Town of Brunswick, Maine

STAFF REVIEW COMMITTEE
85 Union Street
Brunswick, ME 04011

STAFF REVIEW COMMITTEE AGENDA
BRUNSWICK TOWN HALL
85 UNION STREET
Wednesday, July 1, 2020, 10:00 A.M.

THIS MEETING IS BEING CONDUCTED VIA ELECTRONIC DEVICES WITH STAFF REVIEW COMMITTEE MEMBERS PARTICIPATING FROM REMOTE LOCATIONS.

THERE IS NO OPPORTUNITY FOR THE PUBLIC TO VIEW THIS MEETING IN PERSON.

THE PUBLIC MAY PROVIDE COMMENT VIA EMAIL (mpanfil@brunswickme.org) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM VIDEO CONFERENCING AT: https://us02web.zoom.us/j/82501653820?pwd=c0VjWkRrNGluQURMVVAyT1lsWjQxQT09

OR VIA TELEPHONE AT: +1 (929) 205 6099; MEETING ID: 825 0165 3820; PASSWORD: 4Qd8Ah

1. **Case #20-007 Rosenthal Subdivision:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Sketch/Final Plan Major Development Review** application submitted by Keith Smith Landscape Architecture in conjunction with Walsh Engineering Associates, Inc. on behalf of Mark S. & Vera L. Rosenthal to divide two (2) existing lots into three (3) lots for residential use. The proposal further divides the Franchetti Subdivision (Case #17-041). The subject lots (Map 10, Lots 57A and 58) are within the **RF (Rural Farm and Forest) Zoning District** and contain **the APO3 (Aquifer Protection Overlay 3), and (WPO) Wildlife Protection Overlay Wildlife Protection Block.**

2. **Case #20-017 Jordan Crossing Subdivision:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Sketch Plan Major Development Review** application submitted by Terradyn Consultants, LLC on behalf of Jordan Crossing, LLC for the development of 16 dwelling units at 0 Jordan Avenue. The subject lot (Map U04, Lot 13) is within the **GM5 (Growth Mixed Use 5) Zoning District and contains the SPO-SP (Shoreland Protection Overlay - Stream Protection) Subdistrict**, **SPO-RP (Shoreland Protection Overlay – Resource Protection) Subdistrict and the APO3 (Aquifer Protection Overlay 3).**

This agenda is mailed to owners of property within 200 feet of proposed development sites. In cases where Committee action is pending this agenda serves as notice of same. In cases where the Committee's role is to advise the Planning Board, this agenda is mailed as a courtesy along with notice of the Planning Board meeting. The Staff Review Committee meeting is open to the public. All are invited to attend and participate. For further information call the Brunswick Department of Planning and Development (725-6660).

3. **Case #20-018 36 Pleasant Street Redevelopment:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Final Plan Major Development Review** application submitted by Acorn Engineering on behalf of Eight Green Street, LLC to convert an existing three (3) dwelling unit building into a two (2) dwelling unit duplex and construct a new six (6) unit condominium building at 36 Pleasant Street. The subject lot (Map U14, Lot 20) is within the **GR6 (Growth Residential 6) Zoning District and the VRO (Village Review Overlay) District.**

4. **Case #20-021 Brunswick Landing Apartments:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Final Plan Major Development Review** application submitted by Sitelines, PA on behalf of Shipyard Ventures, LLC for the development of nine (9) apartment buildings with a total of 108 dwelling units on Admiral Fitch Avenue. The subject lot (Map 40, Lot 34) is within the **GM7 (Growth Mixed Use 7) Zoning District.**

5. **Case #20-015 Tontine Mall Redevelopment:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Final Plan Major Development Review** application submitted by Sitelines PA on behalf of Tontine Maine LLC for the redevelopment of the Tontine Mall property at 149 Maine Street with 16 dwelling units and the demolition of the residence at 11 School Street to expand a parking lot. The subject lots (Map U13, Lots 164 & 165) are within the **GM6 (Growth Mixed Use 6) Zoning District and the VRO (Village Review Overlay) District.**

6. **Workshop:** The Planning Board will hold a workshop to discuss proposed options for zoning ordinance amendments to the criteria for approval of a Conditional Use Permit as established in Section 5.2.2.B of the Town of Brunswick Zoning Ordinance.

7. **Other Business**

8. **Adjourn**

KEITH SMITH LANDSCAPE ARCHITECTURE
207.318.7714
ksmithinme@gmail.com

June 19, 2020

Jared Woolston
Department of Planning and Development
85 Union Street
Brunswick, Maine 04011-1583

RE: **Major Subdivision Application**
Rosenthal Residential Project
Moody Road, Brunswick, Maine 04011

Jared:

Keith Smith Landscape Architecture in conjunction with Walsh Engineering Associates, Inc. (WEA) are pleased to submit this Major Subdivision Application on behalf of Mark S. & Vera L. Rosenthal (Applicant) for a proposed three lot subdivision between Moody Road and Durham Road in Brunswick, Maine. The project will divide the two existing parcels (19.3-acres) into three parcels for single family residential use. Two of the lots will share a driveway with access to Moody Road and the third will access from Durham Road.

This subdivision is a further division of the Franchetti Subdivision, 55 Moody Road approved on October 10, 2017. The Approved Findings of Fact and Recorded plan are included with the materials for reference.

The Proposed subdivision is located within the Rural Farm and Forest District (RF), Aquifer Protection Overlay 3 (APO3), Wildlife Protection Overlay (WPO) and Wildlife Protection Block (WPB). The development will require a Natural Resource Protection Act Permit by Rule notification for Sections 2 (adjacency), 10 (stream crossing) and 19 (vernal pool). No wetlands will be impacted by the plan as the stream crossing structure will span the stream without impacts. Impacts to the vernal pool buffer will be kept below 25% of the buffer area on the lot. Clearing limits for the three lots will be kept well below the maximum allowed in the Wildlife Habitat Block. Included with the application is an outline response to relevant ordinance sections. We believe that all applicable standards have been met without waivers or variances and anticipate a straightforward process.

This is a continuation of a review process that started with a Sketch Plan Request and a $375 Application Fee in January. Given the unprecedented activities post application, we anticipate that the previously submitted fee still applies to the continued review. Thank

you in advance for your review of this application. If you have any questions or if additional information is needed, please call me at 207-318-7714. We look forward to working with the City of Brunswick to make this project a success.

Respectfully,

Keith B. Smith
Keith Smith Landscape Architecture
Maine Licensed Landscape Architect #LAR2594

cc. Norm G. Chamberlain II, PE, Civil Engineer
Walsh Engineering Associates, Inc.
Mark S. & Vera L. Rosenthal

Enc. Major Subdivision Application
Outline response to relevant ordinance standards
Subdivision Plans
Agent Authorizations
Previously approved Franchetti Subdivision plan and Approved Finding of Facts
Deed
Location Map
Wastewater soil samples and report
Email from Jeff Emerson Deputy Fire Chief approving shared Driveway
Maine DEP permit by rule application
Financial capacity letter
Draft Shared Driveway agreement

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

   - [ ] **Minor Development Review**
   - [ ] Major Development Review: **Sketch Plan**
   - [x] Major Development Review: **Final Plan**
   - [ ] Major Development Review: **Streamlined Final Plan**

2. Project Name: Rosenthal Residential Project

3. Project Applicant
   Name: Mark S. & Vera L. Rosenthal
   Address: 5708 Emory Road
   Upperco, MD 21155
   Phone Number:
   Email:

4. Project Owner (if different than applicant)
   Name:
   Address:
   Phone Number:
   Email:

5. Authorized Representative
   Name: Walsh Engineering Associates, Inc.
   Address: 1 Karen Drive, Suite 2A
   Westbrook, Maine 04092
   Phone Number: 207-553-9898
   Email: Norm@Walsh-Eng.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

   1. Walsh Engineering Associates, Inc. PE #7144, 1 Karen Dr, Suite 2A, Westbrook, ME 04092 (207)553-9896
   2. Survey Works, Inc. PLS #1126, 528 River Rd, Greene, ME 04236 (207)946-4480
   3. Keith Smith Landscape Architecture, 46 Olde Birch Ln. Portland, ME 04103 (207) 318-7714

7. Physical location of property: Durham Road & Moody Road

8. Lot Size: 19.3 Acres

9. Zoning District: Rural Farm and Forest (RF)

10. Overlay Zoning District(s): Aquifer Protection Overlay 3 (APO3), Wildlife Protection Overlay (WPO), Wildlife Habitat Block (WHB)

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
General	Application form and fee	X	--	--
	Name of development	X	--	--
	Existing zoning district and overlay designations	X	--	--
	Location map	X	--	--
	Names of current owner(s) of subject parcel and abutting parcels	X	--	--
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	X	--	--
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X	--	--
	Documentation of Right, Title and Interest	X	--	--
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected	X X	-- --	-- --
	Draft performance guarantee or conditional agreement	N/A	--	--
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X	--	--
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors	X	--	--
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed	X	--	--
	Existing easements associated with the development	X	--	--
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	X	--	--
Survey, Topography, & Existing Conditions	Existing 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 contour intervals of not more than two (2) feet	X	--	--
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	X X	-- --	-- --
	Existing locations of sidewalks	N/A	--	--
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	X	--	--
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A	--	--

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
Infrastructure - Proposed	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 one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	N/A N/A	-- --	-- --
	Proposed easements associated with the development	X	--	--
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section	X	--	--
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	X	--	--
	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	--	--
	Proposed locations, widths and profiles of sidewalks	N/A	--	--
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	N/A	--	--
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X	--	--
	Storm water management plan for the proposed project prepared by a professional engineer	X	--	--
	The size and proposed location of water supply and sewage disposal systems	X	--	--
	Where a septic system is to be used, evidence of soil suitability	X	--	--
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	N/A	--	--
	A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	N/A	--	--
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	N/A	--	--
	Reference to special conditions stipulated by the Review Authority	N/A	--	--
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	N/A N/A	-- --	-- --
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X	--	--
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X	--	--

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	X	--	--
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	N/A	--	--
	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards	N/A	--	--
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems	N/A	--	--
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	N/A	--	--
	Number of lots if a subdivision	X	--	--
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	W	--	--
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X	--	--
	Any additional studies required by the Review Authority	N/A	--	--

Waiver Request for:

"Not providing a plan showing all (10) inch caliper trees to be removed as a result of the development proposal"

M. Waiver Provisions

Unless otherwise prohibited by this ordinance, state or federal law, the Review Authority may modify or waive any of the applicable application submission requirements, as outlined in Appendix D – Summary of Application Requirements, when it is determined that either the scale of the project is of such limited size or that the project is of such a nature as to make the information unnecessary and makes the following additional findings, as applicable, in writing. Should the Review Authority determine any of the following as not applicable, their reasoning for such a decision shall be included in the findings.

(1) The need for a waiver or modification is based on unique circumstances relating to the specific site and development application and that these conditions would not be expected to be encountered elsewhere.

The unique circumstance for this subdivision is that the 3 lots are located on 19.34 acres of mostly forested land. However, the developable locations are limited because of deep lots, steep slopes, and resource setbacks. We believe that mapping all of the 10" caliper trees to be removed would be an extremely large task given the number of trees and use of the information would be challenging as development is already being driven by other site features.

(2) The application of the standards is not requisite to public health, safety, and general welfare.

Though nice to keep large and healthy trees where feasible, the removal is not requisite to public health, safety, and general welfare.

(3) The granting of the waiver or modification would not adversely affect properties in the locality.

The development areas being proposed have maintained vegetative buffering between the development and the abutting properties. Granting a Waiver will not adversely affect the properties of the locality.

(4) The granting of the waiver or modification would not alter the essential character of the locality.

As stated above, given the already existing constraints on locating the development areas, granting of a tree mapping waiver will not alter the essential character of the locality.

(5) The granting of the waiver or modification in other situations would not have the effect of amending the ordinance requirements.

a) The waiver shall be consistent with the Review Criteria in Subsection 5.2.9.O and the goals of the applicable Planning Area, as described in Appendix A - Planning Areas.

We believe that the waiver is consistent with the goals of the Farm and Forest planning area which the property is located.

b) b. A waiver may be granted if the requested information or submission requirement(s) is found by the Review Authority to be either not relevant to the application or not necessary to determine compliance with the Review Criteria *in Subsection 5.2.9.O.*

We hope that the board agrees that their ability to determine compliance with the review criteria will not be impacted by granting the waiver for "Not providing a plan showing all (10) inch caliper trees to be removed as a result of the development proposal"

Rosenthal Residential Project
Moody Road, Brunswick

Applicable Ordinance Section Narrative

Chapter

2.3 Overlay Zoning Districts

2.3.2. Aquifer Protection Overlay (APO) Districts 2-9
E. Aquifer Protection 3 (APO3) District 2-11
F. Performance Standards for Aquifer Protection Overlay (APO) Districts 2-12

The subdivision is located within APO3 overlay zone. There are no anticipated activities outside normal uses associated with single family dwellings which is allowed use in APO3. Subsurface waste disposal systems are allowed and must be pumped every three years unless a frequency waiver is obtained for underusage.

2.3.3. Shoreland Protection Overlay (SPO) District 2-6

No activities are proposed within the SPO district. We do have wetlands, a stream crossing and vernal pools on site which are addressed in Section 4.3.1 and 4.3.8.

2.3.5. Wildlife Protection Overlay (WPO) District 2-45
C. Requirements 2-46
D. General Standards 2-47

There are no anticipated activities outside normal uses associated with single family dwellings which is allowed in the WPO. The WPO Calculations provided on the plan are based on the clearings depicted on each individual lot as shown. The clearing areas as shown may not be cleared to the extent provided or follow the exact tree lines but represent a plausible clearing for the proposed use. The calculations indicate that we are well below the allowable clearing for each of the three lots. Any clearing will adhere to approved dimensional buffers and clearing limitations. Because this subdivision is a part of the previously approved Franchetti Subdivision, the clearing calculations provided have been updated to include additional clearing on the original lots of the Franchetti Subdivision. The proposed clearing does not trigger a need for mitigation and no density bonus is being requested.

4.0 Property Development Standards

4.2.1. General Standard 4-1
4.2.2. Specific Standards 4-1
4.2.4. Rural Area Dimensional and Density Standard 4-4

Tables providing Parcel and Zoning information are provided on the subdivision plan. The proposed subdivision meets and complies with all general, specific, and rural area dimensional and density standards.

4.2.5. Supplementary Dimensional and Density Standards and Exceptions 4-4

A. Calculation of Net Site Area 4-4

Net Site Area Calculations are summarized on subdivision plan within the each of the individual lot configurations.

4.3 Natural and Historic Areas 4-19

4.3.1. Mapping of Natural and Historic Areas Requirements 4-19

A. General Standard 4-19

B. Specific Standard 4-20

Natural and Historic Areas have been mapped and provided on the subdivision plan. Specifically, wetlands, streams, and vernal pools have been mapped per current mapping standards. As a result of the mapping, the subdivision has been designed to minimize impacts to the vernal pool buffer by keeping the development footprint outside of the 100' Buffer, a bridge structure is proposed for the driveway stream crossing off of Moody Road so that no impacts to the associated wetland and stream are being proposed.

4.3.2. Pollution Requirements 4-20

A. General Standard 4-20

B. Specific Standard 4-20

No undue air or water pollution expected. Test pits and soil report provided to verifying suitable locations for waste disposal.

4.3.3. Protection of Natural Vegetation 4-20

A. General Standard 4-20

B. Specific Standard 4-20

Entire site is forested so lots and clearing have been located to minimize impact to WPO and to avoid the steeper slopes

4.3.4. Protection of Significant Plant and Animal Habitat 4-21

A. General Standard 4-21

B. Specific Standard 4-21

There are no rare or protected species of plant or animal identified and as stated previously, only a portion of the allowable clearing of the wildlife protection block is proposed.

4.3.5. Steep Slopes 4-21

A. General Standard 4-21

B. Specific Standard 4-22

As part of the development strategy, steep slopes are being avoided to the extent practicable.

4.3.6. Erosion and Sedimentation 4-22

A. General Standard 4-22

B. Specific Standard 4-22

Site construction shall be in accordance with the Maine Department of Environmental Protection's Erosion and Sediment Control Best Management Practices Handbook. An Erosion and Sediment Control Plan has been provided as part of the submittal.

4.3.7. Groundwater 4-22

A. General Standard 4-22

B. Specific Standard 4-23

As stated in 3.2.2.,There are no anticipated activities outside normal uses associated with single family dwellings so no anticipated adverse impacts to groundwater and no uses are being proposed that would exceed general standards.

4.3.8. Surface Waters, Wetlands and Marine Resources 4-23

A. General Standard 4-22

B. Specific Standard 4-23

As stated in 3.2.1. The subdivision has been designed to minimize impacts to the vernal pool by keeping the development footprint outside of the 100' Buffer and a bridge structure is proposed for the driveway stream crossing off of Moody Road so that no impacts to the associated wetland and stream are being proposed. An Natural Resource Protection Act, Permit by Rule Application is being submitted to the Maine Department of Environmental to evaluate and review that acceptable treatments to protect existing vernal pools, streams and wetlands have been proposed.

4.5 Basic and Municipal Services 4-24

4.5.1. Sewage Disposal 4-24

A. General Standard 4-24

C. Specific Standards: On-Site Disposal 4-24

Septic systems will be built in accordance with the Maine Subsurface Wastewater Disposal Rules and shall be suitably maintained. Test pits and a soil report has provided to verifying that suitable locations for waste disposal systems exist on each of the individual lots for development.

4.5.2. Water Supply and Quality 4-25

A. General Standard 4-25
C. Specific Standards: Private Water Supply 4-25
D. Specific Standards: Fire Protection Water Supply 4-26
E. Specific Standards: Water Quality 4-26

Private wells are being proposed to serve each of the three proposed lots. It is anticipated that adequate supply is obtainable, and wells will be sited and constructed to prevent infiltration of surface water and avoid the potential of contamination from the subsurface wastewater system or other contaminants. The need for a fire protection water supply shall be discussed with the Fire Department to confirm required standards are met and each well's water shall be tested to confirm Maine Drinking water standards have been met.

4.5.3. Solid Waste Disposal 4-26
A. General Standard 4-26
C. Specific Standards 4-26

No unreasonable burden to the solid waste disposal services is anticipated and the applicant will pay the required Waste impact fee as required.

4.5.4. Stormwater Management 4-26
A. General Standard 4-26
C. Specific Standards On-Site Disposal 4-26

The development footprint of a typical single or two-family dwelling is exempt from Specific Standards however in keeping with the intent of the ordinance, we calculated the development footprint of the proposed shared driveway to lot 3 over lot 2 off Moody road which is 4980 sf or .11 acres of development. This falls within the "under 0.25 acre" requirement for specific stormwater standards so the Erosion and Sedimentation control measures as included will provide the required treatment and protection. No development outside of a typical single family footprint is anticipated.

4.6 Landscaping Requirements 4-29
4.6.1. General Standard 4-29
4.6.2. Specific Standards: Landscaping 4-29

The Proposed single family homes will be landscaped to enhance the property. Landscape treatments will be designed in consideration of the existing conditions. Appropriate materials and treatments will be selected and installed with visual interest, safety and maintenance as guiding principles.

4.6.4. Specific Standards: Buffers 4-29

Existing Landscape buffers and being retained to the extent practicable and will be supplemented as needed.

4.6.6. Specific Standards: landscaping Maintenance 4-30

Installed and existing landscape elements will be appropriately maintained.

4.7 Residential Recreation Requirements 4-30

4.7.1. General Standard 4-30

4.7.2. Specific Standards 4-30

It is understood that new dwelling units are required to pay a recreation facilities impact fee or reserve land for recreational use. The applicant will pay the impact fee according to the Town's Fee Methodology.

4.8 Circulation and Access 4-33

4.8.1. Street Standards 4-33

A. General Standard

The development will not cause unreasonable congestion or unsafe conditions on highways or public roads.

4.8.2. Curb Cuts and Street Access 4-35

B. Common Driveways

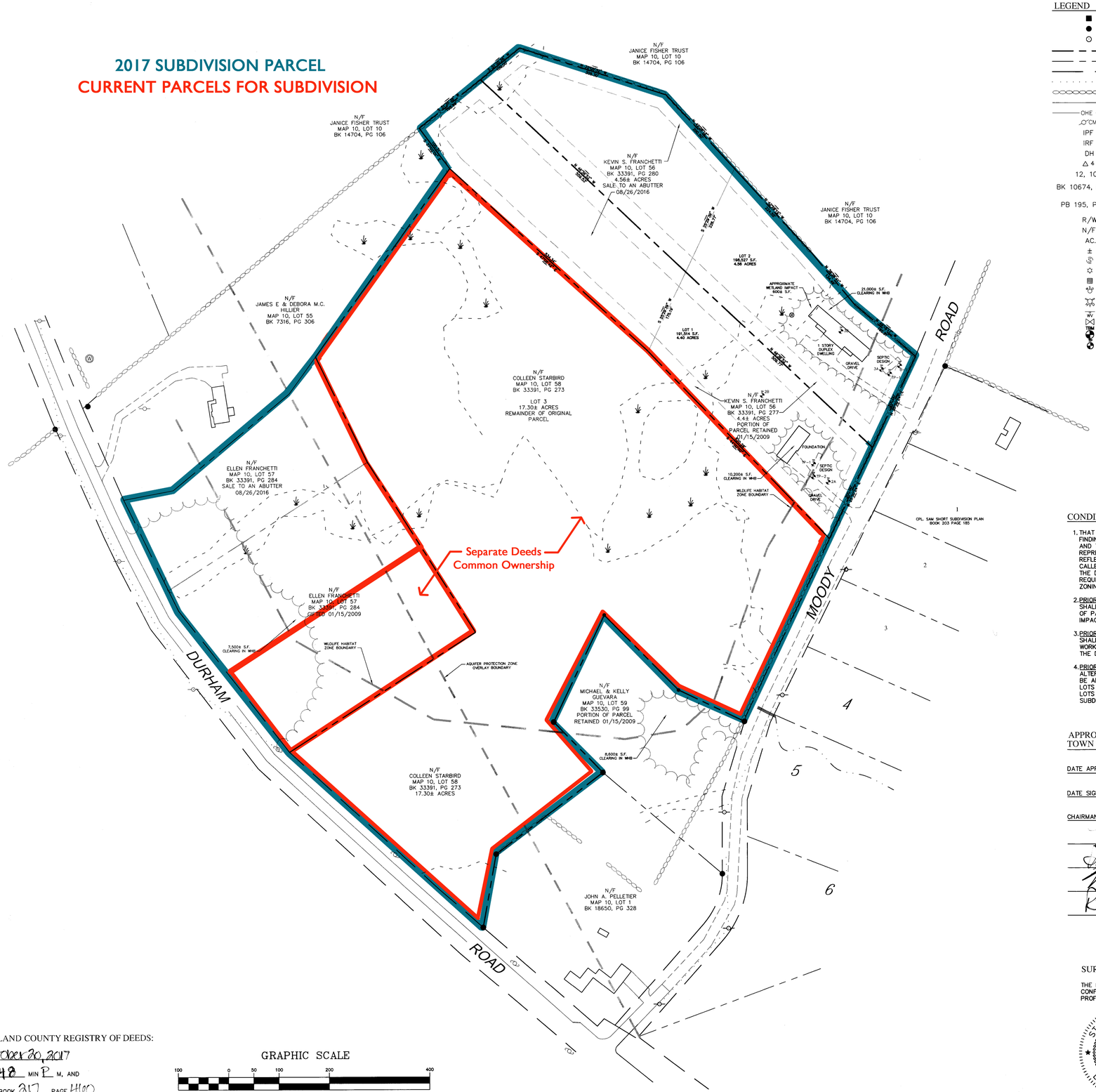
A private driveway to serve both lot 2 and lot 3 has been reviewed and approved by the Town Engineer and the Fire Department. An Access easement is being produced to provide lot 2 access over lot 3. (the Email granting approval for the shared drive is included in the application package)

4.16 Financial and Technical Capacity 4-59

4.16.1. General Standard 4-59

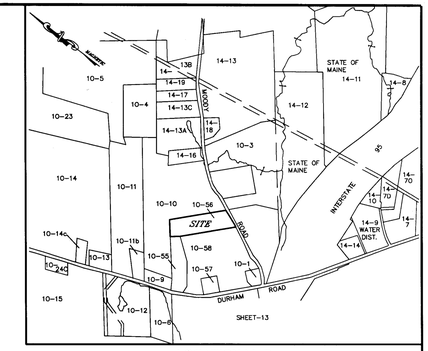
4.16.2. Specific Standards: 4-59

The Applicant will be funding the project and will be employing reputable contractors to complete the work satisfactorily. It is anticipated that the project will cost approximately 1,850,000 to complete in entirety. $1,100,000 in House construction and $ 250,000 in site cost. The Land titles and a 3rd party assessment of capacity to fund the project are included in the package.



LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH ALUMINUM I.D. CAP
	BOUNDARY LINE OF SURVEYED PARCEL
	BOUNDARY LINE OF ABUTTERS (APPROX.)
	ROAD RIGHT OF WAY LINE (APPROX.)
	COMPUTATIONAL TIE LINE
	STONE WALL (APPROX.)
	EDGE OF TRAVELED WAY
OHE	UTILITY LINE
CMP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
	SEWER MANHOLE
	LIGHT POLE
	CATCH BASIN
	WATER SHUT OFF
	HYDRANT
	SIGN
	WATER VALVE
	ELEVATION TEMPORARY BENCH MARK
	TEST PIT



LOCATION MAP
NOT TO SCALE

NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 33391, PG 277 & BK 33391, PG 270

2. PLAN REFERENCE(S):

   A) "FINAL SUBDIVISION PLAN, CPL SAM SHORT SUBDIVISION, MOODY ROAD, BRUNSWICK, MAINE", DATED FEB. 11, 2003, BY SURVEYWORKS, INCORPORATED, RECORDED IN PB 203, PG 185.

3. AREA INFORMATION:

   9.96 ACRES

4. TAX MAP REFERENCE:

   TAX MAP 10, LOTS 56 & PORTION OF 58

5. BASIS OF BEARINGS:

   BEARINGS ARE MAGNETIC NORTH AS SHOWN ON PLAN REFERENCE 2(A) ABOVE.

6. ROAD INFORMATION:

   MOODY ROAD WIDTH IS 50' PER PLANS REFERENCE 2(A) ABOVE. LOCATION IS BASED ON EVIDENCE FOUND.

7. ORDINANCE STANDARDS:

   ZONE: FF1 (DURHAM–HACKER ROAD AREA)
   MINIMUM LOT SIZE: 2.0 ACRES
   DIMENSION REQUIREMENTS:
   1.) MINIMUM LOT WIDTH: 150'
   2.) YARD DEPTHS
   A) FRONT = 25'
   B) REAR = 30'
   C) SIDE = 30'
   3.) MAXIMUM BUILDING HEIGHT = 40'
   MAXIMUM DENSITY = 1 UNIT PER 2 ACRES
   MAXIMUM IMPERVIOUS SURFACE COVERAGE = 25%
   MAXIMUM BUILDING FOOTPRINT PER STRUCTURE = 10,000 S.F.

   ZONE: AP22 (AQUIFER PROTECTION ZONE 2)
   SEE SECTION 210 OF THE ORDINANCE FOR USE PROVISIONS AND PERFORMANCE STANDARDS.

8. WETLANDS:

   WETLANDS MAPPING PROVIDED BY SURVEYWORKS, INCORPORATED. THE FLAGGING WAS LOCATED BY GPS AND MAPPED BY SURVEYWORKS, AND PROVIDED TO THIS PREPARER. PRIOR TO CONSTRUCTION, SETBACKS IN THE IMMEDIATE VICINITY OF CONSTRUCTION SHOULD BE CHECKED AGAINST THE WETLAND FLAGS ON SITE TO MITIGATE POSSIBLE ERRORS IN GPS LOCATION, AND ENSURE SETBACK COMPLIANCE.

9. FLOOD ZONE:

   THE PROPERTY IS NOT LOCTAED WITHIN A FEMA SPECIAL FLOOD HAZARD AREA.

10. WILDLIFE HABITAT BLOCK:

   EXISTING CLEARING OF WILDLIFE HABITAT BLOCK (WHB) WITHIN ORIGINAL PARCEL:
   TAX MAP 10, LOT 57 = 7,500± S.F. (0.17± ACRES)
   TAX MAP 10, LOT 59 = 8,600± S.F. (0.20± ACRES)
   TAX MAP 10, LOT 56 = 31,200± S.F. (0.73± ACRES)

   TOTAL AREA OF WHB WITHIN ORIGINAL PARCEL= 1,150,120± S.F. (26.4± ACRES)

   TOTAL CLEARING WITHIN WHB= 47,300± S.F. (1.09± ACRES) 4.11%

   TOTAL ALLOWABLE CLEARING WITHIN ORIGINAL PARCEL= 287,530± S.F. (6.60± ACRES) 25%

11. THE SUBDIVISION APPROVAL EXTENDS ONLY TO LOTS 1, 2, AND 3 UNDER REVIEW, AND THAT ANY FURTHER DIVISION OF THOSE LOTS OR OF ANY OTHER LOT SHOWN ON THE PLAN MAY BE SUBJECT TO SUBDIVISION REVIEW.

CONDITIONS OF APPROVAL:

1. THAT THE BOARD'S REVIEW AND APPROVAL DOES HEREBY REFER TO THESE FINDINGS OF FACT, THE PLANS AND MATERIALS SUBMITTED BY THE APPLICANT AND THE WRITTEN AND ORAL COMMENTS OF THE APPLICANT, HIS REPRESENTATIVES, REVIEWING OFFICIALS, AND MEMBERS OF THE PUBLIC AS REFLECTED IN THE PUBLIC RECORD. ANY CHANGES TO THE APPROVED PLAN NOT CALLED FOR IN THESE CONDITIONS OF APPROVAL OR OTHERWISE APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT AS A MINOR MODIFICATION SHALL REQUIRE A REVIEW AND APPROVAL IN ACCORDANCE WITH THE 1997 BRUNSWICK ZONING ORDINANCE, AS AMENDED.

2. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 1, THE APPLICANT SHALL PAY RECREATION IMPACT FEES TO THE SATISFACTION OF THE DIRECTOR OF PARKS AND RECREATION, AND PROVIDE EVIDENCE OF THE PAYMENT OF IMPACT FEES TO THE DIRECTOR OF PLANNING AND DEVELOPMENT.

3. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR LOT 1, THE APPLICANT SHALL PAY SOLID WASTE IMPACT FEES TO THE SATISFACTION OF THE PUBLIC WORKS DIRECTOR, AND PROVIDE EVIDENCE OF THE PAYMENT OF IMPACT FEES TO THE DIRECTOR OF PLANNING AND DEVELOPMENT.

4. PRIOR TO THE FILING OF THE APPROVED SUBDIVISION PLAN, THE PLAN WILL BE ALTERED TO CLEARLY DELINEATE THE BOUNDARIES OF LOT 3 AND A NOTE SHALL BE ADDED TO THE PLAN THAT THE SUBDIVISION APPROVAL EXTENDS ONLY TO LOTS 1, 2, AND 3 UNDER REVIEW, AND THAT ANY FURTHER DIVISION OF THOSE LOTS OR OF ANY OTHER LOT SHOWN ON THE PLAN MAY BE SUBJECT TO SUBDIVISION REVIEW.

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE APPROVED: OCTOBER 10, 2017

DATE SIGNED: 10/19/2017

CHAIRMAN: _____

ADDRESS OF RECORD OWNER:

KEVIN S. FRANCHETTI
303 SCRIBNER HILL ROAD
MANCHESTER, ME 04351

SURVEYOR'S CERTIFICATION:

THE PREPARER HEREBY CERTIFIES THAT THIS SURVEY HAS BEEN UNDERTAKEN IN CONFORMANCE WITH THE RULES SET FORTH BY THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, DATED APRIL 1, 2001, FOR A BOUNDARY SURVEY.

STATE OF MAINE
KEVIN P. CLARK
#2245
PROFESSIONAL LAND SURVEYOR

DATE 10/18/2017

KEVIN P. CLARK, PLS #2245

NOT VALID UNLESS EMBOSSED HERE

CUMBERLAND COUNTY REGISTRY OF DEEDS:

RECEIVED October 20, 2017
AT 3 HRS 48 MIN P M, AND
FILED IN PLAN BOOK 217 PAGE 420
ATTESTED: _____, REGISTER

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

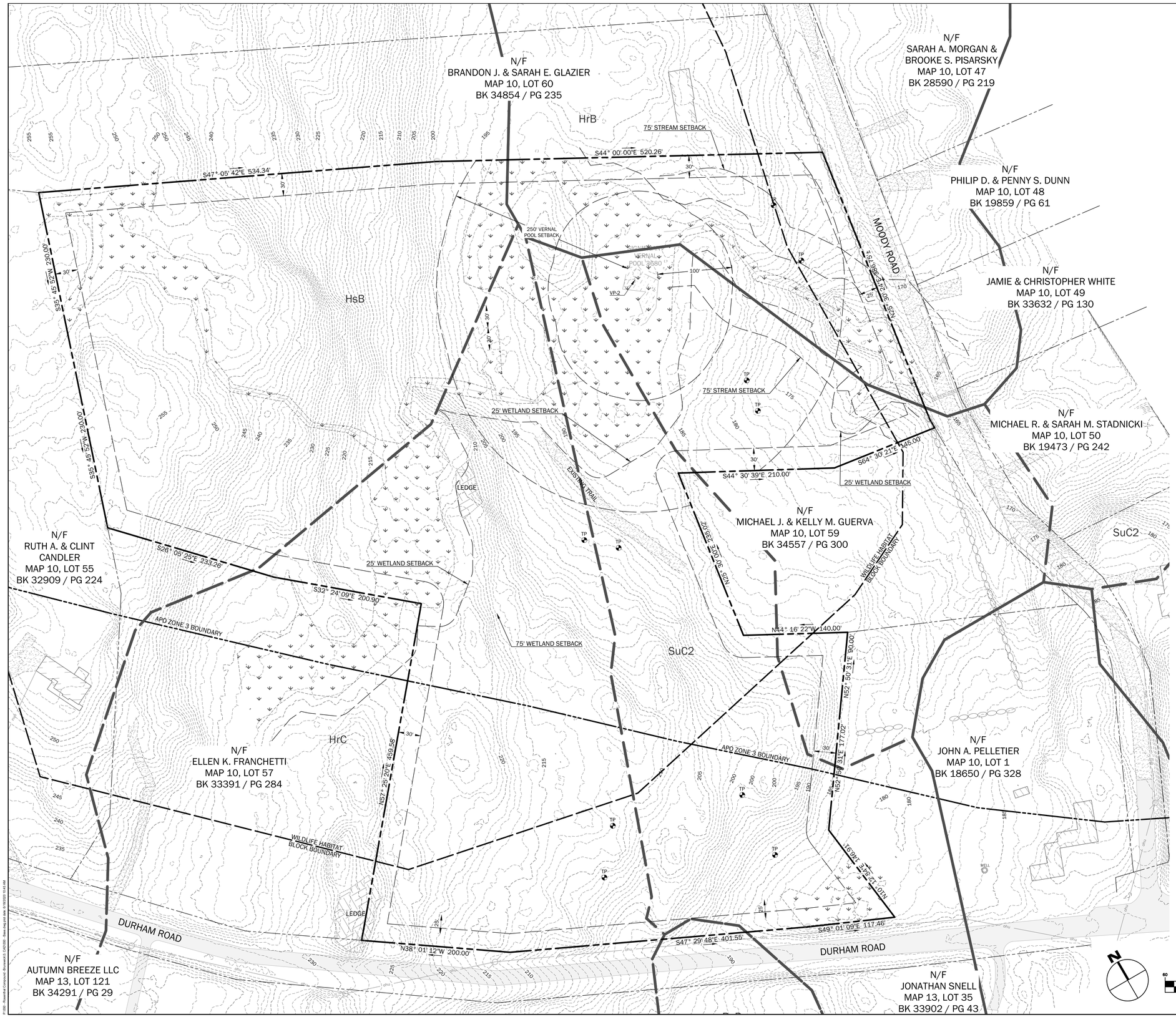
SUBDIVISION PLAN
of Land of

KEVIN S. FRANCHETTI
55 MOODY ROAD

BRUNSWICK, MAINE
CUMBERLAND COUNTY

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

FIELD WK: SWI	SCALE: 1"= 100'	SHEET:
DRN BY: KPC	JOB #: 3425	
CH'D BY: KPC	MAP/LOT:	
DATE: 09-01-2017	FILE: 3425 SV	



PARCEL INFORMATION:

OWNER OF RECORD: MARK S. & VERA L. ROSENTHAL
STREET ADDRESS: 5708 EMORY ROAD - UPPERCO, MARYLAND 21155

1. PARCEL SHOWN HEREON IS TOWN OF BRUNSWICK TAX MAP 10, LOT 58.
2. TOTAL AREA OF PARCEL: 19.34 AC.
3. CURRENT ZONES:
   3.1. RURAL FARM & FOREST (RF)
   3.2. AQUIFER PROTECTION OVERLAY 3 (APO3)
   3.3. WILDLIFE PROTECTION OVERLAY (WPO) WILDLIFE HABITAT BLOCK

PLAN REFERENCES:

1. TOPOGRAPHIC AND PROPERTY BOUNDARY INFORMATION TAKEN FROM A COMPILATION OF THE FOLLOWING:
   1.1. A PLAN TITLED "SITE PLAN ROSENTHAL PROPERTY DURHAM & MOODY ROAD - BRUNSWICK, MAINE", PREPARED BY SURVEY WORKS, INC. OF 528 RIVER ROAD, GREENE, MAINE 04236, DATED AUGUST 3, 2018.
   1.2. LIDAR DATA AND AERIAL PHOTOGRAPHY FROM THE MAINE OFFICE OF GIS.
   1.3. FIELD OBSERVATIONS BY WALSH ENGINEERING ASSOCIATES, INC. ON DECEMBER 26, 2018.

LEGEND

- PROPERTY LINE
- ROAD — RIGHT-OF-WAY LINE
- PROPERTY SETBACK
- STONEWALL (BOUNDARY)
- WILDLIFE HABITAT BLOCK BOUNDARY
- AQUIFER PROTECTION OVERLAY ZONE 3 BOUNDARY
- TP — TEST PIT
- WETLANDS
- VERNAL POOL — VERNAL POOL
- WELL — POTABLE WATER WELL
- UTILITY POLE
- ohu — OVERHEAD UTILITY
- BUILDING
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- 101 — CONTOUR

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
NORMAN G. CHAMBERLAIN II
No. 7142
7/14/20
LICENSED
PROFESSIONAL ENGINEER

Rosenthal Residential Project
Moody Road
Brunswick, Maine 04011

Mark S.& Vera L. Rosenthal
5708 Emory Road
Upperco, Maryland 21155

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	5/5/20	Revised Plan per Town Comments	NGC	NGC
2	5/22/20	Adjusted WHB Calc.	NGC	NGC
3	6/18/20	Added Bridge Sections, Plan Notes	NGC	NGC

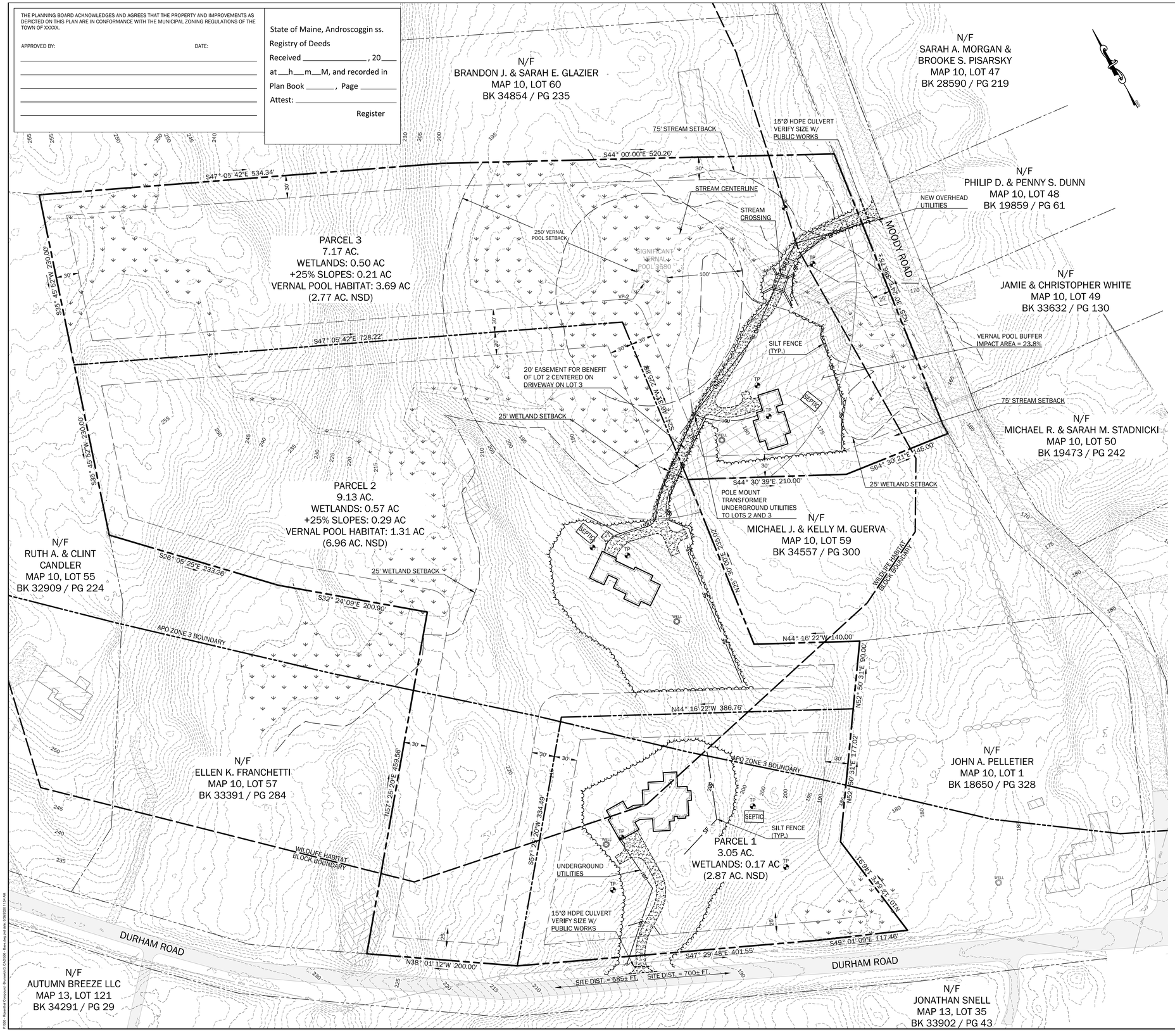
Sheet Title:
Existing Conditions Plan

Job No.: 550	Sheet No.: C1.0
Date: JAN 14, 2020	
Scale: 1" = 60'	
Drawn: CAR/JWG	
Checked: NGC	

THE PLANNING BOARD ACKNOWLEDGES AND AGREES THAT THE PROPERTY AND IMPROVEMENTS AS DEPICTED ON THIS PLAN ARE IN CONFORMANCE WITH THE MUNICIPAL ZONING REGULATIONS OF THE TOWN OF XXXXX.

APPROVED BY: DATE:

State of Maine, Androscoggin ss.
Registry of Deeds
Received _____, 20____
at ___h___m___M, and recorded in
Plan Book _____, Page _____
Attest: _____
Register



ZONING INFORMATION:

1. MIN. LOT AREA: 2.0 AC
2. MIN. LOT WIDTH: 150'
3. FRONT SETBACK: 25'
4. SIDE SETBACK: 30'
5. REAR SETBACK: 30'
6. MAX. BUILDING HEIGHT: 40'
7. MAX. IMPERVIOUS SURFACE COVERAGE: 20%
8. MAX. BUILDING FOOTPRINT PER STRUCTURE: 10,000 SF

*ZONING STANDARDS FROM TOWN OF BRUNSWICK LAND USE ORDINANCE, REVISED AUGUST 7, 2017.

WILDLIFE HABITAT BLOCK:

1. TOTAL AREA OF ORIGINAL PARCEL: 34.6± AC
2. TOTAL AREA OF THIS SUBDIVISION: 19.34 AC
3. TOTAL AREA OF WETLANDS: 74,945 SF (1.72 AC)
4. TOTAL NET AREA: 17.62 AC
5. AREA OF ORIGINAL PARCEL LOCATED IN WHB: 26.4± AC
6. TOTAL EXISTING CLEARING WITHIN WHB: 1.26± AC (4.77%)
   6.1. LOT 57 7,500 SF
   6.2. LOT 59 8,600 SF
   6.3. LOT 56 38,799 SF (ADDITION OF 7,999 SF SINCE RECORDING)
7. TOTAL PROPOSED CLEARING WITHIN WHB: 2.06± AC (7.80%)
8. TOTAL CLEARING WITHIN WHB: 3.32± AC (12.58%)
9. MAXIMUM ALLOWABLE CLEARING BEFORE MITIGATION IS REQUIRED: 6.6 AC± (25%)

*ZONING STANDARDS FROM TOWN OF BRUNSWICK LAND USE ORDINANCE, REVISED AUGUST 7, 2017.

CLEARING NOTES:

1. TOTAL CLEARING ALLOWED WITHIN WILDLIFE HABITAT: 287,530 SF (6.60 AC)
   1.1. TOTAL CLEARING PROPOSED IN HABITAT: 89,532 SF (2.06 AC)
2. IMPACT ALLOWED WITHIN VERNAL POOL SETBACK: 54,467 SF (25% TOTAL)
   2.1. BUFFER IMPACT PROPOSED ON LOT 3: 48,534 SF (22.3%)
   2.2. BUFFER IMPACT PROPOSED ON LOT 2: 3,009 SF (1.4%)
   2.3. TOTAL BUFFER IMPACT PROPOSED BY PLAN: 51,543 SF (23.7%)

PLAN NOTES:

1. ALL BEARINGS REFER TO MAGNETIC NORTH TAKEN FROM DEED (6776/233).
2. ALL BOOK AND PAGE NUMBERS REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. OWNER OF RECORD: MARK S. & VERA L. ROSENTHAL, SEE DEED FROM COLLEEN R. STARBIRD DATED JULY 17, 2018, RECORDED IN THE CCRD IN BOOK 35010, PAGE 330 AND DEED FROM ELLEN FRANCHETTI TO MARK & VERA ROSENTHAL DATED AUGUST 1, 2018, RECORDED IN THE CCRD IN BOOK 35045, PAGE 276.
4. PARCEL CONTAINS 19.34 ACRES AND IS DELINEATED ON TOWN OF BRUNSWICK IS TAX MAP 10 AS LOT 58.
5. THE TOTAL CLEARING WITHIN THE ORIGINAL PARCEL WAS OBTAINED FROM PLAN REFERENCED A, WHICH WAS BASED UPON AERIAL IMAGERY OBTAINED USING DRONE TECHNOLOGY. THE "ORIGINAL PARCEL" IS THE SAME FOR THE TWO SUBDIVISIONS.
6. SECTION 2.3.5 OF THE "BRUNSWICK ZONING ORDINANCE" SHOULD BE REVIEWED DURING ANY TIMBER HARVESTING. THE EXTENT OF CLEARING MAY BE LIMITED IF IT IS NOT EXEMPT UNDER SECTION 2.3.5.c.(1) B.iii.
7. THE PROPERTY IS LOCATED IN AQUIFER PROTECTION OVERLAY ZONE 3. SEE SECTION 2.3.2E OF THE "BRUNSWICK ZONING ORDINANCE" FOR USE PROVISIONS AND PERFORMANCE STANDARDS.
8. THE WETLANDS MAPPING SHOWN WAS BASED ON FLAGGING LOCATED BY GPS. PRIOR TO CONSTRUCTION, SETBACKS SHOULD BE CHECKED FROM THE WETLAND ONSITE TO MITIGATE POSSIBLE ERRORS IN GPS LOCATION AND ENSURE SETBACK COMPLIANCE.
9. THE PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA BASED ON THE TOWN OF BRUNSWICK'S FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230042 0010 B, EFFECTIVE DATE JANUARY 3, 1986.
10. THE DEPTH SIZE, LOCATION, EXISTENCE, NONEXISTENCE OF UNDERGROUND UTILITIES AND/OR STRUCTURES WERE NOT LOCATED AS PART OF THE SURVEY. YOU ARE REQUIRED TO NOTIFY DIG SAFE BEFORE PERFORMING ANY EXCAVATION.
11. THE SURVEYOR SEALING THIS PLAN HAS MADE NO INVESTIGATION OR INDEPENDANT SEARCH FOR EASEMENTS OF RECORD, ENCUBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE.
12. THE DEED FROM COLLEEN R. STARBIRD TO MARK S. & VERA L. ROSENTHAL CONTAINS A SCRIVENER'S ERROR IN THE 13TH COURSE OF DESCRIPTION. THE CORRECT DISTANCE IS 460.00' RATHER THAN 550.00',
13. A PLAN TITLED "SITE PLAN ROSENTHAL PROPERTY DURHAM & MOODY ROAD, BRUNSWICK, MAINE", PREPARED BY SURVEY WORKS, INC. OF 528 RIVER ROAD, GREENE, MAINE 04236, DATED AUGUST 3, 2018.
14. LIDAR DATA AND AERIAL PHOTOGRAPHY FROM THE MAINE OFFICE OF GIS.

LEGEND

PROPERTY LINE
ROAD — RIGHT-OF-WAY LINE
PROPERTY SETBACK
STONEWALL (BOUNDARY)
WILDLIFE HABITAT BLOCK BOUNDARY
AQUIFER PROTECTION OVERLAY ZONE 3 BOUNDARY
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WETLANDS
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WELL — POTABLE WATER WELL
UTILITY POLE
ohu — OVERHEAD UTILITY
BUILDING
EDGE OF PAVEMENT
EDGE OF GRAVEL
101 — INTERMEDIATE CONTOUR
100 — INDEX CONTOUR

GRAPHIC SCALE

60 0 30 60 120 240

1 inch = 60 ft.

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
NORMAN G. CHAMBERLAIN II
No. 7142
7/14/20
LICENSED
PROFESSIONAL ENGINEER

Rosenthal Residential Project

Moody Road
Brunswick, Maine 04011

Mark S.& Vera L. Rosenthal

5708 Emory Road
Upperco, Maryland 21155

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

Rev.	Date	Description	Drawn	Check
1	5/5/20	Revised Plan per Town Comments	NGC	NGC
2	5/22/20	Adjusted WHB Calc.	NGC	NGC
3	6/18/20	Added Bridge Sections, Plan Notes	NGC	NGC
4	6/26/20	Added Wells, Septic, Driveway Easement	NGC	NGC

Sheet Title:

Proposed Subdivision Plan

Job No.:	550
Date:	JAN 14, 2020
Scale:	1" = 60'
Drawn:	CAR/JWG
Checked:	NGC

Sheet No.: C2.0

EROSION AND SEDIMENTATION CONTROL NOTES:

INTRODUCTION

THE FOLLOWING PLAN FOR CONTROLLING SEDIMENTATION AND EROSION IN THIS PROJECT IS BASED ON CONSERVATION PRACTICES FOUND IN THE MAINE EROSION & SEDIMENT CONTROL BMPS MANUAL, OCTOBER 2016, AND MAINE EROSION AND SEDIMENT CONTROL PRACTICE FIELD GUIDE FOR CONTRACTORS, REVISED 2014, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION. THE CONTRACTOR WHO IMPLEMENTS THIS PLAN SHALL BE FAMILIAR WITH THESE PUBLICATIONS AND ADHERE TO THEM AND THE PRACTICES PRESENTED HEREIN

THERE SHALL BE NO DISTURBANCE WITHIN 50 FEET OF PROTECTED NATURAL RESOURCES WITHOUT AN APPROVED PERMIT BY RULE NOTIFICATION FOR THAT DISTURBANCE.

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES

THE FOLLOWING IS A LIST OF GENERAL EROSION CONTROL PRACTICES THAT WILL BE USED TO PREVENT EROSION AND SEDIMENTATION BEFORE, DURING AND AFTER THE CONSTRUCTION OF THIS PROJECT. IN ADDITION, SPECIAL CARE SHALL BE USED AT ALL TIMES TO:

1) LIMIT DISTURBANCE AND, HENCE, EROSION
2) CORRECT ANY EROSION PROBLEMS IMMEDIATELY
3) REGULARLY MONITOR THE IMPLEMENTED PRACTICES, ESPECIALLY AFTER EVERY RAINFALL
4) REVEGETATE DISTURBED AREAS AS SOON AS POSSIBLE AFTER CONSTRUCTION
5) CONFORM TO ALL REQUIREMENTS/STANDARDS OF THE SITE'S MAINE DEP EROSION & SEDIMENT CONTROL BMP MANUAL.

A SIGNIFICANT STORM EVENT SHALL BE DEFINED AS 0.5 INCHES OF RAINFALL IN A 24-HOUR PERIOD.

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS

SILT FENCE AND/OR EROSION CONTROL MIX SEDIMENT BARRIERS WILL BE INSTALLED ALONG THE DOWN GRADIENT SIDE OF THE PROPOSED GROUND DISTURBANCE AREAS PRIOR TO ANY CONSTRUCTION ACTIVITIES WHERE SLOPES EXCEED 8% OR THERE IS FLOWING WATER BOTH SILT FENCE AND EROSION CONTROL MATTING BERMS SHALL BE USED.

CATCH BASIN PROTECTION

CATCH BASIN PROTECTION WILL BE INSTALLED AT THE FIRST DOWNGRADIENT CATCH BASIN IN STREET ADJACENT TO ANY CONSTRUCTION ACTIVITIES AND IN ALL ONSITE CATCH BASINS UNTIL SITE HAS BEEN COMPLETELY STABILIZED.

CONSTRUCTION PHASE

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION DURING CONSTRUCTION ON THIS PROJECT:

1. EROSION AND SEDIMENTATION CONTROL BMPS SHALL BE INTALLED PRIOR TO THE COMMENCEMENT OF EARTHWORK ACTIVITIES.
2. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. AN AREA NO LARGER THAN WHAT CAN BE MULCHED IN ONE DAY MAY BE OPEN AT ONCE. IN NO CASE SHALL AN AREA GREATER THAN 10 ACRES BE UNSTABILIZED. ONCE CONSTRUCTION OF AN AREA IS COMPLETE, FINAL GRADING, LOAMING AND SEEDING SHALL OCCUR IMMEDIATELY (REFER TO "POST CONSTRUCTION REVEGETATION" SECTION). IF DURING FINAL GRADING, LOAMING AND SEEDING CAN NOT OCCUR IMMEDIATELY, IT SHALL BE DONE PRIOR TO ANY STORM EVENT AND WITHIN 7 DAYS OF COMPLETING CONSTRUCTION IN THE AREA OR WITHIN 48 HOURS IF WITHIN 75 FEET OF A NATURAL RESOURCE. IF FINAL GRADING, LOAMING AND SEEDING CANNOT OCCUR WITHIN 7 DAYS, OR IF THE AREA IS NOT UNDER ACTIVE CONSTRUCTION FOR A PERIOD LONGER THAN 7 DAYS, SEE ITEM NO. 4 BELOW.
3. PRIOR TO THE START OF CONSTRUCTION IN A SPECIFIC AREA, SILT FENCING SHALL BE INSTALLED ON DOWNGRADIENT PORTIONS OF THE SITE AS LOCATED ON THE PLANS TO PROTECT AGAINST ANY CONSTRUCTION RELATED EROSION.
4. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM EXISTING DRAINAGE AREAS AND WETLANDS. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. STOCKPILES SHALL BE EITHER PLACED UPHILL OF AN EXISTING SEDIMENT BARRIER ON THE SITE OR ENCIRCLED BY A HAY BALE OR SILT FENCE BARRIER THE FIRST DAY THAT STOCKPILING COMMENCES.
5. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
   A. TREATED WITH STRAW AT A RATE OF 70-90 LBS. PER 1000 SQUARE FEET FROM 4/16 TO 10/1, OR AT A RATE OF 150-200 LBS. PER 1000 SQUARE FEET FROM 10/1 TO 4/15.
   B. SEEDED WITH CONSERVATION MIX OF PERENNIAL RYE GRASS (1.0 LBS/1000 SQ.FT.) AND MULCHED IMMEDIATELY. FROM 10/1 TO 4/15, FOLLOW THE SEEDING RATES AS OUTLINED BELOW IN SUB-SECTION 4.D. OF THE "POST CONSTRUCTION REVEGETATION" SECTION.
   C. MONITORED EVERY TWO WEEKS UNTIL SEEDING CAN OCCUR AND REMULCHED AS NEEDED TO PROTECT SLOPES.
5. ALL GRADING WILL BE HELD TO A MAXIMUM 3:1 SLOPE WHERE PRACTICAL, AND IN NO CASE SHALL SLOPES EXCEED 1.5:1. GREATER SLOPES MAY BE USED WHERE THE BANKS ARE PROTECTED WITH SOFT ARMOUR MATTING, EROSION CONTROL MATTING, OR RIPRAP. ALL SLOPES WILL BE STABILIZED WITH PERMANENT SEEDING IMMEDIATELY AFTER FINAL GRADING IS COMPLETE. (IT IS UNDERSTOOD THAT IMMEDIATELY MEANS WITHIN 5 DAYS OF THE COMPLETION OF WORK. SEE POST-CONSTRUCTION REVEGETATION FOR SEEDING SPECIFICATION).
6. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
7. CONSTRUCTION TRAFFIC WILL BE DIRECTED OVER THE EXISTING SITE ENTRANCE. THE ROAD SHALL BE SWEPT AND VACUUMED DAILY SHOULD SEDIMENT BE TRACKED ONTO IT.
8. ALL AREAS DRAINING TO A STORMWATER FILTER OR BMP SHALL BE STABILIZED PRIOR TO CONSTRUCTION OF FILTER MEDIA TO PREVENT SEDIMENT FROM CLOGGING MEDIA.

DEWATERING

1. ALL DEWATERING DISCHARGE LOCATIONS SHALL BE LOCATED ON RELATIVELY FLAT GROUND AT LEAST 75' FROM STREAMS AND 25' FROM WETLANDS. THE CONTRACTOR SHALL UTILIZE DIRTBAGS, EROSION CONTROL MIX BERMS, OR SIMILAR METHODS FOR FILTRATION OF DEWATERING AND SHALL CONFORM TO THE MAINE EROSION AND SEDIMENT CONTROL BMPS G-1, G-2, AND G-3.

POST CONSTRUCTION REVEGETATION

THE FOLLOWING GENERAL PRACTICES WILL BE IMPLEMENTED TO PREVENT EROSION AS SOON AS AN AREA IS READY TO UNDERGO FINAL GRADING:

1. A MINIMUM OF 6" OF LOAM WILL BE SPREAD OVER DISTURBED AREAS TO BE REVEGETATED AS LAWN AND 4" IN AREAS TO BE REVEGETATED WITH NON-LAWN VEGETATION AND GRADED TO A UNIFORM DEPTH AND NATURAL APPEARANCE.
2. LAWN AREAS: "PARK MIX" GRASS SEED BY ALLEN, STERLING & LOTHROP (FALMOUTH, MAINE), OR APPROVED EQUAL.
3. MULCH SHALL BE HAY OR STRAW MULCHES THAT ARE DRY AND FREE FROM UNDESIRABLE SEEDS AND COURSE MATERIALS.
   A. APPLICATION RATE MUST BE 2 BALES (70-90 LBS.) PER 1,000 SQUARE FEET OR 1.5 TO 2 TONS (90-100 BALES) PER ACRE TO COVER 75 TO 90% OF THE GROUND SURFACE.
   B. DRIVE OVER WITH TRACKED CONSTRUCTION EQUIPMENT ON GRADES OF 5% AND LESS.
   C. BLANKET WITH TACKED PHOTODEGRADABLE/BIODEGRADABLE NETTING ON GRADES GREATER THAN 5%.
4. HYDRO-MULCH SHALL CONSIST OF A MIXTURE OF ASPHALT, WOOD FIBRE OR PAPER FIBRE AND WATER, WHICH IS SPRAYED OVER A SEEDED AREA. HYDRO-MULCH SHALL NOT BE USED BETWEEN 10/1 AND 4/15.
5. CONSTRUCTION SHALL BE PLANNED TO ELIMINATE THE NEED FOR SEEDING BETWEEN OCTOBER 1ST AND APRIL 15TH. SHOULD SEEDING BE NECESSARY BETWEEN THESE DATES, THE FOLLOWING PROCEDURE SHALL BE FOLLOWED:
   A. ONLY UNFROZEN LOAM SHALL BE USED.
   B. LOAMING, SEEDING AND MULCHING WILL NOT BE DONE OVER SNOW OR ICE COVER. IF SNOW EXISTS, IT MUST BE REMOVED PRIOR TO PLACEMENT OF SEED.
   C. WHERE PERMANENT SEEDING IS NECESSARY, ANNUAL WINTER RYE (1.2 LBS/1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   D. WHERE TEMPORARY SEEDING IS REQUIRED, ANNUAL WINTER RYE (2.5 LBS/1000 S.F.) SHALL BE SOWN INSTEAD OF THE PREVIOUSLY NOTED SEEDING RATE.
   E. FERTILIZING, SEEDING AND MULCHING SHALL BE DONE ON LOAM THE DAY THE LOAM IS SPREAD.
   F. HAY MULCH SHALL BE SECURED WITH PHOTODEGRADABLE/BIODEGRADABLE NETTING. TRACKING BY MACHINERY ALONE WILL NOT SUFFICE. WINTER MULCHING RATES, SHALL BE DOUBLE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION, SHOULD BE APPLIED DURING THIS PERIOD.
6. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 90% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE DESIGN PROFESSIONAL THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING, MONITORING, MAINTAINING, REPAIRING, REPLACING AND REMOVING ALL OF THE EROSION AND SEDIMENTATION CONTROLS OR APPOINTING A QUALIFIED SUBCONTRACTOR TO DO SO.
MAINTENANCE MEASURES WILL BE APPLIED AS NEEDED DURING THE ENTIRE CONSTRUCTION CYCLE. IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL, AND AT LEAST ONCE A WEEK, A VISUAL INSPECTION WILL BE MADE OF ALL EROSION AND SEDIMENTATION CONTROLS AS FOLLOWS:

1. SILT FENCE SHALL BE INSPECTED AND REPAIRED. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6" AND REDISTRIBUTED TO AREAS UNDERGOING FINAL GRADING.
2. CONSTRUCTION ENTRANCE SHALL BE VISUALLY INSPECTED AND REPAIRED AS NEEDED. ANY AREAS SUBJECT TO RUTTING SHALL BE STABILIZED IMMEDIATELY. IF THE VOIDS OF THE CONSTRUCTION ENTRANCE BECOME FILLED WITH MUD, MORE CRUSHED STONE SHALL BE ADDED AS NEEDED. THE PUBLIC ROADWAY SHALL BE SWEPT AND VACUUMED SHOULD MUD BE DEPOSITED/TRACKED ONTO THEM.

STANDARDS FOR STABILIZING SITES FOR THE WINTER

THE FOLLOWING STANDARDS AND METHODOLOGIES SHALL BE USED FOR STABILIZING THE SITE DURING THE WINTER CONSTRUCTION PERIOD:

1. STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SLOPES (ANY AREA HAVING A GRADE GREATER THAN 25%) - THE CONTRACTOR WILL SEED AND MULCH ALL SLOPES TO BE VEGETATED BY SEPTEMBER 15TH. IF THE CONTRACTOR FAILS TO STABILIZE ANY SLOPE TO BE VEGETATED BY SEPTEMBER 15TH, THEN THE CONTRACTOR WILL TAKE ONE OF THE FOLLOWING ACTIONS TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER.
   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SLOPE WITH WINTER RYE AT A RATE OF 3 POUNDS PER 1000 SQUARE FEET AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED HAY MULCH OVER THE SEEDING AT TWICE THE RATE AS SPECIFIED ABOVE IN SUBSECTION 3.A OF THE "POST CONSTRUCTION REVEGETATION" SECTION. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS.
   B. STABILIZE THE SLOPE WITH EROSION CONTROL MIX: THE CONTRACTOR WILL PLACE A SIX-INCH LAYER OF EROSION CONTROL MIX ON THE SLOPE BY NOVEMBER 15TH. THE CONTRACTOR WILL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 50% (2H:IV) OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.
   C. STABILIZE THE SLOPE WITH STONE RIPRAP: THE CONTRACTOR WILL PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. THE DEVELOPMENT'S OWNER WILL HIRE A REGISTERED PROFESSIONAL ENGINEER TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

STANDARD FOR THE TIMELY STABILIZATION OF DISTURBED SOILS - BY SEPTEMBER 15TH THE CONTRACTOR WILL SEED AND MULCH ALL DISTURBED SOILS ON THE SITE. IF THE CONTRACTOR FAILS TO STABILIZE THESE SOILS BY THIS DATE, THEN THE CONTRACTOR WILL TAKE ON OF THE FOLLOWING ACTIONS TO STABILIZE THE SOIL FOR LATE FALL AND WINTER.

   A. STABILIZE THE SOIL WITH TEMPORARY VEGETATION: BY OCTOBER 1ST THE CONTRACTOR WILL SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3 POUNDS PER 1000 SQUARE FEET, LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 POUNDS PER 1000 SQUARE FEET, AND ANCHOR THE MULCH WITH PLASTIC NETTING. THE CONTRACTOR WILL MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER, 1, THEN THE CONTRACTOR WILL MULCH THE AREA FOR OVER-WINTER PROTECTION AS DESCRIBED IN ITEM III OF THIS STANDARD.
   B. STABILIZE THE SOIL WITH SOD: THE CONTRACTOR WILL STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.
   C. STABILIZE THE SOIL WITH MULCH: BY NOVEMBER 15TH THE CONTRACTOR WILL MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 POUNDS PER 1000 SQUARE FEET ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, THE CONTRACTOR WILL ANCHOR THE MULCH WITH NETTING OR OTHER METHOD TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

EROSION CONTROL REMOVAL

AN AREA IS CONSIDERED STABLE IF IT IS PAVED OR IF 90% GROWTH OF PLANTED SEEDS IS ESTABLISHED. ONCE AN AREA IS CONSIDERED STABLE, THE EROSION CONTROL MEASURES CAN BE REMOVED AS FOLLOWS:

1. SILT FENCE: SILT FENCE SHALL BE DISPOSED OF LEGALLY AND PROPERLY OFF-SITE. ALL SEDIMENT TRAPPED BEHIND THESE CONTROLS SHALL BE DISTRIBUTED TO AN AREA UNDERGOING FINAL GRADING OR REMOVED AND RELOCATED OFF-SITE.
2. STABILIZED CONSTRUCTION ENTRANCE: THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE REMOVED ONCE THE COMPACTED ROADWAY BASE IN IN PLACE. STONE AND SEDIMENT FROM THE CONSTRUCTION ENTRANCE SHALL BE REDISTRIBUTED TO AN AREA UNDERGOING GRADING OR REMOVED AND RELOCATED OFFSITE.
3. MISCELLANEOUS: ONCE ALL THE TRAPPED SEDIMENTS HAVE BEEN REMOVED FROM THE TEMPORARY SEDIMENTATION DEVICES THE DISTURBED AREAS MUST BE REGRADED IN AN AESTHETIC MANNER TO CONFORM TO THE SURROUNDING TOPOGRAPHY. ONCE GRADED THESE DISTURBED AREAS MUST BE LOAMED (IF NECESSARY), FERTILIZED, SEEDED AND MULCHED IN ACCORDANCE WITH THE RATES PREVIOUSLY STATED.

THE ABOVE EROSION CONTROLS MUST BE REMOVED WITHIN 30 DAYS OF FINAL STABILIZATION OF THE SITE.
CONFORMANCE WITH THIS PLAN AND FOLLOWING THESE PRACTICES WILL RESULT IN A PROJECT THAT COMPLIES WITH THE STATE REGULATIONS AND THE STANDARDS OF THE NATURAL RESOURCES PROTECTION ACT, AND WILL PROTECT WATER QUALITY IN AREAS DOWNSTREAM FROM THE PROJECT.

INSPECTION AND MAINTENANCE (APPENDIX B)

THE OWNER SHALL BE RESPONSIBLE FOR SEEING THAT EROSION AND SEDIMENT CONTROL MEASURES ARE UNDERTAKEN AND MAINTAINED. IF INSPECTIONS ARE REQUIRED BY PERMITTING AGENCIES, THE DESIGN ENGINEER, OR THIRD PARTY INSPECTOR SHALL FOLLOW THE PROCEDURES OUTLINED BELOW:

1. INSPECTION AND MAINTENANCE REQUIREMENTS: INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION AND STORMWATER CONTROL MEASURES, AREAS USED FOR STORAGE THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND AFTER A SIGNIFICANT STORM EVENT AND PRIOR TO COMPLETION OF PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS IN THE MCGP AND ANY DEPARTMENTAL COMPANION DOCUMENT TO THE MCGP, MUST CONDUCT THE INSPECTION. THIS PERSON MUST BE IDENTIFIED IN THE INSPECTION LOG. IF BEST MANAGEMENT PRACTICES (BMPS) NEED TO BE MODIFIED OR IF ADDITIONAL BMPS ARE NECESSARY, IMPLEMENTATION MUST BE STARTED BY THE END OF THE NEXT WORKIN DAY AND COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS AREA PERMANENTLY STABILIZED. DOCUMENTATION OF CORRECTION ACTIONS SHALL BE MAINTAINED WITH THE INSPECTION FORMS.
2. INSPECTION LOG (REPORT): A LOG (REPORT) MUST BE KEPT SUMMARIZING THE SCOPE OF THE INSPECTION, NAME(S) AND QUALIFICATIONS OF THE PERSONNEL MAKING THE INSPECTION, THE DATE(S) OF THE INSPECTION, AND MAJOR OBSERVATIONS RELATING TO OPERATION OF EROSION AND SEDIMENTATION CONTROLS AND POLLUTION PREVENTION MEASURES. MAJOR OBSERVATIONS MUST INCLUDE BMPS THAT NEED MAINTENANCE, BMPS THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATIONS(S) WHERE ADDITIONAL BMPS ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPS, NOTE IN THE INSPECTION LOG THE CORRECT ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO THE DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF THE PERMANENT STABILIZATION.

HOUSEKEEPING (APPENDIX C)

1. SPILL PREVENTION: CONTROLS MUST BE USED TO PREVENT POLLUTANTS FROM CONSTRUCTION AND WASTE MATERIALS STORED ON SITE TO ENTER STORMWATER, WHICH INCLUDES STORAGE PRACTICES TO MINIMIZE EXPOSURE OF THE MATERIALS TO STORMWATER. THE SITE CONTRACTOR OR OPERATOR MUST DEVELOP, AND IMPLEMENT AS NECESSARY, APPROPRIATE SPILL PREVENTION, CONTAINMENT, AND RESPONSE PLANNING MEASURES.

NOTE: ANY SPILL OR RELEASE OF TOXIC OR HAZARDOUS SUBSTANCES MUST BE REPORTED TO THE DEPARTMENT. FOR OIL SPILLS, CALL 1-800-482-0777 WHICH IS AVAILABLE 24 HOURS A DAY. FOR SPILLS OF TOXIC OR HAZARDOUS MATERIAL, CALL 1-800-452-4664 WHICH IS AVAILABLE 24 HOURS A DAY. FOR MORE INFORMATION, VISIT THE DEPARTMENT'S WEBSITE AT: HTTP://WWW.MAINE.GOV/DEP/SPILLS/EMERGSPILLRESP/

2. GROUNDWATER PROTECTION: DURING CONSTRUCTION, LIQUID PETROLEUM PRODUCTS AND OTHER HAZARDOUS MATERIALS WITH THE POTENTIAL TO CONTAMINATE GROUNDWATER MAY NOT BE STORED OR HANDLED IN AREAS OF THE SITE DRAINING TO AN INFILTRATION AREA. AN "INFILTRATION AREA" IS ANY AREA OF THE SITE THAT BY DESIGN OR AS A RESULT OF SOILS, TOPOGRAPHY AND OTHER RELEVANT FACTORS ACCUMULATES RUNOFF THAT INFILTRATES INTO THE SOIL. DIKES, BERMS, SUMPS, AND OTHER FORMS OF SECONDARY CONTAINMENT THAT PREVENT DISCHARGE TO GROUNDWATER MAY BE USED TO ISOLATE PORTIONS OF THE SITE FOR THE PURPOSES OF STORAGE AND HANDLING OF THESE MATERIALS. ANY PROJECT PROPOSING INFILTRATION OF STORMWATER MUST PROVIDE ADEQUATE PRE-TREATMENT OF STORMWATER PRIOR TO DISCHARGE OF STORMWATER TO THE INFILTRATION AREA, OR PROVIDE FOR TREATMENT WITHIN THE INFILTRATION AREA, IN ORDER TO PREVENT THE ACCUMULATION OF FINES, REDUCTION IN INFILTRATION RATE, AND CONSEQUENT FLOODING AND DESTABILIZATION.

