLIC RIGHT OF WAYS MUST BE REMOVED IMMEDIATELY.

STABILIZED CONSTRUCTION ENTRANCE DETAIL

NOT TO SCALE

GENERAL CONSTRUCTION NOTES

1) THE CONTRACT WORK TO BE PERFORMED ON THIS PROJECT CONSISTS OF FURNISHING ALL REQUIRED LABOR, MATERIALS, EQUIPMENT, IMPLEMENTS, PARTS AND SUPPLIES NECESSARY FOR OR APPURTENANT TO, THE INSTALLATION OF CONSTRUCTION IMPROVEMENTS IN ACCORDANCE WITH THESE DRAWINGS AND AS FURTHER ELABORATED IN ANY ACCOMPANYING SPECIFICATIONS.

2) THE WORK SHALL BE PERFORMED IN A THOROUGH WORKMANLIKE MANNER. ALL CONTRACTORS TO CONFORM TO ALL APPLICABLE OSHA STANDARDS. ANY REFERENCE TO A SPECIFICATION OR DESIGNATION OF THE AMERICAN SOCIETY FOR TESTING MATERIALS, FEDERAL SPECIFICATIONS, OR OTHER STANDARDS, CODES OR ORDERS, REFERS TO THE MOST RECENT OR LATEST SPECIFICATION OR DESIGNATION.

3) ALL CONSTRUCTION WITHIN THE TOWN OF BRUNSWICK AND/OR STATE OF MAINE RIGHT OF WAY SHALL COMPLY WITH TOWN PUBLIC WORKS AND/OR MDOT STANDARDS.

4) THE OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS REQUIRED BY THE TOWN OF BRUNSWICK PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS FROM THE TOWN OF BRUNSWICK REQUIRED TO PERFORM ALL THE WORK (STREET OPENINGS, BUILDING PERMIT, ETC.). THE CONTRACTOR SHALL POST ALL BONDS AS REQUIRED, PAY ALL FEES, PROVIDE PROOF OF INSURANCE AND PROVIDE TRAFFIC CONTROL NECESSARY FOR THIS WORK.

5) PRIOR TO CONSTRUCTION, THE SITE CONTRACTOR IS TO INFORM ALL AREA UTILITY COMPANIES AND GOVERNMENTAL AGENCIES OF PLANNED CONSTRUCTION. THE SITE CONTRACTOR IS REQUIRED TO CONTACT DIG-SAFE (1-800-225-4977) AT LEAST 3 BUSINESS DAYS PRIOR TO ANY EXCAVATION TO VERIFY ALL UNDERGROUND AND OVERHEAD UTILITY LOCATIONS.

6) THE PROJECT DRAWINGS ARE GENERALLY SCHEMATIC AND INDICATE THE POSSIBLE LOCATION OF EXISTING UNDERGROUND UTILITIES. INFORMATION ON EXISTING UTILITIES HAS BEEN COMPILED FROM AVAILABLE INFORMATION INCLUDING MUNICIPAL RECORD MAPS, AND FIELD SURVEY. IT IS NOT GUARANTEED TO BE CORRECT OR COMPLETE. UTILITIES ARE SHOWN TO ALERT THE CONTRACTOR TO THEIR PRESENCE. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETERMINING ACTUAL LOCATIONS AND ELEVATIONS OF THE EXISTING UTILITIES AS APPROPRIATE. THE CONTRACTOR IS TO PROVIDE ADEQUATE MEANS OF SUPPORT AND PROTECTION DURING THE EXCAVATING AND BACKFILLING OPERATIONS. SHOULD ANY UNCHARTED OR INCORRECTLY CHARTED UTILITIES BE FOUND, THE CONTRACTOR SHALL CONTACT THE DESIGN ENGINEER IMMEDIATELY FOR DIRECTIONS BEFORE PROCEEDING FURTHER WITH THE WORK IN THIS AREA.

7) OSHA REGULATIONS MAKE IT UNLAWFUL TO OPERATE CRANES, BOOMS, HOISTS, ETC. WITHIN TEN FEET (10') OF ANY ELECTRIC LINE . IF THE CONTRACTOR MUST OPERATE CLOSER THAN 10', THE CONTRACTOR MUST CONTACT THE POWER COMPANY TO MAKE ARRANGEMENTS FOR PROPER SAFEGUARDS BEFORE ENCROACHING ON THIS REQUIREMENT.

8) IT IS THE CONTRACTOR'S RESPONSIBILITY TO EXAMINE ALL PLANS, APPROVALS, AND DETAILS FOR ADDITIONAL INFORMATION. THE CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS IN THE FIELD AND CONTACT THE DESIGN ENGINEER IF THERE ARE ANY DISCREPANCIES REGARDING THE CONSTRUCTION DOCUMENTS AND/OR FIELD CONDITIONS SO THAT AN APPROPRIATE REVISION CAN BE MADE PRIOR TO BIDDING.

9) ALTERNATIVE METHODS AND PRODUCTS OTHER THAN THOSE SPECIFIED MAY BE USED IF REVIEWED AND APPROVED IN WRITING BY THE OWNER, DESIGN ENGINEER, AND APPROPRIATE GOVERNMENTAL AGENCY PRIOR TO INSTALLATION.

