



TOWN OF BRUNSWICK

PLANNING BOARD

85 UNION STREET
BRUNSWICK, ME 04011

PLANNING BOARD

AGENDA

BRUNSWICK TOWN HALL

COUNCIL CHAMBERS

85 UNION STREET

TUESDAY, MAY 12, 2015, 7 P.M.

1. **Case # 15-017 Medical Office Building:** The Board will review and take action on a combined Sketch / Final Major Review application submitted by Smiling Sailboat Holdings, LLC, for the proposed development of a 5,084 sf office building, a 33-space parking lot, and associated site improvements, on a 1.06-acre lot located at 84 Baribeau Drive, in the Residential 4 (Meredith Drive – West McKeen Street) Zoning District, within the Medical Use Overlay Zone. Assessor's Map 22, Lot 31.
2. **Zoning Ordinance Rewrite Committee (ZORC) Update**
3. **Approval of Minutes**
4. **Other Business**
5. **Adjourn**

This agenda is mailed to owners of property within 200 feet of the above referenced development proposals as well as others upon request. It is the practice of the Planning Board to allow public comment on development review applications and all are invited to attend and participate.

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

**DRAFT FINDINGS OF FACT
Major Development Review
Combined Sketch and Final Site Plan
Planning Board Approval: May 12, 2015**

Project Name: Medical Office Building
Address: 84 Baribeau Drive
Case Number: 15-017
Tax Map: Map 22, Lot 31
Zoning District: Town Residential 4 (TR4)
Applicant: Smiling Sailboat Holdings, LLC
80 Pleasant Street
Brunswick, ME 04011

Authorized Representative: Michael Scholl
80 Pleasant Street
Brunswick, ME 04011

Staff reviewed the application and has determined it is complete.

PROJECT SUMMARY

Staff review is based on the following application materials prepared by Wright-Pierce:

- Major Development Plan Application Packet dated April 15, 2015.
- The following Drawings by Northeast Consulting dated April 15, 2015:
 - Sheet C1.0 entitled Cover Page.
 - Topographic Survey by Mann Associates, Inc, dated April 9, 2015.
 - Sheet C2.0 entitled Existing Conditions Plan.
 - Sheet C3.0 entitled Site & Utility Plan.
 - Sheet C4.0 entitled Grading & Drainage Plan.
 - Sheet C5.0 entitled Landscaping Plan.
 - Sheet C6.0 entitled Erosion, Sedimentation & Pollution Control Plan Initial Phase.
 - Sheet C7.0 entitled Erosion, Sedimentation & Pollution Control Plan Final Phase.
 - Sheet C8.0 entitled General Notes.
 - Sheet C9.0 entitled Detail Sheet.
 - Sheet C10.0 entitled Plan & Profiles.

The applicant is proposing construction of a 5,084 sf office building, a 33 space parking lot, and associated site improvements, on a 1.06 acre lot located in the Residential 4 (R4) Zoning District, and within the Medical Use Overlay Zone. The 1.172 acre lot is to be split from the existing 2.52 acre lot. Overall, the impervious area of the site will increase by approximately 18,295 sf. The project site is currently undeveloped and mostly wooded, with a medical office located to the north, and residential properties to the west and south.

The application packet, including a project narrative, is attached hereto.

The following waivers have been requested by the applicant:

1. Section 412.2.B.8 Profile, cross-section dimensions, curve radii of existing streets. *No alterations of Baribeau Drive proposed; street opening permit will be obtained for utility connections.*
2. Section 412.2.B.16 Class A High Intensity Soil Survey. *No subsurface disposal systems are proposed, which would necessitate a soils survey. A medium intensity soil survey has been submitted.*
3. Section 412.2.B.17 Location of all existing trees over 10 inches in diameter. *Limits of clearing are shown on the plan; no specimen trees evident on site.*

Staff recommends approval of the requested waivers.

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

411.1 Ordinance Provisions

The property is located in the Residential 4 (R4) Zoning District, and is within the Medical Use Overlay Zone (MUZ). The proposed development complies with all applicable standards of the R4 Zoning District and the Medical Use Overlay Zone. *The Board finds that the provisions of Section 411.1 are satisfied.*

411.2 Preservation of Natural Features

There are no existing features on the site that would be considered as having natural, scenic, or historic value to the Town. There are no surface waters, wildlife habitats, steep slopes, or other mapped natural resources on the property. The majority of the 1.172 acre wooded area will need to be cleared for development; however a 50-foot wooded buffer will remain between the developed area and the western property line, in accordance with the Medical Use Overlay Zone requirement. Overall, the development does not occur within or cause harm to any land which is not suitable for development. *The Board finds that the provisions of Section 411.2 are satisfied.*

411.3 Surface Waters, Wetlands and Marine Resources

No water bodies, streams, wetlands, or vernal pools have been identified on the site. The project is located within the Mare Brook Urban Impaired Watershed; however based on the memo dated May 7, 2015 from the Town's consulting engineer (James Seymour, Sebagotechnics) the project will not adversely affect the water quality of Casco Bay or its estuaries. *The Board finds that the provisions of Section 411.3 are satisfied.*

411.4 Flood Hazard Areas

The project area is not located within a 100 year flood hazard zone. *The Board finds that the provisions of Section 411.4 are satisfied.*

411.5 Stormwater Management

The site's existing topography is gently sloping, with a hump in the middle portion of the property. Historically runoff drains overland to the west/southwest and east/southeast.

The stormwater management plan has been designed to mimic the existing drainage areas as closely as possible. The site has been graded to allow for overland sheet flow from the development into perimeter dry ponds, which will manage peak discharge rates and volumes of runoff. The ponds are designed to allow for maximum infiltration and detention for all storm events. Overall, the design creates a net decrease in peak stormwater runoff for the 2, 5, 10, and 25 year storm events and for the 100 year storm for the west basin area. The only increase in peak stormwater runoff is in the east basin for the 100 year storm event. The increase is less than .03 cubic feet per second. The stormwater management plan that has been reviewed by the Town's consulting engineer, who determined that the design is suitable for the proposed use and that treatment measures satisfy Maine DEP's Best Management Practices, but indicated that a few additional design details should be submitted prior to acceptance. *The Board finds that the provisions of Section 411.5 are satisfied with the condition that, prior to issuance of the building permit, additional stormwater management and utility details are provided, to the satisfaction of the Town Engineer.*

411.6 Groundwater

The project is not located within an aquifer protection zone. Stormwater treatment features will be developed to meet minimum separation requirements to groundwater. The Board finds that the development will not, alone or in conjunction with existing activities adversely affect the quality or quantity of groundwater. *The Board finds that the provisions of Section 411.6 are satisfied.*

411.7 Erosion and Sedimentation Control

An Erosion and Sedimentation Control plan for the site construction and long term operation has been developed following the Maine DEP Best Management Practices. The disturbed areas of the site will be isolated through the use of silt fencing and other measures designed to minimize the transport of sediment from the site. The erosion and sedimentation control plan has been reviewed by the Town's consulting engineer, who determined that it will not cause unreasonable soil erosion or reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results, but indicated that a few additional design details should be submitted prior to acceptance. *The Board finds that the provisions of Section 411.7 are satisfied with the condition that, prior to issuance of the building permit, additional erosion & sedimentation control details are provided, to the satisfaction of the town engineer.*

411.8 Sewage Disposal

The site will be connected to the existing sewer main leading to the wastewater treatment facility. A letter from the Brunswick Sewer District indicating ability to serve the project has been included in the application materials. *The Board finds that the provisions of Section 411.8 are satisfied.*

411.9 Water Supply

The proposed office building will be served by a new 1.5 inch service connection. A letter from Brunswick & Topsham Water District indicating ability to serve the project

has been included in the application materials. *The Board finds that the provisions of Section 411.9 are satisfied.*

411.10 Aesthetic, Cultural and Natural Values

This site is not located within the Natural Resource Protection Zone, or Village Review Zone. The site is located within Medical Use Overlay Zone (MUZ), which requires that the proposed building conform to the specific requirements of the Cook's Corner Design Standards. The applicant has submitted architectural elevations, which have been determined to be in accordance with Cook's Corner Design Standards. Overall, the proposed project will not have any undue adverse effect on the scenic or natural beauty of the area, historic sites, or significant wildlife habitat identified by the Maine Departments of Environmental Protection and Inland Fisheries & Wildlife or by the Town of Brunswick, or rare and irreplaceable natural areas. The landscaping plan has been forwarded to the Town Arborist, for review and approval. *The Board finds that the provisions of Section 411.10 are satisfied with the condition that, prior to issuance of a building permit, the Town Arborist shall approve the landscaping plan.*

411.11 Community Impact

The Staff Review Committee reviewed this plan at its April 29th meeting, and no adverse impacts to the public school system, parks and recreation resources, public safety, or public works resources were identified, and municipal resources were deemed available to service the project. Impacts in water use, sewage disposal, or solid waste disposal associated with this project were determined to be negligible. *The Board finds that the provisions of Section 411.11 are satisfied.*

411.12 Traffic

The site is located within Medical Use Overlay Zone (MUZ), which requires that a Traffic Impact Analysis by a recognized traffic expert be conducted to determine that the Level of Service be maintained with 200' of the point of ingress/egress of the office building. The applicant has retained a traffic engineer to evaluate impacts to Levels of Service. A condition has been added that a Traffic Impact Study be submitted that addresses Levels of Service. *The Board finds that the provisions of Section 411.12 are satisfied with the condition that, prior to issuance of a building permit, a Traffic Impact Study is submitted that confirms there will be no adverse impacts to Levels of Service within 200' of the point of ingress/egress as determined by the Town Engineer; and further, a condition has been added that, prior to the commencement of construction, the applicant shall obtain a street opening permit and an entrance permit from the Department of Public Works.*

411.13 Pedestrian and Bicycle Access and Safety

The site is located within Medical Use Overlay Zone (MUZ), which requires that a Traffic Impact Analysis by a recognized traffic expert be conducted to determine that the use must not result in an increased risk to pedestrian movement with 200' of the point of ingress/egress. The applicant has added bicycle parking in front of the office building. *The Board finds that the provisions of Section 411.13 are satisfied with the condition that, prior to issuance of a building permit, a Traffic Impact Analysis by a recognized*

traffic expert be conducted to determine that the use does not result in an increased risk to pedestrian movement with 200' of the point of ingress/egress.

411.14 Development Pattern

The applicant has provided 50' vegetative buffers between the new building and the west and south property lines. The Town Arborist is reviewing the landscaping plan to ensure that the project preserves the character of the abutting residential properties, and that the plan adequately screens the parking lot. Overall, the project will have no adverse impacts on Brunswick's historic development pattern. *The Board finds that the provisions of Section 411.14 are satisfied with the condition that, prior to issuance of a building permit, the Town Arborist shall determine the landscaping plan to be acceptable, and that it adequately screens the parking lot.*

411.15 Architectural Compatibility

The site is located within Medical Use Overlay Zone (MUZ), which requires that the proposed building conform to the specific requirements of the Cook's Corner Design Standards. The applicant has submitted architectural elevations, which have been determined to be in accordance with Cook's Corner Design Standards. The proposed architecture of the office building includes brick foundation, durable hardiplank siding (or equivalent), 30 year asphalt shingles, and insulated vinyl windows. The design and materials will be compatible with both adjacent medical office and residential structures. The new construction will be screened from adjacent residential properties to the west and south with vegetative buffers. *The Board finds that the provisions of Section 411.15 are satisfied.*

411.16 Municipal Solid Waste Disposal

The Director of Public Works has set a solid waste impact fee of \$585.77. *The Board finds that the provisions of Section 411.16 are satisfied, with the condition that, prior to issuance of Building Permits, the applicant shall show proof of payment of the solid waste impact fee of \$585.77.*

411.17 Recreation Needs

Not applicable – a recreation impact fee is not required for this nonresidential use. *The Board finds that the provisions of Section 411.17 are not applicable.*

411.18 Access for Persons with Disabilities

The site and buildings will be accessible to the extent required. Accessible parking has been provided. *The Board finds that the provisions of Section 411.18 are satisfied.*

411.19 Financial Capacity and Maintenance

The applicant has provided a letter from the Wells Fargo confirming adequate financial capacity to complete the project. *The Board finds that the provisions of Section 411.19 are satisfied.*

411.20 Noise and Dust

During construction, work will be done in accordance with Section 109.4.E. of the Brunswick Zoning Ordinance. Construction dust control will use Best Management Practices as outline in the Maine Erosion and Sedimentation Control BMP Manuel, as published by the MDEP. Upon construction completion, the proposed development is not anticipated to contribute to unreasonable noise or dust. *The Board finds that the provisions of Section 411.20 are satisfied.*

411.21 Right, Title and Interest

The applicant has provided a letter of consent (owner affidavit and authorization) from the current owners of Map 22Lot 31, along with a purchase and sale agreement for the same, giving the applicant sufficient right, title and interest to develop the land. *The Board finds that the provisions of Section 411.21 are satisfied.*

411.22 Payment of Application Fees

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

**DRAFT MOTIONS
MEDICAL OFFICE BUILDING – BARIBEAU DRIVE
CASE NUMBER: 15-017**

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

Motion 2: That the Board waives the following requirements:

1. Profile, cross-section dimensions, curve radii of existing streets.
2. Class A High Intensity Soil Survey.
3. Show all trees over 10 inches in diameter.

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

1. That the Board’s review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, its representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a

review and approval in accordance with the Brunswick Zoning Ordinance.

2. Prior to the commencement of construction, the applicant shall obtain a street opening permit and an entrance permit from the Department of Public Works.
3. Prior to issuance of a building permit, a Traffic Impact Study shall be submitted that confirms there will be no adverse impacts to Levels of Service and pedestrian movement within 200' of the project ingress/egress to the satisfaction of the Town Engineer.
4. Prior to issuance of the building permit, additional erosion & sedimentation control details are provided, to the satisfaction of the Town Engineer.
5. Prior to issuance of the building permit, additional stormwater management and utility details are provided, to the satisfaction of the Town Engineer.
6. Prior to issuance of a building permit, the Town Arborist shall approve the landscaping plan.
 - a. The Town Arborist must find that the landscaping plan adequately screens the parking lot.
7. Prior to issuance of a building permit, the applicant shall show proof of payment of the solid waste impact fee of \$585.77.

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



TOWN OF BRUNSWICK, MAINE

INCORPORATED 1739

DEPARTMENT OF PLANNING & DEVELOPMENT

TOWN HALL - ROOM 216

85 UNION STREET

BRUNSWICK, ME 04011

ANNA BREINICH, FAICP
DIRECTOR OF PLANNING & DEVELOPMENT

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

April 29, 2015

STAFF REVIEW COMMITTEE NOTES

Staff Present:

Jeff Hutchinson (Codes), Jeff Emerson (Fire), Anna Breinich (Planning), Rob Pontau (Sewer District), Clint Swett (Assessing), John Foster (Public Works), Jeremy Doxsee (Planning, Non-Voting Member),

Public Present: Keith Kline, 45 Pleasant Hill Road; Richard Giustra, 72 Pleasant Street (owns property at 62 Pleasant Hill Road)

Case # 15-017 Medical Office Building: The Committee will review and provide a recommendation to the Planning Board regarding a combined Sketch / Final Major Development Review application submitted by Smiling Sailboat Holdings, LLC, for the proposed development of a 5,084 sf office building, a 33-space parking lot, and associated site improvements, on a 1.06-acre lot located at 84 Baribeau Drive, in the Residential 4 (Meredith Drive – West McKeen Street) Zoning District, within the Medical Use Overlay Zone. Assessor's Map 22, Lot 31.

Present for Applicant:

Applicant not present

Staff Comments:

Jeremy Doxsee

- Provided project overview.

John Foster

- Solid waste - advise us the amount of solid waste (in tons) the property will generate for one year. Once we have that number we can multiply amount by \$258.56/ton – this will be the solid waste impact fee that we recommend to the PB.
- In general, the design of the stormwater plan looks acceptable. But the stormwater management plan and corresponding calculations will need to be referred to consulting engineer, Sebagotechnics, for review and concurrence.
- Project will need a street opening permit and an entrance permit, which are standard conditions of approval.

Jeff Hutchinson:

- The Performance Standards for the Medical Use Overlay Zone (Section 212) contains standards for a buffer zone: *where a permitted use in this zone abuts a residential use, a 50 foot buffer yard must be maintained between the building and the lot line of the residential use. The yard, which may be included as part of the landscape factor, must be sufficiently landscaped or fenced as to provide a screen from the residential use.* The buffer between the building and the southern lot line is only 30 feet.
 - The neighbor who owns the property to the south, Richard Guistra, indicated he is amenable to providing more land to accommodate this setback. This will have to be negotiated with the applicant.

Anna Breinich:

- The west yard does not have sufficient landscaping / screening. While there is a 50' buffer of existing deciduous trees, leaf-off conditions 6 months a year leads staff to conclude the buffer does not meet the definition of "sufficient". Planting of coniferous trees or stockade fencing should address this concern.
- All of the performance standards for Section 212 need to be met, including a traffic impact analysis and a plan for storage and disposal of hazardous materials. These standards cannot be waived by the Planning Board.
- The abutter to the west is Bradberry, not Calden.
- A surveyor's seal for the survey is required.
- Given the 50' buffer issues, the lack of a traffic impact study and other performance standard-related information, and the need for our consulting engineer to review, it's likely the PB meeting on May 12th will need to be pushed back.

Rob Pontau

- Ability to serve letter already provided.

Jeff Emerson

- No comments.

Clint Swett

- No comments.

Public Comments:

Keith Kline:

- Will this be a one tenant building? Staff: while there may be multiple dentists operating in the building, we believe that there will be only 1 tenant.
- What will the design of the building look like? Staff showed him the architectural elevations.

Richard Giustra

- If the PB meeting on the 12th is rescheduled, when will the next meeting be? Staff: If it needs to be rescheduled, the next PB meeting would be on May 26th

END

STI # 15152
TO-15-001



Review Memorandum

TO: **Jeremy Doxsee -Town of Brunswick -Planner**

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

DATE: **May 7, 2015**

RE: **Stormwater Management Drainage Plan Review -Proposed Medical Office**
 84 Baribeau Drive-Brunswick, ME
 Lot 22-81
 C/o Smiling Sailboat Holdings, LLC

We have reviewed the submitted Site Development Plan for the Proposed Medical Office for a vacant lot of 1.06 acres located off Baribeau Drive. The site is located in the R4 Zone with a Medical Office overlay. We have been requested to review the plan to assess whether it has met the Brunswick Ordinance requirements under Section 411.5 Stormwater Management. That section references stormwater quality and quantity standard compliance with the Stormwater Management for Maine: Best Management Practices as published by the Maine Department of Environmental Protection November 1995, and also references Section 209: Coastal Protection, Section 503: Steep Slopes, and Section 504: Stormwater Management.

We received a copy of the proposed Site Development Plan with written report and determined from the plan that the applicant wishes to sheet flow runoff from the proposed parking lot through into a grass detention infiltration ponds around the periphery of the site. Our understanding is that the parking surface will be constructed with a gravel base course and surfaced with an asphalt course. The improvement will incorporate 0.42 acres of land for the new parking, access, and building.

The Town's ordinance references a manual which has been essentially replaced by the Maine DEP, regardless we have assemble the following concerns which should be addressed by the developer.

Our concern with the design is not regarding drainage impacts from a slight increase increased rate of runoff, but with the permeability design for the ponds. This area is within the Mere Brook watershed, classified as an urban impaired watershed, and however does not trip the threshold to meet the requirements of the Maine DEP. Needless to say the Town does want to assure that proactive measures are taken to accomplish a fair amount of treatment of the runoff. Below are our direct concerns for the design and treatments for the parking lot and roof areas:

1. The design plan attempts to provide detention and active treatment areas for the runoff flowing in a northerly and westerly direction. The current design captures the runoff in ponding areas and shows a decrease due to the fact the ponds rely on a rapid infiltration rate. In high rain events there may be some minor impacts to properties abutting the property to the southwest but we agree these are nearly negligible as the calculations are currently presented.

We are not certain where the site's runoff will eventually discharge, but it appears that there is sandy soils present which allow for soil percolation at the surface, during non-winter periods. The Maine DEP uses Stormwater BMPs which require that the engineer design infiltration swales, ponds, or filtration measures with a soil media that does not have an infiltration rate greater than 2.24in/hr. The current design uses a rate of the natural soil as predicted by USDA medium intensity classifications to alleviate some of the runoff impacts by increase of pavement. While the existing rates are higher than the required soil rates for treatment, the methodology per the state requirements is that the rapid rates of a high velocity infiltration into the soil could carry surface contaminants in the runoff deeper in the ground such they could directly impact groundwater quality.

In addition the typical designs with these measures, include a fore bay basin to collect all the sediment from winter sanding, such that they can be removed and not alter the infiltration pond performance.

We will need to see how the ponds are modelled with a lower permeability values using the Maine DEP filter media specifications and design rates. We feel that the parking areas are the highest grade of concern and that the roof runoff should be relatively clean and is less likely to be a concern. Thereby the drip edge would be an acceptable treatment measure. Some amendments should be considered for the parking areas to address winter sanding, snow storage, and first flush sediment capture, which is separate from infiltration functions.

2. While we agree that the ponds can provide effective treatment, we will need to verify the test pit information to determine if there is any potential for any seasonal high groundwater issues which also might limit capacity to infiltrate.
3. Upon inspection of the southern pond along the building and edge of property we noticed that there was a note for an overflow weir but was unable to locate any detail. Please provide a cross section of the weir or spillway.
4. There is a new concrete culvert proposed at the entrance. The pipe will be relatively shallow, but given the outlet elevation in the ditch line there is not much that can be done. We request that the ends of the culvert be constructed with a small stone lined plunge pool. The culvert shall be constructed such that there remains 5-5.5 feet of cover over the existing water line.
5. At the location of the proposed driveway and construction entrance the contractor is required to install a stone lined construction entrance to limit tracking of soils onto the Street. The contractor shall also be responsible for maintaining the streets to be free of

- sediment and dust by vehicle tire transport. Sweeping and other dust controls should be added in the erosion control notes.
6. We have a utility question regarding the sewer utilities which traverse the existing water line. The elevations of the water at a typical depth of 5 to 5.5 feet may create a conflict with the water service. Such utilities ideally should have a foot separation but with approval from the utility companies less separation can be sometimes be approved. A note shall be added requiring the marking and notification of all proposed excavation areas by DigSafe per state requirements before any commencement to dig.
 7. The applicant shall provide locations of all electrical service lines from the streets and to any future lighting poles. A detail of the trench section is also typically included. If the line is underground it will be important to avoid placing the line through the bottom of one of the detention pond areas.
 8. It is often best that all return pavement radius in parking stalls at the corners of the lot especially in the more frequently occupied spaces in the front consider some kind of curbing around the radius returns. Typically low profile curbing is best to allow snow removal equipment to push snow over without detrimental damage to curb. Details will be needed for curbing, pavement sections, and joints with existing street pavement.
 9. We recommend that silt fence remain intact around the periphery of the paved areas until the pond areas have been firmly established with vegetation to avoid small scours and washouts.
 10. Erosion control notes shall be included to include common items such as mulching rates, seeding preparation, inspection and monitoring schedules, dust control, culvert protections, and a general construction schedule.

While we understand the projects intent, additional drainage measures and pieces of information should be required to fully understand the site plan impacts. Overall we feel the design is suitable for the proposed use but more attention to the infiltration rate and treatment issues within this watershed will benefit the Town.

Please feel free to contact me if you or the design-professional have questions with our comments or concerns. We will be available to assist you and the applicant, if warranted, to address any further questions. We look forward to assisting the Town and applicant to work through the final design issues associated with this important community project development within the Town of Brunswick.