NOTE: LACK OF APPROPRIATE POLLUTANT REMOVAL BEST MANAGEMENT PRACTICES (BMPS) MAY RESULT IN VIOLATIONS OF THE GROUNDWATER QUALITY STANDARD ESTABLISHED BY 38 M.R.S.A. §465-C(1).

3. FUGITIVE SEDIMENT AND DUST: ACTIONS MUST BE TAKEN TO ENSURE THAT ACTIVITIES DO NOT RESULT IN NOTICEABLE EROSION OF SOILS OR FUGITIVE DUST EMISSIONS DURING OR AFTER CONSTRUCTION. OIL MAY NOT BE USED FOR DUST CONTROL, BUT OTHER WATER ADDITIVES MAY BE CONSIDERED AS NEEDED. A STABILIZED CONSTRUCTION ENTRANCE (SCE) SHOULD BE INCLUDED TO MINIMIZE TRACKING OF MUD AND SEDIMENT. IF OFF-SITE TRACKING OCCURS, PUBLIC ROADS SHOULD BE SWEPT IMMEDIATELY AND NO LESS THAN ONCE A WEEK AND PRIOR TO SIGNIFICANT STORM EVENTS. OPERATIONS DURING DRY MONTHS, THAT EXPERIENCE FUGITIVE DUST PROBLEMS, SHOULD WET DOWN UNPAVED ACCESS ROADS ONCE A WEEK OR MORE FREQUENTLY AS NEEDED WITH A WATER ADDITIVE TO SUPPRESS FUGITIVE SEDIMENT AND DUST.

NOTE: DEWATERING A STREAM WITHOUT A PERMIT FROM THE DEPARTMENT MAY VIOLATE STATE WATER QUALITY STANDARDS AND THE NATURAL RESOURCES PROTECTION ACT.

4. DEBRIS AND OTHER MATERIALS: MINIMIZE THE EXPOSURE OF CONSTRUCTION DEBRIS, BUILDING AND LANDSCAPING MATERIALS, TRASH, FERTILIZERS, PESTICIDES, HERBICIDES, DETERGENTS, SANITARY WASTE AND OTHER MATERIALS TO PRECIPITATION AND STORMWATER RUNOFF. THESE MATERIALS MUST BE PREVENTED FROM BECOMING A POLLUTANT SOURCE.

NOTE: TO PREVENT THESE MATERIALS FROM BECOMING A SOURCE OF POLLUTANTS, CONSTRUCTION AND POST-CONSTRUCTION ACTIVITIES RELATED TO A PROJECT MAY BE REQUIRED TO COMPLY WITH APPLICABLE PROVISION OF RULES RELATED TO SOLID, UNIVERSAL, AND HAZARDOUS WASTE, INCLUDING, BUT NOT LIMITED TO, THE MAINE SOLID WASTE AND HAZARDOUS WASTE MANAGEMENT RULES; MAINE HAZARDOUS WASTE MANAGEMENT RULES; MAINE OIL CONVEYANCE AND STORAGE RULES; AND MAINE PESTICIDE REQUIREMENTS.

5. EXCAVATION DEWATERING: EXCAVATION DEWATERING IS THE REMOVAL OF WATER FROM TRENCHES, FOUNDATIONS, COFFER DAMS, PONDS, AND OTHER AREAS WITHIN THE CONSTRUCTION AREA THAT RETAIN WATER AFTER EXCAVATION. IN MOST CASES THE COLLECTED WATER IS HEAVILY SILTED AND HINDERS CORRECT AND SAFE CONSTRUCTION PRACTICES. THE COLLECTED WATER REMOVED FROM THE PONDED AREA, EITHER THROUGH GRAVITY OR PUMPING, MUST BE SPREAD THROUGH NATURAL WOODED BUFFERS OR REMOVED TO AREAS THAT ARE SPECIFICALLY DESIGNED TO COLLECT THE MAXIMUM AMOUNT OF SEDIMENT POSSIBLE, LIKE A COFFERDAM SEDIMENTATION BASIN. AVOID ALLOWING THE WATER TO FLOW OVER DISTURBED AREAS OF THE SITE. EQUIVALENT MEASURES MAY BE TAKEN IF APPROVED BY THE DEPARTMENT.

NOTE: DEWATERING CONTROLS ARE DISCUSSED IN THE "MAINE EROSION AND SEDIMENT CONTROL BMPS, MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION."

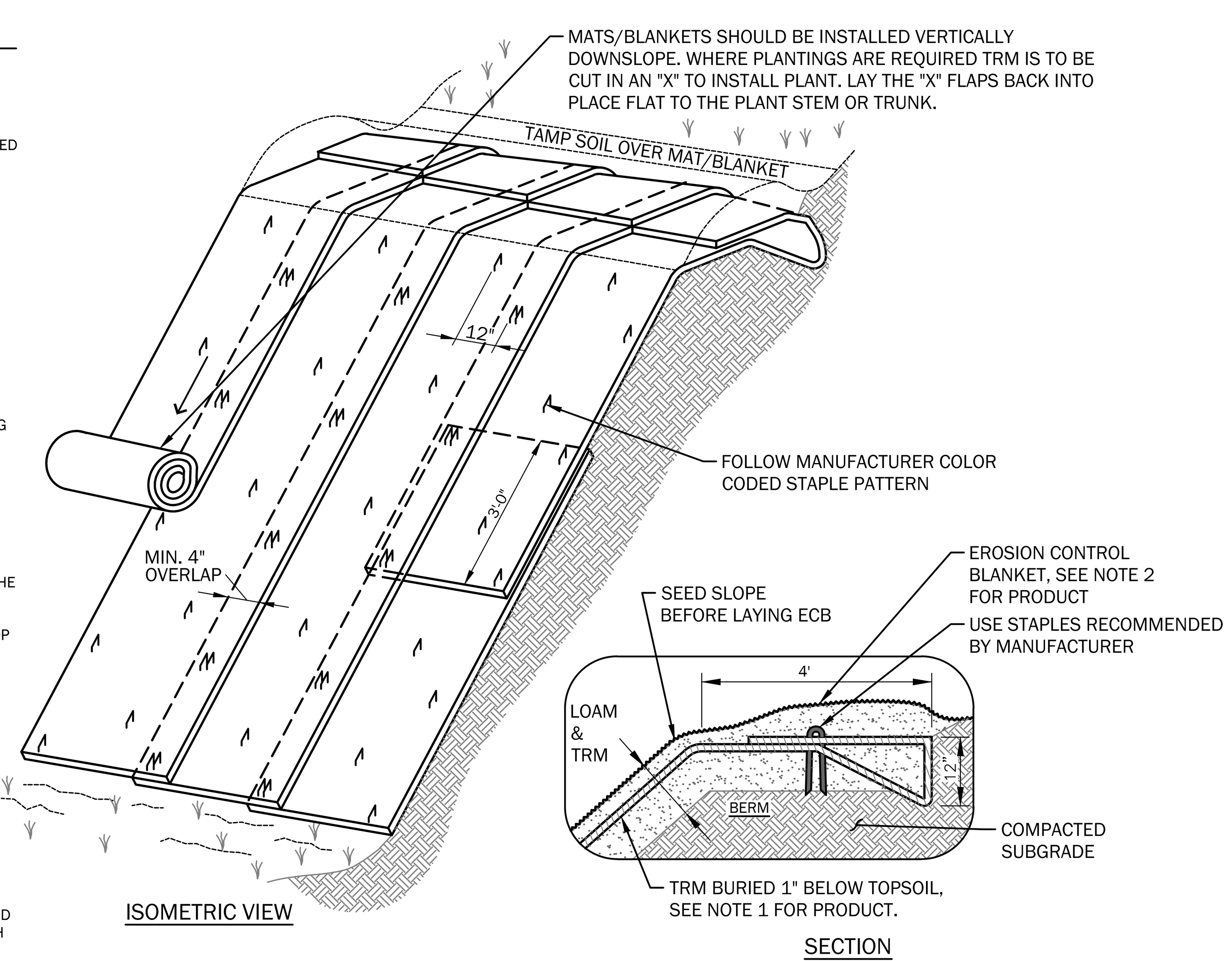
6. AUTHORIZED NON-STORMWATER DISCHARGES: IDENTIFY AND PREVENT CONTAMINATION BY NON-STORMWATER DISCHARGES. WHERE ALLOWED NON-STORMWATER DISCHARGES EXIST, THEY MUST BE IDENTIFIED AND STEPS SHOULD BE TAKEN TO ENSURE THE IMPLEMENTATION OF APPROPRIATE POLLUTION PREVENTION MEASURES FOR THE NON-STORMWATER COMPONENT(S) OF THE DISCHARGE. AUTHORIZED NON-STORMWATER DISCHARGES ARE:
   - DISCHARGES FROM FIREFIGHTING ACTIVITY;
   - FIRE HYDRANT FLUSHINGS;
   - VEHICLE WASHWATER IF DETERGENTS ARE NOT USED AND WASHING IS LIMITED TO THE EXTERIOR OF VEHICLES (ENGINE, UNDERCARRIAGE, AND TRANSMISSION WASHING IS PROHIBITED);
   - DUST CONTROL RUNOFF IN ACCORDANCE WITH PERMIT CONDITIONS AND APPENDIX (C)(3);
   - ROUTINE EXTERNAL BUILDING WASHDOWN, NOT INCLUDING SURFACE PAINT REMOVAL, THAT DOES NOT INVOLVE DETERGENTS;
   - PAVEMENT WASHWATER (WHERE SPILLS/LEAKS OF TOXIC OR HAZARDOUS MATERIALS HAVE NOT OCCURRED, UNLESS ALL SPILLED MATERIAL HAD BEEN REMOVED) IF DETERGENTS ARE NOT USED;
   - UNCONTAMINATED AIR CONDITIONING OR COMPRESSOR CONDENSATE;
   - UNCONTAMINATED GROUNDWATER OR SPRING WATER;
   - FOUNDATION OR FOOTER DRAIN-WATER WHERE FLOWS ARE NOT CONTAMINATED;
   - UNCONTAMINATED EXCAVATION DEWATERING (SEE REQUIREMENTS IN APPENDIX C(5));
   - POTABLE WATER SOURCES INCLUDING WATERLINE FLUSHINGS; AND
   - LANDSCAPE IRRIGATION
7. UNAUTHORIZED NON-STORMWATER DISCHARGES: THE DEPARTMENT'S APPROVAL UNDER THIS CHAPTER DOES NOT AUTHORIZE A DISCHARGE THAT IS MIXED WITH A SOURCE OF NON-STORMWATER, OTHER THAN THOSE DISCHARGES IN COMPLIANCE WITH APPENDIX C (6). SPECIFICALLY, THE DEPARTMENT'S APPROVAL DOES NOT AUTHORIZE DISCHARGES OF THE FOLLOWING:
   - WASTEWATER FROM THE WASHOUT OR CLEANOUT OF CONCRETE, STUCCO, PAINT, FORM RELEASE OILS, CURING COMPOUNDS OR OTHER CONSTRUCTION MATERIALS;
   - FUELS, OILS OR OTHER POLLUTANTS USED IN VEHICLE AND EQUIPMENT OPERATION AND MAINTENANCE;
   - SOAPS, SOLVENTS, OR DETERGENTS USED IN VEHICLE AND EQUIPMENT WASHING; AND
   - TOXIC OR HAZARDOUS SUBSTANCES FROM A SPILL OR OTHER RELEASE.
8. ADDITIONAL REQUIREMENTS: ADDITIONAL REQUIREMENTS MAY BE APPLIED ON A SITE-SPECIFIC BASIS.

1 / C4.0 EROSION AND SEDIMENTATION CONTROL NOTES

NOT TO SCALE

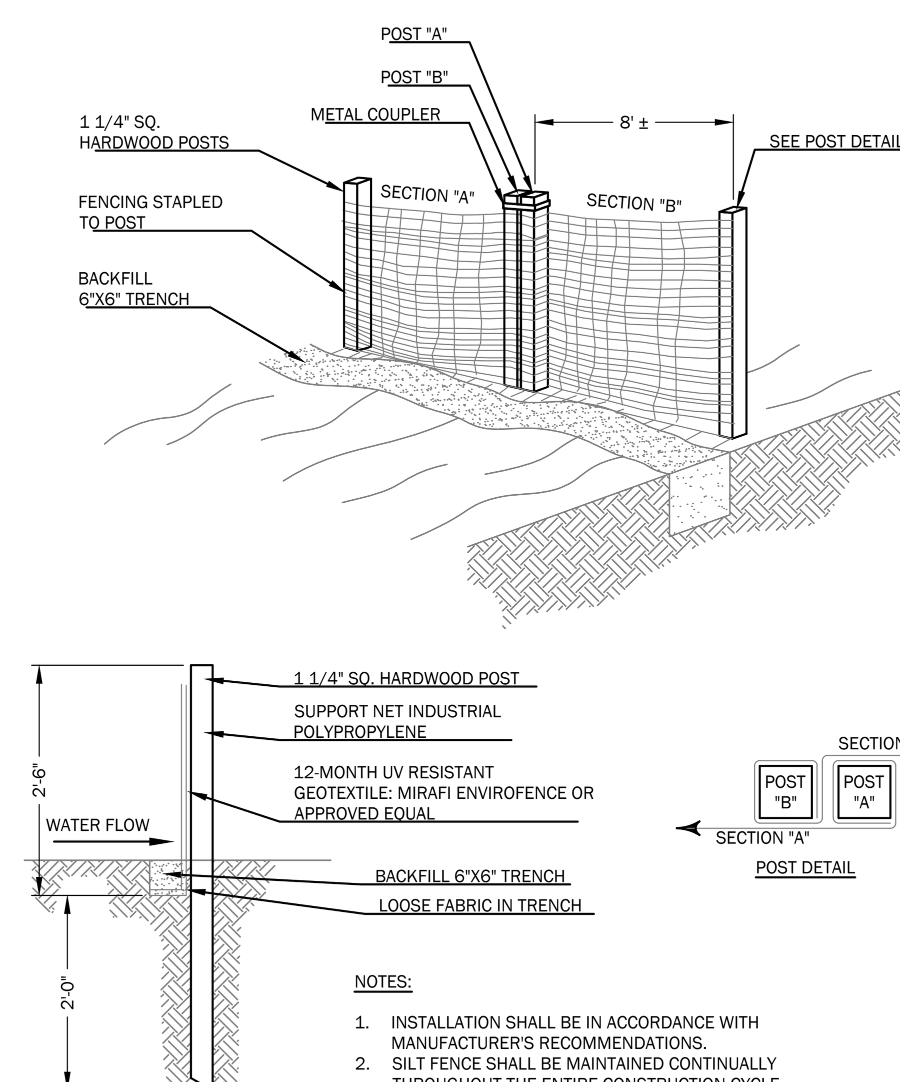
INSTALLATION INSTRUCTIONS:

1. TURF REINFORCEMENT MAT (TRM) MATERIAL SHALL BE ENKAMAT 7020, OR APPROVED EQUAL.
2. EROSION CONTROL BLANKET (ECB) SHALL BE ECS-2B BIODEGRADABLE DOUBLE STRAW PRODUCT BY EAST COAST EROSION CONTROL OR APPROVED EQUAL.
3. ECB SHALL BE INSTALLED ON ALL SLOPES 3:1 OR STEEPER AND WITHIN VEGETATED SWALES.
4. TRM AND ECB SHALL BE INSTALLED ON ALL VEGETATED SOIL FILTER SPILLWAYS AND WHERE INDICATED ON PLAN.
5. FOR TRM INSTALLATION ONLY:
   5.1. APPLY 3" OF LOAM ONTO THE GROUND SURFACE.
   5.2. OVER TOP THE 3" OF LOAM, UNROLL MAT IN THE DIRECTION OF WATER FLOW.
6. MAT SHOULD LIE FLAT. DO NOT STRETCH MAT OVER GROUND. STRETCHING MAY CAUSE MAT TO BRIDGE DEPRESSIONS IN THE SURFACE AND ALLOW EROSION UNDERNEATH.
7. BURY TRANSVERSE TERMINAL ENDS OF MAT TO SECURE AND PREVENT EROSIVE FLOW UNDERNEATH.
8. SECURE MAT SNUGLY INTO ALL TRANSVERSE CHECK SLOTS.
9. BACKFILL AND COMPACT TRENCHES AND CHECK SLOTS AFTER STAKING THE MAT IN BOTTOM OF TRENCH.
10. OVERLAP ROLL ENDS BY THREE (3) FEET (MIN.) WITH UPSLOPE MAT ON TOP TO PREVENT UPLIFT OF MAT END BY WATER FLOW. IF INSTALLING IN THE DIRECTION OF A CONCENTRATED WATER FLOW, START NEW ROLLS IN A TRANSVERSE DITCH.
11. OVERLAP ADJACENT EDGES OF MAT BY 4 INCHES (MIN.) AND STAKE.
12. USE WOOD STAKES OR STAPLES FOR PINNING MAT TO THE GROUND SURFACE, PER MANUFACTURER'S RECOMMENDATIONS.
13. IN ALL TRANSVERSE TERMINAL TRENCHES AND CHECK SLOTS, STAKE EACH MAT AT ITS CENTER AND OVERLAP EDGES BEFORE BACKFILLING AND COMPACTING.
14. STAKE OVERLAPS LONGITUDINALLY AT 3 TO 5 FOOT INTERVALS.
15. FOR TRM INSTALLATION ONLY, WORK ADDITIONAL LOAM INTO THE MAT AND COVER THE MAT SURFACE WITH 1" OF LOAM, THEN SEED AND COVER WITH ECB.



2 / C4.0 STRAW MATTING (ECB) AND TURF REINFORCEMENT MATTING (TRM) FOR SLOPE EROSION CONTROL

NOT TO SCALE

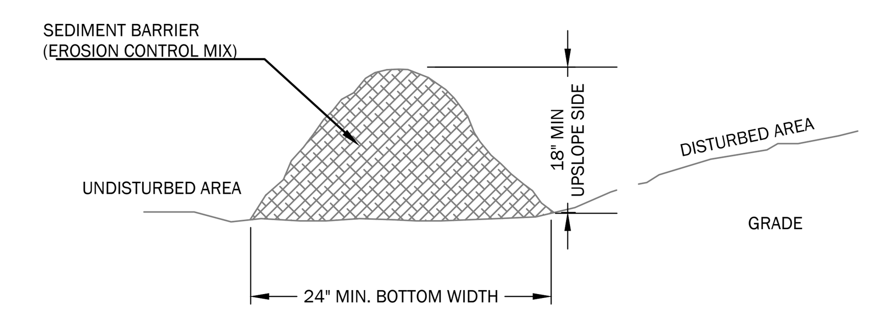


NOTES:

1. INSTALLATION SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
2. SILT FENCE SHALL BE MAINTAINED CONTINUALLY THROUGHOUT THE ENTIRE CONSTRUCTION CYCLE.
3. OPTIONALLY, A 2' WIDE BY 1' HIGH WINDROW OF EROSION CONTROL MIX MAY BE USED.

3 / C4.0 PREFABRICATED SILT FENCE

NOT TO SCALE



NOTES

1. THE EROSION CONTROL MIX SHALL CONTAIN A WELL GRADED MIXTURE OF PARTICLE SIZES AND MAY CONTAIN ROCKS LESS THAN 4" DIAMETER. EROSION CONTROL MIX MUST BE FREE OF REFUSE, PHYSICAL CONTAMINANTS, AND MATERIAL TOXIC TO PLANT GROWTH.
2. MATERIAL SHALL MEET THE FOLLOWING REQUIREMENTS
   A. THE ORGANIC CONTENT SHALL BE BEWTEEN 80 AND 100% DRY WEIGHT BASIS
   B. PARTICLE SIZE BY WIEGHT SHALL BE 100% PASSING A 6" SCREEN AND A MAXIMUM OF 85% PASSING A 0.75" SCREEN
   C. THE ORGANIC PORTION NEEDS TO BE FIBROUS AND ELONGATED
   D. LARGE PORTIONS OF SILTS, CLAYS, OR FINE SANDS ARE NOT ACCEPTABLE IN THE MIX
   E. SOLUBLE SALTS CONTENT SHALL BE <4.0 MMHOS/CM
   F. THE pH SHOULD FALL BETWEEN 5.0 AND 8.0
3. PLACE BARRIER ALONG A RELATIVELY FLAT CONTOUR. CUT TALL GRASSES OR WOODY VEGETATION TO AVOID CREATING VOIDS AND BRIDGES WHERE FINES CAN WASH UNDER THE BARRIER THROUGH GRASS BLADES AND BRANCHES.
4. PLACEMENT OF BARRIER SHOULD BE:
   - AT TOE OF THE SLOPE.
   - FROZEN GROUND, BEDROCK OR ROOTED FORESTED AREAS.
   - THE EDGE OF GRAVEL AND AREAS UNDER CONSTRUCTION.
5. BARRIER SHALL NOT BE USED ADJACENT TO WETLANDS, WHERE THERE IS LOWING WATER, OR ON SLOPES EXCEEDING 8% WITHOUT THE SUPPORT OF SILT FENCE.
6. REMOVE SEDIMENT DEPOSITS WHEN THEY REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER.
7. WHEN BARRIER IS DECOMPOSED, CLOGGED WITH SEDIMENT, ERODED OR INEFFECTIVE, IT MUST BE REPLACED OR REPAIRED. THE BARRIER SHOULD BE RESHAPED AS NECESSARY.

4 / C4.0 SEDIMENT BARRIER (EROSION CONTROL MIX)

NOT TO SCALE

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

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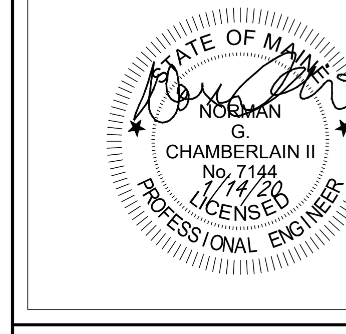

Rosenthal Residential Project
Moody Road
Brunswick, Maine 04011

Mark S.& Vera L. Rosenthal
5708 Emory Road
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Rev.	Date	Description	Drawn	Check
1	5/5/20	Revised Plan per Town Comments	NGC	NGC
2	5/22/20	Adjusted WHB Calc.	NGC	NGC
3	6/18/20	Added Bridge Sections, Plan Notes	NGC	NGC

Sheet Title:

Site Details

Job No.:	550
Date:	JAN 14, 2020
Scale:	No Scale
Drawn:	CAR/JWG
Checked:	NGC

Sheet No.: C3.0

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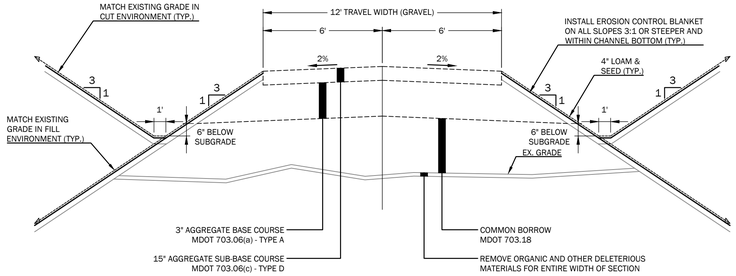

1 / C4.1 **ROAD SECTION**

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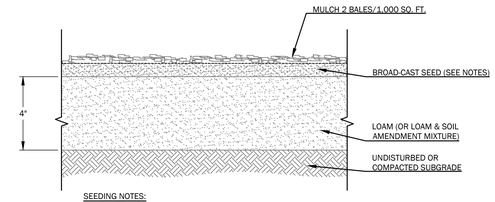

SEEDING NOTES:

1. DISTURBED AREAS BELOW PANEL ARRAY SHALL BE SEEDED WITH LOW MAINTENANCE NATIVE GRASS AND CLOVER SEED MIX.
2. DISTURBED AREAS OUTSIDE OF PANEL ARRAY SHALL BE SEEDED WITH NATIVE POLLINATOR FRIENDLY SEED MIXES.

2 / C4.1 **LOAM AND SEED SECTION**

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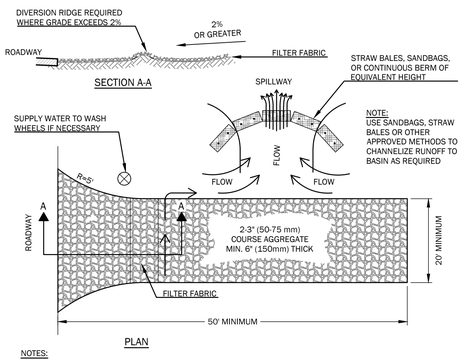

NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEAN OUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS ONTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.
4. TRACKED MUD AND SEDIMENT SHALL BE REMOVED BY VACUUMING PRIOR TO THE NEXT STORM EVENT.

3 / C4.1 **STABILIZED CONSTRUCTION ENTRANCE**

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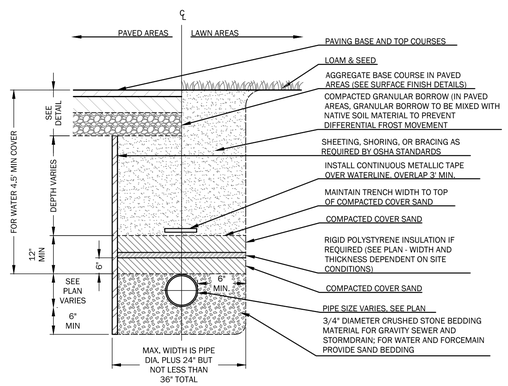

4 / C4.1 **TYPICAL PIPE TRENCHING**

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STATE OF MAINE
NORMAN G. CHAMBERLAIN II
No. 7144
7/14/20
LICENSED
PROFESSIONAL ENGINEER

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

Rosenthal Residential Project
Moody Road
Brunswick, Maine 04011

Mark S.& Vera L. Rosenthal
5708 Emory Road
Upperco, Maryland 21155

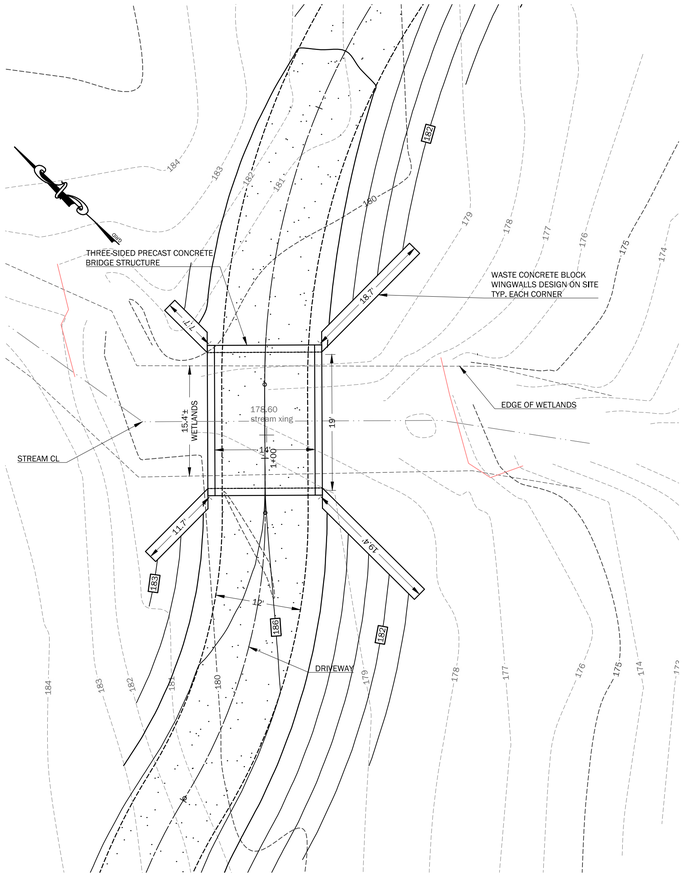
Rev.	Date	Description	Drawn	Check
1	5/5/20	Revised Plan per Town Comments	NGC	NGC
2	5/22/20	Adjusted WHB Calc.	NGC	NGC
3	6/18/20	Added Bridge Sections, Plan Notes	NGC	NGC

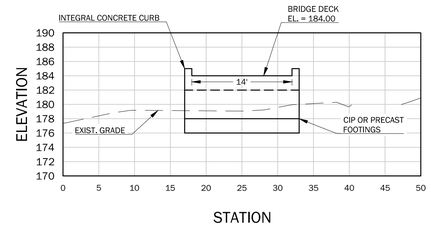
Sheet Title:
Site Details

Job No.: 550
Date: JAN 14, 2020
Scale: No Scale
Drawn: CAR/JWG
Checked: NGC

Sheet No.: C3.1

© 2020 - Rosenthal Compound - Brunswick CAD\550 - Details.dwg plot date: 6/18/2020 9:30 AM





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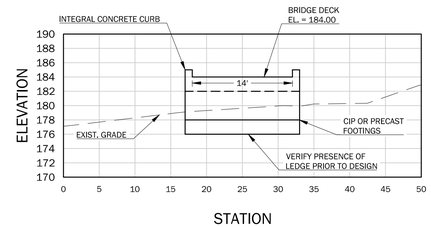

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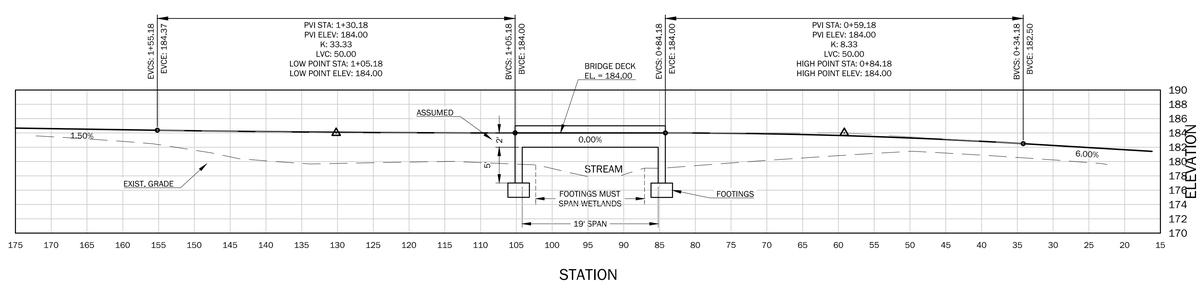

Driveway

GENERAL NOTES:

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING "DIG SAFE" AND LOCAL UTILITY COMPANIES AT LEAST THREE (3) BUSINESS DAYS, BUT NOT MORE THAN 30 CALENDAR DAYS, PRIOR TO THE COMMENCEMENT OF ANY EXCAVATION, IN ACCORDANCE WITH MAINE STATE LAW. "DIG SAFE" TELEPHONE NUMBER IS 1-888-344-7233.
2. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL AND ANY MEANS, METHODS, AND TECHNIQUES EMPLOYED TO PERFORM THE WORK SHOWN ON THE PLANS.
3. ALL WORK SHALL COMPLY WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS INCLUDING ALL SAFETY REGULATIONS (OSHA).
4. ALL WORK SHALL BE IN CONFORMANCE ALL UTILITY COMPANIES STANDARDS.
5. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS FOR THE WORK SHOWN ON THESE PLANS PRIOR TO CONSTRUCTION.
6. ALL WORK SHALL COMPLY WITH THE TOWN OF BRUNSWICK STREET OPENING PERMIT REQUIREMENTS.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING. REFER TO THE WRITTEN EROSION CONTROL PLAN AND DRAWINGS FOR FURTHER EROSION CONTROL GUIDELINES.
8. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS SHOWN ON THE DRAWINGS. IF ANY DISCREPANCIES ARE FOUND, THE OWNER OR OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.

BRIDGE NOTES:

1. THE BRIDGE SHALL BE DESIGNED BY A MAINE PROFESSIONAL ENGINEER AND SHALL BE CAPABLE OF SUPPORTING H-20 HIGHWAY LOADS
2. THE BRIDGE MUST BE THREE-SIDED SO AS NOT TO IMPACT WETLANDS. THERE SHALL BE NO TEMPORARY WETLAND IMPACTS.
3. VERIFY THAT LEDGE IS NOT PRESENT FOR PRECAST FOOTINGS. IF LEDGE IS PRESENT, FOOTINGS MAY BE CAST IN PLACE CONCRETE. COORDINATE WITH BRIDGE MANUFACTURER.

GRAPHIC SCALE

10 0 5 10 20 40

1 inch = 10 ft.

ISSUED FOR PERMITTING - NOT FOR CONSTRUCTION

WALSH
ENGINEERING ASSOCIATES, INC.
One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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STATE OF MAINE
NORMAN G. CHAMBERLAIN II
No. 7144
LICENSED
PROFESSIONAL ENGINEER
1/14/20

Rosenthal Residential Project
Moody Road
Brunswick, Maine 04011

Mark S.& Vera L. Rosenthal
5708 Emory Road
Upperco, Maryland 21155

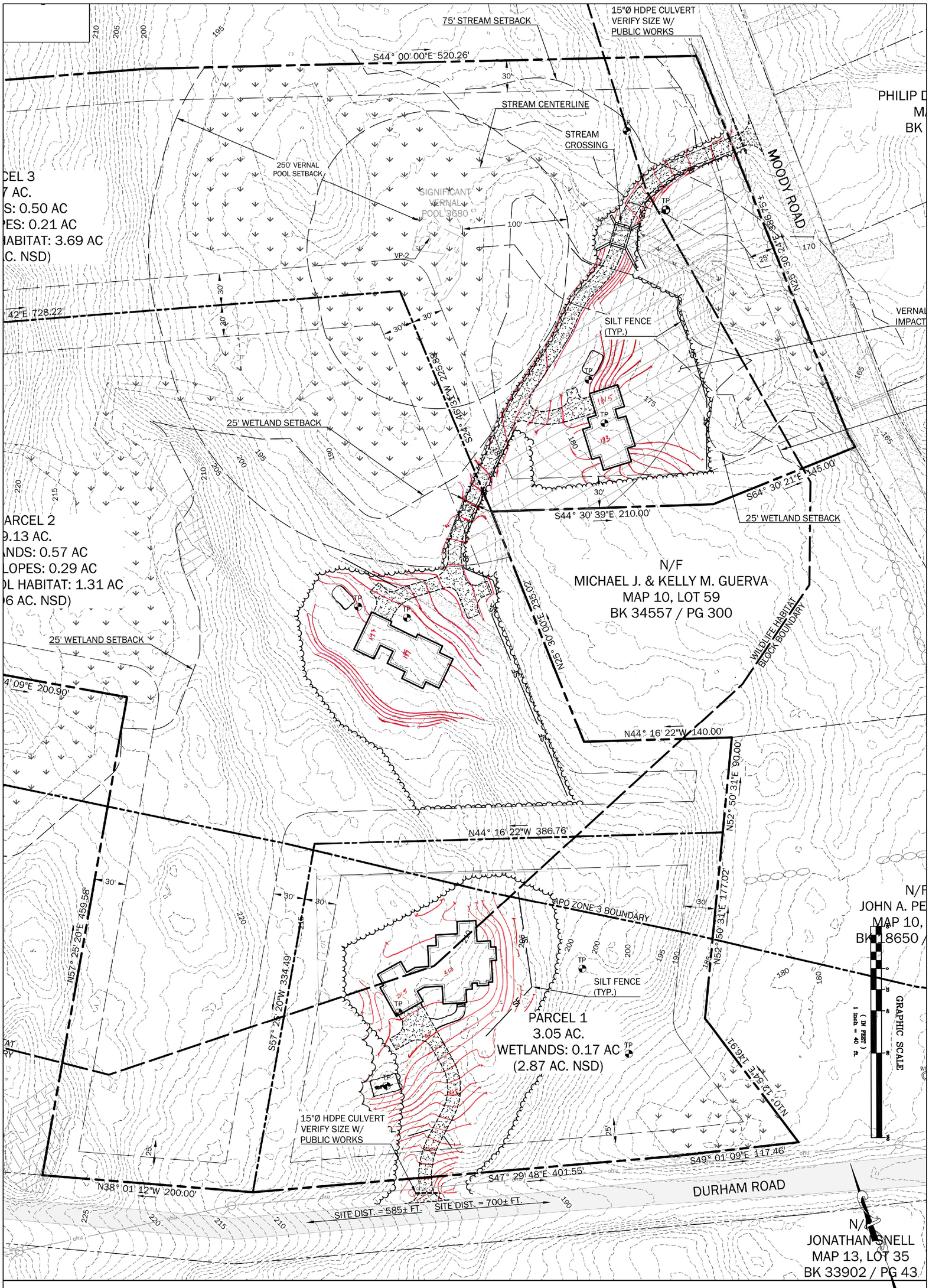
Rev.	Date	Description	Drawn	Check
1	5/5/20	Revised Plan per Town Comments	NGC	NGC
2	5/22/20	Adjusted WHB Calc.	NGC	NGC

Sheet Title:

Bridge Plan, Profile and Sections

Job No.: 550	Sheet No.:
Date: JAN 14, 2020	C3.2
Scale: 1" = 10'	
Drawn: CAR/JWG	
Checked: NGC	

P:\00 - Rosenthal Compound - Brunswick\3. CADD\00 - Bridge-reg.pln date: 5/14/2020 9:33 AM



Sheet	Drawing Name	Project	Status	Rev.	Issued for	Date	By
LA-S1.0	Preliminary Site Plans Lots 1,2,3	Rosenthal Residential Project Brunswick, ME	Design Development	0	Conceptual Grading Plan provided for preliminary pricing	06.18.2020	KBS

Stamp

Draft: KBS
Scale: As Shown
Date: 02.17.2020

Owner/Client:
Mark & Vera Rosenthal
Moody Road
Brunswick, ME

Keith Smith Landscape Architecture

KEITH SMITH LANDSCAPE ARCHITECTURE
207.318.7714
ksmithinme@gmail.com

LETTER OF AUTHORIZATION

To whom It may concern,

By this letter, I hereby authorize Keith Smith Landscape Architecture to act as an agent for the preparation and submission of Federal, State, and Local Permit applications and correspond, share documents, attend meetings, appear before boards, commissions and committees, and to provide landscape architectural or other relevant services as necessary and appropriate in the furtherance for construction on the property shown as Lots #10-27A and #10-28 on the Brunswick Tax Maps.

Mark Rosenthal

Name (Printed)

Signature

Date

6/17/2020

To Whom It May Concern,

By this letter, the undersigned authorizes Walsh Engineering Associates, Inc. to act as the agent for the undersigned in the preparation and submission of all Federal, State, and Local City permit applications and relevant documents and correspondence for all necessary permits for construction on the property shown as Lots #10-27A and #10-28 on the Brunswick Tax Maps, and to attend meetings and site visits; to appear before all boards, commissions, and committees, and to provide such other services as are necessary and appropriate in furtherance of the aforementioned project.

Sincerely,

Signature

Mark Rosenthal - owner

Printed Name and Title

Dec 16, 2010

Date

PLANNING BOARD
Major Development Review
APPROVED Findings of Fact
Review Date: October 10, 2017

Project Name:	Franchetti Subdivision
Project Location:	55 Moody Road
Tax Map:	Map 10, Lots 56 and 58
Zoning District:	Rural Farm and Forest (RF) Zoning District **Farm Forest 1 (FF1 [Durham Hacker Road])**
Overlay District:	Rural Brunswick Smart Growth – Habitat Block Aquifer Protection Zone – APZ 2
Case Number:	17-041
Applicant:	Kevin Franchetti 303 Scribner Hill Road Manchester, ME 04351
Authorized Representative:	Sitelines, PA c/o Kevin Clark 8 Cumberland Street Brunswick, ME 04011

Staff reviewed the application and has determined it is complete.

DRAFT Motion 1: That the Final Plan is deemed complete.

PROJECT SUMMARY

Planning Board review is based on the Major Development Review application for the, "Franchetti Subdivision" as revised most recently on October 6, 2017. The proposed development will create a three (3) lot subdivision and develop two (2) lots for residential use. A portion of the subject parcel is developed with an existing approved two (2) unit duplex and associated driveway (proposed Lot 2); and a second existing driveway and foundation for a single family residence that is not approved by the Town of Brunswick (proposed Lot 1). The application includes an overall subdivision plat, private subsurface wastewater disposal plans, and utility locations.

The applicant requests the following waiver in accordance with Section 410 of the Brunswick Zoning Ordinance:

1. Class A High Intensity Soil Survey – *The proposed development will be served by private subsurface wastewater disposal systems (septic systems) designed by a professional site evaluator. The applicant provided soil test pit findings and septic system designs prepared by a professional site evaluator.*

Based on this supporting information, the staff recommends approving the requested waiver in accordance with Section 410.

2. Profile Cross Section dimensions of existing streets – *No changes are proposed to existing streets. Based on this supporting information, the staff recommends approving the requested waiver in accordance with Section 410.*
3. Location of existing trees –*Most of the property is forested land that is a mapped by the Town of Brunswick as a wildlife habitat block. Clearing limits within the wildlife habitat block are provided on the subdivision plan and calculated from existing and proposed disturbance. Based on this supporting information, the staff recommends approving the requesting waiver in accordance with Section 410.*

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

411.1 Ordinance Provisions

The property is located within the RF Zoning District; and formerly the FF1 Zoning District. The application was submitted to the Department of Planning and Development prior to September 2017, therefore, the RF Zoning District standards do not apply. The applicant provided calculations of disturbance within the wildlife habitat block from the original parcel which indicated no mitigation is required. The subject property contains the former Aquifer Protection 2 Zone (APZ 2) Overlay. The proposed residential development and associated subsurface wastewater disposal systems are permitted within the APZ 2.

The town attorney provided a memorandum dated October 6, 2017, regarding the applicability of the state subdivision statute for the existing three (3) lot subdivision. The memo indicates the three (3) lot subdivision parcel includes the applicant's two (2) proposed lots for development and the remaining land owned by Colleen Starbird. The remaining land (Lot 3) is referenced on Brunswick's Tax Map 10 as Lot 58 (Book 33391, Page 273). The proposed development complies with all applicable provisions and requirements of the applicable (1997) Zoning Ordinance. *The Board finds that the provisions of Section 411.1 are satisfied.*

411.2 Preservation of Natural Features

The project area is developed with an existing residence cleared forest associated with a foundation and associated driveway for a residence that is not approved by the Town of Brunswick. Freshwater wetlands are shown on the plan that were affected by the construction of the existing residence. No wetlands were directly altered by the unlicensed foundation and associated developed area. As noted in 411.1, no mitigation is required for disturbance within the mapped wildlife habitat block. The proposed development maximizes the preservation of natural features of the landscape, and 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 surface waters or marine resources are located within the subject parcel. As noted in Section 411.2, wetlands were disturbed as a result of the existing duplex. The proposed development 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 proposed development activity does not occur within a flood hazard area and therefore minimizes the risk of flooding. *The Board finds that the provisions of Section 411.4 are satisfied.*

411.5 Stormwater Management

The proposed activity area creates a relatively small amount of new impervious and development area. Any further development must adhere to basic erosion and sedimentation control standards during construction. The proposed development will satisfy the recommended storm water quality standards described in Storm Water Management for Maine: Best Management Practices, published by the State of Maine Department of Environmental Protection, November, 1995 as amended. *The Board finds that the provisions of Section 411.5 are satisfied.*

411.6 Groundwater

The proposed development activity includes two (2) lots for residential use. Subsurface wastewater disposal for residential use will comply with applicable statewide codes. As proposed, proposed development will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water. *The Board finds that the provisions of Section 411.6 are satisfied.*

411.7 Erosion and Sedimentation Control

The proposed development will be constructed in accordance with Best Management Practices for erosion and sedimentation control and will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy situation results. *The Board finds that the provisions of Section 411.7 are satisfied.*

411.8 Sewage Disposal

The applicant intends to apply for subsurface wastewater disposal system that complies with applicable statewide codes for residential use. Lot 2 has an existing subsurface wastewater disposal system that is in compliance with the Town of Brunswick. Lot 1 will have acceptable sewage disposal when a subsurface wastewater disposal system is approved by the Code Enforcement Officer. *The Board finds that the provisions of Section 411.8 are satisfied.*

411.9 Water

The proposed subdivision (for development) will be served by private wells. Based on the available information, the proposed development is expected to have a water source that is adequate to serve the proposed development, and that will have no

adverse impact on existing water supplies. *The Board finds that the provisions of Section 411.9 are satisfied.*

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

411.11 Community Impact
The Staff Review Committee (SRC) reviewed the project and found municipal resources are available to service the project, and that any on-site or off-site impacts associated with the development are mitigated. The applicant was advised to remove the existing driveway on Lot 1 and share a driveway with Lot 2. The applicant respectfully declined to consolidate driveways because the existing driveways were approved by the Public Works Department. *The Board finds that the provisions of Section 411.11 are satisfied.*

411.12 Traffic
The staff recommend consolidating the Lot 1 and 2 driveways for shared use to avoid contributing to unsafe traffic conditions. However, the applicant proposes to continue use of the two (2) driveways that were approved by Public Works with driveway entrance permits. The proposed development will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed. *The Board finds that the provisions of Section 411.12 are satisfied.*

411.13 Pedestrian and Bicycle Access and Safety
The proposed development is in not within a growth zone. To the extent practical, the proposed development is designed to accommodate bicyclists and pedestrians, and issues of bicycle and pedestrian access, safety and circulation both within the site and to points outside of the site. *The Board finds that the provisions of Section 411.13 are satisfied.*

411.14 Development Patterns
The proposed residential development is a residential subdivision in direct proximity to other existing residential uses of similar density. Therefore, the proposed development will have no adverse impact on areas which are primarily residential. *The Board finds that the provisions of Section 411.14.*

411.15 Architectural Compatibility
The proposed development is a residential development that will be compatible with its surroundings in terms of its size, scale, mass and design. *The Board finds that the provisions of Section 411.15 are satisfied.*

411.16 Municipal Solid Waste Disposal
The proposed development is required to pay an impact fee for each of the proposed lots in the amount of $775.68. The applicant proposes to pay the impact fee separately for three (3) units associated with Lot 1 and Lot 2. *The Board finds that the provisions of Section 411.16 are satisfied provided the solid waste impact fees are paid prior to the issuance of a building permit for Lot 1.*

411.17 Recreation Needs
The proposed development is residential and is required to demonstrate that it will not have an unreasonable burden on the municipality's ability to provide recreational services. The applicant proposes to pay the recreational impact fee in lieu of other acceptable methods of satisfying recreational impacts. Therefore, recreation impact fee must be provided to satisfy Section 411.17. *The Board finds that the provisions of Section 411.17 are satisfied conditional upon paying recreational impact fees to the satisfaction of the Director of Parks and Recreation.*

411.18 Access for Persons with Disabilities
The application indicates that the Americans With Disabilities Act does not apply to private residences. *The Board finds that the provisions of Section 411.18 are not applicable.*

411.19 Financial Capacity and Maintenance
The applicant indicates adequate funds were budgeted to complete and maintain the project. Future lot owners will be expected to maintain individual lots. *The Board finds that the provisions of Section 411.19 are satisfied.*

411.20 Noise and Dust
The applicant indicates adverse impacts from noise and dust will be minimized during construction. The proposed development will not contribute to unreasonable noise and dust, both during construction and after the development has been completed. *The Board finds that the provisions of Section 411.20 are satisfied.*

411.21 Right, Title and Interest
A copy of the right, title and interest documentation is included in the application. The applicant has sufficient right, title and interest in the subject property. *The Board finds that the provisions of Section 411.21 are satisfied.*

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

APPROVED MOTIONS
CASE #17-041

Motion 2: That the requested waiver for a High Intensity Soil Survey, profile-cross sections of existing streets, and 10-inch trees is approved.

Motion 3: That the Final Plan is approved with the following conditions:

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification shall require a review and approval in accordance with the 1997 Brunswick Zoning Ordinance, as amended.

2. Prior to the issuance of a building permit for Lot 1, the applicant shall pay recreation impact fees to the satisfaction of the Director of Parks and Recreation, and provide evidence of the payment of impact fees to the Director of Planning and Development.

3. Prior to the issuance of a building permit for Lot 1, the applicant shall pay solid waste impact fees to the satisfaction of the Public Works Director, and provide evidence of the payment of impact fees to the Director of Planning and Development.

4. Prior to the filing of the approved subdivision plan, the plan will be altered to clearly delineate the boundaries of Lot 3 and a note shall be added to the plan that the subdivision approval extends only to Lots 1, 2, and 3 under review, and that any further division of those lots or of any other lot shown on the plan may be subject to subdivision review.

1001840034660

MAINE REAL ESTATE TAX-Paid

MAINE SHORT FORM WARRANTY DEED

I, **ELLEN FRANCHETTI**, of Manchester, Kennebec County, Maine, for consideration paid, grant to **MARK ROSENTHAL and VERA ROSENTHAL**, whose mailing address is 708 Emery Road, Upperco, Maryland, 21155, with **WARRANTY COVENANTS**, as Joint Tenants with Rights of Survivorship, all of my interest in and to a certain lot or parcel of land, with any buildings thereon, situated in Brunswick, County of Cumberland, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

WITNESS my hand this 1 day of August, 2018.

Witness

Ellen Franchetti

STATE OF MAINE
COUNTY OF CUMBERLAND, SS

Then personally appeared the above named Ellen Franchetti, known to me, this 1 day of August, 2018 and acknowledged before me the foregoing instrument to be her free act and deed.

Notary Public

Name:

My commission expires:

COREY M. BEDELL NOTARY PUBLIC EXPIRES 08/12/2018 STATE OF MAINE

DOC :38294 BK:35045 PG:277
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
08/03/2018, 02:30:29P
Register of Deeds Nancy A. Lane E-RECORDED

EXHIBIT A

PARCEL ONE:

A certain lot or parcel of land situated on the northeasterly side of the Durham Road in the Town of Brunswick, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the northeasterly sideline of the Durham Road at a point which is South twenty-six degrees ten minutes thirty-two seconds East (S 26° 10' 32" E), as measured along the northeasterly sideline of the said Durham Road, a distance of two hundred forty-five twenty-six hundredths (245.26') feet from the southwesterly corner of land now or formerly of James E. Hillier and Debora M. C. Hillier (Deed Reference: Book 28405, Page 306); thence North thirty-eight degrees one minute twelve seconds West (N 38° 01' 12" W), along the said assumed northeasterly sideline of the Durham Road a distance of one hundred fifty-six and sixty two hundreds (156.62') feet to a point;

Thence North fifty-seven degrees twenty-five minutes twenty seconds East (N 57° 25' 20" E), a distance of four hundred sixty-five (465 +/-) feet to a point, along land now or formerly of Ellen Franchetti,

Thence South thirty-two degrees twenty-four minutes nine seconds East (S 32° 24' 09" E) along land now or formerly of Chuck Starbird and Kevin S. Franchetti, a distance of two hundred (200') feet to a point;

Thence South fifty-seven degrees twenty-five minutes twenty seconds West (S 57° 25' 20" W) along land now or formerly of Chuck Starbird and Kevin S. Franchetti, a distance of four hundred forty (440') feet, to a point on the said assumed northeasterly sideline of the Durham Road;

Thence North thirty-eight degrees one minute twelve seconds West (N38° 01' 12" W) Along the said assumed northeasterly sideline of the Durham Road, a distance of two hundred (200') feet to a point.

Containing 2.0 Acres.

Also hereby conveying any and all land that may be located between the road line described above and the actual right-of-way line of said road, if different.

Being the same premises conveyed to Colleen R. Starbird and Ellen Franchetti by quitclaim deed with covenant from Chuck Starbird and Kevin S. Franchetti dated January 13, 2009 and recorded in the Cumberland County Registry of Deeds in Book 26554, Page 318, in which deed Chuck Starbird and Kevin S. Franchetti released all their all right, title and interest in said Durham Road abutting the above described parcel.

1001840033385

MAINE REAL ESTATE TAX-Paid

Maine Short Form Warranty Deed

I, **COLLEEN R. STARBIRD,** of Minot, County of Androscoggin, State of Maine, for consideration paid, grant to **MARK S. ROSENTHAL and VERA L. ROSENTHAL**, whose mailing address is 5708 Emory Road, Upperco, Maryland 21155, as joint tenants, with **WARRANTY COVENANTS**, a certain lot or parcel of land, with any buildings thereon, situated in Brunswick, County of Cumberland, and State of Maine, being further described in the attached Exhibit A.

The premises are conveyed subject to any easements and restrictions of record, and this deed includes all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

IN WITNESS WHEREOF, Colleen R. Starbird has caused this instrument this 17th day of July, 2018, to be executed in her name and on her behalf by Dorothy J. Fernald, her attorney-in-fact, thereunto duly authorized by a Power of Attorney dated June 28, 2018, to be recorded herewith in the Cumberland County Registry of Deeds.

Colleen R. Starbird

Witness

Dorothy J. Fernald as Attorney-in-Fact for Colleen R. Starbird

Dorothy J. Fernald, as Attorney-in-Fact for Colleen R. Starbird

STATE OF MAINE
County of Androscoggin, SS.

Then personally appeared the above named Dorothy J. Fernald, in her capacity as Attorney-in-Fact for Colleen R. Starbird, known to me, this 17 day of July, 2018 and acknowledged before me the foregoing instrument to be her free act and deed.

Tammitha Pierce

Notary Public/Attorney at Law
Name:
My commission expires:

TAMMITHA PIERCE
Notary Public-Maine
My Commission Expires
October 22, 2022

O:\Androtc\WPDOCS\DIANA\MISC DEEDS 2018\Collenn Starbird to Rosenthal WD - FERNALD POA.doc

EXHIBIT A

A certain lot or parcel of land situated on the northeasterly side of the Durham Road and the northwesterly side of the Moody Road, in the Town of Brunswick, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

Beginning at a Point on the northeasterly sideline of the Durham Road at the southwesterly corner of land now or formerly of Colleen R. Starbird and Ellen Franchetti (Deed Reference: Book 26554, Page 318);

Thence, S 47° 29' 48" E, along the said northeasterly sideline of the Durham Road, a distance of four hundred one and fifty-five hundredths (401.55') feet, to a point;

Thence, S 49° 01' 09" E, along the said northeasterly sideline of the Durham Road, a distance of one hundred seventeen and forty-six hundredths (117.46') feet, to the northwesterly corner of land now or formerly of John A. Pelletier (Deed Reference: Book 18650, Page 328);

Thence, N 10° 12' 54" E, along the northwesterly line of land of said John A. Pelletier (Deed Reference: Book 18650, Page 328), a distance of one hundred forty-six and ninety-one hundredths (146.91') feet, to the end of a stonewall;

Thence, N 52° 50' 32" E, along said stonewall and a projection thereof, along the northwesterly line of land of said John A. Pelletier (Deed Reference: Book 18650, Page 328), a distance of two hundred sixty-seven and two hundredths (267.02') feet to the northeasterly corner of land of said John A. Pelletier (Deed Reference: Book 18650, Page 328);

Thence, N 44° 16' 22" W, along land now or formerly of Chuck Starbird and Kevin S. Franchetti (Deed Reference: Book 18673, Page 127), a distance of one hundred forty and zero hundredths (140.00') feet, to a point;

Thence, N 25° 30' 45" E, along land of said Chuck Starbird and Kevin S. Franchetti (Deed Reference: Book 18673, Page 127), a distance of two hundred thirty-five and zero hundredths (235.00') feet, to a point;

Thence, S 44° 30' 39" E, along land of said Chuck Starbird and Kevin S. Franchetti (Deed Reference: Book 18673, Page 127), a distance of two hundred ten and zero hundredths (210.00') feet, to a point;

Thence, S 64° 30' 21" E, along land of said Chuck Starbird and Kevin S. Franchetti (Deed Reference: Book 18673, Page 127), a distance of one hundred forty-five and zero hundredths (145.00') feet, to a point in the northwesterly sideline of the Moody Road;

Thence, N 16° 55' 44" E, along the said northwesterly sideline of the Moody Road, a distance of thirteen and fifteen hundredths (13.15') feet, to an angle point;

Thence, N 25° 30' 24" E, along the said northwesterly sideline of the Moody Road, a distance of three hundred eighty-six and seventy-five hundredths (386.75'+/-) feet, more or less, to a point lying S 25° 30' 24" W, as measured along the said northwesterly sideline of the Moody Road, a distance of four hundred (400.00') feet from the most southerly corner of land, now or formerly of Janice Fisher Trust (Deed Reference: Book 14704, Page 106);

Thence, N 43° 59' 11" W, along land of said Chuck Starbird and Kevin S. Franchetti (Deed Reference: Book 18673, Page 127), a distance of five hundred eighteen and zero hundredths (518.00') feet, to a point;

Thence, N 47° 05' 42" W, through land of the herein named grantor (Deed Reference: Book 32673, Page 26), a distance of five hundred thirty-six and sixty-six hundredths (536.66') feet, to the southwesterly corner of land now or formerly of James E. Hillier and Debora M. C. Hillier (Deed Reference: Book 28405, Page 306);

Thence, S 35° 45' 52" W, along the southwesterly line of land of said James E. Hillier and Debora M. C. Hillier (Deed Reference: Book 28405, Page 306), a distance of five hundred fifty and zero hundredths (550.00') feet, to a point;

Thence, S 26° 05' 25" E, through land of the herein named grantor, a distance of two hundred thirty-three and twenty-six hundredths (233.26') feet, to the northeasterly corner of land of said Colleen R. Starbird and Ellen Franchetti (Deed Reference: Book 26554, Page 318);

Thence, S 32° 24' 09" E, along the northeasterly line of land of said Colleen R. Starbird and Ellen Franchetti (Deed Reference: Book 26554, Page 318), a distance of four hundred and zero hundredths (400.00') feet, to southeasterly corner of land of said Colleen R. Starbird and Ellen Franchetti (Deed Reference: Book 26554, Page 318);

Thence, S 57° 25' 20" W, along the southeasterly line of land of said Colleen R. Starbird and Ellen Franchetti (Deed Reference: Book 26554, Page 318), a distance of four hundred forty and zero hundredths (440.00') feet, to the Point of Beginning

Containing 17.3± acres.

Also hereby conveying and/or excepting any and all land that may be located between the road line described above and the actual right-of-way line of said road, if different. Also hereby releasing, all right, title and interest that these grantors may have in said road abutting the above described parcel.

DOC :35283 BK:35010 PG:333
RECEIVED - RECORDED, CUMBERLAND COUNTY REGISTER OF DEEDS
07/24/2018, 09:13:25A
Register of Deeds Nancy A. Lane E-RECORDED

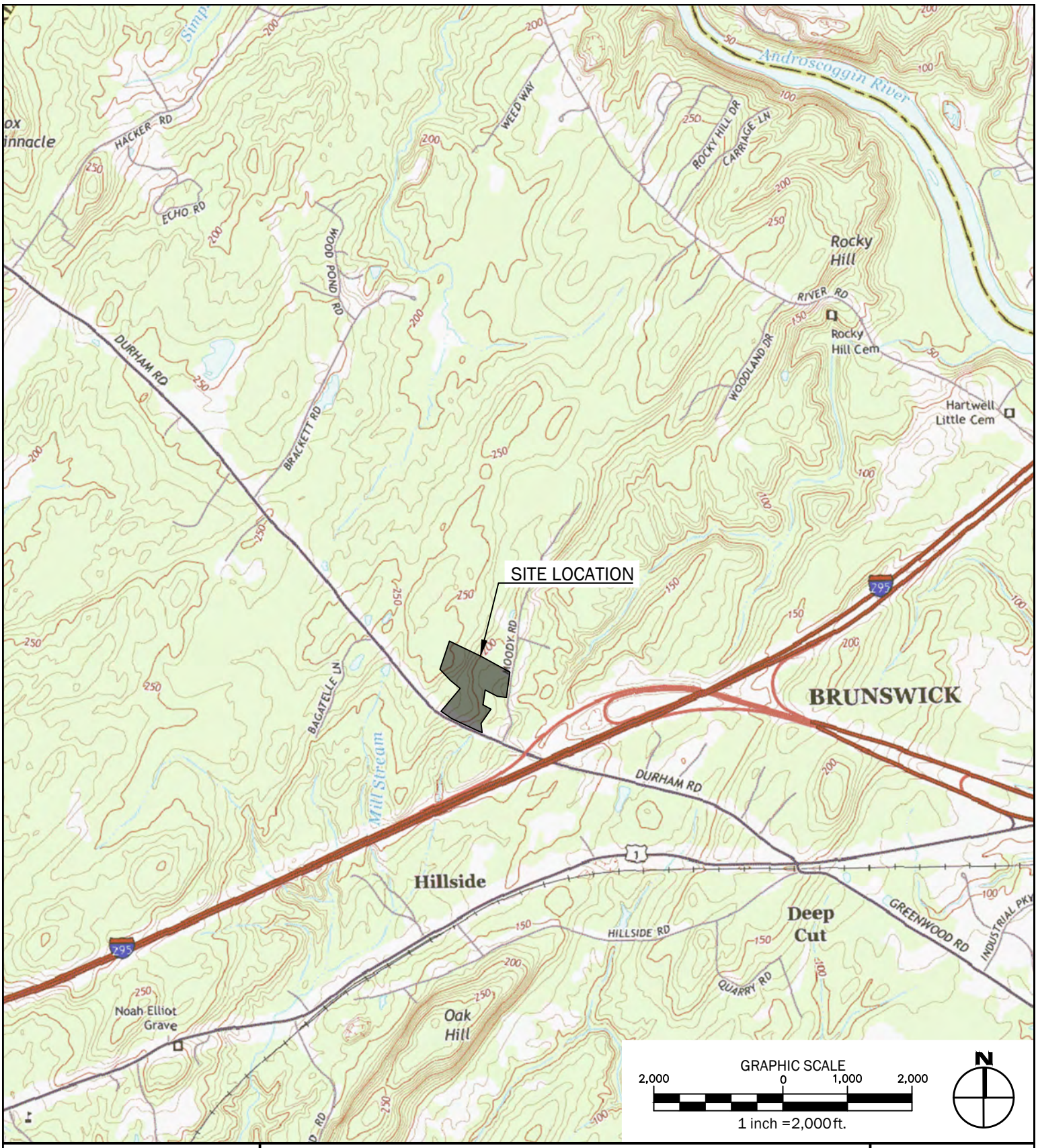
All Book and Page Numbers refer to the Cumberland County Registry of Deeds. All Bearings refer to Magnetic North.

The premises hereinabove described are conveyed subject to any easements and restrictions of record and together with the benefit of all rights, easements, privileges, and appurtenances belonging thereto.

FOR SOURCE OF TITLE reference is made to a warranty deed from Kevin S. Franchetti to Colleen R. Starbird dated August 25, 2016 and recorded in the Cumberland County Registry of Deeds in Book 33391, Page 273.

TITLE NOT SEARCHED BY THE PREPARER OF THIS DEED

O:\Androtc\WPDOCS\DIANA\MISC DEEDS 2018\Collenn Starbird to Rosenthal WD - FERNALD POA.doc



WALSH
ENGINEERING ASSOCIATES, INC.

One Karen Dr., Suite 2A | Westbrook, Maine 04092
ph: 207.553.9898 | www.walsh-eng.com

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Rosenthal Residential Project

Moody Road
Brunswick, Maine 04011

Sheet Title:
Location Map

Job No.:	550
Date:	December 2019
Scale:	1" = 2,000'
Drawn:	CAR
Checked:	NGC

P:\550 - Rosenthal Compound -Brunswick\3. CAD\550 - Base.dwg plot date: 12/3/2019 11:53 AM

PRELIMINARY SOILS REPORT

"Starbird Subdivision"

Durham & Moody Roads
Brunswick
Tax Map 10 Lot 58

Prepared for:
Chuck Starbird
P.O. Box 153
Minot, ME 04258

Prepared by:
George A. Courbron, PLS #1126, SE #88, SI #22
SurveyWorks Inc.
528 River Road
Greene, ME 04236

January 29, 2018

SOILS REPORT

DATE: January 29, 2018

TO: Chuck Starbird
P.O. Box 153
Minot, ME 04258

FROM: SurveyWorks, Inc.
528 River Road
Greene, ME 04236

RE: Preliminary Soil Investigation
"Starbird Subdivision"
Moody and Durham Roads, Brunswick
Tax Map 10, Lot 58

PURPOSE OF INVESTIGATION:

At your request, a preliminary site/soil investigation was conducted on the above referenced property. The purpose of the preliminary soils investigation was to locate and identify areas of suitable soils in accordance with state and local requirements, for on-site subsurface septic/sewage disposal for a proposed five (5) lot subdivision to be known as *"Starbird Subdivision"*.

DATE OF INVESTIGATION:

January 16, 2018

METHOD OF INVESTIGATION:

Soil profiles were examined on the parcel utilizing hand shovel and dutch auger excavated observation holes (test pits). See Sketch Plan, "Starbird Subdivision" dated February 7, 2018 for approximate test pit locations. Soil conditions were examined to a depth of twenty-four (24") inches sufficient to determine site suitability in accordance with the standards of the Maine State Plumbing Code and the Town of Brunswick subsurface wastewater disposal requirements.

METHOD OF GROUND CONTROL:

Test pits were field located using a Trimble Geo XH Geographical Positioning System Receiver. Soil test pit locations were mapped directly onto a plan that is included along with this report.

FINDINGS:

Suitable areas for wastewater disposal were found at the locations shown on the said plan. (See attached test pit log summary sheet.) Each test pit was sited to assure that the following conditions can be met.

1. Minimum setback distances to property lines, well, and other improvements can be met.

2. The area determined as adequate for subsurface wastewater disposal is in excess of 1,000 square feet.

3. The test pits were sited in an area that would accommodate a subsurface wastewater disposal system at least fifteen (15') feet wide.

4. All test pits were sited on grades not exceeding 20%.

5. Each lot contains soil conditions and area extensive enough to meet state and local requirements.

SUMMARY:

Based on the previously reported conditions and factors, it is my opinion that the above-mentioned lots meet or exceed the minimum requirement of both the Maine State Plumbing Code and the Town of Brunswick Subsurface Wastewater Disposal Requirements.

The soils information contained in this report is preliminary and intended for the purposed of review and planning. Prior to the issuance of either a building or plumbing permit, a detailed site investigation will be required on the property. At that time, an elevation reference point will be established and the disposal area corners will be staked out. The applicant will then be furnished with a set of HHE-200 forms (plumbing permit application) in order to obtain permits.

Sincerely,
SurveyWorks, Inc.

George A. Courbron
Licensed Site Evaluator, #88

SOIL TEST PIT LOG SUMMARY

PROJECT NAME: Starbird Subdivision

PROJECT NUMBER: 18-4001

CONSULTANTS NAME: GEORGE A. COURBRON

APPLICANT: Chuck Starbird

PROJECT LOCATION: Moody/Durham Roads, Brunswick

LOT NUMBER	TEST PIT NUMBER	SOIL SERIES NAME PER CERTIFIED SOIL SCIENTIST ___ PER COUNTY SOILS SURVEY MAP _X_	SOIL PROFILE (Table 4E of the Rules)	SOIL CONDITION	DEPTH TO SEASONAL HIGH WATER TABLE (INCHES) (MOTTLING)	DEPTH TO RESTRICTIVE LAYER (INCHES)	DEPTH TO BEDROCK OR LARGE STONES (INCHES)	DEPTH OF EXCAVATION (INCHES)	SLOPE	SYSTEM SIZE RATING
1	1A	Hollis	3AIII	C	20	24	24	24	4%	Medium/Large
1	1B	Hollis	3AIII	D	14	16	16	16	5%	Medium/Large
2	2A	Belgrade	3AI	D	14	14	14	14	6%	Medium/Large
2	2B	Belgrade	3AIII	C	15	16	16	16	8%	Medium/Large
3	3A	Hollis	3AIII	C	16	20	20	20	3%	Medium/Large
3	3B	Hollis	3AIII	D	14	24	24	24	4%	Medium/Large
4	4A	Belgrade	3AIII	C	15	24	24	24	3%	Medium/Large
4	4B	Belgrade	3AIII	C	16	21	21	21	3%	Medium/Large
5	5A	Hollis	3AIII	D	14	18	18	18	4%	Medium/Large
5	5B	Hollis	3AIII	C	15	18	18	18	5%	Medium/Large

Note: The soils information contained in this report is preliminary and intended for purposes of review and planning. Prior to the issuance of either a building or plumbing permit, a detailed site investigation will be required on the property. At this time additional test pits may be required, an elevation reference point will be established and the disposal area corners will be staked out. The applicant will then be furnished with a complete set of the HHE-200 forms (Plumbing Permit Application) in order to obtain permits.

NOTE: Deep Snow (2' to 3') with frozen gound condition at the time of the site test pits observation

PRINT NAME: GEORGE A. COURBRON
SIGNATURE:_____
DATE: January 29, 2018

LIC./CERT./REG. NO.
_____ SOIL SCIENTIST
_____ GEOLOGIST
__#88__ SITE EVALUATOR

Gmail

Keith Smith <ksmithinme@gmail.com>

RE: Rosenthal Plan

1 message

Jeff Emerson <jemerson@brunswickme.org> Thu, May 7, 2020 at 9:50 AM
To: Keith Smith <ksmithinme@gmail.com>
Cc: Ryan Barnes <rbarnes@brunswickme.org>

Keith,

Sorry about the slight confusion yesterday. I have done some research, and talked to the Town Engineer. In short, this project pre-dates the changes to the ordinance and has been approved as designed. Thanks for the updated plan and your verification.

Jeff Emerson

Deputy Chief

Fire Prevention Division

Brunswick Fire Department

21 Town Hall Place

Brunswick, ME 04011

207-725-5541 Ext # 2

207-725-6638 Fax

jemerson@brunswickme.org

With limited exceptions, e-mails sent to and from the Town of Brunswick are considered public records under Maine's Freedom of Access Act (FOAA). Public records are open to inspection and may be copied and distributed to others, including members of the media. Unless the e-mail meets one of the exceptions to the public records provisions, there should be no expectation of privacy or confidentiality.

Wealth Management
2330 W. Joppa Road
Suite 255
Lutherville, MD 21093-4609
tel 410 296 9200

Morgan Stanley

June 26, 2020

Re: Mark and Vera Rosenthal

To whom it may concern:

Please be advised that Mark Rosenthal and Vera Rosenthal (the "Client"), maintains the following brokerage account(s) (the "Account(s)") at Morgan Stanley Smith Barney LLC ("Morgan Stanley") which contain(s) assets including cash and marketable securities, valued, as of the close of business on June 25, 2020, in excess of $1,850,000.00.

Account Number	Account Title
550-XXX671	Mark Rosenthal IRA
550-XXX274	Mark Rosenthal and Vera Rosenthal
550-XXX501	Mark Rosenthal and Vera Rosenthal
550-XXX581	Mark Rosenthal IRA
550-XXX383	Mark Rosenthal IRA
550-XXX580	Mark Rosenthal IRA
550-XXX500	Mark Rosenthal and Vera Rosenthal
550-XXX931	Mark Rosenthal and Vera Rosenthal
550-XXX630	Mark Rosenthal and Vera Rosenthal
550-XXX780	Mark Rosenthal and Vera Rosenthal
550-XXX221	Mark Rosenthal and Vera Rosenthal
550-XXX407	Mark Rosenthal and Vera Rosenthal

We are presenting this information herein pursuant to our client's request. It is valid of the date of issuance. Morgan Stanley does not warrant or guarantee that identified securities, assets or monies will remain in the Client's account(s). The client has the ability to withdraw the asset(s) at any time.

No security interest or collateral rights are being granted to any party other than Morgan Stanley.

Sincerely,

Lisa Hopkins

Lisa Hopkins
Vice President
Business Service Manager

Morgan Stanley Smith Barney LLC. Member SIPC.

DRAFT

PRIVATE DRIVEWAY ACCESS AND MAINTENANCE AGREEMENT

An Agreement made this original date of_____, 20___, applicable to the undersigned parcel owners and users,

RECITALS

WHEREAS, Lot 2 and Lot 3 access drive is a private driveway situated on Lot 3 of the Rosenthal Residential Project in the County of Cumberland, Town of Brunswick, Maine.