10) ALL EXCAVATION SHALL BE BACKFILLED TO EXISTING GRADE BEFORE THE END OF THE DAY OR ADEQUATELY PROTECTED FROM DANGER TO HUMANS AND ANIMALS.

11) THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL FIELD LAYOUT. THE OWNER WILL PROVIDE A BENCH MARK AT THE CONSTRUCTION SITE FROM WHICH TO BEGIN LAYOUT.

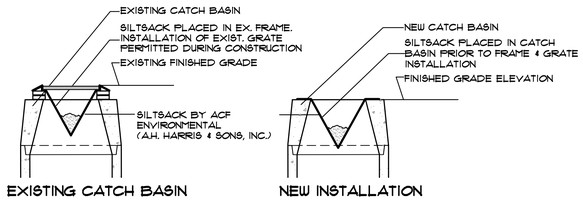
12) THE CONTRACTOR SHALL FURNISH ELECTRICAL POWER, WATER, AND SANITARY FACILITIES FOR HIS EXCLUSIVE USE AT THE CONSTRUCTION SITE SHOULD THE CONTRACTOR DEEM THIS ESSENTIAL FOR THE PROPER PERFORMANCE OF THE CONTRACT.

13) WORK MAY PROGRESS MONDAY THROUGH FRIDAY 7:00 AM TO 7:00 PM. WORK AT OTHER TIMES MAY PROCEED UPON WRITTEN APPROVAL BY THE OWNER AND THE TOWN OF BRUNSWICK.

14) THE CONTRACTOR SHALL GUARANTEE THE FAITHFUL REMEDY OF ANY DEFECTS DUE TO FAULTY MATERIALS OR WORKMANSHIP AND GUARANTEES PAYMENT FOR ANY RESULTING DAMAGE WHICH SHALL APPEAR WITHIN A PERIOD OF ONE (1) YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION OF THE PROJECT.

15) THE CONTRACTOR SHALL PROVIDE AS-BUILT RECORDS OF ALL CONSTRUCTION (INCLUDING UNDERGROUND UTILITIES) TO THE OWNER AT THE END OF CONSTRUCTION.

16) PROPER IMPLEMENTATION AND MAINTENANCE OF EROSION CONTROL MEASURES ARE OF PARAMOUNT IMPORTANCE FOR THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH ALL EROSION CONTROL MEASURES SHOWN ON THE PLANS. ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTIONS OF THE OWNER, THEIR REPRESENTATIVES, OR STATE/LOCAL/ FEDERAL INSPECTORS AT NO ADDITIONAL COST TO THE OWNER.



SEE UTILITY PLAN FOR REQUIRED LOCATIONS

SILTSACK DETAIL

NOT TO SCALE

REVISED: MARCH 19, 2014

SHEET TITLE: EROSION & SEDIMENT CONTROL & CONSTRUCTION NOTES

SCALE: NOT TO SCALE
DATE: FEB. 27, 2014
DRAWN BY: KRF
CHECKED BY: WMP

PROJECT: THE PLAZA AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE

CLIENT: JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

Stoneybrook Consultants, Inc.
456 Buckfield Road - Turner, Maine 04282
(207) 514-7491 Voice / (207) 514-7492 Fax