Sincerely;

James R. Seymour P.E
Consulting Review Engineer

JRS:jrs

TOWN OF BRUNSWICK, MAINE

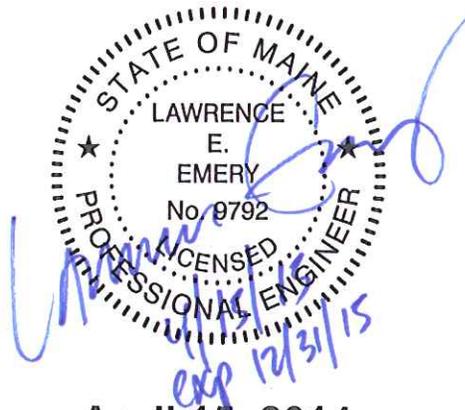
**MAJOR DEVELOPMENT REVIEW
APPLICATION (SKETCH/FINAL SUBMITTAL)**

Project:

PROPOSED MEDICAL OFFICE
±84 Baribeau Dr.
(Northern ±1.06 acres of Lot 22-31)

Applicant:

SMILING SAILBOAT HOLDINGS, LLC
80 Pleasant St
Brunswick, Maine



April 15, 2014

Prepared by:

Northeast Consulting

P.O. Box 80843, Chattanooga, TN
Phone: (423) 421-2429 Eric@TheNEgroup.com

April 15, 2014

Jeremy Doxsee, AICP
Town of Brunswick – The Department of Planning & Development
85 Union Street
Brunswick, ME 04011

**RE: Proposed Medical Office
±84 Baribeau Drive (Lot 22-31)
Major Development Review – Sketch/Final Submittal**

Mr. Doxsee:

On behalf of Smiling Sailboat Holdings, LLC, (Developer), we are pleased to submit the enclosed application and supporting documentation for Major Development Review approval of a ±5,084 sf medical office on the northern ±1.06 acres of lot 22-31, aka 84 Baribeau Drive, Brunswick. Enclosed for your review (1 original and 9 copies):

1. Major Development Review Application and Checklist;
2. Location Map;
3. Photometric Plan and Fixture Cut Sheets;
4. Medium Intensity Soils Map;
5. Stormwater Report and Calculations;
6. Ability to Serve Letters;
7. Site Plans and Details (3 full size and 7 reduced sets)

We have also included a check for the review fee. The proposed project includes the construction of a new medical office building, construction of a new curb cut/driveway access, on-site parking & sidewalks, landscaping, and utility services. The building will be a single story wood frame building, building elevations are included in this package, but please note, final colors have not yet been selected at this point.

This site has been designed in conformance with the Cook's Corner Design Standards (CCDS).

Utilities are available at the site, including sanitary sewer, water, natural gas, and electricity. We have coordinated with Brunswick Sewer District, Brunswick & Topsham Water District, Central Maine Power, & Maine Natural Gas, and we have verified the capacity to serve this project by these utility providers.

As a result of the site development, the impervious area on the site will increase by about 18,295 sf. This consists of the 5,173 sf building, and other new impervious surfaces such as sidewalks, parking areas, and the dumpster pad.

Stormwater runoff from the existing site flows overland to the east/southeast and to the west/southwest as well as infiltrates into the ground. These drainage patterns will be maintained with the proposed development, with runoff leaving the parking area in the form of sheet flow, into vegetated buffers and dry ponds. Stormwater runoff calculations are attached.

Site lighting will be cutoff fixtures, as shown on the attached photometric plan. Fixture catalog cuts, and the pole catalog cut are included in this application.

At this point in time, signage for the site has not been designed. The proposed location of the road signage is shown on the plans and will comply with Chapter 6.

Waivers of the submission requirements outlined in the Zoning Ordinance sections 412.2.B.8 and 16 are requested, with the justifications for the waivers included in the application checklist. We believe the waivers would be consistent with the review standard of section 411.

The following discussion summarizes our opinion on how the Development Review Standards of Chapter 5 are met;

501. Preservation of Natural Features and Net Site Area

The site plan will maintain a wooded buffer along the rear property line, and trees will be preserved to the greatest extent practical. The net site area is equal to the lot area.

502. Flood Hazard Area

The site is not located within a flood hazard area, per FEMA Firm Map 230042 0015B, dated 1/3/1986.

503. Steep Slopes and Embankments

None exist on site.

504. Stormwater Management

As noted in the attached stormwater narrative, the development of the site will result in a increase in impervious area and net decrease of stormwater runoff rate. The existing low, flat, wooded buffer to the west of the site will continue to collect and disperse stormwater similar to the existing drainage patterns and the existing road side swale on the east will continue to convey runoff to the south. It appears that based on the soil conditions and site observations, the stormwater readily infiltrates into the soil, and will continue to do so subsequent to development.

505. Groundwater

There will be no significant adverse impact on groundwater quality as a result of this project.

506. Erosion and Sedimentation

A detailed Erosion and Sedimentation Control Plan (Drawing C4.0) has been prepared in accordance with Maine DEP BMP's, and is included with this application.

507. Sewage Disposal

Sewage disposal will be via a connection to the Brunswick Sewer District collection system, and an ability to serve letter is included in this application.

508. Water Systems

Water service will be via a connection to the Brunswick & Topsham Water District distribution system, and an ability to serve letter is included in this application.

509. Community Facilities Impact Analysis

The project will not impact community facilities.

510. Development Impact fees

The development will not result in a negative impact or decline in the level of service of any municipal infrastructure system.

511. Development of New Streets

No new streets are proposed in conjunction with this development.

512. Off-street Parking

The parking area will be located to the side of the building and not between the building and the street. The number of spaces is based upon the number of employees and clients anticipated. The parking will be lighted with cutoff light fixtures.

513. Curb Cuts and Highway Access

The project proposes one new curb cut, aligned with the driveway across the street. The project will not generate over 400 trips per day.

514. Off Street Loading Requirements

Based on the types of delivery vehicles which will periodically serve this facility, no designated loading area is required, and there will be no conflicts with passenger vehicles or pedestrians.

515. Appearance Assessment

The site plan has been developed in conformance with the CCDS, including building height, bulk, and mass, site landscaping, lighting, parking and signage.

516. Building Configuration

The building addresses goals of the CCDS with respect to building position as well as site features (parking, buffers & landscaping). The building is located within the required setbacks.

517. Preservation of Historic Resources

To our knowledge, no historic resources are located on the site.

518. Access for Persons with Disabilities

All accessible routes will comply with the ADA requirements.

519. Recreational Requirements for Residential Developments

Not applicable.

520. Fiscal Capacity

Financing for the project has been secured contingent upon receiving the necessary approvals.

521. Performance Guarantee

Public improvements proposed are minimal and include utility service laterals for water, and sanitary sewer.

522. Home-owners/Property Owners Associations

Not applicable.

524. Noise and Dust

Given the nature of the proposed use, noise & dust will not be problematic; all activities are conducted within the structure itself.

We look forward to working with the town staff toward Major Development Approval for this project. If you have any questions or comments related to the application materials, please do not hesitate to contact me directly.

Sincerely,

Lawrence Emery

Lawrence Emery, PE
Northeast Consulting

cc: Mr. Scholl, SSH

SKETCH PLAN REQUIREMENTS

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

Item	O	S	NA	W	P	Comments
Indicate Variances Granted			X			
Indicate Special Permits			X			
Indicate Special Exceptions			X			
Date, north point, scale		X				
Land area, existing use of the property, location of proposed development, locations reserved for future development		X				
Tentative rights-of-way locations, lot lines, lot numbers, lot areas		X				
Estimated soil boundary locations from the Soil Conservation Service Medium Intensity Soil Survey noting areas of severe and very severe soil limitations		X				
Existing natural, topographical, and cultural features including areas of steep slopes, bedrock outcrops, ponds, streams, aquifers, and other water bodies, wetlands, groundwater recharge areas, slumps, flood hazard areas, trees, and other vegetation, excavation sites, stone walls, net site area, historic and archeological sites, structures, or districts, and any other pertinent features.		X				
Tentative locations of proposed structures, owners of existing structures, and neighboring land uses		X				
Special conservation and recreation areas			X			
Location map		X				
Zoning information, including the zoning district(s) in which the property is located and the location of any overlay zones depicted on the plan.		X				
Any conditions imposed by previous development on the site.			X			
Other information Planning Board/Staff Review Committee deems necessary to conduct an informed review.			X			
Letter of consent signed by property owner authorizing the development review application in cases where applicant is not the owner of the property.		X				
Application Fee		X				
For Open Space Developments, sketch plan design review requirements indicated in Section 308.1			X			
Open Space Development: Request for Bonus Density			X			

FINAL PLAN REQUIREMENTS

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

Item	O	S	NA	W	P	Comments
Name of Development		X				
Scale, date, north point, area, number of lots (if subdivision)			X			
Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed.		X				
Certification by a professional land surveyor that the land has been surveyed and the boundaries established in accordance with the State of Maine Board of Licensure for Professional Surveyors standards for Category 1 (Standard Boundary Survey), conditions 1, 2, or 3.		X				Project will require a lot split of parcel 22-31.
Existing zoning district and overlay designation.		X				
Names of engineer and surveyor; and professional registration numbers of those who prepared the plan.		X				
Names of current owner(s) of subject parcel and abutting parcels.		X				
Name, location, width of paving and rights-of-way, profile, cross-section dimensions, curve radii of existing and proposed streets; profiles of center-lines of proposed streets, at a horizontal scale of 1" equals 50' and vertical scale of 1 inch equals 5 feet, with all elevations referred to in U.S.G.S. datum.				X		No alteration of existing streets will occur. No new street construction proposed. Waiver of section 412.B.8. requested.
A general road plan noting circulation, direction, traffic control devices, street lighting and type of lighting proposed.			X			
Existing and proposed easements associated with the development.		X				
Kind, location, profile and cross-section of all proposed drainage facilities, both within the development and outside of it, and a storm-water management plan which includes the submission requirements listed in the storm-water management checklist available in the Planning Department.		X				
Location of features, natural and artificial, such as water bodies, wetlands, streams, vegetation, railroads, ditches and buildings.		X				

Location of existing and proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of any private wells.		X				
Existing and proposed location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability.		X				
Topography with counter intervals of not more than 2 feet.		X				
A Class A (high intensity) Soil Survey prepared in accordance with the standards of the Maine Association of Professional Soil Scientists.				X		Medium intensity soil survey map submitted. Site soils are mapped as mostly Windsor soils with a little Deefield. Waiver of section 412.B.16. requested.
Location of all existing trees over 10 inches in diameter, locations of tree stands, and a plan showing all trees to removed as a result of the development proposal.		X				
Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site.		X				
Existing locations and proposed locations, widths and profiles of sidewalks.		X				
Location map.		X				
Approximate locations and dimensions of proposed parking areas.		X				
Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation.			X			
Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization.		X				
Reference to special conditions stipulated by the Planning Board, with conditions either set forth in full or on the plan or identified as specific documents filed with the Board.			X			
A wetlands map drawn by a specialist delineating wetland boundaries in accordance with the methods prescribed by the US Army Corps of Engineers.			X			
Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas.			X			

For Open Space Development, a note indicating the total permitted lot count of the entire land tract based upon the destiny standards in this Ordinance, the number of lots created by the Plan, and the number of lots permitted to be subdivided in the future, as well as a table showing setback requirements and impervious surface coverage limits for each lot.			X			
Building envelopes showing acceptable locations for principal and accessory structures.		X				

FINAL PLAN/SUPPORTING DOCUMENTS

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

Item	O	S	NA	W	P	Comments
Documentation of Ownership or contract.		X				Redacted PSA included.
Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which conservation land will be owned, maintained, and protected.			X			
Draft performance guarantee or conditional agreement.			X			
Disclosure of any required permits from the Department of Environmental Protection, Marine Resources, US Army Corps of Engineers, Department of Inland Fisheries and Wildlife, or other agencies, as applicable; or, if a permit has already been granted, a copy of that permit.			X			
Any additional studies required by the Planning Board, which are deemed necessary in accordance with this Ordinance.			X			
Storm water management program for the proposed project prepared by a professional engineer.		X				
A storm water management checklist prepared by the Cumberland County Soil and Water Conservation District made available at the Brunswick Department of Planning and Development.			X			

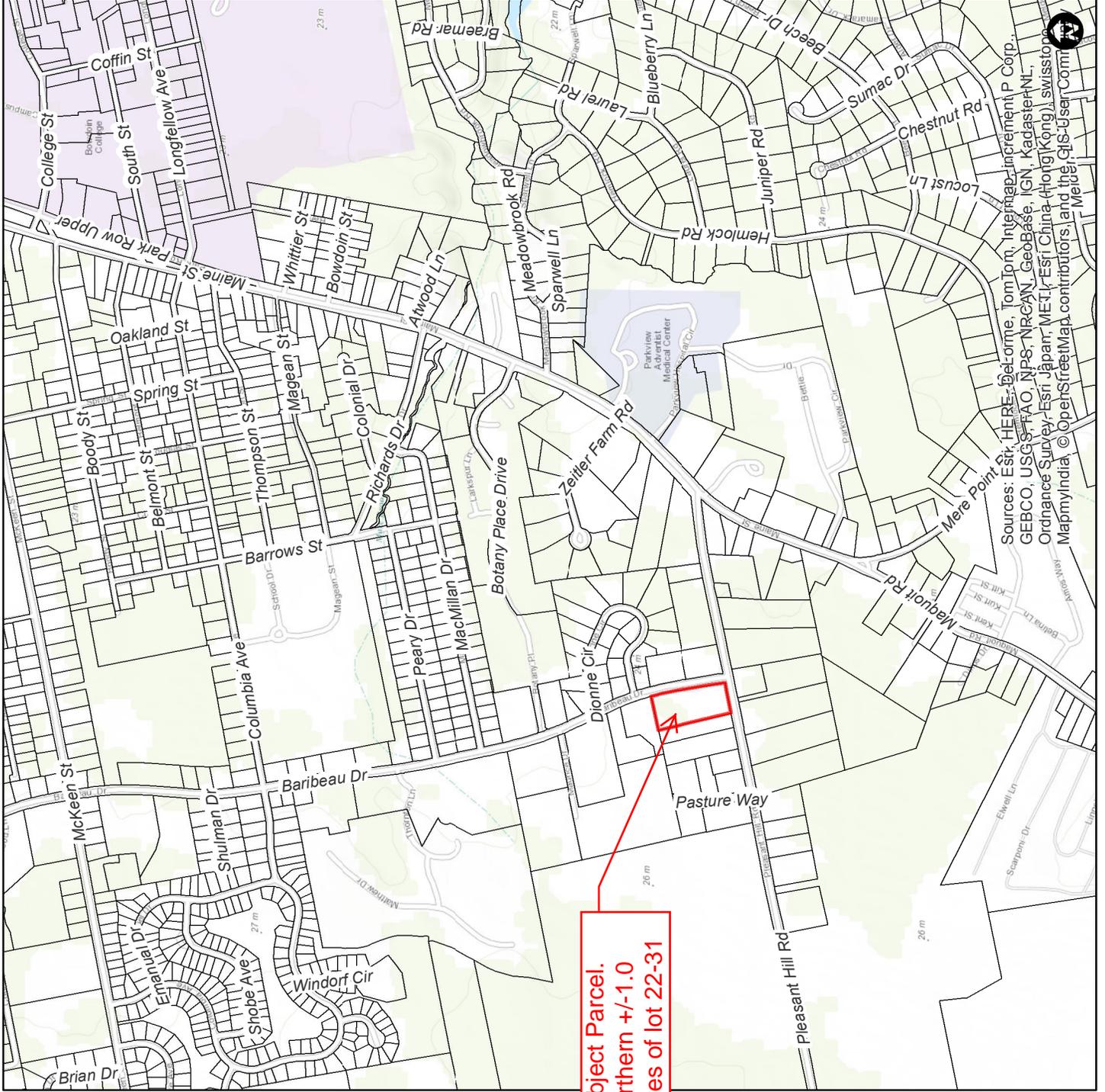
An erosion and sedimentation control checklist prepared by the Cumberland County Soil and Water Conservation District.			X			
A statement from the Brunswick-Topsham Water District of conditions under which water will be provided.		X				
A statement from the Brunswick-Topsham Water District of its review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

LOCATION MAP

Brunswick Maine



LOCATION MAP



**Subject Parcel.
Northern +/-1.0
acres of lot 22-31**



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

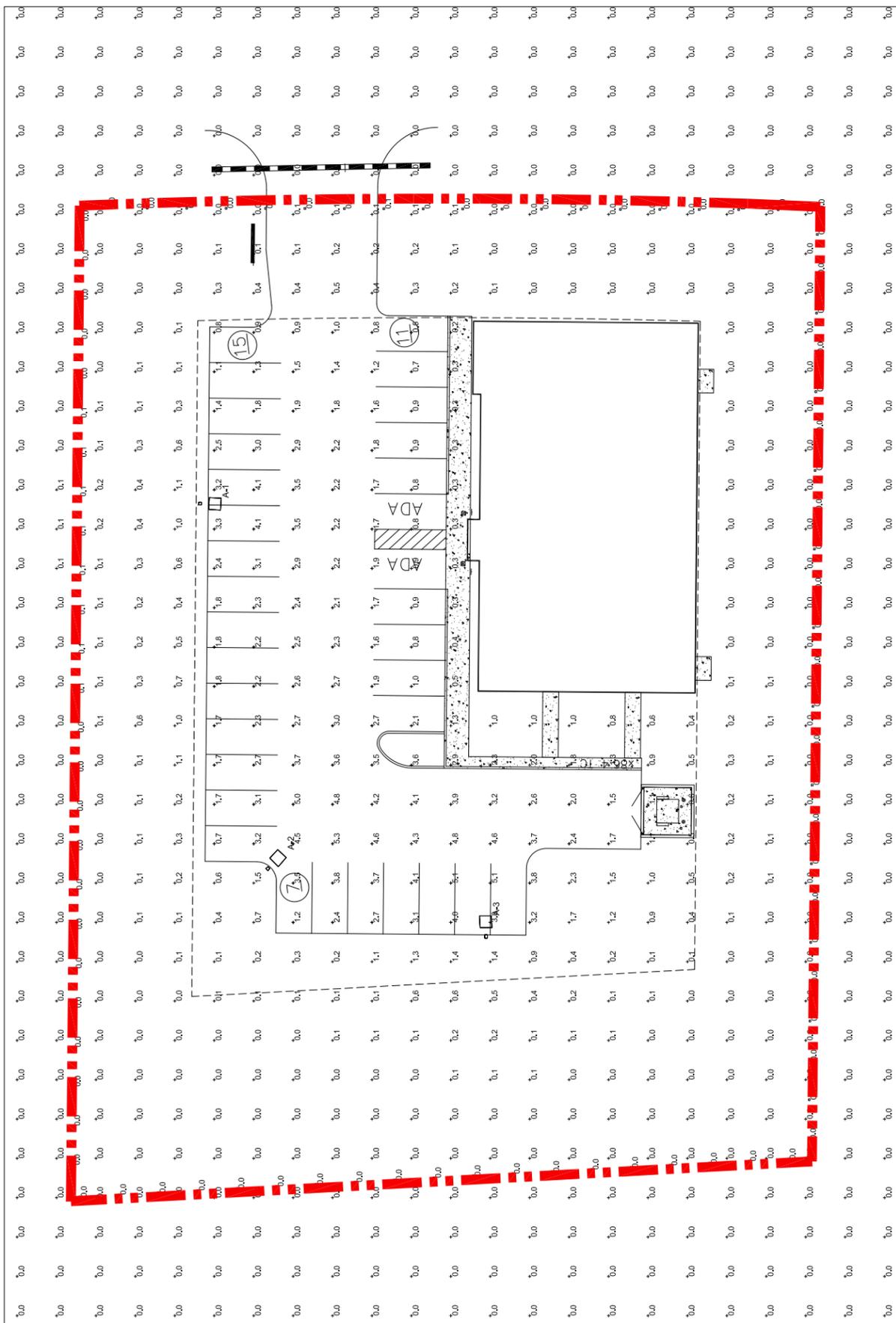
Map generated on: 3/31/2015

Sources: Esri, HERE, DeLorme, TomTom, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

SITE LIGHTING/PHOTOMETRICS

Designer: Jim Exits, LC
 Date: 4/16/2015
 Scale: Not to Scale
 Drawing No.: 12000515A1
 Summary

Luminaire Locations										
No.	Label	Location			Orientation			Aim		
		X	Y	Z	TH	X	Y	Z	X	Y
1	A	128.38	115.00	20.00	0.00	182.13	0.00	128.33	114.66	0.00
2	A	35.49	86.73	20.00	0.00	133.29	0.00	36.40	97.87	0.00
3	A	18.31	43.37	20.00	0.00	88.42	0.00	19.59	43.41	0.00



Plan View
 Scale: 1" = 16'

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min			
Lot Summary	X	2.5 fc	5.3 fc	0.0 fc	10.6:1	5.0:1			
PL Summary	□	0.0 fc	0.1 fc	0.0 fc	N/A	N/A			
Still Light Summary	+	0.5 fc	5.3 fc	0.0 fc	N/A	N/A			

Note
 1. Readings shown are based on a total LLF of .95 at grade.
 2. Please refer to the "luminaire locations" table for mounting heights.
 3. Product information can be obtained at www.Libtronic.com or through your local agency.

Symbol	Label	Quantity	Manufacturer	Coating Number	Description	Lamp	Number Lamps	Plenum	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	3	Libtronic Lighting	40K T17M MVOLT HS	DSXL LED 60C 1000 LIGHT ENGINES, TYPE T17M OPTIC, 4000K @ 1000MA WITH HOSE SIDE SHIELD	LED	1	DSXL_LED_90 G_100_40K_T PTL_MVOLT_HS	12183.34	0.95	209
□											

Schedule

Disclaimer
 This lighting design is not a professional engineering drawing and is provided for informational purposes only, without warranty as to accuracy, completeness, reliability or otherwise. Acuity Brands Lighting is not responsible for specifying the lighting or illumination requirements for any specific project. It is the obligation of the end-user to consult with a professional engineering advisor to determine whether this lighting design meets the applicable project requirements for lighting system performance, safety, suitability and effectiveness for use in a particular application. End-user environment and application (including, but not limited to, voltage variation and dirt accumulation) can cause actual field performance to differ from the calculated photometric performance represented in this lighting design. In no event will Acuity Brands Lighting be responsible for any loss resulting from any use of this lighting design.



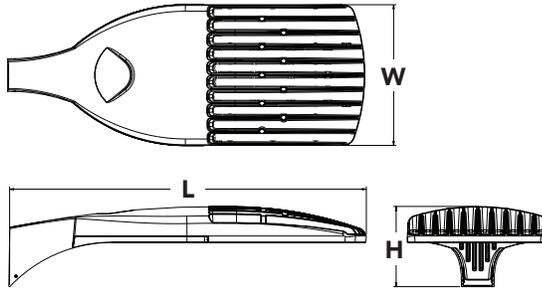
D-Series Size 1 LED Area Luminaire



d^{series}

Specifications

EPA:	1.2 ft ² (0.11 m ²)
Length:	33" (83.8 cm)
Width:	13" (33.0 cm)
Height:	7-1/2" (19.0 cm)
Weight (max):	27 lbs (12.2 kg)



Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

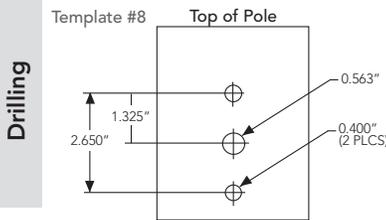
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment.

The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing 100 – 400W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Control options	Other options	Finish (required)
DSX1 LED	Forward optics	530 530 mA	30K 3000 K (80 CRI min.)	T1S Type I short	MVOLT ³	Shipped included	Shipped installed	Shipped installed	DDBXD Dark bronze
	30C 30 LEDs (one engine)	700 700 mA	40K 4000 K (70 CRI min.)	T2S Type II short	120 ³	SPA Square pole mounting	PER NEMA twist-lock receptacle only (no controls) ⁷	HS House-side shield ¹⁴	DBLXD Black
	40C 40 LEDs (two engines)	1000 1000 mA (1 A)	50K 5000 K (70 CRI)	T2M Type II medium	208 ³	RPA Round pole mounting	DMG 0-10V dimming driver (no controls) ⁸	WTB Utility terminal block ¹⁵	DNAXD Natural aluminum
	60C 60 LEDs (two engines)		AMBPC Amber phosphor converted ²	T3S Type III short	240 ³	WBA Wall bracket	DCR Dimmable and controllable via ROAM ⁹ (no controls) ⁹	SF Single fuse (120, 277, 347V) ^{16, 17}	DWHXD White
	Rotated optics¹			T3M Type III medium	277 ³	SPUMBA Square pole universal mounting adaptor ⁵	DS Dual switching ^{10,11}	DF Double fuse (208, 240, 480V) ¹⁶	DDBTXD Textured dark bronze
	60C 60 LEDs (two engines)			T4M Type IV medium	347 ⁴	RPUMBA Round pole universal mounting adaptor ⁵	PIR Motion sensor, 8-15' mounting height ¹²	L90 Left rotated optics ¹⁷	DBLBXD Textured black
				TFTM Forward throw medium	480 ⁴	Shipped separately⁶	PIRH Motion sensor, 15-30' mounting height ¹²	R90 Right rotated optics ¹⁷	DNATXD Textured natural aluminum
				T5VS Type V very short		KMA8 Mast arm mounting bracket adaptor (specify finish)	BL30 Bi-level switched dimming, 30% ^{11,13}		DWHGXD Textured white
				T5S Type V short			BL50 Bi-level switched dimming, 50% ^{11,13}		
				T5M Type V medium					
				T5W Type V wide					



Drilling	Template #8	Top of Pole
Accessories <small>Ordered and shipped separately.</small>	DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹⁸
	DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹⁸
	DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹⁸
	SC U	Shorting cap ¹⁸
	DSX1HS 30C U	House-side shield for 30 LED unit
	DSX1HS 40C U	House-side shield for 40 LED unit
	DSX1HS 60C U	House-side shield for 60 LED unit
	PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish)
	KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶

DSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles, per the table below.