WHEREAS, the undersigned parcel owners are the owners or users of the Driveway Property situated in Brunswick, Maine, commonly known as_____, and described as follows:

(Roadway Property Description)

WHEREAS, the parties desire to enter into an Agreement regarding the usage and maintenance of _____; and

WHEREAS, it is agreed that future parcel owners or users will add their signatures to this document;

NOW THEREFORE, IT IS HEREBY AGREED AS FOLLOWS:

1. Vehicle and Pedestrian Access Easement. The Driveway Property shall be subject to a perpetual, nonexclusive easement for ingress and egress granting access to all the parcel owners and their occupants, agents, employees, guests, services and emergency vehicles, and those individuals appointed by the Town Board to conduct semi-annual road reviews.

2. Utility Easement. The Driveway Property shall be subject to a perpetual, nonexclusive public utility easement for the purpose of permitting above and below ground public utilities to be installed and maintained.

3. Driveway Maintenance. Driveway maintenance and improvements will be undertaken and made whenever necessary to maintain the driveway in good operating condition at all times and to insure the provision of safe access by emergency vehicles.

4. Parking. For the safety of the residents, no machinery, trailers, vehicles or other property may be stored or parked upon the Private Driveway except parking of vehicles for limited periods of time (not to exceed twelve hours).

5. Cost Sharing. Driveway maintenance, snowplowing and improvement costs shall be shared on a pro-rata basis between the parcel owners sharing access to the above mentioned road. Each parcel owner's share of costs incurred shall be determined as follows: Pro-rated cost share will be based upon the percentage of roadway extending from the start of the Private Driveway to the intersection of each turnoff where a residence exists, or to the midpoint of a property frontage that is adjacent to the roadway when a residence does not exist.

6. Future Parcels. Any additional parcels gaining access to the Private Driveway by way of splitting existing parcels will be bound by all terms and conditions of this agreement, and will be required to pay that portion of the maintenance, snowplowing and improvement costs incurred after the split as determined using the formula contained in Paragraph No. 6 above. If any additional parcels are created after the original Private Driveway Maintenance Agreement is signed, the new parcel owners must also sign the agreement. When a parcel is being sold on a land contract, the land contract vendee shall be deemed the owner of record.

7.Snow Plowing. The Private Driveway shall be snowplowed so as to permit year round access. The cost shall be shared by the parcel owners as indicated in Paragraph No. 5 above. Individual driveway snow plowing, if desired, will be invoiced to the parcel owners directly by the snow plow contractor.

8. **Effective Term.** This Agreement shall be perpetual, and shall encumber and run with the land as long as the driveway remains private.

9. **Binding Agreement.** This Agreement shall be binding upon the parties hereto, their respective heirs, executors, administrators and assigns.

10. **Amendment.** This Agreement may be amended only by a 100% consent of the parcel owners

11. **Enforcement.** This Agreement may be enforced by a majority of parcel owners. If a court action or lawsuit is necessary to enforce this Agreement, the party commencing such action or lawsuit shall be entitled to reasonable attorney fees and costs, if the party prevails.

12. **Disputes.** If a dispute arises over any aspect of the improvements, maintenance repair or replacement, a third party arbitrator shall be appointed to resolve the dispute. The decision of the arbitrator shall be final and binding on all of the lot owners. Contact information for local arbitrators can be obtained through the American Arbitration Assocation. In selecting a third party arbitrator, each lot shall be entitled to one vote, and the nominee receiving a majority of the votes shall be the arbitrator. All parties shall share in the cost of any arbitration.

13. **Invalidity.** Should any provision in this Agreement be deemed invalid or

unenforceable, the remainder of the Agreement shall not be affected and each term and condition shall be valid and enforceable to the extent permitted by law.

14. **Town Driveway Ordinance.** The Private Road shall be constructed and maintained in accordance with the Town's Driveway Ordinance.

15. **Disclaimer by Town.** It is understood and agreed that the Town, the Town Board, the Plan Commission and the agents of the Town shall not be liable or responsible in any manner to the developer or the property owners along the road, or to their contractors, subcontractors, agents, or any other person, firm or corporation, for any debt, claim, demand, damages, action or causes of action of any kind or character arising out of or by reason of the activities or improvements being required herein.

16. **Recording This Document.** Original and amended copies of this document , including added signatures, shall be recorded and provided to the Town Clerk.

IN WITNESS WHEREOF the parties hereto have hereunto set their hands and seals the day any year first above written.
Witness:

Signed,

_____	_____
<name>	<date>
_____	_____
<name>	<date>
_____	_____
<name>	<date>
_____	_____
<name>	<date>

STATE OF MAINE
Cumberland, ss.

Personally appeared the above named_____ and acknowledged the foregoing to be _____ free act and deed.

Before me, _____

Notary Public/Attorney at Law

_____

Print name of Notary or Attorney at Law

June 13, 2017

Jon Snell
20 Whorff Junction
West Bath, Maine 04530
Jon@jaidenlandscaping.com

Re: Water Supply Evaluation for Proposed Ridgewood Estates Subdivision
Brunswick Map 13 Lot 35 Durham Road, Brunswick, Maine

Dear Mr. Snell

CES, Inc. (CES) is pleased to provide this evaluation of groundwater supply for your proposed subdivision. As we understand it, concerns have been raised on the sustainability and possible interference of the proposed wells on abutting landowners.

SCOPE OF SERVICES

CES collected geologic and hydrologic data on the site and surrounding watershed from the Maine Geologic Survey (MGS), Maine Drinking Water Program (DWP), U.S. Geologic Survey (USGS), U.S. Department of Agriculture (USDA) and National Climatic Data Center (NCDC). Sitelines, the Project Engineer, provided information on the site development area, lot sizes, and roadways. Data was used to calculate groundwater recharge rates for the subdivision to compare projected water demand versus annual groundwater recharge.

WATER SUPPLY ASSSESSMENT

Installing individual residential wells and obtaining sufficient supply is typically not a concern on a home by home basis. However, several factors can affect long-term quantity in larger developments such as industrial use or subdivisions. One simple assessment is to determine if more water is being extracted from a given area (subdivision boundary) than will be recharged through average precipitation on that same subdivision boundary footprint. When excess recharge is occurring, not only are groundwater supplies being adequately replenished, but the dilution effect of clean recharge interacting with waste water effluent and/or other potential contaminant sources (fertilizers, roadway runoff, household cleaners, fuel, etc.) minimizes water quality impacts.

While individual pumping rates of a well are controlled by the permeability of soil or bedrock fractures the well is installed in, the long-term sustainable yield of a well(s) is a function of the recharge the aquifer receives. When more water is being extracted than recharged, localized stresses to the aquifer can occur and result in greater risk of long-term impacts. As previously submitted to the planning board, the MGS Water Well Database indicates that estimated well yields in the vicinity of the site range from 0.25 to over 50 gpm, which are all considered adequate for residential use.

Seven Locations in Maine | www.ces-maine.com
640 Main Street
Lewiston, Maine 04240
T 207.795.6009
F 207.795.6128

WATER DEMAND

The water demand created by the proposed subdivision is determined by the number of homes and the estimated water demand per home using accepted design standards from the Maine Subsurface Wastewater Disposal Rules. For this assessment, we have assumed 13 homes of four-bedroom size each which is expected to generate up to 360 gallons per day (gpd) of wastewater per home. As a practical matter, wastewater generation roughly approximates water usage. The total annual usage in the proposed subdivision is calculated as **1.71 million gallons per year**. This equates to a demand of 0.25 gpm per home. Although a large portion of this water will ultimately be recharged back into the groundwater system via subsurface wastewater disposal systems, for the purposes of this initial evaluation we are assuming 0% recharge from recycled water.

WATER SUPPLY

The average annual recharge to the groundwater system within the subdivision is based on the proposed subdivision area, the total annual precipitation and a recharge factor (% of precipitation) based on soil type. The percent recharge factor is derived from the paper Groundwater Recharge Rates for Maine Soils and Bedrock by Gerber and Hebson. An estimate of the annual water supply recharge for the proposed Ridgewood Estates Subdivision is based on the following:

The site surficial soils in the area to be developed are mapped by the Maine Geologic Survey as a Thin Drift Till and by the USDA primarily as a loamy sand or fine to very rocky sandy loam. These surficial soils are generally well drained and have low to moderately high permeability.

According to Gerber and Hebson, groundwater recharge for bedrock with permeable overlying soils in Maine is 5-10%. Based on our experience and from walking the site, we assume the average recharge percentage to be on the order of 7.5%.

The available recharge area of the proposed subdivision is estimated to be approximately 38.9 acres. The recharge area estimate excludes estimated impervious surfaces such as the roadway, and driveways.

The annual average precipitation in Coastal Maine is 45 inches per year.

Using these values, the annual recharge to the groundwater system underlying the proposed subdivision is calculated to be 3.64 million gallons per year of recharge compared to a demand of 1.71 million gallons or a **surplus of 1.93 million gallons**

In a drought scenario recharge might be significantly reduced. However, droughts are usually of limited duration with respect to long-term groundwater levels. We performed an evaluation under drought conditions (60% less precipitation) and recharge still exceeded use. In addition, it is just as likely that excess precipitation periods would occur that would increase recharge.

WELL INTERFERENCES

The density of wells and physical proximity (some wells may be close together) within the subdivision may result in some minor interferences between wells (i.e., a pumping well may lower water levels in an adjacent well). Interference can occur when two or more closely spaced wells

intersect the same water bearing fractures in a bedrock aquifer. However, provided that a well is not extracting unusually large volumes of water, these interferences are usually negligible and can be managed by adjusting the pump settings within a well, if needed.

Based on our experience, the current subdivision layout would not be expected to adversely affect the groundwater supply within the aquifer or stress supplies currently existing near the planned subdivision, assuming typical residential use of groundwater within the planned Ridgewood Estates Subdivision. It should be noted that yields to individual drilled bedrock wells are controlled by the size and number of water bearing fractures intersected by a drilled well. The location, orientation and extent of individual fractures in bedrock is difficult if not impossible to predict. As a result, it is likely that individual well depths and yields will vary significantly within the subdivision.

SUMMARY & CONCLUSIONS

A review of the Ridgewood Estates Subdivision indicates that on average, significantly more water is being recharged within the footprint of the proposed subdivision development than would be extracted on the same footprint. We base this conclusion on the following:

- An estimated Aquifer recharge of **3.64 million gallons** of per year for 39 acres, and
- An estimated Subdivision Demand of **1.71 million gallons** of per year for 13 homes.

This surplus does not even take into account the water recycling occurring from subsurface wastewater disposal systems that will be present on individual Lots. As a significant portion of the water being extracted is actually being replenished back to the groundwater system.

Based on our experience, the current subdivision layout would not be expected to adversely affect the groundwater supply within the aquifer or stress supplies currently existing near the planned subdivision assuming typical residential use of ground water within the planned Ridgewood Estates Subdivision.

If you have any questions concerning this report or if additional services are needed, please feel free to contact me at (207) 795-6009. We appreciate this opportunity to be of service to you.

Sincerely,
CES, Inc.

David Brooks
Senior Groundwater Hydrologist

Michael A. Deyling C.G., P.G.
Senior Project Manager

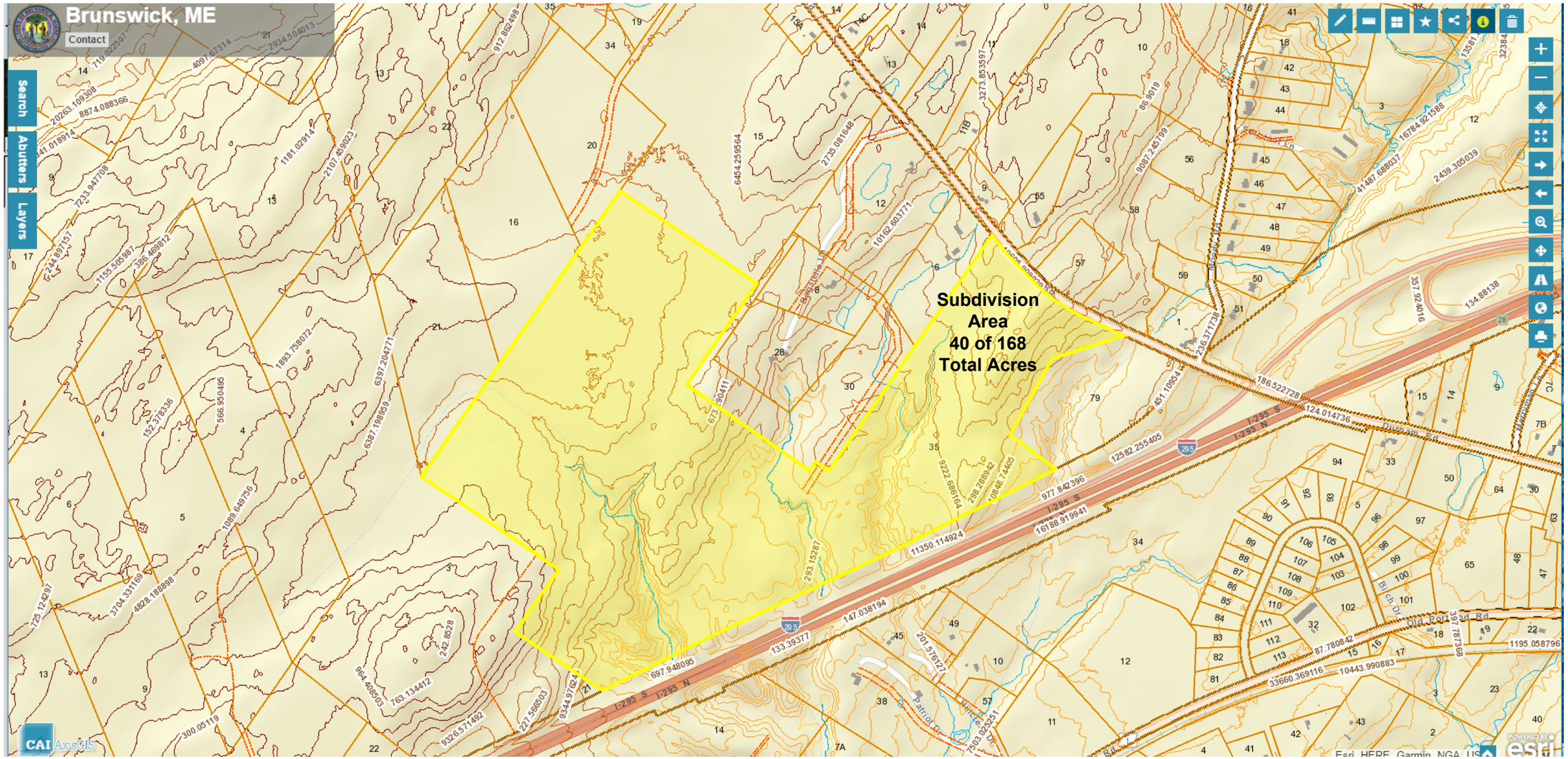
STATE OF MAINE
MICHAEL DEYLING
No. 270
CERTIFIED GEOLOGIST

DWB/jna

Enc.

Ridgewood Estates Map 13 Lot 35

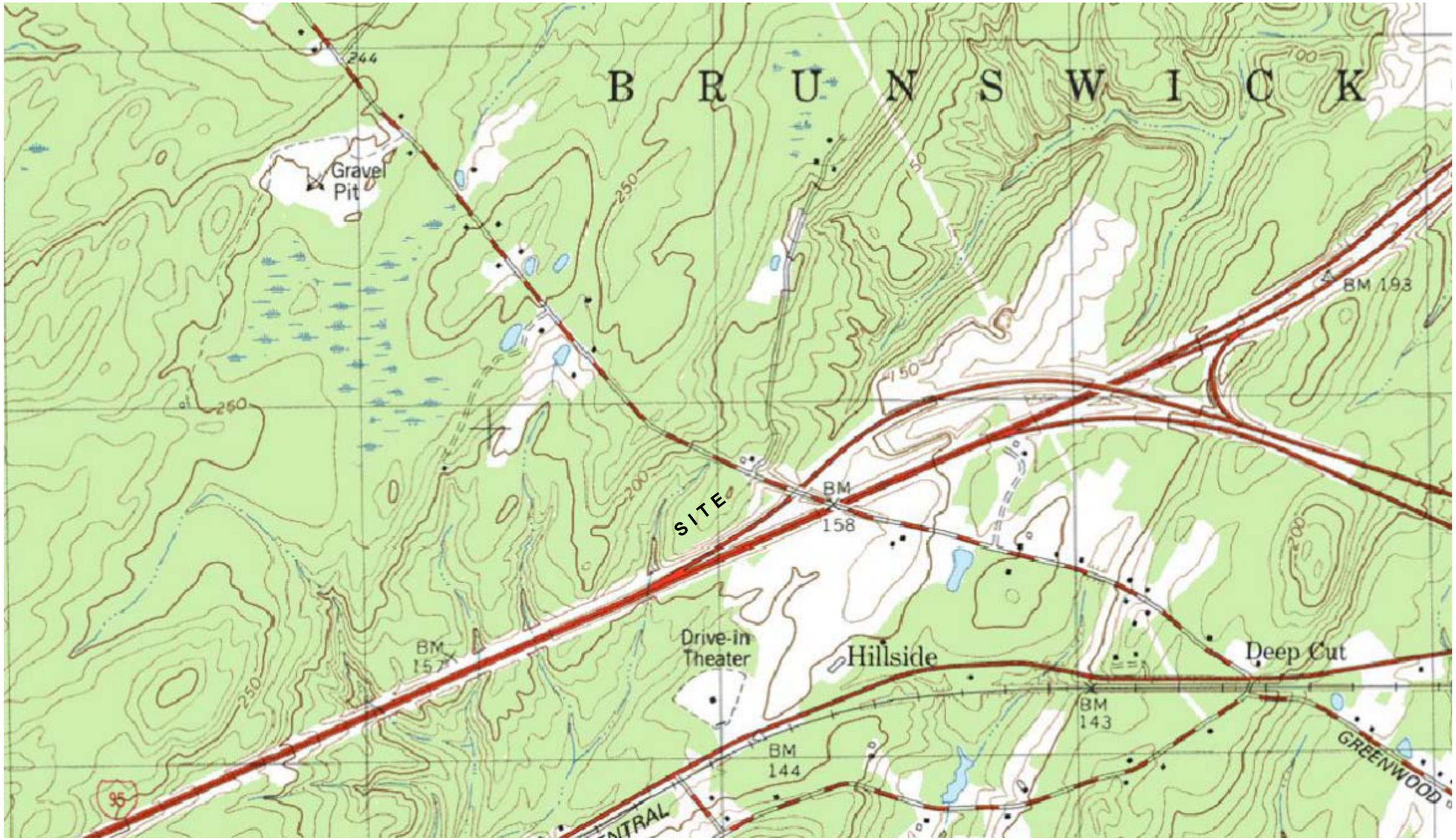
Brunswick Geographic Information Systems Tax Map



06/13/2017

Ridgewood Estates Map 13 Lot 35

USGS Topographic Map



Ridgwood Estates Area Maine Well Database

June 13, 2017

Well Yield (gpm)

- 0 - 1
- 1.1 - 2
- 2.1 - 4
- 4.1 - 6
- 6.1 - 8
- 8.1 - 10
- 10.1 - 15
- 15.1 - 20
- 20.1 - 25
- 25.1 - 50
- 50.1 - 100
- 100+

1:31,992

0 0.3 0.6 1.2 mi

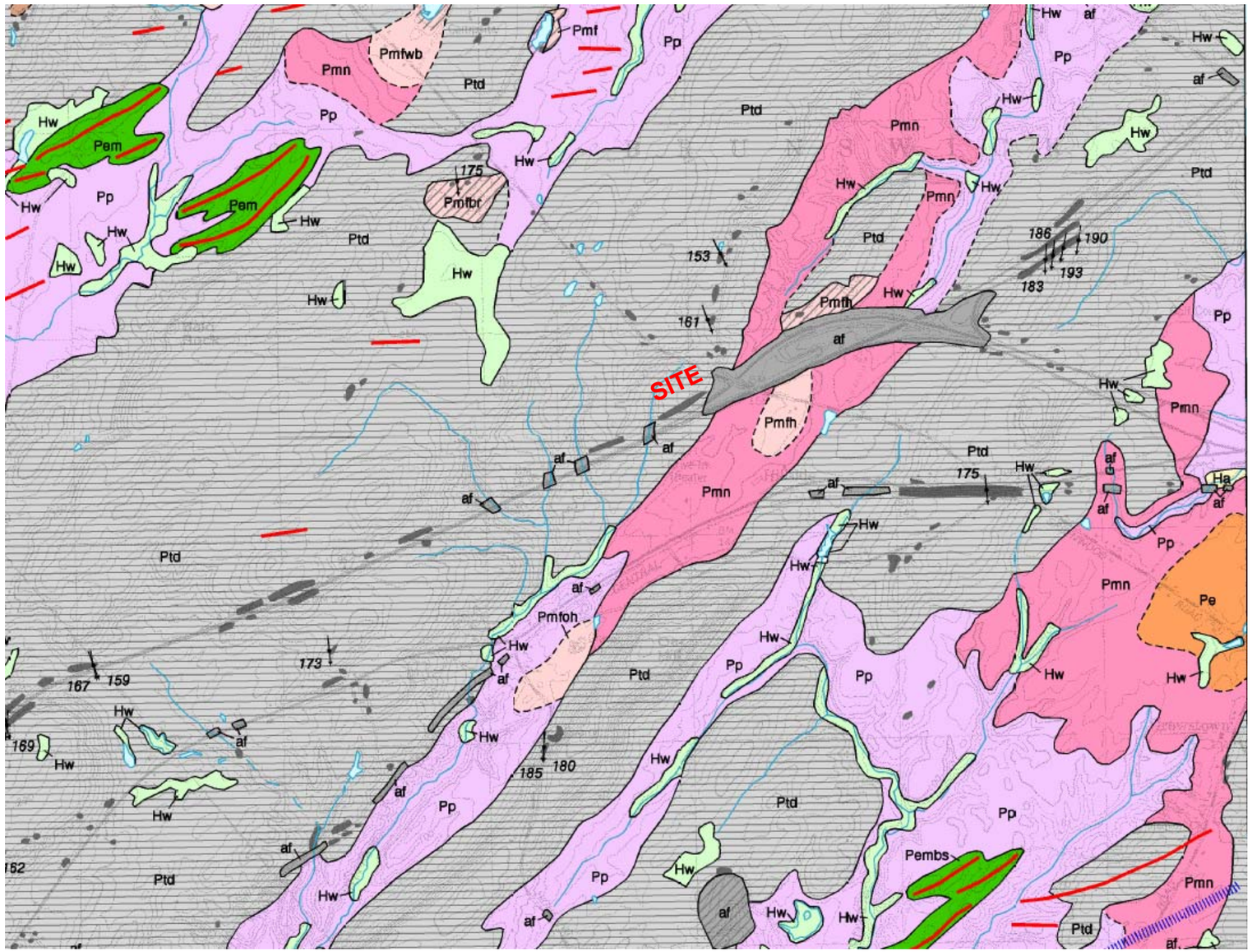
0 0.3 0.6 1.2 km

Esri, HERE, DeLorme, MapmyIndia, © OpenStreetMap contributors, and the GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Maine Geological Survey
2015

Ridgewood Estates Map 13 Lot 35

Maine Geologic Survey Surficial Geology of Lisbon Fall South Quadrangle



Pt — **Till** - Gravelly to bouldery, sandy-matrix diamicton.

Ptd — **Thin-drift areas** - Areas with generally less than ten feet of drift covering bedrock. Till overlies bedrock on hillslopes and ridge crests; Presumpscot Formation silty clays are present in depressions; and nearshore deposits overlie till, Presumpscot Formation, and bedrock on hillslopes and at the base of these slopes. Small rock outcrops, and areas of numerous small outcrops are shown as solid gray areas.

Contact between units; dashed where inferred

135 — Striations - observations made at dot. Number indicates azimuth (in degrees) of ice-flow direction. Where two directions are observed in the same outcrop, flags indicate older trends where discerned.

End moraine crests.

AVERAGE ANNUAL GROUNDWATER RECHARGE ESTIMATES

WATER SUPPLY REVIEW RIDGEWOOD ESTATES DURHAM ROAD BRUNSWICK, MAINE

HOUSEHOLD WATER DEMAND	**360**	gpd per unit
(4 Bedroom as per Maine	**1,708,200**	gallons per year subdivision
Subsurface Wastewater Code	**131,400**	gallons per year per home
for 13 houses.	**0.25**	gpm per home

Avg Annual Precipitation	**45.85**	inches
Coastal Maine		

DESCRIPTION	**AREA (acres)**	**Bedrock w/ Moderate Permeability Recharge Percentage of Precipitation**		
		10.0%	**7.5%**	**5.0%**
		ANNUAL RECHARGE (gallons) [1]		
Total Development	39.91	4,968,546	3,726,409	2,484,273
Per Lot (13)		382,196	286,647	191,098
Roads	0.97			
Total Minus Roads	38.94	4,847,787	3,635,840	2,423,893
Per Lot (13)		372,907	279,680	186,453

1) Annual Recharge (gallons) = Area (acres) x 43.560 (ft^2/acre) x (Precipitation (inches) / 12 (inches/ ft)) x 7.48 (gallons/ ft^3)

GENERAL NOTES:

1. THE PROPERTY IS SHOWN AS LOT 13 ON THE TOWN OF BRUNSWICK TAX MAP U04 AND IS LOCATED IN THE GROWTH MIXED USE DISTRICT 5 (GM5).

2. TOTAL AREA OF PROPOSED PARCEL: . . . .5.50 Ac.

3. DIMENSIONAL STANDARDS FOR GM5 ZONE OPEN SPACE DEVELOPMENT

DIMENSIONAL STANDARDS (OPEN SPACE)	
	GM5 Zone
Minimum Lot Area	0 SF
Minimum Lot Width	40 ft
Minimum Front Yard	10 ft
Minimum Rear Yard	10 ft
Minimum Side Yard	10 ft
Maximum Impervious Surface Coverage	50%
Maximum Building Height	45 ft
Maximum Building Footprint per Structure	20,000 sf

INDIVIDUAL LOT DIMENSIONAL STANDARDS				
Lot #	Lot Area (SF)	Lot Width (40' Min)	Impervious area (SF)*	Percentage impervious (50 % maximum)
Lot 1	6,440	50	2,725	42%
Lot 2	3,789	50	1,577	42%
Lot 3	5,430	50	1,825	34%
Lot 4	5,090	73	1,605	32%
Lot 5	4,138	55	1,573	38%
Lot 6	6,584	56	2,814	43%
Lot 7	6,577	50	1,945	30%
Lot 8	4,463	55	1,600	36%
Lot 9	6,186	50	2,800	45%
Lot 10	5,412	75	1,750	32%
Lot 11	5,007	50	1,820	36%
Lot 12	4,587	52	1,553	34%
Lot 13	3,900	51	1,555	40%
Lot 14	4,316	51	1,641	38%
Lot 15	6,114	52	2,636	43%
Lot 16	5,581	52	1,726	31%

* Lot owners will be able to choose for multiple housing configurations, the largest of which is shown on the sketch plan.

4. NET RESIDENTIAL AREA CALCULATIONS

NET RESIDENTIAL AREA AND DENSITY CALCULATION GM5 ZONE (OPEN SPACE)	
	Area (acres)
Total Parcel Area	5.50
Steep Slope Areas	0.91
Wetlands/ Waterbody	1.28 0
Public Street or Private Street Right-of-Way	0.38
Net Site Area	2.93
Maximum Density	6 unit / 1 acre
Density (# units)	17.58
Units Proposed	16
Units Existing	0
Total Units	16
OPEN SPACE AREA	1.28
OPEN SPACE %	23%
MIN. OPEN SPACE REQUIRED	15%

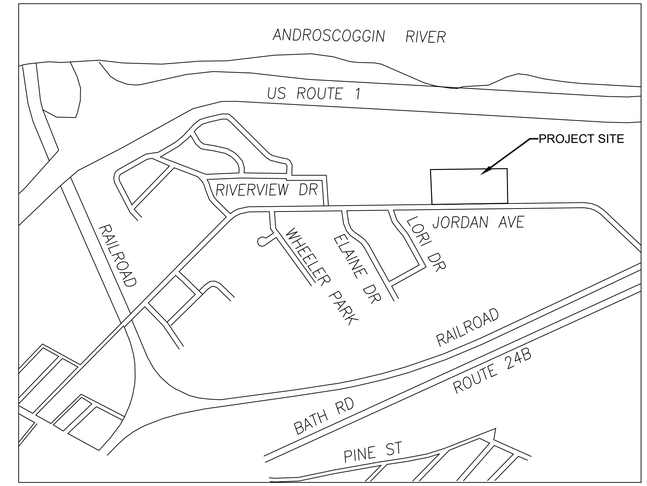
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY & TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC IN MARCH 2020.

6. SOILS INFORMATION SHOWN HEREON IS BASED UPON THE NATURAL RESOURCES CONSERVATION SERVICES MEDIUM INTENSITY SOIL SURVEY.

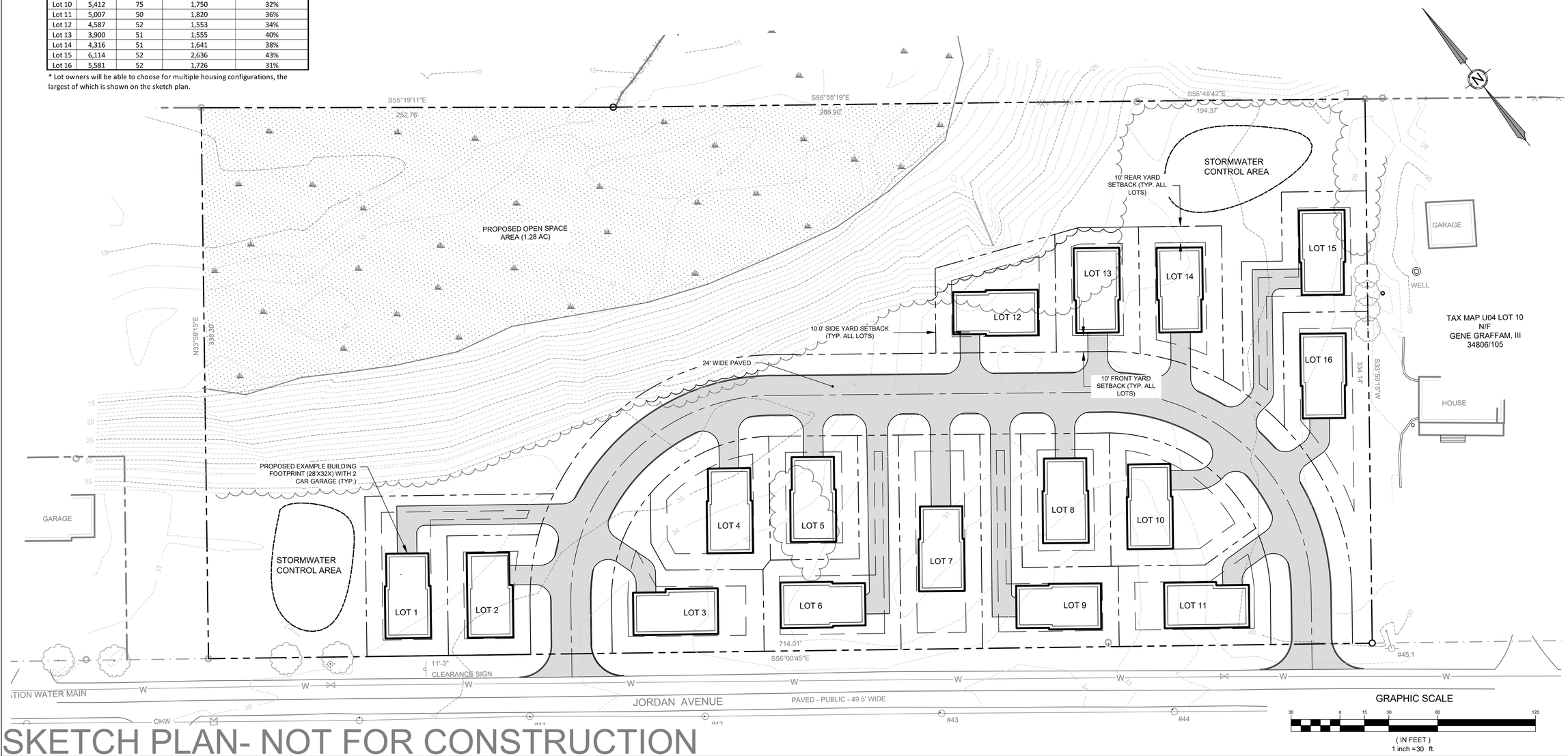
7. WETLAND INFORMATION SHOWN HERON IS BASED UPON WETLAND SURVEY CONDUCTED BY MARK HAMPTON ASSOICATES IN MAY 2020.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- PROPOSED SETBACK LINE
- ROAD CENTERLINE
- 124 EXISTING MINOR CONTOUR
- 124 EXISTING MAJOR CONTOUR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- SOIL BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- SPO (SHORELAND PROTECTION OVERLAY)
- SPO-RP (FEMA 100 FLOOD [TIDAL-RIVER})
- SPO-SP (STREAM PROTECTION SUBDISTRICT)
- AQUIFER PROTECTION OVERLAY DISTRICT 3
- PROPOSED PAVEMENT
- OPEN SPACE AREA



LOCATION MAP



SKETCH PLAN- NOT FOR CONSTRUCTION

P.E.: CRAIG SWEET

NO.	DATE	REVISIONS	BY
2	06/18/2020	REVISED SKETCH PLAN SUBMISSION	CMS
1	04/14/2020	SKETCH PLAN SUBMISSION	CMS

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE SUITE 101 NEW GLOUCESTER, ME 04260
565 CONGRESS STREET SUITE 201 PORTLAND, ME 04102
OFFICE: (207) 926-5111
www.terradynconsultants.com
Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION
JORDAN CROSSING SUBDIVISION
BRUNSWICK, MAINE
SKETCH PLAN

PREPARED FOR
JORDAN CROSSING, LLC
97 LEDGE BROOK DRIVE, BRUNSWICK, MAINE 04011

DATE:	04/14/2020
SCALE:	
DESIGNED:	CMS
JOB NO:	2006
FILE:	
SHEET	C-1.0

From: Philip D Dunn, 38 Moody Road, Map 10 lot 48
To: Brunswick Dept. of Planning and Development

Subject: Case # 20-007 Rosenthal Subdivision, Well Water Availability, Map 10 Moody Road Area

1. I'm writing to the Brunswick Dept. of Planning and Development out of concern of how the Rosenthal Subdivision is to be developed. My main concern is the availability of well water. If multiple units are planned on each lot you might not have the water resources to support it. Or in some cases as houses are built it effects the neighboring lots and they have to spend thousands of dollars to have additional well work done so they can have water in their homes. My reasoning is that I have experienced this issue along with adjacent lots to my home. The following is what has happened to me and what I have observed.

2. My house was built in 2003, Map 10 lot 48 at 38 Moody Road. In 2011 a house was built adjacent to me on map 10 lot 47, 44 Moody Road. Their well was drilled by James Philbrick Well Drilling and they had an extreme time getting water over a course of 11 days. Lots of hydro-fracking until they hit water. In that process It corrupted my well and it went dry. I had to have another well drilled at the other side of my property at a cost of 7,000 dollars to get water in my home again. James Philbrick and Son have drilled wells for many of the houses up down and down Moody Road. They had admitted to me that they always had a hard time getting the minimum amount of water to the homes.

3. Two years later the adjacent home to me on Map 10 lot 47, 44 Moody Road had to have their existing well drilled deeper, because they were always running out of water.

4. In 2018 a house was built on Map 10 lot 60, 47 Moody Road. Within a year of this house being built the house on Map 10 lot 46, 50 Moody Road well went dry. The owners of this property had to have a new well drilled in 2019.

5. My other adjacent neighbor at Map 10 lot 49, 32 Moody Road has not had to have any additional well work, but has admitted to me during the summer months he has to nurse his water usage to avoid running out of water.

6. So in conclusion there have been 3 lots 48,47,46 Map 10 that have had to have new wells drilled at a cost of thousands to each home owner. It would be an undue financial burden to me if I have to keep having well work done. Just because to many homes are being built in an area and you don't have the water resources to support it.

Respectfully,

Philip D Dunn
38 Moody Road
Brunswick, ME 04011
207-751-8733
pdunn64@hotmail.com

Pineland
Cumberland Hall
41 Campus Drive, Suite 101
New Gloucester, ME 04260

Portland
565 Congress Street, Suite 201
Portland, ME 04101

June 18, 2020 Project 2006

Jared Woolston, Planning and Development
85 Union Street
Brunswick, ME 04011

Subdivision Sketch Plan Submittal- Jordan Crossing

Dear Jared,

Terradyn Consultants, LLC, is pleased to submit the attached Sketch Plan Application for a proposed 16-lot residential open space subdivision located along Jordan Avenue approximately 0.4 miles north of the intersection of Jordan Avenue and Bath Road and extends northwesterly along Jordan Avenue. The subject property is owned by the Applicant, Jordan Crossing, LLC, is approximately 5.50 acres and is identified as Lot 13 on the Town of Brunswick Tax Map U04.

The subject property is located within the Town of Brunswick's Growth Mixed Use District 5 (GM5), where single-family homes are permitted. The subject property is also located within the following overlay districts:

- Aquifer Protection Overlay District 3
- SPO: Shoreland Protection Overlay District (No development proposed within Overlay District)
- SPO-RP: Shoreland Protection Overlay District RP (No Development Proposed within Overlay District)
- SPO- SP: Shoreland Protection Overlay District SP (No Development Proposed with Overlay District)

The site is surrounded by residential development to the east, west, and south and is bordered by the Brunswick Sewer District and Brunswick & Topsham Water District land to the north. The site is currently vacant and is comprised of relatively flat meadowed area along Jordan Avenue that transitions to steep sloped forested areas at the rear of the lots. A large wetland area exists at the base of the steep slopes. A wetland delineation and vernal pool study have been conducted; wetland boundaries are shown on the attached plan. There were no wetlands of special significance or vernal pools designated as significant wildlife habitat located within the vicinity of the project site.

The existing conditions survey indicates that runoff from the majority of the meadowed area flows overland towards a low point located near the eastern boundary of the site and then north down the forested slopes to the rear of the property, which eventually drains into the Androscoggin River.

Public water is available on Jordan Avenue, and the Applicant is proposing to extend the existing public sewer within Jordan Avenue to service the site.

The proposed project is a 16-unit residential open space development. A new road will provide access for 16 detached, single-family homes. The proposed roadway has been designed in accordance with the Town of Brunswick Standards for a minor road. Lots with setbacks, approximate building envelopes, and yard areas have been defined on the plan included with this letter. In accordance with Chapter 4 of the Town of Brunswick Zoning Ordinance, Section 4.2 Dimension and Density Standards requires a maximum density of 6 dwelling units per acre in the GM5 District, utilizing the Supplementary Dimension and Density Standards and Exceptions, a Net Site Area of 2.93 Acres was determined which would allow for up to 17-units on the site; a breakdown is shown on the attached plans.

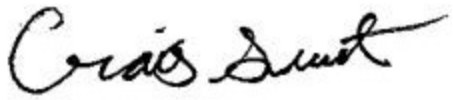
The fee of $125 per lot proposed has previously been submitted.

We request to be added to the next available Planning Board meeting agenda to introduce the project to the Board and discuss the Sketch Plan.

Please contact me at (207) 370-2776 or at Craig@TerradynConsultants.com if you have any questions or require additional information.

Sincerely,

TERRADYN CONSULTANTS, LLC



Craig Sweet, P.E.
Project Engineer

Enclosures:

- Sketch Plan Application
- Draft Engineer Opinion of Cost
- Sketch Plan
- Sketch Plan with Overlay Protection areas

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

	Minor Development Review
✓	Major Development Review: **Sketch Plan**
	Major Development Review: **Final Plan**
	Major Development Review: **Streamlined Final Plan**

2. Project Name: Jordan Crossing Subdivision

3. Project Applicant
   Name: Jordan Crossing, LLC Attn Jon Snell
   Address: 97 Ledge Brook Drive
   Brunswick, ME 04011
   Phone Number: _____
   Email: _____

4. Project Owner (if different than applicant)
   Name: _____
   Address: _____
   _____
   Phone Number: _____
   Email: _____

5. Authorized Representative
   Name: Terradyn Consultants, LLC, Craig Sweet, P.E.
   Address: 41 Campus Drive, Suite 101
   New Gloucester, ME 04260
   Phone Number: 207-370-2776
   Email: Craig@TerradynConsutants.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

   1. Terradyn Consultants, LLC Craig Sweet, P.E. # 15060
   2. Owen Haskell, INC David Jacques PLS # 2132
   3. _____

7. Physical location of property: Jordan Ave

8. Lot Size: 5.5 acres

9. Zoning District: GM5

10. Overlay Zoning District(s): APO3, SPO, SPO-RP, SPO-SP

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

Applicant owns the property.

12. Assessor's Tax Map U04 Lot Number 13 of subject property.

13. Brief description of proposed use/subdivision: Single-family Residential homes

14. Describe specific physical improvements to be done:

A 16-lot Single Family residential subdivision and associated drive. Homes will be built by others, utilities and stormwater will be provided.

Owner Signature:

Applicant Signature (*if different*):

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR SKETCH PLAN APPLICATION SUBMITTAL		Sketch Plan
General	Application form and fee	X
	Name of development	X
	Existing zoning district and overlay designations	X
	Location map	X
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X
	Documentation of Right, Title and Interest	
	Draft performance guarantee or conditional agreement Cost Estimate Included	X
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X
	Existing easements associated with the development	X
	Existing locations of sidewalks	X
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	X
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X
Proposed Development Plan	Number of lots if a subdivision	X

TERRADYN CONSULTANTS, LLC
41 Campus Drive
New Gloucester, ME 04260
(207) 926-5111

JOB NO.	2006		
SHEET NO.	1	OF	1
CALCULATED BY	CMS	DATE	6/18/2020

DRAFT BUDGETARY COST ESTIMATE - SITE WORK
JORDAN CROSSING SUBDIVISION

ITEM	DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	AMOUNT
	EARTHWORK				
1	GRUB OPEN AREA	AC	$3,000.00	0.1	$300.00
	PARKING, ACCESS AND SIDEWALKS				
2	HOT BITUMINOUS SURFACE PAVEMENT	TON	$125.00	122	$15,277.78
3	HOT BITUMINOUS BINDER PAVEMENT	TON	$110.00	171	$18,822.22
4	BASE GRAVEL MDOT TYPE A	CY	$30.00	148	$4,444.44
5	SUBBASE GRAVEL MDOT TYPE D	CY	$18.00	741	$13,333.33
6	SLIPFORM CONCRETE CURB	LF	$12.00	890	$10,680.00
7	STRIPING	LS	$500.00	1	$500.00
8	SIGNS	EA	$300.00	2	$600.00
	EROSION & SEDIMENT CONTROL				
32	STABILIZED CONSTRUCTION ENTRANCE	EA	$4,000.00	1	$4,000.00
35	SILT FENCE	LF	$5.00	1000	$5,000.00
37	LOAM & SEED	UNIT	$500.00	10	$5,000.00
				CONTINGENCY 10%=	$7,795.78
				ENGINEERS ESTIMATE OF COST=	$85,753.56

NOTES

1. THE OPINION OF PROBABLE CONSTRUCTION COST IS BASED UPON THE SKETCH PLAN FOR THE JORDAN CORSSING SUBDIVISION DATED JUNE 18,2020, PREPARED BY TERRADYN CONSULTANTS, LLC. THIS ESTIMATE IS IN NO WAY, IMPLIED OR EXPRESSED OTHERWISE, A WARRANTEE THAT THE PROJECT CAN BE CONSTRUCTED FOR THE ABOVE COSTS. THIS ESTIMATE IS INTENDED TO BE USED AS A CONSTRUCTION COST ESTIMATE FOR TOWN PERMITTING ONLY AND IS LIMITED TO THE SITE WORK INVOLVED TO CONSTRUCT THE NEW MINOR ROADWAY. IT DOES NOT INCLUDE COST ASSOCIATED WITH, GRADING, UTILITIES, STORMWATER MANAGEMENT FEATURES, BUILDING CONSTRUCTION, ENGINEERING DESIGN FEES, LAND ACQUISITION, LEGAL FEES, PERMITING FEES, TESTING SERVICES OR CONSTRUCTION PHASE SERVICES.

2. THE ONSITE PAVEMENT AND GRANULAR MATERIAL QUANTITIES FOR ACCESS DRIVE AREA IS BASED UPON THE

MATERIAL DESCRIPTION	PAVEMENT BUILDUP (IN)
BITUMINOUS CONCRETE SURFACE COURSE (INCHES)	1.25
BITUMINOUS CONCRETE BINDER COURSE (INCHES)	1.75
AGGREGATE BASE GRAVEL (INCHES)	3
AGGREGATE SUBBASE GRAVEL (INCHES)	15

GENERAL NOTES:

1. THE PROPERTY IS SHOWN AS LOT 13 ON THE TOWN OF BRUNSWICK TAX MAP U04 AND IS LOCATED IN THE GROWTH MIXED USE DISTRICT 5 (GM5).

2. TOTAL AREA OF PROPOSED PARCEL: . . . .5.50 Ac.

3. DIMENSIONAL STANDARDS FOR GM5 ZONE OPEN SPACE DEVELOPMENT

DIMENSIONAL STANDARDS (OPEN SPACE)	
	GM5 Zone
Minimum Lot Area	0 SF
Minimum Lot Width	40 ft
Minimum Front Yard	10 ft
Minimum Rear Yard	10 ft
Minimum Side Yard	10 ft
Maximum Impervious Surface Coverage	50%
Maximum Building Height	45 ft
Maximum Building Footprint per Structure	20,000 sf

4. NET RESIDENTIAL AREA CALCULATIONS

NET RESIDENTIAL AREA AND DENSITY CALCULATION GM5 ZONE (OPEN SPACE)	
	Area (acres)
Total Parcel Area	5.50
Steep Slope Areas	0.91
Wetlands	1.28
Waterbody	0
Public Street or Private Street Right-of-Way	0.38
Net Site Area	2.93
Maximum Density	6 unit / 1 acre
Density (# units)	17.58
Units Proposed	16
Units Existing	0
Total Units	16
OPEN SPACE AREA	1.28
OPEN SPACE %	23%
MIN. OPEN SPACE REQUIRED	15%

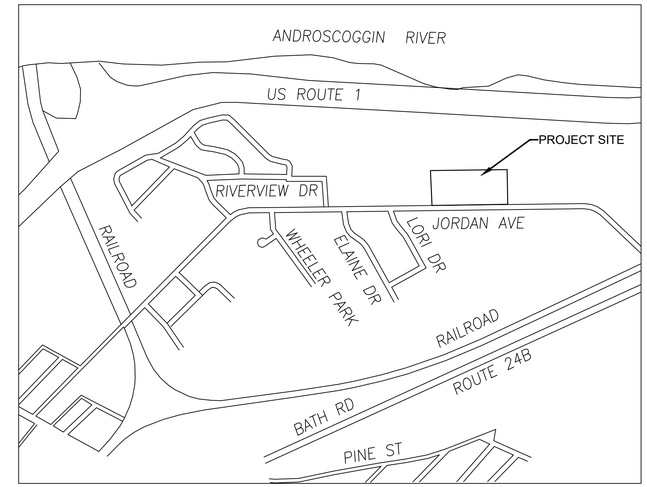
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON BOUNDARY & TOPOGRAPHIC SURVEY BY OWEN HASKELL, INC IN MARCH 2020.

6. SOILS INFORMATION SHOWN HEREON IS BASED UPON THE NATURAL RESOURCES CONSERVATION SERVICES MEDIUM INTENSITY SOIL SURVEY.

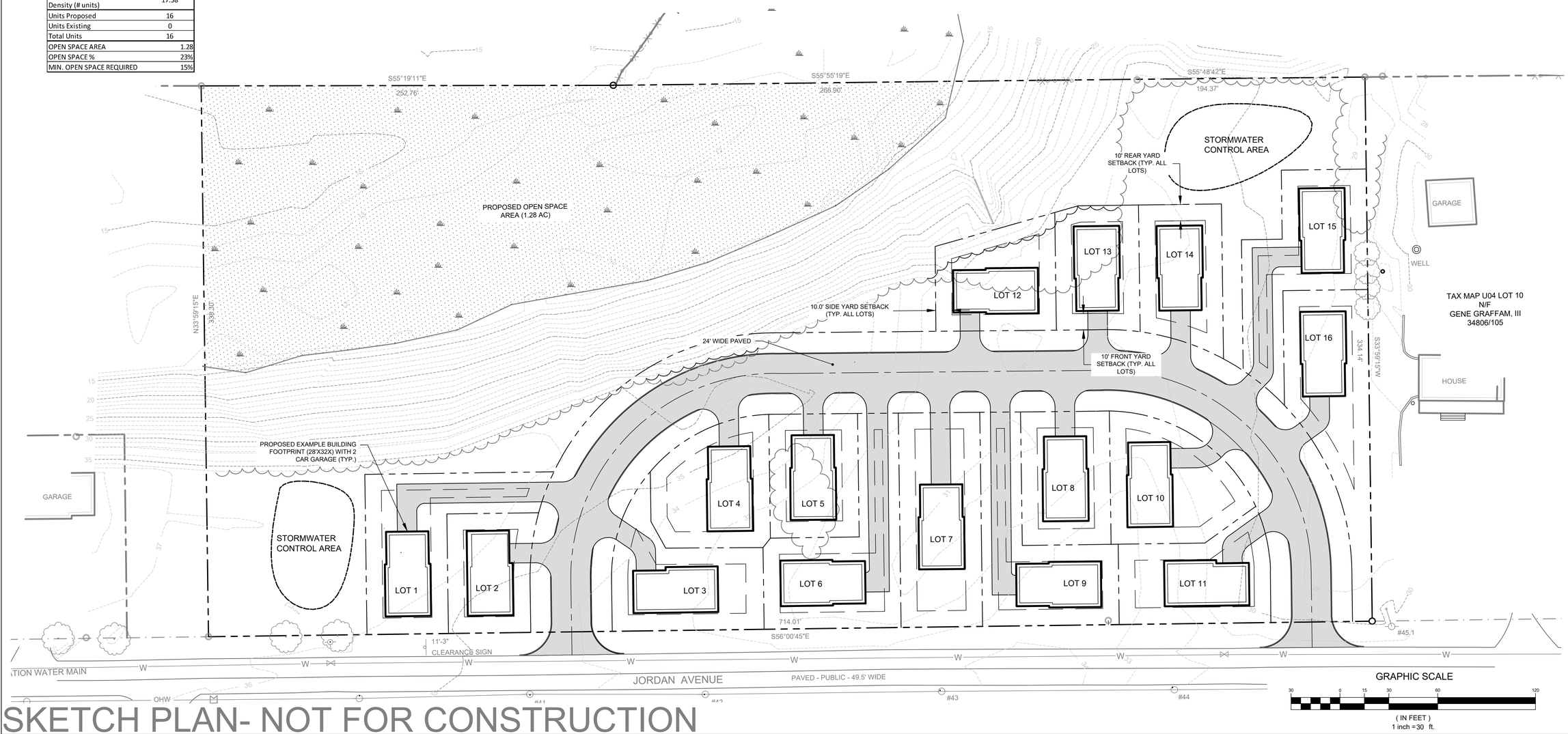
7. WETLAND INFORMATION SHOWN HERON IS BASED UPON WETLAND SURVEY CONDUCTED BY MARK HAMPTON ASSOICATES IN MAY 2020.

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- PROPOSED SETBACK LINE
- ROAD CENTERLINE
- 124 EXISTING MINOR CONTOUR
- 124 EXISTING MAJOR CONTOUR
- EXISTING TREE LINE
- PROPOSED TREE LINE
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- SOIL BOUNDARY
- EXISTING BUILDING
- PROPOSED BUILDING
- SPO (SHORELAND PROTECTION OVERLAY)
- SPO-RP (FEMA 100 FLOOD [TIDAL-RIVER})
- SPO-SP (STREAM PROTECTION SUBDISTRICT)
- AQUIFER PROTECTION OVERLAY DISTRICT 3
- PROPOSED PAVEMENT
- OPEN SPACE AREA



LOCATION MAP



SKETCH PLAN- NOT FOR CONSTRUCTION

P.E.: CRAIG SWEET

NO.	DATE	REVISIONS	BY
2	06/18/2020	REVISED SKETCH PLAN SUBMISSION	CMS
1	04/14/2020	SKETCH PLAN SUBMISSION	CMS

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE SUITE 101 NEW GLOUCESTER, ME 04260
565 CONGRESS STREET SUITE 201 PORTLAND, ME 04102
OFFICE: (207) 926-5111
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Civil Engineering - Land Planning - Stormwater Design - Environmental Permitting

SHEET DESCRIPTION
JORDAN CROSSING SUBDIVISION
BRUNSWICK, MAINE
SKETCH PLAN

PREPARED FOR
JORDAN CROSSING, LLC
97 LEDGE BROOK DRIVE, BRUNSWICK, MAINE 04011

DATE:	04/14/2020
SCALE:	
DESIGNED:	CMS
JOB NO:	2006
FILE:	
SHEET	C-1.0

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED INTERIOR PROPERTY LINE
- PROPOSED SETBACK LINE
- ROAD CENTERLINE
- 124 EXISTING MINOR CONTOUR
- 124 EXISTING MAJOR CONTOUR
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- PROPOSED TREE LINE
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- PROPOSED EDGE OF PAVEMENT
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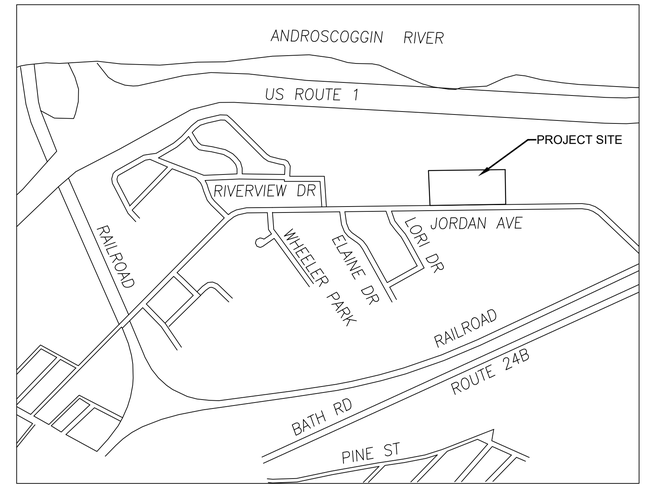
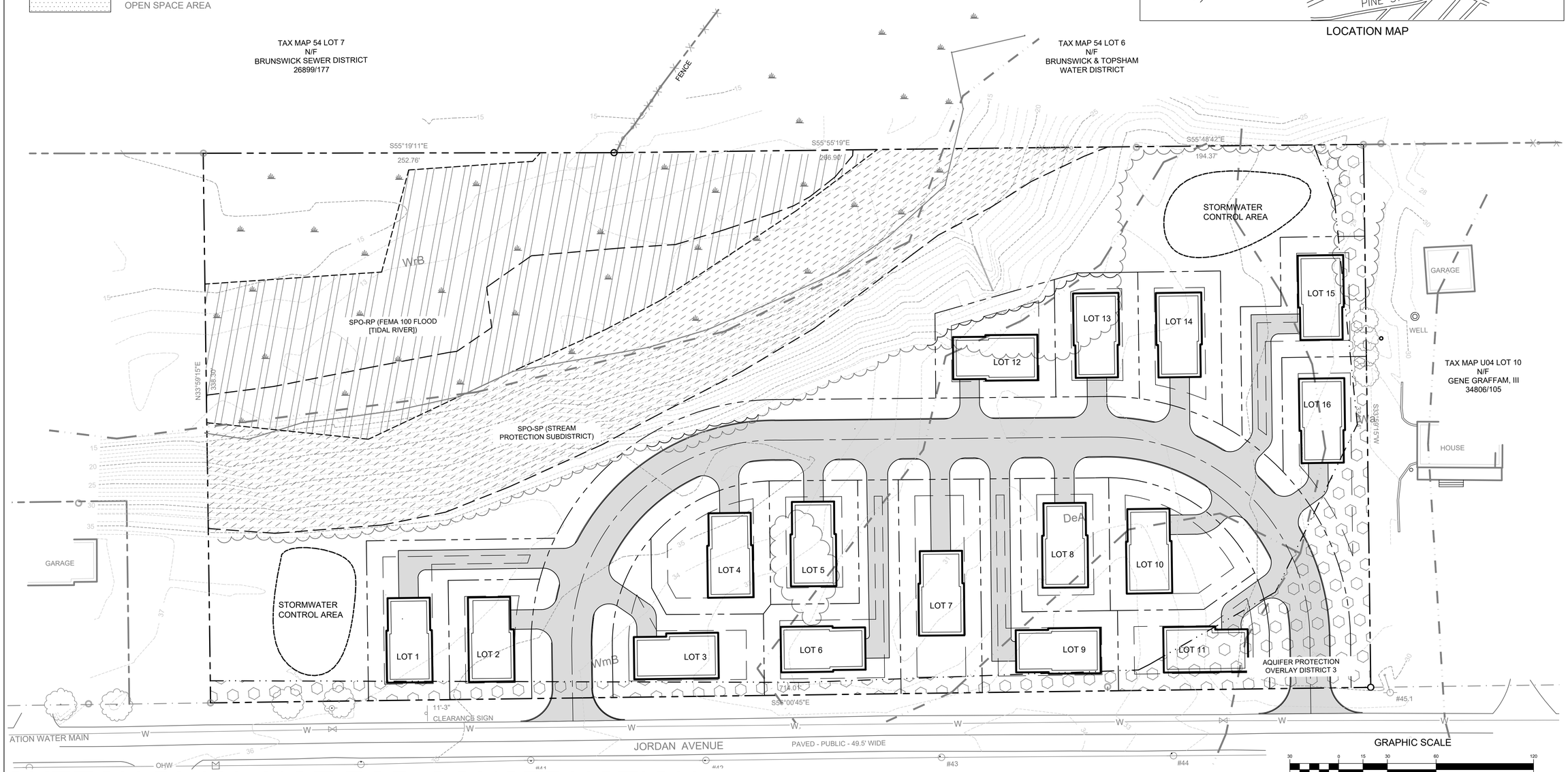
- EXISTING BUILDING
- PROPOSED BUILDING
- SPO (SHORELAND PROTECTION OVERLAY)
- SPO-RP (FEMA 100 FLOOD [TIDAL-RIVER])
- SPO-SP (STREAM PROTECTION SUBDISTRICT)
- AQUIFER PROTECTION OVERLAY DISTRICT 3
- PROPOSED PAVEMENT
- OPEN SPACE AREA



LOCATION MAP



SKETCH PLAN- NOT FOR CONSTRUCTION

P.E.: CRAIG SWEET

NO.	DATE	REVISIONS	APPD. BY
2	06/18/2020	REVISED SKETCH PLAN SUBMISSION	CMS
1	04/14/2020	SKETCH PLAN SUBMISSION	CMS

TERRADYN CONSULTANTS, LLC
41 CAMPUS DRIVE
SUITE 101
NEW GLOUCESTER, ME 04260
565 CONGRESS STREET
SUITE 201
PORTLAND, ME 04102
OFFICE: (207) 926-5111
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SHEET DESCRIPTION
JORDAN CROSSING SUBDIVISION
BRUNSWICK, MAINE
SKETCH PLAN- OVERLAY DISTRICT

PREPARED FOR
JORDAN CROSSING, LLC
97 LEDGE BROOK DRIVE, BRUNSWICK, MAINE 04011

DATE:	04/14/2020
SCALE:	
DESIGNED:	CMS
JOB NO:	2006
FILE:	
SHEET	C-2.0

Laurel Margerum

From: Matt Panfil
Sent: Wednesday, July 01, 2020 8:43 AM
To: Laurel Margerum
Subject: FW: Case #20-017 Jordan Avenue Crossing

Laurel:

More comments to be included in the Jordan Avenue apartments SRC packet.

Thank you,

Matt Panfil, AICP CUD, LEED AP BD+C
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

p. (207) 725-6660, ext. 4020
f. (207) 725-6663
mpanfil@brunswickme.org
www.brunswickme.org

-----Original Message-----
From: Matt Panfil <mpanfil@brunswickme.org>
Sent: Wednesday, July 1, 2020 8:42 AM
To: Angela Bradstreet <abradstreet@brunswickme.org>; Deb Blum <dblum@brunswickme.org>; Dennis Wilson <dwilson@brunswickme.org>; Jared Woolston <jwoolston@brunswickme.org>; Jay Astle <jastle@brunswickme.org>; Jeff Emerson <jemerson@brunswickme.org>; Julie Erdman <jerdman@brunswickme.org>; Matt Panfil <mpanfil@brunswickme.org>; Rob Pontau <rpontau@brunswicksewer.org>; Ryan Barnes <rbarnes@brunswickme.org>; Ryan Leighton <rleighton@brunswickme.org>; Sally Costello <scostello@brunswickme.org>; Scott Stewart <sstewart@brunswickme.org>; Steve Levesque <stevel@mrra.us>; Taylor Burns <tburns@brunswickme.org>; TC Schofield <tschofield@btwater.org>; Tom Farrell <tfarrell@brunswickme.org>
Subject: FW: Case #20-017 Jordan Avenue Crossing

Below is additional public comment for this morning's SRC meeting.

Thank you,

Matt Panfil, AICP CUD, LEED AP BD+C
Director of Planning and Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

p. (207) 725-6660, ext. 4020
f. (207) 725-6663
mpanfil@brunswickme.org
www.brunswickme.org

-----Original Message-----
From: Monique Drapeau <drapeau.monique@gmail.com>
Sent: Tuesday, June 30, 2020 5:42 PM
To: Matt Panfil <mpanfil@brunswickme.org>
Subject: Case #20-017 Jordan Avenue Crossing

Hello,

I would like to submit my concern for increased congestion and decreased quality of life for residents of Jordan Avenue with the development of so many additional housing units on this property. Also, being so close to our town's water supply I'm very much more concerned about the risk of environmental and water contamination.

There is already worsening traffic issues in Brunswick that negatively affect the quality and pace of life. There is no shortage of housing and rents are reasonable. There is no urgent need to provide additional housing units. Let's support the local residents and stop the development.

Thank you for your consideration.

Monique Drapeau

This email has been scanned for spam and viruses by Proofpoint Essentials. Visit the following link to report this email as spam:
https://us3.proofpointessentials.com/index01.php?mod_id&mod_option=gitem&mail_id93553342-cLhq-25Yz3dD&r_address=anfil%40brunswickme.org&report=

TERRADYN CONSULTANTS, LLC

JORDAN CROSSING SUBDIVISION, BRUNSWICK, MAINE

JULY 2020 | SCALE: 1" = 30'

JORDAN CROSSING SUBDIVISION, BRUNSWICK, MAINE

July 1, 2020

Jared Woolston
Planning and Development
85 Union Street
Brunswick, Maine 04011

Dear Mr. Woolston and members of the Review Committee,

This letter is in regards to the proposed subdivision development on Jordan Avenue currently before your committee. My name is Jacqueline Drapeau and I am a homeowner within 1/8th of a mile from this proposed development.

As you maybe aware Jordan Avenue is heavily traveled due to all the housing on side streets off of the Avenue (ie Lori Dr. Elaine Dr, Riverside Dr and many, many more). Additionally, with the new school scheduled to open on the Avenue there will be additional traffic. Further, many people use Jordan Avenue as a short cut to Topsham from Cooks Corner and vise versa to access Cooks Corner. If a large number of units is approved for this lot, which feasibly maybe have 2 cars per household, this will significantly add to the already high traffic burden on the Avenue.

Also please note that ALL of the homes on Jordan Avenue are on individual lots facing the Avenue. This proposed development would not be in keeping with present ambience of all the other homes on Jordan Avenue.

The developer is proposing a large congestion of homes packed into a buildable area less than 3 ac to maximize profitability. This is so obvious. This would have a significant negative impact on the aesthetics of the existing neighborhood not to mention not conforming to the existing lot developments of the entire avenue.

I respectfully ask you and your committee to please consider these points and the negative long term impacts this proposed development would have on the area.

Respectfully,
Jacqueline Drapeau

ACORN ENGINEERING, INC.

Matt Panfil, Director
Dept. of Planning & Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

June 23, 2020

Subject: Final Plan Application
36 Pleasant Street Redevelopment

Dear Matt:

On behalf of Eight Green Street, LLC (c/o Steve Normand), we are pleased to submit the attached Final Plan submission materials related to the proposed redevelopment at 36 Pleasant Street in Brunswick (Tax Map U14, Lot 20), within the Growth Residential 6 (GR6) & Village Review Overlay Zoning Districts. Furthermore, the project is located within the Growth and Town Core Area as outlined within the Town's Comprehensive Plan. The existing 0.916-acre site currently has an existing three-unit apartment building located on the parcel.

The project proposes to renovate the existing three-unit building into a two-units and construct a new six-unit apartment building with interior parking and extensive native landscaping including a rain garden to provide stormwater water quality. Per the Town of Brunswick Zoning Ordinance, Section 5.2.9, Development Review Standards, the project would be subject to a Major Development review by the Planning Board, due to the construction of new floor area totaling over 5,000 sf and new impervious surfaces over 5,000 sf within the GR-6 zoning district and construction of a multi-family home over five-units.

The site currently has one driveway to the existing building from Pleasant Street. The project includes an additional curb cut on Union Street to access the proposed six-unit apartment building. Per discussions with the Town of Brunswick Engineering Department, we understand due to the recent utility improvement project along Union Street and new pavement, Union Street is currently under a moratorium until 2023. We have confirmed that a new curb cut access to Union Street would be allowed, provided impacts to the roadway are minimized. We also understand that Pleasant Street is on the schedule to be re-paved in the Spring of 2021, which would also be subject to moratorium after pavement has been installed. The project proposes to connect all utility connections within Pleasant Street prior to the new pavement installation and associated moratorium. Please refer to the attached plan sets for additional supporting information including layout, utilities, grading and standards to meet the Town's Zoning Ordinance.

The project has held a robust public process to date including two public site walks, Village Review Board meetings and approval, Staff Review Committee meeting and Planning Board Sketch Plan.

In accordance with the required Final Plan application submittal requirements, please find the following materials:

Documents:

- Final Plan Application
- Right, Title, Interest
- Financial Capacity Letter
- Vicinity Map
- Legal Documents
- Soils Report
- Stormwater Management Report
- Stormwater Inspection & Maintenance Report
- Utility Ability to Serve Letters
- Lighting Cut Sheets
- Village Review Board Approval
- Abutters List

Drawings:

- Final Plan Set, Dated 6/23/2020

If you have any questions regarding these materials or the completeness of the application materials, please do not hesitate to contact us.

Sincerely,

William H. Savage, P.E.
Principal
Acorn Engineering, Inc.

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET

BRUNSWICK, MAINE 04011-1583

TELEPHONE 207-725-6660

FAX 207-725-6663

BRUNSWICK PLANNING BOARD
DEVELOPMENT REVIEW PACKET

This Packet Includes:

I. Summary of Development Review Applicability and Process
II. Minor Development Review Application Form
III. Sketch Plan Major Development Review Application Form
IV. Final Plan Major Development Review Application Form
V. Streamlined Final Plan Review Application Form

Note that this review process summary and the submission checklist are provided only as a ready reference for your convenience. For a complete reading of the provisions governing development review in Brunswick, the applicant must refer to the Brunswick Zoning Ordinance, copies of, which are available for a fee from the Department of Planning and Development.

PURPOSE

The purpose of Development Review for site plans and subdivisions is to ensure that the development of land occurs in a manner that conforms to the Brunswick Zoning Ordinance (Zoning Ordinance) and reasonably protects public facilities, the natural environment and neighboring uses. Development review includes subdivision and site plan reviews. Applicants are advised that a building, electrical or plumbing permit may be required in addition to Development Review. For further information, contact the Town Planner, Department of Planning and Development at 207-725-6660.

DEVELOPMENT REVIEW CATEGORIES AND THRESHOLDS

Development review applications are classified into "Minor", "Major" and "Streamlined Major" review. Major Reviews are conducted by the Planning Board, and Minor Reviews are conducted by the Staff Review Committee. **Development review thresholds and procedures are detailed in Section 5.2.9 of the Brunswick Zoning Ordinance.** Briefly;

Minor Plan: For developments of lesser scale, the plan includes the final drawings on which the applicant's subdivision or site plan is presented to the Staff Review Committee for approval and which, if approved, would be recorded at the Cumberland County Registry of Deeds.

Major Review Components:

> **Sketch Plan:** Includes conceptual maps, renderings and supportive data describing the project proposed by the applicant for initial Staff Review Committee review and recommendation to the Planning Board, followed by the review and action by the Planning Board.
>
> **Final Plan:** Includes the final drawings on which the applicant's subdivision or site plan is first presented to the Staff Review Committee for review and recommendation to the Planning Board, followed by review and action by the Planning Board.

Streamlined Major Plan: If the proposed development is located within the Brunswick Growth Area, as delineated on the Town's Official Zoning Map, an applicant has the option to submit a Streamlined Major Plan for Planning Board review and approval. A staff-level pre-application meeting is required prior to the application being submitted.

REVIEW PROCESS AND TIMEFRAME

Development Review shall be conducted in accordance with the Development Review Time and Processing Requirements in Table 5.2.9.I of the Zoning Ordinance and provided below. All time limits are expressed in calendar days. In cases where the date prescribed in this Table is a legal holiday, all deadlines shall apply to the previous working day.

Table 5.2.9.I: Development Review Time and Processing Requirements			
Timing	**Minor Development Review (Staff Review Committee)**	**Standard Major Development Review (Planning Board)**	**Streamlined Major Development Review (Planning Board)**
No less than 21 days prior to Review Authority Meeting		Deadline for filing one (1) copy of application for Planning Board consideration.	No less than 21 days prior to Planning Board consideration, applicant shall meet with Department staff to discuss application.
No less than 14 days prior to Review Authority meeting	Deadline for filing one (1) copy of application for Staff Review Committee consideration. Staff confirms that application is complete within three (3) working days and completes abutter notification in accordance with Subsection 5.1.3.B(1). The applicant then supplies 12 copies of all application materials and one (1) electronic copy.	Within five (5) working days, staff confirms that application is complete and all owners of property per Subsection 5.1.3.B(1) are notified of the Staff Review Committee and Planning Board meetings. The applicant then supplies 12 copies of all application materials and one (1) electronic copy for Staff Review Committee distribution.	Deadline for filing one (1) copy of application for Planning Board consideration. [1] Staff confirms that application is complete and all owners of property per Subsection 5.1.3.B(1) are notified of the Staff Review Committee and Planning Board meetings. The applicant then supplies 12 copies of all application materials and one (1) electronic copy for Staff Review Committee distribution.
No less than seven (7) days prior to Review Authority meeting		The application shall be brought before the Staff Review Committee for comments and recommendation. Within five (5) days following the Staff Review Committee meeting, the applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board. If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation no less than seven (7) days prior to the hearing.	The application shall be brought before the Staff Review Committee for comments and recommendation. Within five (5) days following the Staff Review Committee meeting, the applicant shall supply nine (9) copies of the revised plans and one (1) electronic version for distribution to Planning Board. If a Public Hearing is required, the first of two (2) required notices shall appear in a newspaper of general circulation no less than seven (7) days prior to the hearing.
No less than three (3) days prior to Review Authority meeting	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed, or hand delivered to the Staff Review Committee and the applicant.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed, or hand delivered to the Planning Board and the applicant.	The Director shall issue preliminary Findings of Fact based on Subsection 5.2.9.O and shall issue a draft set of conditions of approval, if any. This material shall be mailed, emailed, faxed or hand delivered to the Planning Board and the applicant.
No more than seven (7) days after decision by Review Authority	The Staff Review Committee shall transmit its written decision and Findings of Fact to the applicant.		

Table 5.2.9.I: Development Review Time and Processing Requirements			
Timing	**Minor Development Review (Staff Review Committee)**	**Standard Major Development Review (Planning Board)**	**Streamlined Major Development Review (Planning Board)**
No more than 30 days after decision by Review Authority if Public Hearing held, or no more than 60 days if no public hearing is held.		The Planning Board shall transmit its written decision and Findings of Fact to the applicant.	The Planning Board shall transmit its written decision and Findings of Fact to the applicant.
No more than 30 days after application is deemed complete by staff.	The Review Authority shall consider an application unless postponement is requested or agreed to by applicant.		
NOTES: 1. If application lacks any required submittal materials, the streamlined process shall be terminated and the application shall revert back to the Major Development Review process.			