SUMMIT GEOENGINEERING SERVICES
145 LISBON ST. - SUITE 601
LEWISTON, ME 04240
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2002 ATLANTIC HIGHWAY
CAMDEN, ME 04843
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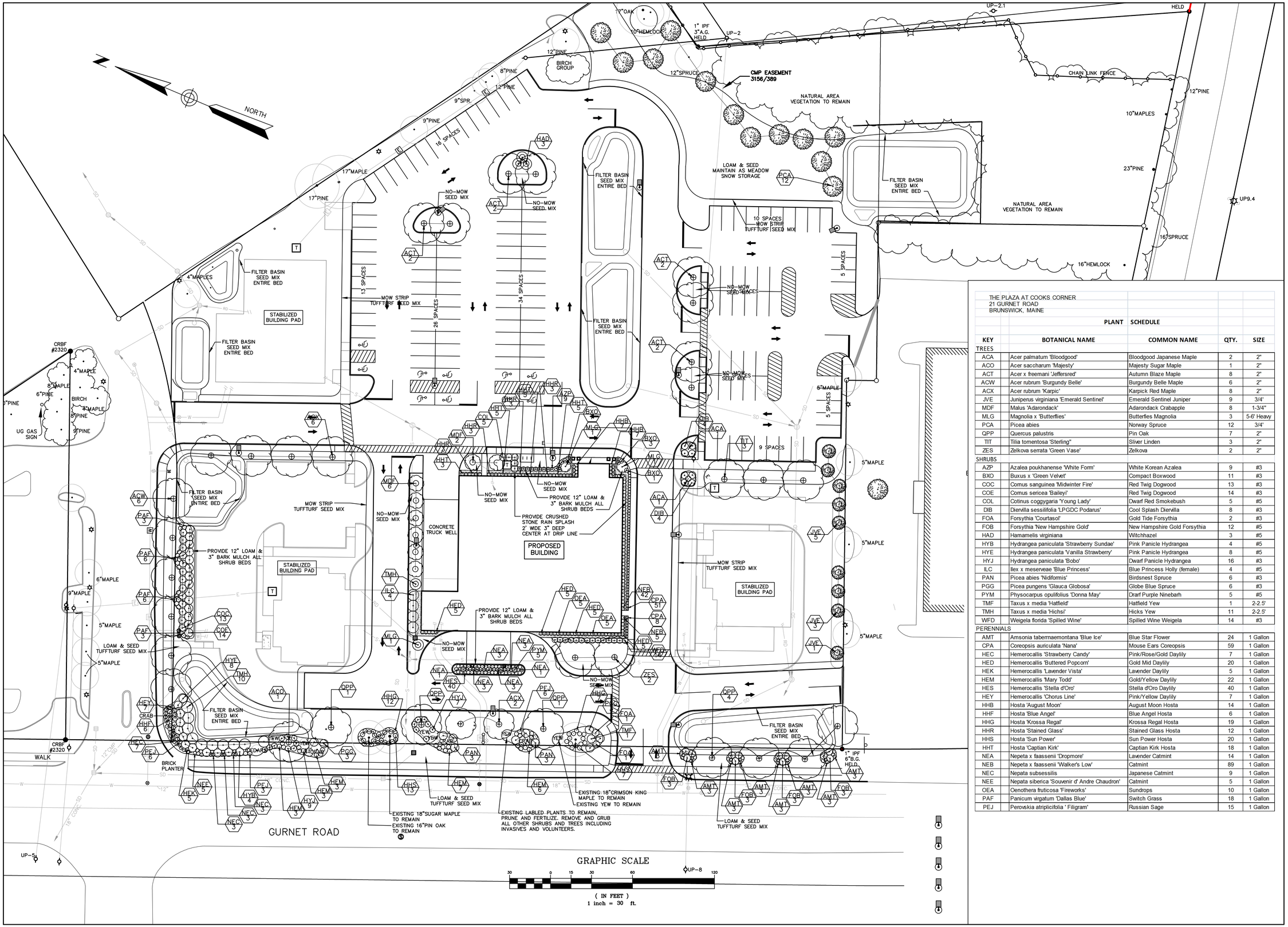
STATE OF MAINE
WILLIAM M. PETERLEIN
5787
LICENSED PROFESSIONAL ENGINEER

JOB NO. - 14017

SHEET 8



THE PLAZA AT COOKS CORNER
21 GURNET ROAD
BRUNSWICK, MAINE

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE
TREES				
ACA	Acer palmatum 'Bloodgood'	Bloodgood Japanese Maple	2	2"
ACO	Acer saccharum 'Majesty'	Majesty Sugar Maple	1	2"
ACT	Acer x freemani 'Jeffersred'	Autumn Blaze Maple	8	2"
ACW	Acer rubrum 'Burgundy Belle'	Burgundy Belle Maple	6	2"
ACX	Acer rubrum 'Karpic'	Karpick Red Maple	8	2"
JVE	Juniperus virginiana 'Emerald Sentinel'	Emerald Sentinel Juniper	9	3/4'
MDF	Malus 'Adarondack'	Adarondack Crabapple	8	1-3/4"
MLG	Magnolia x 'Butterflies'	Butterflies Magnolia	3	5-6' Heavy
PCA	Picea abies	Norway Spruce	12	3/4'
QPP	Quercus palustris	Pin Oak	7	2"
TIT	Tilia tomentosa 'Sterling"	Sliver Linden	3	2"
ZES	Zelkova serrata 'Green Vase'	Zelkova	2	2"
SHRUBS				
AZP	Azalea poukhanense 'White Form'	White Korean Azalea	9	#3
BXO	Buxus x 'Green Velvet'	Compact Boxwood	11	#3
COC	Cornus sanguinea 'Midwinter Fire'	Red Twig Dogwood	13	#3
COE	Cornus sericea 'Baileyi'	Red Twig Dogwood	14	#3
COL	Cotinus coggygaria 'Young Lady'	Dwarf Red Smokebush	5	#5
DIB	Diervilla sessilifolia 'LPGDC Podarus'	Cool Splash Diervilla	8	#3
FOA	Forsythia 'Courtasol'	Gold Tide Forsythia	2	#3
FOB	Forsythia 'New Hampshire Gold'	New Hampshire Gold Forsythia	12	#5
HAD	Hamamelis virginiana	Witchhazel	3	#5
HYB	Hydrangea paniculata 'Strawberry Sundae'	Pink Panicle Hydrangea	4	#5
HYE	Hydrangea paniculata 'Vanilla Strawberry'	Pink Panicle Hydrangea	8	#5
HYJ	Hydrangea paniculata 'Bobo'	Dwarf Panicle Hydrangea	16	#3
ILC	Ilex x meserveae 'Blue Princess'	Blue Princess Holly (female)	4	#5
PAN	Picea abies 'Nidiformis'	Birdsnest Spruce	6	#3
PGG	Picea pungens 'Glauca Globosa'	Globe Blue Spruce	6	#3
PYM	Physocarpus opulifolius 'Donna May'	Draf Purple Ninebarh	5	#5
TMF	Taxus x media 'Hatfield'	Hatfield Yew	1	2-2.5'
TMH	Taxus x media 'Hichs'	Hicks Yew	11	2-2.5'
WFD	Weigela florida 'Spilled Wine'	Spilled Wine Weigela	14	#3
PERENNIALS				
AMT	Amsonia tabermaemontana 'Blue Ice'	Blue Star Flower	24	1 Gallon
CPA	Coreopsis auriculata 'Nana'	Mouse Ears Coreopsis	59	1 Gallon
HEC	Hemerocallis 'Strawberry Candy'	Pink/Rose/Gold Daylily	7	1 Gallon
HED	Hemerocallis 'Buttered Popcorn'	Gold Mid Daylily	20	1 Gallon
HEK	Hemerocallis 'Lavender Vista'	Lavender Daylily	5	1 Gallon
HEM	Hemerocallis 'Mary Todd'	Gold/Yellow Daylily	22	1 Gallon
HES	Hemerocallis 'Stella d'Oro'	Stella d'Oro Daylily	40	1 Gallon
HEY	Hemerocallis 'Chorus Line'	Pink/Yellow Daylily	7	1 Gallon
HHB	Hosta 'August Moon'	August Moon Hosta	14	1 Gallon
HHF	Hosta 'Blue Angel'	Blue Angel Hosta	6	1 Gallon
HHG	Hosta 'Krossa Regal'	Krossa Regal Hosta	19	1 Gallon
HHR	Hosta 'Stained Glass'	Stained Glass Hosta	12	1 Gallon
HHS	Hosta 'Sun Power'	Sun Power Hosta	20	1 Gallon
HHT	Hosta 'Captian Kirk'	Captian Kirk Hosta	18	1 Gallon
NEA	Nepeta x faassenii 'Dropmore'	Lavender Catmint	14	1 Gallon
NEB	Nepeta x faassenii 'Walker's Low'	Catmint	89	1 Gallon
NEC	Nepata subsessilis	Japanese Catmint	9	1 Gallon
NEE	Nepata siberica 'Souvenir d' Andre Chaudron'	Catmint	5	1 Gallon
OEA	Oenothera fruticosa 'Fireworks'	Sundrops	10	1 Gallon
PAF	Panicum virgatum 'Dallas Blue'	Switch Grass	18	1 Gallon
PEJ	Perovskia atriplicifolia ' Filigram'	Russian Sage	15	1 Gallon