DM19AS	Single unit	DM29AS	2 at 90°*
DM28AS	2 at 180°	DM39AS	3 at 90°*
DM49AS	4 at 90°*	DM32AS	3 at 120°**

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's POLES CENTRAL to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.
**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter**

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- Rotated optics only available with 60C.
- AMBPC only available with 530mA or 700mA.
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Not available with single board, 530mA product (30C 530, or 60C 530 DS). Not available with DCR, BL30 or BL50.
- Available as a separate combination accessory: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
- Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option.
- DMG option for 347v or 480v requires 1000mA
- Specifies a ROAM⁹ enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Additional hardware and services required for ROAM⁹ deployment; must be purchased separately. Call 1-800-442-6745 or email: sales@roamservices.net. N/A with BL30, BL50, DS, PIR or PIRH.
- Requires 40C or 60C. Provides 50/50 luminaire operation via two independent drivers on two separate circuits. N/A with PER, DCR, WTB, PIR, or PIRH.
- Requires an additional switched circuit.
- PIR specifies the SensorSwitch SBGR-10-ODP control; PIRH specifies the SensorSwitch SBGR-6-ODP control; see Motion Sensor Guide for details. Dimming driver standard. Not available with DS or DCR.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Also available as a separate accessory; see Accessories information.
- WTB not available with DS.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Available with 60 LEDs (60C option) only.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item from Acuity Brands Control.



Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	30K (3000 K, 80 minimum CRI)					40K (4000 K, 70 minimum CRI)					50K (5000 K, 70 CRI)				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
				30C (30 LEDs)	700 mA	68 W	T1S	5,290	1	0	1	78	6,524	2	0	2	96	7,053
			T2S	5,540	1	0	1	81	6,833	2	0	2	100	7,387	2	0	2	109
			T2M	5,360	1	0	2	79	6,611	2	0	2	97	7,147	2	0	2	105
			T3S	5,479	1	0	1	81	6,757	1	0	2	99	7,305	2	0	2	107
			T3M	5,452	1	0	2	80	6,724	2	0	2	99	7,269	2	0	2	107
			T4M	5,461	1	0	2	80	6,736	2	0	2	99	7,282	2	0	2	107
			TFTM	5,378	1	0	2	79	6,633	1	0	2	98	7,171	1	0	2	105
			T5VS	5,708	2	0	0	84	7,040	3	0	0	104	7,611	3	0	1	112
			T5S	5,639	2	0	0	83	6,955	2	0	0	102	7,519	3	0	0	111
			T5M	5,710	3	0	1	84	7,042	3	0	1	104	7,613	3	0	2	112
			T5W	5,551	3	0	1	82	6,847	3	0	2	101	7,401	3	0	2	109
	1000 mA	105 W	T1S	7,229	2	0	2	69	9,168	2	0	2	87	9,874	2	0	2	94
			T2S	7,572	2	0	2	72	9,603	2	0	2	91	10,342	2	0	2	98
			T2M	7,325	2	0	2	70	9,291	2	0	2	88	10,005	2	0	3	95
			T3S	7,488	2	0	2	71	9,496	2	0	2	90	10,227	2	0	2	97
			T3M	7,451	2	0	2	71	9,450	2	0	2	90	10,177	2	0	2	97
			T4M	7,464	2	0	2	71	9,467	2	0	2	90	10,195	2	0	2	97
			TFTM	7,351	1	0	2	70	9,323	2	0	2	89	10,040	2	0	3	96
			T5VS	7,801	3	0	1	74	9,894	3	0	1	94	10,655	3	0	1	101
			T5S	7,803	3	0	2	74	9,774	3	0	1	93	10,526	3	0	1	100
			T5M	7,707	3	0	0	73	9,897	3	0	2	94	10,658	4	0	2	102
			T5W	7,586	3	0	2	72	9,621	4	0	2	92	10,363	4	0	2	99
40C (40 LEDs)	700 mA	89 W	T1S	6,876	2	0	2	77	8,639	2	0	2	97	9,345	2	0	2	105
			T2S	7,202	2	0	2	81	9,049	2	0	2	102	9,788	2	0	2	110
			T2M	6,968	2	0	2	78	8,755	2	0	2	98	9,469	2	0	3	106
			T3S	7,122	2	0	2	80	8,948	2	0	2	101	9,679	2	0	2	109
			T3M	7,088	2	0	2	80	8,905	2	0	2	100	9,632	2	0	2	108
			T4M	7,100	2	0	2	80	8,920	2	0	2	100	9,649	2	0	2	108
			TFTM	6,992	1	0	2	79	8,785	2	0	2	99	9,502	2	0	2	107
			T5VS	7,421	3	0	0	83	9,323	3	0	1	105	10,085	3	0	1	113
			T5S	7,331	2	0	0	82	9,210	3	0	1	103	9,962	3	0	1	112
			T5M	7,423	3	0	2	83	9,326	3	0	2	105	10,087	4	0	2	113
			T5W	7,216	3	0	2	81	9,066	4	0	2	102	9,807	4	0	2	110
	1000 mA	138 W	T1S	9,521	2	0	2	69	11,970	2	0	2	87	12,871	3	3	0	93
			T2S	9,972	2	0	2	72	12,558	3	0	3	91	13,481	3	0	3	98
			T2M	9,648	2	0	3	70	12,149	3	0	3	88	13,043	3	0	3	95
			T3S	9,862	2	0	2	71	12,418	2	0	2	90	13,331	2	0	2	97
			T3M	9,814	2	0	2	71	12,358	3	0	3	90	13,267	3	0	3	96
			T4M	9,831	2	0	2	71	12,379	2	0	3	90	13,290	2	0	3	96
			TFTM	9,681	2	0	2	70	12,191	2	0	3	88	13,087	2	0	3	95
			T5VS	10,275	3	0	1	74	12,937	3	0	1	94	13,890	4	0	1	101
			T5S	10,150	3	0	1	74	12,782	3	0	1	93	13,721	3	0	1	99
			T5M	10,278	4	0	2	74	12,942	4	0	2	94	13,894	4	0	2	101
			T5W	9,991	4	0	2	72	12,582	4	0	2	91	13,507	4	0	2	98
60C (60 LEDs)	700 mA	131 W	T1S	10,226	2	0	2	78	12,871	3	0	3	98	13,929	3	0	3	106
			T2S	10,711	2	0	2	82	13,481	3	0	3	103	14,589	3	0	3	111
			T2M	10,363	2	0	3	79	13,043	3	0	3	100	14,115	3	0	3	108
			T3S	10,592	2	0	2	81	13,331	2	0	2	102	14,427	3	0	3	110
			T3M	10,541	2	0	2	80	13,267	3	0	3	101	14,357	3	0	3	110
			T4M	10,559	2	0	2	81	13,290	2	0	3	101	14,382	3	0	3	110
			TFTM	10,398	2	0	3	79	13,087	2	0	3	100	14,163	2	0	3	108
			T5VS	11,036	3	0	1	84	13,890	4	0	4	106	15,032	4	0	1	115
			T5S	10,902	3	0	1	83	13,721	3	0	1	105	14,849	4	0	1	113
			T5M	11,039	4	0	2	84	13,894	4	0	2	106	15,036	4	0	2	115
			T5W	10,732	4	0	2	82	13,507	4	0	2	103	14,617	4	0	2	112
	1000 mA	209 W	T1S	14,017	3	0	3	67	17,632	3	0	3	84	19,007	3	0	3	91
			T2S	14,681	3	0	3	70	18,467	3	0	3	88	19,908	3	0	3	95
			T2M	14,204	3	0	3	68	17,867	3	0	3	85	19,260	3	0	3	92
			T3S	14,518	3	0	3	69	18,262	3	0	3	87	19,687	3	0	3	94
			T3M	14,448	3	0	3	69	18,173	3	0	4	87	19,591	3	0	4	94
			T4M	14,473	3	0	3	69	18,205	3	0	3	87	19,625	3	0	4	94
			TFTM	14,253	2	0	3	68	17,928	3	0	4	86	19,326	3	0	4	92
			T5VS	15,127	4	0	1	72	19,028	4	0	1	91	20,512	4	0	1	98
			T5S	14,943	4	0	1	71	18,797	4	0	1	90	20,263	4	0	1	97
			T5M	15,131	4	0	2	72	19,033	4	0	2	91	20,517	5	0	3	98
			T5W	14,710	4	0	2	70	18,503	5	0	3	89	19,946	5	0	3	95

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.



Performance Data

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120	208	240	277	347	480
30	530	52	0.52	0.30	0.26	0.23	--	--
	700	68	0.68	0.39	0.34	0.30	0.24	0.17
	1000	105	1.03	0.59	0.51	0.45	0.36	0.26
40	530	68	0.67	0.39	0.34	0.29	0.23	0.17
	700	89	0.89	0.51	0.44	0.38	0.31	0.22
	1000	138	1.35	0.78	0.67	0.58	0.47	0.34
60	530	99	0.97	0.56	0.48	0.42	0.34	0.24
	700	131	1.29	0.74	0.65	0.56	0.45	0.32
	1000	209	1.98	1.14	0.99	0.86	0.69	0.50

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

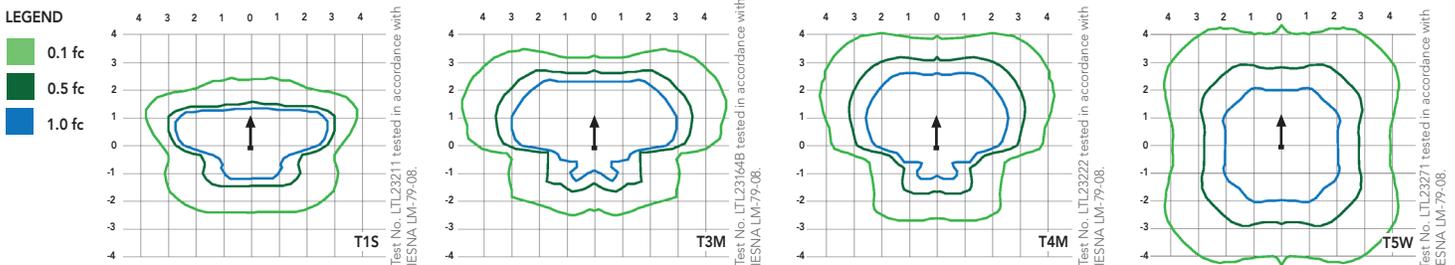
To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	DSX1 LED 60C 1000			
	1.0	0.95	0.93	0.88
	DSX1 LED 60C 700			
	1.0	0.99	0.98	0.96

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Area Size 1 homepage](#).

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.2 ft²) for optimized pole wind loading.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 4000 K (70 minimum CRI) or optional 3000 K (80 minimum CRI) or 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engine configurations consist of 30, 40 or 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L96/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an

expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV or 6kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS™ series pole drilling pattern. Optional terminal block, tool-less entry, and NEMA photocontrol receptacle are also available.

LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

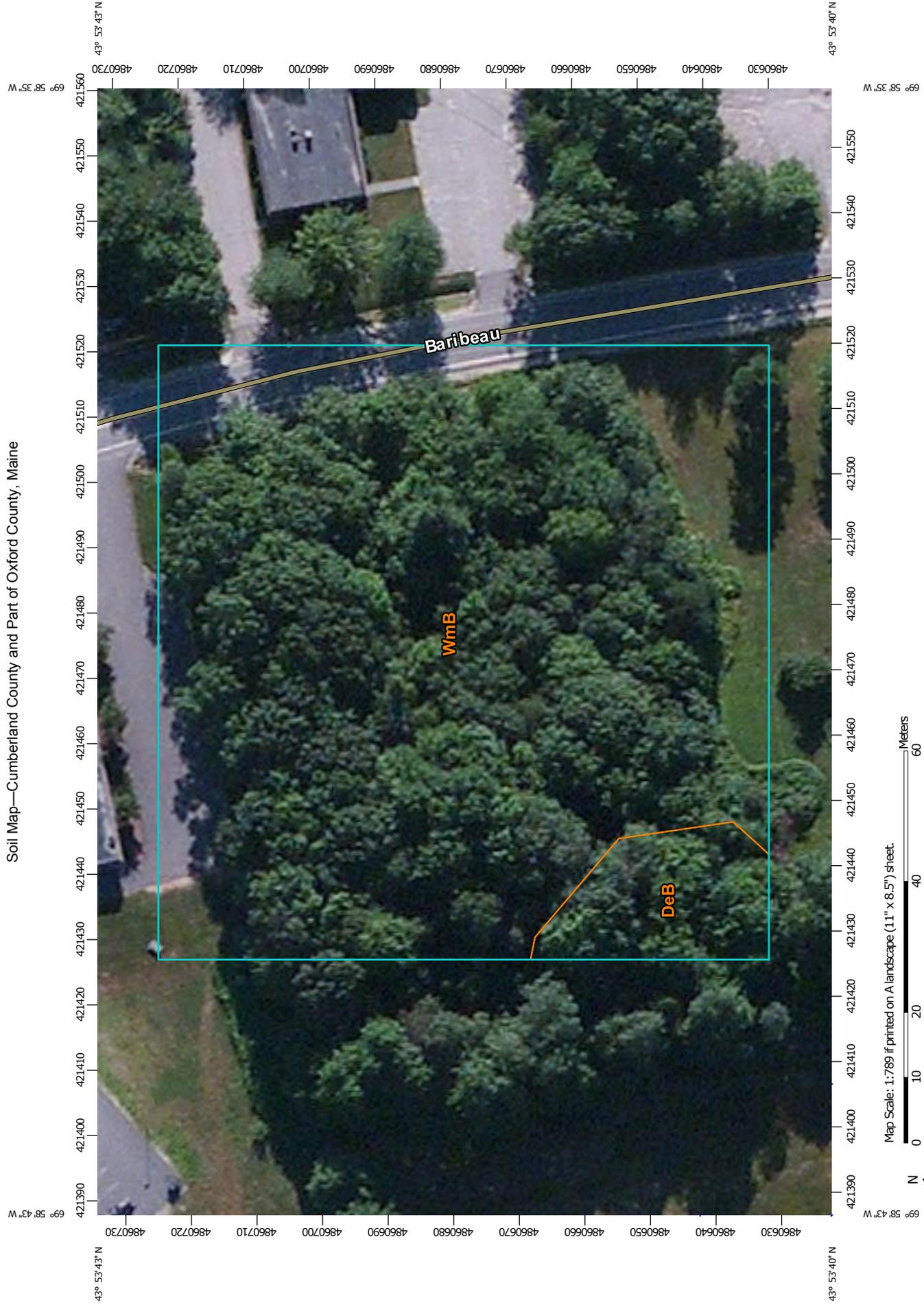
Five-year limited warranty. Full warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



MEDIUM INTENSITY SOIL MAP

Soil Map—Cumberland County and Part of Oxford County, Maine



Map Scale: 1:789 if printed on A landscape (11" x 8.5") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

MAP LEGEND

 Area of Interest (AOI)	 Spoil Area
 Soils	 Stony Spot
 Soil Map Unit Polygons	 Very Stony Spot
 Soil Map Unit Lines	 Wet Spot
 Soil Map Unit Points	 Other
 Special Point Features	 Special Line Features
 Blowout	 Streams and Canals
 Borrow Pit	 Transportation
 Clay Spot	 Rails
 Closed Depression	 Interstate Highways
 Gravel Pit	 US Routes
 Gravelly Spot	 Major Roads
 Landfill	 Local Roads
 Lava Flow	 Background
 Marsh or swamp	 Aerial Photography
 Mine or Quarry	
 Miscellaneous Water	
 Perennial Water	
 Rock Outcrop	
 Saline Spot	
 Sandy Spot	
 Severely Eroded Spot	
 Sinkhole	
 Slide or Slip	
 Sodic Spot	

MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

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

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
 Survey Area Data: Version 9, Sep 13, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2010—Jul 27, 2010

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

Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy sand, 3 to 8 percent slopes	0.1	6.7%
WmB	Windsor loamy sand, 0 to 8 percent slopes	2.0	93.3%
Totals for Area of Interest		2.2	100.0%

Cumberland County and Part of Oxford County, Maine

WmB—Windsor loamy sand, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: blkb

Elevation: 300 to 2,200 feet

Mean annual precipitation: 30 to 48 inches

Mean annual air temperature: 37 to 46 degrees F

Frost-free period: 70 to 160 days

Farmland classification: Farmland of statewide importance

Map Unit Composition

Windsor and similar soils: 85 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landform: Outwash terraces

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Sandy glaciofluvial deposits derived from granite and gneiss

Typical profile

H1 - 0 to 6 inches: loamy sand

H2 - 6 to 26 inches: loamy sand

H3 - 26 to 65 inches: gravelly sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): High to very high (6.00 to 20.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 3.3 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3s

Hydrologic Soil Group: A

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 9, Sep 13, 2014

STORMWATER REPORT & CALCULATIONS

ABILITY TO SERVE LETTERS



Brunswick Sewer District

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



March 26, 2015

Eric Emery
84 Baribeau Drive
Brunswick, ME 04011

Re: Proposed Office 84 Baribeau Drive

Dear Eric:

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

I understand you propose to construct an office building at 84 Baribeau Drive in Brunswick, Maine. I have reviewed the material provided and conclude that **The Brunswick Sewer District has willingness and capacity to serve the proposed project.**

Please note that you will need to secure a sewer discharge permit from the District. The project is subject to the District's entrance charge program. Based on anticipated daily flow of 350 gpd, the permit cost will be \$2,356.

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



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

April 2, 2015

Eric Emery
80 Pleasant Street
Brunswick, ME 04011
Via email: eric@thenegroup.com

RE: +/-84 Baribeau Dr., Brunswick, Maine

Dear Mr. Emery:

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.

We understand that you will be adding a new building at +/- 84 Baribeau Dr. with a peak flow of 22gpm. The District has the ability to adequately serve this establishment with a 2-inch domestic service that will need to be installed by the customer to the main on Baribeau Dr. At this time there are no fire service requirements.

The District requires the customer or its authorized agent to make application for service for all new service and meter installation requests. An application form can be found on our website www.btwater.org.

Feel free to contact me if you have any questions.

Sincerely,

Craig Douglas PE
District Engineer

March 30, 2015

Michael Scholl
88 Pleasant St
Brunswick, Maine 04011

RE: Service Inquiry
CMP Project: 84 Baribeau Dr.
Brunswick, Maine

Dear Mr. Scholl,

Our records indicate that single phase power is available roadside, on Baribeau Drive. This location is presently served from CMP Distribution Circuit 213D2. This means that power is readily available to serve your proposed 400 amp single phase service at the above mentioned location.

I hope you find this information helpful in making decisions about moving forward with your power needs.

Sincerely yours,

Herbert Stevens

Field Customer Service Supervisor
Brunswick Region

From: eric e <eemery@outlook.com>
Sent: Thursday, April 16, 2015 12:47 AM
To: eric e
Subject: FW: 84 Barideau Drive Brunswick
Attachments: 2015_ Commercial BILLING APP.pdf; 2015_ Commerical CONTRACT.pdf

Eric,

Please use this e-mail from Sheena as your letter to serve (see below).

Thank you,
Dana Storer
Sales & Marketing Analyst



From: Sheena Bitetti
Sent: Friday, March 27, 2015 10:05 AM
To: Emery; Dana Storer; Stephen Lewis
Cc: Peter Bottomley
Subject: RE: 84 Barideau Drive Brunswick

Emery,

I apologize for any confusion with this process. It looks like because we've had a few cancellations in our schedule for this year in Brunswick, we will be able to fit your service in for 2015. Please keep in mind that until we have an idea of where the building is positioned on the property, we cannot accurately determine if your usage allows us to run this service at no cost from you. If we can keep the service to the Baribeau side of the property and the building isn't too far from the roadway, I can say with some certainty that we would be able to do the service at no cost based on the usage you provided.

Steve will meet the owner out on site early next week to discuss these types of details. In the meantime, you will have to get your paperwork into Dana so we can get you on the installation schedule.

We look forward to working with you.

Thank you,

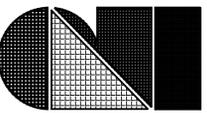
Sheena M. Bitetti, P.E.
Gas Engineer



PO Box 99
9 Industrial Parkway
Brunswick, ME 04011
Phone: 207-729-0420 ext. 100

SITE CONSTRUCTION PLANS

ARCHITECTURAL ELEVATIONS & FLOOR PLAN

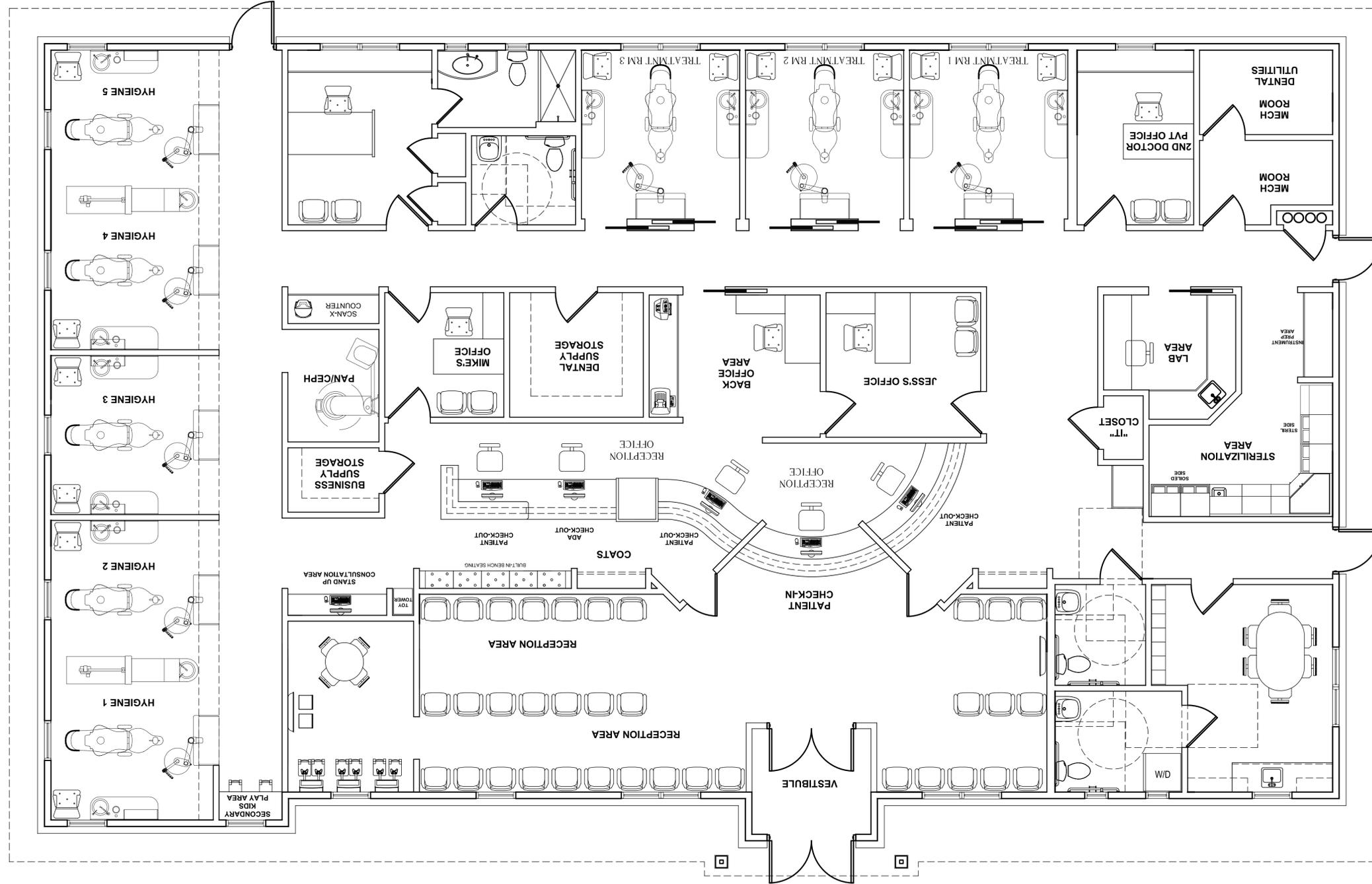


C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL: CHETHELT@CLHFLT.COM

ARCHITECT'S PROJECT # 15063



1 FLOOR PLAN
A-1.0 SCALE: 1/4"=1'

Project :
SMILING SAILBOAT HOLDINGS, LLC
MEDICAL OFFICE
84 BARBEAU DRIVE
BRUNSWICK, ME

Sheet Description :
FLOOR PLAN

Scale

03/03/2015

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Drawn By :
T. FINCH

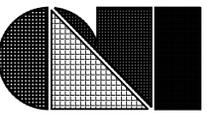
Checked By :
D. MYERS

Revisions :

Date :
04/10/15

Sheet No.