Flowcharts illustrating specific review procedures for each development review category are attached.

APPLICABLE FEES

Application Fees

The following application fees shall be paid for any project undergoing development review. For projects that meet the public hearing threshold or projects for which the Planning Board schedules a public hearing an additional $250.00 fee will be assessed to cover the costs of advertising.

Minor Development Review:

- $200.00

Major Subdivision:

SKETCH PLAN: $125 per lot proposed
FINAL PLAN: $175 per lot proposed

Major Site Plan:

SKETCH PLAN:

- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by $0.05.
- For all other developments the fee is $200.00.

FINAL PLAN:

- For projects with new building construction of more than 2,500 square feet the cost equals the total amount of square footage for all buildings multiplied by $0.12.
- For all other developments the fee is $200.00.

Impact Fees

Impact fees may apply depending upon the type of proposed development and will be determined during the development review process.

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

   - [ ] **Minor Development Review**
   - [ ] Major Development Review: **Sketch Plan**
   - [x] Major Development Review: **Final Plan**
   - [ ] Major Development Review: **Streamlined Final Plan**

2. Project Name: 36 Pleasant Street

3. Project Applicant
   Name: Eight Green Street, LLC (c/o Steve Norman, AIA)
   Address: 66 Back Shore Lane
   Orr's Island, ME 04066
   Phone Number: 207-751-6394
   Email: sn@stevenormand.com

4. Project Owner (if different than applicant)
   Name: Same as applicant
   Address:
   Phone Number:
   Email:

5. Authorized Representative
   Name: Acorn Engineering - Peter F. Heil, PE, CPESC
   Address: PO Box 3372 / 65 Hanover Street
   Portland, ME 04101
   Phone Number: 207-775-2655
   Email: pheil@acorn-engineering.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

   1. Acorn Engineering - Peter F. Heil, PE (15318), PO Box 3372, Portland, ME 04101
      phone: 207-775-2655, email: pheil@acorn-engineering.com
   2. Normand Associates Architects - Steve Norman, AIA (1303), 41 Main Street, Topsham, ME 04086
      phone: 207-725-4460, email: sn@stevenormand.com
   3. Northern Survey Engineering - Sean Pierce, PLS (2517), 22 Parkers Way, Brunswick ME 04011
      phone: 207-440-3484, email: spierce@northernsurveyengineering.com

7. Physical location of property: 36 Pleasant Street

8. Lot Size: 0.916 Acres

9. Zoning District: Growth Residential 6 (GR6)

10. Overlay Zoning District(s): Village Review

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

Applicant is owner of property. The applicant does not have an interest in the abutting properties

12. Assessor's Tax Map U14 Lot Number 20 of subject property.

13. Brief description of proposed use/subdivision:

Residential - 8 unit subdivision

14. Describe specific physical improvements to be done:

Construction of a 6-unit apartment building with associated infrastructure. Existing building to be renovated into a 2-unit apartment building.

Owner Signature: 06/12/20

Applicant Signature (*if different*):

SAME

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
General	Application form and fee	X	--	--
	Name of development	X	--	--
	Existing zoning district and overlay designations	X	--	--
	Location map	X	--	--
	Names of current owner(s) of subject parcel and abutting parcels	X	--	--
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	X	--	--
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X	--	--
	Documentation of Right, Title and Interest	X	--	--
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected	X --	-- --	-- --
	Draft performance guarantee or conditional agreement	X	--	--
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X	--	--
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors	X	--	--
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed	X	--	--
	Existing easements associated with the development	N/A	--	--
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	X	--	--
Survey, Topography, & Existing Conditions	Existing 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 contour intervals of not more than two (2) feet	X	--	--
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	X --	-- --	-- --
	Existing locations of sidewalks	X	--	--
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	N/A	--	--
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	N/A	--	--

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
Infrastructure - Proposed	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 one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	X --	-- --	-- --
	Proposed easements associated with the development	N/A	--	--
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section	X	--	--
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	X	--	--
	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	--	--
	Proposed locations, widths and profiles of sidewalks	X	--	--
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	X	--	--
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X	--	--
	Storm water management plan for the proposed project prepared by a professional engineer	X	--	--
	The size and proposed location of water supply and sewage disposal systems	X	--	--
	Where a septic system is to be used, evidence of soil suitability	N/A	--	--
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	X	--	--
	A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	X	--	--
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	X	--	--
	Reference to special conditions stipulated by the Review Authority	N/A	--	--
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	N/A --	-- --	-- --
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X	--	--
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X	--	--

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	N/A	--	--
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, 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, signage and other features as may be required by specific design standards	X	--	--
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road 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, locations and purpose and type of vegetation	X	--	--
	Number of lots if a subdivision	X	--	--
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	X	--	--
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X	--	--
	Any additional studies required by the Review Authority	N/A	--	--

Right, Title and Interest

MAINE REAL ESTATE TAX PAID

WARRANTY DEED
Short Forms Deeds Act
33 M.R.S.A. Section 763

Ryan A. Lovell of the City of Boston , County of Suffolk and Commonwealth of Massachusetts, for consideration paid, grants to **Eight Green Street LLC**, a Maine limited liability company with a mailing address of 66 Back Shore Lane, Orr's Island, Harpswell, Maine 02128 with **Warranty Covenants**, the land, buildings and improvements in the Town of Brunswick, County of Cumberland, and State of Maine and being bounded and more particularly described as follows:

Beginning at the corner of Pleasant and Union Streets and running on the westerly line of said Union Street, N 03° E a distance of 9 rods, more or less, to land formerly of Levi C Andrews;

Thence by land formerly of said Andrews, westerly 14 rods and 20 links to land formerly of Mrs. Knight;

Thence southerly by land formerly of said Knight a distance of 11 rods and 6 links, more or less, to Pleasant Street;

Thence by Pleasant Street, , N 89° E a distance of 14 rods and 8 links, more or less, to the point of beginning.

MEANING AND INTENDING to covey, and hereby conveying, the same premises described in a Deed of Distribution from Ryan A. Lovell, in his capacity as the duly appointed and acting Personal Representative of the Estate of William A. Lovell dated January 31, 2012 and recorded in the Cumberland County Registry of Deeds in Book 29342, Page 320.

IN WITNESS WHEREOF, I hereunto set my hand and seal this 1 day of August in the Year of Our Lord Two Thousand Nineteen.

Signed, sealed and delivered in the presence of:

Witness

Ryan A. Lovell

STATE OF MAINE
COUNTY OF CUMBERLAND, SS. August 1, 2019

Then personally appeared the above named **Ryan A. Lovell** and acknowledged the foregoing instrument to be his free and voluntary act and deed.

Before me,

Notary Public/Attorney at Law

Edgar S. Cahill, III
Attorney at Law

Printed Name

Received
Recorded Register of Deeds
Aug 05,2019 10:58:43A
Cumberland County
Nancy A. Lane

Financial Capacity

Kennebec Savings Bank

181 Lower Main Street | Freeport, Maine 04032 | Telephone: (207) 402-1218

April 15, 2020

Eight Green Street LLC
Attn: Steven R. Normand
66 Black Shore Lane
Orr's Island, ME 04066

Re: Condo Project at 36 Pleasant Street, Brunswick

Dear Steve,

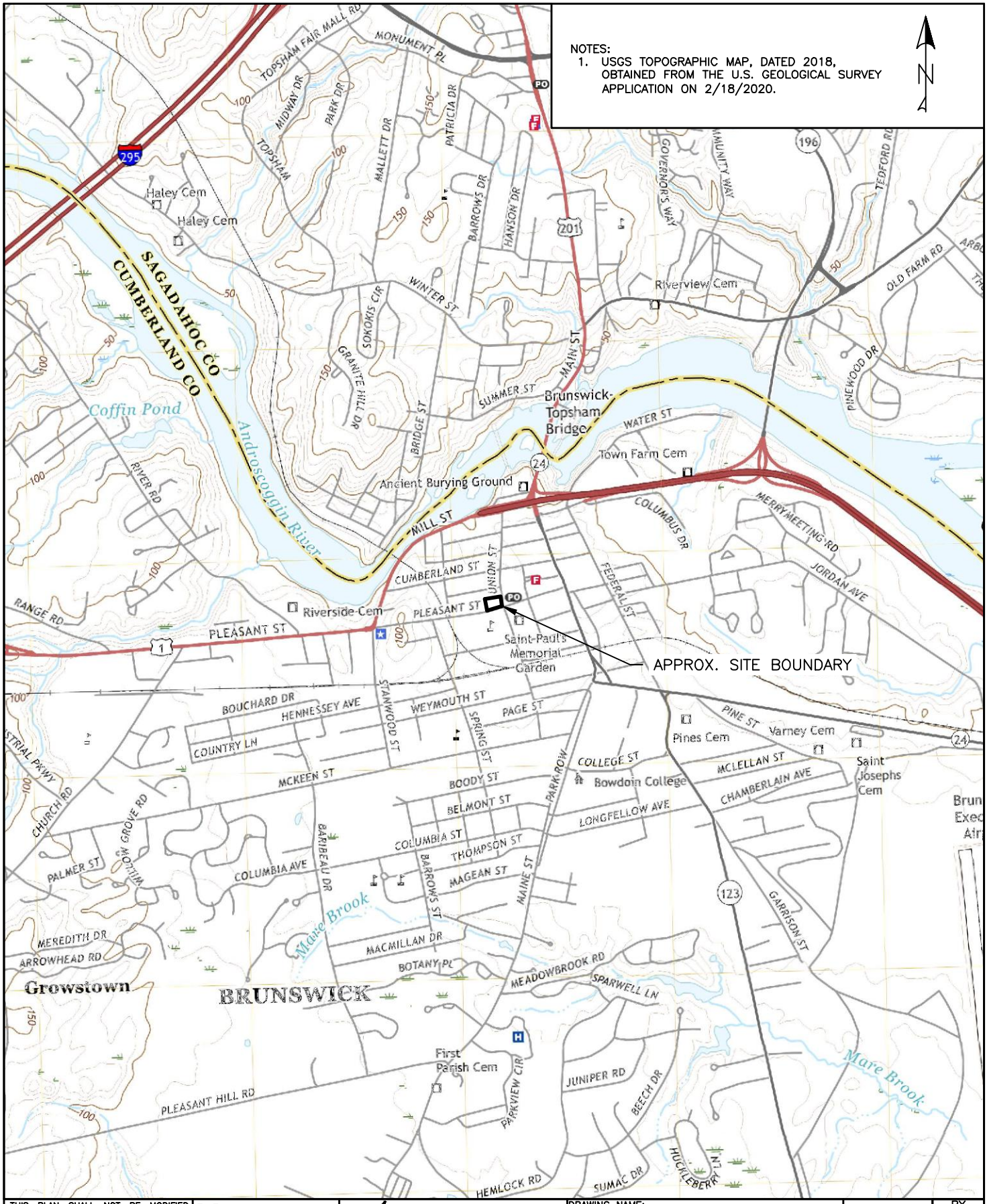
Per your request, this letter is intended to provide assurances that you have the financial wherewithal to complete your anticipated condo project located at 36 Pleasant Street in Brunswick.

Should you have any further need or questions in this regard, please feel free to call me at 207-402-1218.

Sincerely,

David M. Eldridge
Regional VP & Commercial Banking Officer

Vicinity Map



THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.	FILE: 1135_CIVIL JN: 1135 SCALE: 1"=2000' DESIGN BY: ZMS DRAWN BY: ZMS CHECKED BY: PFH	ACORN ENGINEERING, INC ACORN ENGINEERING, INC. P.O. BOX 3372 PORTLAND, MAINE 04104 (207) 775-2655	DRAWING NAME: SITE LOCATION MAP PROJECT NAME: 36 PLEASANT STREET REDEVELOPMENT CLIENT: EIGHT GREEN STREET, LLC	ISSUED FOR / BY / DATE SKETCH APP / PFH / 4/15/2020
DRAWING NO. FIGURE 1				

D:\OneDrive - Acorn Engineering, Inc\Acorn Engineering, Inc\Acorn Eng - Documents\JN 1135 - 36 Pleasant\CAD\ACORN\1135_CIVIL.dwg

Legal Documents

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DECLARATION OF CONDOMINIUM
PLEASANT @ UNION STREET CONDOMINIUM

This Declaration of Condominium (the "Declaration") is made by **EIGHT GREEN STREET LLC**, a Maine limited liability company ("Declarant"), with a place of business in Brunswick, Maine, as the owner in fee simple of the real estate described herein.

1. Property. Declarant hereby submits the real estate situated at and near 36 Pleasant Street in the City of Brunswick, County of Cumberland and State of Maine, being more particularly described in Exhibit A attached hereto and made a part hereof, together with the buildings and improvements thereon (the "Condominium") to the provisions of the Maine Condominium Act, Chapter 31 of Title 33 of the Maine Revised Statutes Annotated, as it may be amended (the "Act"). The Condominium is subject to and shall have the benefit of all easements, rights of way and matters affecting title described or referred to in Exhibit A or in the survey to which reference is made below. The name of the Condominium is Pleasant @ Union Street Condominium.

The plat of the land submitted to the provisions of the Act (the "Plat") is entitled "____." The Plat was prepared by _____, is dated _____, 2020, as revised, and is recorded in the Cumberland County Registry of Deeds in Plan Book 220, Page _____. The plan of improvements for the Condominium (the "Plan") is entitled "_____." The Plan was prepared by _____, is dated _____, 2020, as revised, and is recorded in the Cumberland County Registry of Deeds in Plan Book 220, Page _____. Reduced copies of the Plat and Plans are attached as Exhibit D.

2. Defined Terms.

(a) As provided in section 1601-103 of the Act, capitalized terms not otherwise defined in this Declaration or on the Plat and Plan shall have the same meanings as specified in the Act.

(b) "Common Expenses" means all common expenses for the Condominium. Common Expenses include, but are not limited to (i) the cost of maintenance, management, operation, repair, renovation, restoration and replacement of the Common Elements; (ii) the cost of all insurance premiums on all policies of insurance required to be or that have been obtained by the Board of Directors pursuant to the provisions of this Declaration and the fees and disbursements of the Insurance Trustee (as defined in the Bylaws), if any; (iii) such amounts as the Board of Directors may deem necessary to provide for general operating reserve funds, reserve funds for replacements and contingencies, and such other reserve funds as may be required by the Bylaws or as the Board of Directors may deem necessary to compensate for any deficits in receipts over expenses for the previous fiscal year; and (iv) such other costs and expenses that may be declared by the Act, this Declaration, the Bylaws or resolution or agreement by the Board of

Directors or Unit owners to be Common Elements of the administration, operation, maintenance and repair of the Condominium and the rendering to Unit owners of all related services.

(c) "Common Expense Liability" means the allocation to each Unit of the respective liability for Common Expenses as set forth in paragraph 7 below.

(d) "Limited Common Expenses" means the Common Expenses associated with the maintenance, repair or replacement of a Limited Common Element, which shall be assessed against the Unit to which that Limited Common Element is assigned.

(e) "Condominium Documents" mean this Declaration, the Plat and Plan, the Bylaws and the Rules and Regulations adopted by the Board of Directors and all amendments thereto.

3. Creation of Units. Declarant hereby creates eight (8) units, (individually, a "Unit" and collectively, the "Units"). The location, boundaries and identifying number of the Units are shown on the Plat and Plan. Reduced copies of the Plat and Plan are attached hereto as Exhibit D.

4. Unit Boundaries.

(a) Upper and Lower Boundaries: The upper and lower boundaries of a Unit shall be the following boundaries extended to an intersection with the vertical boundaries:

(i) Upper Boundary: The upper boundary of each Unit is the plane of the underside of the ceiling joists or bottom members of trusses or, if there are no ceiling joists or trusses, such plane as would exist if joists or trusses were installed directly above the studs in the perimeter walls, the Unit to include the finish ceiling material attached to the underside of the ceiling joists.

(ii) Lower Boundary: The lower boundary of each Unit is the horizontal plane of the top surface of the subfloor or, if there is no subfloor, then the plane of the upper side of the floor joists, the Unit to include the finish floor material attached to the upper side of the subfloor or the floor joists.

(b) Vertical Boundaries: The vertical boundaries of each Unit shall be the planes formed by the interior surfaces of the studs located in the perimeter walls bounding the Unit extended to intersections with each other and with the upper and lower boundaries, the Unit to include the drywall and finish wall material. Boundary lines shall also be the exterior surface of doors, windows and storm windows, and glass walls, and their frames, sills and thresholds.

(c) If walls and floors or ceilings are designated as boundaries of a Unit, all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of the finished surfaces thereof are a part of the Unit, with all

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other portions of the walls, floors or ceilings being a part of the Common Elements.

(d) If any chute, flue, duct, wire, conduit, bearing wall, bearing column or any other fixture lies partially within and partially outside the designated boundaries of a Unit, any portion thereof serving only that Unit is a Limited Common Element (as herein defined) allocated solely to that Unit, and any portion thereof serving more than one Unit or any portion of the Common Elements is a part of the Common Elements (as herein defined).

(e) Subject to the provisions of paragraph (d) of this paragraph 4, all spaces, interior partitions and other fixtures and improvements within the boundaries of a Unit are a part of the Unit.

(f) Any shutters, awnings, window boxes, doorsteps, stoops, porches, balconies, patios and all exterior doors and windows or other fixtures designated to serve a single Unit, but located outside the Unit's boundaries, are Limited Common Elements allocated exclusively to that Unit.

5. Common Elements. Each Unit will be conveyed together with its respective undivided interest in the Common Elements as hereinafter set forth and will have the benefit of the right to use the Common Elements in common with others entitled thereto as provided by the Bylaws (the "Bylaws") adopted by the Pleasant @ Union Street Condominium Association (the "Association") and any rules and regulations adopted by the Association (the "Rules and Regulations"). A copy of the Bylaws initially adopted by the Association is attached hereto as Exhibit C.

The "Common Elements" consist of all portions of the Condominium other than the Units. Common Elements shall also include those parts of the Condominium described in the Act or the Plat and Plan as being Common Elements. Common Elements shall include, but not be limited to, Limited Common Elements.

Exhibit B may provide some further details regarding the responsibilities for various expenses.

6. Limited Common Elements. "Limited Common Elements" mean those portions of the Common Elements where the exclusive use is reserved to one of the Units as allocated by this Declaration and/or as shown on the Plat or Plan. The Association shall be solely responsible for all maintenance, repair and upkeep thereof in good condition, as provided in paragraph 13 below, but the associated expenses shall be specially assessed to the owner of the Unit to which the Limited Common Element is appurtenant. The initial Limited Common Elements include the gas/other furnace and related facilities serving each Unit and the internal plumbing for the Unit. Limited Common Elements shall also include those parts of the Condominium described in the Act or the Plat and Plan as being Limited Common Elements. Except as otherwise set forth in Exhibit B, a Unit owner shall have no maintenance responsibility with respect to the Limited

Common Elements reserved to another Unit. The Association shall not be liable for the maintenance, repair or upkeep of a Unit.

7. Fraction of Common Element Interests, Voting Rights and Common Expense Liabilities. The percentage of undivided interests in the Common Elements, the percentage of voting rights and the Common Expense Liability allocated to each Unit is set forth on Exhibit B. No percentage of undivided interest allocated to any Unit shall be altered except upon the unanimous vote of all Unit owners and their first mortgagees.

8. Encroachments. If any portion of the Common Elements, or if any other Unit encroaches at any time upon any Unit or upon any portion of the Common Elements, as a result of minor variations or relocation during construction, settling of the building, alteration or repair to the Common Elements made by or with the consent of the Board of Directors of the Association (the "Board of Directors"), repair or restoration of a Unit or the building after damages by fire or other casualty, or as a result of condemnation or other eminent domain proceedings, an easement shall exist for the encroachment and for its maintenance so long as the building stands.

9. Easements.

(a) The Units and Common Elements (including the Limited Common Elements) shall be, and hereby are, made subject to perpetual easements in favor of the utility and service companies, cable television companies and governmental agencies or authorities for such utility and service lines and equipment as may be necessary or desirable to serve any portion of the Condominium including the Units. The easements created by this paragraph 9(a) shall include, without limitation, rights to install, lay, maintain, repair, relocate and replace gas lines, pipes and conduits, water mains and pipes, sewer and drain lines, drainage ditches and pump stations, telephone poles, wires and equipment, television equipment and facilities (cable or otherwise), poles, wires, conduits and equipment in ducts and vents over, under, through, along and on the Units, Limited Common Elements and Common Elements. With respect to any utility lines or equipment serving only the Condominium and located upon the Common Elements (including any Limited Common Elements), the Board of Directors shall have the right and power to dedicate and convey an easement to any private or public utility company. The Board of Directors shall also have the right and power to convey permits, licenses and easements over the Common Elements for the installation, maintenance, repair and replacement of utility poles, lines, wires and other equipment to any private or public utility company. In addition, the Board of Directors shall have the right to grant permits, licenses and easements over the Common Elements (including any Limited Common Element) for purposes necessary for the proper operation of the Condominium.

(b) The Common Elements (including any Limited Common Element) are subject to an easement in favor of the Association and the agents and employees of the Association for access, egress and ingress over, through and across each portion thereof for the operation of the Condominium, pursuant to such requirements and subject to such charges as the Board of Directors may from time to time prescribe. Every Unit owner shall have an unrestricted right of access to such owner's Unit.

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(c) The Common Elements (including any Limited Common Element allocated to any one Unit) shall be, and hereby are made, subject to an easement in favor of the Association and the agents, employees and independent contractors thereof for the purpose of the inspection, upkeep, maintenance, repair and replacement of the Common Elements. The Association may in its sole discretion grant easements to a Unit owner for the erection of improvements in Limited Common Elements appurtenant to the Unit owned by that owner.

(d) Each Unit and its Limited Common Elements are subject to the following easements in favor of all other Units: (i) for installation, inspection, repair, maintenance, use, removal or replacement of pipes, ducts, heating and air conditioning systems, electrical, telephone, telegraph or other communication systems, wiring and cables and all of the utility lines and conduits that are a part of or exclusively serve any Unit and that pass across or through a portion of such Unit and/or its Limited Common Element or the Common Elements; and (ii) for the maintenance or the encroachment of any lighting devices, outlets, medicine cabinets, exhaust fans, ventilation ducts, registers, grilles and similar fixtures that serve only one Unit but encroach into any part of such Unit, and/or its Limited Common Element or the Common Elements on the date that this Declaration is recorded or any amendment thereof is recorded.

(e) To the extent necessary, each Unit shall have an easement for structural support of the Unit in the building and the Limited Common Elements appurtenant to the Units in the building, and the Common Elements shall be subject to an easement for structural support in favor of the Units and the Limited Common Elements.

(f) The Units and the Limited Common Elements are hereby made subject to an easement in favor of the Association and its agents, employees and independent contractors for: (i) inspection of the Units and Limited Common Elements in order to verify the performance by Unit owners of all items of maintenance and repair for which they are responsible; (ii) installation, inspection, maintenance, repair, and replacement of the Common Elements situated in or accessible from such Units or Limited Common Elements or both; (iii) correction of emergency conditions in one or more Units or Limited Common Elements, or both, or casualties to the Common Elements, the Limited Common Elements and/or the Units; and (iv) any purposes set forth in paragraph 9(g) below.

(g) If construction, reconstruction, repair, shifting, settlement or other movement of any portion of the Condominium results in either the Common Elements encroaching on a Unit, or in a Unit encroaching on the Common Elements or on another Unit, a valid easement shall exist during the period of the encroachment for the encroachment and for the maintenance thereof.

(h) All easements, rights and restrictions described and mentioned in this Declaration are easements appurtenant, running with the land and the Condominium, and (except as

expressly may be otherwise provided herein or in the instrument creating the same) shall continue in full force and effect until the termination of this Declaration.

(i) Declarant reserves a Special Declarant Right and easement to enter upon the Condominium for the purposes of construction, reconstruction, maintenance, repair, renovation, replacement or correction of the Units, Common Elements or Limited Common Elements or other improvements of the Condominium, however in no event shall these Special Declarant Rights unreasonably interfere or disrupt Unit Owners use and enjoyment of the Unit after the occupancy of a Unit. This easement shall include, without limitation, the right of vehicular and pedestrian access, the right to park motor vehicles and to engage in construction activities, including the movement and storage of building materials and equipment. This easement also expressly includes the right to cut and remove any trees, bushes or shrubbery, to grade and remove the soil, to install and remove any temporary siltation fence or to take any other action reasonably necessary to achieve this purpose. Declarant further reserves an easement in the Units, Common Elements and Limited Common Elements pursuant to Section 1602-116 of the Act for the purpose of discharging Declarant's obligations and exercising the Special Declarant Rights reserved pursuant to this Declaration or on the Plat and Plan.

(j) Declarant reserves an easement on, over and under those portions of the Common Elements and Limited Common Elements not located within the building for the purpose of maintaining and correcting drainage of surface water in order to maintain reasonable standards of health, safety and appearance. The reservation of this right does not and shall not create any obligation on the part of Declarant to perform any such work.

(k) Declarant further reserves an easement to connect with and to make use of utility lines, wires, pipes and conduits located on the Condominium for construction purposes (Declarant shall be responsible for the cost of any services), and to use the Common Elements for access and construction activities, and for the storage of construction materials and equipment used in the completion of the Units, Limited Common Elements and Common Elements.

(l) Declarant shall have the right, until Declarant has conveyed all of the Units in the Condominium, to grant and reserve easements and rights-of-way through, under, over and across the Condominium for construction purposes, and for the installation, maintenance and inspection of the lines and appurtenances for public water, sewer, drainage, gas, electricity, telephone and other utilities.

(m) Declarant reserves the right, for the marketing of its Units, to use the Common Elements and Limited Common Elements for access for itself, its agents and prospective purchasers of Units. Declarant also reserves the right to use any Units owned by the Declarant as models, management offices, sales offices for this project or customer service offices, and the right to relocate the same from time to time within the Condominium. The Declarant further reserves the right to maintain on the Condominium such advertising signs as may comply with

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applicable governmental regulations, which may be placed in any location on at the Condominium and may be relocated or removed, all at the sole discretion of the Declarant.

(n) The easements reserved by Declarant in paragraphs 9(i), (j), (k), (l) and (m) shall continue until Declarant has conveyed all of the Units in the Condominium. These provisions shall not be amended without the written consent of Declarant.

10. Eminent Domain.

(a) If a Unit is acquired by eminent domain, or if a part of a Unit is acquired by eminent domain leaving the Unit owner with a remnant that may not practically or lawfully be used for any purpose permitted by this Declaration, any award therefor shall be paid to the Unit owner as compensation for such Unit and its percentage interest, whether or not any percentage of undivided interest is acquired. Upon acquisition, unless the decree otherwise provides, that Unit's entire percentage of undivided interest, votes in the Association and Common Expense Liability shall be reallocated to the remaining Units in proportion to the relative interests, votes and liabilities of those Units before the taking, and the Association shall promptly prepare, execute and record an amendment to this Declaration reflecting the allocations. Any remnant of a Unit remaining after part of a Unit is taken, as determined under this paragraph 10(a), shall be thereafter a Limited Common Element, subject to the provisions of paragraph 5 above.

(b) Except as provided in paragraph 10(a) above, if part of a Unit is acquired by eminent domain, any award therefore shall be paid to the Unit owner as compensation for the reduction in value of the Unit. That Unit's allocation of Common Element interests and Common Expense Liability and voting rights shall remain unchanged.

(c) If a part of the Common Elements is acquired by eminent domain, the Association shall represent the Unit owners in any condemnation proceedings or in negotiations, settlements and agreements with the condemning authority, and the award shall be paid to the Association for the use and benefit of the Unit owners and their mortgagees as their interests may appear. The Association shall divide any portion of the award not used for any restoration or repair of the remaining Common Elements among the Unit owners in proportions to their relative percentages of undivided interests before the taking, but the portion of the award attributable to the acquisition of a Limited Common Element must be paid to the owner of the Unit to which that Common Element was allocated at the time of acquisition.

(d) A court decree regarding any such taking shall be recorded in the Cumberland Country Registry of Deeds.

(e) Nothing in this Declaration, the Bylaws or the Rules or Regulations adopted by the Board of Directors shall be deemed to give the Unit owner or any other party priority over any rights of a first mortgagee of a Unit pursuant to its mortgage documents in the case of a

distribution to such Unit owner of condemnation awards for the taking of Units and/or Common Elements.

11. Expansion of a Unit. Reserved. Except as set forth in this paragraph, no Unit may be expanded beyond the boundaries as set forth in the Plat.

12. Restrictions on Use and Occupancy. (a) The Units are restricted to private residential use, including residential activities engaged in by Unit owners, members of the Unit owner's immediate family and the guests and other authorized occupants, licensees and visitors of the Unit owners. These Units may not be used for professional, business, commercial, industrial, manufacturing purposes, marijuana cultivation, or primarily for storage. Other home occupations permitted by the City and that produce no discernable vehicular or foot traffic or other objectionable effect shall be permitted.

(b) No Unit owner may carry on any practice, or permit any practice to be carried on, that unreasonably interferes with the quiet enjoyment of the occupants of any other Unit. Each Unit owner shall maintain its Unit and the appurtenant Limited Common Elements in a clean and sanitary condition.

(c) No Unit shall be used, occupied or kept in a manner that in any way would be deemed hazardous and/or result in an increase in the fire insurance premiums for a Unit beyond the standard rates for a dwelling in a multi-family structure, without the prior written permission of the Board of Directors.

(d) No owner of a Unit may erect any sign on or in a Unit or any Limited Common Element that is visible from outside such Unit, without in each instance having obtained the prior written permission of the Board of Directors. This limitation shall not apply to standard signs used to advertise a Unit for sale or for lease.

(e) A Unit owner shall be absolutely liable to the other Unit owners and family, guests, licensees and invitees of the other Unit owners for any damage to personal property caused by any pets or animals kept at the Condominium by such Unit owner; provided, however, nothing in this subparagraph (e) shall be construed or deemed to limit the right of the Association to regulate, restrict or prohibit pets in the Condominium pursuant to rules and regulations duly adopted from time to time. The Association shall have the right to assess the unit owner for reimbursement of related expenses for violation of the pet rules and to lien the owner's property in the event of non-payment. No animal is allowed that would increase insurance cost. No aggressive dogs are permitted. No exotic pets are allowed. All pets must be licensed and inoculated as required by law, and owners must comply with City of Brunswick ordinances regulating pets. The Condominium reserves the right to notify the Animal Control Officer if a pet owner fails to do so. No pet is allowed outside of its unit except on a leash and under the control of a responsible person.

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(f) A Unit owner may lease or sublease its Unit at any time and from time to time. No Unit may be leased or subleased without a written lease or sublease. No Unit may be leased for a term of less than six (6) months. A copy of each such lease or sublease shall be furnished to the Board of Directors within ten (10) days after execution thereof. Each lease must provide expressly that the lessee or sublessee shall be bound by the covenants, conditions and restrictions set forth in this Declaration, the Bylaws and the Rules and Regulations, and that a default thereunder shall constitute a default under the lease or sublease. The Unit owner shall provide any lessee or sublessees of a Unit with a copy of the Rules and Regulations of the Condominium. The foregoing shall not impose any direct liability on any lessee or sublessees of a Unit to pay any common expense assessments on behalf of the owner of that Unit unless so provided for in said lease or sublease.

(g) A Unit owner shall be responsible for the cleanliness of any Limited Common Element serving such Unit, at the expense of such Unit owner. Absolutely no long term or temporary storage in the common areas including but not limited to: shoes, coats, boxes, packages, bikes, strollers, plants and other personal property is permitted.

(h) Each Unit owner shall comply strictly with the Bylaws and with the Rules and Regulations adopted and amended from time to time by the Board of Directors and with the covenants, conditions and restrictions set forth in this Declaration or in the deed to a Unit. Failure to so comply shall be grounds for an action to recover damages or for injunctive relief or both maintainable by the Association or any aggrieved Unit owner. In the event of noncompliance with the provisions of this Paragraph by a tenant, the Board of Directors has the power to (1) terminate the lease or bring summary proceedings to evict the tenant in the name of the Lessor thereunder; or (2) bring an action for specific performance or injunctive relief; but only after thirty (30) days prior written notice to the Unit Owner. Attorney fees and expenses shall be awarded to the prevailing party.

13. Common Expenses. Each Unit owner shall pay to the Association or its authorized representative, on a monthly basis, its proportionate share of the Common Expenses. Each Unit's proportionate share of Common Expenses is set forth in paragraph 7 above. Limited Common Expenses shall be assessed against the Unit(s) to which the associated Limited Common Elements are appurtenant. Any Limited Common Expenses applicable to fewer than all of the Units shall be allocated pro-rata, based upon Exhibit B, to the affected Units and shall be assessed to the affected Units as such expenses are incurred. With that exception, payment of Common Expenses shall be in equal monthly amounts and subject to annual review and adjustment. In the event a Unit owner fails to pay such proportionate share of its Common Expenses (or any assessed Limited Common Expenses) when due, the amount thereof together with interest at the rate of eighteen percent (18%) per annum or such other rate as may be established by the Association shall be added to, and accrue upon, such unpaid assessments. All unpaid assessments, interest, such late fees as may be established by the Association, costs and reasonable attorneys' fees shall constitute a lien on the Unit, as provided by the Act; provided,

however, that such lien shall be subordinate to the lien of any recorded first mortgage on the interest of such Unit owner, and the foreclosure of such mortgage, sale or transfer pursuant to foreclosure or transfer to the first mortgagee in lieu of foreclosure shall extinguish a subordinate lien for common charges. The entire unpaid share of the Common Expenses, including any applicable Limited Common Expenses or other assessments by the Association chargeable to such Unit, that become due prior to the foreclosure shall become Common Expenses and shall be assessed to all Unit owners. Such foreclosure shall not release the delinquent Unit owners from personal liability to the Association for unpaid Common Expenses, including Limited Common Expenses.

Pursuant to section 1603-102(14) of the Act, the Association may borrow funds for capital improvements and pledge future assessments to secure such loan facilities, provided that such loan is approved by 67% of the ownership interest by resolution. Common expenses of the Association shall include the payment of principal and interest for these purposes.

14. Maintenance Each Unit owner shall furnish and be responsible for, at such owner's expense, all the maintenance, repairs and replacements within and upon such owner's Unit. The Association shall be responsible for maintenance, repairs and replacements of the Common Elements, including the Limited Common Elements. Notwithstanding the foregoing, in case of any such work that is required with respect to a Limited Common Element appurtenant to a Unit, the Association may delegate any such work, and associated expenses, to the owner of that Unit. The Board of Directors shall ensure that the exterior portions of each Unit are maintained in a compatible and harmonious manner, so that the building as a whole is attractive and well maintained, including, without limitation, the right to regulate colors, window alterations and the like.

15. Association of Unit Owners. The Association shall be the governing body for the Unit owners with respect to the administration of the Condominium as provided by the Act, this Declaration and the Bylaws. The Association shall elect officers as provided in the Bylaws.

Each Unit owner and/or owners shall be a member of the Association. Membership shall be appurtenant to the Units, and the transfer of title to a Unit shall automatically transfer the regular membership appurtenant to that Unit to the transferee or transferees. A transfer pursuant to a mortgage, however, shall not transfer membership until foreclosure or a transfer to a mortgagee in lieu of foreclosure.

The provisions of this Declaration and the Bylaws and the rights and obligations established thereby shall be deemed to be covenants running with the land, so long as the Condominium remains subject to the provisions of the Act and shall inure to the benefit of and be binding upon each and all of the Unit owners and their respective heirs, representatives, successors, assigns, purchasers, lessees, grantees and mortgagees. By the recording or the acceptance of a deed conveying a Unit or any interest therein, or any ownership interest in the Condominium whatsoever, the person to whom such Unit or interest is conveyed shall be

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deemed to accept and agree to be bound by and subject to all of the provisions of the Act, this Declaration and the Bylaws.

In any voluntary conveyance of a Unit, it shall be the duty of the seller to furnish the buyer with a copy of this Declaration, the Association Bylaws and the Rules and Regulations as they may from time to time be amended. The Declarant or the Association shall make available to Unit owners, prospective purchasers, lenders and the holders, insurers and guarantors of the first mortgage on any Unit, current copies of the Declaration, Bylaws and the Rules and Regulations governing the Condominium, and other books, records and financial statements of the Association. This requirement may be satisfied by making the documents available for inspection upon request during normal business hours or under other reasonable circumstances. If copies are requested, the Declarant or Association may, but shall not be obligated to, make them available at a reasonable charge.

16. Board of Directors. Except as otherwise provided in section 1603-103(b) of the Act, the Board of Directors may act on behalf of the Association and shall have all of the powers necessary to administer the affairs of the Association. A Board of Directors composed of three (3) natural persons who shall govern the affairs of the Association. Prior to the transition election provided for by paragraph (a) below, the Board of Directors shall be composed of three (3) natural persons. “Declarant Control Period” means the entire time period that extends from the date of the recording of this Declaration until the earlier of (i) five (5) years following the conveyance of the first Unit to a purchaser or (ii) sixty (60) days after the conveyance to purchasers of 75% of the Units. The Declarant shall have the right during the Declarant Control Period to appoint, remove and replace from time to time any and all members of the Board of Directors and officers of the Association, without the necessity of obtaining resignations. The appointees of the Declarant need not be Unit owners. After the transition election, each member of the Board of Directors shall be a Unit owner (or spouse of a Unit owner), or in the case of a Unit owner that is a corporation, partnership, limited liability company, trust or estate, a designated agent thereof. The transition from Declarant-appointed members of the Board of Directors to Unit owners other than the Declarant shall occur as follows:

(a) No later than the earlier of (i) sixty (60) days after the conveyance of 75% of the Units to purchasers, or (ii) five (5) years following conveyance of the first Unit to a purchaser, or at such earlier date as the Declarant in its sole discretion shall specify, a transition meeting of the Association and transition election shall be held at which all of the members of the Board of Directors and officers of the Association appointed by the Declarant shall resign, and the Unit owners, including the Declarant if the Declarant owns one or more Units, shall thereupon elect three (3) successor members of the Board of Directors to act in the place and stead of those resigning.

(b) The Declarant may voluntarily surrender the right to appoint and remove officers

and members of the Board of Directors before termination of the Declarant Control Period, but in that event, it may require, for the duration of the Declarant Control Period, that specified actions of the Association or Board of Directors, as described in a recorded instrument executed by the Declarant, be approved by the Declarant before such actions can become effective.

The Board of Directors and its members, in their capacity as members, officers and employees, shall have limited liability. Specifically, a member of the Board of Directors: (i) shall not be personally liable for the failure of any service to be obtained by the Board of Directors and paid for by the Association, or for any injury or damage to persons or property caused by the elements or by another Unit owner or person on the Condominium; (ii) shall not be personally liable to the Unit owners, as a result of the performance of the Board of Directors member's duties, for any mistake of judgment, negligence or otherwise, except for the Board of Directors member's own willful misconduct, bad faith, or gross negligence; (iii) shall have no personal liability in contract to a Unit owner or any other person or entity, under any agreement, check, contract, deed, lease, mortgage, instrument or transaction entered into by him or her on behalf of the Board of Directors or the Association, in the performance of the Board of Directors member's duties; (iv) shall not be liable to a Unit owner, or such Unit owner's tenants, employees, agents, customers or guests, for loss or damage caused by theft of or damage to personal property left by such Unit owner or his or her tenants, employees, agents, customers or guests in a Unit, or in or on the Common Elements or Limited Common Elements, except for the Board of Directors member's own willful misconduct, bad faith or gross negligence; (v) shall have no personal liability in tort, to a Unit owner or any other person or entity, direct or imputed, by virtue of acts performed by or for him or her, except for the Board of Directors member's, own willful misconduct, bad faith or gross negligence in the performance of his or her duties.

The Association shall indemnify each member of the Board of Directors, in his or her capacity as a member of the Board of Directors, an officer or both (each, an "Indemnitee") against all expenses and liabilities, including attorney's fees, that the Indemnitee reasonably incurs in connection with any proceeding in which he or she may become involved by reason of his or her being or having been a member and/or officer of the Board of Directors, or any settlement of any such proceeding, whether or not he or she is an Board of Directors member, officer or both at the time such expenses are incurred, except in such cases wherein such Board of Directors member and/or officer is adjudged guilty of willful misconduct, bad faith or gross negligence in the performance of his or her duties; provided that the indemnification with respect to any criminal action or proceeding is permitted only if the Indemnitee had no reasonable cause to believe his or her conduct was unlawful. The indemnification by the Unit owners set forth in this paragraph shall be paid by the Association on behalf of the Unit owners and shall constitute a Common Expense and shall be assessed and collectible as such. Such right of indemnification shall not be deemed exclusive of any other rights to which such Board of Directors member and/or officer may be entitled as a matter of law or agreement or by vote of the Unit owners or otherwise.

Complaints brought against the Association, the Board of Directors or the officers,

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employees or agents of them or the Condominium as a whole, shall be directed to the Board of Directors, which shall promptly give written notice thereof to the Unit owners and the Eligible Mortgage Holders and the mortgagees of Units, and such complaints shall be defended by the Association. The Unit owners shall have no right to participate in such defense other than through the Association.

17. Notice. The Secretary or Clerk of the Association shall cause notice of all meetings of members and of all proposed actions requiring vote or approval of a specified percentage of Unit owners and/or mortgagees to be sent in writing by U.S. Mail, postage prepaid, or to be personally delivered to all Unit owners and all eligible mortgage holders (as defined in section 1602-119(b) of the Act) at the address filed with the Secretary or Clerk by said owners and eligible mortgage holders not less than five (5) days and not more than twenty-five (25) days prior to the proposed meeting or action. Notice may be emailed to Unit owners if they have consented to notice by email, and have provided their email address to the Secretary. Such notice shall be deemed to be given when so delivered in person or by email, or on the second business day following such mailing. Such notice may, however, set a later deadline for any proposed action, if such longer period of time is deemed necessary to obtain the required number of written approvals. Notice of meetings shall state the time and place of the meeting and the items on the agenda, including the general nature of any proposed amendment to the Declaration and the Bylaws, any budget changes and any proposal to remove a director or officer.

18. Separate Taxation and Utilities. It is understood that real estate taxes are to be separately taxed to each Unit owner for such owner's Unit and the corresponding percentage of ownership in the Common Elements, as provided in the Act. If for any year such taxes are not separately taxed to each Unit owner but are taxed on the Condominium as a whole, then each Unit owner shall pay a proportionate share thereof in accordance with such owner's relative percentage of ownership interest in the Common Elements.

Each Unit owner shall pay for such owner's telephone, electricity and other utilities that are separately metered or billed to each user by the respective utility company. Except as may otherwise be provided in paragraph 6 herein, utilities that are not separately metered or billed shall be treated as part of the Common Expense and Unit owners shall take reasonable steps to conserve such utilities.

19. Property and Casualty Insurance and Related Matters.

(a) Common Elements. The Association shall obtain and maintain in effect an "all risk" fire and casualty insurance policy covering the Units and the common elements with extended coverage, vandalism, malicious mischief, windstorm, debris removal, cost of demolition and water damage endorsements, but subject to exclusions set forth therein, issued by an insurance company authorized to do business in the State of Maine, insuring the common elements, including without limitation the limited common elements, and any supplies and common

personal property belonging to the Association, *excluding* the land, foundations, excavations, and other similar items customarily excluded from property insurance policies, and *excluding* furniture, furnishings, inventory, equipment and other personal property supplied or installed by Unit owners. The policy shall cover the interests of and name as insureds the Association, the Board of Directors, and all Unit owners and their mortgagees as their insurable interests may appear.

The Association's blanket or master insurance policy shall be in an amount equal to one hundred percent (100%) of the then current fair market value of such insured Property (exclusive of the land, excavations, foundations and other similar items customarily excluded from such coverage), without deduction for depreciation. Such insurance policy may, at the option of the Board of Directors, contain such deductible as the Board of Directors shall reasonably deem appropriate but not to exceed the lesser of Ten Thousand Dollars ($10,000.00) or one percent (1%) of the policy's face amount.

Unless otherwise established by the Board of Directors from time to time, a Unit owner shall pay the expense of repair of damage to the Units in the amount of the Association's insurance deductible (or such greater amount as may be revised by the Rules and Regulations adopted by the Board of Directors from time to time); the Association shall not be responsible for the costs of repair of damage to the Units in such amount. The Board of Directors in its discretion may allocate responsibility for the insurance deductible among the common elements and Unit(s) in the event multiple portions of the Condominium Property are affected by an insured casualty, and in addition anything to the contrary herein notwithstanding, the Board of Directors in its sole discretion may elect to have the Association fund all or a portion of the deductible for damage to a Unit to the extent the Board of Directors deems the insured damage to a Unit to be attributable to an "Act of God", such as a lightning strike, hurricane or some other event which is beyond the control of the Unit owner.

Such casualty insurance policy shall also include the following provisions:

(i) The following endorsements or their equivalent: (a) "no control," meaning that coverage shall not be prejudiced by any act or neglect of any occupant or Unit owner or their agents, when such act or neglect is not within the control of the insured, or the Unit owners collectively, nor by any failure of the insured, or the Unit owners collectively, to comply with any warranty or condition with regard to any portion of the Condominium over which the insured, or the Unit owners collectively, have no control; (b) "Construction Code Endorsement" or "increased cost of construction," (c) "agreed amount" or elimination of co-insurance clause; and (d) "inflation guard," when it can be obtained.

(ii) That any "no other insurance" clause shall expressly exclude individual Unit owners' policies from its operation, so that the physical damage policy purchased by the Board of Directors shall be deemed primary coverage and any individual Unit owners' policies shall be deemed excess coverage, and in no event shall the insurance coverage obtained and maintained

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by the Board of Directors hereunder provide for or be brought into contribution with insurance purchased by individual Unit owners or their mortgagees;

(iii) The recognition of any Insurance Trust Agreement whereby the Board of Directors may designate in writing an Insurance Trustee to hold any insurance proceeds in trust for disbursement; and

(iv) A standard "mortgagee clause" which shall: (a) provide that any reference to a mortgagee in such policy shall mean and include all holders of mortgages of any Unit, in their respective order and preference, whether or not named therein; (b) provide that such insurance as to the interest of any mortgagee shall not be invalidated by any act or neglect of the Association or owners or any persons under any of them; and (c) waive any provision invalidating such mortgagee clauses by reason of the failure of any mortgagee to notify the insurer of any hazardous use or vacancy, and requirement that the mortgagee pay any premium thereon, and any contribution clause."

(b) Separate Insurance to be Maintained by Owners. Each Unit owner should obtain at his own expense, a condominium insurance policy (for example, form type HO-6 as established by Insurance Services Office, Inc.) for damage to his Unit and all personal property located in a Unit for his own benefit and for his personal liability, as well as upon any improvements made by him to his Unit under coverage normally called "improvements and betterments coverage;" provided, however, that no Unit owner shall be entitled to exercise his right to acquire or maintain such insurance coverage which would decrease the amount which the Association on behalf of all Unit owners may realize under any insurance policy maintained by the Association, or to cause any insurance coverage maintained by the Association to be brought into contribution with insurance coverage obtained by a Unit owner.

All such Unit owner's policies must contain waivers of subrogation in favor of the Association.

The Association shall have no responsibility for ascertaining whether or not the Unit owner maintains such insurance in effect.

Each Unit owner shall notify the Board of Directors in writing of all structural improvements made by the Unit owner to his Unit; provided, however, that this sentence shall not be construed as an authorization to Unit owners to make structural improvements to Units otherwise than in accordance with this Declaration, the Bylaws and Rules and Regulations promulgated by the Board of Directors. Any premium increase caused by such improvements may be assessed to the owner of the improved Unit. No Unit owner shall be entitled to receive insurance proceeds for the repair, restoration or rebuilding of any such improvements not so reported to the Board of Directors and not insured by the Association, unless otherwise consented to by vote of the Board of Directors.

(c) The Board of Directors may also obtain and maintain as a common expense: (i) to the extent available on reasonable terms, "directors and officers" liability insurance to satisfy indemnification obligations of the Association; (ii) workers' compensation insurance, if and to the extent necessary to meet the requirements of law; and (iii) other insurance that the Board of Directors may determine is necessary or as may be requested by a majority of the Unit owners.

(d) All owners shall comply with requirements reasonably required by the Insurer to keep premiums as low as possible. These may include: burst resistant hoses must be used on all washer hook-ups and replaced on a regular basis; and heat must be maintained in all Units at a minimum of sixty (60) degrees Fahrenheit, etc.

20. Mortgage Provisions.

(a) The Board of Directors, whenever so requested in writing by a mortgagee of a Unit, shall promptly report to it any then unpaid common charges due from, or any other default by, the owner of the mortgaged Unit.

(b) The Board of Directors, when giving notice to a Unit owner of a default in paying common charges or other violation of the provisions of this Declaration, the Bylaws or the Rules and Regulations, shall send a copy of such notice within thirty (30) days after the occurrence of such default to each holder of a mortgage covering such Unit whose name and address has previously been furnished to the Board of Directors.

(c) Each mortgagee of a Unit shall be permitted to examine the books, accounts and records of the Association at reasonable times on business days and to require annual reports and other financial data of the Association. If no audited financial statement is available, any holder of a mortgage on any Unit shall be allowed to have an audited statement prepared at its own expense.

(d) Notwithstanding anything to the contrary elsewhere contained in this Declaration or the Bylaws, the following provisions shall govern:

(i) Any first mortgagee of a Unit in the Condominium will, upon request, be entitled to inspect the books and records of the Association during normal business hours.

(ii) No provision of this Declaration or of the Bylaws shall be deemed or construed to give a Unit owner, or any other party, priority over any rights of first mortgagees of Units pursuant to their mortgages in the case of a distribution to Unit owners of insurance proceeds or condemnation awards for losses to or a taking of Units and/or Common Elements.

(iii) A first mortgagee of a Unit shall, upon written request of such first mortgagee, be entitled to prompt written notification from the Board of Directors of (A) any

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default by the mortgagor of such Unit in the performance of such mortgagor's obligations under this Declaration and/or the Bylaws that is not cured within thirty (30) days; (B) any event of substantial destruction to, or condemnation or governmental taking of, such Unit or any portion of the Common Elements appurtenant thereto; (C) any lapse or modification of insurance or fidelity bond coverages: (D) any proposed amendment under this Declaration; and (E) any proposed action that entitles an eligible mortgage holder to notice under section 1602-119(b) of the Act.

(e) Any first mortgagee of a Unit who obtains title to the Unit pursuant to the remedies provided in the mortgage, or through foreclosure of the mortgage, or through deed (or assignment) in lieu of foreclosure, shall take the property free of any claims for unpaid assessments or charges against such Unit that accrue prior to the acquisition of title to such Unit by the mortgagees, other than the proportionate share of Common Expenses that become due and payable from and after the date on which said mortgagee acquires the Unit through a completed foreclosure or through deed (or assignment) in lieu of foreclosure.

21. Method of Amending Declaration. Except to the extent expressly permitted or required by the Act, or otherwise set forth in this Declaration, this Declaration may be amended by a vote or by written approval of the owners of Units to which at least seventy-five percent (75%) of the votes in the Association are allocated and written approval from eligible mortgage holders, as defined in the Act, representing at least seventy-five percent (75%) of the votes allocated to Units that are subject to eligible first mortgages. If an eligible mortgage holder fails to respond within 60 days after it receives written notice of the written proposal by certified mail, return receipt requested, it shall be implied that the mortgage holder has approved of the proposal.

22. Parking. Units shall be assigned parking spaces as set forth on the Plat. Parking spaces may be conveyed from one Unit owner to another, but may not be sold to non-Unit owners. Since Unit 3 has exclusive rights to park in the driveway and Unit 2 has exclusive rights to park in the easement, those respective units shall be solely responsible for their respective driveway/parking lot maintenance, snowplowing, repaving, etc.

23. Non-Smoking Regulations. The entire building and grounds are non-smoking. This exception cannot be changed except by unanimous consent of all Unit Owners.

24. Name and Address. The name of the Condominium is Pleasant @ Union Street Condominium, and the Condominium is located at 36 Pleasant Street in the City of Brunswick, County of Cumberland and State of Maine.

25. Applicable law; interpretation; severability. This Declaration shall be governed by and construed in accordance with the laws of the State of Maine. In the event of any conflict or discrepancy between this Declaration, the Bylaws and the Plat and Plan, this Declaration shall

govern. If any provision of this Declaration, the Bylaws and the Plat and Plan, this Declaration shall govern. If any provision of this Declaration, the Bylaws or the Rules and Regulations are in conflict with any applicable laws, including the Act, then such laws shall govern and such invalid provision shall be of no force and effect, but the validity of the remainder of this Declaration, the Bylaws and the Rules and Regulations shall not be affected thereby and shall remain in full force and effect as if such invalid provision had not been included.

The captions herein are inserted for convenience and reference and do not limit, alter or define the terms of this Declaration. All exhibits attached to this Declaration are hereby made a part hereof.

26. Remedies: Waiver. All rights, remedies and privileges granted to the Declarant, the Association or a Unit owner pursuant to the terms of this Declaration, the Bylaws and the Rules and Regulations shall be deemed to be cumulative to any other right or remedy under said documents or afforded by law or equity and may be exercised concurrently, independently or successively. Any forbearance in exercising any right or remedy hereunder or otherwise available by applicable law shall not be a waiver of or preclude the exercise of any such right or remedy.

27. Arbitration. All claim, disputes and other matters in question between the Declarant, on the one hand, and the Association or any Unit Owners, on the other hand, arising out of or relating to, this Declaration, the Bylaws, or the deed to any Unit or the breach thereof, except for claims which have been waived by the acceptance of a deed, shall be decided by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association. This agreement to arbitrate shall be specifically enforceable under the prevailing arbitration law. The award rendered by the arbitrators shall be final, and the judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

Notice of the demand for arbitration shall be filed in writing with the other parties and with the American Arbitration Association. The demand for arbitration shall be made within a reasonable time after the claim, dispute or other matter in question has arisen, and in no event shall it be made after the date when institution of legal of equitable proceedings based on such claim, dispute o other matter in question would be barred by the applicable statute of limitation or other principals of law and equity.

28. Effective Date. This Declaration shall become effective when it and the Plat and Plan have been recorded in the Cumberland County Registry of Deeds.

IN WITNESS WHEREOF, the Declarant has caused this instrument to be executed this _____th day of _____, 2020.

#
#

Eight Green Street LLC

_____ _____

Witness

Steven R. Normand
Its: Manager/Member

STATE OF MAINE
CUMBERLAND, ss.

_____, 2020

Personally appeared the above named Steven R. Normand, in his capacity as Manager/Member for Eight Green Street, LLC, and acknowledged the foregoing instrument to be his free act and deed, and the free act and deed of said company.

Before me,

_____

Notary Public/Attorney at Law

EXHIBIT C

BYLAWS

PLEASANT @ UNION STREET CONDOMINIUM ASSOCIATION

ARTICLE I

INTRODUCTORY PROVISIONS

1.1. Name. The name of the Association is Pleasant @ Union Street Condominium Association (the "Association"). The address of the Association is 36 Pleasant Street, Brunswick, Maine. These Bylaws (the "Bylaws") have been adopted as required by section 1603-106 of the Maine Condominium Act to govern the Association. The Association is the association of Unit owners of the Pleasant @ Union Street Condominium (the "Condominium").

1.2. Applicability of Bylaws. The provisions of these Bylaws are applicable to the Condominium and to the use and occupancy thereof.

1.3. Office. The principal office of the Association and the Board of Directors (as herein defined) shall be located at 36 Pleasant Street, Brunswick, Maine, or at such other location as the Board of Directors may designate from time to time.

1.4. Corporation Law. Except as otherwise expressly provided herein, in the Declaration or in the Act, the Association shall be governed by the provisions of the Maine Nonprofit Corporation Act, Title 13-B of the Maine Revised Statutes of 1964, as amended.

1.5. Definitions. Capitalized terms used in these Bylaws without definition shall have the meanings specified for such terms in the Declaration of Condominium for the Condominium or, if not defined there, the meanings specified or used for such terms in the Act. The following terms shall have the following specific meanings in these Bylaws:

1.5.1. "Common Element Interest" means the percentage of undivided interest in the Common Elements appurtenant to each Unit as set forth in paragraph 7 of the Declaration.

1.5.2. "Common Expense Liability" means the allocation to each Unit of the respective liability for Common Expenses other than Limited Common Expenses. The Common Expense Liability allocated to the Unit is a percentage equal to the Common Element Interest appurtenant to the respective Unit.

1.5.3. "Condominium Documents" mean the Declaration, the Plat and Plans, the Bylaws and the Rules and Regulations adopted pursuant thereto by the Board of Directors or a committee designated by the Board of Directors, and all amendments to each of the same.

1.5.4. "Eligible Mortgage Holder" means the holder of record of a recorded first Mortgage encumbering a Unit in the Condominium that has delivered written notice to the Association by prepaid United States Mail, return receipt requested, or by delivery in hand securing a receipt therefor, stating its name and address, the name and address of the owner of the Unit encumbered by such Mortgage, the identifying number of such Unit, and containing a statement that such Mortgage is a recorded first Mortgage.

1.5.5. "Limited Common Expenses" means the Common Expenses associated with the maintenance, repair or replacement of a Limited Common Element. Pursuant to paragraph 6 of the Declaration, Limited Common Expenses shall be assessed against the Unit to which the relevant Limited Common Element is assigned.

1.5.6. "Mortgage" means a recorded mortgage or deed of trust encumbering a Unit in the Condominium held by a Mortgagee or an Eligible Mortgage Holder. "Mortgagee" means the holder of a Mortgage.

ARTICLE II

THE ASSOCIATION

2.1. Composition, Powers and Duties. The composition, powers and duties of the Association are as set forth in paragraphs 16 and 17 of the Declaration.

2.2 Nontransferabilitv of Interests. Except as provided in these Bylaws or in the Declaration, membership shall not be transferable. The membership of each Unit owner shall terminate upon a sale, transfer other disposition, other than by mortgage, of the ownership interest of such Unit owner, accomplished in accordance with the provisions of the Declaration, and thereupon the membership and any interest in the Reserve Fund (as defined in paragraph 5.5 below) and other common funds shall automatically transfer to and be vested in the next Unit owner or owners succeeding to such ownership interest.

2.3. Meetings of Members. Meetings of the members shall be held at the principal office of the Association or at such other place as may be specified in the notice of the meeting.

2.4. Annual Meetings. The annual meeting of the members shall be held each year on or about the last Tuesday of the month of October. In the event that the day for which an annual meeting is scheduled is a legal holiday, then the meeting shall be held on the first day thereafter that is not a legal holiday. At such meetings, there shall be elected by ballot of the members a Board of Directors in accordance with the provisions of Article III of these Bylaws. The members shall also transact such other business as may properly come before them.

2.5. Special Meetings. The President shall call a special meeting of the Association if so directed by resolution of the Board of Directors or upon the written request of two (2) or more Unit owners presented to the Secretary. The notice of any special meeting shall state the time, the place and purpose thereof. Such meetings shall be held within thirty (30) days after receipt by the President of said resolution or written request.

2.6. Notice of Meeting. It shall be the duty of the Secretary, or upon his failure or neglect then of any other officer, to give notice of each annual or special meeting, the time and place of the meeting, and the items on the agenda for that meeting, including the general nature of any proposed amendment to the Declaration or these Bylaws, any budget changes and any proposal to remove a member of the Board of Directors or officer, to each member of record, including the Declarant as long as it is the owner of record of a Unit, and to each Eligible Mortgage Holder. With respect to any annual or special meeting, such notice shall be so mailed at least ten (10) days but no more than forty-five (45) days prior to the date so set for the meeting.

2.7. Quorum. The presence, either in person or by proxy, of the owners of the Units to which are allocated at least sixty six percent (66%) of the votes in the Association shall be a requisite for and shall constitute a quorum for the transaction of business at all meetings of members.

2.8. Adjournment of Meetings. If at any meeting of members a quorum shall not be in attendance, those members who are present may adjourn the meeting to a time not less than forty-eight (48) hours from the time at which the original meeting was called.

2.9. Votes in Association. Each Unit shall be entitled to one (1) vote in the Association.

2.10. Voting. Voting shall be in accordance with section 1603-110 of the Act (including, but not limited to, section 1603-110(b) of the Act) and paragraph 7 of the Declaration. If the Declarant owns or holds title to one or more Units, the Declarant shall have the right at any meeting of the members to cast the votes allocated to such Unit or Units.

2.11. Majority Vote Required. Unless a different vote is required by express provisions of the Act, these Bylaws or the Declaration, each question presented at a meeting shall be determined by a vote of a majority of Unit owners. As used in these Bylaws, the term “majority of Unit owners” shall mean the Unit owners of those Units to which are allocated more than fifty percent (50%) of the total authorized votes that are present in person or by proxy and voting in any meeting of the Association at which a quorum is present as determined in accordance with paragraph 2.7.

2.12. Informal Action. Any action required or permitted to be taken at any meeting of the members may be taken without a meeting if a written consent thereto is signed by all the

members. The Secretary shall file such written consent with the records of the meetings of the members and such consent shall be treated as a unanimous vote of members for all purposes.

2.13. Order of Business. The order of business at all meetings of the members shall be as follows:

(a) Roll call.
(b) Proof of notice of meeting.
(c) Reading of minutes of preceding meeting for approval of same.
(d) Reports of Board of Directors or of officers or of the manager.
(e) Reports of committees, if any.
(f) Election of inspectors of elections (when so required).
(g) Election of members of the Board of Directors (when so required).
(h) Unfinished business.
(i) New business.

At all meetings of the Association or of the Board of Directors, Robert's Rules of Order, as then amended, shall be followed, except in the event of conflict, in which case these Bylaws or the Declaration, as the case may be, shall prevail.

ARTICLE III

BOARD OF DIRECTORS

3.1. Number and Qualification. The affairs of the Association shall be governed by a Board of Directors. During the Declarant Control Period, as defined in paragraph 17 of the Declaration, the Board of Directors shall be composed of three (3) natural persons who shall be appointed, removed and replaced from time to time by the Declarant without the necessity of obtaining resignations. The appointees of the Declarant need not be Unit owners. After the end of the Declarant Control Period, the Board of Directors shall be composed of three (3), as the Board of Directors may determine from time to time. Each member of the Board of Directors shall be a Unit owner (or spouse of a Unit owner), or in the case of a Unit owner that is a corporation, partnership, limited liability company, trust or estate, a designated agent who is a shareholder, partner, member, manager or beneficiary thereof, as the case may be. A Unit owner must be current in the payment of all condominium fees to be elected (or have its agent elected) to the Board of Directors.

3.2. Election and Term of Office. The members of the Board of Directors shall be elected as follows:

3.2.1. At the annual meetings of the Association, the election of members of the Board of Directors shall be held. The term of office of each Directors shall be fixed at three (3)

years, so that after the Declarant Control Period ends, one-third (1/3) of the Board of Directors may be replaced at each annual meeting. Each Director shall hold office until the earlier to occur of the election of his or her respective successor, or his or her death, adjudication of incompetency, removal or resignation. Any Directors may be elected to succeed himself or herself for an unlimited number of terms.

3.2.2. Persons qualified to be members of the Board of Directors may be nominated for election only as follows:

(a) Any Unit owner may submit to the Secretary at least thirty (30) days before the meeting at which the election is to be held a nomination petition signed by Unit owners owning at least two (2) Units and a statement that the person nominated is willing to serve on the Board of Directors. The Secretary shall mail or hand deliver the submitted items to every Unit owner along with the notice of such meeting.

(b) Nominations may be submitted from the floor at the meeting at which the election is held for each vacancy on the Board of Directors for which no more than one (1) person has been nominated by petition.

3.3. Powers and Duties. The Board of Directors shall have the powers and duties necessary for the administration of the affairs of the Association and shall have all powers and duties referred to in the Declaration and the Act.

3.4. Delegation of Powers: Managing Agent. The Board of Directors may employ for the Condominium a "Managing Agent" or "Manager" at a compensation established by the Board of Directors. The Managing Agent shall perform such duties and services as the Board of Directors shall authorize, including, but not limited to, all of the duties listed in the Act, the Declaration and these Bylaws; provided, however, where a Managing Agent does not have the power to act under the Act, the Declaration or these Bylaws, such duties shall be performed as advisory to the Board of Directors. The Board of Directors may delegate to the Managing Agent all of the powers granted to the Board of Directors by the Act, the Declaration and these Bylaws other than the following powers:

(a) To adopt the annual budget and any amendment thereto or to assess any Common Expenses.
(b) To adopt, repeal or amend rules and regulations of the Association.
(c) To designate signatories on Association bank accounts.
(d) To borrow money on behalf of the Association.
(e) To acquire and mortgage Units.
(f) To allocate Limited Common Elements.

Any employment contract between the Managing Agent and the Association must provide that it may be terminated with cause on no more than thirty (30) days' written notice and

without cause on no more than ninety (90) days' written notice.

3.5. Removal and Resignation of Members of the Board of Directors. Except with respect to members designated by the Declarant during the Declarant Control Period, at any regular or special meeting of the Association duly called, any one or more of the members of the Board of Directors may be removed with or without cause by Unit owners entitled to cast at least two-thirds (2/3) of all the votes in the Association, and a successor may then and there be elected to fill the vacancy thus created. A Director may be removed by vote of a majority of the other Directors if said Director is not current in the payment of condominium fees. Any Unit owner proposing removal of a Director shall give notice thereof to the Secretary. Any member whose removal has been proposed by a Unit owner shall be given at least ten (10) days' notice by the Secretary of the time, place and purpose of the meeting and shall be given an opportunity to be heard at the meeting. A Director may resign by submitting his or her resignation in writing to the President or the Secretary of the Board of Directors.

3.6. Vacancies. Except as set forth in paragraph 3.1 hereof with respect to members appointed by the Declarant, vacancies in the Board of Directors caused by reason other than the removal of a member by a vote of the Unit owners shall be filled by a vote of a majority of the remaining members at a special meeting of the Board of Directors held for such purpose promptly after the occurrence of any such vacancy, even though the members present at such meeting may constitute less than a quorum. Each person so elected shall be a member of the Board of Directors for the remainder of the term of the member being replaced and until a successor shall be elected at the next annual meeting of the Association at which such seat is to be filled upon expiration of the term of his predecessor. In the case of multiple vacancies, the member receiving the greatest number of votes shall be elected for the longest term.

3.7. Organizational Meeting. The first meeting of the Board of Directors following each annual meeting of the Association shall be held within ten (10) days thereafter at such time and place as shall be fixed by the President (even if he is the outgoing President) at the meeting at which such Board of Directors shall have been elected, and no notice shall be necessary to the newly elected members of the Board of Directors in order legally to constitute such meeting, if a majority of the Board of Directors members shall be present at such meeting. The Secretary shall give notice of such meeting to each Eligible Mortgage Holder in the manner provided in the Declaration for service of notice upon Eligible Mortgage Holders at least five (5) days before such meeting.

3.8. Regular Meetings. Regular meetings of the Board of Directors may be held at such time and place as shall be determined from time to time by a majority of the members, but such meetings shall be held at least once every four (4) months during each fiscal year. Notice of regular meetings of the Board of Directors shall be given to each member and Eligible Mortgage Holder by the Secretary in the manner provided in the Declaration for service of notice upon Unit owners and Eligible Mortgage Holders, at least ten (10) business days prior to the day named for such meeting.

3.9. Special Meetings. Special meetings of the Board of Directors may be called by the President on at least three (3) business days' notice by the Secretary to each member and Eligible Mortgage Holder, given by mail, telegraph or hand delivery, securing a receipt therefore, which notice shall state the time, place and purpose of the meeting. Special meetings of the Board of Directors shall be called by the President or the Secretary in like manner and on like notice on the written request of at least two (2) members of the Board of Directors.

3.10. Waiver of Notice. Any member may at any time, in writing, waive notice of any meeting of the Board of Directors, and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a member at any meeting of the Board of Directors shall constitute a waiver of notice by him of the time, place and purpose of such meeting unless the sole purpose of the member's attendance is to protest the holding of the meeting. If all members are present at any meeting of the Board of Directors, no notice shall be required and any business may be transacted at such meeting.

3.11. Quorum of the Board of Directors. At all meetings of the Board of Directors, sixty-six percent (66%) of the members of the Board shall constitute a quorum for the transaction of business, and upon the affirmative vote of a majority of the members of the Board present at a meeting at which a quorum is present, any business that might have been transacted at the meeting originally called may be transacted without further notice. One or more members of the Board of Directors may participate in and be counted for quorum purposes at any meeting by means of conference telephone call or similar communication equipment by means of which all persons participating in the meeting can hear and speak to each other.

3.12. Compensation. No member of the Board of Directors shall receive any compensation from the Association for acting as such, but may be reimbursed for any expenses incurred in the performance of his duties.

3.13. Conduct of Meetings. The President shall preside at all meetings of the Board of Directors, and the Secretary shall keep a minute book of the Board of Directors meetings, recording therein all resolutions adopted by the Board of Directors and recording all transactions and proceedings occurring at such meetings. The then current edition of Robert's Rules of Order shall govern the conduct of the meetings of the Board of Directors if and to the extent not in conflict with the Declaration, these Bylaws or the Act.

3.14. Action Without Meeting. Any action by the Board of Directors required or permitted to be taken at any meeting may be taken without a meeting if all of the members of the Board of Directors shall individually or collectively consent in writing to such action. Any such persons' written consents shall be filed with the minutes of the proceedings of the Board of Directors.

3.15. Validity of Contracts with Interested Board of Directors Members, No contract or

other transaction between the Association and one or more of its Directors or between the Association and any corporation, firm or association in which one or more of the Directors are directors or officers, or are financially interested, shall be void or voidable because such Director(s) are present at any meeting of the Board of Directors that authorized or approved the contract or transaction or because his or their votes are counted, if the circumstances specified in either of the following subparagraphs exists:

3.15.1. The fact that a Director is also such a director, officer or has a financial interest is disclosed or known to the Board of Directors and is noted in the minutes thereof, and the Board of Directors authorizes, approves or ratifies the contract or transaction in good faith by a vote sufficient for the purpose without counting the vote or votes of such Director(s), OR

3.15.2. The contract or transaction is made in good faith and is not unconscionable to the Association at the time it is authorized, approved or ratified.

3.16. Inclusion of Interested Directors in a Quorum. Any Director holding such director or officer position or having such financial interest in another corporation, firm or association may be counted in determining the presence of a quorum at a meeting of the Board of Directors or a committee thereof that authorizes, approves or ratifies a contract or transaction of the type described in paragraph 3.15 above.

ARTICLE IV

OFFICERS

4.1. Designation and Election. The principal officers of the Association shall be the President, the Secretary and the Treasurer, all of whom shall be elected by the Board of Directors at the annual meeting of such Board. The Board of Directors may appoint an Assistant Treasurer, an Assistant Secretary and such other officers as in its judgment may be necessary. The President shall be a Unit owner and a member of the Board of Directors. Any other officers may, but need not, be Unit owners or members of the Board of Directors. An officer other than the President may hold more than one office.

4.2. Removal of Officers. Upon the affirmative vote of a majority of all members of the Board of Directors, any officer may be removed, either with or without cause, and a successor may be elected at any meeting of the Board of Directors called for such purpose.

4.3. President. The President shall be the chief executive officer of the Association, preside at all meetings of the Association and of the Board of Directors and have all of the general powers and duties that are incident to the office of President of a nonprofit corporation organized under the laws of the State of Maine, including, without limitation, the power to appoint committees from among the Unit owners from time to time as the President may in his discretion decide is appropriate to assist in the conduct of the affairs of the Association. The

President shall cease holding such office at such time as he ceases to be a member of the Board of Directors.

4.4. Secretary. The Secretary shall keep the minutes of all meetings of the Association and of the Board of Directors, have charge of such books and papers as the Board of Directors may direct, maintain a register setting forth the place to which all notices to Unit owners and Eligible Mortgage Holders, hereunder and pursuant to the Declaration, shall be delivered and, in general, perform all the duties incident to the office of Secretary of a nonprofit corporation organized under the laws of the State of Maine. The Secretary shall, within ten (10) days after receipt of request, provide any person, or cause to be provided to any person, entitled thereto at the expense of the person requesting it a written statement or certification of the information that the Association is required to provide pursuant to sections 1603-116(h) and 1604-108(b) of the Act and subparagraph 5.2.2 of these Bylaws.