STATE OF MAINE FRANCIS A. CUSHING # 63 Registered Landscape Architect

F.A.Cushing, M.L.A.
Master Planning
Landscape Architecture
277 State Street
Northampton MA 01060
Tel. (207)751-2416

REVISIONS

NO.	DATE	DESCRIPTION
1.	3/17/14	PRELIMINARY PLAN

THE PLAZA AT COOKS CORNER

21 GURNET ROAD – BRUNSWICK, MAINE

JUST BECAUSE, LLC
P.O. BOX 9340 – AUBURN, ME 04210

DRAWINGS THIS SHEET
LANDSCAPE PLAN

NUMBER	DATE
	3/17/14
DRAWN	CHECKED
FAC	FAC

L-1

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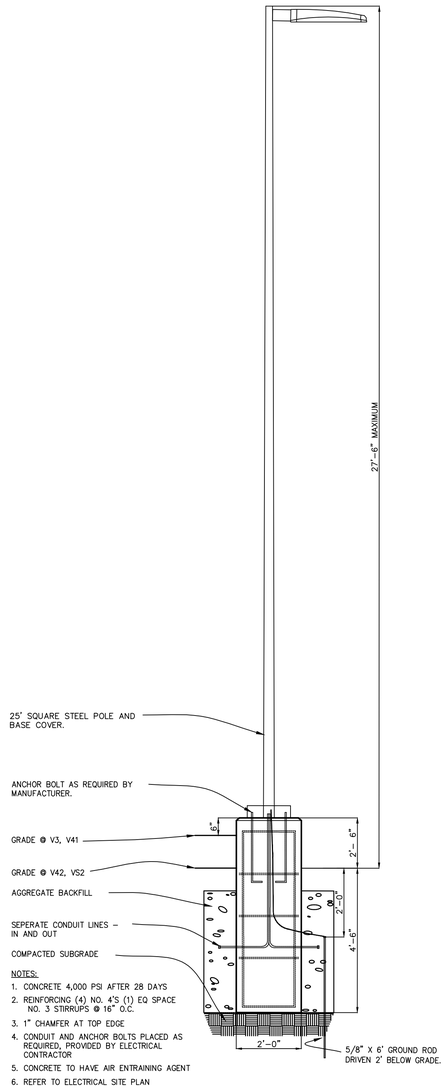
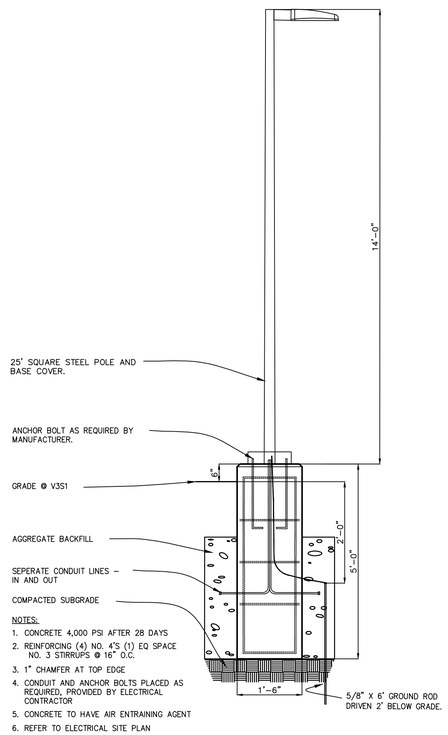
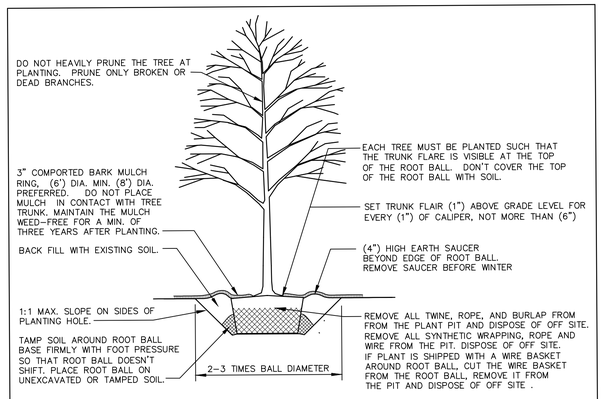