A-1.0



C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL: CHETHELT@CLHFLT.COM

ARCHITECT'S PROJECT # 15063

Project :
SMILING SAILBOAT HOLDINGS, LLC
MEDICAL OFFICE
84 BARIBEAU DRIVE
BRUNSWICK, ME

Sheet Description :
ELEVATIONS

Seal

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Drawn By :
T. FINCH

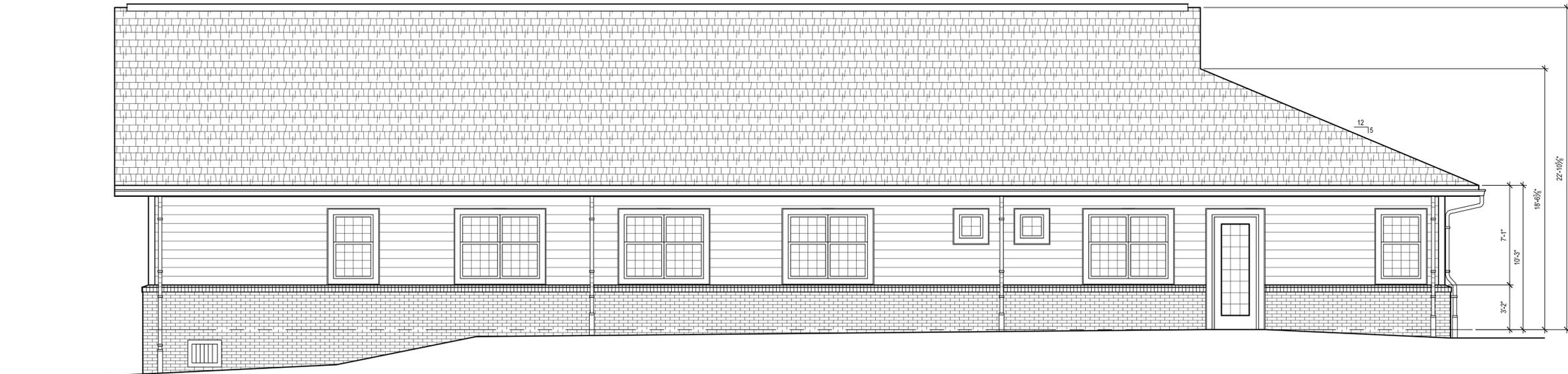
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D. MYERS

Revisions :
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Date :
04/10/15

Sheet No.

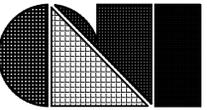
A-2.0



2 REAR ELEVATION
SCALE: 1/4"=1'



1 FRONT ELEVATION
SCALE: 1/4"=1'



C.L. Helt, Architect Inc.

1136 Greenwood Cliff
Charlotte, NC 28204

Ph. 704-342-1686
Fx. 704-343-0054
E-MAIL: CHETHELT@CLHHLT.COM

ARCHITECT'S PROJECT # 15063



2 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'



1 LEFT SIDE ELEVATION
SCALE: 1/4"=1'

Project :
SMILING SAILBOAT HOLDINGS, LLC
MEDICAL OFFICE
84 BARIBEAU DRIVE
BRUNSWICK, ME

Sheet Description :
ELEVATIONS

Scale

03/03/2015
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Drawn By :
T. FINCH

Checked By :
D. MYERS

Revisions :
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Date :
04/10/15

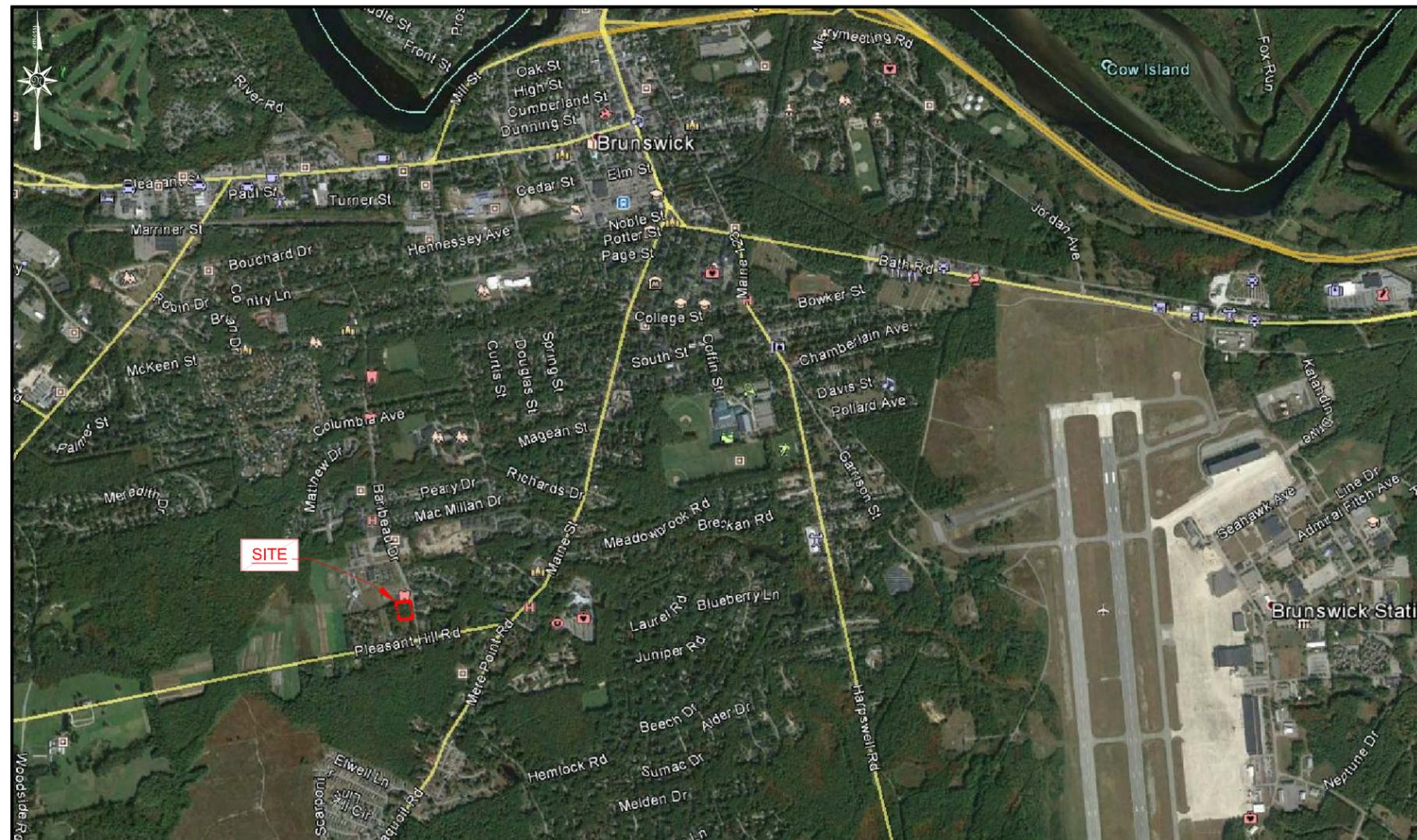
Sheet No.

A-2.1

CONSTRUCTION DOCUMENTS FOR:

MEDICAL OFFICE DEVELOPMENT

April 15, 2015



VICINITY MAP
NOT TO SCALE

24 Hour Contact Person:
Mr. Michael Scholl
Phone: (207) 400-7109

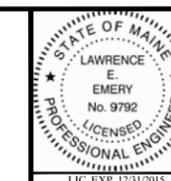
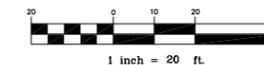
CONSTRUCTION STANDARDS NOTE:
NOTICE! ALL CONSTRUCTION, GRADING, INSTALLATION OF ALL NEW ONSITE INFRASTRUCTURE AND MATERIALS FOR SAME, AND ANY OFFSITE PUBLIC IMPROVEMENTS PROPOSED AS A PART OF THIS PROJECT SHALL BE INSTALLED IN ACCORDANCE WITH ALL RULES, REGULATIONS, STANDARDS AND SPECIFICATIONS OF TOWN OF BRUNSWICK INCLUDING THE LATEST REVISED EDITION OF THE APPROPRIATE STANDARD DETAILS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO HAVE A COPY OF THE LATEST REVISED EDITION OF SAID STANDARD DETAILS.

INDEX TO SHEETS

SHT NO.	SHEET TITLE
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	SITE & UTILITY PLAN
C4.0	GRADING AND DRAINAGE PLAN
C5.0	LANDSCAPE PLAN
C6.0	EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN INITIAL PHASE
C7.0	EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN FINAL PHASE
C8.0	DETAILS
C9.0	GENERAL NOTES
C10.0	PLAN & PROFILES

PROJECT INFORMATION

PROJECT:	MEDICAL OFFICE
OWNER:	SMILING SAILBOAT HOLDINGS, LLC
TAX PARCEL ID:	22-31 (Prior to Subdivision)
ADDRESS:	±84 BARIBEAU DR
ZONING:	R4 & MUZ
EXISTING USE:	VACANT
PROPOSED USE:	MEDICAL OFFICE
BUILDING HEIGHT:	±23' (MAX ALLOWED = 40')
CONSTRUCTION TYPE:	CONSTRUCTION TYPE VB
LOT SIZE:	±1.17 ACRES (MIN. LOT REQ'D = 30,000SF)
LOT WIDTH:	±206.7' (MIN REQ'D = 150FT)
FOOTPRINT FACTOR:	10.1% (25% MAX ALLOWED)
GROSS DENSITY FACTOR:	36.7% (50% REQ'D)
LANDSCAPING FACTOR:	63.3% (50% REQ'D)
JURISDICTION:	BRUNSWICK
BUILDING SETBACKS:	
FRONT:	±30' (30' REQ'D)
SIDE:	±50' South (50' REQ'D)
REAR:	±99' North (30' REQ'D)
REAR:	±120' (50' REQ'D)
TOTAL IMPERVIOUS:	
EXISTING:	0.00 AC
PROPOSED:	0.42 AC
UTILITY CONTACTS:	
ELECTRIC:	Central Maine Power
WATER:	Brunswick & Topsham Water District
SEWER/STORM:	Brunswick Sewer District
GAS:	Maine Natural Gas
FIELD SURVEY:	Mann Associates, Inc c/o John Mann, PLS (207) 353-9047



CIVIL ENGINEER:
Northeast Consulting
P.O. BOX 80843
P. 423-441-2429
CHATTANOOGA, TN 37411
ERIC@THEGROUP.COM

CLIENT/DEVELOPER:
SMILING SAILBOAT HOLDINGS, LLC
80 PLEASANT ST
BRUNSWICK, MAINE

PROJECT:
PROPOSED MED. OFFICE
±84 BARIBEAU DR
BRUNSWICK, MAINE

REVISIONS		
1	REVISE PER STAFF REVIEW COMMENTS	5/4/2015
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME:
COVER SHEET

DATE: 4/15/15

DRAWN BY: EE

CHECKED BY: LE

PROJECT NO.: 15-101

SHEET NUMBER:

C10



Northeast Consulting
 CHATTANOOGA, TN 37411
 ERIC@THEGROUP.COM
 P.O. BOX 80843
 P. 423.647.1429

SMILING SAILBOAT HOLDINGS, LLC
 80 PLEASANT ST
 BRUNSWICK, MAINE

PROPOSED MED. OFFICE
 ±84 BARIBEAU DR
 BRUNSWICK, MAINE

REVISIONS

NO.	REVISION	DATE
1	REVISE PER STAFF REVIEW COMMENTS	6/4/2015
2		
3		
4		
5		
6		
7		
8		
9		
10		

EXISTING CONDITIONS PLAN

DATE: 4/15/15
 DRAWN BY: EE
 CHECKED BY: LE
 PROJECT NO.: 15-101
 SHEET NUMBER:
C 20

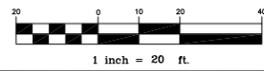


SUBJECT PARCEL ±1.17 AC

Existing SMH 1271
 RIM=±84.0
 INV.IN=±78.29
 INV.OUT=±78.23

TBM #2
 WESTERLY RIM OF SEWER MANHOLE
 ELEV = 84.0'

- GENERAL NOTES:
- BOUNDARY AND EXISTING CONDITIONS SURVEY INFORMATION WAS PREPARED BY MANN ASSOCIATES, MARCH & APRIL 2015.
 - THE PROPOSED PARCEL IS THE NORTHERN ±1.17 ACRE OF TOWN OF BRUNSWICK PARCEL 22-31/84 BARIBEAU DR.
 - THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF WORK FROM THE SITE, ON SITE BURIAL OF TREES, STUMPS, ORGANIC WASTE OR OTHER DEBRIS SHALL NOT BE ALLOWED. THERE ARE NO KNOWN PITS ON SITE.
 - ALL WORK SHALL COMPLY WITH TOWN OF BRUNSWICK, CUMBERLAND COUNTY, STATE OF MAINE AND ALL APPLICABLE FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE OWNER AND/OR CONTRACTOR.
 - ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO ENTIRE SATISFACTION OF OWNER AND IN ACCORDANCE WITH BEST RECOGNIZED TRADE PRACTICES.
 - ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 - ALL WORK PERFORMED ON TOWN, COUNTY AND/OR FEDERAL RIGHTS OF WAY SHALL BE IN CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS GOVERNING SUCH AGENCIES.
 - ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - ELECTRIC, CABLE & PHONE SHALL BE UNDERGROUND SERVICES.
 - SANITARY SEWER LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH BRUNSWICK SEWER DISTRICT REQUIREMENTS, BUT SHALL BE SET AT 2.08% MIN SLOPE. CLEAN OUTS SHALL BE INSTALLED IMMEDIATELY OUTSIDE THE BUILDING.
 - CONTRACTOR SHALL NOTIFY DIGSAFE AND OBTAIN A DIGSAFE NUMBER INDICATING ALL UTILITIES HAVE BEEN CLEARLY MARKED, PRIOR TO COMMENCING ANY EXCAVATION.
 - CONTRACTOR SHALL FAMILIARIZE THEMSELVES WITH THE SITE, EXISTING AND PROPOSED CONDITIONS AND THE PLANS.
 - ANY DISCREPANCY BETWEEN THE FIELD CONDITIONS AND THE PLANS SHALL BE BROUGHT TO THE OWNER AND ENGINEERS ATTENTION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES USED TO COMPLETE WORK SHOWN ON PLANS.
 - CONTRACTOR TO LIMIT DISTURBANCE TO THAT SHOWN ON THE PLANS.
 - CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
 - CONTRACTOR SHALL COORDINATE WITH THE WATER & SEWER DISTRICT, CENTRAL MAINE POWER AND MAINE NATURAL GAS PRIOR TO COMMENCING DEMOLITION.
 - CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND LEGAL DISPOSAL OF WASTE MATERIALS.
 - SHOWN LOCATIONS OF UTILITIES ARE APPROXIMATE FROM FIELD SURVEY AND BEST KNOWN RECORDS. ACTUAL UTILITY LOCATIONS ARE NOT GUARANTEED AND SHOULD BE INVESTIGATED/VERIFIED PRIOR TO COMMENCING CONSTRUCTION.
 - PROPERTY DAMAGED DURING CONSTRUCTION, THAT IS NOT SPECIFICALLY SHOWN ON THESE PLANS, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY.
 - SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF THE PROPOSED EDGE OF PAVEMENT LINE IN ORDER TO MATCH INTO EXISTING.



22-30
 N/F AUDREY G.M. BRADBURY
 JUNE 4, 1982 BK.4970 P.149

22-24H
 N/F JOHN JOSEPH, LLC ET. ALS

PROPOSED LOT
 A PORTION OF 22-31
 BK.26983 P.232
 ±1.17 ACRE, (±51,022 SF)

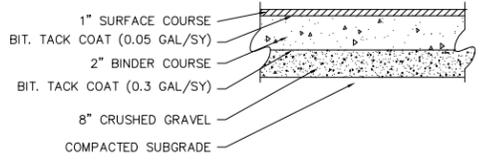
TBM - VERTICAL NAIL IN ROOT OF 22" OAK
 ELEV = 84.1'

TBM #1
 VERTICAL NAIL IN ROOT OF 22" OAK
 ELEV = 84.1'

22-31
 N/F RICHARD A. GIUSTRA & KAREN L. GIUSTRA

Approximate Location of Existing 12" Water Main

BARIBEAU DRIVE



Owner: E A Realty, LLC; JohnJoseph LLC;
 Pendontal Realty LLC
 Zoning: R4/MUZ
 Parcel ID: 22-24H
 Address: 85 Barbeau Dr
 Use: Medical/Professional Office

22-24H
 N/F JOHN JOSEPH, LLC ET. ALS

22-30
 N/F AUDREY G.M. BRADBURY
 JUNE 4, 1982 BK.4970 P.149

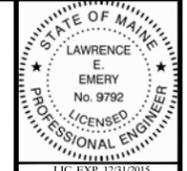
Owner: Bradbury, Audrey G.M.
 Zoning: R4
 Parcel ID: 22-30
 Address: 66 Pleasant Hill Rd
 Use: Residential

PROPOSED LOT
 A PORTION OF 22-31
 BK.26983 P.232
 ±1.17 ACRE, (±51,022 SF)

22-31
 N/F RICHARD A. GIUSTRA
 & KAREN L. GIUSTRA

Owner: Giustra, Richard & Karen
 Zoning: R4/MUZ
 Parcel ID: 22-31
 Address: 62 Pleasant Hill Rd
 Use: Residential

- UTILITY NOTES:
- CONTRACTOR SHALL COORDINATE ALL WORK WITH THE APPROPRIATE UTILITY ENTITY AND COMPLY WITH THEIR STANDARD DETAILS FOR SERVICE LINE CONNECTIONS. SANITARY SEWER - BRUNSWICK SEWER DISTRICT, WATER - BRUNSWICK-TOPSHAM WATER DISTRICT, POWER - CENTRAL MAINE POWER, GAS - MAINE NATURAL GAS.
 - CONTRACTOR SHALL FIELD VERIFY ALL UTILITY LOCATIONS.
 - UTILITY INSTALLATIONS WILL USE ONLY NEW MATERIALS, NO RECYCLED MATERIALS WILL BE ALLOWED.
 - MINIMUM COVER FOR WATER AND SEWER LINES SHALL BE 5'6". IF THIS COVER CANNOT BE MAINTAINED, PLACE 2 LAYERS OF 2" THICK RIGID INSULATION OVER THE PIPE FOR THE FULL WIDTH OF THE TRENCH, STAGGERING INSULATION JOINTS/SEAMS.
 - PIPE MATERIALS FOR THE WATER SERVICE SHALL BE TYPE K COPPER OR AS APPROVED BY THE WATER DISTRICT.
 - PIPE MATERIALS FOR THE SANITARY SERVICE SHALL BE SDR-35 PVC OR AS APPROVED BY THE SEWER DISTRICT.



CIVIL ENGINEER:
 Northeast Consulting
 CHATTANOOGA, TN 37411
 P.O. BOX 80843
 P.423.447.2429

CLIENT/DEVELOPER:
 SMILING SAILBOAT HOLDINGS, LLC
 80 PLEASANT ST
 BRUNSWICK, MAINE

PROPOSED MED. OFFICE
 ±84 BARIBEAU DR
 BRUNSWICK, MAINE

REVISIONS

NO.	REVISION	DATE
1	REVISE PER STAFF REVIEW COMMENTS	5/4/2015
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET NAME:
 SITE & UTILITY PLAN

DATE: 4/15/15

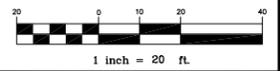
DRAWN BY: EE

CHECKED BY: LE

PROJECT NO.: 15-101

SHEET NUMBER:

C 30



PROPOSED 6" PVC, ±89 LF @ ±2.08% OPEN CUT/TRENCH ACROSS BARIBEAU DR. INSTALL PER SEWER DISTRICT STANDARDS. REPLACE ROAD PER TOWN OR MATCH EXISTING ROAD SECTION. PLACE 4" THICK RIGID INSULATION (HIGHLAND 40 OR APPROVED EQUAL) ALONG ENTIRE LENGTH OF PIPE

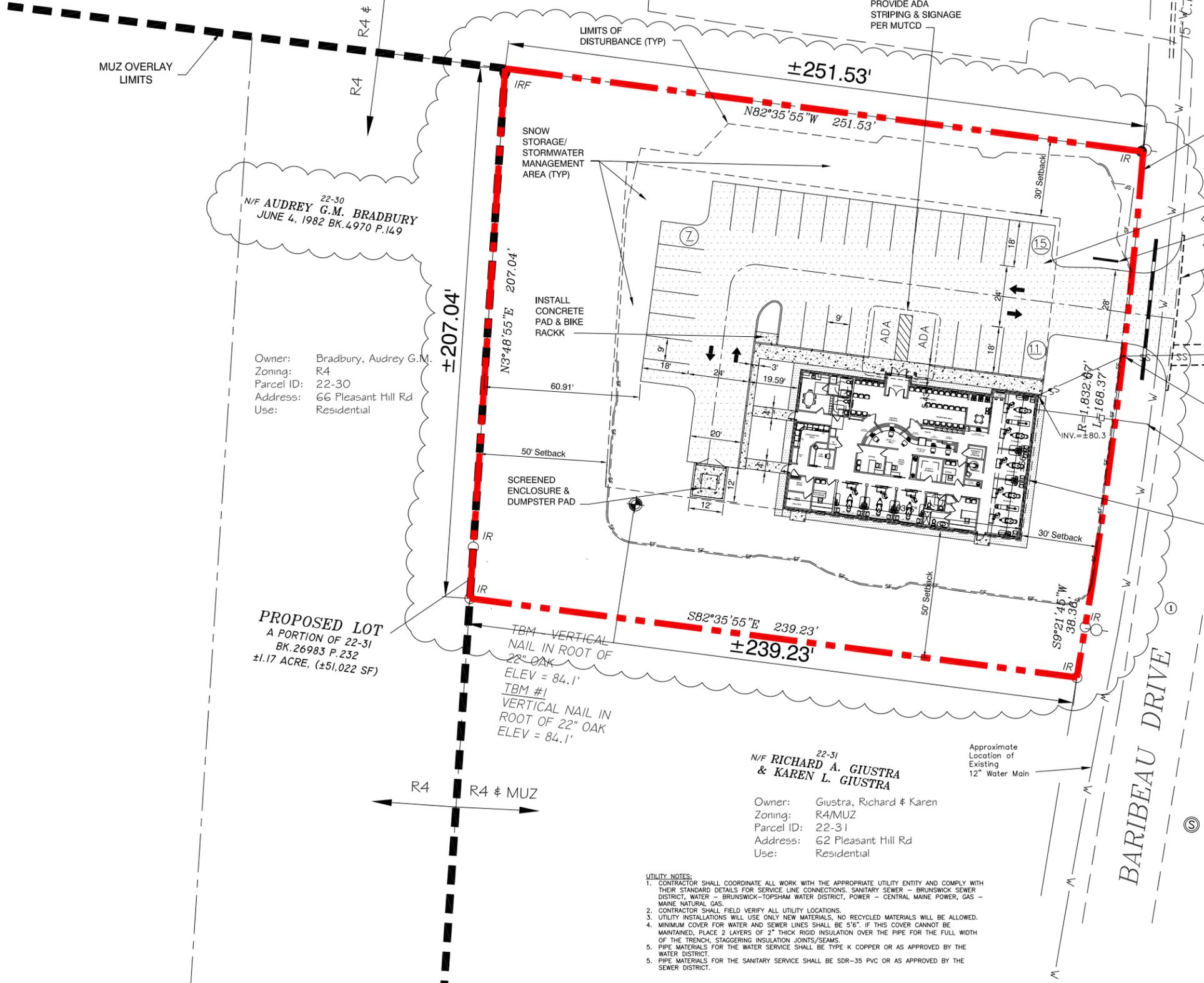
Existing SMH 1271
 RIM=±84.0
 INV.IN=±78.29
 INV.OUT=±78.23
 CONSTRUCT NEW INV.IN=±78.4