4.5. Treasurer. The Treasurer shall have the responsibility for the safekeeping of Association funds and securities; keeping full and accurate financial records and books of account showing all receipts and disbursements; the preparation of all required financial data; providing to the Secretary the financial and budgetary information necessary for the Secretary to provide the certifications required by paragraph 4.4 hereof; the deposit of all monies in the name of the Board of Directors, the Association or the Managing Agent, in such depositories as may from time to time be designated by the Board of Directors; and, in general, all the duties incident to the office of Treasurer of a nonprofit corporation organized under the laws of the State of Maine.

4.6. Execution of Documents. All agreements, contracts, deeds, leases, checks and other instruments of the Association for expenditures or obligations in excess of one thousand dollars ($1,000.00) shall be executed by the President or the Secretary and the Treasurer of the Association. All such instruments for expenditures or obligations of one thousand dollars ($1,000.00) or less may be executed by any one officer of the Association or such other person or employee as the Board of Directors may designate in writing.

4.7. Compensation of Officers. No officer who is also a member of the Board of Directors shall receive any compensation from the Association for acting as such officer, but may be reimbursed for any out-of-pocket expenses incurred in performing his duties; provided, however, the Secretary and the Treasurer may be compensated for their services if the Board of Directors determines such compensation to be appropriate.

ARTICLE V

OPERATION OF THE CONDOMINIUM

5.1. Fiscal Year. The fiscal year of the Association shall begin on such date as shall

be established by the Board of Directors, except for the first fiscal year of the Association, which shall begin at the date of incorporation of the Association. The commencement date of the fiscal year so established shall be subject to change by the Board of Directors.

5.2. Preparation and Approval of Budget.

5.2.1. On or before ninety (90) days before the beginning of the fiscal year for which a Common Expense assessment is made, the Board of Directors shall adopt an annual budget for the Association containing an estimate for the total amount considered necessary to pay the cost of maintenance, management, operation, repair and replacement of the Common Elements and those parts of the Units as to which it is the responsibility of the Association to maintain, repair and replace, and the cost of wages, materials, insurance premiums, services, supplies and other expenses that may be declared to be Common Expenses by the Act, the Condominium Documents or a resolution of the Association and that will be required during the ensuing fiscal year for the administration, operation, maintenance and repair of the Condominium and the rendering to the Unit owners of all related services. The budget shall include such amounts as the Board of Directors shall consider necessary to provide working capital, a general operating reserve fund for replacements, capital improvements and other items that cannot be expected to occur on a regular basis. The budget shall also reflect the separate assessment of Limited Common Expenses.

5.2.2. On or before sixty (60) days before the beginning of the fiscal year for which a Common Expense assessment is made, the Board of Directors shall make such budget available for inspection during business hours by any Unit owner or Mortgagee at the Condominium and the Secretary shall provide to the Unit owners and Eligible Mortgage Holders a summary of that budget in reasonably itemized form setting forth the separate amount of the Common Expenses and Limited Common Expenses and shall set a date for a special meeting of the Unit owners and Eligible Mortgage Holders to consider ratification of such budget not less than fourteen (14) days nor more than thirty (30) days after the mailing of such summary of budget accompanied by notice of the special meeting to each Unit owner and Eligible Mortgage Holder. Unless at the meeting a majority in voting interest of all the Unit owners rejects the proposed budget or revised budget, that budget is ratified irrespective of whether a quorum is present at said meeting. In the event such budget shall be rejected at the meeting, the budget last ratified with respect to the period covered by the proposed budget shall be continued as the budget for the Condominium until such time as the Unit owners ratify a subsequent budget proposed by the Board of Directors upon the same conditions as are provided in this paragraph 5.2 with respect to the original budget.

5.2.3. Subject to subparagraph 5.2.2, the budget adopted pursuant to this paragraph 5.2 shall constitute the basis for determining each Unit owner's assessments for Common Expenses and Limited Common Expenses and shall automatically take effect at the beginning of the fiscal year for which it is adopted.

5.3. Assessment of Common Expenses. Assessments shall be made no later than thirty (30) days after the budget is adopted except that the first assessment shall be made no later than sixty (60) days after the first conveyance of a Unit to a purchaser.

5.4. End of Fiscal Year. Within ninety (90) days after the end of each fiscal year for which a Common Expense assessment was made, the Board of Directors shall prepare and deliver to all Unit owners and Eligible Mortgage Holders, and to each Mortgagee requesting in writing the same, an itemized accounting of the Common Expenses for such fiscal year actually incurred and paid, together with a tabulation of the amount collected pursuant to the budget adopted by the Board of Directors for such fiscal year.

5.5. Reserves. The Board of Directors shall build up and maintain reasonable reserves for working capital, including a general operating reserve fund for current Common Expenses (the "Working Capital Fund") and a reserve fund for contingencies, replacements, capital improvements and other items that cannot be expected to occur on a regular basis (the "Reserve Fund"). However, nothing contained herein shall limit, preclude or impair the establishment of additional funds by the Association so long as the amount credited to, and debited from, any such additional funds are designated for specified purposes authorized by the Condominium Documents. The Working Capital Fund, Reserve Fund and such other funds shall be conclusively deemed to be common funds of the Association and shall be deposited in a special account with a lending institution, the accounts of which are insured by an agency of the United States of America. Neither the Board of Directors nor the Treasurer shall commingle in the books and records of the Association any amounts deposited into the Reserve Fund, the Working Capital Fund or such other funds. Extraordinary expenditures not originally included in the annual budget that may become necessary during the year shall be charged first against such reserves. If the reserves are deemed by the Board of Directors to be inadequate for any reason, including nonpayment of any Unit owner's assessment, the Board of Directors may at any time levy a further assessment, which, depending on whether the reserve is for the benefit of all the Units or fewer than all the Units, shall be assessed against all the Unit owners according to their respective Common Expense Liabilities or only against the Unit owners benefitted according to their respective Common Expense Liabilities as between themselves, and which may be payable in a lump sum or in installments as the Board of Directors may determine.

5.6. Further Assessments. Subject to paragraph 5.10 hereof, the Board of Directors shall give notice to all Unit owners and Eligible Mortgage Holders of any further assessments on Unit owners for Common Expenses or Limited Common Expenses accompanied by a statement in writing giving the amount and reasons therefor, and such further assessment shall, unless otherwise specified in the notice, and subject to paragraph 5.9, become effective with the next monthly payment that is due after the delivery of such notice of further assessment. All Unit owners so notified shall be obligated to pay the adjusted monthly amount or, if such further assessment is not payable in installments, the amount of such assessment.

In addition, the Association shall have the right to levy reasonable fines for violations of

the Declaration, these Bylaws and the Rules and Regulations (if any) of the Association, and may charge a Unit owner legal fees and costs related to the enforcement of the provisions of the Declaration, Bylaws and the Rules and Regulations.

5.7. Initial Capital Payment. Declarant, as the agent of the Board of Directors, will collect from each initial purchaser of a Unit at the time of settlement an "initial capital payment" (and not as a credit against the purchaser's liability for Common Expenses) equivalent to twice the estimated monthly assessment for Common Expenses and Limited Common Expenses, if any, for such purchaser's Unit. The Declarant will deliver the funds so collected to the Board of Directors for deposit into the Working Capital Fund unless the Declarant has previously made the "initial capital payment" with respect to said Unit, in which case, the initial capital payment shall be used to reimburse the Declarant for its initial capital payment to the Association. The Declarant must pay the "initial capital payment" to the Association for unsold Units of the Condominium no later than sixty (60) days after the first Unit of the Condominium shall be conveyed to a purchaser so that the "initial capital payment" shall be made for every Unit within sixty (60) days after the first Unit is conveyed to a purchaser.

5.8. Effect of Failure to Prepare or Adopt Budget. The failure or delay of the Board of Directors to prepare or adopt a budget for any fiscal year shall not constitute a waiver or release in any manner of a Unit owner's obligation to pay his allocable share of the Common Expenses as herein provided whenever it shall be determined and, in the absence of any annual budget or adjusted budget, each Unit owner shall continue to pay each monthly installment at the monthly rate established for the previous fiscal year until the new annual or adjusted budget shall have been adopted.

5.9. Rejection of Budget. If the members reject a proposed budget, the Board of Directors shall prepare a revised budget, which shall be subject to the same procedures as set forth above for the originally proposed budget.

5.10. Limitations on Expenditures. The power of the Board of Directors to expend funds, incur expenses or borrow money on behalf of the Association is subject to the requirement that the consent of the owners of Units to which are allocated at least two-thirds (2/3) of the votes in the Association shall be required to borrow any sum in excess of One Thousand Dollars ($1,000.00) and to expend funds or incur expenses that it is reasonably anticipated will cause the aggregate amount of all expenses in the budget (including reserves) to be exceeded by more than ten percent (10%) of such aggregate amount after taking into account any projected increases in income.

5.11. Accounts; Audits. All sums collected by the Board of Directors with respect to assessments against the Unit owners or from any other source may be commingled in a single fund or held for each Unit owner in accordance with his respective Common Expense Liability subject to the provisions of paragraph 5.5. All books and records of the Association shall be kept

under the direction of the Treasurer or the Manager and in accordance with customary accounting principles and practices.

5.12. Payment Obligations. Each Unit owner shall pay to the Association or its authorized representative on the first day of each month, or on such other date that the Association may determine in writing, (a) one-twelfth (1/12) of the Common Expenses, assessed on an annual basis against his or her Unit in the proportions required in paragraph 7 of the Declaration, plus all Limited Common Expenses assessed against his or her Unit, and (b) all special assessments, any other sums duly levied against the Unit pursuant to the Declaration, these Bylaws or the Act. If for any reason the Association shall revise the annual budget of the Association in accordance with these Bylaws, and subject to paragraph 5.10 above, whereby the Common Expenses or any component thereof may be increased, then commencing on the first day of the first month subsequent to the adoption of such revised budget each Unit owner shall pay to the Association or its authorized representative one twelfth (1/12) of any such revised annual Common Expenses assessed against his or her Unit in the proportions required in paragraph 7 of the Declaration, plus Limited Common Expenses assessed against his or her Unit.

5.13. Interest; Acceleration. If any assessment is not paid within ten (10) days after payment is due, the Unit owner shall pay a late fee of the greater of ten dollars ($10.00) or four percent (4%) of the amount due. Interest shall be imposed after the 10th day of the month on the principal amount unpaid from the date when due until paid at a rate of eighteen percent (18%) per annum. If any Unit owner is more than fifteen (15) days delinquent, a letter shall be sent to that Unit owner giving said Unit owner ten (10) days' notice prior to the institution of any collection proceedings or other legal proceedings.

5.14. Liens for Assessments. The total annual assessment levied against each Unit for Common Expenses, including Limited Common Expenses, special assessments and any other sums duly levied against the Unit pursuant to the Declaration, these Bylaws or the Act, including all interest thereon and charges for late payment thereof and legal fees and other costs of collection thereof, and fines, penalties and fees as provided in the Declaration or these Bylaws shall, until fully paid, constitute a lien against the Unit in favor of the Association as provided in section 1603-116 of the Act. Such lien shall, with respect to annual assessments and revised annual assessments, be effective on the first day of each fiscal year of the Association with respect to the full amount of the annual assessments or revised annual assessments. With respect to special assessments and other sums duly levied, including interest, charges for late payments, legal fees, costs of collection, fines, penalties and fees, such lien shall be effective on the first day of the next month that begins more than ten (10) days after delivery to the Unit owner of notice of such special assessment or levy. Such lien is prior to all other liens and encumbrances on a Unit except (a) liens and encumbrances recorded before the recordation of the Declaration, (b) a first mortgage recorded before or after the date which the assessment sought to be enforced becomes delinquent, and (c) liens for real estate taxes and other governmental assessments or charges against the Units; provided, however, that such lien is not subject to the provisions of 14 M.R.S.A. Section 4651-A and 18-A M.R.S.A. Section 2-201,et seq., as they or their equivalents

may be amended or modified from time to time.

ARTICLE VI

INSURANCE

6.1. Policies. The Association shall maintain insurance in accordance with section 1603-113 of the Act. The Board of Directors may also obtain and maintain as a Common Expense: (i) to the extent available at reasonable cost, "directors and officers" liability insurance to satisfy indemnification obligations of the Association provided in paragraph 17 of the Declaration; (ii) workmen's compensation insurance, if and to the extent necessary to meet the requirements of law; and (iii) other insurance that the Board of Directors may determine is necessary or as may be requested by a majority of the Unit owners. In addition to the foregoing, policies purchased by the Association shall provide the following:

6.1.1. Hazard Insurance. The blanket policy purchased by the Association shall cover all of the Condominium, including Common and Limited Common Elements and including fixtures, building service equipment and common personal property and supplies belonging to the Association. Such policy shall also cover fixtures, equipment and other personal property inside individual Units, whether or not part of the Common Elements. Such policy shall cover one hundred percent (100%) of the then current replacement cost of all property, including individual Units. Such policy shall include the following endorsements: (a) agreed amount and inflation guard; (b) construction code endorsements; and (c) steam boiler coverage endorsement providing at least one hundred thousand dollars ($100,000.00) coverage for each accident, if applicable. Such policy shall provide for the recognition of any insurance trust agreement. Such policy shall show Pleasant @ Union Street Condominium Association as the named insured, for the use and benefit of the individual Unit owners, and must also name as a named insured any holder of a first mortgage and its successors and assigns.

6.1.2. Flood Insurance. If any part of the Condominium is in a flood hazard area as defined by the Federal Emergency Management Agency, the Association shall maintain a master or blanket flood insurance policy. Such policy shall cover all buildings and other property, real or personal, located within the flood area. The amount of such insurance shall be equal to at least the lesser of (a) one hundred percent (100%) of the then current replacement cost of all property in the flood area, or (b) the maximum coverage available for the Condominium under the National Flood Insurance Program.

6.1.3. Liability Insurance. Liability insurance required under the Act shall also include all areas under supervision of the Association, including commercial spaces owned by the Association even if leased to others. Such policies shall be in an amount of at least one million dollars ($1,000,000.00), or in such amount as the Federal National Mortgage Association may require. Such policy shall also include coverage for any legal liability related to

employment contracts to which the Association is a party.

6.2. Insurance Trustee. The Board of Directors of the Association is hereby irrevocably appointed as attorney-in-fact for each Unit owner and for each Mortgagee and Eligible Mortgage Holder and for each owner of any other interest in the Condominium for the purpose of purchasing and maintaining the insurance described herein, the collection and appropriate disposition of the proceeds thereof with any bank or trust company authorized to do business in the State of Maine as trustee for all Unit owners and their Mortgagees as their respective interests may appear (the "Insurance Trustee"), to hold any insurance proceeds in trust for disbursement as provided in paragraph 6.3 hereof, the negotiation of losses and execution of releases of liability, and the execution of all documents and the performance of all other acts necessary to accomplish such purposes.

6.3. Losses; Adjustment and Payment; Insurance Trustee. Any loss covered by the insurance policies described in paragraph 6.1 hereof shall be adjusted with the Association by its Board of Directors, but the insurance proceeds for said loss shall be payable to the Insurance Trustee designated for that purpose as provided in paragraph 6.2, or otherwise to the Association, and not to any Mortgagee. The Insurance Trustee or the Association shall hold any insurance proceeds in trust for the Unit owners, Mortgagees and other lien holders as their interests may appear. Subject to the provisions of paragraph 6.2 and subparagraph 7.2.3, the proceeds shall be disbursed first for the repair or restoration of the damage to the Condominium, and Unit owners, Mortgagees and other lien holders are not entitled to receive payment of any portion of the proceeds unless there is a surplus of proceeds after the damaged Common Elements and Units have been repaired or restored, the decision has been made not to repair or restore the damage as provided in paragraph 7.1 below or the Condominium is terminated.

6.4. Memoranda; Cancellation; Additional Required Provisions. All insurers that shall issue an insurance policy or policies under this Article shall issue certificates or memoranda of insurance to the Association and, upon request, to any Unit owner or Mortgagee. No such insurer issuing a policy may cancel (including cancellation for non-payment of premium), substantially modify or refuse to renew such policy or policies until twenty (20) days after notice of the proposed cancellation or non-renewal has been mailed to the Association, the Managing Agent, each Unit owner and each Mortgagee to whom a certificate or memorandum of insurance has been issued at their respective last known addresses.

ARTICLE VII

REPAIR AND RECONSTRUCTION AFTER FIRE OR OTHER CASUALTY

7.1. When Repair and Reconstruction are Required. In the event of damage to or destruction of all or any part of the Condominium as a result of fire, other casualty or the exercise of the power of eminent domain, the Board of Directors on behalf of the Association

shall promptly arrange for and supervise the prompt repair, replacement and restoration thereof. Such repair or restoration shall be substantially in accordance with the Declaration, the Plat and Plan and the original plans and specifications therefore unless (a) the Condominium is terminated, or (b) repair, replacement or restoration would be illegal under any state or local health, safety, land-use or environmental statute, code or ordinance, or (e) sixty-six percent (66%) of the Unit owners and the Eligible Mortgage Holders holding mortgages on Units to which are allocated at least fifty-one percent (51%) of the Votes in the Association vote not to repair, restore or replace the damaged or destroyed Condominium, and such decision is approved by every owner of a Unit or assigned or allocated Limited Common Element that will not be repaired. replaced or restored and by all Eligible Mortgage Holders of Mortgages thereon.

7.2. Procedure for Reconstruction and Repair. If repair, replacement or restoration shall be required pursuant to paragraph 7.1 hereof,

7.2.1. Cost Estimates. The Board of Directors shall promptly obtain reliable and detailed estimates of the cost of repairing and restoring such portion substantially in accordance with the Declaration, the Plat and Plan and the original building plans and specifications therefor unless other action is approved by at least sixty-six percent (66%) in voting interest of the Unit owners and the Eligible Mortgage Holders holding mortgages on Units to which are allocated at least fifty-one percent (51%) of voting interest in the Association. Such costs may also include professional fees and premiums for such bonds as the Insurance Trustee may determine to be necessary.

7.2.2. Assessments. If the net proceeds of insurance, if any, are not sufficient to defray such estimated costs of reconstruction, repair, replacement and reconstruction, or if upon completion of reconstruction and repair the funds for the payment of the costs thereof are insufficient, the amount necessary to complete such reconstruction and repair may be obtained from the appropriate reserve for replacement funds and any such excess costs shall be deemed a common expense, and a special assessment therefor shall be levied by the Association.

7.2.3. Construction Fund and Disbursement. The proceeds of insurance collected on account of the casualty and the sums received by the Association from collections of assessments against Unit owners pursuant to subparagraph 7.2.2 on account of such casualty or taking shall constitute a construction fund, which shall be held in trust by the Insurance Trustee or the Association as provided in paragraph 6.2 hereof and disbursed in payment of the costs of reconstruction and repair in a manner that would normally be used by any prudent financial institution advancing construction funds. Any holder of a first mortgage shall have the right to inspect building plans, construction schedules and contractors.

7.3. Damage or Destruction; No Repair or Replacement. If the entire Condominium is not repaired or replaced:

7.3.1. The insurance proceeds attributable to the damaged Common Elements

shall be used to restore the damaged area to a condition compatible with the remainder of the Condominium as determined by the Board of Directors or its architect.

7.3.2. The insurance proceeds attributable to Units and Limited Common Elements that are not rebuilt shall be distributed to the owners and Mortgagees of those Units, as their insurable interests may appear, and the owners and Mortgagees of the Units to which those Limited Common Elements were assigned or allocated, as their insurable interests may appear.

7.3.3. The remainder of the proceeds shall be distributed to all the Unit owners and Mortgagees as their insurable interests may appear, in proportion to their respective Common Element Interests or the Common Expense Liability and subject to their respective mortgages.

7.3.4. If the Unit owners and their Mortgagees vote not to rebuild any Unit, that Unit's entire Allocated Interest shall be automatically reallocated upon said vote as if the Unit had been condemned, and the Association shall prepare, execute and record an amendment to the Declaration reflecting the reallocations. Notwithstanding any provision of this Article VII to the contrary, section 1602-118 of the Act governs the distribution of insurance proceeds if the Condominium is terminated.

7.4. Mortgagee Priority. No provision of the Condominium Documents shall be deemed or construed to give a Unit owner, or any other person, priority over the rights of any Eligible Mortgage Holder pursuant to its mortgage in the case of a distribution to Unit owners of insurance proceeds or condemnation awards for losses to or a taking of Units, Common Elements or both.

ARTICLE VIII

RECORDS OF INFORMATION

8.1. Title. Even Unit owner shall promptly cause to be duly recorded the deed, lease, assignment or other conveyance to him or her of his or her Unit or other evidence of his title thereto and file such evidence of his title with the Board of Directors through the Secretary or Manager. The Secretary shall maintain such information in the record of ownership of the Association.

8.2. Availability of Information. The Association shall make available at its principal offices, for inspection by Unit owners, lenders and the holders, insurers and guarantors of the first mortgage on any Unit, current copies of the Declaration, these Bylaws and the Rules and Regulations governing the Condominium and other books, records and financial statements of the Association. The Association shall also make available to Eligible Mortgage Holders, eligible insurers, Unit owners and prospective purchasers at the cost of the person requesting the same

current copies of the Declaration, these Bylaws and the Rules and Regulations governing the Condominium.

ARTICLE IX

AMENDMENTS

9.1. General Requirements; Consent of Declarant or Holders of Mortgages; Curative Amendments to Bylaws. Except as otherwise provided in any one or more of these Bylaws, the Declaration or the Act, these Bylaws may be amended by the approval of a majority of the aggregate votes in the Association, cast by Unit owners in person or by proxy at a duly convened meeting at which a quorum is present; provided, however, that no amendment seeking (i) to abandon, partition, subdivide, encumber, sell or transfer any portion of the Common Elements, or (ii) to abandon or terminate the condominium form of ownership of the Condominium, except as otherwise provided in the Declaration, shall be effective without the prior written approval of all Eligible Mortgage Holders. Notwithstanding the foregoing, amendments of a material nature must be approved by Unit owners entitled to cast at least sixty-six percent (66%) of the aggregate votes in the Association and by Eligible Mortgage Holders representing at least sixty-six percent (66%) of the votes of Units subject to mortgages held by Eligible Mortgage Holders. A change of any of the following would be considered material:

(a) Voting rights.
(b) Assessments, assessment liens or subordination of assessment liens.
(c) Reserves for maintenance, repair and replacement of Common Elements.
(d) Responsibility for maintenance and repairs.
(e) Reallocation of interests in the Common or Limited Common Elements, or rights to their use.
(f) Boundaries of any Unit.
(g) Convertibility of Units into Common Elements or vice versa.
(h) Expansion or contraction of the Condominium, or the addition, annexation or withdrawal of property to or from the Condominium.
(i) Insurance or fidelity bonds.
(j) Leasing of Units.
(k) Restriction of a Unit owners' right to sell or transfer the owner's Unit;
(l) Restoration or repair of the Condominium (after a hazard damage or partial condemnation) in a manner other than that specified in the Condominium Documents.
(m) Any action to terminate the legal status of the Condominium after substantial destruction or condemnation occurs.
(n) Any provisions that expressly benefit mortgage holders, insurers, or guarantors.

9.1.1. Additionally, if any amendment is of a non-material nature, or in the judgment of the Board of Directors is necessary to cure any ambiguity or to correct or supplement any

provision of these Bylaws that is defective, missing or inconsistent with any other provision herein, or with the Act or the Declaration, the approval of an Eligible Mortgage Holder may be assumed when such a mortgage holder fails to submit a written response to any written proposal for an amendment within thirty (30) days after the proposal is made, and the Board of Directors, acting through the President, may effect an appropriate amendment without the approval of the Unit owners.

9.2. Amendments to the Declaration. The Declaration may be amended pursuant to the provisions of the Act and the Declaration. The President is empowered to prepare and execute any amendments to the Declaration on behalf of the Association, and the Clerk is empowered to attest, seal with the Association's corporate seal and record any such amendments on behalf of the Association.

ARTICLE X

CORPORATE SEAL

10.1. Seal. The Association may have a seal in circular form having within its circumference the words:

PLEASANT @ UNION STREET CONDOMINIUM ASSOCIATION
2020
MAINE

ARTICLE XI

NOTICES

11.1. To Unit Owners. The Association shall give any notices, demands, bills, statements or other communications affecting the Condominium that it is required to give to a Unit owner in writing. The Association shall be deemed to have duly given any such notice if the notice is delivered personally securing a receipt therefor, or sent by United States Mail, postage prepaid, or if such notice is of a default or lien, sent by registered or certified mail, return receipt requested, postage prepaid, addressed to the Unit owner at the address that the Unit owner shall designate in writing and file with the Secretary of the Association, or if no such address is so designated, the address of the Unit of which such Unit owner is the record owner.

11.2. To the Association. All notices, demands, statements or other communications affecting the Condominium given by a Unit owner to the Association shall be in writing and shall be deemed to have been duly given to the Association if delivered personally securing a receipt therefor, or sent by United States Mail, postage prepaid, return receipt requested, addressed to the Association at the principal office of the Managing Agent, or if there shall be no

Managing Agent, then to the Secretary of the Association at the address of the Unit of which the Secretary is the record Unit owner thereof.

11.3. To Eligible Mortgage Holder, Etc. The Association shall give any notices, demands, statements or other communications affecting the Condominium that it is required to give to an Eligible Mortgage Holder or eligible insurer in writing. The Association shall be deemed to have duly given any such notice if the notice is delivered personally securing a receipt therefor, or sent by United States Mail, postage prepaid, addressed to the Eligible Mortgage Holder at the address identified pursuant to paragraph 21 of the Declaration and to the eligible insurer at the address provided.

ARTICLE XII

MISCELLANEOUS

12.1. Remedies Cumulative. All rights, remedies and privileges granted to the Board of Directors or a Unit owner pursuant to any terms, provisions, covenants or conditions of the Condominium documents shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies nor shall it preclude the party thus exercising the same from exercising such other and additional rights, remedies or privileges as may be granted to such party hereunder or by any instruments or documents incorporated herein by reference or at law or in equity.

12.2. Captions. The headings in these Bylaws are for purposes of reference only and shall not limit or otherwise affect the meaning hereof. Any tables of contents or indices attached to these Bylaws are for purposes of reference and convenience only and shall neither limit nor otherwise affect the meaning hereof nor be deemed as part of these Bylaws. References in these Bylaws to articles, paragraphs, subparagraphs and schedules without references to the document in which they are contained are references to these Bylaws. Schedules are attached to and are an integral part of these Bylaws. Any Exhibits are attached to these Bylaws for purposes of identification only and shall not be deemed as part of these Bylaws.

12.3 Gender, Number, Etc. The use of the singular number in these Bylaws shall be deemed to include the plural, the plural the singular, and the use of any one gender shall be deemed applicable to all genders.

12.4. Severability. The invalidity of any provisions of these Bylaws shall not be deemed to impair or affect in any manner the validity, enforceability or effect of the remainder these Bylaws, and in such event, all of the other provisions of these Bylaws shall continue in full force and effect as if such invalid provisions had never been included herein.

THE END

Soils Report

Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine
(PL!)

Map Scale: 1:565 if printed on A landscape (11" x 8.5") sheet.

Meters: 0 5 10 20 30

Feet: 0 25 50 100 150

N

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

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points

- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features

Streams and Canals

Transportation

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

Background

Aerial Photography

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:
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 16, Sep 16, 2019

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
WmB	Windsor loamy sand, 0 to 8 percent slopes	A	0.9	100.0%
Totals for Area of Interest			**0.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Stormwater Management Plan

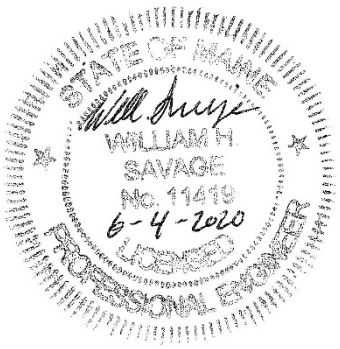
STORMWATER MANAGEMENT REPORT

Prepared For:

Eight Green Street, LLC

Prepared By:

Acorn Engineering, Inc.
P.O. Box 3372
65 Hanover Street Portland, Maine
04101



June 2020

INTRODUCTION

Acorn Engineering, Inc., has been retained by Eight Green Street, LLC to provide civil engineering services for the proposed development at 36 Pleasant Street in Brunswick, ME. The project proposes to renovate the existing three-unit building into a two-units and construct a new six-unit apartment building with interior parking and associated infrastructure. The project will disturb between 0.25 and 0.5 acres and as such is subject to water quality standards as outlined in Table 4.5.4.C, requiring a minimum of 25% of impervious area and 20% of developed area to be treated. The project will also provide stormwater runoff quantity control with designs to show the post-development stormwater runoff rates will be less than the existing, pre-development conditions.

A stormwater analysis has been prepared to demonstrate that the project will meet the following requirements of the Town of Brunswick:

- Maine DEP Chapter 500 Stormwater Management Basic Standards.
- Brunswick Zoning Ordinance Section 4.5.4 Stormwater Management.

EXISTING CONDITIONS

The proposed project site is located at 36 Pleasant Street. A boundary plan has been prepared by Northern Survey Engineering from Brunswick, Maine dated September 16, 2019.

Abutting Uses:

- North GR-6 Zone Single Family Residential
- East GM-6 Zone Edward Jones Investments
- South GR-6 Zone St. John Catholic Church
- West GR-6 Zone Pelletier Bed & Breakfast

The property is currently accessed by bituminous driveways off Pleasant Street. Most of the subject parcel's impervious area is attributed to the main structure and the driveway. Smaller areas are made up of walkways and a deck. The site slopes down towards the northeast. The slope runs towards Union Street.

The project team is not aware of the presence of any existing significant natural features located on the site. Given the urban setting and existing free-draining soils a field inventory of significant natural feature was not undertaken. The project is not located within a watershed classified as an Urban Impaired Stream.

PROPOSED DEVELOPMENT

The project proposes to renovate the existing three-unit building into a two-units and construct a new six-unit apartment building with interior parking with access from an additional curb cut on Union Street.

The majority of the roof runoff is proposed to be routed to a roof dripline filter, which will ultimately discharge into the Town's municipal stormwater system. The design is based off Maine DEP Stormwater BMP Manual, Chapter 7.5. The footprint of the dripline filter is 746 sf and provides 1,298 cf of storage. Runoff will be treated through the media before being collected by the perforated underdrain.

The stormwater runoff from the impervious area associated with the new driveway and portions of the lawn will directed to a rain garden / bioretention cell adjacent to the sidewalk along Union Street. The rain garden has a 253 sf footprint and provides 294 cf of storage

The runoff generated by the building and driveway will be routed to a catch basin and storm drain lateral on the corner of Pleasant Street and Union Street. To provide further attenuation and reduce peak flowrates to the catch basin, a 2" orifice will be provided on the outlet of the 12" storm drain.

The development will be served by the Brunswick & Topsham Water District, Brunswick Sewer District, underground power/cable/communications, and natural. The project anticipates incorporating Maine DEP approved stormwater Best Management Practices (BMP) to meet the Basic Standards.

GENERAL STANDARDS - WATER QUALITY

The development shall provide water quality treatment for no less than 25% of the new impervious area and 20% of the developed area. Water quality treatment will be provided through the use of a roof dripline filter and bioretention cell / rain garden.

The systems were sized to meet or exceed the requirements set forth within the MDEP Volume III: BMPs Technical Design Manual Section 7. Filtration BMPs have been shown to be very effective at removing a wide range of pollutants from stormwater runoff.

The treatment of the impervious & disturbed areas are as follows:

Table 1 – Impervious Area Treatment Table

Existing Impervious Area (SF)	Total Proposed Impervious Area (SF)	New Impervious Area (SF)	Proposed Impervious Area with Treatment (SF)	Overall New Imp. Area Treated
4,589	14,486	9,897	11,394	78.7%

Table 2 – Disturbed Area Treatment Table

Existing Disturbed Area (SF)	Total Proposed Disturbed Area (SF)	New Disturbed Area (SF)	Proposed Disturbed Area with Treatment (SF)	Overall New Dist. Area Treated
35,051	35,051	0	13,832	39.5%

As shown above, the project anticipates meeting and exceeding the required treatment for 25% of the impervious surfaces and the minimum 20% treatment of disturbed area as ample stormwater treatment is being provided.

Regarding the water quality volume, this requirement is met by sizing the system to store 1 inch of runoff from the impervious area and 0.4 inches of runoff from the disturbed tributary area.

Table 3 – Water Quality Volume			
Impervious Area with Treatment (SF)	Disturbed Area with Treatment (SF)	Water Quality Volume Required (CF)	Combined System Storage Volume Provided (CF)
11,394	13,832	1,411	1,592

WATER QUANTITY

The proposed project was modeled using HydroCAD to verify that the post-development conditions do not exceed the pre-development conditions. A 24-hour SCS Type III storm distribution for the 2 and 25-year storm events were used. The corresponding rainfall amounts for these storms are 3.00", and 5.40" respectively.

Due to the numerous variables, and inherent inaccuracies with the modeling program used to calculate stormwater runoff it is custom at Acorn Engineering, Inc. to round to the nearest whole number. However due to the small size of the project and the minimal existing flows, the stormwater runoff shall be rounded to the nearest tenth of a cubic feet per second (cfs).

Time of Concentration (T_c)

Within the some subcatchments, calculating a Tc using site specific flow paths yielded less than 5 minutes. A consistent time of concentration (T_c) of 5 minutes was applied to each respective subcatchment for both the pre and post-development conditions as applicable.

Pre-development Calculations

The pre-development model was broken into three separate subcatchments.

- Subcatchment 1 – This tributary includes most of the lot as well as the northern half of the existing building and small portion of the existing driveway.
- Subcatchment 2 – This tributary includes the southern half of the existing building and the majority of the existing driveway.
- Subcatchment 3 – This tributary area includes a small area of the lot located in the northwest corner.

A pre-development watershed map developed for this project can be viewed in Attachment A and a copy of the HydroCAD calculations is included within Attachment C, of this report.

For modeling purposes of the small site, a single point of analysis was performed at the existing catch basin on the corner of Pleasant Street and Union Street. Combined peak flow rates for the storm events are as follows:

Table 4 – Pre-Development Peak Stormwater Flows		
Drainage Area	**2 – Year Storm Event (cfs)**	**25 – Year Storm Event (cfs)**
Total Runoff	0.1	0.4

Post-development Calculations:

The post-development model was broken into six separate subcatchments.

- Subcatchment 1.A – This tributary includes a shallow swale directing runoff away from the northerly abutting parcel, portions of the proposed driveway and new sidewalk connection flowing towards the street, which ultimately discharges into a catch basin within Union Street to the north.
- Subcatchment 1.B – This tributary includes portions of the proposed driveway, portions of the existing buildings roof, and grassed lawn area flowing to the rain garden / bioretention cell.
- Subcatchment 1.C – This tributary includes the entirety of the new building's roof all flowing to the roof dripline filter.
- Subcatchment 1.D – This tributary includes a portion of the lawn and a small portion of the existing driveway flowing into a new catch basin to divert runoff, ultimately discharging into the catch basin on the corner of Pleasant Street and Union Street.
- Subcatchment 2 – This tributary includes portions of the existing driveway, portions of the existing buildings roof, and grassed lawn area flowing to towards the street, which ultimately discharges into a catch basin on the corner of Pleasant Street and Union Street.
- Subcatchment 3 – This tributary includes a small portion of the grassed lawn which discharges onto the abutting property to the north, which ultimately discharges into a catch basin within Union Street to the north.

A post-development Watershed Map developed for this project can be viewed in Attachment B and a copy of the HydroCAD calculations is included within Attachment C, of this report.

The following table represents comparison of pre- development and post-development condition peak runoff rates for the proposed development and tributary area.

Table 5 – Comparison of Peak Flows				
Drainage Area	**2 – Year Storm Event (cfs)**		**25 – Year Storm Event (cfs)**	
Total Runoff	**Pre**	**Post**	**Pre**	**Post**
	0.1	0.1	0.4	0.4

As shown in Table 5 the net impact of the post development peak flows will remain at the predevelopment levels. A post-development watershed map developed for this project can be viewed in Attachment B, anda copy of the HydroCAD calculations is included within Attachment C of this report.

SOILS

Onsite soil information includes the following:

- Soil Conservation Service Medium Intensity Soil Survey for Cumberland County

The area within and surrounding the project includes soils types listed in the table below.

Table 6 – Hydrologic Soil Group	
Soils Type	**HSG**
Windsor Loamy Sand, 0-8% slopes	A

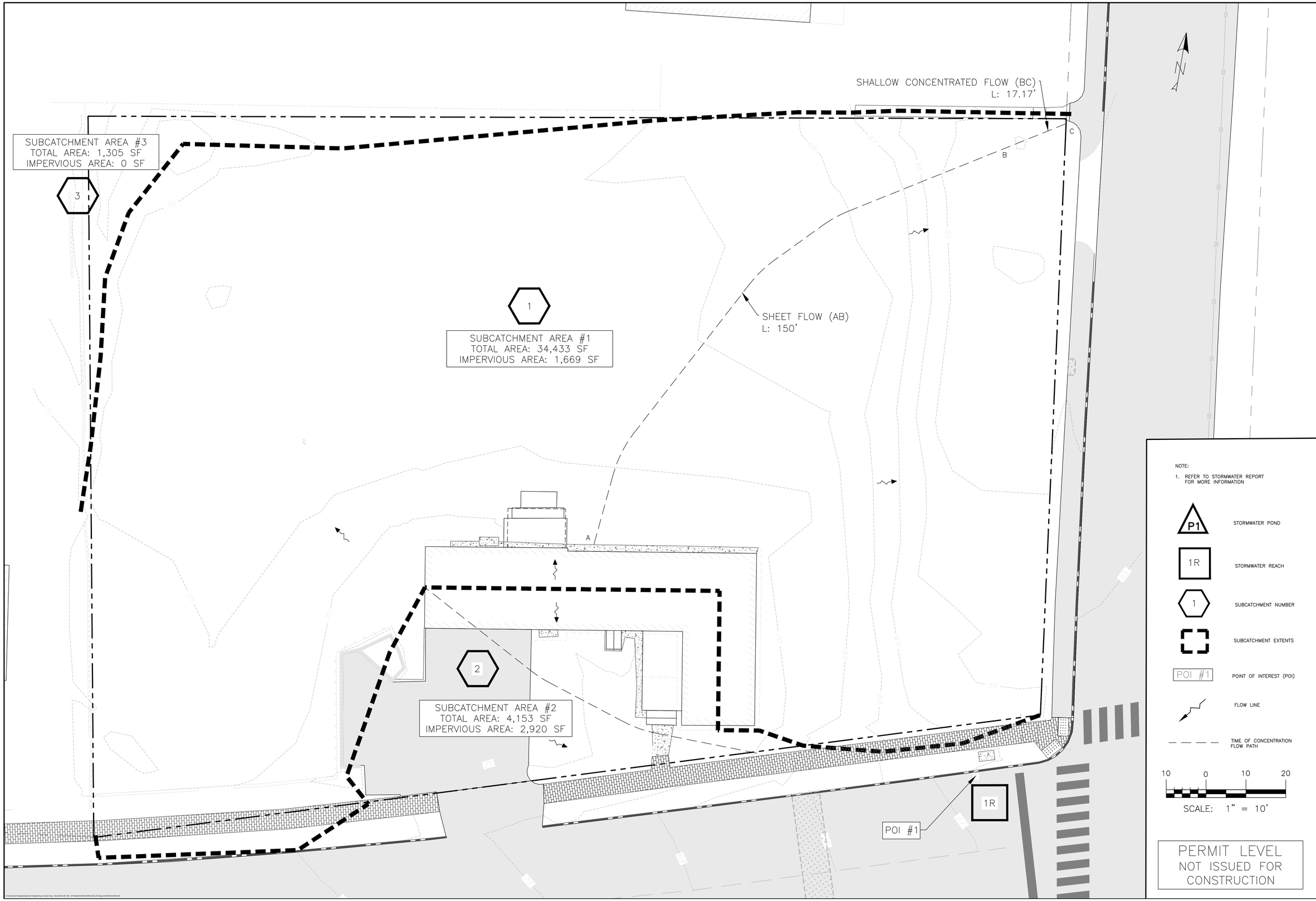
The HSG for the soils, listed above, show soils having a heigh infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained sands, with a high rate of water transmission. Implementation of the proposed Erosion & Sedimentation Measures by the contractor will be of the utmost importance to provide proper stabilization of the site.

Conclusion

The proposed development was designed to meet the requirements implemented by the Town of Brunswick Zoning Ordinance, Section 4.5.4 Stormwater Management Standards. As a result, the design of the proposed development and stormwater system, the project does not anticipate creating erosion, water quality or runoff problems either in the development or with respect to adjoining properties. The existing flows will be maintained but redirected to the stormwater system through LID techniques rather than the abutting property.

Attachments

Attachment A: Pre-Development Watershed
Attachment B: Post-Development Watershed
Attachment C: HydroCAD Calculations



NOTE:

1. REFER TO STORMWATER REPORT FOR MORE INFORMATION

P1 STORMWATER POND

1R STORMWATER REACH

1 SUBCATCHMENT NUMBER

SUBCATCHMENT EXTENTS

POI #1 POINT OF INTEREST (POI)

FLOW LINE

TIME OF CONCENTRATION FLOW PATH

10 0 10 20

SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
FINAL REVIEW	PFH	6/23/2020

DRAWING NAME: **PRE WATERSHED MAP**

PROJECT NAME/ ADDRESS: **36 PLEASANT STREET REDEVELOPMENT**

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3777 PORTLAND, MAINE 04101
(207) 775-2655

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JN:	1135
SCALE:	AS NOTED
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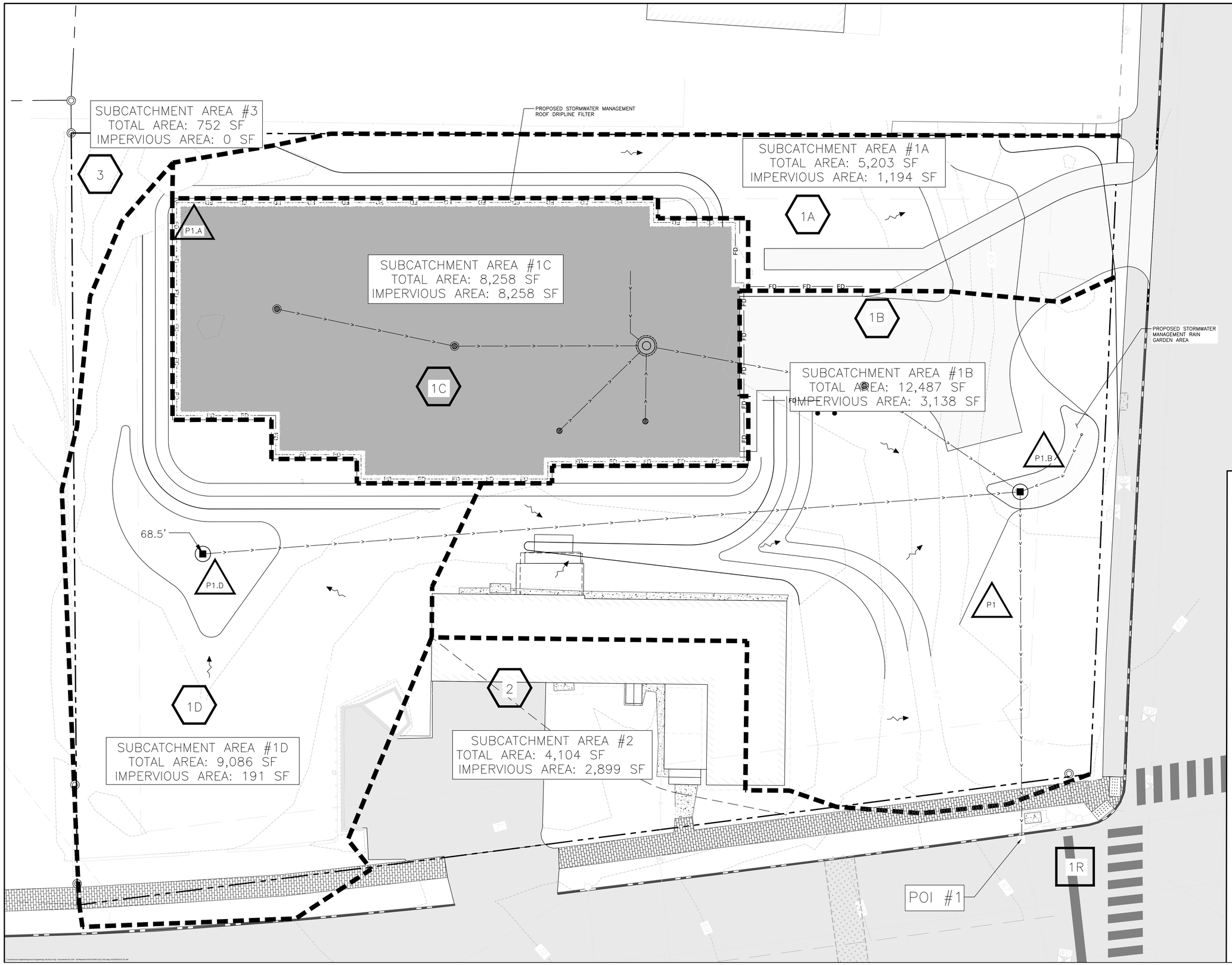
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM H. SAVAGE
No. 11415
6-4-2020
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

PRE



NOTE:

1. REFER TO STORMWATER REPORT AND SHEET C-30 FOR MORE INFORMATION.

P1 — STORMWATER POND

1R — STORMWATER REACH

1 — SUBCATCHMENT NUMBER

SUBCATCHMENT EXTENTS

POI #1 — POINT OF INTEREST (POI)

FLOW LINE

TIME OF CONCENTRATION FLOW PATH

10 0 10 20

SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
FINAL REVIEW	PFH	6/23/2020

DRAWING NAME: POST WATERSHED MAP

PROJECT NAME/ ADDRESS: 36 PLEASANT STREET REDEVELOPMENT

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

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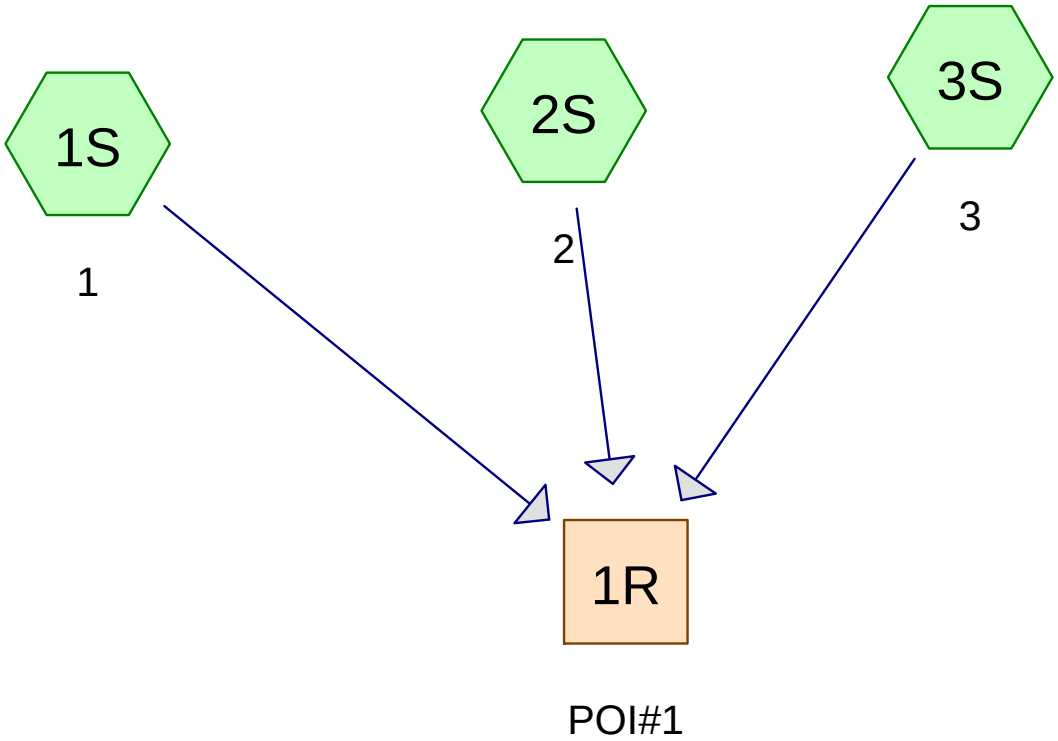
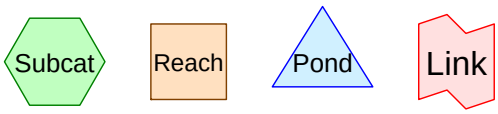
FILE:	1135_CIVIL
JN:	1135
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM H. SAVAGE
No. 11419
6-4-2020
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.

POST





Routing Diagram for PRE
Prepared by HP Inc., Printed 6/15/2020
HydroCAD® 10.00-25 s/n 00620 © 2019 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.810	39	>75% Grass cover, Good, HSG A (1S, 2S, 3S)
0.038	98	Paved parking, HSG A (1S)
0.067	98	Water Surface, HSG A (2S)
0.915	**46**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.915	HSG A	1S, 2S, 3S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.000	Other	
0.915		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.810	0.000	0.000	0.000	0.000	0.810	>75% Grass cover, Good	1S, 2S, 3S
0.038	0.000	0.000	0.000	0.000	0.038	Paved parking	1S
0.067	0.000	0.000	0.000	0.000	0.067	Water Surface	2S
0.915	**0.000**	**0.000**	**0.000**	**0.000**	**0.915**	**TOTAL AREA**	

Time span=1.00-36.00 hrs, dt=0.01 hrs, 3501 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1S: 1 Runoff Area=0.790 ac 4.81% Impervious Runoff Depth=0.00"
Flow Length=165' Slope=0.0300 '/' Tc=11.5 min CN=42 Runoff=0.00 cfs 0.000 af

Subcatchment 2S: 2 Runoff Area=0.095 ac 70.53% Impervious Runoff Depth=1.31"
Flow Length=93' Slope=0.0100 '/' Tc=12.1 min CN=81 Runoff=0.12 cfs 0.010 af

Subcatchment 3S: 3 Runoff Area=0.030 ac 0.00% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=39 Runoff=0.00 cfs 0.000 af

Reach 1R: POI#1 Inflow=0.12 cfs 0.011 af
Outflow=0.12 cfs 0.011 af

Total Runoff Area = 0.915 ac Runoff Volume = 0.011 af Average Runoff Depth = 0.14"
88.52% Pervious = 0.810 ac 11.48% Impervious = 0.105 ac

Summary for Subcatchment 1S: 1

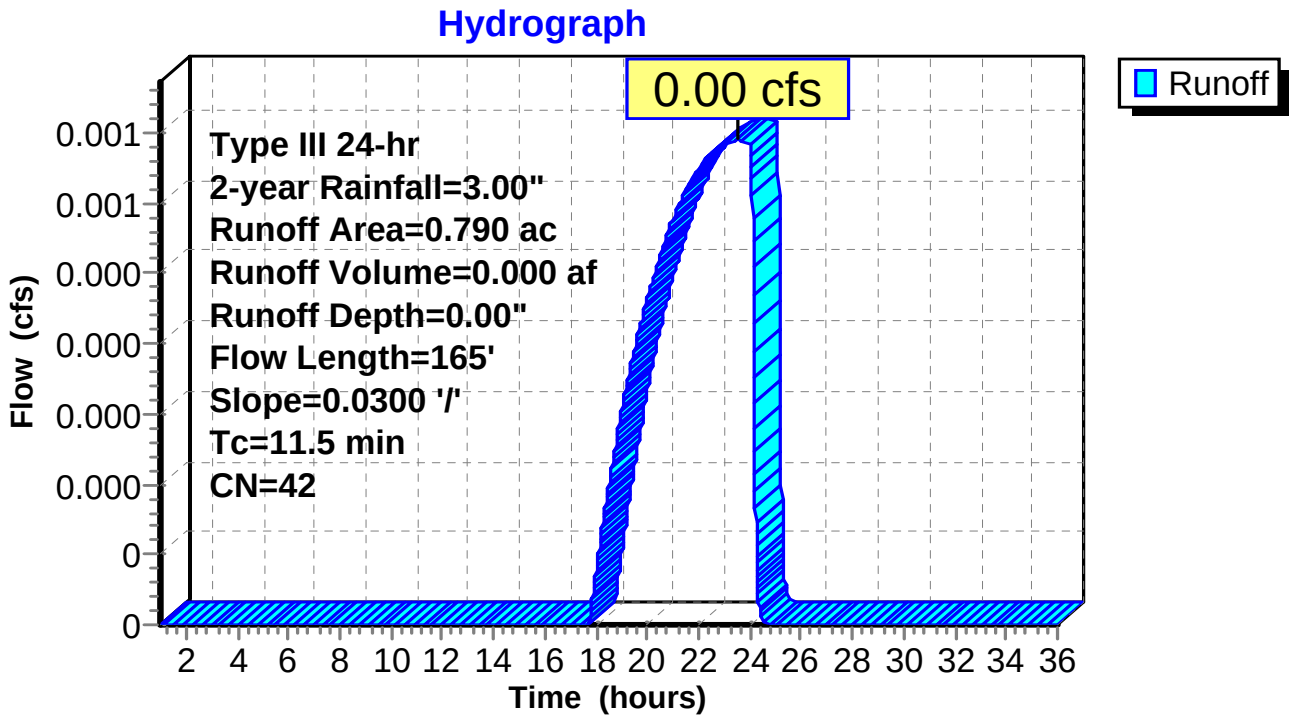
Runoff = 0.00 cfs @ 23.55 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.00"

Area (ac)	CN	Description
0.038	98	Paved parking, HSG A
0.752	39	>75% Grass cover, Good, HSG A
0.790	42	Weighted Average
0.752		95.19% Pervious Area
0.038		4.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	150	0.0300	0.22		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 3.27"
0.1	15	0.0300	2.79		**Shallow Concentrated Flow, Shallow Concentrated** Unpaved Kv= 16.1 fps
11.5	165	Total			

Subcatchment 1S: 1



Summary for Subcatchment 2S: 2

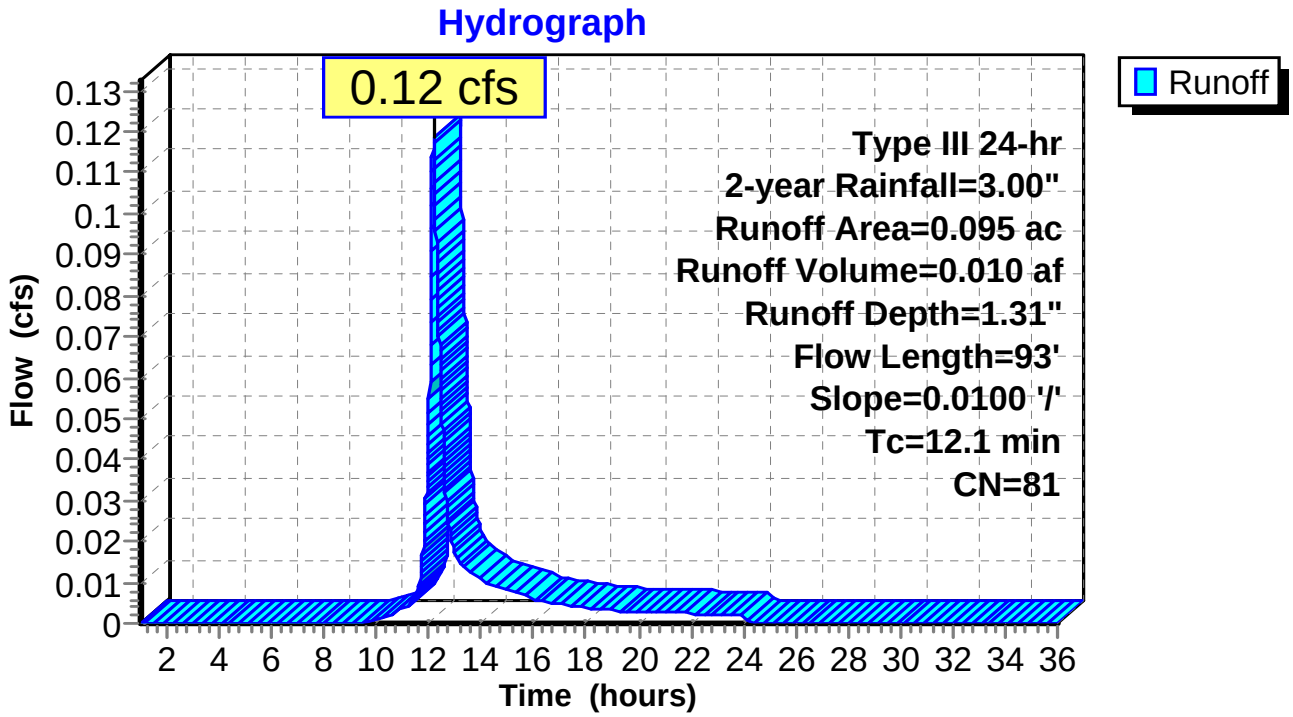
Runoff = 0.12 cfs @ 12.17 hrs, Volume= 0.010 af, Depth= 1.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.00"

Area (ac)	CN	Description
0.067	98	Water Surface, HSG A
0.028	39	>75% Grass cover, Good, HSG A
0.095	81	Weighted Average
0.028		29.47% Pervious Area
0.067		70.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	93	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.27"

Subcatchment 2S: 2



Summary for Subcatchment 3S: 3

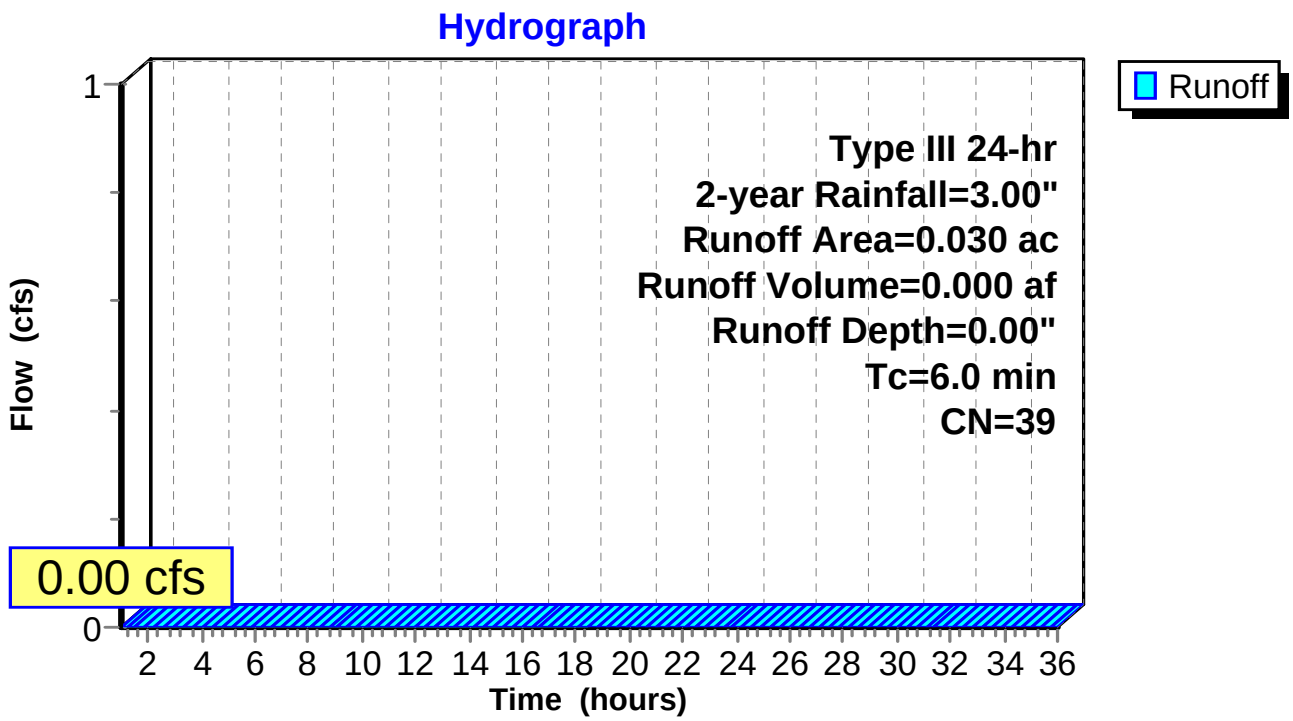
Runoff = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.00"

Area (ac)	CN	Description
0.030	39	>75% Grass cover, Good, HSG A
0.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Subcatchment 3S: 3

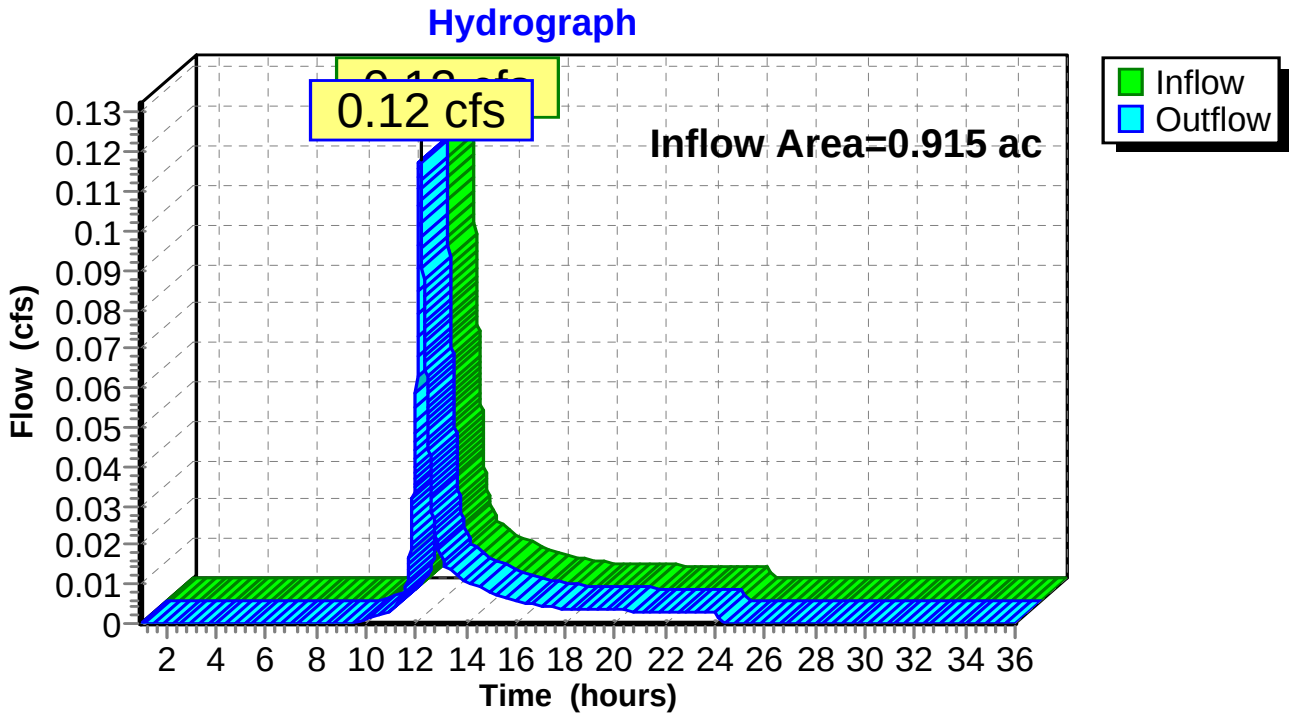


Summary for Reach 1R: POI#1

Inflow Area = 0.915 ac, 11.48% Impervious, Inflow Depth = 0.14" for 2-year event
Inflow = 0.12 cfs @ 12.17 hrs, Volume= 0.011 af
Outflow = 0.12 cfs @ 12.17 hrs, Volume= 0.011 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-36.00 hrs, dt= 0.01 hrs

Reach 1R: POI#1



Summary for Subcatchment 1S: 1

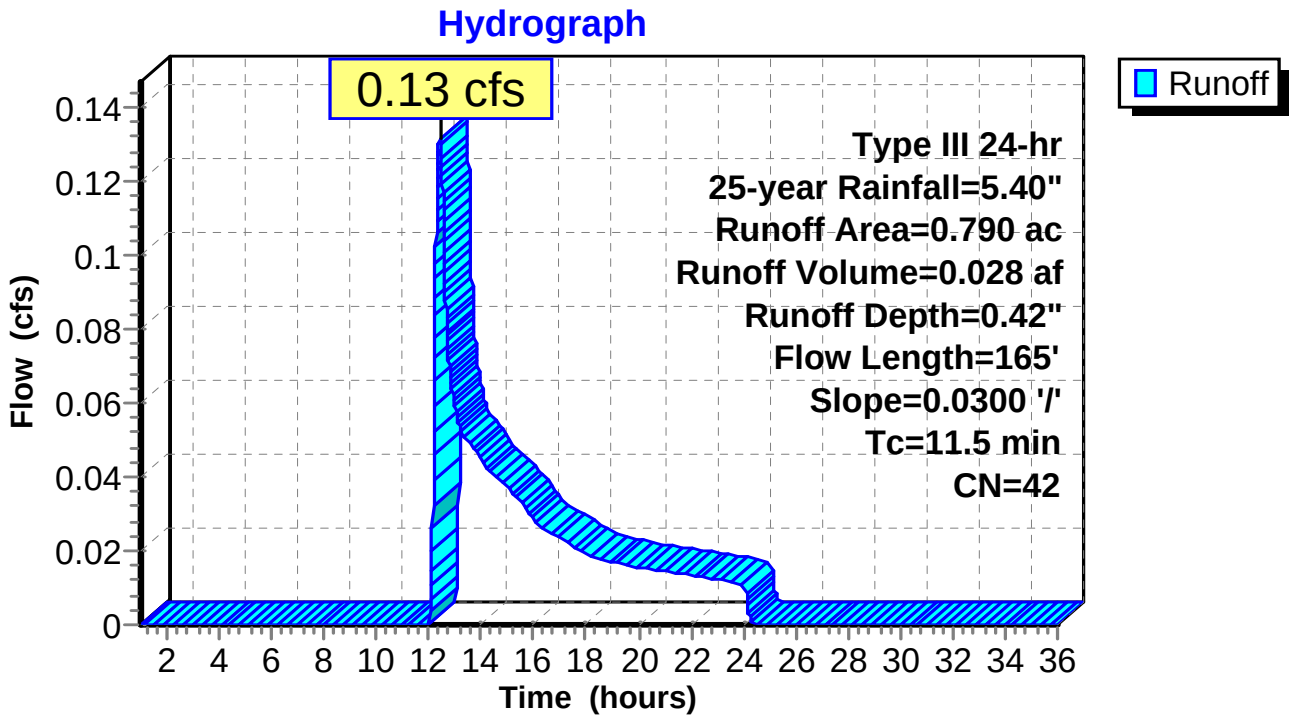
Runoff = 0.13 cfs @ 12.42 hrs, Volume= 0.028 af, Depth= 0.42"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.40"

Area (ac)	CN	Description
0.038	98	Paved parking, HSG A
0.752	39	>75% Grass cover, Good, HSG A
0.790	42	Weighted Average
0.752		95.19% Pervious Area
0.038		4.81% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
11.4	150	0.0300	0.22		**Sheet Flow, Sheet** Grass: Short n= 0.150 P2= 3.27"
0.1	15	0.0300	2.79		**Shallow Concentrated Flow, Shallow Concentrated** Unpaved Kv= 16.1 fps
11.5	165	Total			

Subcatchment 1S: 1



Summary for Subcatchment 2S: 2

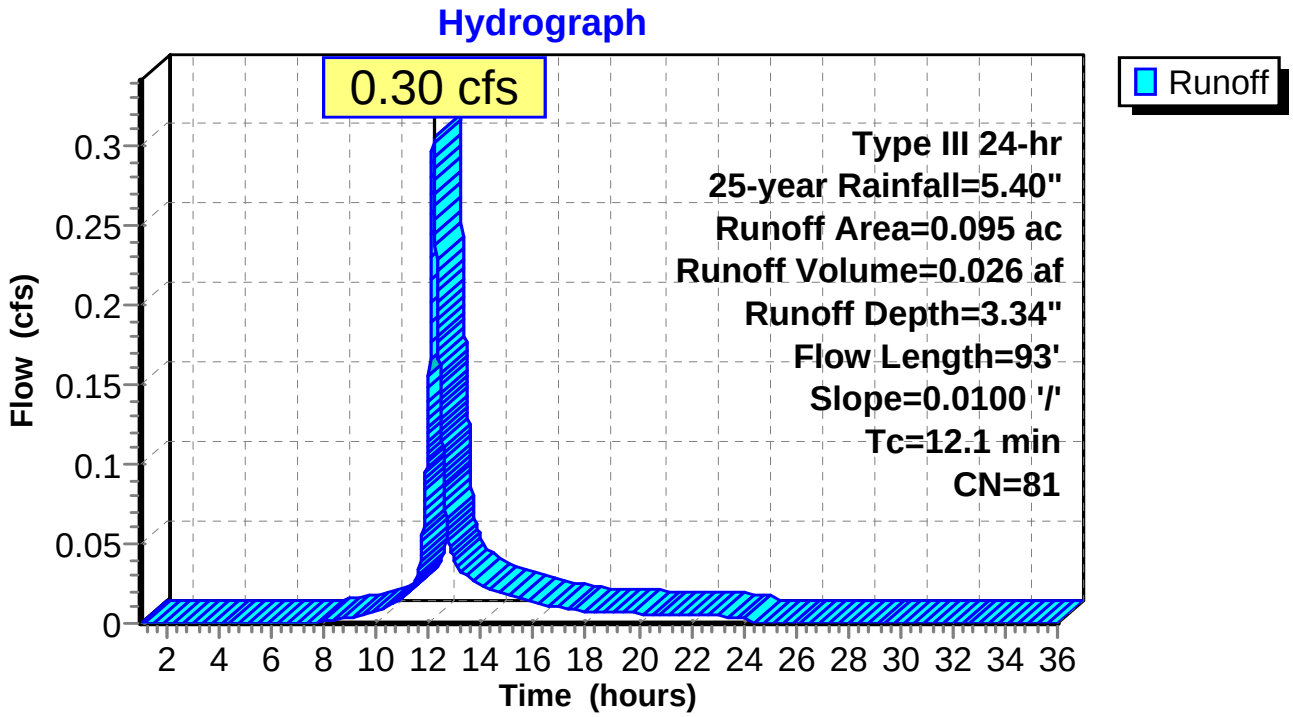
Runoff = 0.30 cfs @ 12.17 hrs, Volume= 0.026 af, Depth= 3.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.40"

Area (ac)	CN	Description
0.067	98	Water Surface, HSG A
0.028	39	>75% Grass cover, Good, HSG A
0.095	81	Weighted Average
0.028		29.47% Pervious Area
0.067		70.53% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	93	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.27"

Subcatchment 2S: 2



Summary for Subcatchment 3S: 3

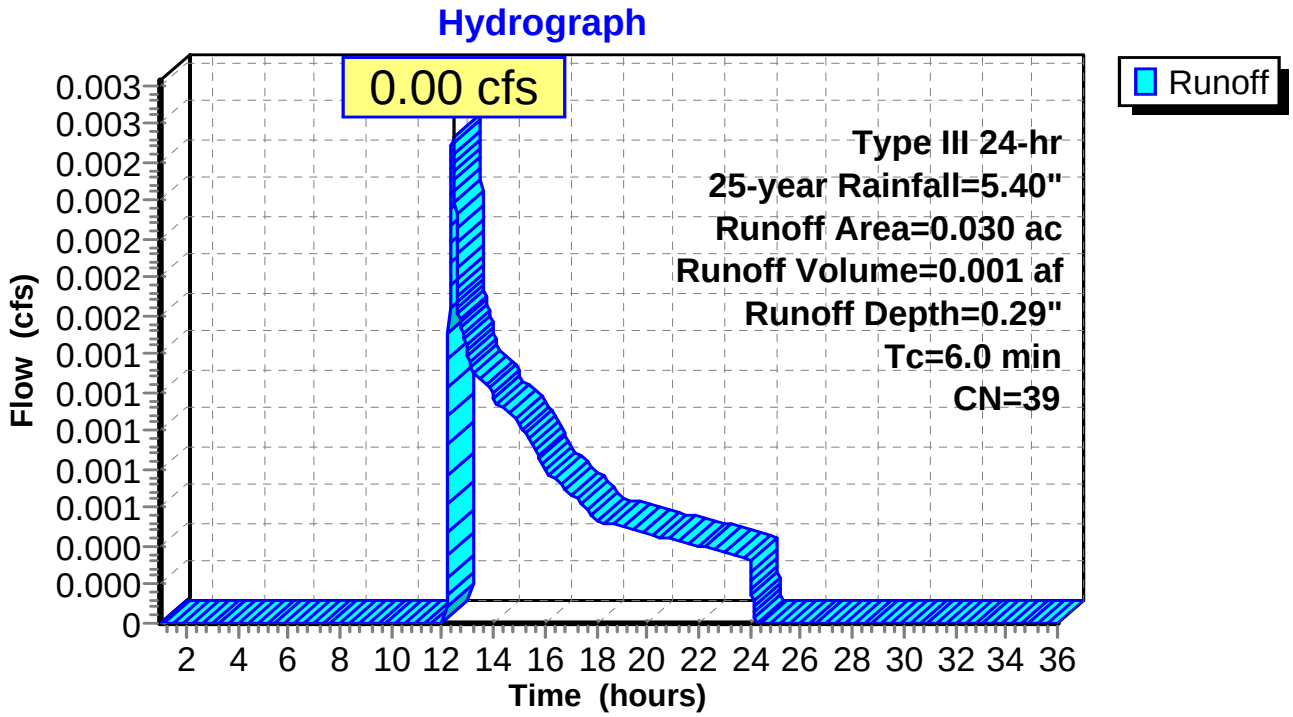
Runoff = 0.00 cfs @ 12.41 hrs, Volume= 0.001 af, Depth= 0.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-36.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.40"