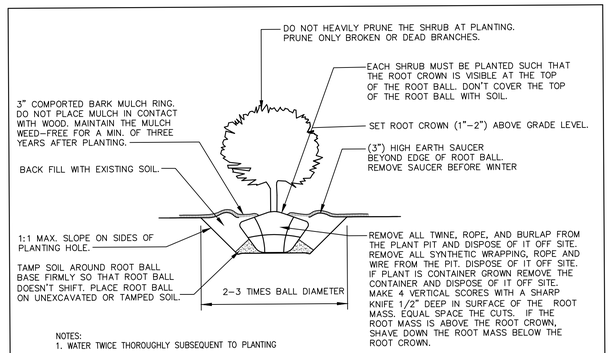
LIGHT POLE BASE DETAIL



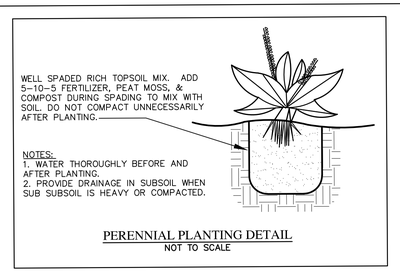
LIGHT POLE BASE DETAIL V3S



TREE PLANTING DETAIL - B&B TREES IN ALL SOIL TYPES
NOT TO SCALE



SHRUB PLANTING DETAIL - IN ALL SOIL TYPES
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE

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® Endo/Ecto 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 area. 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 & Lathrop 'Tufftuf', 70% Diamond Tall Fescue, 20% Pleasure Olus Perennial Ryegrass, 10% Baron Kentucky Bluegrass. Seeding rate shall be 7-lbs./1,000 sq. ft. **Seed Mix Two** 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 ½ oz.per 1,000 sqft. (FLOWERS) ***Achillea millefolium*** Yarrow, ***Ammi*** majus Queen Ann's Lace, ***Asclepias syriaca*** Butterfly Milkweed, ***Aster novae-angliae*** New-England Aster, ***Boltonia asteroids*** False Aster, ***Chrysanthemum leucanthemum*** Oxeye Daisy, ***Lupinus perennis*** Lupine, ***Rudbeckia hirta*** Black-Eyed Susan, ***Solidago Canadensis*** Goldenrod, sow at a rate of 1/3 oz. each per 1,000 sqft. or 4 oz. per 1,000 sqft. in combination **No Mow Seed Mix** shall be: Prairie Nursery, Inc. (www.prairienursery.com) No Mow seed mix. 20% Hard Fescue, 20% Sheep Fescue, 20% Chewings Fescue, 20% Red Fescue, 20% Creeping Red Fescue. Seeding rate shall be 5-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 spacing prior to planting.

11. Installation of plant material and lawns shall be in accordance with section 329200 and 329300 of the MSLA/MELNA Specification for Planting and Grassing dated 2013.

STATE OF MAINE FRANCIS A. CUSHING # 63 REGISTERED LANDSCAPE ARCHITECT

F.A.Cushing, M.L.L.A.
Master Planning
Landscape Architecture
277 State Street
Northampton MA 01060
Tel. (207)751-2416