TBM #2
 WESTERLY RIM OF SEWER MANHOLE
 ELEV = 84.0'

SYMBOL LEGEND

	ASPHALT PARKING AREA
	CONCRETE

- SITE NOTES:
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF WORK FROM THE SITE. ON SITE BURIAL OF TREES, STUMPS, ORGANIC WASTE OR OTHER DEBRIS SHALL NOT BE ALLOWED. THERE ARE NO KNOWN PITS ON SITE.
 - ALL WORK SHALL COMPLY WITH TOWN OF BRUNSWICK, CUMBERLAND COUNTY, STATE OF MAINE AND ALL APPLICABLE FEDERAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE OWNER AND/OR CONTRACTOR.
 - ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO ENTIRE SATISFACTION OF OWNER AND IN ACCORDANCE WITH BEST RECOGNIZED TRADE PRACTICES.
 - ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
 - ALL WORK PERFORMED ON TOWN, COUNTY AND/OR FEDERAL RIGHTS OF WAY SHALL BE IN CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS GOVERNING SUCH AGENCIES.
 - ALL BUILDING DIMENSIONS SHALL BE CHECKED AND COORDINATED WITH THE ARCHITECTURAL PLANS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
 - REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.
 - ELECTRIC, CABLE & PHONE SHALL BE UNDERGROUND SERVICES.
 - SANITARY SEWER LATERALS SHALL BE INSTALLED IN ACCORDANCE WITH BRUNSWICK SEWER DISTRICT REQUIREMENTS, BUT SHALL BE SET AT 2.08% MIN SLOPE. CLEAN OUTS SHALL BE INSTALLED IMMEDIATELY OUTSIDE THE BUILDING.
 - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL STAKE THE LAYOUT FOR APPROVAL BY THE OWNER OR OWNERS REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - ALL SIGNAGE AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH MUTCD STANDARDS, AMERICANS WITH DISABILITIES ACT AND TOWN OF BRUNSWICK ORDINANCES.
 - SIDEWALKS AND CURBING SHALL BE DESIGNED AND CONSTRUCTED IN CONFORMANCE WITH ADA DESIGN GUIDELINES AND TOWN OF BRUNSWICK STANDARDS.
 - ANY DISCREPANCY BETWEEN THE FIELD CONDITIONS AND THE PLANS SHALL BE BROUGHT TO THE OWNER AND ENGINEERS ATTENTION.
 - CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL MEANS, METHODS AND TECHNIQUES USED TO COMPLETE WORK SHOWN ON PLANS.
 - CONTRACTOR TO LIMIT DISTURBANCE TO THAT SHOWN ON THE PLANS.
 - CONTRACTOR IS RESPONSIBLE FOR THE DEMOLITION AND LEGAL DISPOSAL OF WASTE MATERIALS.
 - SHOWN LOCATIONS OF UTILITIES ARE APPROXIMATE FROM FIELD SURVEY AND BEST KNOWN RECORDS. ACTUAL UTILITY LOCATIONS ARE NOT GUARANTEED AND SHOULD BE INVESTIGATED/VERIFIED PRIOR TO COMMENCING CONSTRUCTION.
 - PROPERTY DAMAGED DURING CONSTRUCTION, THAT IS NOT SPECIFICALLY SHOWN ON THESE PLANS, IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO REMEDY.
 - SAWCUT AND REMOVE PAVEMENT ONE FOOT OFF THE PROPOSED EDGE OF PAVEMENT LINE IN ORDER TO MATCH INTO EXISTING.
 - PAVEMENT SHALL BE STRIPED WITH 2 COATS OF YELLOW PAINT. ALLOW MIN. 72 HRS AFTER PLACING ASPHALT TO APPLY PAINT.



GENERAL CONSTRUCTION NOTES:

1. THE CONTRACTOR SHALL CALL 811 TO REQUEST A UTILITY LOCATE A MINIMUM OF 3 DAYS PRIOR TO THE START OF ANY EXCAVATION AS SHOWN AND NOTED ON THE APPROVED PLANS.
2. ALL NECESSARY PERMITS TO PERFORM THE WORK AS SHOWN AND NOTED HEREON SHALL BE OBTAINED PRIOR TO THE START OF CONSTRUCTION FROM LOCAL, STATE, AND FEDERAL AGENCIES.
3. ALL CONSTRUCTION SHALL CONFORM TO LOCAL, STATE, AND FEDERAL RULES, REGULATIONS, AND STANDARDS.
4. UNDERGROUND UTILITY LINE LOCATIONS DEPICTED HEREON ARE BASED ON BEST AVAILABLE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE AND/OR VERIFY THE EXACT LOCATION OF WATER, SANITARY SEWER, GAS, POWER, AND OTHER UTILITIES. THE ENGINEER ASSUMES NO RESPONSIBILITY RELATED TO UTILITY LOCATIONS. CONTRACTOR IS RESPONSIBLE FOR DAMAGES TO EXISTING UTILITIES AND SHALL NOTIFY THE ENGINEER IMMEDIATELY IF EXISTING UTILITIES DISCOVERED WILL EFFECT OR IMPEDE THE PROGRESSION OR COMPLETION OF THE DESIGN INTENT OF THESE CONSTRUCTION DOCUMENTS.
5. THE CONTRACTOR SHALL COORDINATE NECESSARY RELOCATION OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY ENTITY PRIOR TO THE START OF ANY CONSTRUCTION. THE COSTS FOR RELOCATION OF UTILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER-DEVELOPER.
6. THE CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PREVENT DISRUPTIONS OF UTILITY SERVICE. DAMAGED UTILITIES SHALL BE REPAIRED THE SAME DAY IF POSSIBLE.
7. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE SITE AND PROPERLY DISPOSED OF AT THE CONTRACTOR'S EXPENSE.
8. THE PROPERTY AS SHOWN HEREON IS NOT WITHIN A 100-YEAR FLOOD HAZARD AREA PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FIRM MAP PANEL 47050-0341F DATED 11-7-2002.
9. THE OWNER AND/OR THE APPLICABLE STATE OR LOCAL INSPECTOR SHALL DIRECT THE CONTRACTOR AS TO WHAT EXISTING VEGETATION MAY BE REMOVED BEYOND THE CLEARING LIMITS AS SHOWN AND NOTED HEREON. THE CONTRACTOR SHALL EXERCISE CARE TO PROTECT ANY EXISTING TREES THAT ARE TO REMAIN. COORDINATE ALL TREE REMOVAL WITH OWNER PRIOR TO THE START OF ANY CONSTRUCTION.
10. THIS PROPERTY IS SUBJECT TO ALL RIGHT-OF-WAYS & EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR NOT RECORDED.
11. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT PRIOR TO ORDERING PROJECT MATERIALS, THAT THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS HAVE BEEN OBTAINED FROM THE PROJECT ENGINEER INCLUDING, BUT NOT LIMITED TO, THE PERMITTED SET(S) FROM ALL APPLICABLE AGENCIES AS APPROPRIATE. THE PROJECT ENGINEER SHALL ACCEPT NO RESPONSIBILITY FOR IMPROPER ORDERING OF MATERIALS.
12. ALL SILT BARRIERS MUST BE PLACED AS ACCESS IS OBTAINED DURING CLEARING. NO GRADING SHALL BE DONE UNTIL SILT BARRIER INSTALLATION AND SEDIMENT PONDS, IF APPLICABLE, ARE CONSTRUCTED.
13. NOTIFY THE JURISDICTIONAL INSPECTOR 24 HOURS PRIOR TO CONSTRUCTION.
14. NO VEGETATIVE OR DEBRIS BURIAL PITS ARE ALLOWED ON THIS PROJECT SITE.
15. THE OWNER/DEVELOPER AND ENGINEER HAVE REVIEWED THE APPROPRIATE LOCAL, STATE, AND FEDERAL REGULATIONS GOVERNING DEVELOPMENT ACTIVITIES ADJACENT TO FLOOD PLAINS AND WETLANDS AND HAVE DETERMINED THAT THIS DEVELOPMENT PLAN SATISFIES THE STANDARDS PRESENTED IN APPLICABLE REGULATIONS.
16. POTABLE WATER, SEWER, ELECTRICITY, NATURAL GAS, AND STORM SEWER UTILITIES AT THE SITE ARE PROVIDED TO THE PROPERTY.
17. IF VEHICULAR SIGNAGE AND STRIPING IS SPECIFIED HEREON, IT IS TO BE INSTALLED AS PER M.U.T.C.D. SPECIFICATIONS.
18. NOTICE: ALL CONSTRUCTION PROJECT SITES SHALL HAVE PERMITS POSTED ON SITE WITHIN AN APPROVED PERMIT BOX. SAID PERMIT BOX MUST BE VISIBLE FROM THE ROAD THAT IMMEDIATELY ACCESSES THE PROPOSED NEW DEVELOPMENT.
19. CONTRACTOR IS TO RE-ESTABLISH PROPERTY CORNER MONUMENTS DISTURBED DURING CONSTRUCTION. IT SHALL ALSO BE THE CONTRACTOR'S RESPONSIBILITY TO RECORD LOCATION OF THE EXISTING MONUMENTS PRIOR TO CONSTRUCTION.
20. MINIMUM COVER FOR ALL WATER LINES SHALL BE 36 INCHES.
21. ALL SPOT SHOTS ARE TO TOP OF FINISHED SURFACE.

GRADING NOTES:

1. GROUND SURFACE PREPARATION: REMOVE VEGETATION INCLUDING GRASS, ROOTS, AND SURFACE ORGANICS, DEBRIS, UNSATISFACTORY SOIL MATERIALS, OBSTRUCTIONS, AND DELETERIOUS MATERIALS FROM GROUND SURFACE PRIOR TO PLACEMENT OF FILLS. PLOW, STRIP, OR BREAK UP SLOPED SURFACES STEEPER THAN 1 VERTICAL TO 2 HORIZONTAL SO THAT FILL MATERIAL WILL BOND WITH EXISTING SURFACE. WHEN EXISTING GROUND SURFACE HAS A DENSITY LESS THAN THAT SPECIFIED UNDER COMPACTION FOR PARTICULAR AREA CLASSIFICATION, BREAK UP GROUND SURFACE, FULVERIZE, MOISTURE CONDITION TO OPTIMUM MOISTURE CONTENT, AND COMPACT TO REQUIRED DEPTH AND PERCENTAGE OF MAXIMUM DENSITY.
2. COMPACT SUBGRADE AND EACH LAYER OF FILL TO A MINIMUM 95% OF THE STANDARD PROCTOR DENSITY TO A DEPTH OF 12 INCHES.
3. PLACE BACKFILL AND FILL MATERIALS IN LAYERS NOT MORE THAN 10 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HEAVY COMPACTION EQUIPMENT AND NOT MORE THAN 6 INCHES IN LOOSE DEPTH FOR MATERIAL COMPACTED BY HAND OPERATED TAMPERS.
4. BEFORE COMPACTION, MOISTEN AND AERATE EACH LAYER AS NECESSARY TO PROVIDE OPTIMUM MOISTURE CONTENT. DO NOT PLACE BACKFILL OR FILL MATERIAL ON SURFACES THAT ARE MUDDY, FROZEN, OR CONTAIN FROST OR ICE.
5. MOISTURE CONTROL: WHERE SUBGRADE OR LAYER OF SOIL MATERIAL MUST BE MOISTURE CONDITIONED BEFORE COMPACTION, UNIFORMLY APPLY WATER TO SURFACE OF SUBGRADE OR LAYER OF FILL. APPLY WATER IN MINIMUM QUANTITY AS NECESSARY TO PREVENT FREE WATER FROM APPEARING ON THE SURFACE DURING OR SUBSEQUENT TO COMPACTION OPERATIONS.
6. REMOVE AND REPLACE OR SCARIFY AND AIR DRY FILL MATERIAL THAT IS TOO WET TO PERMIT COMPACTION TO SPECIFIED DENSITY.
7. SPREAD SOIL MATERIAL THAT HAS BEEN REMOVED BECAUSE IT IS TOO WET TO PERMIT COMPACTION. ASSIST DRYING BY DISING, HARROWING, OR PULVERIZING UNTIL MOISTURE CONTENT IS REDUCED TO A SATISFACTORY VALUE.
8. QUALITY CONTROL TESTING DURING CONSTRUCTION: ALLOW GEOTECHNICAL TESTING SERVICE TO INSPECT AND APPROVE EACH SUBGRADE OR FILL LAYER BEFORE FURTHER BACKFILL OR CONSTRUCTION WORK IS PERFORMED. TESTS SHALL BE PERFORMED EVERY 10,000 SQUARE FEET OF AREA PER ONE FOOT LIFT OR AS DIRECTED BY A REGISTERED GEOTECHNICAL ENGINEER.
9. GEOTECHNICAL SPECIFICATIONS DEPICTED HEREON ARE GUIDELINES ONLY AND SHOULD BE VERIFIED BY A REGISTERED GEOTECHNICAL ENGINEER PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. RECOMMENDATIONS FROM A REGISTERED GEOTECHNICAL ENGINEER (IF ANY) SHALL SUPERSEDE THE ABOVE REFERENCED SPECIFICATIONS.
10. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER OF THE DISCOVERY OF ANY GROUNDWATER, SUB-SURFACE SEEPAGE, OR SPRINGS DURING THE COURSE OF CONSTRUCTION. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO CONSULT WITH A REGISTERED GEOTECHNICAL ENGINEER TO INSPECT THE SITE, AND TO MAKE ANY RECOMMENDATIONS REGARDING EVIDENCE AND REMEDIATION (IF ANY) OF SAID SUBSURFACE WATERS.
11. ALL CUT AND FILL SLOPES SHALL BE FLATTER THAN OR EQUAL TO 3H:1V UNLESS SPECIFICALLY CALLED OUT ON PLANS.
12. THE CONTRACTOR SHALL ENSURE THAT POSITIVE AND ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED.
13. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FURNISH SUITABLE STRUCTURAL FILL MATERIAL FOR THE PROJECT AND TO DISPOSE OF ANY UNSUITABLE MATERIAL, UNUSED TOPSOIL, OR WASTE MATERIAL REQUIRED TO CONSTRUCT THE PROPOSED PROJECT.

DAMAGED FACILITIES:

1. ANY LOCAL, STATE, OR FEDERAL OWNED INFRASTRUCTURE OR PROPERTY DAMAGED DURING OR AS A RESULT OF CONSTRUCTION OF THIS PROJECT WILL BE REPAIRED OR REPLACED TO THE SATISFACTION OF SAID JURISDICTIONAL AUTHORITY. THIS INCLUDES BUT IS NOT LIMITED TO PAVING, CURBS AND GUTTER, SHOULDERS, DITCHES, STORM DRAINAGE PIPES OR STRUCTURES, SIGNS, WATER DISTRIBUTION LINES AND RELATED APPURTENANCES, WASTEWATER OR SANITARY SEWER LINES AND RELATED APPURTENANCES, LANDSCAPING OR PLANTING ALONG WITH ALL OTHER RELATED ITEMS ASSOCIATED WITH LANDSCAPING, SUCH AS IRRIGATION SYSTEMS AND ANY PUBLIC FENCING WITHIN PUBLIC RIGHTS-OF-WAY.

NOTE: THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER AND ENGINEER ANY CONDITIONS WHICH MAY HAVE AN ADVERSE IMPACT UPON THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS AS SHOWN AND NOTED WITHIN THESE CONSTRUCTION DOCUMENTS. CONDITIONS OF NEGATIVE IMPACT MAY INCLUDE BUT NOT BE LIMITED TO: UNDERGROUND STORAGE TANKS, UNKNOWN UTILITIES, SATURATED/UNSTABLE SOILS, OR UNIDENTIFIED BURIED DEBRIS.

22-30
N/F AUDREY G.M. BRADBURY
JUNE 4, 1982 BK.4970 P.149

22-24H
N/F JOHN JOSEPH, LLC ET. ALS

22-31
N/F RICHARD A. GIUSTRA
& KAREN L. GIUSTRA

PROPOSED LOT
A PORTION OF 22-31
BK.26983 P.232
±1.17 ACRE, (±51,022 SF)

TBM - VERTICAL
NAIL IN ROOT OF
22" OAK
ELEV = 84.1'
TBM #1
VERTICAL NAIL IN
ROOT OF 22" OAK
ELEV = 84.1'

SUBJECT
PARCEL
±1.17 AC

SILT FENCE (TYP)

OVERFLOW WEIR

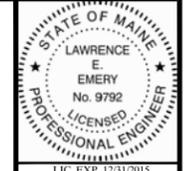
55LF X 15" RCP
DRIVEWAY CULVERT.
S=0.54%

Existing SMH 1271
RIM=±84.0
INV.IN=±78.29
INV.OUT=±78.23

TBM #2
WESTERLY RIM OF
SEWER MANHOLE
ELEV = 84.0'

NOTES:

1. TOTAL DISTURBED ACREAGE IS ±0.74 ACRES
2. PRE-CONSTRUCTION IMPERVIOUS = 0.00 ACRES
3. POST CONSTRUCTION IMPERVIOUS = ±0.42 ACRES
4. CONTRACTOR SHALL LIMIT THE CONSTRUCTION ACTIVITIES TO THOSE APPROVED BY THE TOWN OF BRUNSWICK AND AS SHOWN ON THESE PLANS.
5. CONTRACTOR SHALL VERIFY EXISTING GRADES AND NOTIFY THE OWNER OR THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION, MAINTENANCE AND ULTIMATE REMOVAL OF ALL EROSION CONTROL DEVICES AS PART OF THIS PROJECT.
7. ALL SIDEWALKS SHALL HAVE A 2% CROSS SLOPE.
8. CONTRACTOR SHALL PROTECT ALL VEGETATION SHOWN TO REMAIN (UNDISTURBED PROJECT AREAS).
9. CONTRACTOR SHALL INSTALL EROSION CONTROL MEASURES PRIOR TO COMMENCING WITH ANY EARTHMOVING WORK.
10. CONTRACTOR SHALL PROVIDE FINISHED GRADING FREE OF BRODBATHS/LOWS SPOTS. THIS APPLIES TO ALL PROJECT AREAS (PAVEMENT AND GRASSED/LANDSCAPED AREAS).
11. SITE EROSION CONTROLS SHALL BE CHECKED AND IF NECESSARY, REPAIRED WEEKLY AND WITHIN 24 HRS AFTER EACH RAINFALL >1/2" IN THE EVENT OF CONTINUOUS RAINFALL. EROSION CONTROLS SHALL BE CHECKED DAILY.
12. CONCRETE TRUCK WASHOUT AREA IS SHOWN ON THE ESOB.
13. ALL AREAS TO REMAIN BARE MORE THAN 7 DAYS MUST BE TEMPORARILY STABILIZED.
14. THIS SITE IS NOT LOCATED WITHIN A MAPPED 100 OR 500 YR FLOOD ZONE.
15. PROJECT IS IN ZONE X AND IS LOCATED OUTSIDE OF THE 100 YEAR FLOOD ZONE PER FEMA FLOOD MAP 230042 0015B, DATED 1/3/1986.
16. ALL DISTURBED AREAS, NOT PAVED, SHALL BE SEEDED IMMEDIATELY AFTER FINAL GRADING IS COMPLETED.
17. DRY POND SLOPES SHALL BE 2.5H:1V MAX.



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P.O. BOX 80843
BRUNSWICK, MAINE

CIVIL ENGINEER:
SMILING SAILBOAT HOLDINGS, LLC
80 PLEASANT ST
BRUNSWICK, MAINE

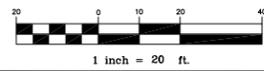
CLIENT/DEVELOPER:
PROPOSED MED. OFFICE
±84 BARIBEAU DR
BRUNSWICK, MAINE

REVISIONS		
NO.	REVISION PER STAFF REVIEW COMMENTS	DATE
1		5/4/2015
2		
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SHEET NAME:
GRADING,
DRAINAGE &
EROSION CONTROL
PLAN

DATE: 4/15/15
DRAWN BY: EE
CHECKED BY: LE
PROJECT NO.: 15-101
SHEET NUMBER:

C 40



SPILL CLEANUP AND CONTROL PRACTICES:

- LOCAL, STATE AND MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO ONSITE PERSONNEL.
- MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING PHASES FOR INSTALLATION OF EROSION CONTROL MEASURES. FAILURE TO FOLLOW THE BELOW REQUIREMENTS SHALL BE GROUNDS FOR WORK STOPPAGE AND/OR FINES BY THE LOCAL GOVERNING BODY AND/OR THE STATE SOIL AND WATER CONSERVATION COMMISSION. IT IS RECOMMENDED THAT THE CONTRACTOR AND OWNER SCHEDULE A PRE-LAND DISTURBANCE MEETING WITH THE LOCAL INSPECTOR TO DISCUSS THE EROSION CONTROL PHASING SEQUENCE. BELOW IS THE PHASING SCHEDULE FOR INSTALLATION OF EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES.

ALL E.S.P.C. MEASURES SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL FOR EROSION AND SEDIMENT CONTROL MEASURES AS PREPARED STATE SOIL AND WATER CONSERVATION COMMISSION AND AS DIRECTED BY LOCAL AND STATE REPRESENTATIVES.

EROSION CONTROL PHASE 1/CONSTRUCTION SEQUENCING:

1. INSTALL CONSTRUCTION ENTRANCE/EXIT, INSTALL PERIMETER SILT FENCING, INSTALL AND CONCRETE WASHOUT AREA. THE INSTALLATION OF THE ABOVE PHASE 1 MEASURES SHALL BE DONE WITH THE MINIMUM AMOUNT OF MECHANIZED EQUIPMENT. AMMENDMENTS/REVISIONS TO THE ES&PC PLAN WHICH HAVE A SIGNIFICANT EFFECT ON BMPs WITH A HYDRAULIC COMPONENT MUST BE APPROVED BY THE EOR;
2. DISCONNECT UTILITIES & ESTABLISH HORIZONTAL & VERTICAL CONTROL POINTS;
3. CLEAR & GRUB, ROUGH GRADE FOR PONDS;
4. INSTALL UTILITIES, COMPLETE MASS GRADING;
5. CONSTRUCTION BUILDING FOUNDATION & STRUCTURE, PARKING AREA;
6. MAINTAIN EROSION CONTROL DEVICES THROUGHOUT CONSTRUCTION.

NOTE:

1. EROSION AND SEDIMENTATION CONTROL MEASURE WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
2. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
3. EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSPECTED DAILY.
4. STORM WATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
5. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FILL SLOPES SHALL NOT EXCEED 3H:1V ALL PROJECTS.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
8. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

LLC ET. ALS

NOTE: THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER AND ENGINEER ANY SURFACE CONDITIONS WHICH MAY HAVE AN ADVERSE IMPACT UPON THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS AS SHOWN AND NOTED WITHIN THESE CONSTRUCTION DOCUMENTS. CONDITIONS OF NEGATIVE IMPACT MAY INCLUDE, BUT NOT BE LIMITED TO: UNDERGROUND STORAGE TANKS, UNKNOWN UTILITIES, SATURATED/UNSTABLE SOILS, OR UNIDENTIFIED BURIED DEBRIS.