Area (ac)	CN	Description
0.030	39	>75% Grass cover, Good, HSG A
0.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Subcatchment 3S: 3

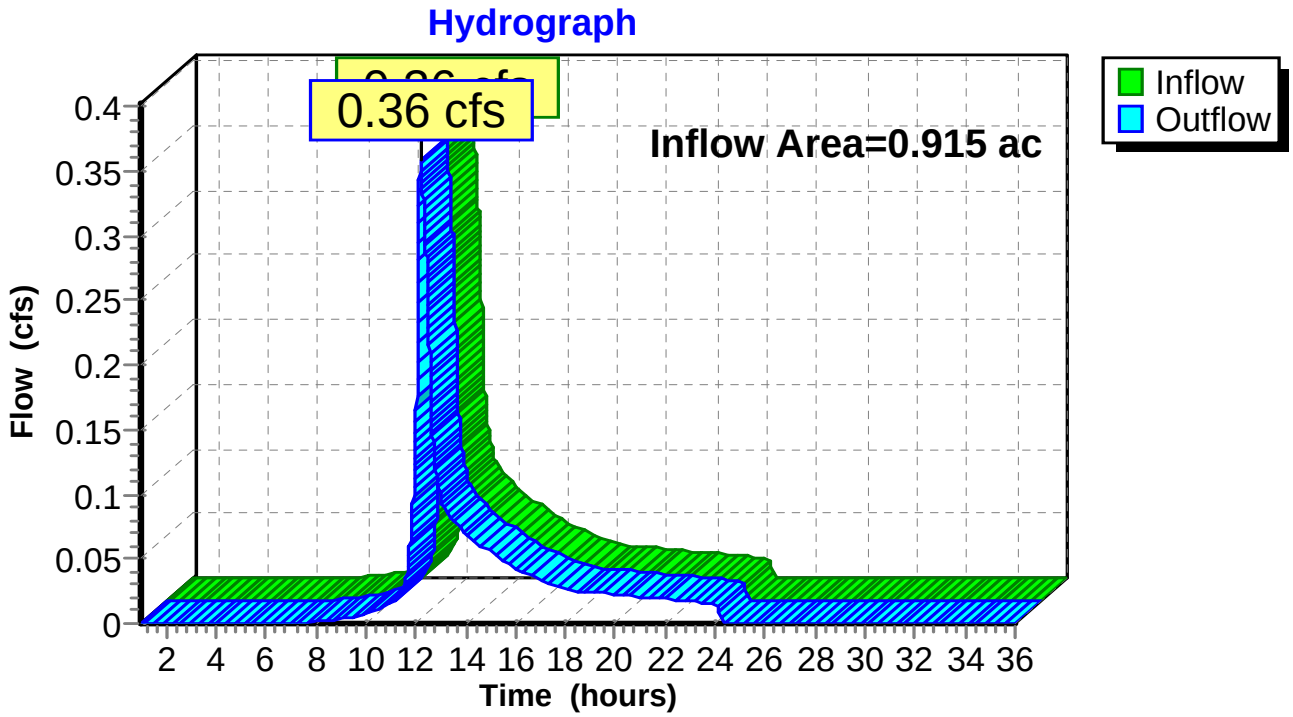


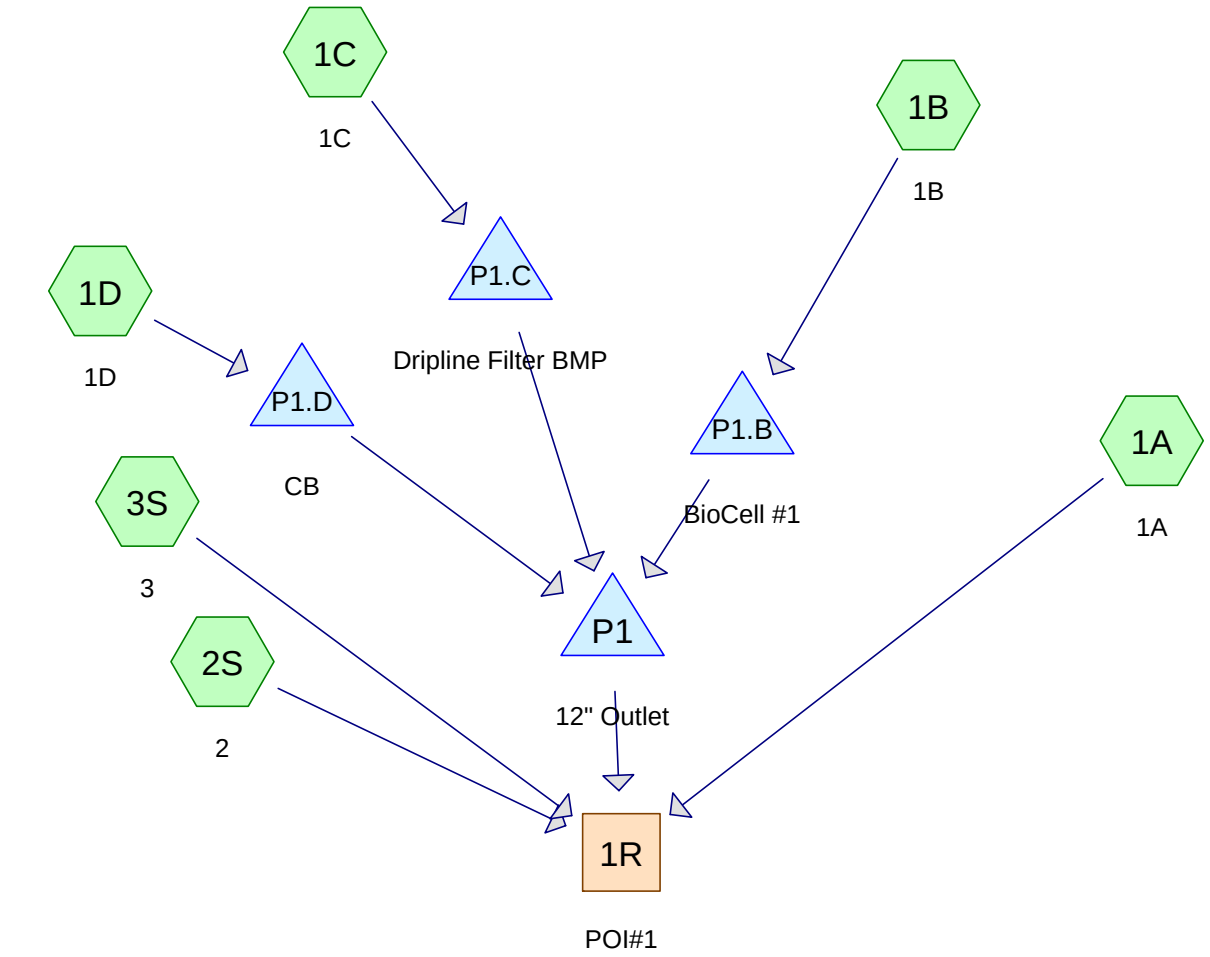
Summary for Reach 1R: POI#1

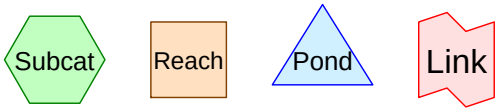
Inflow Area = 0.915 ac, 11.48% Impervious, Inflow Depth = 0.72" for 25-year event
Inflow = 0.36 cfs @ 12.20 hrs, Volume= 0.055 af
Outflow = 0.36 cfs @ 12.20 hrs, Volume= 0.055 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-36.00 hrs, dt= 0.01 hrs

Reach 1R: POI#1







Routing Diagram for POST
Prepared by HP Inc., Printed 6/15/2020
HydroCAD® 10.00-25 s/n 00620 © 2019 HydroCAD Software Solutions LLC

Area Listing (all nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.556	39	>75% Grass cover, Good, HSG A (1A, 1B, 1D, 2S, 3S)
0.190	98	Impervious (1C)
0.103	98	Paved parking, HSG A (1A, 1B, 1D)
0.067	98	Water Surface, HSG A (2S)
0.916	**62**	**TOTAL AREA**

Soil Listing (all nodes)

Area (acres)	Soil Group	Subcatchment Numbers
0.726	HSG A	1A, 1B, 1D, 2S, 3S
0.000	HSG B	
0.000	HSG C	
0.000	HSG D	
0.190	Other	1C
0.916		**TOTAL AREA**

Ground Covers (all nodes)

HSG-A (acres)	HSG-B (acres)	HSG-C (acres)	HSG-D (acres)	Other (acres)	Total (acres)	Ground Cover	Subcatchment Numbers
0.556	0.000	0.000	0.000	0.000	0.556	>75% Grass cover, Good	1A, 1B, 1D, 2S, 3S
0.000	0.000	0.000	0.000	0.190	0.190	Impervious	1C
0.103	0.000	0.000	0.000	0.000	0.103	Paved parking	1A, 1B, 1D
0.067	0.000	0.000	0.000	0.000	0.067	Water Surface	2S
0.726	**0.000**	**0.000**	**0.000**	**0.190**	**0.916**	**TOTAL AREA**	

Pipe Listing (all nodes)

Line#	Node Number	In-Invert (feet)	Out-Invert (feet)	Length (feet)	Slope (ft/ft)	n	Diam/Width (inches)	Height (inches)	Inside-Fill (inches)
1	P1.C	62.90	62.75	58.2	0.0026	0.013	6.0	0.0	0.0
2	P1.D	66.00	62.75	192.2	0.0169	0.013	6.0	0.0	0.0

Time span=1.00-72.00 hrs, dt=0.01 hrs, 7101 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Dyn-Stor-Ind method - Pond routing by Dyn-Stor-Ind method

Subcatchment 1A: 1A Runoff Area=5,184 sf 22.69% Impervious Runoff Depth=0.13"
Tc=5.0 min CN=52 Runoff=0.00 cfs 0.001 af

Subcatchment 1B: 1B Runoff Area=12,501 sf 25.09% Impervious Runoff Depth=0.17"
Tc=5.0 min CN=54 Runoff=0.02 cfs 0.004 af

Subcatchment 1C: 1C Runoff Area=8,258 sf 100.00% Impervious Runoff Depth=2.77"
Tc=5.0 min CN=98 Runoff=0.57 cfs 0.044 af

Subcatchment 1D: 1D Runoff Area=9,060 sf 1.92% Impervious Runoff Depth=0.00"
Tc=5.0 min CN=40 Runoff=0.00 cfs 0.000 af

Subcatchment 2S: 2 Runoff Area=4,139 sf 70.52% Impervious Runoff Depth=1.31"
Flow Length=93' Slope=0.0100 '/' Tc=12.1 min CN=81 Runoff=0.12 cfs 0.010 af

Subcatchment 3S: 3 Runoff Area=741 sf 0.00% Impervious Runoff Depth=0.00"
Tc=6.0 min CN=39 Runoff=0.00 cfs 0.000 af

Reach 1R: POI#1 Inflow=0.12 cfs 0.013 af
Outflow=0.12 cfs 0.013 af

Pond P1: 12" Outlet Peak Elev=62.60' Storage=0.000 af Inflow=0.00 cfs 0.001 af
Outflow=0.00 cfs 0.001 af

Pond P1.B: BioCell #1 Peak Elev=62.49' Storage=2 cf Inflow=0.02 cfs 0.004 af
Discarded=0.01 cfs 0.004 af Primary=0.00 cfs 0.000 af Outflow=0.01 cfs 0.004 af

Pond P1.C: Dripline Filter BMP Peak Elev=65.96' Storage=623 cf Inflow=0.57 cfs 0.044 af
Discarded=0.08 cfs 0.043 af Primary=0.00 cfs 0.001 af Outflow=0.09 cfs 0.044 af

Pond P1.D: CB Peak Elev=62.75' Storage=0 cf Inflow=0.00 cfs 0.000 af
6.0" Round Culvert n=0.013 L=192.2' S=0.0169 '/' Outflow=0.00 cfs 0.000 af

Total Runoff Area = 0.916 ac Runoff Volume = 0.059 af Average Runoff Depth = 0.78"
60.73% Pervious = 0.556 ac 39.27% Impervious = 0.360 ac

Summary for Subcatchment 1A: 1A

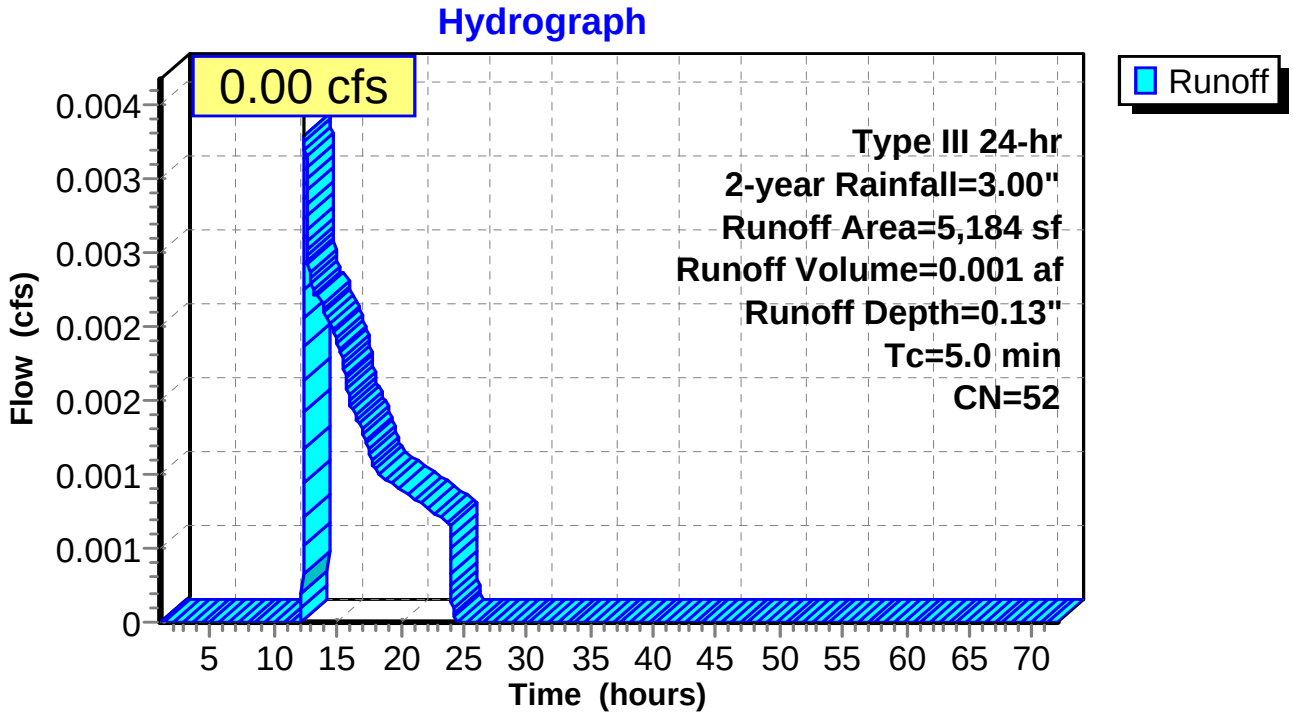
Runoff = 0.00 cfs @ 12.44 hrs, Volume= 0.001 af, Depth= 0.13"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.00"

Area (sf)	CN	Description
1,176	98	Paved parking, HSG A
4,008	39	>75% Grass cover, Good, HSG A
5,184	52	Weighted Average
4,008		77.31% Pervious Area
1,176		22.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Subcatchment 1A: 1A



Summary for Subcatchment 1B: 1B

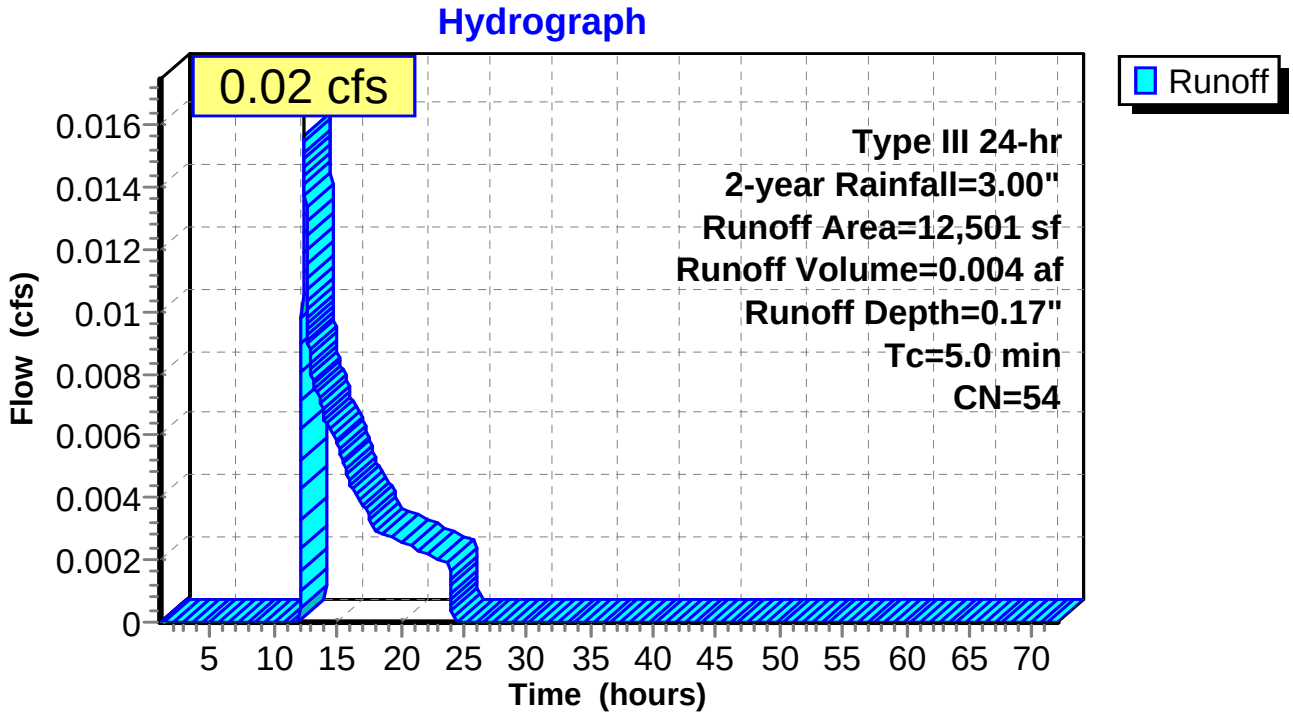
Runoff = 0.02 cfs @ 12.38 hrs, Volume= 0.004 af, Depth= 0.17"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.00"

Area (sf)	CN	Description
3,136	98	Paved parking, HSG A
9,365	39	>75% Grass cover, Good, HSG A
12,501	54	Weighted Average
9,365		74.91% Pervious Area
3,136		25.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Subcatchment 1B: 1B



Summary for Subcatchment 1C: 1C

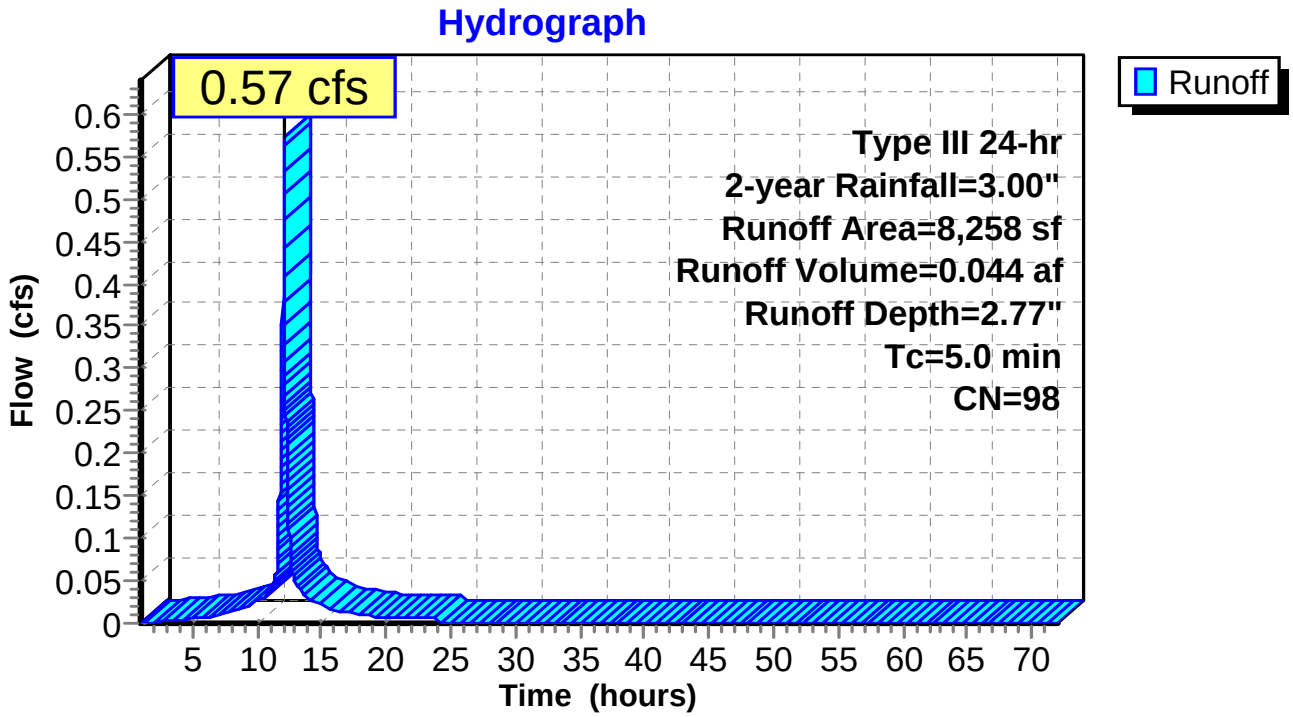
Runoff = 0.57 cfs @ 12.07 hrs, Volume= 0.044 af, Depth= 2.77"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.00"

	Area (sf)	CN	Description
*	8,258	98	Impervious
	8,258		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Subcatchment 1C: 1C



Summary for Subcatchment 1D: 1D

[45] Hint: Runoff=Zero

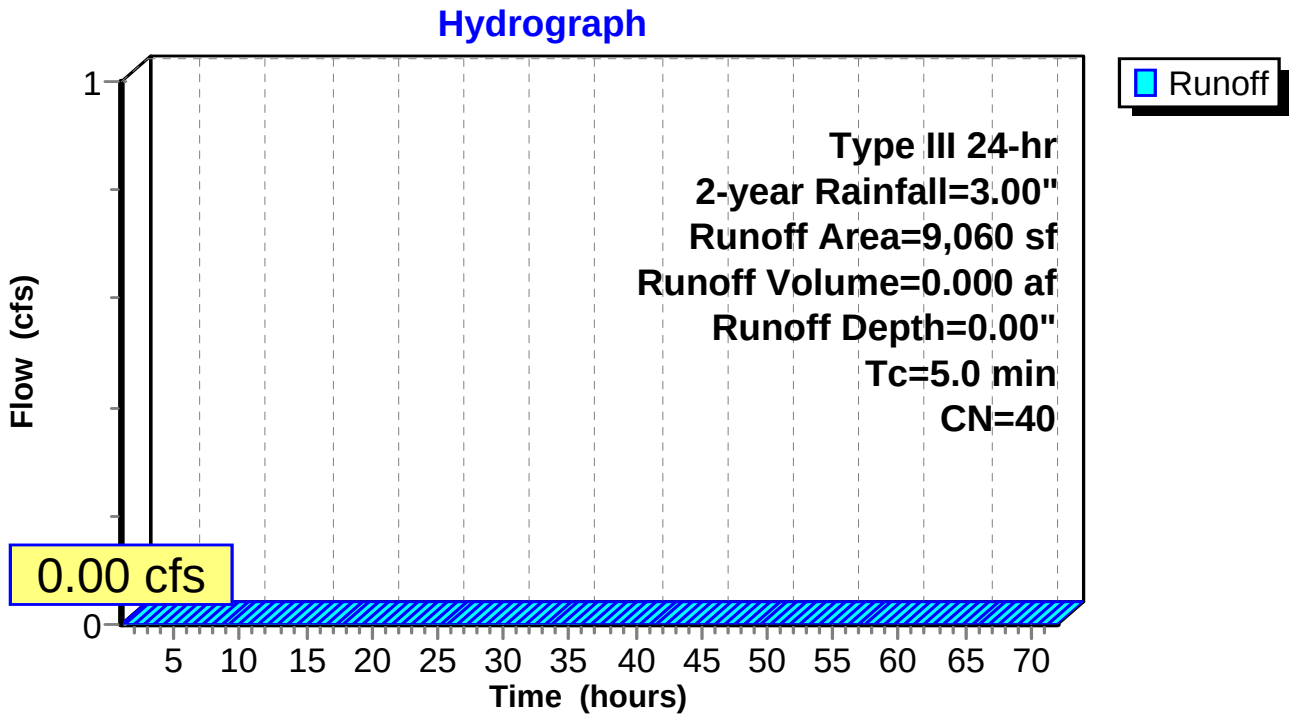
Runoff = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.00"

Area (sf)	CN	Description
174	98	Paved parking, HSG A
8,886	39	>75% Grass cover, Good, HSG A
9,060	40	Weighted Average
8,886		98.08% Pervious Area
174		1.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Subcatchment 1D: 1D



Summary for Subcatchment 2S: 2

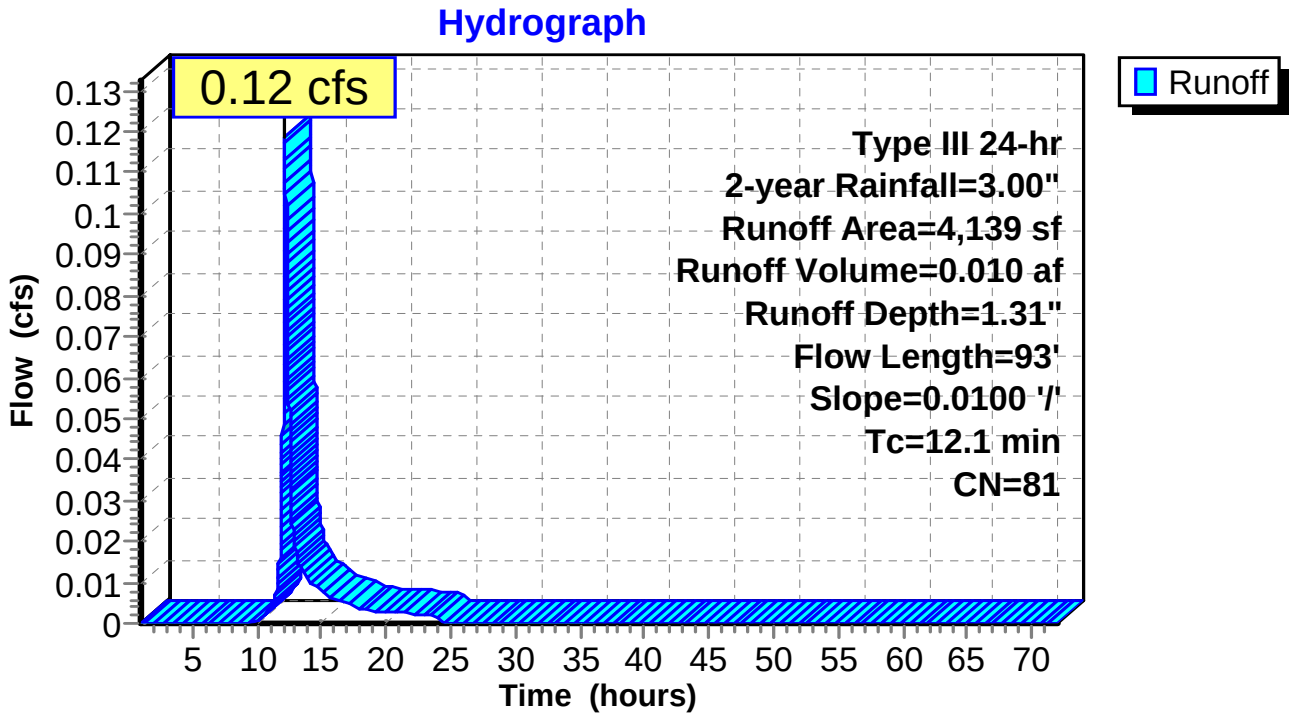
Runoff = 0.12 cfs @ 12.17 hrs, Volume= 0.010 af, Depth= 1.31"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.00"

Area (sf)	CN	Description
2,919	98	Water Surface, HSG A
1,220	39	>75% Grass cover, Good, HSG A
4,139	81	Weighted Average
1,220		29.48% Pervious Area
2,919		70.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	93	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.27"

Subcatchment 2S: 2



Summary for Subcatchment 3S: 3

[45] Hint: Runoff=Zero

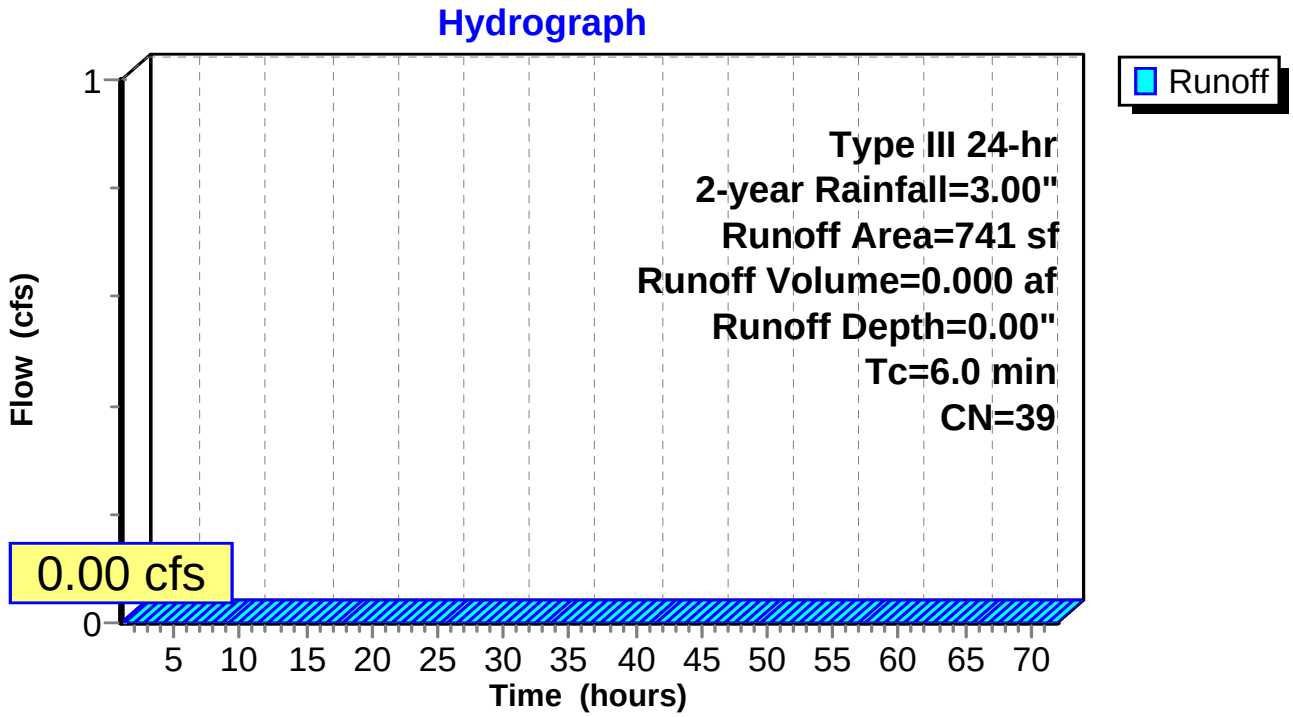
Runoff = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Depth= 0.00"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 2-year Rainfall=3.00"

Area (sf)	CN	Description
741	39	>75% Grass cover, Good, HSG A
741		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Subcatchment 3S: 3



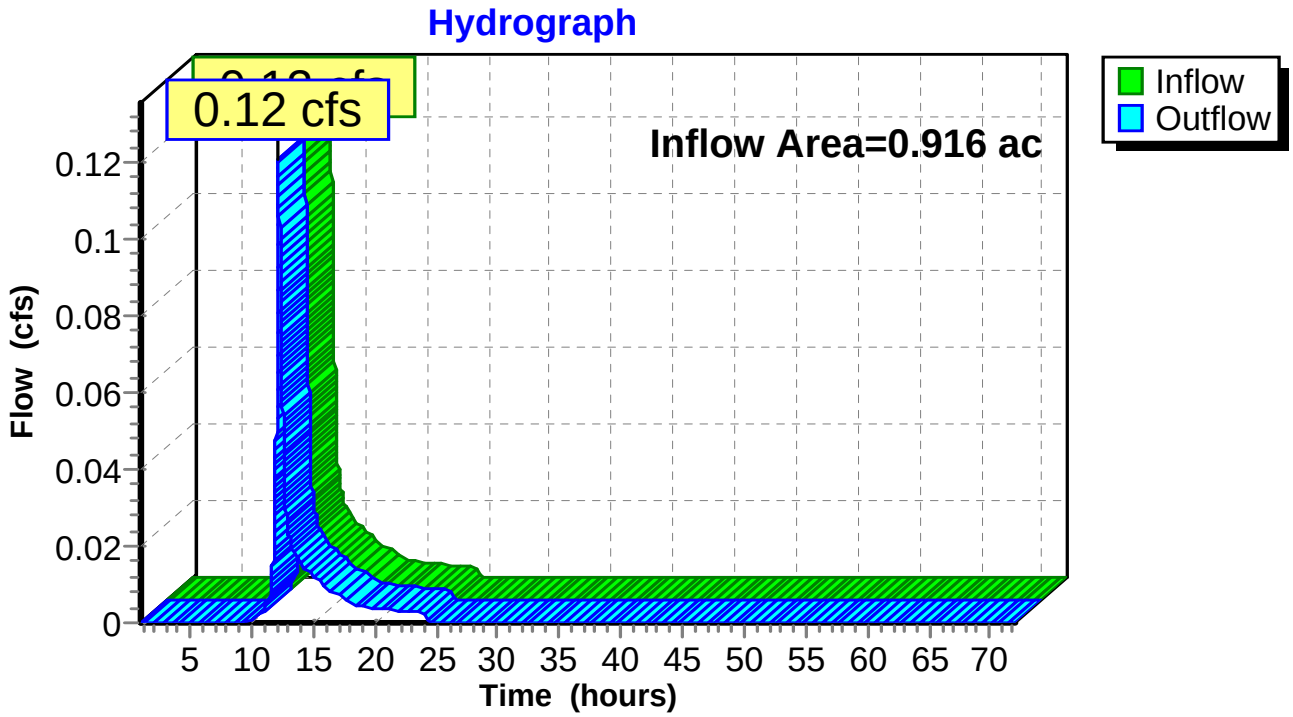
Summary for Reach 1R: POI#1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.916 ac, 39.27% Impervious, Inflow Depth = 0.17" for 2-year event
Inflow = 0.12 cfs @ 12.17 hrs, Volume= 0.013 af
Outflow = 0.12 cfs @ 12.17 hrs, Volume= 0.013 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Reach 1R: POI#1



Summary for Pond P1: 12" Outlet

Inflow Area = 0.685 ac, 38.79% Impervious, Inflow Depth = 0.02" for 2-year event
Inflow = 0.00 cfs @ 12.54 hrs, Volume= 0.001 af
Outflow = 0.00 cfs @ 12.57 hrs, Volume= 0.001 af, Atten= 0%, Lag= 2.1 min
Primary = 0.00 cfs @ 12.57 hrs, Volume= 0.001 af

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 62.60' @ 12.57 hrs Surf.Area= 0.000 ac Storage= 0.000 af

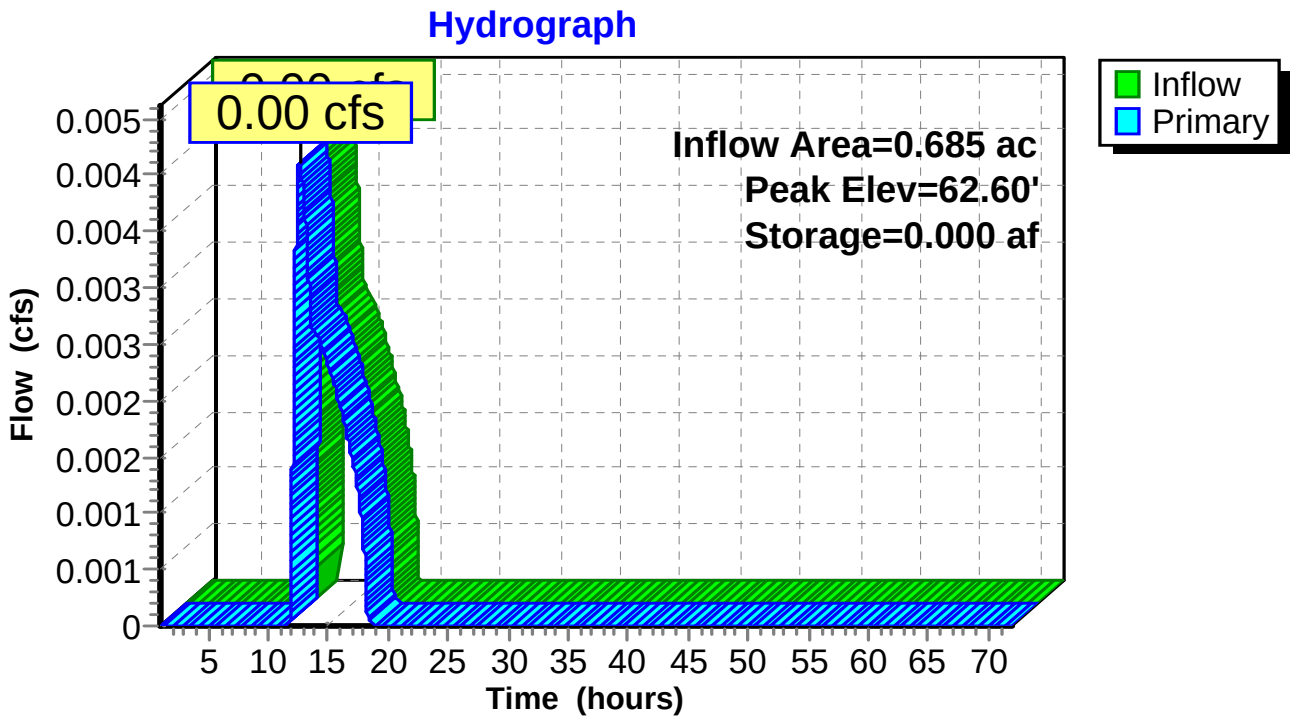
Plug-Flow detention time= 4.0 min calculated for 0.001 af (100% of inflow)
Center-of-Mass det. time= 3.8 min (866.6 - 862.8)

Volume	Invert	Avail.Storage	Storage Description
#1	62.55'	0.001 af	**12.0" Round Pipe Storage** L= 80.0' S= 0.0025 '/'
#2	62.55'	0.001 af	**4.00'D x 4.07'H Vertical Cone/Cylinder**
		0.003 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	62.55'	**2.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.00 cfs @ 12.57 hrs HW=62.60' TW=0.00' (Dynamic Tailwater)
└─**1=Orifice/Grate** (Orifice Controls 0.00 cfs @ 0.76 fps)

Pond P1: 12" Outlet



Summary for Pond P1.B: BioCell #1

Inflow Area =	0.287 ac, 25.09% Impervious, Inflow Depth = 0.17" for 2-year event				
Inflow =	0.02 cfs @	12.38 hrs, Volume=	0.004 af		
Outflow =	0.01 cfs @	12.34 hrs, Volume=	0.004 af, Atten= 10%, Lag= 0.0 min		
Discarded =	0.01 cfs @	12.34 hrs, Volume=	0.004 af		
Primary =	0.00 cfs @	1.00 hrs, Volume=	0.000 af		

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 62.49' @ 12.47 hrs Surf.Area= 253 sf Storage= 2 cf

Plug-Flow detention time= 1.2 min calculated for 0.004 af (100% of inflow)
Center-of-Mass det. time= 1.2 min (980.7 - 979.5)

Volume	Invert	Avail.Storage	Storage Description
#1	65.50'	127 cf	**Ponding (Prismatic)** Listed below (Recalc)
#2	64.00'	38 cf	**Filter Media/Loam (Prismatic)** Listed below (Recalc) 380 cf Overall x 10.0% Voids
#3	63.50'	25 cf	**Gravel (Prismatic)** Listed below (Recalc) 127 cf Overall x 20.0% Voids
#4	62.47'	104 cf	**Crushed Stone (Prismatic)** Listed below (Recalc) 261 cf Overall x 40.0% Voids
		294 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.50	253	0	0
66.00	253	127	127

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	253	0	0
65.50	253	380	380

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
63.50	253	0	0
64.00	253	127	127

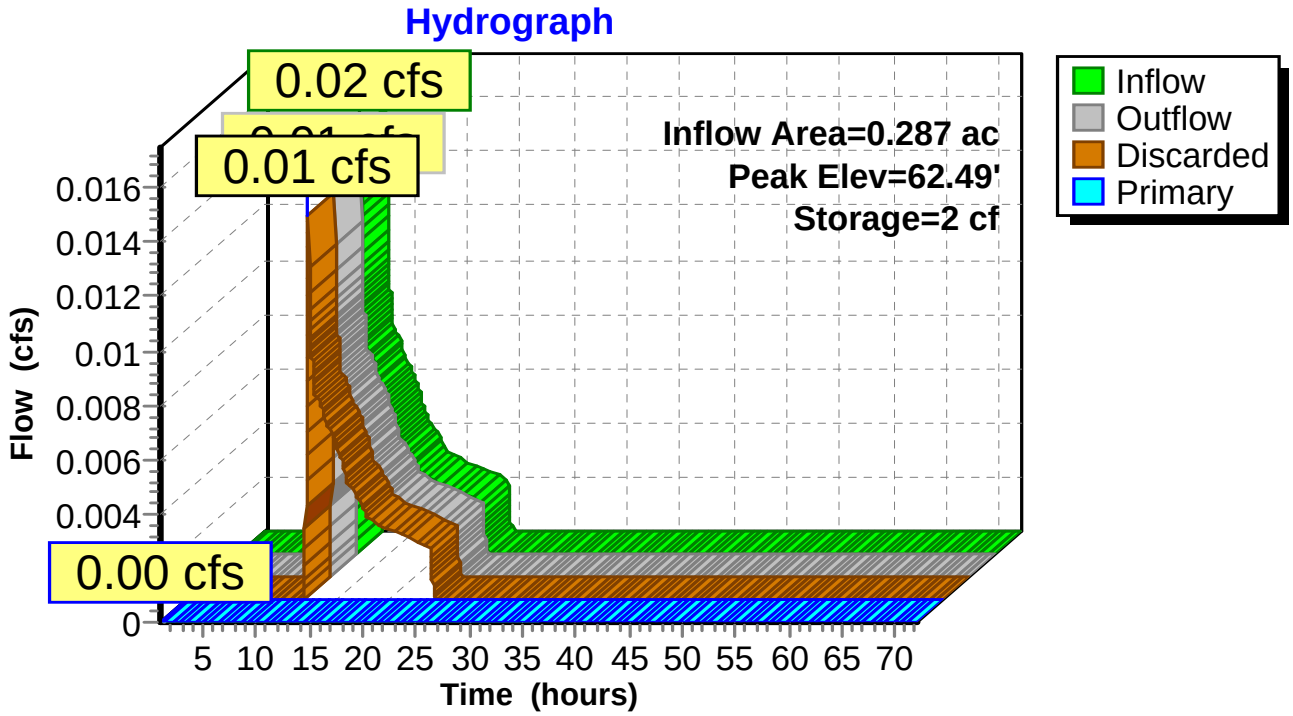
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.47	253	0	0
63.50	253	261	261

Device	Routing	Invert	Outlet Devices
#1	Primary	62.75'	**12.0" Vert. 12" Outlet** C= 0.600
#2	Device 1	62.85'	**0.3" Vert. WQV** C= 0.600
#3	Device 1	65.50'	**12.0" Horiz. Atrium Grate (High Flow Outlet)** C= 0.600 Limited to weir flow at low heads
#4	Discarded	62.47'	**2.410 in/hr Exfiltration over Surface area** Phase-In= 0.01'

Discarded OutFlow Max=0.01 cfs @ 12.34 hrs HW=62.48' (Free Discharge)
└─**4=Exfiltration** (Exfiltration Controls 0.01 cfs)

Primary OutFlow Max=0.00 cfs @ 1.00 hrs HW=62.47' TW=62.55' (Dynamic Tailwater)
└─**1=12" Outlet** (Controls 0.00 cfs)
  ├─**2=WQV** (Controls 0.00 cfs)
  └─**3=Atrium Grate (High Flow Outlet)** (Controls 0.00 cfs)

Pond P1.B: BioCell #1



Summary for Pond P1.C: Dripline Filter BMP

Inflow Area = 0.190 ac,100.00% Impervious, Inflow Depth = 2.77" for 2-year event
Inflow = 0.57 cfs @ 12.07 hrs, Volume= 0.044 af
Outflow = 0.09 cfs @ 12.54 hrs, Volume= 0.044 af, Atten= 85%, Lag= 28.1 min
Discarded = 0.08 cfs @ 12.17 hrs, Volume= 0.043 af
Primary = 0.00 cfs @ 12.54 hrs, Volume= 0.001 af

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 65.96' @ 12.54 hrs Surf.Area= 1,492 sf Storage= 623 cf

Plug-Flow detention time= 74.0 min calculated for 0.044 af (100% of inflow)
Center-of-Mass det. time= 74.0 min (830.8 - 756.8)

Volume	Invert	Avail.Storage	Storage Description
#1	62.67'	412 cf	**Bottom Layer Stone (Prismatic)**Listed below (Recalc) 1,119 cf Overall - 89 cf Embedded = 1,030 cf x 40.0% Voids
#2	63.00'	78 cf	**6.0" Round Pipe Storage** Inside #1 L= 398.0' S= 0.0005 '/' 89 cf Overall - 0.2" Wall Thickness = 78 cf
#3	64.17'	398 cf	**Transition stone (Prismatic)**Listed below (Recalc) 3,976 cf Overall x 10.0% Voids
#4	69.50'	112 cf	**Filter Layer (Prismatic)**Listed below (Recalc) 1,119 cf Overall x 10.0% Voids
#5	71.00'	298 cf	**Reservoir Stone (Prismatic)**Listed below (Recalc) 746 cf Overall x 40.0% Voids
		1,298 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.67	746	0	0
64.17	746	1,119	1,119

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.17	746	0	0
69.50	746	3,976	3,976

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
69.50	746	0	0
71.00	746	1,119	1,119

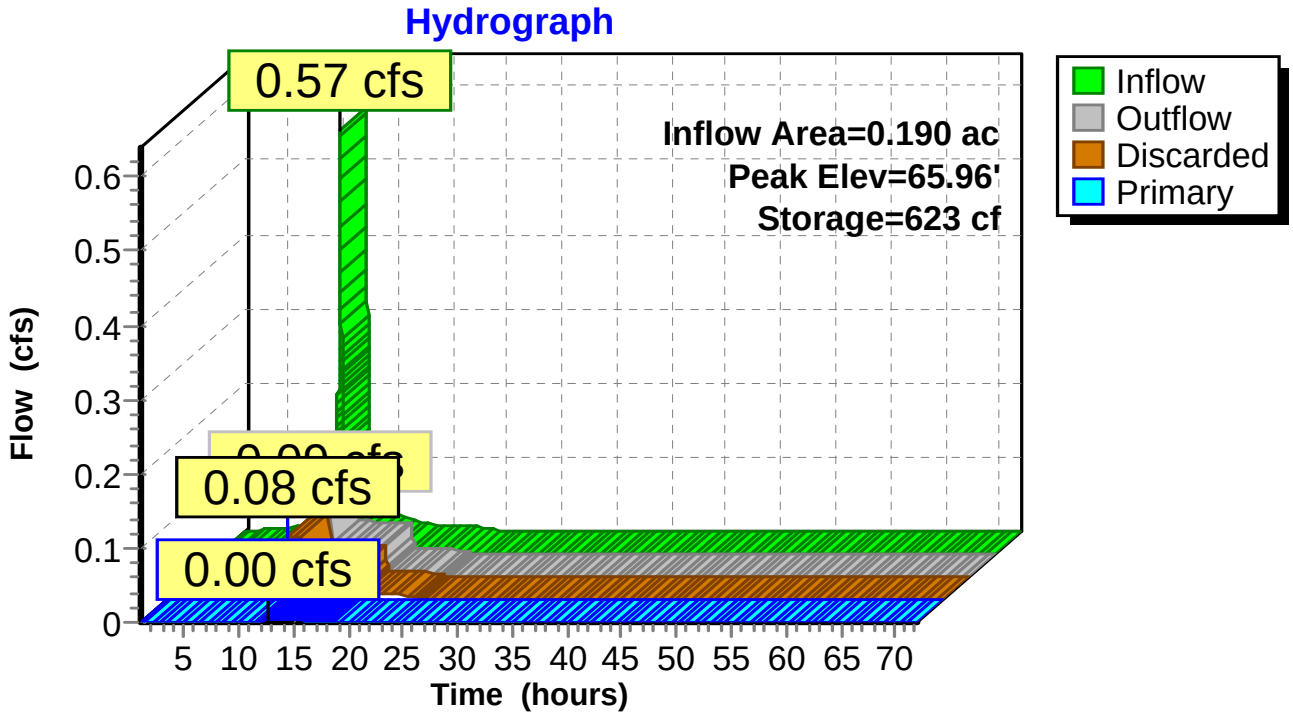
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
71.00	746	0	0
72.00	746	746	746

Device	Routing	Invert	Outlet Devices
#1	Device 2	62.90'	**0.3" Vert. Orifice/Grate** C= 0.600
#2	Primary	62.90'	**6.0" Round 6" UD** L= 58.2' Ke= 0.700 Inlet / Outlet Invert= 62.90' / 62.75' S= 0.0026 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#3	Discarded	62.67'	**2.410 in/hr Exfiltration over Surface area** Phase-In= 0.01'

Discarded OutFlow Max=0.08 cfs @ 12.17 hrs HW=64.22' (Free Discharge)
└─**3=Exfiltration** (Exfiltration Controls 0.08 cfs)

Primary OutFlow Max=0.00 cfs @ 12.54 hrs HW=65.96' TW=62.60' (Dynamic Tailwater)
└─**2=6" UD** (Passes 0.00 cfs of 1.03 cfs potential flow)
└─**1=Orifice/Grate** (Orifice Controls 0.00 cfs @ 8.40 fps)

Pond P1.C: Dripline Filter BMP



Summary for Pond P1.D: CB

Inflow Area = 0.208 ac, 1.92% Impervious, Inflow Depth = 0.00" for 2-year event
Inflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af
Outflow = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af, Atten= 0%, Lag= 0.0 min
Primary = 0.00 cfs @ 1.00 hrs, Volume= 0.000 af

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 62.75' @ 1.00 hrs Surf.Area= 0 sf Storage= 0 cf
Flood Elev= 71.50' Surf.Area= 14 sf Storage= 41 cf

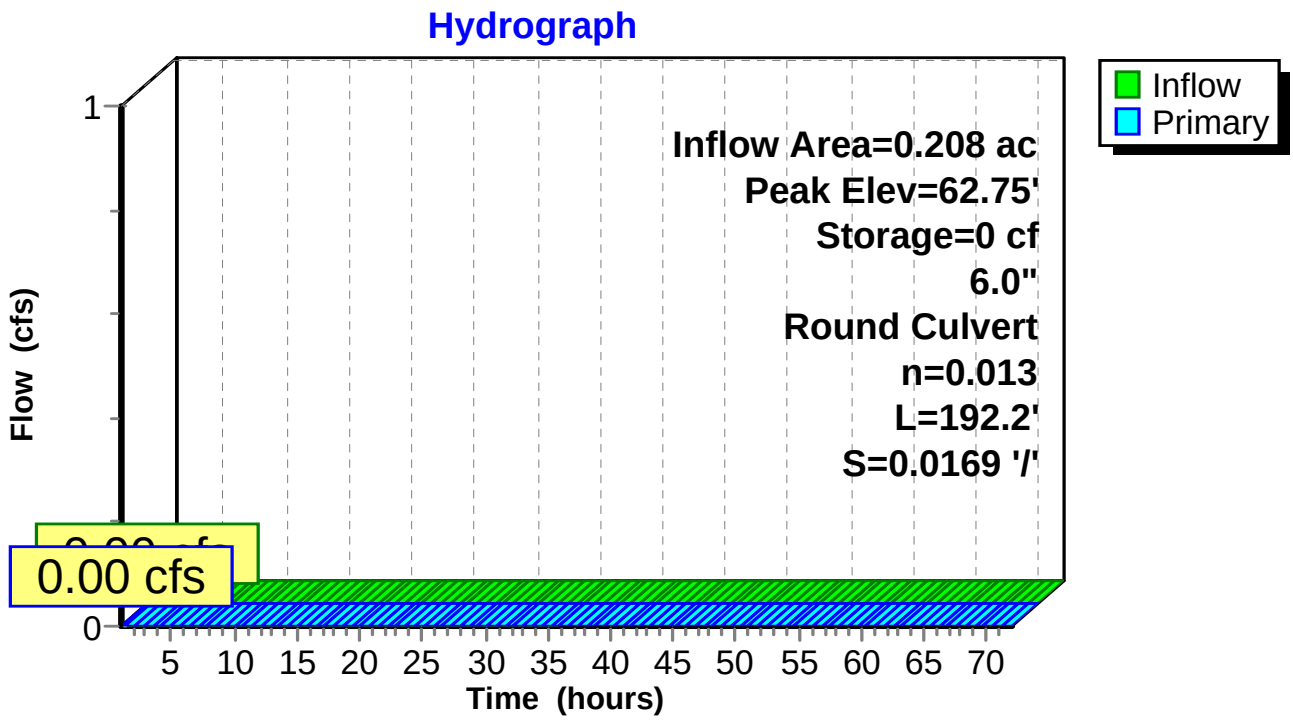
Plug-Flow detention time= (not calculated: initial storage exceeds outflow)
Center-of-Mass det. time= (not calculated: no inflow)

Volume	Invert	Avail.Storage	Storage Description
#1	62.75'	38 cf	**6.0" Round Pipe Storage** L= 192.0' S= 0.1700 '/'
#2	66.00'	31 cf	**4.00'D x 2.50'H Vertical Cone/Cylinder**
		69 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	66.00'	**6.0" Round Culvert** L= 192.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 66.00' / 62.75' S= 0.0169 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.00 cfs @ 1.00 hrs HW=62.75' TW=62.55' (Dynamic Tailwater)
└─**1=Culvert** (Controls 0.00 cfs)

Pond P1.D: CB


Hydrograph
Inflow
Primary
Inflow Area=0.208 ac
Peak Elev=62.75'
Storage=0 cf
6.0"
Round Culvert
n=0.013
L=192.2'
S=0.0169 '/'
0.00 cfs
Flow (cfs)
1
0
5 10 15 20 25 30 35 40 45 50 55 60 65 70
Time (hours)

Summary for Subcatchment 1A: 1A

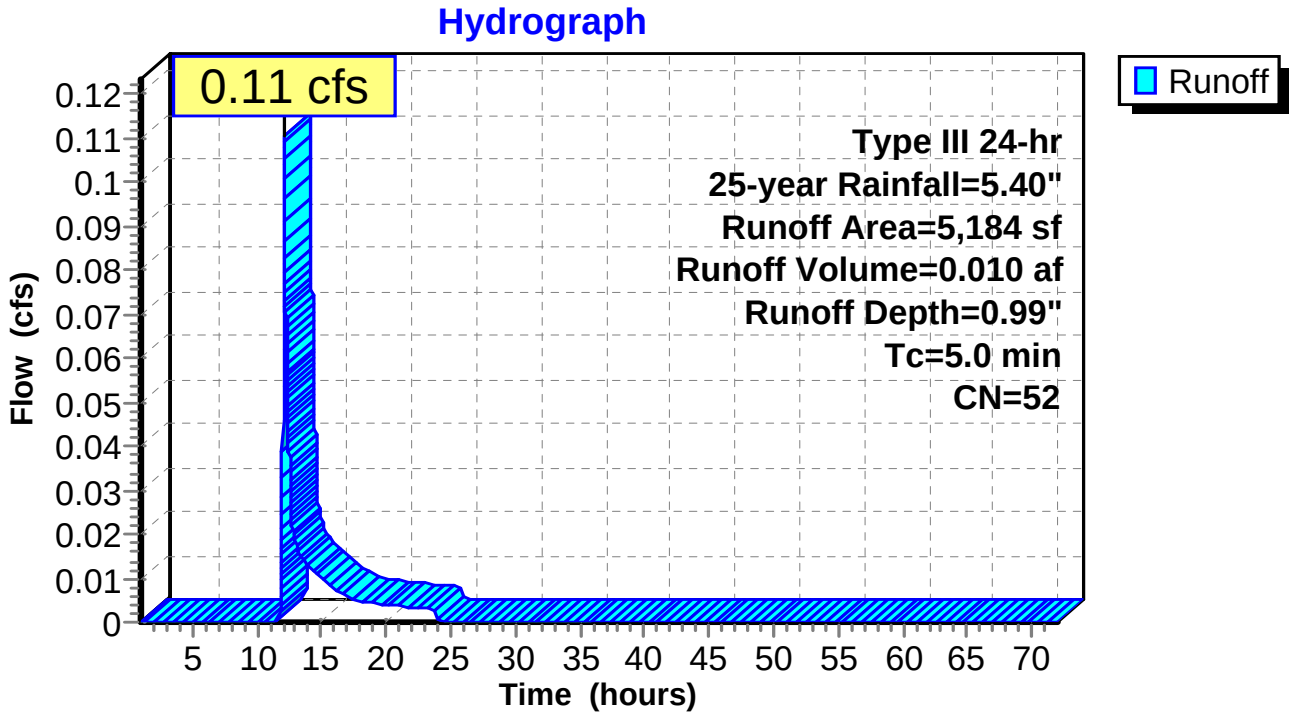
Runoff = 0.11 cfs @ 12.09 hrs, Volume= 0.010 af, Depth= 0.99"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.40"

Area (sf)	CN	Description
1,176	98	Paved parking, HSG A
4,008	39	>75% Grass cover, Good, HSG A
5,184	52	Weighted Average
4,008		77.31% Pervious Area
1,176		22.69% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Subcatchment 1A: 1A



Summary for Subcatchment 1B: 1B

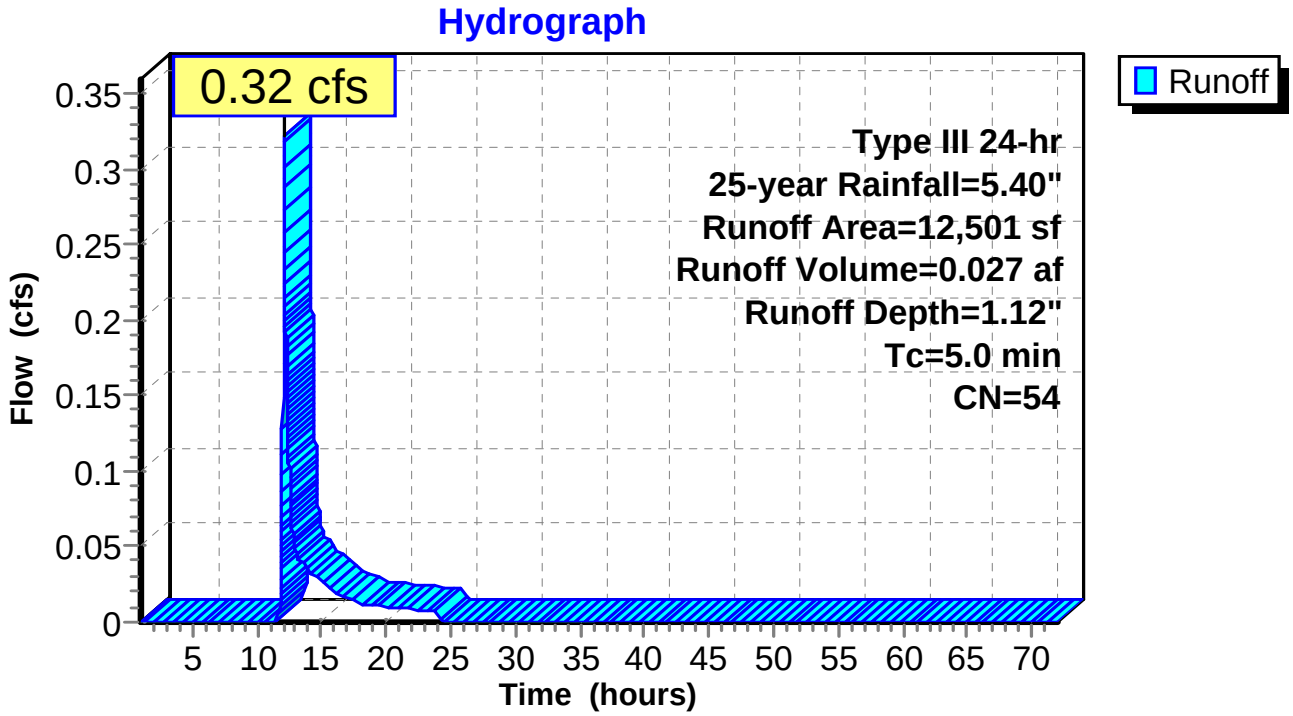
Runoff = 0.32 cfs @ 12.09 hrs, Volume= 0.027 af, Depth= 1.12"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.40"

Area (sf)	CN	Description
3,136	98	Paved parking, HSG A
9,365	39	>75% Grass cover, Good, HSG A
12,501	54	Weighted Average
9,365		74.91% Pervious Area
3,136		25.09% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Subcatchment 1B: 1B



Summary for Subcatchment 1C: 1C

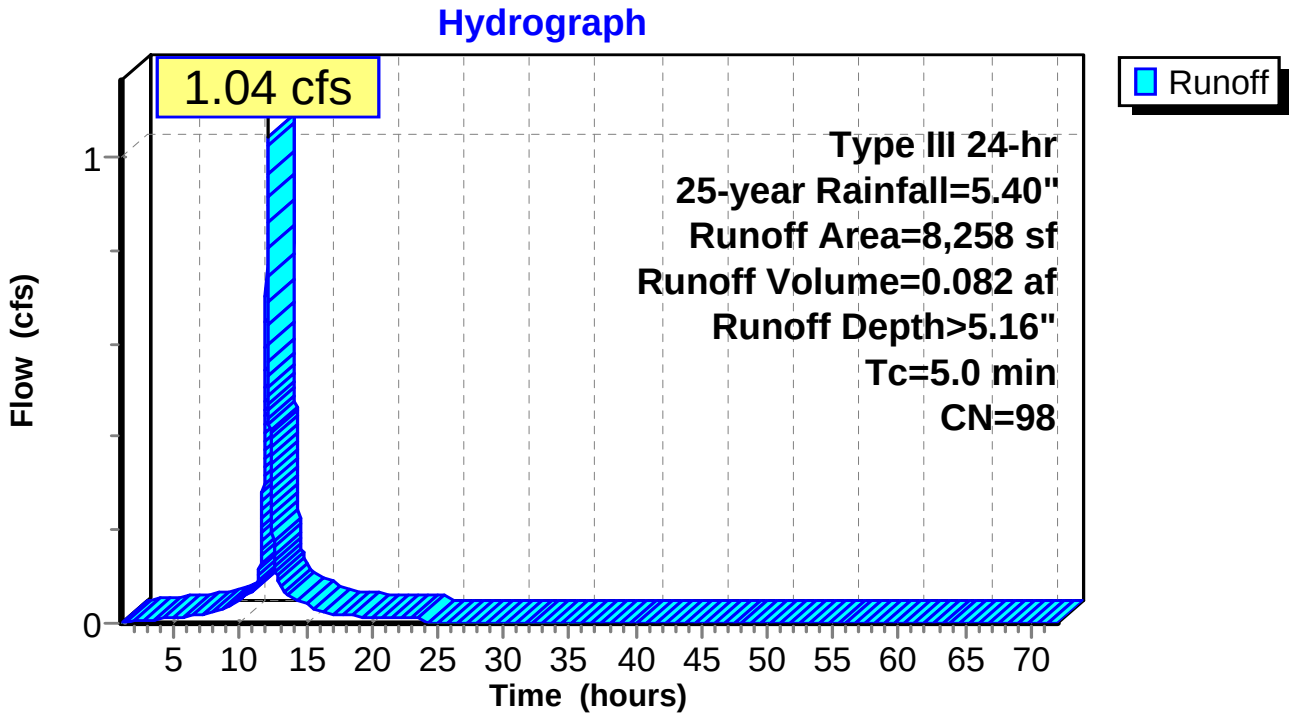
Runoff = 1.04 cfs @ 12.07 hrs, Volume= 0.082 af, Depth> 5.16"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.40"

	Area (sf)	CN	Description
*	8,258	98	Impervious
	8,258		100.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Subcatchment 1C: 1C



Summary for Subcatchment 1D: 1D

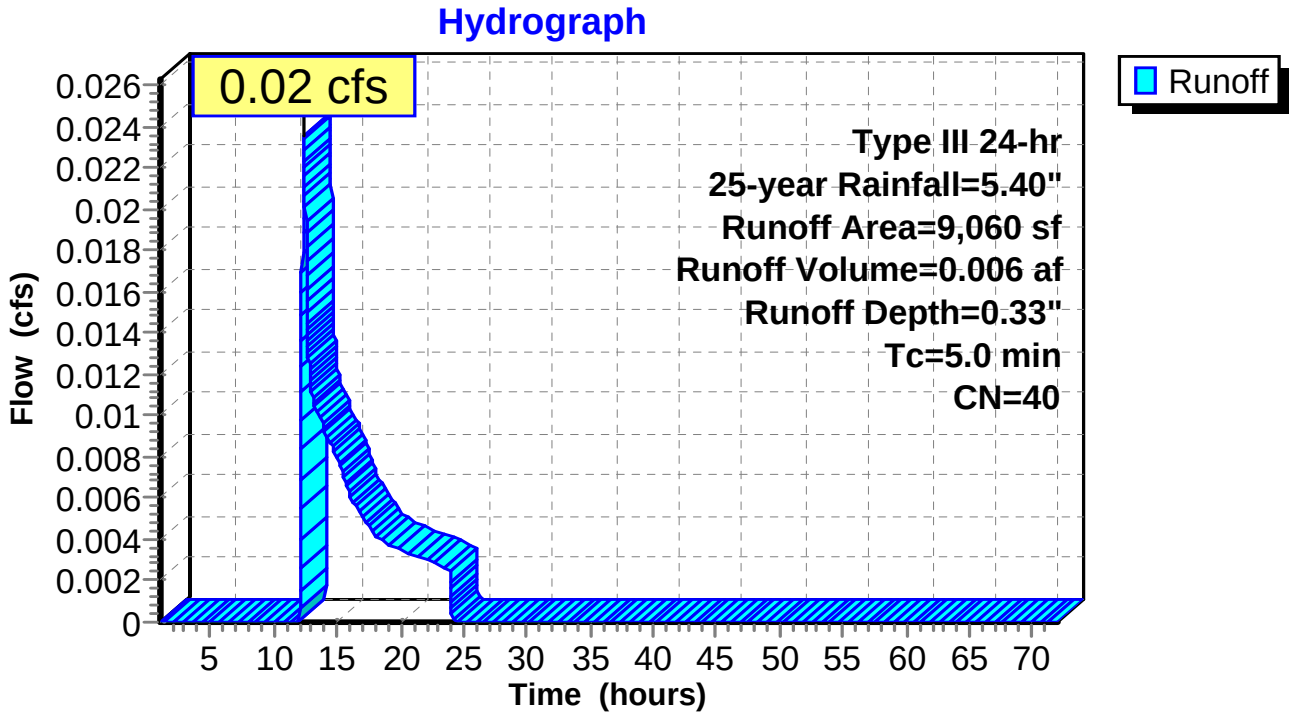
Runoff = 0.02 cfs @ 12.37 hrs, Volume= 0.006 af, Depth= 0.33"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.40"

Area (sf)	CN	Description
174	98	Paved parking, HSG A
8,886	39	>75% Grass cover, Good, HSG A
9,060	40	Weighted Average
8,886		98.08% Pervious Area
174		1.92% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					**Direct Entry, Direct Entry**

Subcatchment 1D: 1D



Summary for Subcatchment 2S: 2

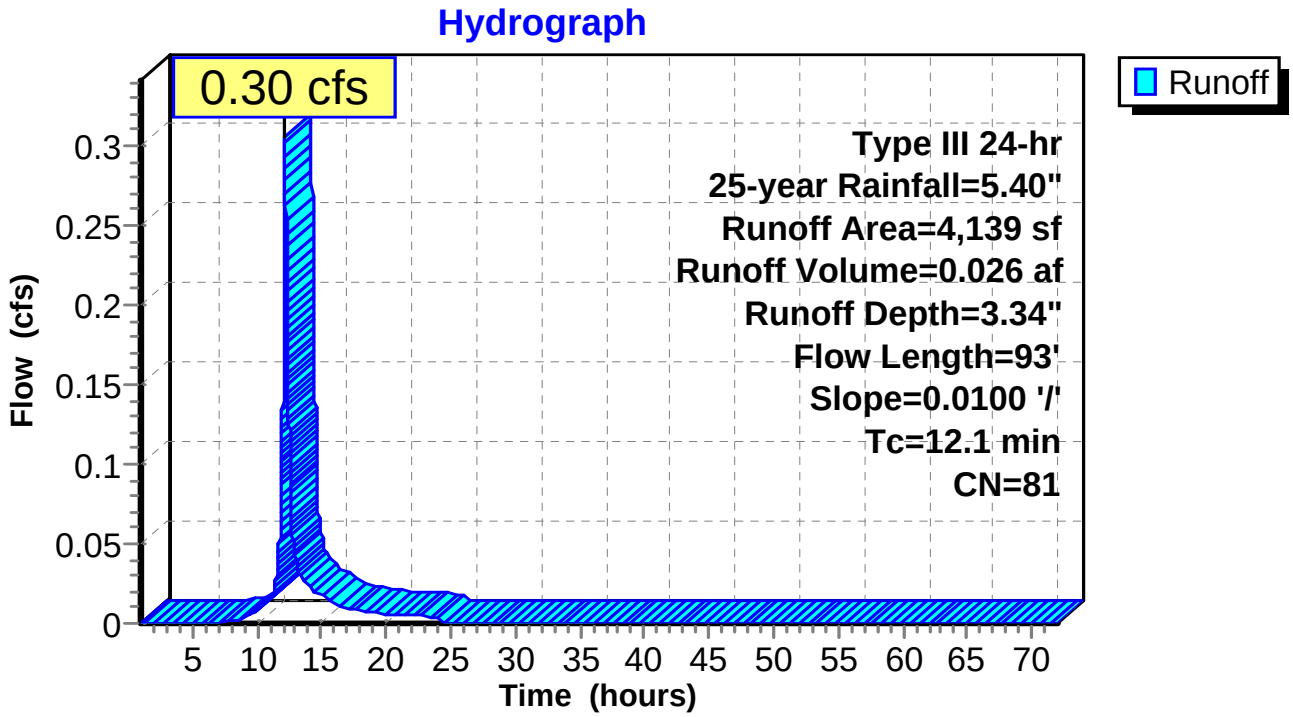
Runoff = 0.30 cfs @ 12.17 hrs, Volume= 0.026 af, Depth= 3.34"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.40"