REVISIONS		
NO.	DATE	DESCRIPTION
1.	3/17/14	PRELIMINARY PLAN

THE PLAZA
AT COOKS CORNER
21 GURNET ROAD - BRUNSWICK, MAINE
JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

DRAWINGS THIS SHEET
LANDSCAPE DETAILS

NUMBER	DATE
	3/17/14
DRAWN	CHECKED
FAC	FAC

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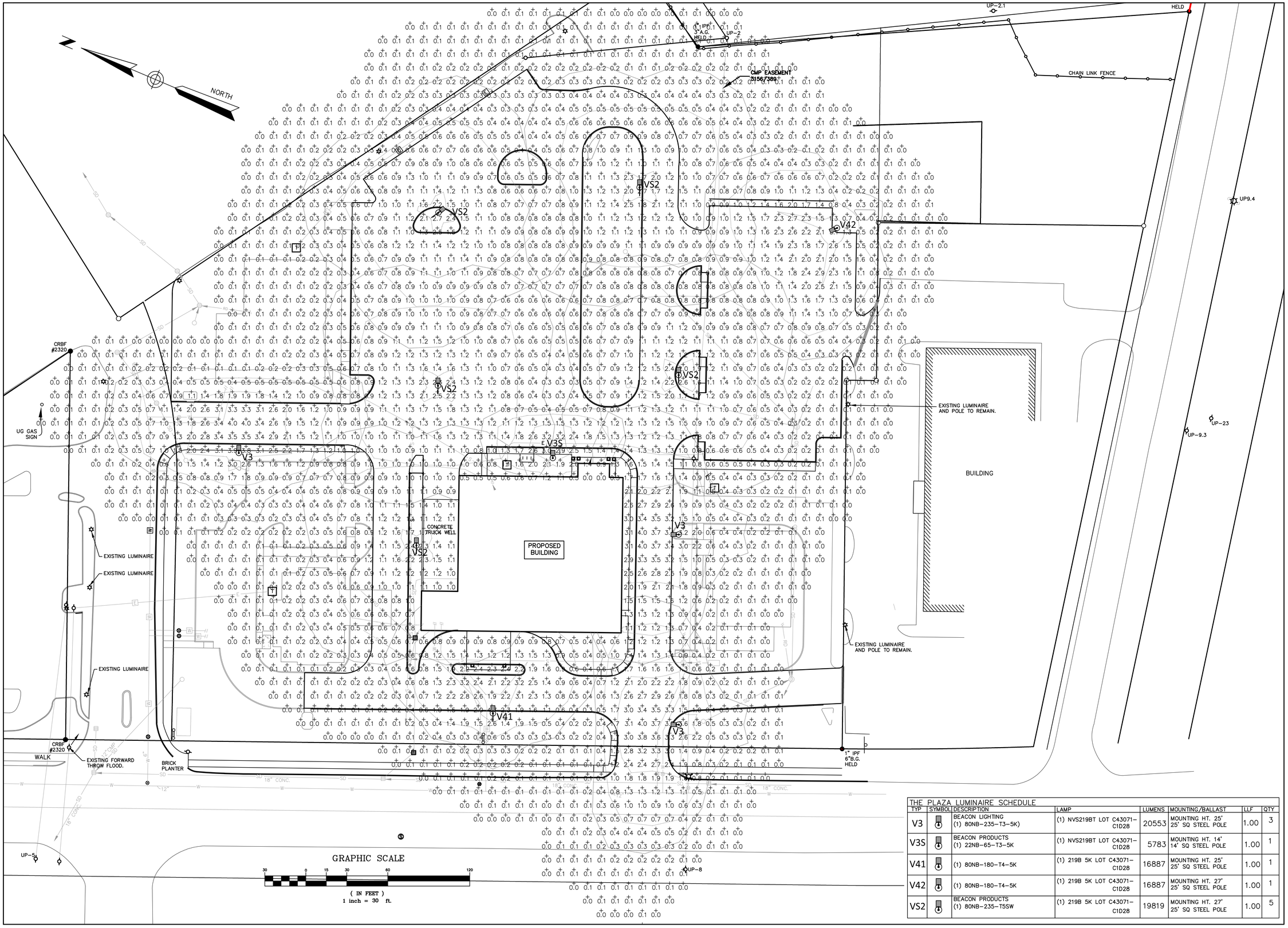

THE PLAZA LUMINAIRE SCHEDULE

TYP	SYMBOL	DESCRIPTION	LAMP	LUMENS	MOUNTING/BALLAST	LLF	QTY
V3		BEACON LIGHTING (1) 80NB-235-T3-5K)	(1) NVS219BT LOT C43071-C1D28	20553	MOUNTING HT. 25' 25' SQ STEEL POLE	1.00	3
V3S		BEACON PRODUCTS (1) 22NB-65-T3-5K	(1) NVS219BT LOT C43071-C1D28	5783	MOUNTING HT. 14' 14' SQ STEEL POLE	1.00	1
V41		(1) 80NB-180-T4-5K	(1) 219B 5K LOT C43071-C1D28	16887	MOUNTING HT. 25' 25' SQ STEEL POLE	1.00	1
V42		(1) 80NB-180-T4-5K	(1) 219B 5K LOT C43071-C1D28	16887	MOUNTING HT. 27' 25' SQ STEEL POLE	1.00	1
VS2		BEACON PRODUCTS (1) 80NB-235-T5SW	(1) 219B 5K LOT C43071-C1D28	19819	MOUNTING HT. 27' 25' SQ STEEL POLE	1.00	5

STATE OF MAINE FRANCIS A. CUSHING # 63 Registered LANDSCAPE ARCHITECT

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Northampton MA 01060
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REVISIONS