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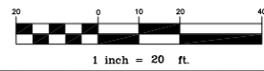
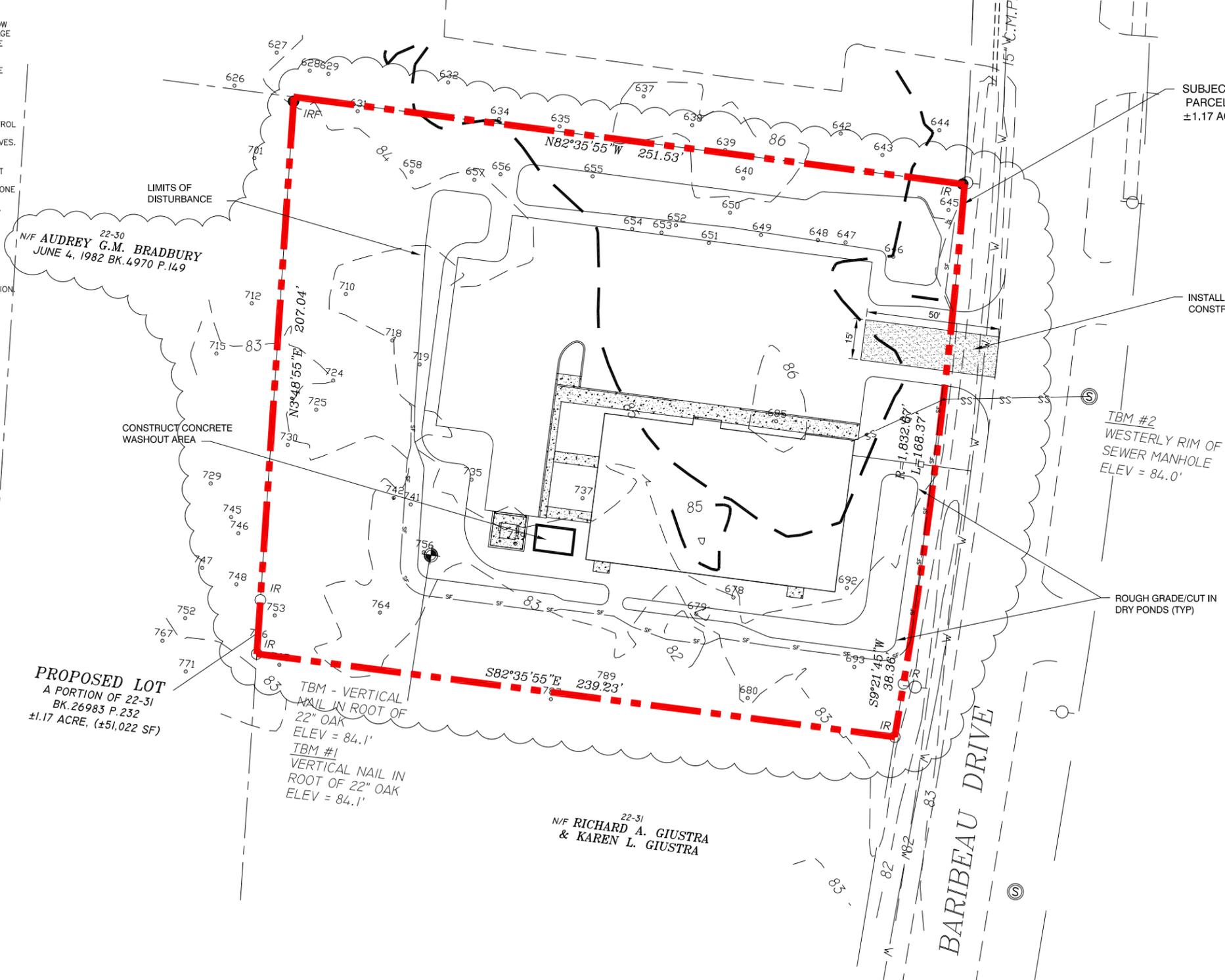
PROJECT:
PROPOSED MED. OFFICE
 ±84 BARIBEAU DR
 BRUNSWICK, MAINE

REVISIONS		
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SHEET NAME:
EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN INITIAL PHASE

DATE: 4/15/15
 DRAWN BY: EE
 CHECKED BY: LE
 PROJECT NO.: 15-101

SHEET NUMBER:
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SPILL CLEANUP AND CONTROL PRACTICES:

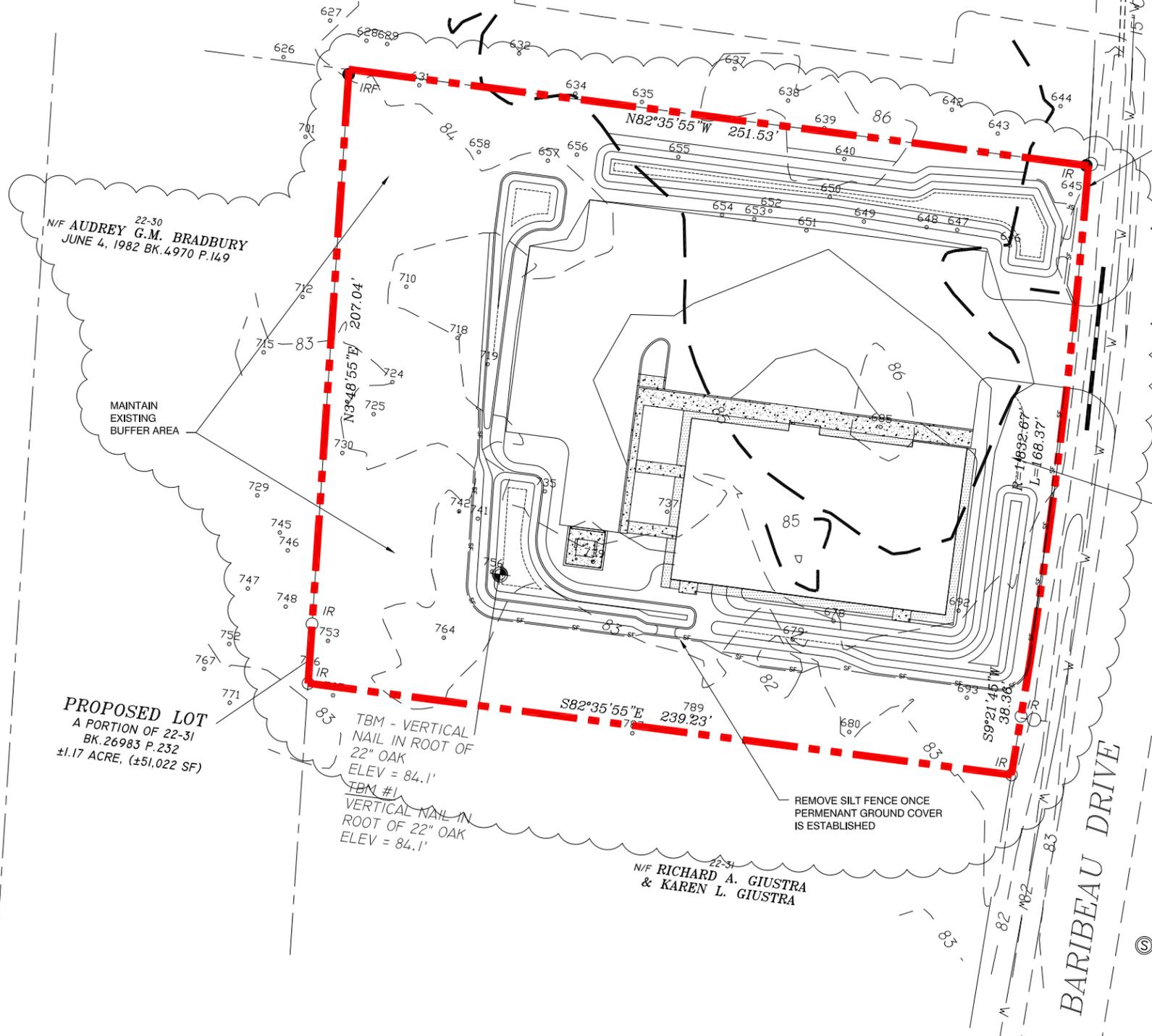
- LOCAL, STATE AND MANUFACTURERS RECOMMENDED METHODS FOR SPILL CLEANUP WILL BE CLEARLY POSTED AND PROCEDURES WILL BE MADE AVAILABLE TO ONSITE PERSONNEL.
- MATERIAL AND EQUIPMENT NECESSARY FOR SPILL CLEANUP WILL BE KEPT IN THE MATERIAL STORAGE AREAS. TYPICAL MATERIALS AND EQUIPMENT INCLUDES, BUT IS NOT LIMITED TO, BROOMS, DUSTPANS, MOPS, RAGS, GLOVES, GOGGLES, CAT LITTER, SAND, SAWDUST, AND PROPERLY LABELED PLASTIC AND METAL WASTE CONTAINERS.
- SPILL PREVENTION PRACTICES AND PROCEDURES WILL BE REVIEWED AFTER A SPILL AND ADJUSTED AS NECESSARY TO PREVENT FUTURE SPILLS.
- ALL SPILLS WILL BE CLEANED UP IMMEDIATELY UPON DISCOVERY. ALL SPILLS WILL BE REPORTED AS REQUIRED BY LOCAL, STATE AND FEDERAL REGULATIONS.
- FOR SPILLS THAT IMPACT SURFACE WATER (LEAVE A SHEEN ON SURFACE WATER), THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS OF AN UNKNOWN AMOUNT, THE NATIONAL RESPONSE CENTER (NRC) WILL BE CONTACTED WITHIN 24 HOURS AT 1-800-426-2675.
- FOR SPILLS GREATER THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE GEORGIA EPD WILL BE CONTACTED WITHIN 24 HOURS.
- FOR SPILLS LESS THAN 25 GALLONS AND NO SURFACE WATER IMPACTS, THE SPILL WILL BE CLEANED UP AND LOCAL AGENCIES WILL BE CONTACTED AS REQUIRED.

NOTE:

1. EROSION AND SEDIMENTATION CONTROL MEASURE WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT PROVIDE FOR EFFECTIVE EROSION AND SEDIMENT CONTROL, ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
2. THE INSTALLATION OF EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENT WITH LAND-DISTURBING ACTIVITIES.
3. EROSION AND SEDIMENT CONTROL PRACTICES TO BE INSPECTED DAILY.
4. STORM WATER MANAGEMENT FACILITIES AND EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE ACCOMPLISHED PRIOR TO ANY OTHER CONSTRUCTION ON THE SITE AND MAINTAINED UNTIL PERMANENT GROUND COVER IS ESTABLISHED.
5. ADDITIONAL EROSION AND SEDIMENTATION CONTROL MEASURES AND PRACTICES WILL BE INSTALLED IF DEEMED NECESSARY BY ONSITE INSPECTION.
6. FILL SLOPES SHALL NOT EXCEED 3H:1V ALL PROJECTS.
7. THE ESCAPE OF SEDIMENT FROM THE SITE SHALL BE PREVENTED BY THE INSTALLATION OF EROSION AND SEDIMENT CONTROL MEASURES AND PRACTICES PRIOR TO, OR CONCURRENT WITH, LAND-DISTURBING ACTIVITIES.
8. ANY DISTURBED AREA LEFT EXPOSED FOR A PERIOD GREATER THAN 14 DAYS SHALL BE STABILIZED WITH MULCH OR TEMPORARY SEEDING.

... JOHN JOSEPH, LLC ET. ALS

NOTE: THE CONTRACTOR SHALL IMMEDIATELY BRING TO THE ATTENTION OF THE OWNER AND ENGINEER ANY SUBSURFACE CONDITIONS WHICH MAY HAVE AN ADVERSE IMPACT UPON THE CONSTRUCTION OF THE PROPOSED IMPROVEMENTS AS SHOWN AND NOTED WITHIN THESE CONSTRUCTION DOCUMENTS. CONDITIONS OF NEGATIVE IMPACT MAY INCLUDE, BUT NOT BE LIMITED TO: UNDERGROUND STORAGE TANKS, UNKNOWN UTILITIES, SATURATED/UNSTABLE SOILS, OR UNIDENTIFIED BURIED DEBRIS.



SUBJECT PARCEL ±1.17 AC

TBM #2 WESTERLY RIM OF SEWER MANHOLE ELEV = 84.0'

ESTABLISH PERMANENT GROWTH IN LANDSCAPE AREAS (TYP)

EROSION CONTROL PHASING NARRATIVE:
THE CONTRACTOR SHALL ADHERE TO THE FOLLOWING PHASES FOR INSTALLATION OF EROSION CONTROL MEASURES. FAILURE TO FOLLOW THE BELOW REQUIREMENTS SHALL BE GROUNDS FOR WORK STOPPAGE AND/OR FINES BY THE LOCAL GOVERNING BODY AND/OR THE STATE SOIL AND WATER CONSERVATION COMMISSION. IT IS RECOMMENDED THAT THE CONTRACTOR AND OWNER SCHEDULE A PRE-LAND DISTURBANCE MEETING WITH THE LOCAL INSPECTOR TO DISCUSS THE EROSION CONTROL PHASING SEQUENCE. BELOW IS THE PHASING SCHEDULE FOR INSTALLATION OF EROSION, SEDIMENTATION AND POLLUTION CONTROL MEASURES.

NOTICE TO CONTRACTOR
CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF ALL NECESSARY AND STATE MANDATED PROTECTION MEASURES FOR EROSION, SEDIMENTATION AND POLLUTION CONTROL. THESE SHALL INCLUDE, BUT NOT BE LIMITED TO, INSTALLATION OF DOWNHILL GRADIENT SILT PROTECTION FENCING, AND GRASSING-SEEDING MEASURES. PLEASE REFER TO THE COVER SHEET AND THE EROSION, SEDIMENTATION AND POLLUTION CONTROL DETAILS ATTACHED TO THIS SET OF CONSTRUCTION DOCUMENTS FOR APPLICABLE DETAILS AND OTHER RELATED EROSION CONTROL NOTES.

NOTE: FINAL/PHASE II IS THE REMEDIATION PHASE. THERE SHOULD BE NO ADDITIONAL LAND DISTURBING ACTIVITY DURING THIS PHASE.

- FINAL/PHASE 2:**
1. FINAL LANDSCAPING AND PERMANENT GRASSING PER THE CONSTRUCTION SCHEDULE, BUFFER MAINTENANCE, AND ANY OTHER MEASURES AS DIRECTED BY THE ENGINEER, LOCAL AND/OR STATE INSPECTORS;
 2. ONCE PERMANENT VEGETATION HAS COMPLETELY TAKEN ROOT, CONTRACTOR SHALL REMOVE ALL TEMPORARY & CONSTRUCTION BMPs.

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P.O. BOX 80843
BRUNSWICK, MAINE

CLIENT/DEVELOPER:
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BRUNSWICK, MAINE

PROPOSED MED. OFFICE
±84 BARIBEAU DR
BRUNSWICK, MAINE

REVISIONS		
NO.	REVISION PER STAFF REVIEW COMMENTS	DATE
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SHEET NAME:
EROSION, SEDIMENTATION & POLLUTION CONTROL PLAN FINAL PHASE

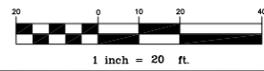
DATE: 4/15/15

DRAWN BY: EE

CHECKED BY: LE

PROJECT NO.: 15-101

SHEET NUMBER:
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GENERAL NOTES:

- THESE DRAWINGS DO NOT PURPORT TO LOCATE ALL UTILITIES. SURVEY WAS BY OTHERS & FIELD CHECKED BY DEVELOPER/ENGINEER. ENGINEER IS NOT RESPONSIBLE FOR DISCREPANCIES, OMISSIONS OR ERRORS ON SURVEY.
- ALL UTILITY LOCATIONS TO BE FIELD VERIFIED BY PROPER AGENCIES BEFORE BEGINNING CONSTRUCTION. UNDERGROUND UTILITIES ARE NOT FIELD LOCATED NOR ARE ALL PURPORTED TO BE SHOWN. INFORMATION SHOWN SHOULD BE CONSIDERED APPROXIMATE. CONTRACTOR TO CONTACT ALL UTILITY COMPANIES TO HAVE UTILITIES FIELD LOCATED BEFORE EXCAVATION OR DEMOLITION WORK BEGINS.
- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE SMALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS & LAWS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE, & MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" ARE ONLY GUIDELINE SPECIFICATIONS & SHALL BE CONSIDERED MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

SEDIMENT & EROSION CONTROL NOTES:

- CONTRACTOR IS TO ADHERE TO THE MAINE STORMWATER BEST MANAGEMENT PRACTICES MANUAL.
- CONTRACTOR SHALL BE RESPONSIBLE DURING CONSTRUCTION FOR THE CONTINUOUS MAINTENANCE OF SEDIMENT & EROSION CONTROL MEASURES AS CALLED FOR ON THE DRAWINGS & PER THE TN EROSION & SEDIMENT CONTROL HANDBOOK & THE REQUIREMENTS OF THE CITY OF CHATTANOOGA.
- SEDIMENT & EROSION CONTROL FACILITIES, & STORM DRAINAGE FACILITIES SHALL BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION.
- SEDIMENT & EROSION CONTROL MEASURES SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION IS COMPLETE & UNTIL A PERMANENT GROUND COVER HAS BEEN ESTABLISHED.
- ALL GRADED AREAS SHALL BE STABILIZED WITH A TEMPORARY FAST GROWING COVER AND/OR MULCH, NO LATER THAN 2 WEEKS AFTER EARTH DISTURBING ACTIVITY ENDS IN THOSE AREAS WHERE GRADING ACTIVITY HAS CEASED & FINE GRADING WILL NOT TAKE PLACE FOR AT LEAST 15 DAYS.
- EXISTING DRAINAGE STRUCTURES TO BE INSPECTED, REPAIRED AS NEEDED & CLEANED OUT TO REMOVE ALL SILT & DEBRIS.
- SEEDING & FERTILIZING RATES FOR TEMPORARY AND PERMANENT STANDS OF GRASS SHALL BE PER CHARTS ON DETAIL SHEET.
- ADDITIONAL EROSION CONTROL DEVICES SHALL BE USED AS REQUIRED.
- SILT FENCE AND/OR SILT LOGS SHALL BE CLEANED OR REPLACED WHEN SILT BUILDS UP TO 50% CAPACITY OF SILT FENCE AND/OR SILT LOGS.
- IF ANY FINES OR PENALTIES ARE LEVIED AGAINST THE PROPERTY OR PROPERTY OWNER BECAUSE OF LACK OF EROSION AND/OR SEDIMENT CONTROL, THE CONTRACTOR SHALL BE RESPONSIBLE FOR PAYMENT OF SUCH FINES OR PENALTIES OR THE COST OF ANY FINES OR PENALTIES SHALL BE DEDUCTED FROM THE CONTRACT AMOUNT.
- EROSION CONTROL MEASURES WILL BE MAINTAINED AT ALL TIMES. IF FULL IMPLEMENTATION OF THE APPROVED PLAN DOES NOT MAINTAIN EFFECTIVE EROSION CONTROL, ADDITIONAL EROSION & SEDIMENT CONTROL MEASURES SHALL BE IMPLEMENTED TO CONTROL OR TREAT THE SEDIMENT SOURCE.
- CONSTRUCTION EROSION SHALL BE MAINTAINED ON A CONTINUOUS BASIS.
- THE CONTRACTOR SHALL USE WHATEVER MEASURES ARE REQUIRED TO PREVENT SILT & CONSTRUCTION DEBRIS FROM BEING WASHED INTO ADJACENT PROPERTIES. THIS MAY BE ACCOMPLISHED BY: TEMPORARY SEDIMENT POINTS, SILT FENCES OF STEEL WIRE & BURLAP OR BARRIERS OF CEDAR TREES AND/OR BALES OF STRAW. CONTRACTOR SHALL COMPLY WITH ALL LOCAL EROSION, CONSERVATION, & SELECTION ORDINANCES. CONTRACTOR SHALL REMOVE ALL TEMPORARY EROSION CONTROL STRUCTURES UPON COMPLETION OF PERMANENT DRAINAGE FACILITIES & THE ESTABLISHMENT OF A STAND OF GRASS SUFFICIENT TO PREVENT EROSION.
- CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. CONTRACTOR SHALL CONTROL DUST BY SPRINKLING, BY APPLYING CALCIUM CHLORIDE, OR BY OTHER METHODS AS DIRECTED BY ENGINEER AND/OR OWNER'S REPRESENTATIVE, AT NO ADDITIONAL COST TO OWNER.
- CONTRACTOR TO COMPLY WITH ALL STATE & LOCAL SEDIMENT CONTROL & AIR POLLUTION ORDINANCES.
- ALL DISTURBED AREA TO BE GRASSSED.
- TEMPORARY EROSION CONTROL DEVICES TO BE INSTALLED PRIOR TO BEGINNING OF GRADING. CONTRACTOR SHALL MAINTAIN ALL TEMPORARY EROSION CONTROL DEVICES & SHALL REMOVE SILT FENCE BERM DITCHES, SILT DAMS, & SILT FENCES AS NEEDED.
- ALL SIDE DITCHES TO BE CLEANED AND/OR REGRADED TO PROVIDE PROPER DRAINAGE.
- ALL AREAS NOT OTHERWISE SURFACED ARE TO BE SEED, LANDSCAPED, MULCHED, WATERED & MAINTAINED UNTIL AN ADEQUATE STAND OF GRASS IS OBTAINED.
- SEEDING & FERTILIZING RATES FOR TEMPORARY & PERMANENT STANDS OF GRASS SHALL BE PER THE MAINE STORMWATER BEST MANAGEMENT PRACTICES MANUAL.

SITE NOTES

- CONTRACTOR SHALL VERIFY ALL DIMENSIONS BEFORE BEGINNING CONSTRUCTION.
- FOR EXACT BUILDING DIMENSIONS SEE ARCHITECTURAL PLANS.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY & ARE NOT TO BE USED TO LAYOUT FOOTINGS. REFER TO THE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION.
- ALL DIMENSIONS SHOWN ARE TO FACE OF CURB, FACE OF SIDEWALK, FACE OF BUILDING UNLESS NOTED OTHERWISE.
- 1" CURB BARRIER SHALL BE INSTALLED AT ALL PLACES WHERE CURB & GUTTER MEETS AN ADJACENT CONCRETE SIDEWALK OR PARKING AREA WHICH IS 0.5' LOWER THAN THE TOP OF CURB ELEVATION.
- REFER ALSO TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

DEMOLITION NOTES:

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING DEMOLITION PERMITS AS WELL AS OTHER ASSOCIATED PERMITS PRIOR TO CONSTRUCTION.
- DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY & ARE NOT TO BE USED TO LAYOUT FOOTINGS. REFER TO THE STRUCTURAL DRAWINGS FOR FOUNDATION INFORMATION.
- ALL DEMOLITION DIMENSIONS SHOWN ARE APPROXIMATE & SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL SAW-CUT THE TIE-BARS AT EXISTING PAVEMENT OR CONC. AREAS AS NECESSARY TO ENSURE SMOOTH TRANSITIONS. IF CONCRETE IS TO BE REMOVED, CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE (TYPICAL AT ALL INTERSECTIONS). INSTALL EXPANSION JOINTS AT ALL CONC. SAW-CUT TIE-BARS.
- ALL EXISTING TREES, VEGETATION & ORGANIC TOPSOIL SHALL BE STRIPPED & REMOVED FROM THE CONSTRUCTION AREA, AS REQUIRED.
- EXISTING STRUCTURES WITHIN CONSTRUCTION LIMITS ARE TO BE ABANDONED, REMOVED, OR RELOCATED AS REQUIRED. COORDINATE WITH PROPER AUTHORITIES AND/OR UTILITY COMPANIES.
- REFER ALSO TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

DRAINAGE & GRADING NOTES:

- CONTRACTOR SHALL OBTAIN ALL PERMITS BEFORE CONSTRUCTION BEGINS.
- NEW FINISHED CONTOURS SHOWN ARE TOP OF NEW PAVING IN AREAS TO RECEIVE PAVEMENT & TOP OF TOPSOIL IN AREAS TO BE SEED.
- PROPOSED CONTOUR INTERIORS ARE AS LABELED. ALL PROPOSED CONTOURS ARE FINISHED GRADE.
- CONTRACTOR SHALL NOTIFY & COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTOR SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTOR SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.
- A QUALIFIED SOILS LABORATORY SHALL DETERMINE THE SUITABILITY OF THE EXISTING SUB-GRADE & EXISTING ON SITE MATERIAL PRIOR TO BEGINNING ANY FILLING OPERATION.
- UNDESIRABLE EXCAVATED MATERIALS (SOIL) SHALL BE SPREAD ON SITE AT LOCATIONS APPROVED BY THE ARCHITECT. ALL WASTE RESULTING FROM DEMOLITION, CLEANING & GRUBBING SHALL BE DISPOSED OF OFF SITE BY THE CONTRACTOR AT AN APPROVED LOCATION.
- WHERE ANY MACHINE WORK IS DONE, CONTRACTORS SHALL STAKE OUT & MARK THE ITEMS ESTABLISHED BY THE SITE PLAN. CONTROL POINTS SHALL BE PRESERVED AT ALL TIMES DURING THE COURSE OF THE PROJECT. LACK OF PROPER WORKING POINTS AND GRADE STAKES MAY REQUIRE CESSATION OF OPERATIONS UNTIL SUCH POINTS & GRADES HAVE BEEN PLACED TO THE OWNER'S SATISFACTION.
- COMPACT OF THE BACK FILL OF ALL TRENCHES SHALL BE COMPACTED TO THE DENSITY OF 95% OF THEORETICAL MAXIMUM DRY DENSITY (ASTM D698). BACK FILL MATERIAL SHALL BE FREE FROM ROOTS, STUMPS, OR OTHER FOREIGN DEBRIS & SHALL BE PLACED AT OR NEAR OPTIMUM MOISTURE. CORRECTION OF ANY TRENCH SETTLEMENT WITHIN A YEAR FROM THE DATE OF APPROVAL WILL BE THE RESPONSIBILITY OF THE CONTRACTOR.
- ALL FILL MATERIAL TO BE UTILIZED ON THE PROJECT SHALL BE FREE OF ORGANIC OR OTHERWISE DELETERIOUS MATERIALS & COMPACTED TO MINIMUM DRY DENSITIES CORRESPONDING TO 95% OF MAXIMUM DRY DENSITY AS OBTAINED BY STANDARD PROCTOR, ASTM D698 & AT LEAST 6 INCHES OF STANDARD PROCTOR WITHIN 1 FOOT BELOW PAVEMENT SUBGRADE. FILL SHALL BE PLACED IN LIFTS NO TO EXCEED 6 INCHES IN COMPACTED FILL THICKNESS. A REPORT FROM A GEOTECHNICAL ENGINEER MAY BE REQUIRED BY THE OWNER.
- THE CONTRACTOR WILL INSURE THAT POSITIVE & ADEQUATE DRAINAGE IS MAINTAINED AT ALL TIMES WITHIN THE PROJECT LIMITS. THIS INCLUDES, BUT IS NOT LIMITED TO, REPLACEMENT OR RECONSTRUCTION OF EXISTING DRAINAGE STRUCTURES THAT HAVE BEEN DAMAGED OR REMOVED OR RECONSTRUCTED AS REQUIRED BY THE ENGINEER, EXCEPT FOR THOSE DRAINAGE ITEMS SHOWN AT SPECIFIC LOCATIONS IN & HAVING SPECIFIC PAY ITEMS IN THE DETAILED ESTIMATE. NO SEPARATE PAYMENT WILL BE MADE AT ANY COSTS INCURRED TO COMPLY WITH THIS REQUIREMENT.
- THE CONTRACTOR SHALL PROVIDE ANY EXCAVATION & MATERIAL SAMPLES NECESSARY TO CONDUCT REQUIRED SOIL TESTS. ALL ARRANGEMENTS & SCHEDULING FOR THE TESTING SHALL BE THE CONTRACTOR'S RESPONSIBILITY.
- PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY EXISTING GRADES ESPECIALLY WITHIN & ALONG DRAINAGE WAYS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF WORK.
- UNLESS OTHERWISE SPECIFIED, ALL SLOPES TO BE COVERED WITH MINIMUM OF 4" TOPSOIL.
- MAXIMUM EMBANKMENT SLOPES TO BE AS FOLLOWS: OUP AREA - 2.5:1; FILL AREAS 2.5:1 (UNLESS NOTED OTHERWISE).
- STOCKPILED TOPSOIL IS TO BE SPREAD OVER LAWN AREAS AT COMPLETION OF PROJECT (PROVIDE 4" MINIMUM SPREAD).
- IF IT IS THE INTENT OF THIS PROJECT FOR THE CONTRACTOR TO VERIFY & MATCH EXISTING CONDITIONS UNLESS OTHERWISE NOTED, THE CONTRACTOR SHALL NOTIFY THE ENGINEER/ARCHITECT OF ANY ITEMS THAT DO NOT EXIST AS SHOWN.
- STORM DRAIN PIPE TO BE CLASS IN REINFORCED CONCRETE CONFORMING TO ASTM C-76, OR CMP, FULLY COATED (16 GAGE MIN.) PER ASTM #44, OR ADS #1-12 WITH INTERIOR GASKET AS SHOWN ON DRAWINGS.
- PRE CAST STRUCTURES MAY BE USED AT THE CONTRACTORS OPTION. ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I. MINIMUM.
- CONTRACTOR SHALL BLEND ALL SLOPES WITH THE SURROUNDING ENVIRONMENT.
- THE CONTRACTOR SHALL COORDINATE WITH THE PROJECT ENGINEER FOR ANY FIELD GRADE ADJUSTMENTS NEEDED DUE TO ACTUAL TOPOGRAPHY VARIING FROM THE TOPOGRAPHIC SURVEY.
- REFER ALSO TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

LANDSCAPE NOTES:

- ALL PLANTS MUST BE HEALTHY, VIGOROUS & FREE OF PESTS & DISEASE.
- ALL PLANTS MUST BE CONTAINER-GROWN OR BALLED & BUR LAPPED AS INDICATED IN THE PLANT LIST.
- ALL TREES MUST BE FULL HEADED & MEET ALL REQUIREMENTS SPECIFIED.
- ALL TREES MUST BE GUATED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTS & PLANTING AREAS MUST BE COMPLETELY MULCHED AS SHOWN IN DETAILS.
- PRIOR TO CONSTRUCTION, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES & SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY & ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS, BEFORE PRICING THE WORK.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANTING (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) OF PLANTING AREAS & LAWS UNTIL THE WORK IS ACCEPTED IN TOTAL BY THE LANDSCAPE ARCHITECT AND OWNER.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING ON THE DATE OF TOTAL ACCEPTANCE. CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD (AS PER DIRECTION OF THE OWNER).
- THE OWNER AGREES TO PERFORM ALL LANDSCAPE MAINTENANCE (INCLUDING WATERING) THROUGHOUT THE ONE YEAR GUARANTEE PERIOD UNLESS OTHERWISE DETERMINED.
- ANY PLANT MATERIAL WHICH DIES, TURNS BROWN OR DEFOOLIATES (PRIOR TO TOTAL ACCEPTANCE OF THE WORK) SHALL BE PROMPTLY REMOVED FROM THE SITE & REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE, & MEETING ALL PLANT LIST SPECIFICATIONS.
- STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" ARE ONLY GUIDELINE SPECIFICATIONS & SHALL BE CONSIDERED MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.

SANITARY SEWER SYSTEM NOTES:

- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPELINES.
- ALL SERVICE LATERALS SHALL BE MARKED WITH MAGNETIC TAPE.
- ALL LINES UNDERGROUND SHALL BE INSTALLED, TESTED & APPROVED BEFORE BACKFILLING. PRESSURE & LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT ANNA STANDARD C600 AND/OR MANUFACTURER'S PROCEDURE.
- ALL MANHOLES REQUIRE "XON-IN-SEAL" OR EQUAL RUBBER SEALS. SEWER PIPE SHALL HAVE GRAVEL BEDDING IN ACCORDANCE WITH CITY SANITARY SEWER TRENCH DETAILS.
- PRE CAST STRUCTURES MAY BE USED AT THE CONTRACTORS OPTION.
- CONCRETE RELIANT TO SANITARY SEWER CONSTRUCTION TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 4000 P.S.I.
- THE SITE UTILITY CONTRACTOR SHALL COOPERATE & WORK WITH OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER & TIMELY COMPLETION OF THIS PROJECT.
- CONCENTRIC MANHOLES ONLY ARE TO BE USED ON THIS PROJECT. NO ECCENTRIC MANHOLES ARE TO BE INSTALLED.
- LUBRICANTS SHALL BE NON-TOXIC & SHALL NOT PROMOTE BIOLOGICAL GROWTH SOLVENT CEMENTED JOINTS NOT PERMITTED.
- ALL SERVICE LATERALS SHALL BE MARKED WITH MAGNETIC TAPE.
- THE SANITARY SEWER SYSTEM INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF BRUNSWICK & THE BRUNSWICK SEWER DISTRICT REGULATIONS, STANDARD DETAILS & SPECIFICATIONS.
- SANITARY SEWER SERVICE LINES SHOWN AS 6" P.V.C. (UNLESS NOTED TO BE D.I.P.) & SHALL BE LAID ON A MINIMUM SLOPE OF 2.08%.
- SANITARY SEWER SERVICE LINES SHOWN AS 4" P.V.C. (UNLESS NOTED TO BE D.I.P.) & SHALL BE LAID ON A MINIMUM SLOPE OF 1.10%.
- NO MANHOLE COVERS OR CLEANOUTS ARE TO BE LOCATED IN THE CURB & GUTTER.
- REFER ALSO TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

UTILITY NOTES:

- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPELINES.
- ALL SERVICE LATERALS SHALL BE MARKED WITH MAGNETIC TAPE.
- ALL LINES UNDERGROUND SHALL BE INSTALLED, TESTED & APPROVED BEFORE BACKFILLING. PRESSURE & LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT ANNA STANDARD C600 AND/OR MANUFACTURER'S PROCEDURE.
- PRE CAST STRUCTURES MAY BE USED AT THE CONTRACTORS OPTION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
- THE SITE UTILITY CONTRACTOR SHALL COOPERATE & WORK WITH OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER & TIMELY COMPLETION OF THIS PROJECT.
- LUBRICANTS SHALL BE NON-TOXIC & SHALL NOT PROMOTE BIOLOGICAL GROWTH SOLVENT CEMENTED JOINTS NOT PERMITTED.
- WHERE PROPOSED WATER LINE EXTENDS UNDER ANY PAVED SURFACE, THE TRENCH MUST BE BACK FILLED WITH APPROVED STONE.
- ALL VALVES (G.V.) SHALL BE GATE VALVES WITH CAST IRON BOXES.
- WATER INSTALLATION SHALL BE IN ACCORDANCE WITH "TEN STATES STANDARDS" AND LOCAL UTILITY DISTRICT STANDARDS & REGULATIONS.
- CONNECTION TO THE EX WATER MAIN SHALL BE MADE UNDER THE SUPERVISION OF THE LOCAL WATER UTILITY.
- RADIUS (DEFLECT) WATER LINES IN LIEU OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36".
- WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10'-FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE. THE SEWER LINE SHALL BE OF DUCTILE IRON WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
- WATER MUST BE CONSTRUCTED BY A LICENSED MUNICIPAL UTILITY CONTRACTOR (CLASSIFICATION MU).
- ALL MATERIALS SHALL BE LISTED & FACTORY MUTUAL APPROVED UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOW & BENDS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A. #24 - EXISTING SOIL CONDITIONS.
- THE CONTRACTOR SHALL NOTIFY THE WATER, SEWER, UTILITY & THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- SANITARY SEWER SERVICE LINES SHOWN AS 6" P.V.C. (UNLESS NOTED TO BE D.I.P.) & SHALL BE LAID ON A MINIMUM SLOPE OF 1.1088%.
- SANITARY SEWER SERVICE LINES SHOWN AS 4" P.V.C. (UNLESS NOTED TO BE D.I.P.) & SHALL BE LAID ON A MINIMUM SLOPE OF 1.1088%.
- CONCRETE ANCHOR BLOCK AS SHOWN ON THE UTILITY DETAIL SHEET SHALL BE POURED AROUND THE FIRST BELL & SPOOT PIPE JOINT RESTRAINT FROM THE END OF THE WATERLINE. THE MECHANICAL RESTRAINT SECURING THE JOINT SHALL BE WRAPPED WITH PLASTIC PRIOR TO THE POURING OF THE CONCRETE. THE INTENT OF THE CONCRETE ANCHOR BLOCK WILL HELP KEEP THE JOINTS FROM SEPARATING NEAR THE END OF THE WATERLINE.
- ALL DUCTILE IRON PIPE TO BE ANNA C-151-81, CLASS 50
- ALL UNDERGROUND FITTINGS TO BE MECH JOINT ANNA C110/A21.10, CLASS 250
- ALL UNDERGROUND VALVES TO BE MECH JOINT ANNA C509, CLASS 250
- ALL UNDERGROUND JOINTS TO BE TESTED & FLUSHED AS PER NFPA #24
- THE CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM & OTHER UTILITIES.
- FIRE HYDRANTS ARE TO BE INSTALLED SO THAT THE FIRE DEPARTMENT CONNECTION FACES THE STREET. THE FIRE HYDRANT CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. FIRE HYDRANTS SHALL BE CLEAR OF ANY OBSTRUCTIONS WITHIN 5 FT IN ANY DIRECTION PARALLEL WITH THE APPROACH OR THE VISIBILITY OF ANY FIRE HYDRANT, OR F.D.C./SHAMSE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES (NFPA 11413-8.5, 3-6.6).
- PROCEDURE FOR DISINFECTING POTABLE WATER LINES SHALL CONFORM TO THE REQUIREMENTS OF ANNA C601.
- ALL PIPING FROM THE "POINT OF SERVICE" INCLUDING UNDERGROUND USED FOR SPRINKLER OR STANDPIPE SYSTEM MUST BE INSTALLED BY A TENNESSEE REGISTERED SPRINKLER CONTRACTOR. (RULE 0780-2-7-08)
- REFER ALSO TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

WATER DISTRIBUTION SYSTEM NOTES:

- EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW PIPELINES.
- ALL SERVICE LATERALS SHALL BE MARKED WITH MAGNETIC TAPE.
- CONTRACTOR TO COORDINATE WITH THE UTILITY FOR CONNECTION TO EXISTING WATER MAIN.
- WHERE WATER PIPING CROSSES THE SANITARY SEWER LINE, THE WATER SERVICE WITHIN 10'-FEET OF THE POINT OF CROSSING SHALL BE AT LEAST 18" ABOVE THE TOP OF THE SEWER LINE. THE SEWER LINE SHALL BE OF DUCTILE IRON WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF THE CROSSING.
- LINES UNDERGROUND SHALL BE INSTALLED, TESTED & APPROVED BEFORE BACKFILLING.
- WATERLINES MUST BE CONSTRUCTED BY A LICENSED MUNICIPAL UTILITY CONTRACTOR (CLASSIFICATION MU).
- UPON COMPLETION OF THIS PROJECT, "AS-BUILT" DRAWINGS MUST BE SUBMITTED TO THE ENGINEER, OWNER, & UTILITY.
- PRE CAST STRUCTURES MAY BE USED AT THE CONTRACTORS OPTION.
- ALL CONCRETE TO HAVE A MINIMUM 28 DAY COMPRESSIVE STRENGTH OF 3000 P.S.I.
- THE SITE UTILITY CONTRACTOR SHALL COOPERATE & WORK WITH OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER & TIMELY COMPLETION OF THIS PROJECT.
- ALL MATERIALS SHALL BE LISTED & FACTORY MUTUAL APPROVED UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- THRUST BLOCKS SHALL BE PROVIDED AT ALL TEES, ELBOW & BENDS OF SUFFICIENT SIZE TO COMPLY WITH MINIMUM STANDARDS OF N.F.P.A. #24 - EXISTING SOIL CONDITIONS.
- A CONCRETE ANCHOR BLOCK AS SHOWN ON THE UTILITY DETAIL SHEET SHALL BE POURED AROUND THE FIRST BELL & SPOOT PIPE JOINT RESTRAINT FROM THE END OF THE WATERLINE. THE MECHANICAL RESTRAINT SECURING THE JOINT SHALL BE WRAPPED WITH PLASTIC PRIOR TO THE POURING OF THE CONCRETE. THE INTENT OF THE CONCRETE ANCHOR BLOCK WILL HELP KEEP THE JOINTS FROM SEPARATING NEAR THE END OF THE WATERLINE.
- ALL DUCTILE IRON PIPE TO BE ANNA C-151-81, CLASS 50
- ALL UNDERGROUND FITTINGS TO BE MECH JOINT ANNA C110/A21.10, CLASS 250
- ALL UNDERGROUND VALVES TO BE MECH JOINT ANNA C509, CLASS 250
- ALL UNDERGROUND JOINTS TO BE TESTED & FLUSHED AS PER NFPA #24
- ADEQUATE THRUST BLOCKS TO BE PROVIDED AS PER NFPA #24
- THE CONTRACTOR SHALL ADJUST LOCATION OF PROPOSED WATER LINES AS REQUIRED TO AVOID CONFLICTS WITH STORM & OTHER UTILITIES.
- FIRE HYDRANTS ARE TO BE INSTALLED SO THAT THE FIRE DEPARTMENT CONNECTION FACES THE STREET. THE FIRE HYDRANT CONNECTION IS TO BE NO LESS THAN 18" OR MORE THAN 36" ABOVE FINISHED GRADE. FIRE HYDRANTS SHALL BE CLEAR OF ANY OBSTRUCTIONS WITHIN 5 FT IN ANY DIRECTION PARALLEL WITH THE APPROACH OR THE VISIBILITY OF ANY FIRE HYDRANT, OR F.D.C./SHAMSE. FIRE HYDRANTS LOCATED IN PARKING AREAS SHALL BE PROTECTED BY BARRIERS THAT WILL PREVENT PHYSICAL DAMAGE BY VEHICLES (NFPA 11413-8.5, 3-6.6).
- LUBRICANTS SHALL BE NON-TOXIC & SHALL NOT PROMOTE BIOLOGICAL GROWTH SOLVENT CEMENTED JOINTS NOT PERMITTED.
- PROCEDURE FOR DISINFECTING POTABLE WATER LINES SHALL CONFORM TO THE REQUIREMENTS OF ANNA C601.
- PRESSURE & LEAKAGE TESTS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT ANNA STANDARD C600 AND/OR MANUFACTURER'S PROCEDURE.
- WHERE PROPOSED WATER LINE EXTENDS UNDER ANY PAVED SURFACE, THE TRENCH MUST BE BACK FILLED WITH APPROVED STONE.
- ALL VALVES (G.V.) SHALL BE GATE VALVES WITH CAST IRON BOXES.
- WATER INSTALLATION SHALL BE IN ACCORDANCE WITH TOWN OF BRUNSWICK & BRUNSWICK & TOPSHAM WATER DISTRICT STANDARDS.
- CONNECTION TO THE WATER MAIN SHALL BE MADE UNDER THE SUPERVISION OF THE LOCAL WATER UTILITY.
- RADIUS (DEFLECT) WATER LINES IN LIEU OF FITTINGS IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS.
- ALL WATER LINES SHALL HAVE A MINIMUM COVER OF 36".
- THE CONTRACTOR SHALL NOTIFY THE WATER UTILITY & THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
- NO FIRE HYDRANTS OR WATER VALVE BOXES ARE TO BE LOCATED IN THE CURB & GUTTER.
- ALL PIPING FROM THE "POINT OF SERVICE" INCLUDING UNDERGROUND USED FOR SPRINKLER OR STANDPIPE SYSTEM MUST BE INSTALLED BY A LICENSED CONTRACTOR.
- REFER ALSO TO GENERAL NOTES FOR ADDITIONAL REQUIREMENTS.

TYPE OF SPECIES	YEAR	ANALYSIS OR EQUIVALENT	RATE	N TOP DRESSING RATE
1. COOL SEASON GRASSES	FIRST MAINTENANCE	6-12-12 0-10-10	1500LBS./AC. 400LBS./AC.	50-100 LBS./AC. 1/ 2/
2. COOL SEASON GRASSES AND LEGUMES	FIRST MAINTENANCE	6-12-12 0-10-10	1500LBS./AC. 400LBS./AC.	0-50 LBS./AC. 1/
3. GROUND COVERS	FIRST MAINTENANCE	10-10-10 10-10-10	1300LBS./AC. ✓ 100LBS./AC.	-
4. SHRUB LESPEDEZA	FIRST MAINTENANCE	0-10-10 0-10-10	700LBS./AC. 700LBS./AC. ✓	-
5. TEMPORARY COVER CROPS SEEDS ALONE	FIRST MAINTENANCE	10-10-10	500LBS./AC.	30 LBS./AC. 5/
6. WARM SEASON GRASSES	FIRST MAINTENANCE	6-12-12 10-10-10	1500LBS./AC. 400LBS./AC.	50-100 LBS./AC. 2/ 6/
7. WARM SEASON GRASSES AND LEGUMES	FIRST MAINTENANCE	6-12-12 0-10-10	1500LBS./AC. 100LBS./AC.	50 LBS./AC. 6/

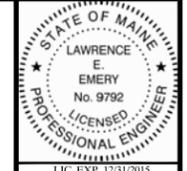
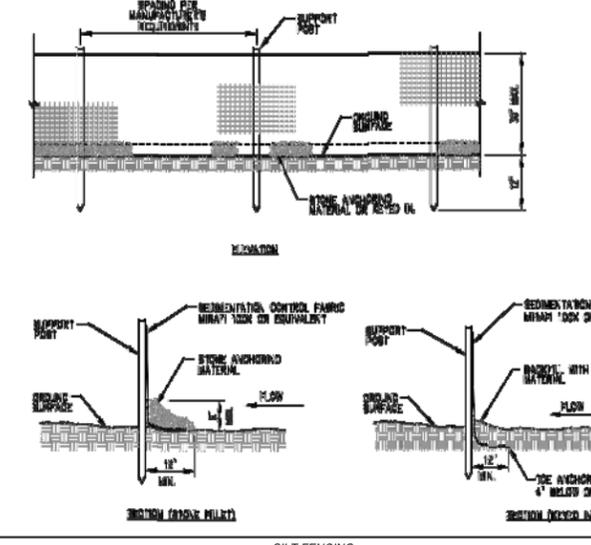
- APPLY IN SPRING FOLLOWING SEEDING.
 2. APPLY IN SPLIT APPLICATIONS WHEN HIGH RATES ARE USED.
 3. APPLY WHEN PLANTS ARE PRUNED.
 4. APPLY TO GRASSES SPECIES ONLY.
 6. APPLY WHEN PLANTS GROW TO A HEIGHT OF 2 TO 4 INCHES.
- MULCHING RATES:**
 1. DRY STRAW: 2 TONS PER ACRE.
 2. DRY HAY: 2-1/2 TONS PER ACRE.
 3. FOR HYDRALIC SEEDING: USE WOOD CELLULOSE MULCH OR WOOD CHIP MULCH AT THE RATE OF 500 POUNDS / ACRE.

SPECIES	BROADCAST PER ACRE PER 1000 S.F.	RESOURCE AREA	PLANTING DATES	REMARKS
SHRETT (SIBERIAN VALGARE) ALONE IN MIXTURES	144 LBS. 3.3 LBS.	M-L C	J F M A M J J A S O N D	14,000 SEED PER POUND. NUTRIENT RICH. USE ON PRODUCTIVE SOILS.
LESPEDEZA ANNUAL (LESPEDEZA STRATA) ALONE IN MIXTURES	24 LBS. 0.9 LBS.	M-L C	J F M A M J J A S O N D	200,000 SEED PER POUND. MAY VOLUNTEER FOR SEVERAL YEARS. USE INOCULANT EL.
LOVE GRASS (HEPHER (ARUNDINACEAE) ALONE IN MIXTURES	4 LBS. 0.1 LBS.	M-L C	J F M A M J J A S O N D	1,500,000 SEED PER POUND. MAY LAST FOR SEVERAL YEARS. USE INOCULANT EL.
MILLET BROWNTOP (PARITUS FASCICULATUS) ALONE IN MIXTURES	2 LBS. 0.05 LBS.	M-L C	J F M A M J J A S O N D	157,000 SEED PER POUND. QUICK GROWTH. MUCH COMPETITION IN MIXTURES IF SEEDED AT HIGH RATES.
RYE (SECALE CEREALE) ALONE IN MIXTURES	3 BU 3.9 LBS.	M-L C	J F M A M J J A S O N D	18,000 SEED PER POUND. QUICK COVER. DROUGHT TOLERANT AND WINTERHARDY.
RYEGRASS ANNUAL (LOLIUM TEMERALE) ALONE	1/2 BU 0.6 LBS.	M-L C	J F M A M J J A S O N D	227,000 SEED PER POUND. DENSE COVER. VERY COMPETITIVE & IS NOT TO BE USED IN MIXTURES.

SPECIES	BROADCAST PER ACRE PER 1000 S.F.	RESOURCE AREA	PLANTING DATES	REMARKS
CROWNWETCH (CORONILLA VARIA) WITH WINTER ANNUALS OR COOL SEASON GRASSES	15 LBS. 0.3 LBS.	M-L P	J F M A M J J A S O N D	100,000 SEED PER POUND. DENSE GROWTH. DROUGHT TOLERANT & FIRE RESISTANT. USE FROM NORTH ATLANTA AND NORTHWARD.
PERENNIAL RYEGRASS (LOLIUM PERENNIALE) ALONE IN MIXTURES	50 LBS. 1.1 LBS.	M-L P	J F M A M J J A S O N D	227,000 SEED PER POUND. USE ALONE ONLY ON BETTER SITES. NOT FOR DROUGHTY SOILS. NOT FOR HEAVY USE.