Area (sf)	CN	Description
2,919	98	Water Surface, HSG A
1,220	39	>75% Grass cover, Good, HSG A
4,139	81	Weighted Average
1,220		29.48% Pervious Area
2,919		70.52% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
12.1	93	0.0100	0.13		**Sheet Flow,** Grass: Short n= 0.150 P2= 3.27"

Subcatchment 2S: 2



Summary for Subcatchment 3S: 3

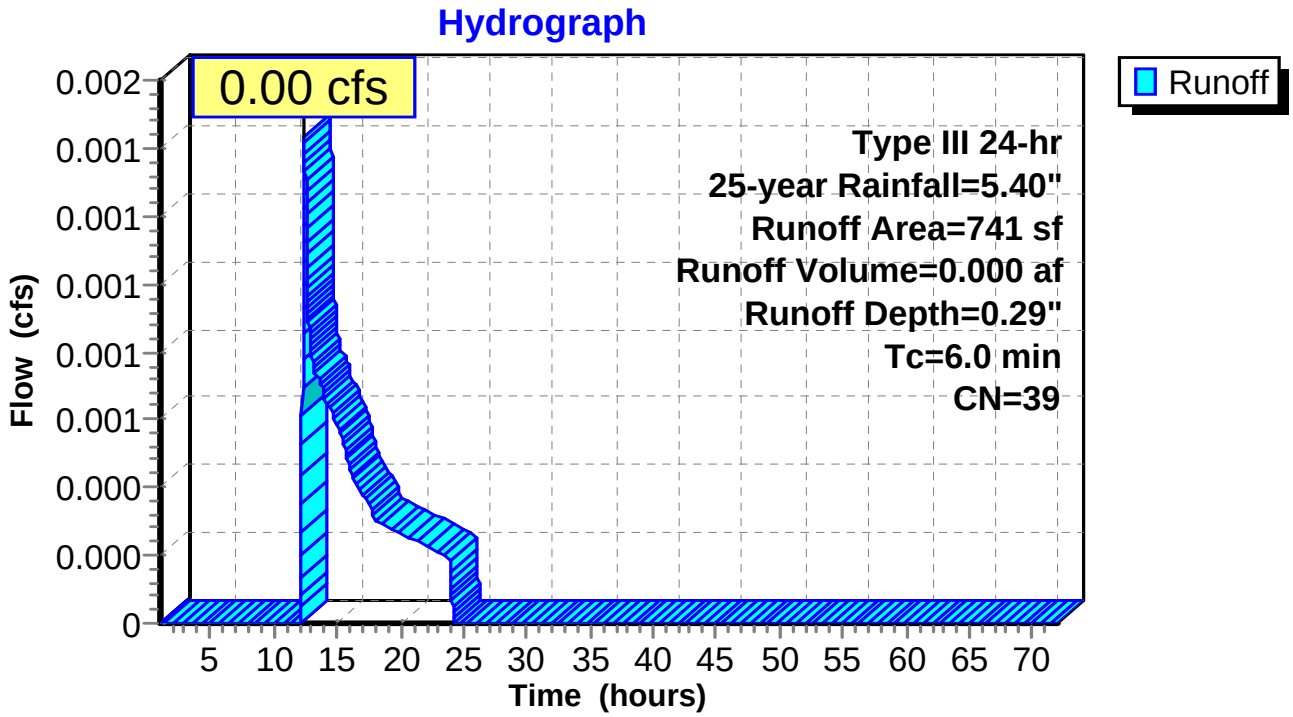
Runoff = 0.00 cfs @ 12.41 hrs, Volume= 0.000 af, Depth= 0.29"

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Type III 24-hr 25-year Rainfall=5.40"

Area (sf)	CN	Description
741	39	>75% Grass cover, Good, HSG A
741		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
6.0					**Direct Entry, Direct Entry**

Subcatchment 3S: 3



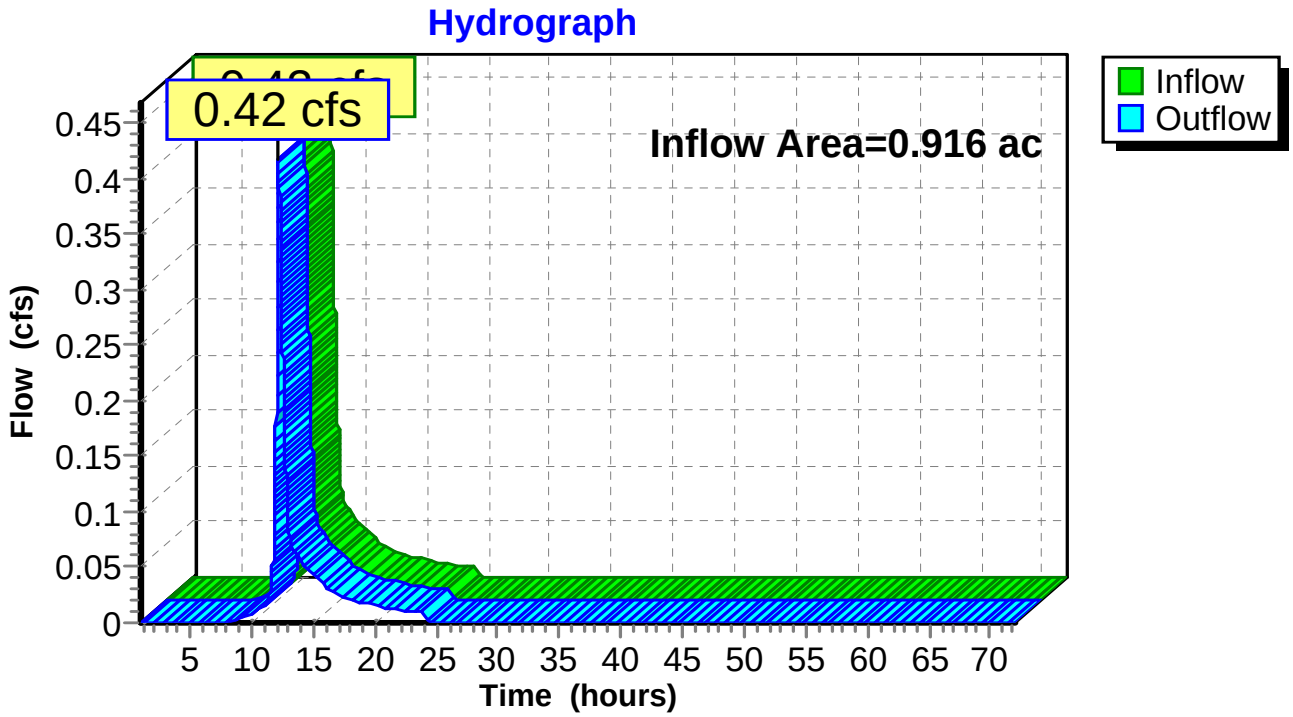
Summary for Reach 1R: POI#1

[40] Hint: Not Described (Outflow=Inflow)

Inflow Area = 0.916 ac, 39.27% Impervious, Inflow Depth = 0.65" for 25-year event
Inflow = 0.42 cfs @ 12.19 hrs, Volume= 0.050 af
Outflow = 0.42 cfs @ 12.19 hrs, Volume= 0.050 af, Atten= 0%, Lag= 0.0 min

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs

Reach 1R: POI#1



Summary for Pond P1: 12" Outlet

Inflow Area = 0.685 ac, 38.79% Impervious, Inflow Depth = 0.23" for 25-year event
Inflow = 0.16 cfs @ 12.25 hrs, Volume= 0.013 af
Outflow = 0.10 cfs @ 12.47 hrs, Volume= 0.013 af, Atten= 40%, Lag= 12.9 min
Primary = 0.10 cfs @ 12.47 hrs, Volume= 0.013 af

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 63.47' @ 12.47 hrs Surf.Area= 0.002 ac Storage= 0.002 af

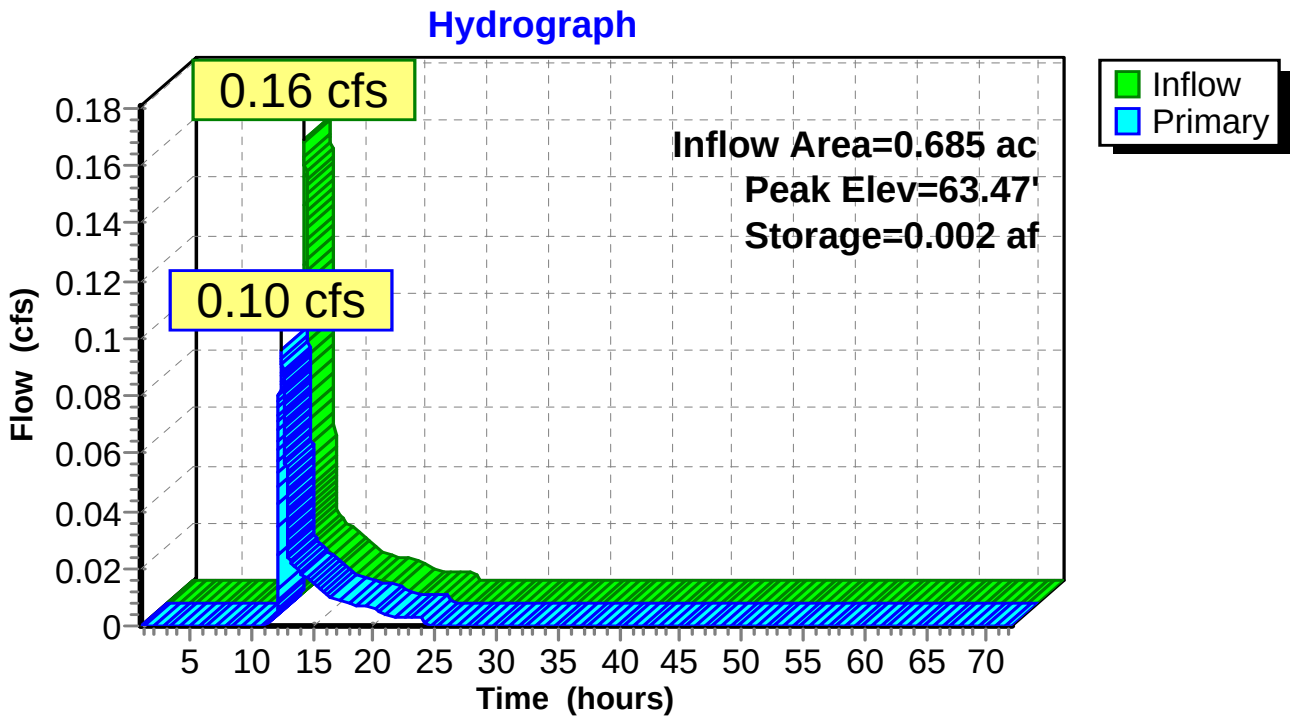
Plug-Flow detention time= 4.8 min calculated for 0.013 af (100% of inflow)
Center-of-Mass det. time= 4.8 min (900.6 - 895.8)

Volume	Invert	Avail.Storage	Storage Description
#1	62.55'	0.001 af	**12.0" Round Pipe Storage** L= 80.0' S= 0.0025 '/'
#2	62.55'	0.001 af	**4.00'D x 4.07'H Vertical Cone/Cylinder**
		0.003 af	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	62.55'	**2.0" Vert. Orifice/Grate** C= 0.600

Primary OutFlow Max=0.10 cfs @ 12.47 hrs HW=63.47' TW=0.00' (Dynamic Tailwater)
└─**1=Orifice/Grate** (Orifice Controls 0.10 cfs @ 4.41 fps)

Pond P1: 12" Outlet



Summary for Pond P1.B: BioCell #1

[87] Warning: Oscillations may require smaller dt or Finer Routing (severity=7)

Inflow Area =	0.287 ac,	25.09% Impervious,	Inflow Depth =	1.12"	for 25-year event
Inflow =	0.32 cfs @	12.09 hrs,	Volume=	0.027 af	
Outflow =	0.20 cfs @	12.22 hrs,	Volume=	0.027 af,	Atten= 37%, Lag= 7.5 min
Discarded =	0.06 cfs @	12.16 hrs,	Volume=	0.022 af	
Primary =	0.15 cfs @	12.22 hrs,	Volume=	0.005 af	

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 65.56' @ 12.22 hrs Surf.Area= 1,012 sf Storage= 182 cf

Plug-Flow detention time= 53.9 min calculated for 0.027 af (100% of inflow)
Center-of-Mass det. time= 53.9 min (942.2 - 888.3)

Volume	Invert	Avail.Storage	Storage Description
#1	65.50'	127 cf	**Ponding (Prismatic)** Listed below (Recalc)
#2	64.00'	38 cf	**Filter Media/Loam (Prismatic)** Listed below (Recalc) 380 cf Overall x 10.0% Voids
#3	63.50'	25 cf	**Gravel (Prismatic)** Listed below (Recalc) 127 cf Overall x 20.0% Voids
#4	62.47'	104 cf	**Crushed Stone (Prismatic)** Listed below (Recalc) 261 cf Overall x 40.0% Voids
		294 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
65.50	253	0	0
66.00	253	127	127

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.00	253	0	0
65.50	253	380	380

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
63.50	253	0	0
64.00	253	127	127

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.47	253	0	0
63.50	253	261	261

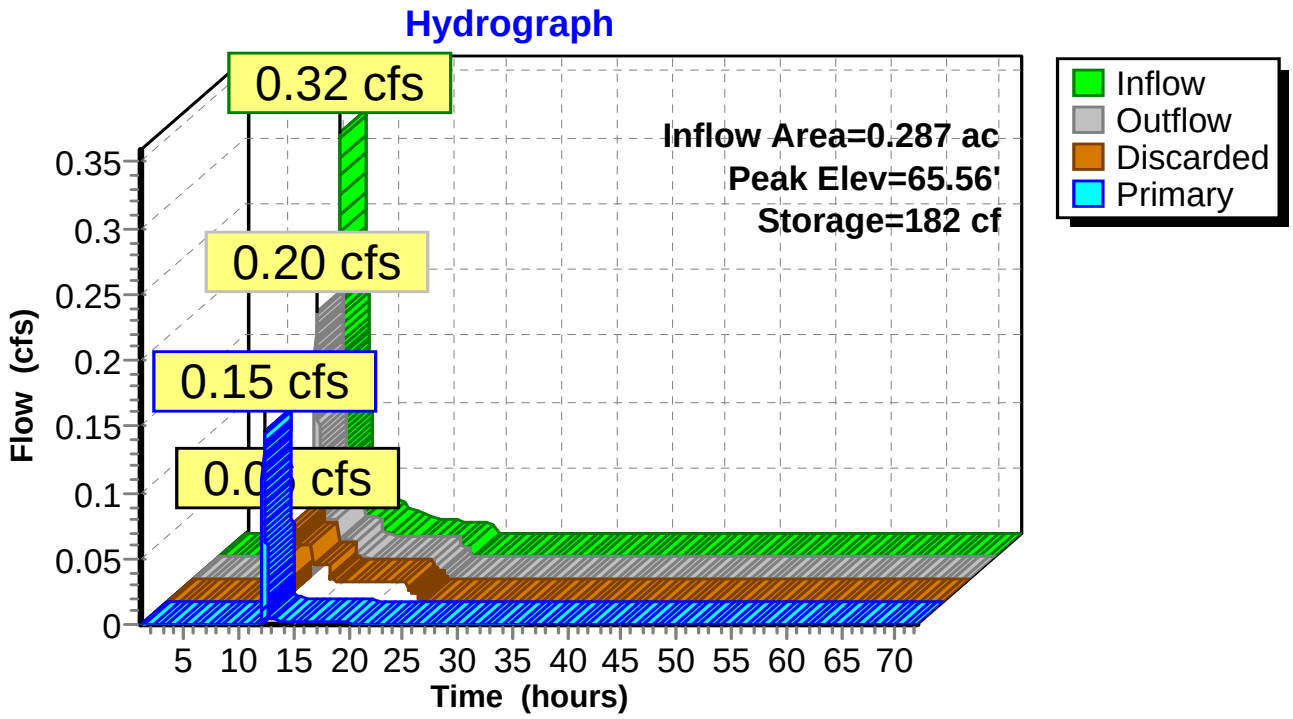
Device	Routing	Invert	Outlet Devices
#1	Primary	62.75'	**12.0" Vert. 12" Outlet** C= 0.600
#2	Device 1	62.85'	**0.3" Vert. WQV** C= 0.600
#3	Device 1	65.50'	**12.0" Horiz. Atrium Grate (High Flow Outlet)** C= 0.600 Limited to weir flow at low heads

#4 Discarded 62.47' **2.410 in/hr Exfiltration over Surface area** Phase-In= 0.01'

Discarded OutFlow Max=0.06 cfs @ 12.16 hrs HW=65.52' (Free Discharge)
└─**4=Exfiltration** (Exfiltration Controls 0.06 cfs)

Primary OutFlow Max=0.15 cfs @ 12.22 hrs HW=65.56' TW=62.92' (Dynamic Tailwater)
└─**1=12" Outlet** (Passes 0.15 cfs of 5.74 cfs potential flow)
  ├─**2=WQV** (Orifice Controls 0.00 cfs @ 7.83 fps)
  └─**3=Atrium Grate (High Flow Outlet)** (Weir Controls 0.14 cfs @ 0.78 fps)

Pond P1.B: BioCell #1



Summary for Pond P1.C: Dripline Filter BMP

Inflow Area = 0.190 ac,100.00% Impervious, Inflow Depth > 5.16" for 25-year event
Inflow = 1.04 cfs @ 12.07 hrs, Volume= 0.082 af
Outflow = 0.17 cfs @ 12.84 hrs, Volume= 0.082 af, Atten= 83%, Lag= 46.4 min
Discarded = 0.17 cfs @ 12.14 hrs, Volume= 0.079 af
Primary = 0.01 cfs @ 12.84 hrs, Volume= 0.003 af

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 71.92' @ 12.52 hrs Surf.Area= 2,984 sf Storage= 1,276 cf

Plug-Flow detention time= 89.0 min calculated for 0.082 af (100% of inflow)
Center-of-Mass det. time= 89.0 min (834.9 - 745.9)

Volume	Invert	Avail.Storage	Storage Description
#1	62.67'	412 cf	**Bottom Layer Stone (Prismatic)**Listed below (Recalc) 1,119 cf Overall - 89 cf Embedded = 1,030 cf x 40.0% Voids
#2	63.00'	78 cf	**6.0" Round Pipe Storage** Inside #1 L= 398.0' S= 0.0005 '/' 89 cf Overall - 0.2" Wall Thickness = 78 cf
#3	64.17'	398 cf	**Transition stone (Prismatic)**Listed below (Recalc) 3,976 cf Overall x 10.0% Voids
#4	69.50'	112 cf	**Filter Layer (Prismatic)**Listed below (Recalc) 1,119 cf Overall x 10.0% Voids
#5	71.00'	298 cf	**Reservoir Stone (Prismatic)**Listed below (Recalc) 746 cf Overall x 40.0% Voids
		1,298 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
62.67	746	0	0
64.17	746	1,119	1,119

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
64.17	746	0	0
69.50	746	3,976	3,976

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
69.50	746	0	0
71.00	746	1,119	1,119

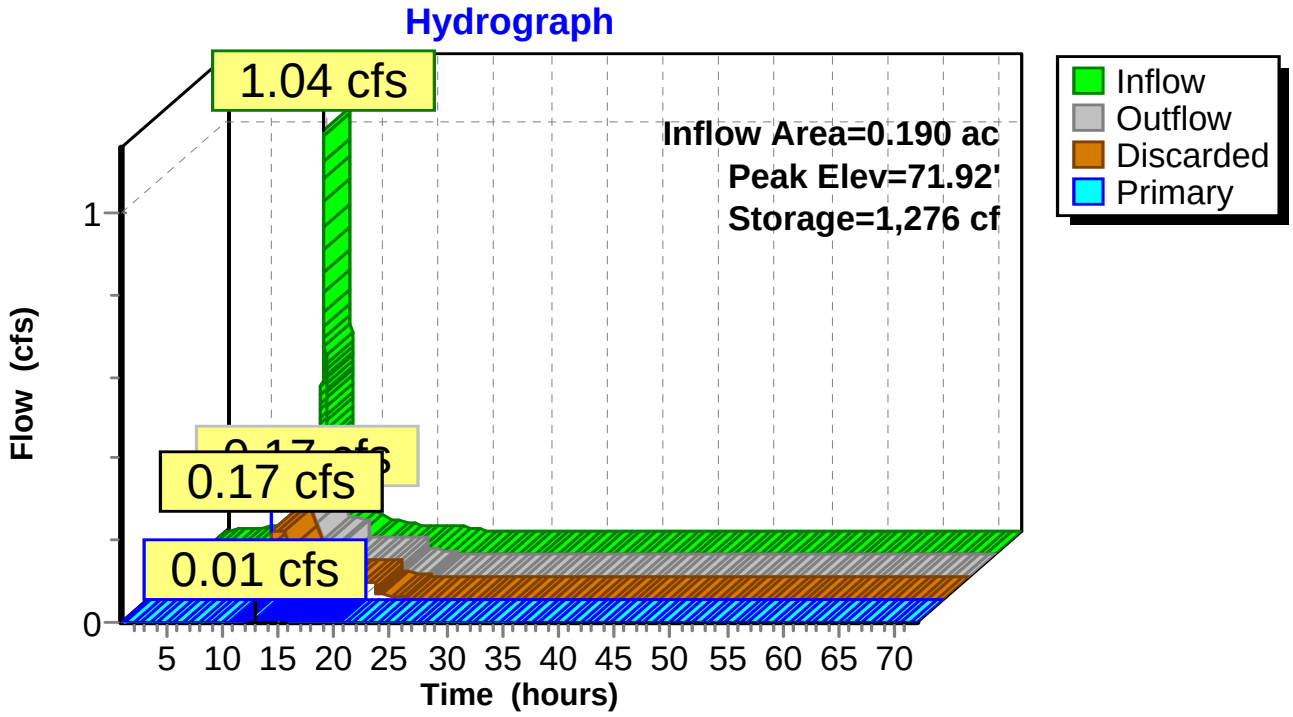
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
71.00	746	0	0
72.00	746	746	746

Device	Routing	Invert	Outlet Devices
#1	Device 2	62.90'	**0.3" Vert. Orifice/Grate** C= 0.600
#2	Primary	62.90'	**6.0" Round 6" UD** L= 58.2' Ke= 0.700 Inlet / Outlet Invert= 62.90' / 62.75' S= 0.0026 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf
#3	Discarded	62.67'	**2.410 in/hr Exfiltration over Surface area** Phase-In= 0.01'

Discarded OutFlow Max=0.17 cfs @ 12.14 hrs HW=71.03' (Free Discharge)
└─**3=Exfiltration** (Exfiltration Controls 0.17 cfs)

Primary OutFlow Max=0.01 cfs @ 12.84 hrs HW=71.71' TW=62.90' (Dynamic Tailwater)
└─**2=6" UD** (Passes 0.01 cfs of 1.83 cfs potential flow)
└─**1=Orifice/Grate** (Orifice Controls 0.01 cfs @ 14.28 fps)

Pond P1.C: Dripline Filter BMP



Summary for Pond P1.D: CB

Inflow Area = 0.208 ac, 1.92% Impervious, Inflow Depth = 0.33" for 25-year event
Inflow = 0.02 cfs @ 12.37 hrs, Volume= 0.006 af
Outflow = 0.02 cfs @ 12.38 hrs, Volume= 0.006 af, Atten= 0%, Lag= 0.5 min
Primary = 0.02 cfs @ 12.38 hrs, Volume= 0.006 af

Routing by Dyn-Stor-Ind method, Time Span= 1.00-72.00 hrs, dt= 0.01 hrs
Peak Elev= 66.10' @ 12.38 hrs Surf.Area= 14 sf Storage= 5 cf
Flood Elev= 71.50' Surf.Area= 14 sf Storage= 41 cf

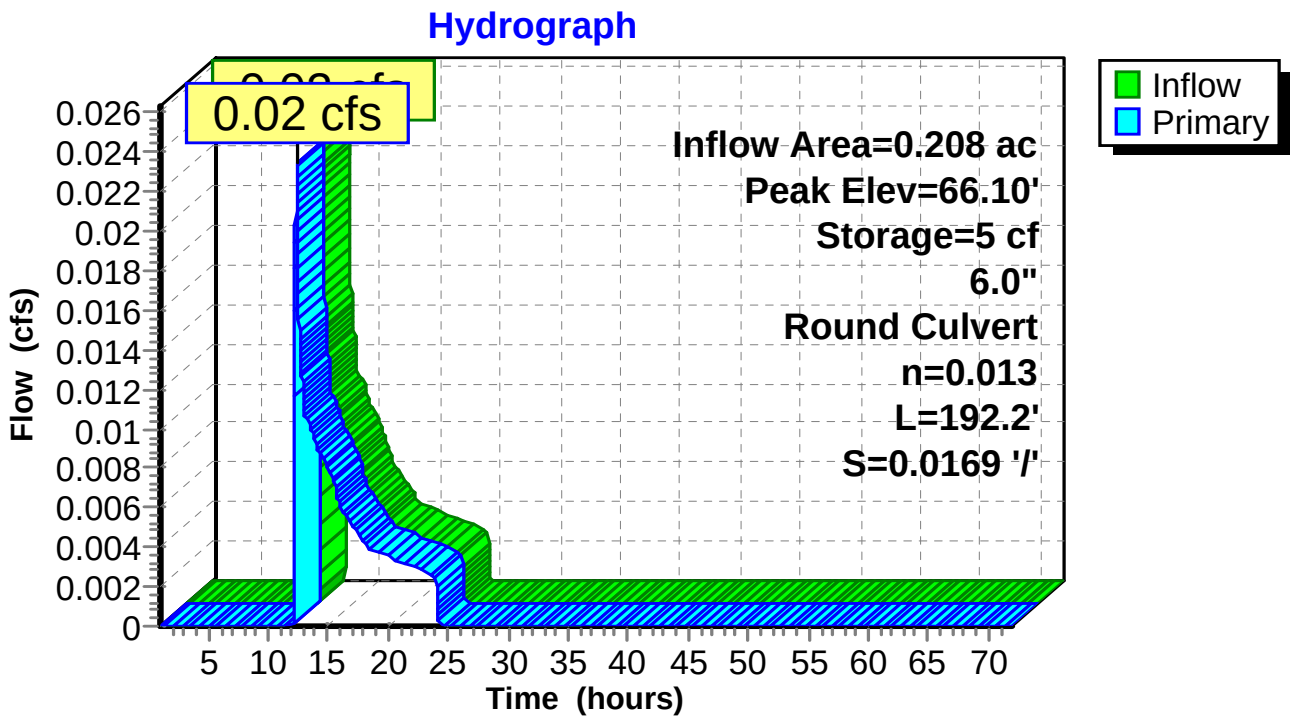
Plug-Flow detention time= 11.9 min calculated for 0.006 af (99% of inflow)
Center-of-Mass det. time= 5.3 min (979.0 - 973.7)

Volume	Invert	Avail.Storage	Storage Description
#1	62.75'	38 cf	**6.0" Round Pipe Storage** L= 192.0' S= 0.1700 '/'
#2	66.00'	31 cf	**4.00'D x 2.50'H Vertical Cone/Cylinder**
		69 cf	Total Available Storage

Device	Routing	Invert	Outlet Devices
#1	Primary	66.00'	**6.0" Round Culvert** L= 192.2' CPP, projecting, no headwall, Ke= 0.900 Inlet / Outlet Invert= 66.00' / 62.75' S= 0.0169 '/' Cc= 0.900 n= 0.013 Corrugated PE, smooth interior, Flow Area= 0.20 sf

Primary OutFlow Max=0.02 cfs @ 12.38 hrs HW=66.10' TW=63.39' (Dynamic Tailwater)
└─**1=Culvert** (Inlet Controls 0.02 cfs @ 0.85 fps)

Pond P1.D: CB


Hydrograph
0.02 cfs
Inflow
Primary
Inflow Area=0.208 ac
Peak Elev=66.10'
Storage=5 cf
6.0"
Round Culvert
n=0.013
L=192.2'
S=0.0169 '/'
Flow (cfs)
0.026
0.024
0.022
0.02
0.018
0.016
0.014
0.012
0.01
0.008
0.006
0.004
0.002
0
5 10 15 20 25 30 35 40 45 50 55 60 65 70
Time (hours)

Utilities

The proposed project will include installation of multiple utility services to the new building.

Water:

It is proposed to tap a 6" service line off the 12" water main within Pleasant Street. The proposed building will be serviced by a 6" service line with a parent child connection to a 2" service line for domestic services. The proposed 6" fire suppression service will also tie into the existing building, and the existing domestic service to the existing structure will remain.

Sewer:

There is currently a 4" sewer lateral to the existing building. It is proposed to tap a 4" sanitary service line off the existing sewer lateral and route to the proposed building. Per comments during the Sketch Plan Staff Review Committee, we have analyzed the 4" service size and determined the size is adequate to serve the project based on the anticipated flow demands, per the State of Maine Subsurface Wastewater Disposal Rules.

Stormwater:

There is currently no drainage infrastructure on site. The proposed measures to handle runoff include roof dripline filters with foundation drains, field inlets and a high-flow rain garden. These systems will connect to a separated storm drain line that ties into the existing catch basin on the corner of Pleasant Street and Union Street. Please see the Stormwater Management Report for more information. Additionally, floor drains and an oil/water separator will be installed within the garage, collecting the runoff within the garage and elevator sump. Per direction from the Brunswick Sewer District, these flows cannot enter the sanitary sewer system and will need to enter the stormwater network.

UGE/T/C:

There are currently overhead utilities from the existing utility pole on Pleasant Street to the existing building. It is proposed to relocate the overhead utilities underground from the existing pole to the existing meters. It is proposed that a new underground conduit from the existing utility pole on the corner of Pleasant Street and Union Street is installed to serve the proposed building. As a note, there is one elevator in the proposed building.

Gas:

We are not aware of any existing gas services to the property. It is proposed to route a service from the 4" existing gas main within the sidewalk along Union Street to the proposed building. Additionally, it is proposed to route a 4" service from the existing gas main within the sidewalk along Pleasant Street to the existing building.

Ability to serve letters were sent out to the respective utility companies on April 22, 2020. Responses from the utility companies we have received can be found attached to this section.

BRUNSWICK & TOPSHAM
WATER DISTRICT

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

Alan J. Frasier, PE
General Manager

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

Craig W. Douglas, PE
Assistant General Manager

Joshua S. Cobb, PE
Director of Operations

T.C. Schofield, PE
District Engineer

April 22, 2020

Peter Heil, PE
Acorn Engineering, Inc.
PO Box 3372
Portland, ME 04104
Via email: pheil@acorn-engineering.com

RE: 36 Pleasant Street, Brunswick - 8 Unit Residential Project

Dear Mr. Heil:

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 the proposed facility will have a peak domestic demand of 5 gpm supplied via a 2-inch service and a 6-inch fire service.

The District requires the customer or its authorized agent to make application 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.

Yours truly,

T.C. Schofield

T.C. Schofield, PE
District Engineer

Pete Heil

From: Jeff Emerson <jemerson@brunswickme.org>
Sent: Wednesday, June 10, 2020 10:38 AM
To: Pete Heil
Cc: Josh Shean; Zach Stevens; Faith Thomas; Jared Woolston
Subject: RE: 36 Pleasant Street

Peter,

Thank you for the email. This all looks acceptable, and I will copy Jared for his records. The only remark that I would make is to include documentation that the fire service demand for the building is met when it becomes available. I know it is a bit early and likely doesn't exist yet.

-Jeff

From: Pete Heil [mailto:pheil@acorn-engineering.com]
Sent: Tuesday, June 09, 2020 12:07 PM
To: Jeff Emerson <jemerson@brunswickme.org>
Cc: Josh Shean <jshean@brunswickme.org>; Zach Stevens <zstevens@acorn-engineering.com>; Faith Thomas <fthomas@acorn-engineering.com>
Subject: RE: 36 Pleasant Street

Hi Jeff,

We're pulling together our final Site Plan application for the 36 Pleasant Street project. As required in the application checklist, can you please provide a statement for your review of the project? I've attached a copy of the fire truck turning template into the project previously reviewed and approved by you. I've also attached the latest hydrant flow data provided by the Water District and our current Utility Plan (some revisions are still on-going). Please let me know if you'd like to see anything else incorporated into the design. Thanks,

Peter F. Heil, PE, CPESC

Acorn Engineering, Inc
B. 207.775.2655
C. 802.238.7409

Please note Acorn Engineering employees may be working remotely. All employees have laptops and full access to project files using Sharepoint. To do our part and reduce unnecessary exposure all meetings will be held remotely using video conferencing software such as Teams or Zoom. If an in-person meeting is necessary then the meeting will be held outside.

From: Jeff Emerson <jemerson@brunswickme.org>
Sent: Tuesday, May 12, 2020 8:47 AM
To: William Savage <wsavage@acorn-engineering.com>; Steve Normand <sn@stevenormand.com>
Cc: Pete Heil <pheil@acorn-engineering.com>; Josh Shean <jshean@brunswickme.org>
Subject: RE: 36 Pleasant Street

We are happy to discuss any options that you come up with. Perhaps we should have a phone call and discuss it a little more in detail, it might be helpful.
-Jeff

BRUNSWICK SEWER DISTRICTbrunswicksewer.org 10 PINE TREE ROAD
BRUNSWICK, ME 04011
facebook.com/brunswicksewer
info@brunswicksewer.org
(207) 729-0148

June 9, 2020

Peter F. Heil, P.E.
Project Manager
Acorn Engineering
P.O. Box 3372
Portland, ME 04104

RE: 8 unit Residential Development at 36 Pleasant Street, Brunswick, Maine.

Dear Peter,

This letter is in response to your request for a willingness and capacity to serve letter regarding the construction of eight new residential apartments at 36 Pleasant Street in Brunswick, Maine. I have reviewed the material provided and conclude that the **Brunswick Sewer District (BSD) has both the willingness and capacity to serve the proposed project.**

Each new unit will be subject to the District's entrance charge program. You will be credited for the three existing units. At today's rate, the entrance charge will be $10,735.00 (5*$2,147). Prior to connecting to the sewer system, an entrance permit must be secured, and the entrance charge paid. The final cost for each unit is set forth in our rates and will be determined at the time the permit is applied for. For more information on the entrance charge program, visit http://www.brunswicksewer.org/pdf/ECPolicy-Mar2000.pdf. The online entrance permit is available at http://www.brunswicksewer.org/iwt.html.

The following conditions apply to construction:

1. All sewer-related construction will be performed to District standards.
2. All sewer construction will comply with provisions of the Maine Plumbing Code.
3. Design and construction of project sanitary sewers will exclude all non-sanitary ground, surface, foundation drain, floor drain, sump pump, and roof drain waters.
4. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

I have reviewed the plans you provided and your letter regarding the project. Please note item 3 in our standard conditions above. You will not be able to connect the elevator sump and foundation drains to the sanitary sewer system. Those discharges should be directed to the town storm drain system.

With regards to information on the District's sewer facilities in the area, please see our online GIS at http://brunswicksewer.maps.arcgis.com/home/index.html. Please note this information is not for design purposes and all information should be field verified. If you would like to set up a time to pull manhole covers and make a field verification, please contact Wes Wharff at

BRUNSWICK SEWER DISTRICTbrunswicksewer.org 10 PINE TREE ROAD
BRUNSWICK, ME 04011
facebook.com/brunswicksewer
info@brunswicksewer.org
(207) 729-0148

207-841-7826 or wwharff@bsewer.org. The GIS Viewer also has links to the service line location and some images of the sewer improvements that were made in 2018.

There are no planned infrastructure improvements withing the area, nor offsite improvements that would affect this project.

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

Sincerely,

Robert A. Pontau Jr., PE
Assistant General Manager

MAINE NATURAL GAS
An AVANGRID Company

Jeremy Hawkins
Sales & Marketing Analyst

4/22/2020

Peter F Heil, P.E.
Acorn Engineering, Inc
36 Pleasant Street
Brunswick Maine, 04011

Dear Mr. Heil:

Maine Natural Gas has the ability to serve 36 Pleasant Street. Existing gas mains present will be sufficient to provide service at whatever connected load the applicant seeks. There is no current service at this location, two services will need to be installed once applicant has committed to service.

Timing of service installation is dependent upon our construction schedule, permitting, application for service and crew availability.

Please have the owner reach out to Maine Natural Gas to complete the required paperwork to initiate service installation.

Sincerely,

Jeremy Hawkins
Sales & Marketing Analyst
207-729-0420 Ext 126
JHawkins@mainenaturalgas.com

Lighting

Memo to:

Town of Brunswick, Planning Board 06/23/20

Re: Pleasant @ Union Street Condominium Development

As a part of the application it states and asks for the following:

Lighting plan showing details of all proposed lighting and the location of that Lighting in relation to the site

For this application we submit the following Fixtures and specifications:

1. *Kichler Mannington 10.75" 1 Light Wall Light #49384OZ to be used at each unit porch and additionally two (2) units one on each side of the garage door of the new 6-unit building and two (2) flanking each side of the double garage doors plus one at the man door at the existing home being renovated into a 2-unit condominium.*
2. *Kichler Mannington 3 Light Pendant #49387OZ, one in the entry canopy of the new 6-unit condominium and one in the original entry of the existing home being renovated into a 2-unit Condominium.*

We have attached two specification sheets, one for each type of fixture and concept exterior lighting plans showing proposed locations of these fixtures.

No additional landscape or walkway and/or parking lot lighting is proposed.

Submitted;

Steve Normand

Developer and Owner

Pleasant @ Union Street Condominium

MANNINGHAM COLLECTION

Manningham™ 10.75" 1 Light Wall Light Olde Bronze®

49384OZ (Olde Bronze)

Project Name:
Location:
Type:
Qty:
Comments:

Certifications/Qualifications

Location Rating	Wet
	www.kichler.com/warranty

Dimensions

Base Backplate	4.75 X 9.00
Extension	5.00"
Weight	2.60 LBS
Height from center of Wall opening (Spec Sheet)	6.00"
Height	10.75"
Width	5.00"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Wall Mount
Mounting Weight	2.30 LBS

Primary Lamping

Lamp Included	Not Included
Lamp Type	A19
Light Source	Incadescent
Max or Nominal Watt	75W
# of Bulbs/LED Modules	1
Socket Type	Medium
Socket Wire	150

Product/Ordering Information

SKU	49384OZ
Finish	Bronze
Style	Traditional
UPC	783927383059

Specifications

Diffuser Description	Clear Seeded
Material	ALUMINUM

Additional Finishes

Olde Bronze

Kichler
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference only.

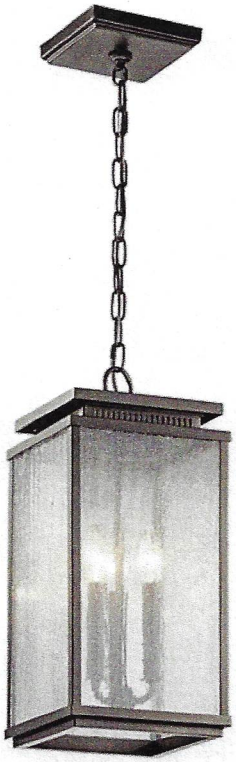
KICHLER.

MANNINGHAM COLLECTION

Manningham™ 3 Light Pendant Olde Bronze®

49387OZ (Olde Bronze)

Project Name: _____
Location: _____
Type: _____
Qty: _____
Comments: _____



Certifications/Qualifications

Location Rating	Damp
	www.kichler.com/warranty

Dimensions

Base Backplate	5.50 DIA
Chain/Stem Length	72"
Weight	9.00 LBS
Height	19.00"
Overall Height	93.00"
Width	8.50"

Mounting/Installation

Interior/Exterior	Exterior
Mounting Style	Chain Hung
Mounting Weight	7.50 LBS

Primary Lamping

Bulb Product ID	4064CLR
Lamp Included	Not Included
Lamp Type	B
Light Source	Incadescent
Max or Nominal Watt	60W
# of Bulbs/LED Modules	3
Socket Type	CAND
Socket Wire	105

Product/Ordering Information

SKU	49387OZ
Finish	Bronze
Style	Traditional
UPC	783927383080

Compatible Accessories

36" Outdoor Chain Olde Bronze®	4927OZ

Specifications

Diffuser Description	Clear Seeded
Material	ALUMINUM

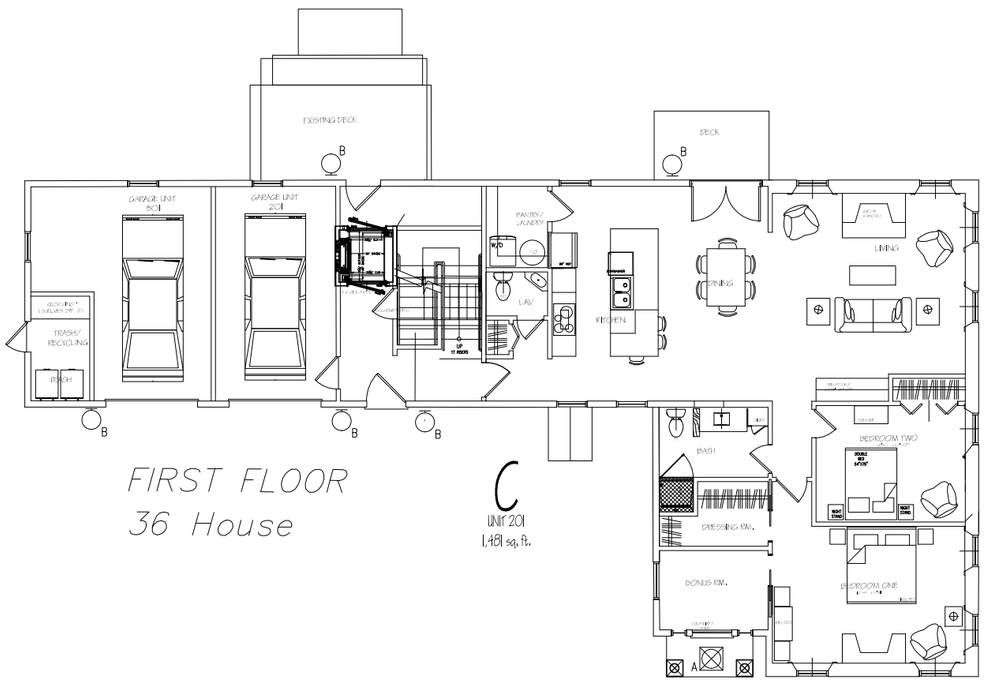
Additional Finishes

Olde Bronze

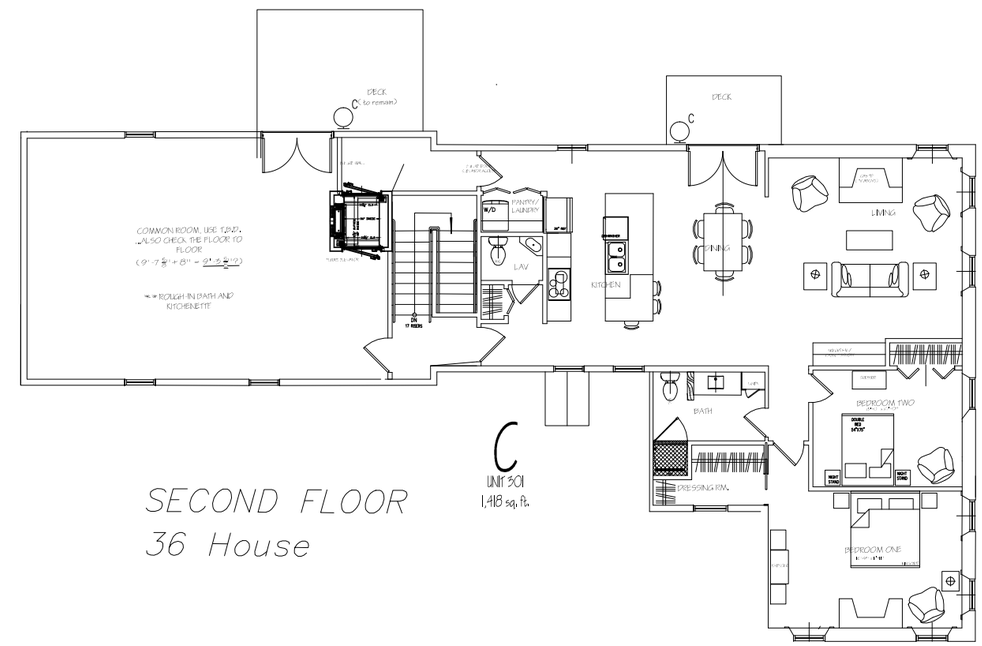
Kichler
7711 East Pleasant Valley Road Cleveland, Ohio 44131-8010
Toll free: 866.558.5706 or kichler.com

Notes:
1) Information provided is subject to change without notice. All values are design or typical values when measured under laboratory conditions.
2) Incandescent Equivalent: The incandescent equivalent as presented is an approximate number and is for reference

KICHLER.



FIRST FLOOR
36 House



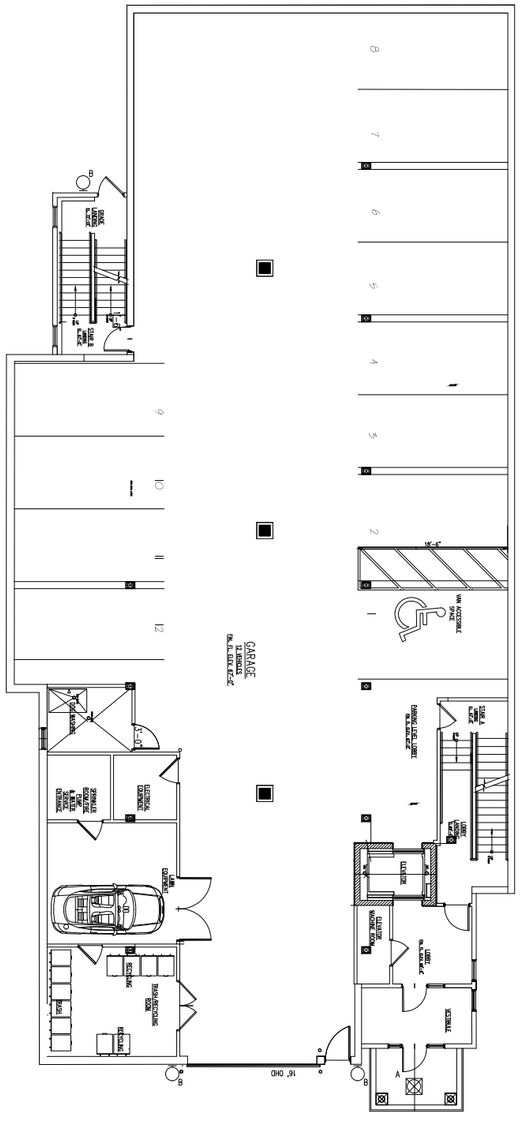
SECOND FLOOR
36 House

EXTERIOR LIGHTING LAYOUT

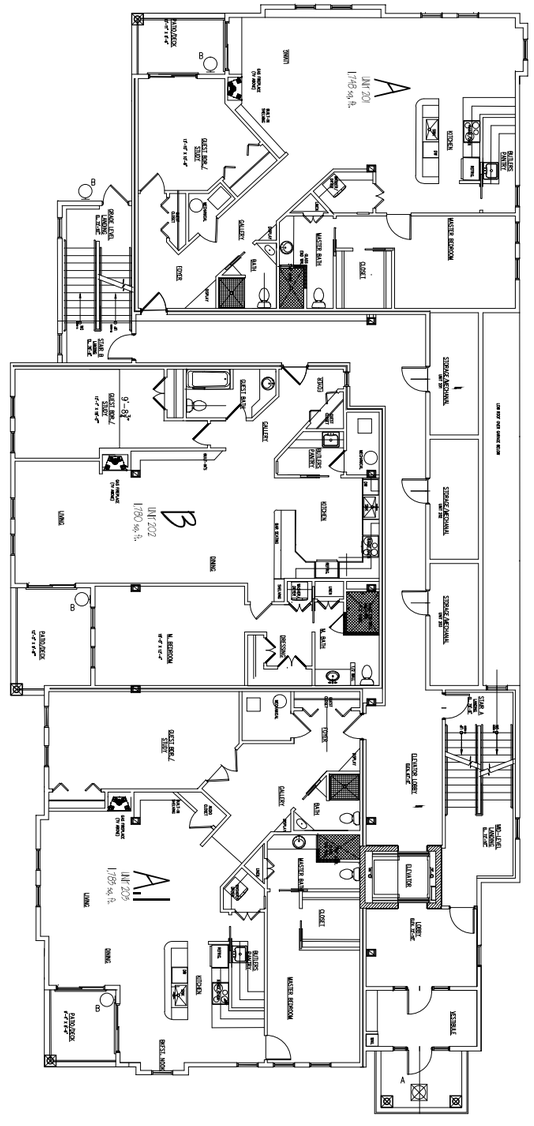
EXTERIOR FIXTURE LEGEND

A ⊠ Manningham 3 Light Pendant #493870Z

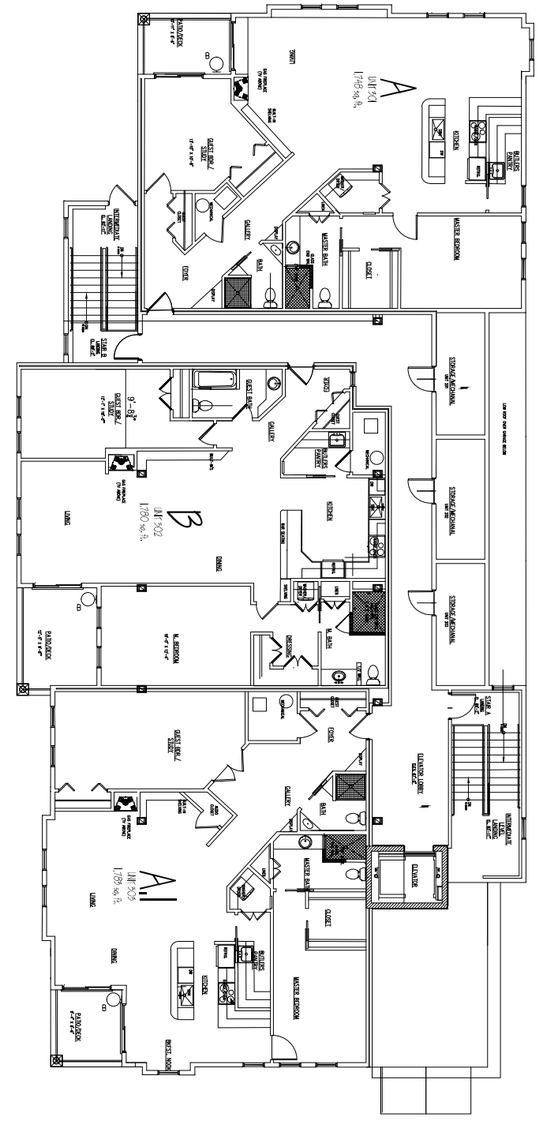
B ○ Manningham 10.75" 1 Light Wall Light #493840Z



FIRST FLOOR
6–Unit



SECOND FLOOR
6–Unit



THIRD FLOOR
6–Unit

EXTERIOR LIGHTING LAYOUT

EXTERIOR FIXTURE LEGEND

A ⊠ Manningham 3 Light Pendant #493870Z

B ○ Manningham 10.75" 1 Light Wall Light #493840Z

Permits

Please find the attached Village Review Board Certificate of Appropriateness, dated June 9, 2020 for both the New Construction and Alterations to an Existing Structure. No other permits are required as part of this project.

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET | TELEPHONE 207-725-6660

BRUNSWICK, MAINE 04011-1583 | FAX 207-725-6663

CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION

June 9, 2020

Steve and Mercie Normand
66 Back Shore Ln.
Orr's Island, ME 04066

Mr. and Mrs. Normand:

Your application (VRB 20-006) to construct a new three-story, six-unit condominium building, located on the same lot as the existing structure at 36 Pleasant Street (Map U14, Lot 20) and within the Growth Residential 6 (GR6) Zoning District and the Village Review Overlay (VRO) District was approved by the Village Review Board by a vote of 5-1 on June 2, 2020. The approved Findings of Fact are attached for your reference.

This Certificate of Appropriateness is issued as required for any alterations or new construction visible from a public right-of-way pursuant to Subsection 5.2.8.C.(2) of the Zoning Ordinance.

Please note that any changes to the approved design and materials shall require further review and approval in accordance with the Brunswick Zoning Ordinance, Subsection 5.2.8.

Please contact me with any questions or concerns.

Sincerely,

Matt Panfil

Matt Panfil, AICP CUD, LEED AP BD+C
Director of Planning and Development

Enclosures

cc: Carl Adams
Julie Erdman

sent via email to sn@stevenormand.com

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

APPROVED FINDINGS OF FACT
REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION AND ALTERATIONS TO AN EXISTING STRUCTURE VILLAGE REVIEW BOARD

PROJECT NAME: New Condominium Building

CASE NUMBER: VRB 20-006

LOCATION: 36 Pleasant Street (Map U14, Lot 20)

APPLICANT & OWNER: Steve and Mercie Normand
66 Back Shore Lane
Orr's Island, ME 04066

REVIEW DATE: June 2, 2020

PROJECT SUMMARY

This project first appeared before the Village Review Board (VRB) on April 29, 2020. At that meeting the VRB reviewed and voted on two (2) different elements of the application. A request for a Certificate of Appropriateness for Alterations to an Existing Structure to allow the applicants to renovate the existing structure located at 36 Pleasant Street (Map U14, Lot 20) and within the Growth Residential 6 (GR6) and Village Review Overlay (VRO) Zoning Districts was approved unanimously by the VRB. A second request for a Certificate of Appropriateness for New Construction to allow the applicants to construct a new six-unit condominium building, located on the same parcel as the existing building, failed to receive the necessary four (4) affirmative votes for approval (3-3-0 tie).

At their regularly scheduled meeting on May 19, 2020, the VRB unanimously approved a motion to rescind the previous motion and to table the item until June 2, 2020 to allow the applicants time to revise their plans based on comments from the public and the Town of Brunswick Planning Board, Staff Review Committee (SRC), and VRB.

Included in the applicants' revised materials is a list of design changes that have been made to the original plans that were reviewed by the VRB at their April 29, 2020 meeting. The changes include:

- Building height reduced by three feet and eight inches (3' – 8").
- Relocating the pedestrian entrance from the southeast corner to the northeast corner.
- Removal of the circular driveway.
- Raised grading around the building for less visible exterior walls at the ground floor level.
- Reduction and reorganization of window openings on the north side of the structure facing the nearest adjacent neighbors.
- Relocated trash collection area from outside of the proposed structure into a separate area within the ground floor of the building.

Design elements that remain the same as in the original plans include:

- Twelve (12) enclosed parking spaces will be provided on the first floor of the structure.
- Roof-mounted solar panels.
- Decorative stone-clad foundation.
- Metal standing seam roof to match the existing structure on the lot.
- Balconies to match the proposed balconies for the existing structure on the lot.
- Built-up Azak brand trim to match the profile of the trim on the existing structure on the lot.
- Aluminum windows to match the new windows proposed for the existing structure on the lot, with a six-over-six muntin configuration.
- Corner boards to match the existing structure on the lot.

The following approved Findings of Fact for a Certificate of Appropriateness for New Construction and Additions and Alterations to an Existing Structure is based upon review standards as stated in Subsection 5.2.8.C of the Town of Brunswick Zoning Ordinance.

REVIEW STANDARDS, SECTION 5.2.8.C, TOWN OF BRUNSWICK ZONING ORDINANCE

(1) General Standard

a./b. **All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the *U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings* and the *Village Review Zone Design Guidelines*.**

Based on the information available, the proposal meets the standards for the GR6 Zoning District as established in *Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts*. As indicated in the supporting documents, the Department of Planning and Development will conduct an in-depth review during the development review process should the project proceed to the Planning Board for Final Plan Major Development Review.

(2) New Construction and Additions and Alterations to Existing Structures

a. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:

i. **Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.**

Not applicable.

ii. **Alterations shall remain visually compatible with the existing streetscape.**

Not applicable.

iii. **Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.**

Not applicable.

iv. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.

Massing, as defined in the Village Review Overlay Design Guidelines that were forwarded for Town Council approval is, "the organization of a building's overall volume. Often referred to as 'bulk.'" Standards associated with the massing of a building include height, building footprint, and impervious surface coverage. The applicant has incorporated multiple architectural design techniques such as varied rooflines and materials as well as horizontal and vertical articulation

Scale, as defined in the Village Review Overlay District Design Guidelines is, "a qualitative measure of the relative height and massing of buildings and spaces. A building might disruptively dominate other to the detriment of its context, and its proportions might be such as to render it 'out of scale' and uncomfortable to the human eye." Although the proposed condominium building is of a larger scale, it does not appear disproportionate to its surroundings as seen from the public right-of-way. One manner if which this is achieved is the use of an approximately 80-foot front setback instead of the minimum 15 feet established within Table 4.2.3 of the Zoning Ordinance.

The proposed materials for the new condominium building shall be the same as those used for the renovations of the existing building. Per subsection i. above, these materials are commonly found within the surrounding area.

v. When constructing additions, the applicant shall maintain the structural integrity of existing structures.

Not applicable.

b. In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multi-family and other non-residential structures, the Village Review Board shall make findings that the following additional standards have been satisfied.

i. Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.

Twelve (12) off-street parking spaces will be provided within the structure on the first level.

ii. Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.

The site plan depicts a sidewalk along the driveway from the entrance to the existing sidewalk along Union Street.

iii. **All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.**

All trash and recycling will be stored internally in a separate dedicated room on the ground level. The proposed elevations indicate that the only visible mechanical equipment will be roof-mounted solar panels on the south-facing roof.

iv. **Roof-top mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.**

See Item iii above.

v. **The use of cinder block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.**

The applicant is not proposing any use of cinder block, concrete, or concrete block on either the existing structure or new condominium building.

vi. **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.**

The Design Guideline revisions forwarded by the VRB to the Town Council specifically allow Hardie-brand fiber cement siding and Azak trim, as is proposed for both the existing structure and new condominium building, as an acceptable substitute material.

vii. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.**

Not applicable.

viii. **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.**

Not applicable.

ix. **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.**

Not applicable.

x. **All new buildings and additions on Maine Street shall be built to the front property line. This may be waived if at least 60 percent of the building's front**

facade is on the property line, and the area in front of the setback is developed as a pedestrian space.

Not applicable.

xi. **If adding more than 50 percent new floor area to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.**

Not applicable.

xii. **The first-floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher percentage of solid wall, between 15 percent and 40 percent glass.**

Not applicable.

c. **Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources.**

Not applicable.

(3) Signs

Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.

Not applicable.

(4) Demolition and Relocation

a. **Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or noncontributing accessory buildings and structures located on the same property, shall be prohibited unless the application satisfies at least one of the following criteria.**

i. **The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.**

Not applicable.

ii. **The condition of the structure is such that it cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure. An opinion shall be provided from an architect, licensed engineer, developer,**

real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same.

Not applicable.

b. Demo, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition.

Not applicable.

APPROVED MOTIONS
36 PLEASANT STREET
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION
VILLAGE REVIEW BOARD
REVIEW DATE: JUNE 2, 2020

Motion 1: That the Certificate of Appropriateness application is deemed complete.

Motion 2: That the Board approves the **Certificate of Appropriateness for New Construction** in order to a construct a new three-story, six-unit condominium building on the same lot and to the north of the existing structure located at 36 Pleasant Street, as outlined in the application and as satisfied by Subsection 5.2.8.C with the following condition(s):

1. That the Board's review and approval does hereby refer to these findings of fact, the plans and materials submitted by the applicant and the written and oral comments of the applicant, his representatives, reviewing officials, and members of the public as reflected in the public record. Any changes to the approved plan not called for in these conditions of approval or otherwise approved by the Director of Planning and Development as a minor modification, shall require further review and approval in accordance with the Brunswick Zoning Ordinance.
2.

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET | TELEPHONE 207-725-6660

BRUNSWICK, MAINE 04011-1583 | FAX 207-725-6663

CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE

June 9, 2020

Steve and Mercie Normand
66 Back Shore Ln.
Orr's Island, ME 04066

Mr. and Mrs. Normand:

Your application (VRB 20-006) to renovate the existing structure located at 36 Pleasant Street (Map U14, Lot 20) and within the Growth Residential 6 (GR6) Zoning District and the Village Review Overlay (VRO) District was approved by the Village Review Board by a vote of 6-0 on April 29, 2020. The approved Findings of Fact are attached for your reference.

This Certificate of Appropriateness is issued as required for any alterations or new construction visible from a public right-of-way pursuant to Subsection 5.2.8.C.(2) of the Zoning Ordinance.

Please note that any changes to the approved design and materials shall require further review and approval in accordance with the Brunswick Zoning Ordinance, Subsection 5.2.8.

Please contact me with any questions or concerns.

Sincerely,

Matt Panfil

Matt Panfil, AICP CUD, LEED AP BD+C
Director of Planning and Development

Enclosures

cc: Carl Adams
Julie Erdman

sent via email to sn@stevenormand.com

Town of Brunswick, Maine

DEPARTMENT OF PLANNING AND DEVELOPMENT

APPROVED FINDINGS OF FACT
REQUEST FOR CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD

PROJECT NAME: Renovation of an Existing Structure

CASE NUMBER: VRB 20-006

LOCATION: 36 Pleasant Street (Map U14, Lot 20)

APPLICANT & OWNER: Steve and Mercie Normand
66 Back Shore Lane
Orr's Island, ME 04066

REVIEW DATE: April 29, 2020

PROJECT SUMMARY

The applicants' request for a Certificate of Appropriateness can be broken down into two (2) distinct projects:

1. Renovation of the Existing Structure.

   The applicants are proposing to completely renovate the existing structure, built circa 1774. Proposed improvements include:

   - Restoration of the existing front door sidelites, arched transom window, and trim
   - Restoration of the existing front porch columns (to be replaced with columns of the same size and profile if necessary)
   - Restoration of arched window and trim on the western side of the structure
   - New Hardie brand cementitious fiber clapboard-style siding
   - New windows throughout the structure (same for same pre-finished aluminum with a six-over-six muntin configuration)
   - New corner boards
   - New garage doors
   - Two (2) new balconies, with wood patio doors, on the rear (north) side of the structure with columns and roof to match the existing front porch
   - Repair and repointing of existing chimneys
   - Repair of the of the existing metal standing seam roof on the western section of the building
   - Replacement of the existing metal standing seam roof on the eastern section of the building.

2. Construction of a New Condominium Building.

* *Due to requested revisions from the public and members of the VRB, a Certificate of Appropriateness for New Construction was approved for the new condominium building on June 2, 2020. The certificate and Approved Findings of Fact are available in the VRB records maintained by the Department of Planning and Development.*

The applicants are proposing a new three-story (34' 1½") tall, six-unit, condominium building on the same lot and to the north of the existing structure. The building materials and design are proposed to be complementary to the existing structure and surrounding area. Design elements of the proposed structure include:

- Twelve (12) enclosed parking spaces will be provided on the first floor of the structure.
- Roof-mounted solar panels
- Decorative stone-clad foundation
- Metal standing seam roof to match the existing structure on the lot
- Balconies to match the proposed balconies for the existing structure on the lot (see above)
- Built-up Azak brand trim to match the profile of the trim on the existing structure on the lot
- Aluminum windows to match the new windows proposed for the existing structure on the lot, with a six-over-six muntin configuration.
- Corner boards to match the existing structure on the lot

The proposed development is in the Growth Residential 6 (GR6) Zoning District and the Village Review Overlay (VRO) Zone. Built circa 1774, the existing structure is listed as a contributing resource in the 2013 Classification Project.

The following approved Findings of Fact for a Certificate of Appropriateness for Additions and Alterations to an Existing Structure is based upon review standards as stated in Subsection 5.2.8.C of the Town of Brunswick Zoning Ordinance.

REVIEW STANDARDS, SECTION 5.2.8.C, TOWN OF BRUNSWICK ZONING ORDINANCE

(1) General Standard

a./b. **All Certificates of Appropriateness for new construction, additions, alterations, relocations or demolition shall be in accordance with applicable requirements of this Ordinance. In meeting the standards of this Ordinance the applicant may obtain additional guidance from the *U.S. Secretary of Interior's Standards for Rehabilitating Historic Buildings* and the *Village Review Zone Design Guidelines*.**

Based on the information available, the proposal meets the standards for the GR6 Zoning District as established in *Table 4.2.3: Dimensional and Density Standards for Growth Area Zoning Districts*. As indicated in the supporting documents, the Department of Planning and Development will conduct an in-depth review during the development review process should the project proceed to the Planning Board.

(2) New Construction and Additions and Alterations to Existing Structures

a. In approving applications for a Certificate of Appropriateness for new construction, additions or alterations to contributing resources, the reviewing entity shall make findings that the following standards have been satisfied:

i. Any additions or alterations shall be designed in a manner to minimize the overall effect on the historic integrity of the contributing resource.

In an effort to maintain the historic integrity of the structure the applicant is proposing to rebuild and repoint existing chimneys, restore the existing porch columns (will replicate if necessary), restore existing fascia and trim work (will replicate if necessary), and restore the arched window and trim on the west façade. New Hardie-brand cementitious fiber siding, listed as an acceptable substitute material within the Village Review Overlay Design Guidelines that were forwarded for Town Council approval, will replace the existing wood siding. The portion of the structure that requires a new roof will use a standing seam metal matching the existing roof. The new windows are a same-for-same replacement in their material and fenestration.

ii. Alterations shall remain visually compatible with the existing streetscape.

As discussed in subsection i. above, the applicant is proposing to either restore existing materials or replace with acceptable substitute materials. The overall impact on the existing streetscape from the proposed renovations will be minimal. The applicant is proposing to use aluminum windows, but these types of windows are common along the existing streetscape.

iii. Concealing of distinctive historic or architectural character-defining features is prohibited. If needed, the applicant may replace any significant features with in-kind replacement and/or accurate reproductions.

The proposed renovations to the existing structure will not conceal any distinctive historic or architectural character-defining features.

iv. New construction or additions shall be visually compatible with existing mass, scale and materials of the surrounding contributing resources.

Not applicable.

v. When constructing additions, the applicant shall maintain the structural integrity of existing structures.

Not applicable.

b. In approving applications for a Certificate of Appropriateness for new construction of, or additions to commercial, multi-family and other non-residential structures, the Village Review Board shall make findings that the following additional standards have been satisfied.

i. Where practicable, new off-street parking shall be located to the rear of the principal building and shall be accessed from a secondary street. In cases where off-street parking currently exists in a front or side yard, the parking area shall be screened from the public right-of-way with landscaping or fencing.

The applicant does not propose any changes to the existing parking configuration.

ii. Site plans shall identify pedestrian ways and connections from parking areas to public rights-of-way.

The site plan indicates that existing pedestrian connections from the attached garage and driveway will be maintained.

iii. **All dumpsters and mechanical equipment shall be located no less than 25 feet away from a public right-of-way, unless required by a public utility, and shall be screened from public view.**

The applicant does not propose any changes regarding dumpsters and mechanical equipment for the existing structure.

iv. **Roof-top mounted heating, ventilation, air conditioning and energy producing equipment shall be screened from the view of any public right-of-way or incorporated into the structural design to the extent that either method does not impede functionality. Parapets, projecting cornices, awnings or decorative roof hangs are encouraged. Flat roofs without cornices are prohibited.**

See Item iii above.

v. **The use of cinder block, concrete and concrete block is prohibited on any portion of a structure that is visible from the building's exterior, with the exception of use in the building's foundation.**

The applicant is not proposing any use of cinder block, concrete, or concrete block on the existing structure.

vi. **The use of vinyl, aluminum or other non-wood siding is permitted as illustrated in the Village Review Board Design Guidelines. Asphalt and asbestos siding are prohibited.**

The Design Guideline revisions forward by the VRB to the Town Council specifically allow Hardie-brand fiber cement siding and Azak trim, as is proposed for the existing structure, as an acceptable substitute material.

vii. **Buildings with advertising icon images built into their design ("trademark buildings") are prohibited.**

Not applicable.

viii. **No building on Maine Street shall have a horizontal expanse of more than 40 feet without a pedestrian entry.**

Not applicable.

ix. **No building on Maine Street shall have more than 15 feet horizontally of windowless wall.**

Not applicable.

x. **All new buildings and additions on Maine Street shall be built to the front**

property line. This may be waived if at least 60 percent of the building's front facade is on the property line, and the area in front of the setback is developed as a pedestrian space.

Not applicable.

xi. If adding more than 50 percent new floor area to a structure located on Maine Street, the addition shall be at least two (2) stories high and/or not less than 20 feet tall at the front property line.

Not applicable.

xii. The first-floor facade of any portion of a building that is visible from Maine Street shall include a minimum of 50 percent glass. Upper floors shall have a higher percentage of solid wall, between 15 percent and 40 percent glass.

Not applicable.

c. Proposed additions or alterations to noncontributing resources shall be designed to enhance or improve the structure's compatibility with nearby contributing resources as compared to the existing noncontributing resources.

Not applicable.

(3) Signs

Signs shall comply with the requirements of Section 4.13 (Signs) with consideration given to the Village Review Zone Design Guidelines.

Not applicable.

(4) Demolition and Relocation

a. Demolition or partial demolition or relocation of a contributing or, if visible from a public right-of-way, a noncontributing resource, excluding incidental or noncontributing accessory buildings and structures located on the same property, shall be prohibited unless the application satisfies at least one of the following criteria.

i. The structure poses an imminent threat to public health or safety. An application must be accompanied by a report from a qualified structural engineer for review by the Codes Enforcement Officer and photographs depicting the current condition of the building.

Not applicable.

ii. The condition of the structure is such that it cannot be adapted for any other permitted use, whether by the current owner or by a purchaser, resulting in a reasonable economic return, regardless of whether that return represents the most profitable return possible, provided that the applicant can document he/she has not contributed significantly to the deterioration of the structure.

An opinion shall be provided from an architect, licensed engineer, developer, real estate consultant or appraiser or from a professional experienced in historic rehabilitation, as to the economic feasibility for restoration, renovation, or rehabilitation of the contributing resource versus demolition or relocation of same.

Not applicable.

b. Demo, partial demolition or relocation of a noncontributing resource visible from a public right-of-way, shall be approved by the Village Review Board if it is determined that the proposed replacement structure or reuse of the property is deemed more appropriate and compatible with the surrounding contributing resources than the resource proposed for demolition.

Not applicable.

APPROVED MOTIONS
36 PLEASANT STREET
REQUEST FOR A CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE
VILLAGE REVIEW BOARD
REVIEW DATE: APRIL 29, 2020

Motion 1: That the Certificate of Appropriateness application is deemed complete.