NO.	DATE	DESCRIPTION
1.	3/17/14	PRELIMINARY PLAN

THE PLAZA
AT COOKS CORNER

21 GURNET ROAD - BRUNSWICK, MAINE

JUST BECAUSE, LLC
P.O. BOX 9340 - AUBURN, ME 04210

DRAWINGS THIS SHEET
SITE ILLUMINANCE PLAN

NUMBER	DATE
	3/17/14
DRAWN	CHECKED
FAC	FAC

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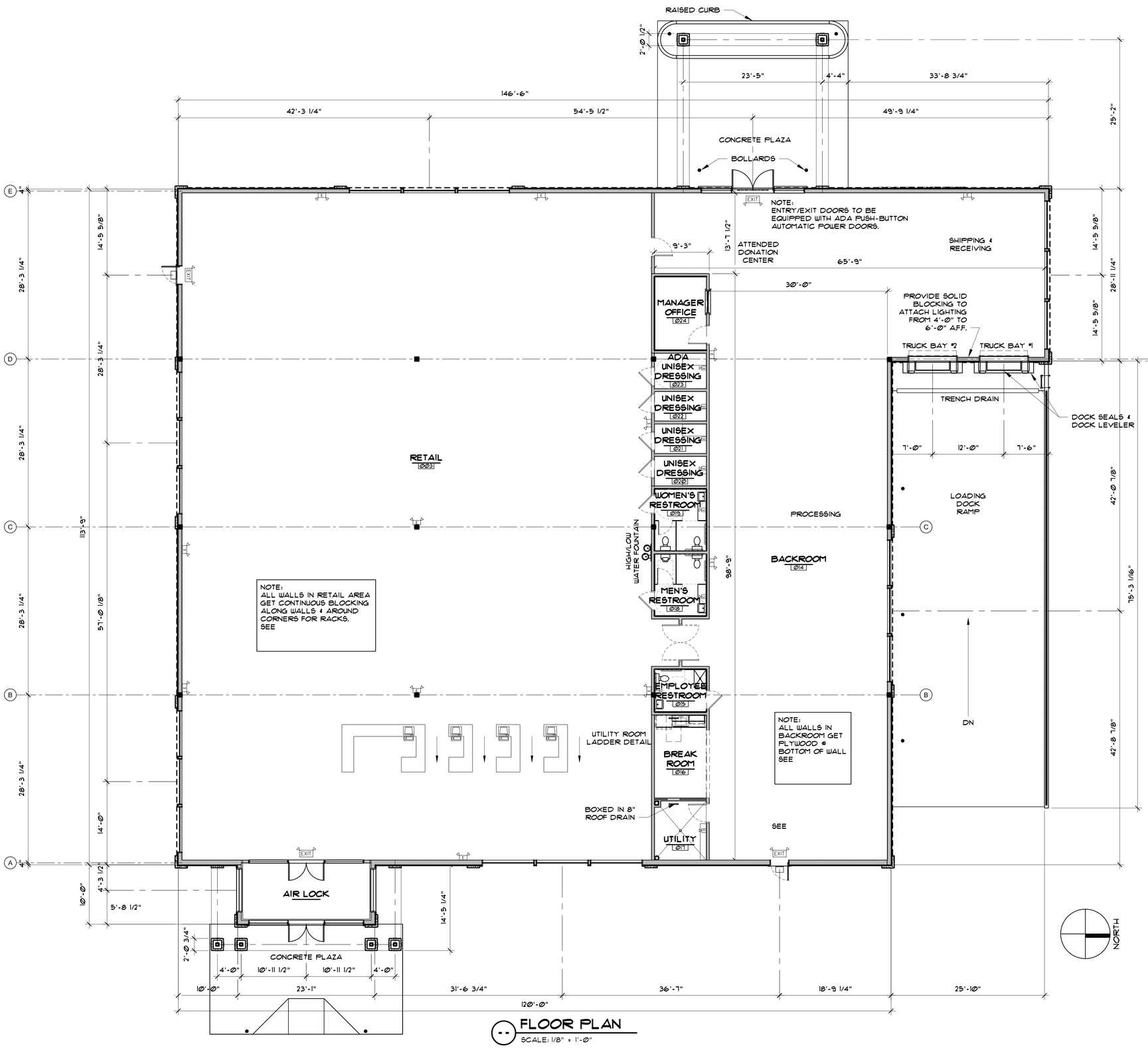

FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOOTPRINT SPACE TABLE

SPACE	AREA	LENGTH	WIDTH
BACKROOM	4383 SF	66'-4"	113'-9"
INTERIOR ROOMS	970 SF	9'-9"	113'-9"
RETAIL	9295 SF	79'-8"	123'-9"
TOTAL:	14648 SF		

INTERIOR SPACE TABLE

SPACE	AREA	LENGTH	WIDTH
ADA UNISEX DRESSING	51 SF	8'-8"	5'-11"
AIR LOCK	209 SF	21'-9"	9'-7"
BACKROOM	4250 SF	65'-8"	112'-3"
BREAK ROOM	121 SF	8'-8"	13'-11"
EMPLOYEE RESTROOM	61 SF	8'-7"	7'-1"
MANAGER OFFICE	106 SF	8'-8"	12'-3"
MEN'S RESTROOM	89 SF	8'-7"	10'-4"
RETAIL	8302 SF	83'-7"	112'-3"
UNISEX DRESSING	43 SF	8'-8"	4'-11"
UNISEX DRESSING	43 SF	8'-8"	4'-11"
UNISEX DRESSING	43 SF	8'-8"	4'-11"
UTILITY	85 SF	8'-8"	9'-11"
WOMEN'S RESTROOM	89 SF	8'-7"	10'-4"
TOTAL INTERIOR SPACE:	14290 SF		

TOTAL BUILDING S.F. = 14,648 S.F.