MATERIAL	RATE	DEPTH
STRAW OR HAY	2-1/2 TON/ACRE	8" TO 10"
WOOD WASTE CHIPS, SAWDUST, BARK	6 TO 8 TON/ACRE	2" TO 3"
CUTBACK ASPHALT	1200 GAL./ACRE OR 1/4 GAL./SQ YD	----
POLYETHYLENE FILM	SECURE WITH SOIL ANCHORS, WEIGHTS	----
CUTBACK ASPHALT	SECURE WITH SOIL ANCHORS, WEIGHTS	----
GEOTEXTILES, JUTE MATTING, NETTING, ETC.	SEE MANUFACTURER'S RECOMMENDATIONS	----

FM DISTURBED AREA STABILIZATION (WITH MULCHING ONLY)



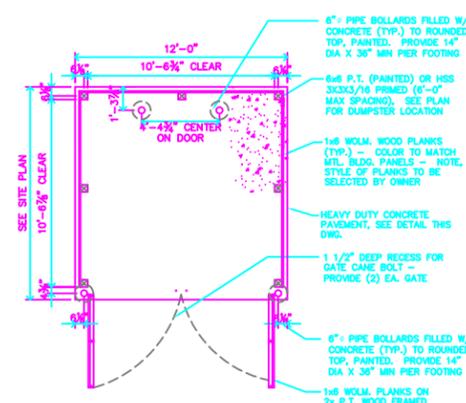
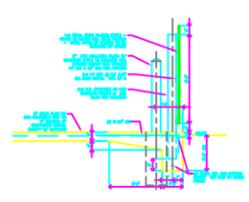
PROJECT ENGINEER:
Northeast Consulting
 CHATTANOOGA, TN 37411
 P.O. BOX 80843
 BRUNSWICK, MAINE
 BRUNSWICK, MAINE
 BRUNSWICK, MAINE

CLIENT/DEVELOPER:
SMILING SAILBOAT HOLDINGS, LLC
 80 PLEASANT ST
 BRUNSWICK, MAINE

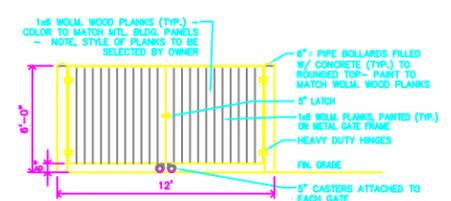
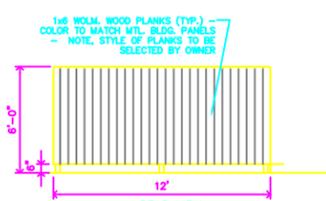
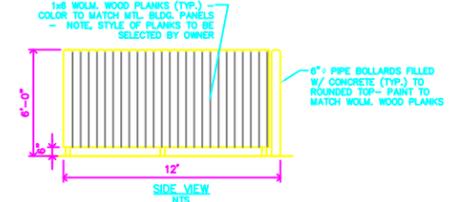
PROPOSED MED. OFFICE
 #84 BARIBEAU DR
 BRUNSWICK, MAINE

REVISIONS	
1	REVISED PER STAFF REVIEW COMMENTS 6/4/16
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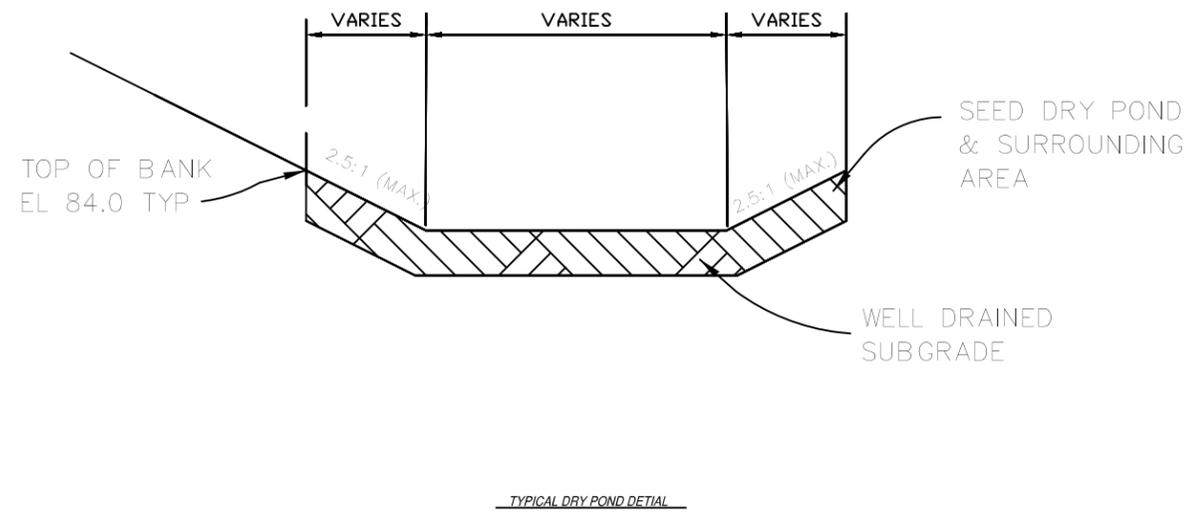
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 GENERAL NOTES
 DATE: 4/15/16
 DRAWN BY: EE
 CHECKED BY: LE
 PROJECT NO.: 15-101
 SHEET NUMBER:
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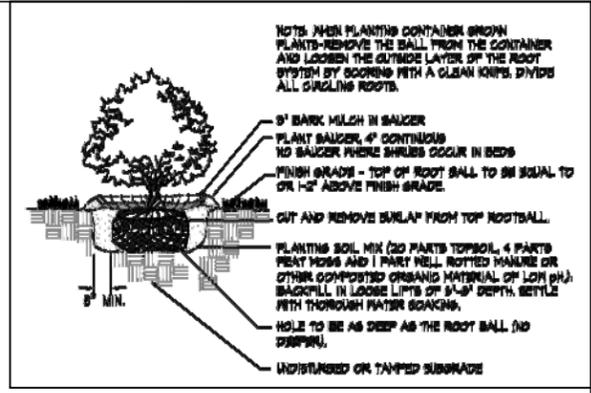
DUMPSTER ENCLOSURE DETAIL



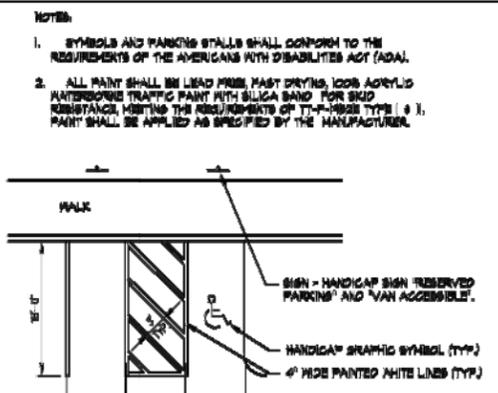
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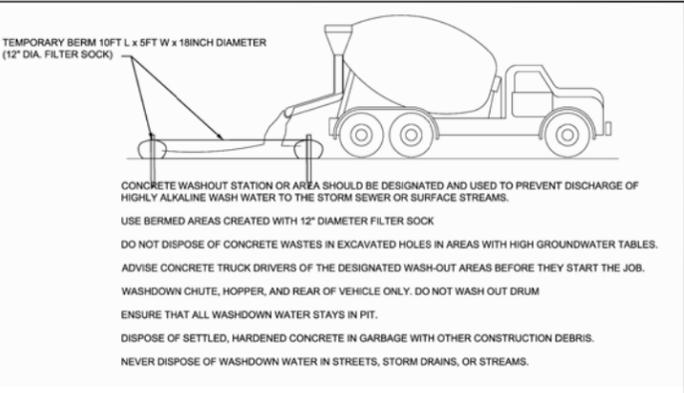
TYPICAL DRY POND DETAIL



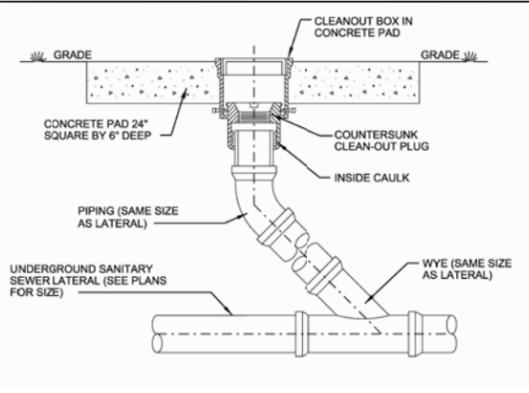
SHRUB PLANTING DETAIL



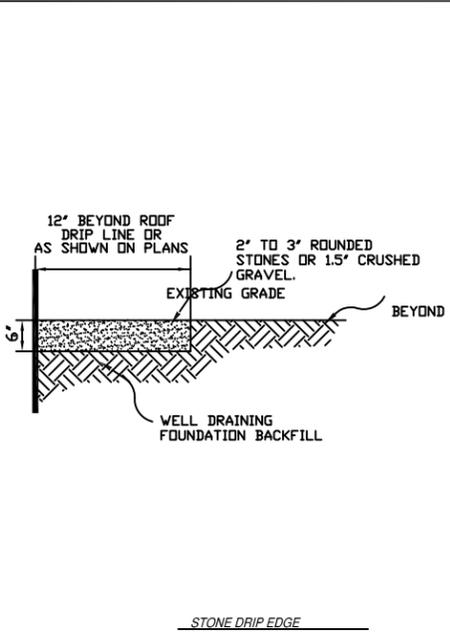
ADA PARKING & SIGNS



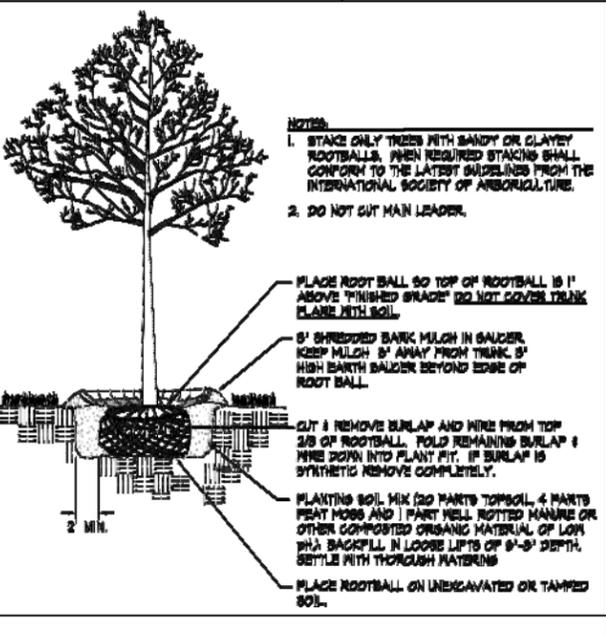
CONCRETE WASHOUT AREA



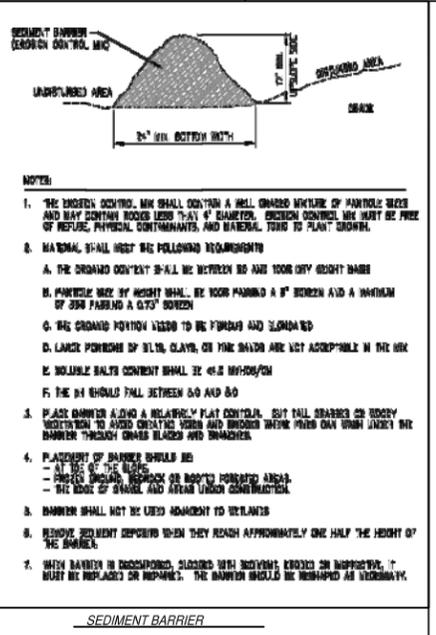
CLEANOUT DETAIL



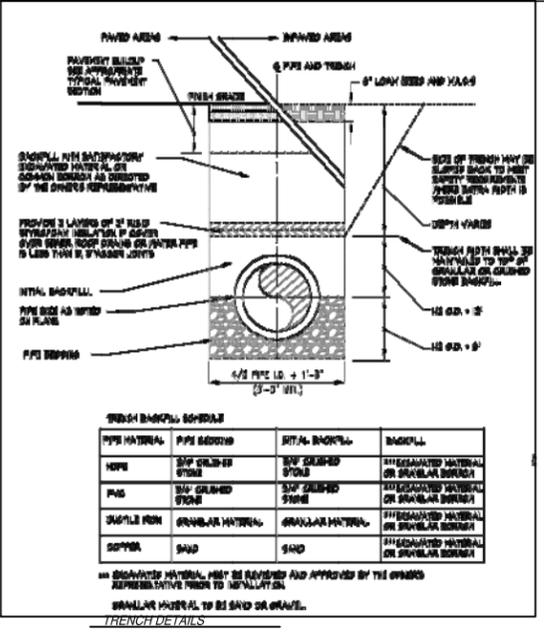
STONE DRIP EDGE



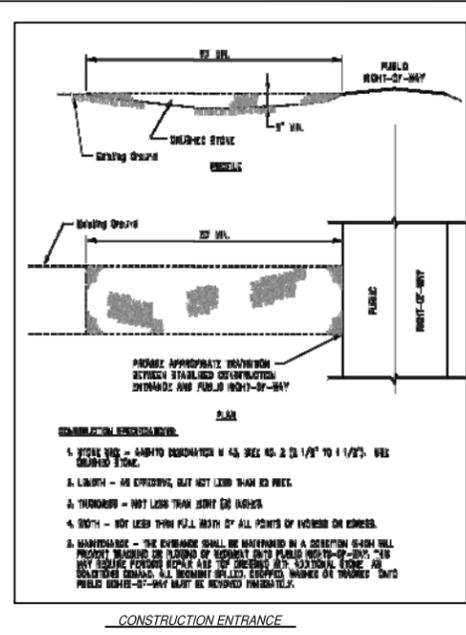
TREE PLANTING DETAIL



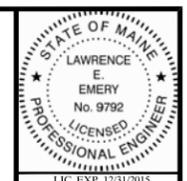
SEDIMENT BARRIER



TRENCH DETAILS



CONSTRUCTION ENTRANCE



CIVIL ENGINEER:
Northeast Consulting
 P.O. BOX 80843
 CHATTANOOGA, TN 37411
 P.423.441.2429
 ERIC@THEGROUP.COM

CLIENT/DEVELOPER:
SMILING SAILBOAT HOLDINGS, LLC
 80 PLEASANT ST
 BRUNSWICK, MAINE

PROPOSED MED. OFFICE
 #84 BARBEAU DR
 BRUNSWICK, MAINE

REVISIONS

NO.	REVISION	DATE
1	REVISED PER STAFF REVIEW COMMENTS	4/4/2015
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SHEET NAME:
DETAIL SHEET

DATE: **4/15/15**

DRAWN BY: **EE**

CHECKED BY: **LE**

PROJECT NO.: **15-101**

SHEET NUMBER:
9.0

**BRUNSWICK PLANNING BOARD
MEETING MINUTES
APRIL 28, 2015**

MEMBERS PRESENT: Chair Charlie Frizzle, Vice Chair Margaret Wilson, Jeremy Evans, Dale King and Richard Visser

STAFF PRESENT: Director of Planning and Development, Anna Breinich; Town Planner, Jeremy Doxsee

A meeting of the Brunswick Planning Board was held on Tuesday, April 28, 2015 in Meeting Room 206, 2nd Floor, 85 Union Street. Chair Charlie Frizzle called the meeting to order at 7:00 P.M.

1. Case # 15-015 Meadow Rose Farm Subdivision: The Board will review and take action regarding a Sketch Plan Major Review application, submitted by Two Clarks, LLC, for a proposed 11-lot residential subdivision and 1,500 linear foot private lane off of Church Road; located on a 71.4 acre lot in the Rural Brunswick Smart Growth Overlay District, within the Coastal Protection (CP2) Zoning District. Assessor's Map 17, Lot 126.

Jeremy Doxsee introduced the Sketch Plan Major Review application for Meadow Rose Farm Road Subdivision. Jeremy said that this application was before the Staff Review Committee on April 15th; meeting notes included in packet. Jeremy reviewed the sketch plan requirements and stated that this proposal is for an 11 lot subdivision on a 1,500 foot gravel road that is proposed to remain private. This proposal includes 71 acres of land with roughly 60 developable acres and is located in the Rural Brunswick Smart Growth Overlay District, within the Coastal Protection (CP2) Zoning District and also included within a Wildlife Habitat Block. Jeremy pointed out that the zone would allow for a higher density than proposed, but noted that the applicant has decided to develop 11 larger lots with some Open Space.

Kevin Clark, of Sitalines PA, reviewed the proposed layout and stated that the applicant has conducted a boundary survey and wetlands delineation as conducted by Tim Forrester of Eco-Analysts. In net calculations for the area, total acreage was 71.4 and after removing wetlands and right-of-ways, they end up with 60.28 acres which was then used to calculate density. Kevin said that they are encumbered by wildlife habitat and they have tried to trace that boundary as best they can on the plan. Kevin said that the applicant proposes to develop 11 lots and reiterated Jeremy Doxsee's comment that the density will allow up to 17 lots in the design, but that the applicant has chosen to move forward with a rural type subdivision with a private gravel road and larger lots. Kevin added that they have included a future connection to the adjacent property in case it is ever needed. Kevin reviewed the open space areas which have been computed to be approximately 37.7 acres to be preserved. Kevin stated that the applicant proposes to have private wells and subsurface wastewater disposal systems. In response to the Staff Review comments, Kevin replied that in one location they need to cross under the CMP easement lines and will need a minimum clearance between the road and the wires once they have a final road design approval. Kevin said that they are proposing a small corner lot that is going to be conveyed to the abutter and Jeff Hutchinson indicated that this may need to be a

numbered lot on the final plan; Charlie Frizzle replied that this is not the case if the land is transferred prior to the final plan submittal. Kevin said that one suggestion was to have one common septic system, but that they are not prepared to do this due to the size of the lots and pointed out that they would need more lines throughout the roadway in order to gather the lots to drain to a common system. Kevin said that one thought was to revise the road line and place the system under the CMP lines, but this is not something CMP would consider possible. Kevin said that another question was who would hold the conservation easement, and this is still open to discussion. With respect to vernal pools, due to the late spring, Kevin said that Tim Forrester will be back to check on these wetlands this week. Jeremy Doxsee asked that they show the impact areas of the wildlife habitat on the plan and indicate the names of the adjacent. Kevin replied that they will do this. Kevin said that the Fire Department is looking for some type of hydrant extension into the development and the applicant is still researching this.

Richard Visser asked for the applicant to clarify the roads on the final plan. Margaret Wilson pointed out that there is no indication of the hash marks in the legend; this will be corrected for the final plan. Margaret asked when Eco Analysts conducted the survey and Kevin Clark replied that Tim Forrester conducted the survey in late fall 2014 and that they will provide a copy of the report in the final application. Kevin Clark added that because of the late spring Tim Forrester has not been able to go back to the property to take a look and verify whether or not the three potential pools are in fact vernal pools, but that they have determined that without a question that the ones furthest into the property are absolutely not. Paul Clark said that the pool touching Friendship Lane was found to have a limited number of egg masses and that Tim Forrester will be going back to make a determination this coming week. Margaret Wilson said that it would be helpful if the applicant would show the building envelopes on the final plan.

Charlie Frizzle opened the meeting to public comment.

Holly Greene, resident of 202 Church Road, maintained that there is a vernal pool on lot shaped like a lightning bolt (lot 4) and that she is worried about the wildlife. Holly said that the area is very wet and is concerned about water impacts. Holly said that she conducted her own research and asked how they determine vernal pools. Holly noted that she did see some egg clusters on her inspection and believes that it is significant. Paul Clark clarified that Tim Forrester did go out for a preliminary look last fall based on research that the town had conducted in the past, but that he went back yesterday and could not make a determination given the late spring and that he would be going back again in about another week.

Thomas Carney, resident of 84 Greenwood Road, provided handouts to the Board and pointed out that the little fingers shown on the handout that go out all drain into the pond and is the drainage for a third of this lot. Tom said that if this pond is disturbed, they are in trouble. Tom stated that he would like to make sure that septic systems are maintained because if they overflow, this could compromise his residence. Tom would like to know the ability of the area to drain as the area is always wet with loamy sand. Margaret Wilson clarified that the yellow area on the handout is the pond and asked that the applicant show the area on the final plan.

Catherine Leonard, abutter, noticed that there is a right of way planned for future development and asked where it was. Kevin Clark replied that the road connection would go up to the Gleason

property, not the street and that it was in case they needed fire protection or possible future development on the Gleason property. Catherine wonders why they have it, Charlie Frizzle replied that it is helpful, when dealing with dead-end developments, to provide connections to adjacent properties so that they can be connected if development occurs.

Dennis Levandoski, resident of 92 Greenwood Road, said that the pond is quite shallow and given the fact that it is not very deep, makes it more susceptible to disturbance. Dennis would like to see caution as the development moves forward. Dennis asked about the easement and if it served this property. Kevin Clark replied that it is a 15 foot strip that was left out when two properties were sold on Greenwood Road that it is not wide enough to construct a road on or serve a purpose. The applicant will either keep it as a path or convey it to the abutter.

Lee Townley, resident of 98 Greenwood Road, said that her basic concerns are the high water table for the area and noted that the land is very wet. Lee said that she has a dug well and the water level is 4 ½ feet below the ground now, but that last week it was above ground level; very concerned about the impact of any development where it is so fragile and does not need any more flooding. Lee's other concern is that lot 7 has a lot of wetlands and pointed out that lot 1 is very small; when you put your setback in place, lot 1 will make a very odd shaped house with septic.

Robert Burgess, resident of 64 Friendship Street, asked if the developer is proposing any type of covenant in this development as to size and design. Charlie Frizzle reviewed the requirements of sketch plan approval. Anna Breinich added that they do not get involved in a covenant other than having the association in place if that is the way the developer wants to have it setup after. Robert reiterated the wetlands comments and said that they have had damage from some culverts that had gotten washed out and is concerned about the redirection of the water from the lands that are disturbed.

Paul Clark replied that they plan on having a covenant in place to maintain neighborhood character. Paul said that with density bonuses they could have created up to 22 lots, but they wanted to do something different with design review to protect values and this allows them to accommodate a variety of different buyer types. Paul said that the soil indicates that there are some areas that drain into the pond and that there are some wetlands, but that he is also concerned about the environment and the 11 lots seemed not only economical, but at the same time would minimize impact on the land.

Charlie Frizzle closed the meeting to the public hearing.

Richard Visser said that it seems like lot 1 is very small compared to the rest and suggested that it may be worth reconsidering this property or perhaps wiping it out. Paul Clark replied that one of the reasons why this lot is so tight is because they want to cross wetland at the narrowest point and the other narrowest point is under the power lines. Margaret Wilson and Charlie Frizzle both agreed that they had no problems with the size of this lot.

MOTION BY DALE KING TO DEEM THE SKETCH PLAN MAJOR REVIEW APPLICATION COMPLETE. MOTION SECONDED BY JEREMY EVANS, APPROVED UNANIMOUSLY.

Jeremy Doxsee reviewed the condition on the sketch plan.

MOTION BY JEREMY EVANS TO APPROVE THE SKETCH PLAN MAJOR REVIEW APPLICATION WITH THE FOLLOWING CONDITION:

1. The 0.5 acre lot that abuts lot #4 is a legal lot and shall be numbered on the final subdivision plan.

MOTION SECONDED BY MARGARET WILSON, APPROVED UNANIMOUSLY.

2. Case # 15-002 Chamberlain Woods Final Subdivision: The Board will review and take action regarding a Final Plan Major Review application (tabled from 4/14/15), submitted by Coastal Buildings and Investments, Inc., for the development of an 9-lot residential subdivision, a 225 foot private drive, and associated site improvements, on a 7.22+ acre parcel with frontage on Barrows Street and the end of Boody Street. The proposed subdivision is located in the Town Residential 5 – Columbia Avenue – Spring Street (TR5) Zoning District. Assessor’s Map U27, Lot 6.

This application review was pulled by the applicant and rescheduled for the May 5, 2015 Planning Board Meeting.

3. Zoning Ordinance Rewrite Committee (ZORC) Update

Anna Breinich said that staff has begun to feed the consultant revisions and that Clarion has already begun the editing process. Anna said that ZORC will be scheduling 3-4 meetings in May and plan to have the mapping and Draft 2 hopefully completed by late June.

4. Approval of Minutes

MOTION BY DALE KING TO APPROVE THE MINUTES OF FEBRUARY 10, 2015 AS AMENDED. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

MOTION BY RICHARD VISSER TO APPROVE THE MINUTES OF MARCH 3, 2015 AS AMENDED. MOTION SECONDED BY DALE KING, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

MOTION BY CHARLIE FRIZZLE TO APPROVE THE MINUTES OF MARCH 10, 2015. MOTION SECONDED BY RICHARD VISSER, APPROVED UNANIMOUSLY AMONG THOSE PRESENT.

5. Other Business

No other business.

6. Adjourn

This meeting was adjourned at 7:50 P.M.