LEGEND:

- EXIT — EXIT SIGN W/ LIGHTS
- EMERGENCY LIGHTS
- WINDOW SYMBOL
- DOOR SYMBOL
- (A) — STRUCTURAL ℄
- DETAIL
- BUILDING SECTION

PROGRESS PLOT

JAMES HERRICK ARCHITECT
47 Main Street
Topsham, Maine 04086
(207) 729-4177

GOODWILL - BRUNSWICK

FLOOR PLAN

DESIGN BY:	JEH
DRAWN BY:	JET
PROJECT NO:	1307
SCALE:	AS SHOWN

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12 Dec 2013

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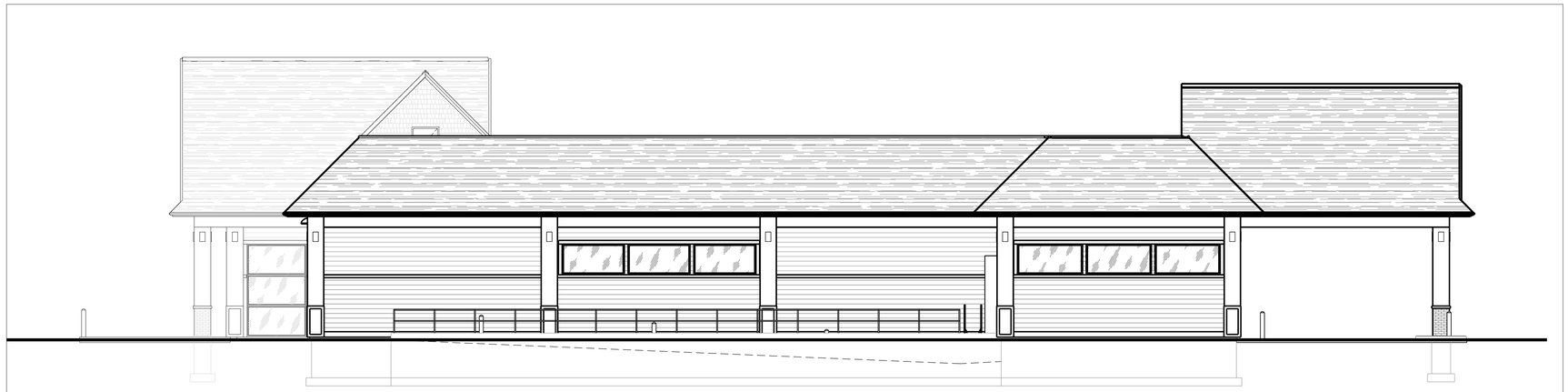
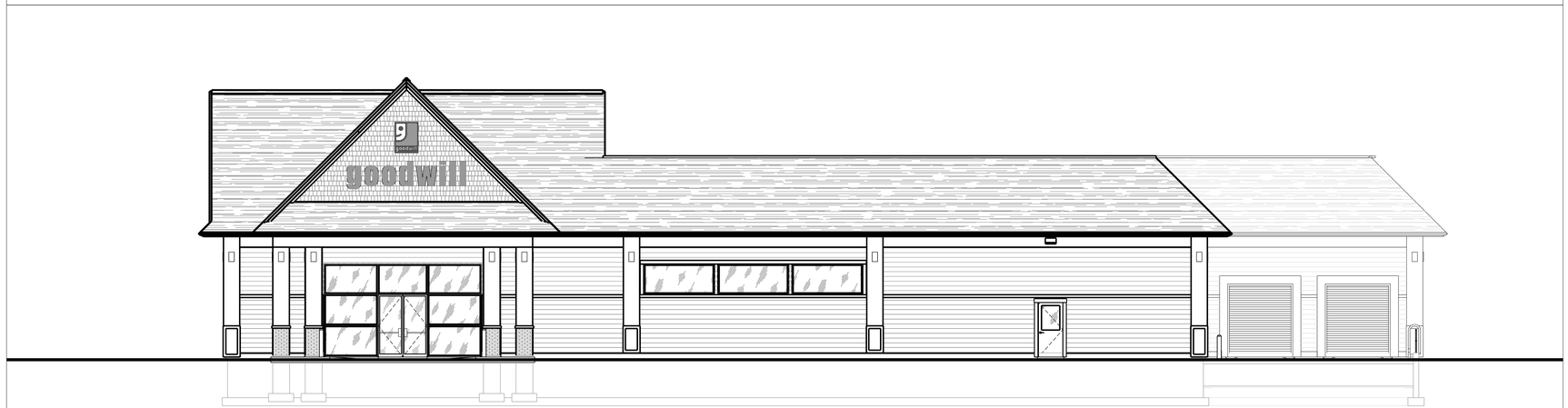


NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"

PROGRESS PLOT

JAMES HERRICK ARCHITECT
47 Main Street
Topsham, Maine 04086
(207) 729-4177

GOODWILL - BRUNSWICK

ELEVATIONS

DESIGN BY:	JEH
DRAWN BY:	JET
PROJECT NO:	1307
SCALE:	AS SHOWN

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

WEST ELEVATION
SCALE: 1/8" = 1'-0"

PROGRESS PLOT

JAMES HERRICK ARCHITECT
47 Main Street
Topsham, Maine 04086
(207) 729-4177

GOODWILL - BRUNSWICK

ELEVATIONS

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