Motion 2: That the Board approves the **Certificate of Appropriateness for Alterations to an Existing Structure** in order to perform a series of renovations as outlined in the Project Introduction above to the existing structure located at 36 Pleasant Street, as outlined in the application and as satisfied by Subsection 5.2.8.C with the following condition(s):

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

Abutters List

100 foot Abutters List Report

Brunswick, ME
June 05, 2020

Subject Property:

Parcel Number:	U14-20	Mailing Address:	EIGHT GREEN STREET LLC
CAMA Number:	U14-20		66 BACK SHORE LN
Property Address:	36 PLEASANT ST		ORRS ISLAND, ME 04066

Abutters:

Parcel Number:	U13-105	Mailing Address:	ST PAULS EPISCOPAL CHURCH
CAMA Number:	U13-105		27 PLEASANT STREET
Property Address:	27 PLEASANT ST		BRUNSWICK, ME 04011
Parcel Number:	U13-48	Mailing Address:	FOMBY, BRIAN & NATALIE JT
CAMA Number:	U13-48		910 S MICHIGAN AVE APT 1908
Property Address:	45 UNION ST		CHICAGO, IL 60605
Parcel Number:	U13-49	Mailing Address:	OSGOOD, CYNTHIA L
CAMA Number:	U13-49		47 UNION ST
Property Address:	47 UNION ST		BRUNSWICK, ME 04011
Parcel Number:	U13-50	Mailing Address:	PIPER, LINDA J TRUSTEE LINDA JOYCE
CAMA Number:	U13-50		PIPER LIVING TRUST
Property Address:	32 PLEASANT ST		68 WARD CIR
			BRUNSWICK, ME 04011
Parcel Number:	U14-18	Mailing Address:	42 PLEASANT ST LLC
CAMA Number:	U14-18		46 SURPRENANT CIR
Property Address:	42 PLEASANT ST		BRUNSWICK, ME 04011
Parcel Number:	U14-19	Mailing Address:	PELLETIER, JEANNINE C TRUSTEE OF
CAMA Number:	U14-19		THE PELLETIER FAMILY LIVING TR
Property Address:	40 PLEASANT ST		40 PLEASANT ST
			BRUNSWICK, ME 04011
Parcel Number:	U14-1A	Mailing Address:	BENHAM, PAUL L & FEISS, GRETCHEN
CAMA Number:	U14-1A		M JT
Property Address:	46 UNION ST		46 UNION ST
			BRUNSWICK, ME 04011
Parcel Number:	U14-1B	Mailing Address:	VELIGOR, SUSAN J VELIGOR, VINCENT
CAMA Number:	U14-1B		D (JT)
Property Address:	5 DUNNING ST		1 PONCE ST
			PORTLAND, ME 04011
Parcel Number:	U14-1C	Mailing Address:	JELLIS, ROBIN E & WINSOR D & BLAKE,
CAMA Number:	U14-1C		PAMELA B JT
Property Address:	3 DUNNING ST		3 DUNNING ST
			BRUNSWICK, ME 04011
Parcel Number:	U14-2	Mailing Address:	CARTON, E ANNE
CAMA Number:	U14-2		44 UNION ST
Property Address:	44 UNION ST		BRUNSWICK, ME 04011

100 foot Abutters List Report

Brunswick, ME
June 05, 2020

Parcel Number:	U14-3	Mailing Address:	POOLE, ROBERT R 76 GURNET LANDING RD HARPSWELL, ME 04079
CAMA Number:	U14-3		
Property Address:	3 1/2 DUNNING ST		
Parcel Number:	U14-4	Mailing Address:	POOLE, ROBERT R 76 GURNET LANDING RD HARPSWELL, ME 04079
CAMA Number:	U14-4		
Property Address:	7 DUNNING ST		
Parcel Number:	U14-5	Mailing Address:	DUNNING ST INVESTMENT PROPERTIES LLC 76 GURNET LANDING RD HARPSWELL, ME 04079
CAMA Number:	U14-5		
Property Address:	9 DUNNING ST		
Parcel Number:	U16-47	Mailing Address:	ROMAN CATHOLIC BISHOP OF PORTLAND ME TR C/O ALL SAINTS PARISH BOOKKEEPING OFFICE 144 LINCOLN ST BATH, ME 04530
CAMA Number:	U16-47		
Property Address:	35 PLEASANT ST		

36 PLEASANT STREET REDEVELOPMENT

36 PLEASANT STREET
BRUNSWICK, MAINE

LEGEND

EXISTING

REFER TO THE EXISTING CONDITIONS PLAN FOR ADDITIONAL INFORMATION

PROPOSED

UNDERDRAIN
GREEN SPACE
UTILITY PAVEMENT CUTS
STRIPING
SEDIMENTATION BARRIER
EDGE PAVEMENT
CURB
SIGN
LAMP OR LIGHT POLE
UTILITY POLE
GUY WIRE
WATER VALVE
WATER SHUT OFF
FIRE HYDRANT
SEWER MANHOLE
CATCH BASIN
GAS GATE VALVE
UNDERGROUND ELECTRIC LINE
UNDERGROUND WATER LINE
MINOR CONTOURS (1 FT)
MAJOR CONTOURS (5 FT)
GAS LINE
STORM DRAIN LINE
SEWER LINE
BUILDING
OVERHEAD UTILITY
PROPERTY LINE
SETBACKS
ABUTTER PROPERTY LINE
RIGHT-OF-WAY LINE
IRON PIPE/ROD FOUND
IRON ROD W/CAP TO BE SET
OVERHANG
WIRE FENCE
STOCKADE FENCE
POST
DECIDUOUS TREE
CONIFEROUS TREE
TREELINE
FLOOR DRAIN
CRUSHED STONE

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1-888-344-7233

UTILITY CONTACTS

SEWER:

BRUNSWICK SEWER DISTRICT (BSD)
10 PINE TREE ROAD
BRUNSWICK, MAINE 04011
CONTACT: THOMAS MASON
(207) 729-0148

WATER:

BRUNSWICK & TOPSHAM WATER DISTRICT
266 RIVER ROAD
TOPSHAM, MAINE 04086
CONTACT: T.C. SCHOFIELD, PE
(207) 729-9956

ELECTRIC:

CENTRAL MAINE POWER COMPANY (CMP)
162 CANCO ROAD
PORTLAND, MAINE 04103
CONTACT: PAUL DUPERRE
(207) 750-4000

NATURAL GAS:

MAINE NATURAL GAS
9 INDUSTRIAL PARKWAY
BRUNSWICK, ME 04011
CONTACT: JEREMY HAWKINS
(207) 729-0420

TELEPHONE:

CONSOLIDATED COMMUNICATIONS
667 HIGH STREET
BATH, MAINE 04530
CONTACT: PATRICK MORRISON
(207) 666-6077

CABLE:

COMCAST
336 BATH ROAD
BRUNSWICK, MAINE, 04011
CONTACT: KENDALL BLODGETT
(800) 266-2278

PROJECT TEAM

DEVELOPER:

EIGHT GREEN STREET, LLC
66 BACK SHORE LANE
ORR'S ISLAND, ME 04066
CONTACT: STEVE NORMAND, AIA
(207) 751-6394

CIVIL ENGINEER:

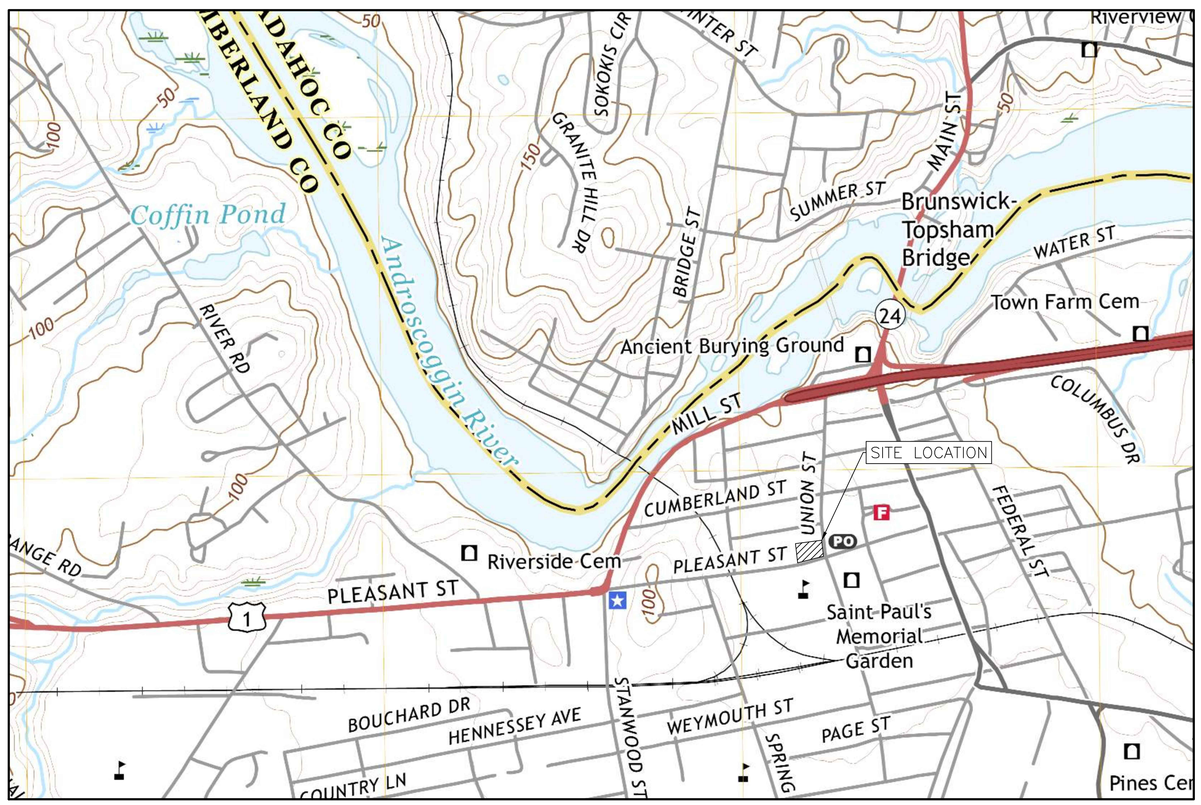
ACORN ENGINEERING, INC.
65 HANOVER STREET
PORTLAND, MAINE 04101
CONTACT: WILL SAVAGE, PE
(207) 775-2655

ARCHITECT:

NORMAND ASSOCIATES ARCHITECTS
41 MAIN STREET
TOPSHAM, ME 04086
CONTACT: STEVE NORMAND, AIA
(207) 751-6394

SURVEYOR:

NORTHERN SURVEY ENGINEERING, LLC
22 PARKERS WAY
BRUNSWICK, ME 04011
CONTACT: SEAN PIERCE P.L.S.
(207) 440-3487



VICINITY MAP
NTS

ABBREVIATIONS

PARTIAL LIST OF ABBREVIATIONS AND THEIR CORRESPONDING MEANING. PLEASE CONTACT THE ENGINEER FOR ANY CLARIFICATION

APPROX.	APPROXIMATE
BC	BOTTOM OF CURB
BMP	BEST MANAGEMENT PRACTICE
BOT.	BOTTOM
CB	CATCH BASIN
CF	CUBIC FOOT
CIP	CAST IN PLACE
CL	CENTERLINE
CM	CONSTRUCTION MANAGER
CMP	CENTRAL MAINE POWER
CONC.	CONCRETE
CPP	CORRUGATED PLASTIC PIPE
CY	CUBIC YARD
DIP	DUCTILE IRON PIPE
DIA.	DIAMETER
DIM.	DIMENSION
EA.	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIV.	EQUIVALENT
EST.	ESTIMATE
EX.	EXISTING
FFE	FINISH FLOOR ELEVATION
FT.	FEET
GAL.	GALVANIZED
ID	INNER DIAMETER
IN.	INCH
INV.	INVERT
L	LENGTH
MAX.	MAXIMUM
MDOT	MAINE DEPARTMENT OF TRANSPORTATION
M.E.P	MECHANICAL, ELECTRICAL, PLUMBING DESIGNER
MFG.	MANUFACTURED
MH	MANHOLE
MIN.	MINIMUM
O.C.	ON CENTER
OD	OUTSIDE DIAMETER
OHE/T/C	OVERHEAD ELECTRIC/TELEPHONE/CABLE
PC	PRECAST
PE	PROFESSIONAL ENGINEER
PL	PROPERTY LINE
PLS	PROFESSIONAL LAND SURVEYOR
PP	POLYETHYLENE PIPE
PROP.	PROPOSED
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYL CHLORIDE
PWD	PORTLAND WATER DISTRICT
R	RADIUS
RD	ROOF DRAIN
RET.	RETAINING
ROW	RIGHT OF WAY
S	SLOPE
SD	STORM DRAIN
SDR	STANDARD DIMENSION RATIO
SF	SQUARE FEET
SMH	SEWER MANHOLE
SPEC.	SPECIFICATION
TC	TOP OF CURB
TW	TOP OF WALL
TYP.	TYPICAL
UD	UNDERDRAIN
UGE	UNDERGROUND ELECTRIC
VIF	VERIFY IN FIELD

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
SKETCH REVIEW	PFH	4/17/2020
FINAL REVIEW	PFH	6/23/2020

DRAWING NAME: COVER SHEET & LEGEND

PROJECT NAME/ADDRESS: 36 PLEASANT STREET REDEVELOPMENT
36 PLEASANT STREET BRUNSWICK, ME 04011

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY MODIFICATIONS, WHETHER OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND BECOME THE PROPERTY OF ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3477, PORTLAND, MAINE 04101
(207) 775-2655

FILE:	1135_CIVIL
JN:	1135
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM H. SAVAGE
No. 11416
6-4-2020
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.
C-01

GENERAL NOTES:

1. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE ANY POTENTIAL CONFLICTS WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.

2. THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF ALL EROSION CONTROL MEASURES SHOWN ON THE PLAN. IF DEEMED NECESSARY BY THE OWNER OR OWNER'S REPRESENTATIVE (IF APPLICABLE), ADDITIONAL EROSION CONTROL MEASURES SHALL BE INSTALLED AT NO ADDITIONAL COST TO THE OWNER.

3. THE CONTRACTOR SHALL PREPARE THEIR OWN MATERIAL SCHEDULE BASED ON THE PLANS AND FIELD VERIFICATION BY THE CONTRACTOR. ALL MATERIAL SCHEDULES SHOWN WITHIN THE PLAN SET ARE FOR GENERAL INFORMATION ONLY.

4. ALL CONSTRUCTION METHODS, TESTING AND MATERIALS SHALL CONFORM TO THE MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, THE TOWN OF BRUNSWICK AND SERVICING UTILITY REQUIREMENTS, IF ANY. IN CASES WHERE THESE CONFLICT THE MOST STRINGENT SPECIFICATION SHALL APPLY AT NO ADDITIONAL COST TO THE OWNER.

5. THE SITE CONTRACTOR SHALL MAINTAIN A SET OF PAPER AND CAD DRAWINGS WHICH SHALL RECORD THE ACTUAL LOCATION, DIMENSIONS, ELEVATIONS, MATERIALS OF THEIR WORK, INDICATING THEREON ALL VARIATIONS FROM THE CONTRACT DRAWINGS. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH ONE COMPLETE SET OF REPRODUCIBLE RECORD DRAWINGS, IN .DWG FORMAT AND PAPER, STAMPED ''AS–BUILT''. IF AUTOCAD CAPABILITY IS NOT AVAILABLE, EXCLUDE FROM BID IN WRITING.

6. THE CONTRACTOR WILL REMAIN SOLELY AND COMPLETELY RESPONSIBLE FOR ENFORCEMENT OF AND COMPLIANCE WITH 1) ALL CONTRACT PLANS AND SPECIFICATIONS, 2) APPLICABLE INTERNATIONAL BUILDING CODE REQUIREMENTS, AND 3) ALL SITE WORKING CONDITIONS AND SAFETY REQUIREMENTS, DAY AND NIGHT, FOR BOTH PERSONS AND PROPERTY, IN EACH CASE BOTH BY THE CONTRACTOR AND ITS SUBCONTRACTORS. THESE INCLUDE ALL OSHA, NIOSH, U.S. EPA AND ANY OTHER APPLICABLE GOVERNMENTAL REGULATIONS.

7. EXISTING CONDITIONS, BOUNDARY SURVEY, AND TOPOGRAPHY FROM THE PLAN TITLED BOUNDARY & EXISTING CONDITIONS SURVEY BY NORTHERN SURVEY ENGINEERING FOR NORMAND ASSOC. ARCHITECTS, DATED 9/16/19.

8. SOIL DATA HAVE BEEN OBTAINED BY A WEB SOIL SURVEY (WSS) AND SHALL BE INCLUDED IN THE CONTRACT DOCUMENTS.

9. THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ACCESS TO THE SITE AT ALL TIMES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TEMPORARY MARKINGS, SIGNAGE AND INCIDENTALS TO MAINTAIN A SAFE VEHICLE AND PEDESTRIAN ACCESS THOUGH THE LIFE OF THE PROJECT. THE CONTRACTOR SHALL NOTIFY THE BRUNSWICK PUBLIC SAFETY DIVISION ROUTINELY REGARDING TEMPORARY IMPACTS OR CHANGES TO SITE ACCESS CONDITIONS.

10. CONTRACTOR TO DETERMINE SOIL CLASSIFICATION INDEPENDENTLY FOR TRENCH, SHORING, AND OTHER SIMILAR CONSTRUCTION MEANS AND METHODS APPLICATIONS.

11. NO HOLES, TRENCHES, OR STRUCTURES SHALL BE LEFT OPEN OR UNATTENDED OVERNIGHT IN ANY AREA ACCESSIBLE TO THE PUBLIC OR WITHIN THE PUBLIC RIGHT–OF–WAY.

12. THE CONTRACTOR SHALL CONDUCT A PRE–CONSTRUCTION SURVEY OF INTERIOR SUBGRADE AND ABOVE GRADE ACCESSIBLE WALLS, CEILINGS, FLOORS, ROOF AND VISIBLE EXTERIOR AS VIEWED FROM THE GRADE LEVEL. THIS SHALL BE COMPLETED AT A MINIMUM FOR STRUCTURES DIRECTLY ACROSS THE SITE ALONG PLEASANT STREET AND UNION STREET. A COPY OF THE SURVEY SHOULD BE PROVIDED TO THE OWNER. DOCUMENT WITH PICTURES AT A MINIMUM.

13. THE CONTRACTOR SHALL PROVIDE A GPS MODEL OF THE PROPERTY TO PROVIDE TO ACORN ENGINEERING.

14. THE CONTRACTOR SHALL SURVEY ROCK SURFACE PRIOR TO EXCAVATION AND DEVELOP VOLUME CALCULATIONS TO SHARE WITH THE ENGINEER, ACORN ENGINEERING INC. (ACORN), IF ANY.

15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PRESERVATION OF ALL TREES AND SHRUBS ON THE PROJECT WHICH ARE NOT TO BE REMOVED.

16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING ANY TRENCH PAVEMENT THAT HAS EXPERIENCED EXCESSIVE SETTLEMENT, CRACKING, OR OPENING OF JOINTS. REPAIRS MAY INCLUDE OVERLAY. REMOVAL OF WORK MAY BE NECESSARY AFTER THE FINAL ACCEPTANCE OF WORK OR PRIOR TO THE END OF THE WARRANTY PERIOD. THIS WORK SHALL BE DONE AT THE CONTRACTOR'S EXPENSE.

CIVIL SITE NOTES:

1. THE CONTRACTOR SHALL SUBMIT IN WRITING ANY REQUESTS TO ACORN TO MODIFY THE CONTRACT DOCUMENTS.

2. ALL SHOP, ERECTION, AND CONSTRUCTION DRAWINGS SHALL BE CHECKED AND STAMPED BY THE CONTRACTOR PRIOR TO SUBMISSION FOR ACORN'S REVIEW. ANY UNCHECKED OR NON–STAMPED SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.

3. CONTRACTOR SHALL THOROUGHLY INSPECT AND SURVEY EXISTING STRUCTURES AND SITE TO VERIFY CONDITIONS THAT AFFECT THE WORK SHOWN ON THE DRAWINGS. CONTRACTOR TO NOTIFY ACORN OF ANY DISCREPANCIES PRIOR TO PROCEEDING.

4. DETAILS SHOWN APPLY TO ALL SIMILAR CONDITIONS UNLESS OTHERWISE INDICATED.

5. ALTHOUGH ALL DUE DILIGENCE HAS BEEN APPLIED TO MAKE THE DRAWINGS AS COMPLETE AS POSSIBLE, NOT ALL DETAILS ARE ILLUSTRATED, NOR IS EVERY EXCEPTION CONDITION ADDRESSED WITHIN THE CONTRACT DOCUMENTS.

6. ALL PROPRIETARY CONNECTIONS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

7. THE CONTRACTOR IS RESPONSIBLE FOR THE COORDINATION OF ALL WORK, INCLUDING DIMENSION AND LAYOUT VERIFICATION, MATERIALS COORDINATION, SHOP DRAWING REVIEW, AND THE WORK OF ANY SUBCONTRACTORS.

8. UNLESS OTHERWISE SPECIFICALLY INDICATED, THE DRAWINGS DO NOT DESCRIBE OR DIRECT MEANS OR METHODS OF CONSTRUCTION.

9. THE CONTRACTOR, IN THE PROPER SEQUENCE, SHALL PERFORM OR SUPERVISE ALL WORK NECESSARY TO ACHIEVE THE FINAL COMPLETED STRUCTURE, AND TO PROTECT THE STRUCTURE, WORKMEN, AND OTHERS DURING THE CONSTRUCTION. SUCH WORK SHALL INCLUDE, BUT NOT BE LIMITED TO, BRACING, SHORING FOR CONSTRUCTION EQUIPMENT, SHORING FOR EXCAVATION, FORMWORK, SCAFFOLDING, SAFETY DEVICES AND PROGRAMS OF ALL KINDS, SUPPORT AND BRACING FOR CRANES AND OTHER ERECTION EQUIPMENT.

10. DO NOT BACKFILL AGAINST RETAINING WALLS UNTIL SUPPORTING SLABS AND FLOOR FRAMING ARE IN PLACE AND SECURELY ANCHORED, UNLESS ADEQUATE BRACING IS PROVIDED. PRIOR TO BACKFILL,, PROVIDE CURING OF CONCRETE FOR 28 DAYS OR AS DIRECTED BY MATERIALS TESTING ENGINEER.

11. TEMPORARY BRACING SHALL REMAIN IN PLACE UNTIL ALL FLOORS, WALLS, ROOFS AND OTHER SUPPORTING ELEMENTS ARE IN PLACE, IF APPLICABLE.

12. ALL PAVEMENT JOINTS SHALL BE SAWCUT AND APPLIED WITH TACK COAT PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

13. ACORN BEARS NO RESPONSIBILITY FOR THE ABOVE ITEMS, AND SITE OBSERVATION VISITS DO NOT IN ANY WAY INCLUDE INSPECTION OF THEM.

14. EXCAVATIONS ACCOMPLISHED AS PART OF THIS PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH SUBPART P OF 29 CRF PART 1926.650–.652 (CONSTRUCTION STANDARD FOR EXCAVATIONS).

15. ALL TRENCH PAVEMENT REPAIR SHALL BE COMPLETED WITH THE USE OF A STREET PAVER WITH A SCREED WIDTH CAPABLE OF SPANNING THE FULL WIDTH OF THE TRENCH UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER IN WRITING.

SPECIAL INSPECTION NOTES

1. ALL SITE SOILS–RELATED WORK AND FOOTING EXCAVATIONS PRIOR TO PLACING FORMS SHALL BE REVIEWED BY THE PROJECT ENGINEER.

2. ALL SITE DRAINAGE–RELATED WORK SHALL BE REVIEWED BY ACORN ENGINEERING.

3. NORMAL REVIEWS BY LOCAL BUILDING DEPARTMENT. NOTIFY 48 HOURS PRIOR TO REQUIRED REVIEW.

4. REQUIRED SPECIAL INSPECTIONS PER I.B.C. SECTION 1705.6 BY AN APPROVED SPECIAL INSPECTOR RETAINED BY OWNER. CONTRACTOR TO COORDINATE SPECIAL INSPECTIONS.

5. SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL DEMONSTRATE COMPETENCE, TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR INSPECTION OF THE PARTICULAR TYPE OF CONSTRUCTION OR OPERATION REQUIRING SPECIAL INSPECTION.

5.1. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR SHALL BE TO OBSERVE AND/OR TEST THE WORK ASSIGNED AND OUTLINE ABOVE FOR CONFORMANCE WITH THE CONTRACT DOCUMENTS, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION.

5.2. THE SPECIAL INSPECTOR SHALL FURNISH REGULAR REPORTS TO THE BUILDING OFFICIAL, THE ARCHITECT AND ENGINEER OF RECORD, AND OTHER DESIGNATED PERSONS. PROGRESS REPORTS FOR CONTINUOUS INSPECTION SHALL BE FURNISHED WEEKLY. INDIVIDUAL REPORTS OF PERIODIC INSPECTIONS SHALL BE FURNISHED WITHIN ONE WEEK OF INSPECTION DATES. THE REPORTS SHALL NOTE UNCORRECTED DEFICIENCIES, AND NET CHANGES TO THE APPROVED CONSTRUCTION DOCUMENTS AUTHORIZED BY THE ENGINEER OF RECORD.

5.3. THE SPECIAL INSPECTOR SHALL SUBMIT A FINAL SIGNED REPORT WITHIN TEN DAYS OF THE FINAL INSPECTION STATING WHETHER THE WORK REQUIRING A SPECIAL INSPECTION WAS, TO THE BEST OF THE INSPECTOR'S KNOWLEDGE AND BELIEF, IN CONFORMANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE INTERNATIONAL BUILDING CODE. WORK NOT IN COMPLIANCE SHALL BE NOTED IN THE REPORT.

5.4. SPECIAL INSPECTOR SHALL BE EMPLOYED BY CLIENT AND COORDINATED BY THE CONTRACTOR.

LAYOUT NOTES:

1. MONUMENTS DELINEATING PROPERTY LINES OR RIGHT OF WAYS SHALL NOT BE DISTURBED DURING CONSTRUCTION OPERATIONS. IN THE CASE A MONUMENT IS DISTURBED, AT THE CONTRACTOR'S EXPENSE, THE MONUMENT SHALL BE RESET TO ITS ORIGINAL LOCATION AND ELEVATION BY A REGISTERED LAND SURVEYOR.

2. ALL DIMENSIONS ON THE FOLLOWING SHEETS TAKE PRECEDENT OVER SCALED DIMENSIONS. EACH DRAWING WITH A BAR SCALE MEANS THAT THE DRAWING/DETAIL HAS BEEN SCALED AS ACCURATELY AS POSSIBLE, AND THE BAR SCALE IS FOR GENERAL REFERENCE ONLY. IF NO BAR SCALE IS PRESENT, THEN THERE IS NO SCALE TO THAT DRAWING/DETAIL. AT NO TIME SHOULD DRAWINGS BE SCALED FROM. ANY DISCREPANCIES BETWEEN DRAWINGS, DETAILS, SPECIFICATIONS AND THE FIELD CONDITION SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.

3. SIGNAGE, STRIPING, AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

4. ALL TRAFFIC CONTROL SIGNS INDICATED ON THE SITE LAYOUT PLAN ARE TO MEET ALL REQUIREMENTS & CONDITIONS OF THE TOWN OF BRUNSWICK, MAINE DEPARTMENT OF TRANSPORTATION AND THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

5. THE CONTRACTOR SHALL OBTAIN THE SERVICES OF A LICENSED PROFESSIONAL LAND SURVEYOR TO PROVIDE A MINIMUM OF TWO TEMPORARY BENCHMARKS WITHIN THE SITE AND TO LOCATE PROPOSED STRUCTURE CORNERS.

6. CONTRACTOR TO ENSURE THAT ACCESS, INCLUDING BUT NOT LIMITED TO WALKWAYS, DRIVEWAYS, AND MAILBOXES ADJACENT TO THE PROJECT REMAIN FUNCTIONAL AND AVAILABLE FOR USE AT ALL TIMES.

PERMITTING NOTES

1. THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS OF A FINAL PLAN APPLICATION SUBMITTAL – FROM THE TOWN OF BRUNSWICK.

2. THE CONTRACTOR SHALL REVIEW THE ABOVE REFERENCED PERMITS PRIOR TO SUBMITTING A BID FOR THIS PROJECT, AND INCLUDE COSTS AS NECESSARY TO COMPLY WITH THE CONDITIONS OF THESE PERMITS.

3. ALL WORK WITHIN THE PUBLIC RIGHT–OF–WAY REQUIRES A STREET OPENING PERMIT FROM THE TOWN OF BRUNSWICK. ADDITIONALLY, COORDINATE WITH THE DEPARTMENT OF PUBLIC WORKS.

GRADING AND DRAINAGE NOTES:

1. TOPSOIL STRIPPED FROM THE SITE THAT IS SUITABLE FOR REUSE AS LOAM (MEETS THE REQUIREMENTS WITHIN SECTION 615 OF THE MDOT STANDARD SPECIFICATIONS, MOST RECENT VERSION AND IS FREE OF TRACEABLE AMOUNTS OF CONTAMINANTS) SHALL BE STOCKPILED WITHIN THE PROPOSED LIMIT OF WORK AREA. THE CONTRACTOR SHALL NOT ASSUME THAT ANY STRIPPED TOPSOIL WILL BE ACCEPTABLE FOR REUSE WITH THEIR ESTIMATE.

2. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY; NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING. DEWATERING SHALL INCLUDE TREATMENT OF SILT THROUGH THE USE OF A DIRTBAG BY ACF ENVIRONMENTAL OR APPROVED EQUIVALENT. FLOWS FROM DEWATERING ACTIVITIES SHALL NOT BE DISCHARGED INTO SANITARY SEWERS.

3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ANY EASEMENT OR TEMPORARY CONSTRUCTION RIGHTS AS NECESSARY BY PRIVATE ADJACENT LAND OWNERS. THE CONTRACTOR SHALL NOT DISTURB ANY SOIL BEYOND THE PROPERTY LINE WITHOUT NOTIFYING AND OBTAINING SUCH EASEMENT OR TEMPORARY CONSTRUCTION RIGHT FROM THE ADJACENT LAND OWNERS. PRIOR TO THE CONTRACTOR PRICING THE WORK, THEY SHALL PROVIDE ACORN WITH PROOF OF SUCH EASEMENT OR TEMPORARY RIGHTS. SHOULD EASEMENTS OR TEMPORARY RIGHTS NOT BE AVAILABLE, THE CONTRACTOR SHALL INCLUDE COST FOR BRACING AND SHORING AS NECESSARY.

4. THE CONTRACTOR SHALL PROVIDE A FINISH PAVEMENT SURFACE FREE OF LOW SPOTS AND PONDING AREAS. THE MINIMUM SLOPE SHALL MEET OR EXCEED 0.5% IN ALL CASES. ALL SLOPES SHALL BE AWAY FROM BUILDINGS AND TOP OF PAVEMENT SHALL BE AT OR BELOW EXISTING FINISH FLOOR ELEVATIONS.

5. NO ADDITIONAL PAYMENT FOR UNSUITABLE MATERIALS.

6. ALL STORM DRAIN PIPE SHALL BE SMOOTH BORE INTERIOR PROVIDING A MANNINGS ROUGHNESS COEFFICIENT OF N=0.012 OR LESS.

7. ADJUST ALL MANHOLES, CATCH BASINS, CURB BOXES, ETC. WITHIN LIMITS OF WORK TO FINISH GRADE.

8. NATIVE SOILS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO LIMIT THE DISTURBANCE TO SUBGRADE SOILS. SHOULD THE SUBGRADE BECOME YIELDING OR DIFFICULT TO WORK, CONTACT ACORN. THE DISTURBED AREAS SHALL BE EXCAVATED AND BACKFILLED WITH COMPACTED SELECT FILL OR CRUSHED STONE AT NO ADDITIONAL EXPENSE TO THE OWNER.

9. ALL SUBGRADE PREPARATION IS SUBJECT TO THE RECOMMENDATIONS OF THE PROJECT ENGINEER, IF APPLICABLE.

EROSION CONTROL NOTES:

1. DISTURBED AREAS ARE DEFINED AS THOSE SURFACES WHERE EXISTING VEGETATION OR STRUCTURES HAVE BEEN REMOVED, EXPOSING NATIVE SOIL TO THE ELEMENTS.

2. ALL ROUTINE WORK ACTIVITIES SHALL BE CONDUCTED IN SUCH A WAY TO LIMIT THE AMOUNT OF DISTURBED AREA AT ONE TIME TO THE EXTENT PRACTICABLE.

3. PRIOR TO THE START OF ANY CLEARING/LAND DISTURBING ACTIVITIES, THE CONTRACTOR SHALL INSTALL APPLICABLE EROSION CONTROL DEVICES SUCH AS PERIMETER SILT FENCE, AND OTHER APPLICABLE MEASURES. IN THE EVENT THE CONTRACTOR IS NOT SURE A EROSION CONTROL MEASURE SHOULD BE IMPLEMENTED, THE CONTRACTOR SHALL CONTACT THE ENGINEER OF RECORD TO CONFIRM IMPLEMENTATION OF ANY EROSION CONTROL DEVICES.

4. ALL GROUND AREAS GRADED FOR CONSTRUCTION SHALL BE GRADED, LOAMED, SEEDED AND MULCH SHALL BE APPLIED AS SOON AS POSSIBLE WITHIN 7 DAYS FOLLOWING THE COMPLETION OF ANY SOIL DISTURBANCE, AND PRIOR TO ANY STORM EVENT.

5. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL SHALL BE INSTALLED TO THE SATISFACTION OF THE TOWN. THE CONTRACTOR SHALL REFERENCE THE APPROVED EROSION AND SEDIMENTATION CONTROL BMPs FOR TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES IN ADDITION TO THE PLAN SET. THE CONTRACTOR SHALL ALSO REFER TO THE CURRENT MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

6. PRIOR TO PAVING, THE CONTRACTOR SHALL REMOVE ALL SEDIMENT FROM STORM DRAINS, CATCH BASINS, AND APPURTENANCES.

7. REFER TO THE EROSION CONTROL DETAILS & NOTES FOR ADDITIONAL INFORMATION.

UTILITY NOTES:

1. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED UPON RECORDS OF VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT TO DETERMINE THE EXACT LOCATION AND ELEVATION OF UTILITIES TO COORDINATE WITH THE PROPOSED CONNECTIONS OR CROSSING. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO ACORN FOR FURTHER DIRECTIONS BEFORE ANY ADDITIONAL WORK PROCEEDS.

2. CONTRACTOR TO BYPASS EXISTING SEWER FLOW CONTROL AT CONNECTION TO EXISTING SYSTEM AT NO ADDITIONAL COST.

3. CONTRACTOR SHALL, AT NO ADDITIONAL COST TO THE OWNER, CONDUCT EXPLORATORY EXCAVATIONS AT LOCATIONS WHERE PROPOSED EXCAVATION WILL INTERSECT WITH EXISTING UTILITIES, PRIOR TO THE ORDERING OF STRUCTURES.

4. CONTRACTOR TO PROVIDE 5' OF COVER FROM TOP OF PIPE TO FINISH GRADE FOR WATER MAINS AND SERVICES.

5. THRUST BLOCKS SHALL BE USED FOR THRUST RESTRAIN ON WATER MAINS. DETAIL AND LIMITS FOR THRUST BLOCKS ARE SHOWN WITHIN THE PLAN SET.

6. WATER INFRASTRUCTURE SHALL BE TESTED IN ACCORDANCE WITH THE BRUNSWICK & TOPSHAM WATER DISTRICT SPECIFICATIONS MOST RECENT REVISION.

7. ALL REQUIRED FITTINGS FOR THE WATER MAIN ARE NOT SHOWN ON DRAWINGS. CONTRACTOR SHALL FURNISH AND INSTALL ALL NECESSARY FITTINGS REQUIRED TO CONSTRUCT THE WATER MAIN IN ACCORDANCE WITH TOWN OF BRUNSWICK, STATE OF MAINE, AND AMERICAN WATER WORKS ASSOCIATION STANDARDS AND REGULATIONS.

8. CONTRACTOR SHALL COORDINATE WORK REGARDING ANY WATER MAIN CONNECTION AND WATER MAIN SHUTDOWN WITH THE BRUNSWICK & TOPSHAM WATER DISTRICT AT LEAST SEVEN (7) DAYS PRIOR TO CONSTRUCTION.

9. ALL WATER PIPE INSTALLATION SHALL CONFORM WITH THE BRUNSWICK & TOPSHAM WATER DISTRICT SPECIFICATIONS AND PROCEDURES, MOST RECENT EDITION.

10. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

11. SEWER, GAS, TELEPHONE, ELECTRICITY, CABLE, WATER AND ANY OTHER UTILITY CONNECTIONS SHALL BE REVIEWED BY PLUMBING, ELECTRICAL, AND MECHANICAL DESIGNER FOR CONSISTENCY WITH THEIR PLANS PRIOR TO CONSTRUCTION.

12. COORDINATE EXIT POINT FOR SECONDARY UTILITY SERVICES WITH THE ARCHITECT/ELECTRICAL ENGINEER. SECONDARY LINE LOCATIONS NOT PROVIDED BY ACORN WITHIN THE UTILITY PLAN.

13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL THE NECESSARY PERMITS FOR THE INSTALLATION OF THE UTILITIES AND STORMDRAINS WITHIN THE PUBLIC RIGHT OF WAY. THE CONTRACTOR SHALL SUBMIT A MAINTENANCE OF TRAFFIC PLAN TO THE TOWN IN ACCORDANCE WITH THE TOWN OF BRUNSWICK TOWN ORDINANCE PRIOR TO ANY WORK.

14. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL BOXES, FITTINGS, CONNECTORS, COVER PLATES AND OTHER MISCELLANEOUS ITEMS NOT NECESSARILY DETAILED ON THE DRAWINGS TO RENDER INSTALLATION OF UTILITIES COMPLETE AND OPERATIONAL AT NO EXTRA EXPENSE TO THE OWNER.

15. ALL PIPE LINES SHALL SLOPE UNIFORMLY BETWEEN ELEVATIONS INDICATED ON THE DRAWINGS. NO CRESTS OR SAGS IN THE PIPING WILL BE PERMITTED. ALL HORIZONTAL AND VERTICAL BENDS IN PRESSURIZED PIPE LINES SHALL BE SUITABLY RESTRAINED WITH THRUST BLOCKS OR RETAINER GLANDS. RETAINER GLANDS ALLOWED FOR DUCTILE IRON PIPE ONLY. PROVIDE ALL BENDS, HORIZONTAL AND VERTICAL, AS REQUIRED TO MEET THE GRADES AND ALIGNMENTS INDICATED ON THE DRAWINGS.

16. ALL WASTEWATER PIPING, EXCLUDING BUILDING DRAINS, AND ALL PRESSURIZED PIPING, TO INCLUDE WATER MAINS, INSTALLED BENEATH STRUCTURES SHALL BE ENCASED IN CONCRETE.

17. WHERE NEW PIPING IS TO BE CONNECTED TO EXISTING PIPING, THE CONTRACTOR SHALL FURNISH AND INSTALL ALL ADAPTERS, FITTINGS AND ADDITIONAL PIPE AS REQUIRED TO ENSURE A COMPLETE AND PROPERLY FUNCTIONING CONNECTION. CONTRACTOR TO VERIFY LOCATION, ELEVATION, ORIENTATION AND MATERIAL OF CONSTRUCTION. ADAPTERS AND FITTINGS ARE INCIDENTAL TO THE PIPE INSTALLATION.

18. WHENEVER POSSIBLE, WATER LINES SHOULD BE INSTALLED OVER WASTEWATER LINES. A MINIMUM SEPARATION OF 18 INCHES BETWEEN THE BOTTOM OF THE WATER LINE AND THE TOP OF THE WASTEWATER LINE SHALL BE MAINTAINED WHERE POSSIBLE. WHERE A WATER LINE CROSSES UNDER THE WASTEWATER LINE, A FULL LENGTH OF WASTEWATER PIPE SHALL BE CENTERED ABOVE THE WATER LINE SO THAT BOTH JOINTS WILL BE AS FAR FROM THE WATER LINE AS POSSIBLE,

19. THE CONTRACTOR SHALL BE ANTICIPATE THAT THE NATIVE SILT AND CLAY SOILS WILL NOT BE SUITABLE FOR PIPE TRENCH BACKFILL IN PAVED AREAS.

20. GROUNDWATER SHALL BE CONTROLLED TO A LEVEL OF AT LEAST ONE FOOT BELOW SUBGRADE OF THE PIPE OR STRUCTURE. THE CONTRACTOR SHALL MAINTAIN THE LOWERED GROUNDWATER LEVEL UNTIL CONSTRUCTION HAS BEEN COMPLETED TO SUCH AN EXTENT THAT THE STRUCTURES OR PIPES WILL NOT BE FLOATED OR OTHERWISE DAMAGED.

21. EXCAVATION TO SUBRADE IN NATIVE SILT AND CLAY SHALL BE COMPLETED WITH A SMOOTH EDGE BUCKET TO MINIMIZE SUBGRADE DISTURBANCE.

22. ALL ADJUSTMENTS TO FINISHED GRADE ARE TO BE COMPLETED BY THE CONTRACTOR. THE CONTRACTOR SHALL CONFIRM STRUCTURES THAT REQUIRE ADJUSTMENT WITH THE ENGINEER OR OWNERS REPRESENTATIVE PRIOR TO ADJUSTING FRAMES.

DEMOLITION NOTES:

1. THE FOLLOWING ITEMS ARE TYPICAL OF MATERIAL WHICH MAY BE ON SITE:
   - ROCK AND CONCRETE FOUNDATIONS
   - CONCRETE SLABS
   - BITUMINOUS ASPHALT PAVEMENT
   - CONCRETE PADS AND BLOCKS
   - FENCE POST AND FENCING
   - UNDERGROUND UTILITY LINES
   - ABOVE AND OR BELOW FUEL OIL AND PROPANE GAS TANKS
   - STORM DRAIN PIPES AND APPURTENANCE STRUCTURES
   - OTHER TRASH & MISCELLANEOUS SOLID WASTES

2. THE CONTRACTOR IS ADVISED TO VISIT THE SITE TO CONFIRM DEMOLITION ITEMS SINCE THE LIST IS NOT INCLUSIVE OF THE SITE CONDITIONS WHICH MAY BE ENCOUNTERED

3. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTORS SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" DEMONSTRATING PROPER DISPOSAL OF ALL MATERIALS.

4. THE CLIENT HAS NOT REQUESTED NOR HAS ACORN COMPLETED A PHASE I – ENVIRONMENTAL SITE ASSESSMENT FOR THE PROPERTY.

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY	DATE
SKETCH REVIEW	PFH	4/17/2020
FINAL REVIEW	PFH	6/23/2020

DRAWING NAME: GENERAL NOTES

PROJECT NAME/ ADDRESS: 36 PLEASANT STREET REDEVELOPMENT
36 PLEASANT STREET BRUNSWICK, ME 04011

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY MODIFICATIONS, UNAUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 4322 PORTLAND, MAINE 04101
(207) 775–2655

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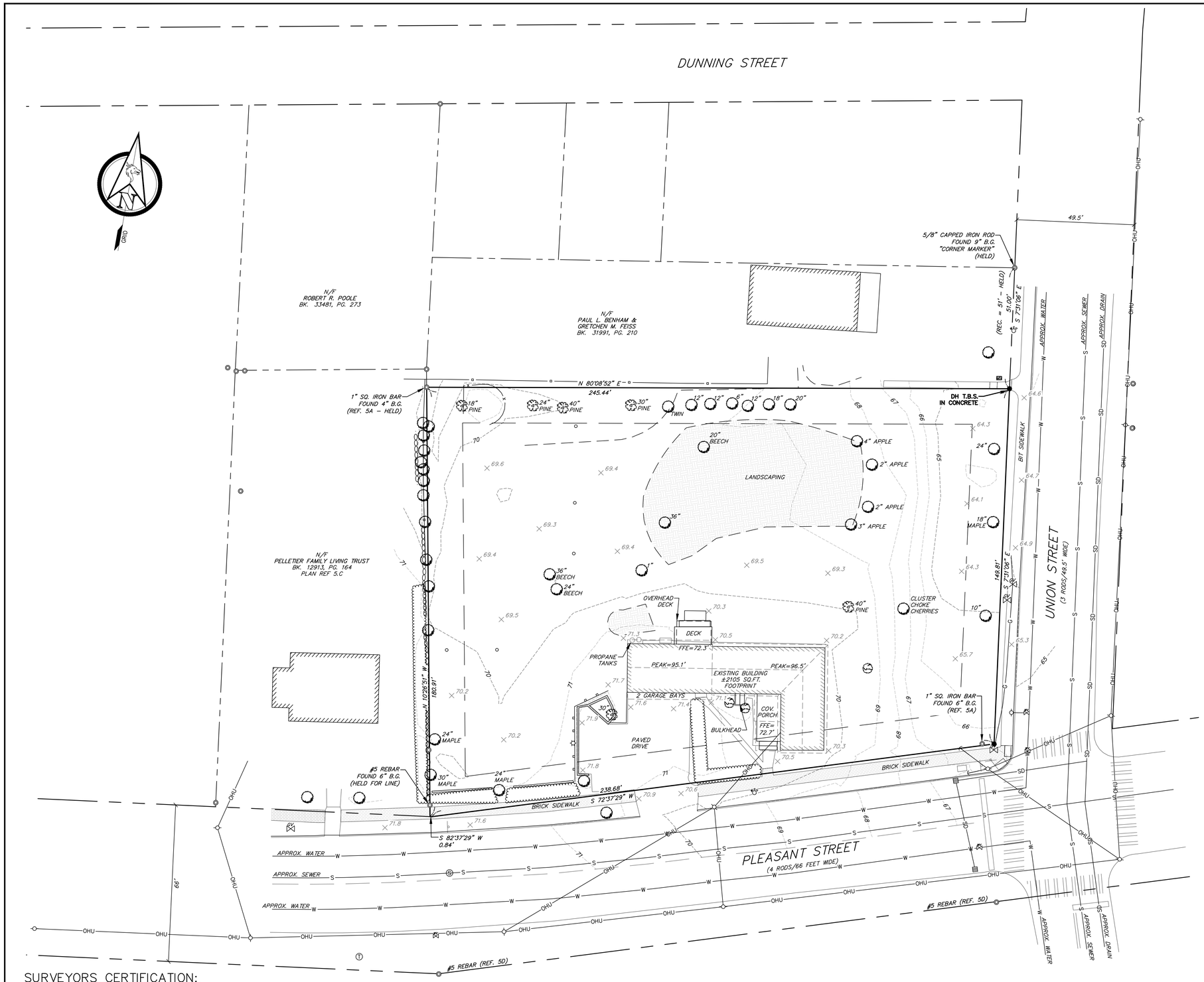
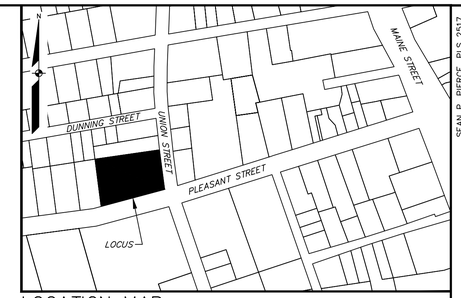
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE WILLIAM H. SAVAGE No. 11415 6-4-2020 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-02





LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS EIGHT GREEN STREET, LLC. BY DEED DATED AUGUST 5, 2019 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 35860, PAGE 172, AND IS SHOWN AS LOT 20 ON THE TOWN OF BRUNSWICK TAX MAP U14.
2. THE PROPERTY IS LOCATED IN THE GR6 DISTRICT.

   LAND USE REGULATIONS ARE AS FOLLOWS:

MINIMUM FRONT YARD:	15 FT.
MINIMUM SIDE YARD:	15 FT.
MINIMUM REAR YARD:	15 FT.
MAXIMUM BUILDING HEIGHT:	35 FT.

   * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
3. TOTAL AREA OF PARCEL IS APPROXIMATELY 0.916 ACRES.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND FIELD SURVEY COMPLETED BY NORTHERN SURVEY ENGINEERING, LLC IN JULY, 2019.
5. PLAN REFERENCES:
   A. "PLAN OF PROPERTY OF HORACE A. LOVELL" BY EDWARD F. POOLER, C.E. DATED MAY 1945 AND RECORDED IN PLAN BOOK 31, PAGE 36.
   B. "STANDARD BOUNDARY SURVEY...FOR ST. JOSEPH'S CONVENT AND HOSPITAL" BY OWEN HASKELL, INC. DATED JULY 1, 1993, UNRECORDED.
   C. "STANDARD BOUNDARY SURVEY FOR JEANNINE C. AND GERARD N. PELLETIER" BY DIRIGO LAND SERVICES, INC. DATED MAY 10, 1996 AND RECORDED IN PLAN BOOK 196, PAGE 364.
   D. "STANDARD BOUNDARY SURVEY FOR ROMAN CATHOLIC BISHOP OF PORTLAND" BY ROBERT M. SPIVEY, P.L.S. DATED JULY 1995 AND RECORDED IN PLAN BOOK 199, PAGE 342.
   E. "STANDARD BOUNDARY SURVEY...FOR TOWN OF BRUNSWICK" BY ROBERT M. SPIVEY, P.L.S. DATED MAY 1999 AND RECORDED IN PLAN BOOK 195, PAGE440.
7. PLEASANT STREET IS 4 RODS WIDE (66'). SEE BRUNSWICK TOWN RECORDS VOL. 11, PAGE 77.
8. UNION STREET IS 3 RODS WIDE (49.5'). SEE BRUNSWICK TOWN ROAD BOOK PAGE 137.
9. BEARINGS SHOWN HEREON ARE IN REFERENCE TO GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83. ELEVATIONS DEPICTED HEREON ARE IN REFERENCE TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED GPS OBSERVATIONS.
10. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL SURFACE EVIDENCE LOCATED IN THE FIELD AND AVAILABLE AT THE TIME OF THIS SURVEY, AND MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.

LEGEND

- PROPERTY LINE
- ABUTTER LINE
- RIGHT-OF-WAY LINE
- SETBACK
- IRON PIPE/ROD FOUND
- IRON ROD W/CAP TO BE SET
- BUILDING
- DECK/STEPS
- OVERHANG
- EDGE PAVEMENT/CONCRETE
- PAVEMENT PAINT
- CURB LINE
- TREELINE
- 120 118 CONTOURS
- ×120.00 SPOT GRADE
- X WIRE FENCE
- STOCKADE FENCE
- RETAINING WALL
- DECIDUOUS TREE
- CONIFEROUS TREE
- POST
- SIGN
- G GAS
- GAS GATE VALVE
- W WATER
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- S SANITARY SEWER
- SANITARY MANHOLE
- SD STORM DRAIN
- CATCH BASIN
- OHU OVERHEAD UTILITY
- UTILITY POLE
- GUY WIRE

SURVEYORS CERTIFICATION:

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

SEAN P. PIERCE, MAINE PLS 2517 — 09/16/19 DATE

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 INCH = 20 FT.

SEAN P. PIERCE, PLS 2517

STATE OF MAINE — SEAN P. PIERCE — 2517 — PROFESSIONAL LAND SURVEYOR

REV:	BY:	DATE:	STATUS:
			THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION ANY ALTERATIONS, APPROVALS OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK.

NORTHERN SURVEY ENGINEERING
22 PARKERS WAY, BRUNSWICK, MAINE 04011
www.northernsurveyengineering.com

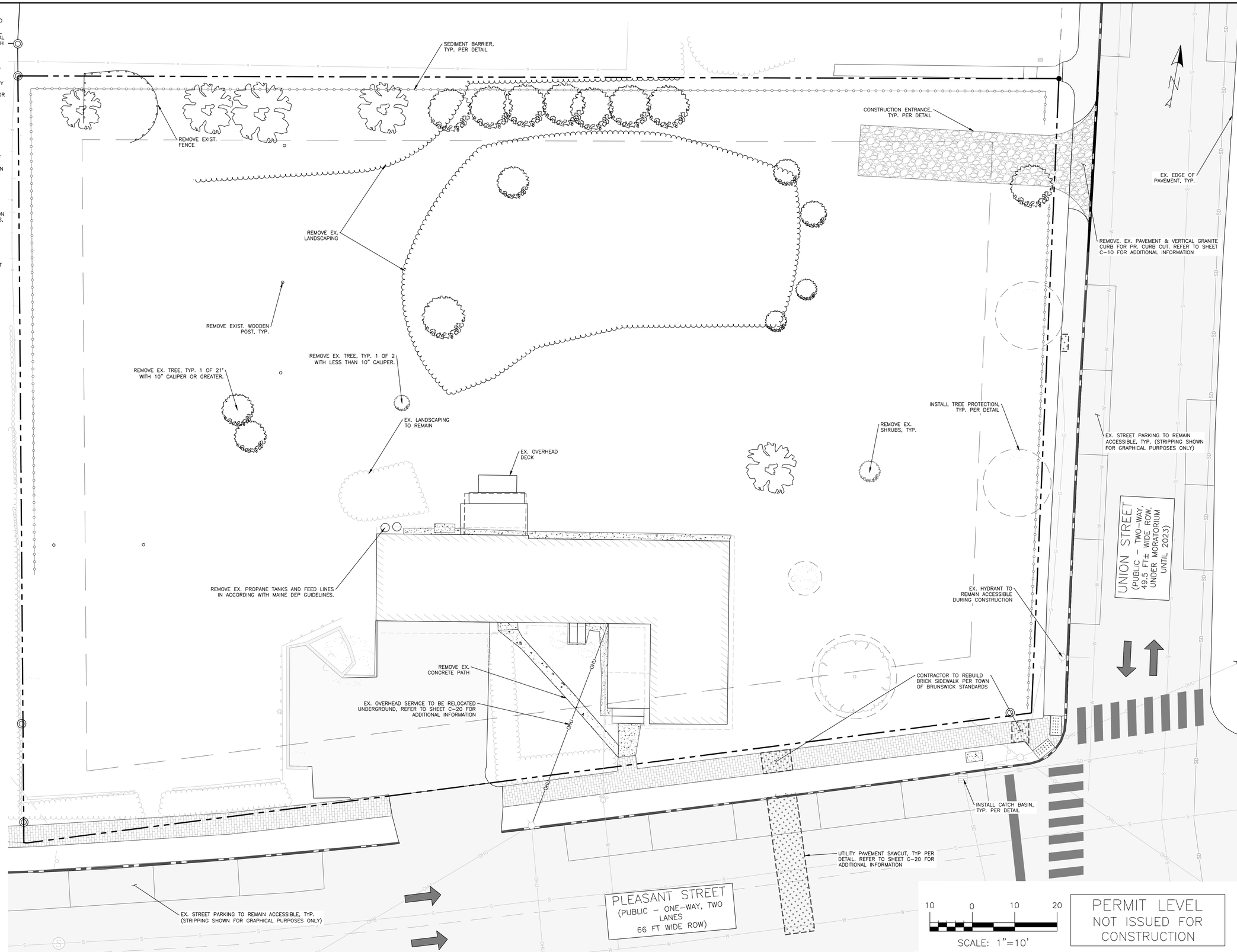
BOUNDARY & EXISTING CONDITIONS SURVEY
OF:
LAND OF EIGHT GREEN STREET, LLC.
36 PLEASANT STREET
BRUNSWICK, ME 04011
FOR:
NORMAND ASSOC. ARCHITECTS
41 MAIN STREET
TOPSHAM, ME 04086

DRAWN	CHECKED
DPO	SPP
PROJECT NO.	DATE
19120	09/16/19
SHEET SIZE	SCALE
24" X 36"	1" = 20'

SHEET 1 OF 1

GENERAL NOTES:

1. EXISTING ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
2. ALL DISPOSAL OF DEMOLITION DEBRIS OR WASTE SHALL BE IN ACCORDANCE WITH ALL LOCAL, STATE, & FEDERAL REGULATIONS. CONTRACTOR SHALL PROVIDE OWNER WITH APPROPRIATE "BILLS OF LADING" TO DEMONSTRATE PROPER DISPOSAL OF ALL MATERIALS.
3. SITE DEMOLITION SHALL NOT OCCUR UNTIL PROPER ABATEMENT PROCEDURES HAVE OCCURRED. ABATEMENT, IF NECESSARY, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
4. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANIES AND DIG SAFE AT LEAST 72 HOURS PRIOR TO EXCAVATION TO REQUEST EXACT FIELD LOCATION FOR UTILITIES. OTHERWISE IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF UNDERGROUND UTILITIES AND LOCATE POTENTIAL CONFLICT WITH THE APPROVED PLANS PRIOR TO CONSTRUCTION.
5. ALL CONSTRUCTION SIGNAGE IS TEMPORARY AND WILL BE REMOVED AT PROJECT COMPLETION. FINAL SIGNAGE WORDING AND PLACEMENT LOCATION TO BE ACCEPTED BY THE TOWN.
6. SEDIMENT BARRIERS TO BE PLACED DIRECTLY ON THE FRONT AND SIDE PROPERTY LINES, DOWN GRADIENT OF THE PROPOSED PROJECT WORK PER DETAIL; FENCES ARE OFFSET FROM THE PROPERTY LINES AS SHOWN ON THE PLAN FOR CLARITY PURPOSES AND DO NOT NECESSARILY DEPICT THE PHYSICAL LOCATION.
7. CONTRACTOR SHALL PLACE CATCH BASIN INLET PROTECTION ON CATCH BASINS AND FIELD INLETS DOWN-GRADIENT OF ALL NON-STABILIZED SURFACES, PER DETAIL.
8. DEMOLITION PLAN IS NOT INCLUSIVE OF ALL EXISTING ITEMS TO BE REMOVED AS PART OF SITE CONSTRUCTION INCLUDING BUT NOT LIMITED TO LANDSCAPING, UTILITIES, WORK WITHIN THE ROW, ETC. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH THE TOWN OF BRUNSWICK REGULATIONS.
9. CONTRACTOR TO BE RESPONSIBLE FOR PROVIDING OFF-SITE PARKING TO EMPLOYEES; ON-SITE PARKING WILL NOT BE PROVIDED OR GUARANTEED. CONTRACTOR TO BE RESPONSIBLE FOR OBTAINING THE APPROPRIATE PERMITS FROM THE CITY FOR CLOSING ANY ON-STREET PARKING SPACES DURING THE CONSTRUCTION PERIOD.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR SNOW REMOVAL ALONG CONSTRUCTION FENCE AND GATE.



ISSUED FOR	BY	DATE
FINAL REVIEW	PFH	6/23/2020

DRAWING NAME: CONSTRUCTION MANAGEMENT, DEMOLITION AND E&SC PLAN

PROJECT NAME/ ADDRESS: 36 PLEASANT STREET REDEVELOPMENT

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY MODIFICATION, WITHOUT PERMISSION OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 4322, PORTLAND, MAINE 04101
(207) 775-2655

FILE:	1135_CIVIL
JN:	1135
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE WILLIAM H. SAVAGE No. 11419 6-4-2020 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

C-03

GENERAL NOTES:

1. EXISTING CONDITIONS AND PROPERTY BOUNDARY INFORMATION BASED ON PLAN ENTITLED "BOUNDARY & EXISTING CONDITIONS SURVEY" PREPARED BY NORTHERN SURVEY ENGINEERING, DATED 9/16/19.
2. PROPOSED BUILDING INFORMATION BASED ON ARCHITECTURAL DESIGN AUTOCAD .DWG FILE, PROVIDED BY NORMAND ASSOCIATES ARCHITECTS ON 4/7/20.
3. BRICK SIDEWALK AND VERTICAL GRANITE CURB TO BE REPLACED SHALL BE REBUILT TO TOWN OF BRUNSWICK STANDARD.
4. PAVEMENT STRIPING AND MARKINGS SHALL COMPLY TO TOWN OF BRUNSWICK STANDARDS.
5. ASPHALT TO BE REMOVED SHALL BE STRIPPED AND PROPERLY DISPOSED OF OFFSITE.
6. CURB TO BE REMOVED, STOCKPILED AND RESET IN ACCORDANCE WITH DETAIL. BROKEN CURB SHALL BE PROPERLY DISPOSED OF AND SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE.
7. RAMPS TO CONFORM TO ADA GUIDELINES. SLOPE SHALL NOT EXCEED 1 INCH PER FOOT. CROSS SLOPE SHALL NOT BE STEEPER THAN 1:48.
8. SITE SIGNAGE TO COMPLY WITH MUTCD STANDARDS. CONTRACTOR TO COORDINATE AND INSTALL.
9. FOLLOWING COMPLETION OF CONSTRUCTION, THE OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND MANAGEMENT OF DRIVEWAYS, SITE LIGHTING, TRASH REMOVAL AND SNOW REMOVAL.
10. PAVEMENT JOINTS MUST BE SAWCUT AND TACK COATED PRIOR TO PAVING TO PROVIDE A DURABLE AND UNIFORM JOINT.

SPACE AND BULK STANDARDS

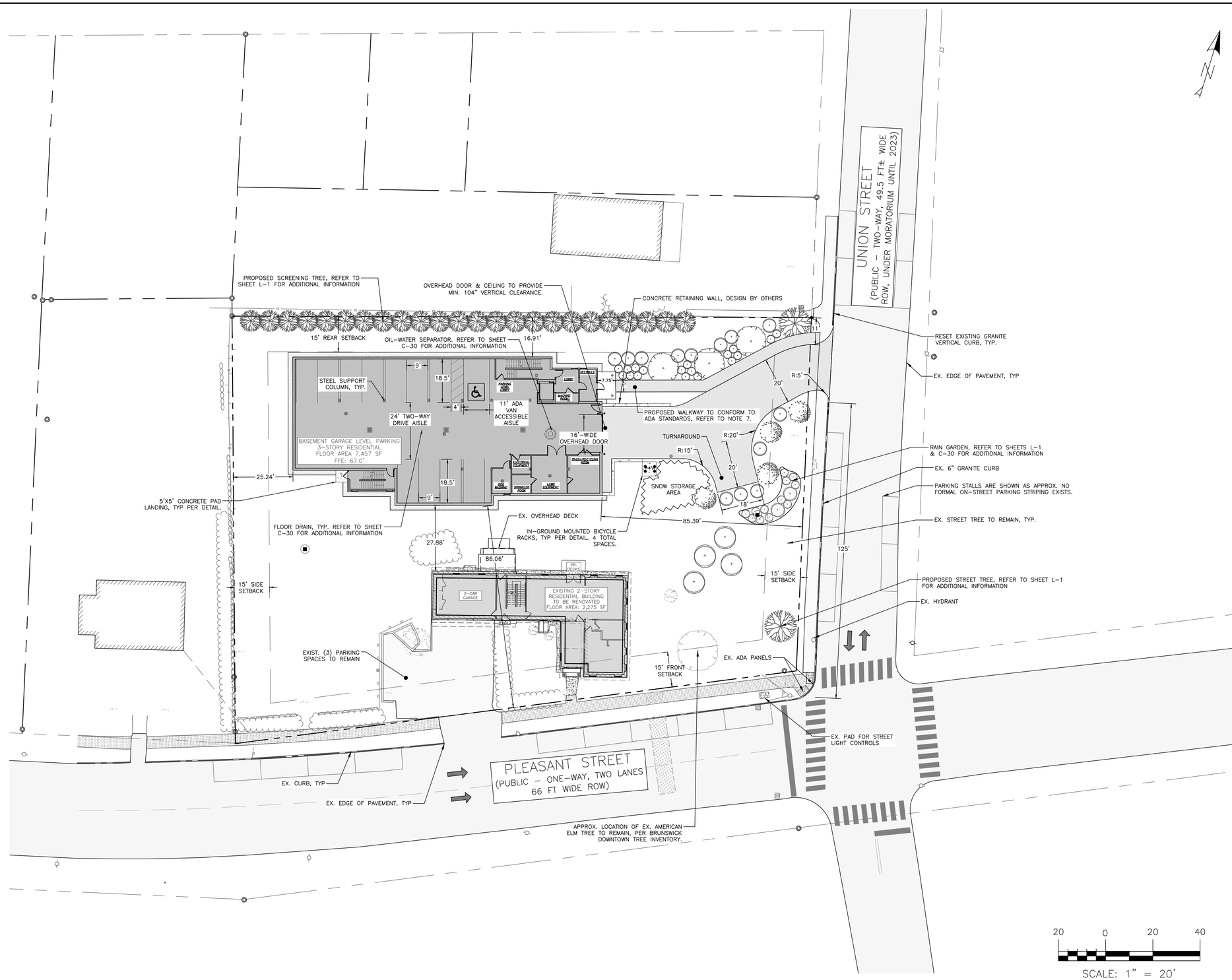
ZONES: GROWTH RESIDENTIAL–6 (GR6); VILLAGE REVIEW OVERLAY	REQUIRED	EXISTING	PROPOSED
MAX. DWELLING UNIT DENSITY	10 UNITS	3 UNITS	8 UNITS
MIN. LOT WIDTH	65 FT	237.8 FT	237.8 FT
MIN. BUILDING FRONTAGE (% OF LOT WIDTH)	N/A	N/A	N/A
MAX. BUILDING FRONTAGE (% OF LOT WIDTH)	N/A	N/A	N/A
MIN. FRONT SETBACK	15 FT	5.2 FT	79.4 FT (PR.); 5.2 FT (EX.)
BUILD–TO–ZONE	N/A	N/A	N/A
MIN. REAR SETBACK	15 FT	93.9 FT	16.91 FT
MIN. SIDE SETBACK	15 FT	70.6 FT	25.24 FT
MAX. IMPERVIOUS SURFACE COVERAGE (% OF LOT AREA)	50%	12.1%	38.8%
OPEN SPACE	50%	87.9%	61.2%
MIN. BUILDING HEIGHT	N/A	N/A	N/A
MAX. BUILDING HEIGHT	35 FT	25.8 FT±	32.9 FT
MAX. BUILDING FOOTPRINT PER STRUCTURE (1,000 SF)	7.5	2.3	7.3 (PR.) 2.3 (EX.)
DRIVEWAY SETBACK*	10 FT	N/A	>10' TO PL, >125' TO SIGNALIZED INTERSECTION
PARKING SPACES**	14 (6, 2–BEDROOM UNITS, 2, 1–BEDROOM UNITS)	5	17

*PER SECTION 4.2.5. B(4)(F)(I)

**PER TABLE 4.9.1.A: MINIMUM NUMBER OF OFF–STREET VEHICLE PARKING SPACES. DWELLING, MULTI–FAMILY REQUIRES 2 SPACES/DWELLING UNIT FOR 2 OR MORE BEDROOMS. 1 BEDROOM OR STUDIOS REQUIRE 1 SPACE/UNIT.

PARKING SPACES SUMMARY

	EXISTING	PROPOSED
STANDARD (9'X18.5')	5 (2 INTERIOR; 3 EXTERIOR)	16 (13 INTERIOR; 3 EXTERIOR)
ADA (10'X'18.5')	0	1
TOTAL SPACES	5	17



PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
VILLAGE REVIEW	PFH 4/14/2020
SKETCH REVIEW	PFH 4/17/2020
FINAL REVIEW	PFH 4/23/2020

DRAWING NAME: SITE PLAN

PROJECT NAME/ADDRESS: 36 PLEASANT STREET REDEVELOPMENT

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

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ACORN ENGINEERING, INC.
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(207) 775–2655

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DESIGNED BY:	PFH
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STATE OF MAINE WILLIAM H. SAVAGE No. 11419 6-4-2020 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-10

ISSUED FOR	BY	DATE
VILLAGE REVIEW	PFH	4/14/2020
SKETCH REVIEW	PFH	4/17/2020
FINAL REVIEW	PFH	4/23/2020

DRAWING NAME: **AERIAL SITE PLAN**

PROJECT NAME/ ADDRESS: **36 PLEASANT STREET REDEVELOPMENT**

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

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STATE OF MAINE
WILLIAM H. SAVAGE
No. 11419
6-4-2020
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.

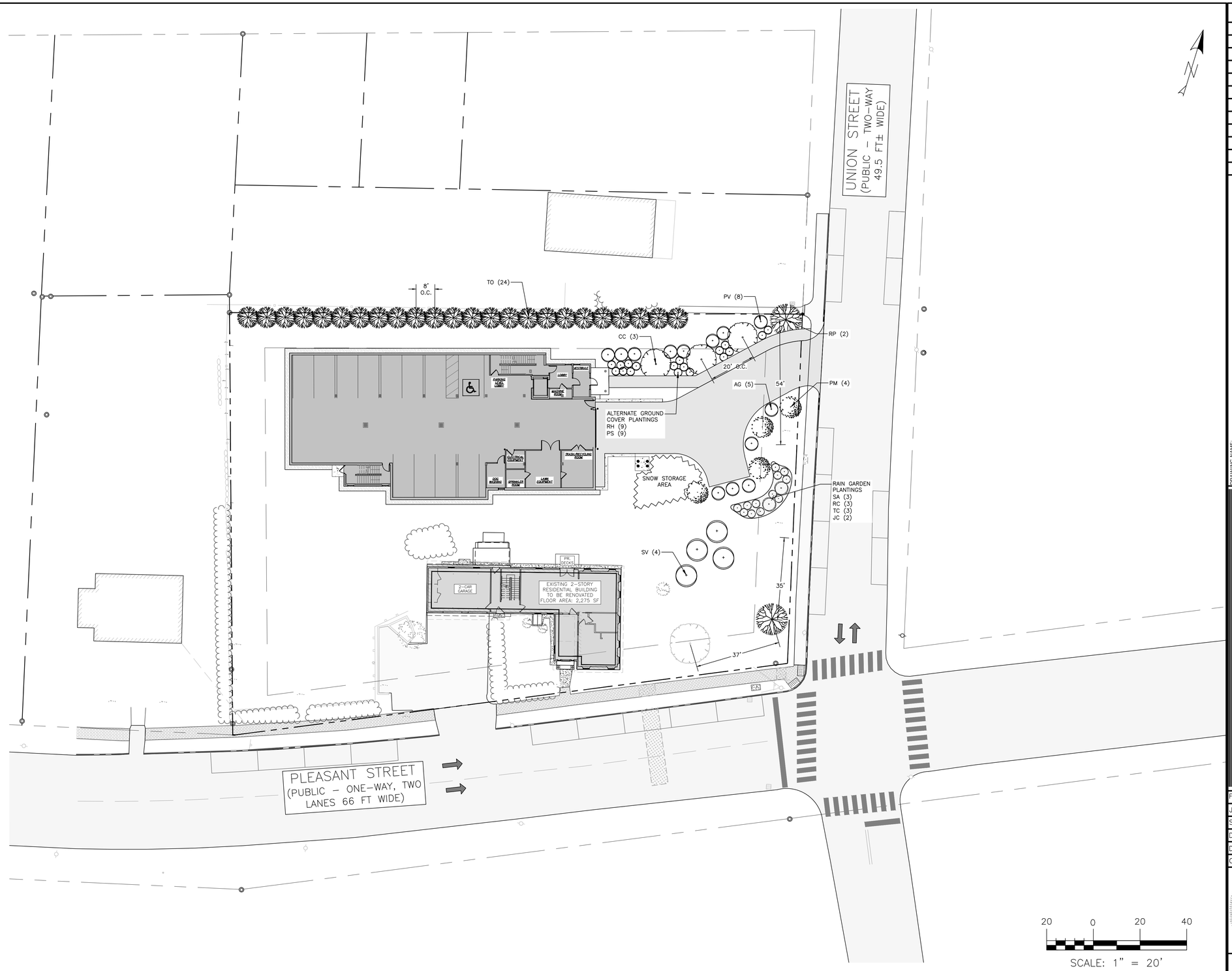
C-11

LANDSCAPE NOTES:

1. CONTRACTOR TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING INSTALLATION.
2. CONTRACTOR TO BE HELD RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND LANDSCAPING IMPROVEMENTS AS NECESSARY.
3. NO PLANTING TO BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. ANY SUBSTITUTIONS TO THE PLANTING SCHEDULE ARE TO BE REVIEWED FOR APPROVAL BY THE TOWN.
5. ALL PROPOSED GREEN SPACES AND ASSOCIATED PLANT SPECIES ARE TO COMPLY WITH THE TOWN OF BRUNSWICK STANDARDS. ANY SUBSTITUTIONS WILL BE REVIEWED FOR APPROVAL BY THE TOWN ARBORIST.
6. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
7. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER MINIMUM OF 6 MONTHS.
8. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
9. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
10. THE ENGINEER MAY TAG ALL PLANTS AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE; ALL PLANT MATERIALS SHALL BE INSPECTED BY THE ENGINEER ON SITE PRIOR TO INSTALLATION.

PLANT SCHEDULE

ID	BOTANICAL NAME	COMMON NAME	QTY	SIZE
TREES				
RP	QUERCUS X WAREI 'LONG'	'REGAL PRINCE' OAK	2	2" CALIPER
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM, MUSCLEWOOD	3	1.75" CALIPER
TO	THUJA OCCIDENTALIS 'TECHNY'	AMERICAN ARBORVITAE	24	7–8 FEET
SHRUBS				
PM	PRUNUS MARITIMA	BEACH PLUM	4	5 GAL
SV	SYRINGA VULGARIS 'ALBA'	COMMON WHITE LILAC	4	5 GAL
SA	SYMPHORICARPOS ALBA	SNOWBERRY	3	5 GAL
RC	RHODODENDRON DANADENSE	RHODORA	3	5 GAL
TC	TAXUS CANADENSIS	CANADIAN YEW	3	5 GAL
JC	JUNIPERUS COMMUNIS	COMMON JUNIPER	2	2" CALIPER
PERENNIAL GROUND COVER/GRASSES				
PV	PANICUM VIRGATUM	SWITCHGRASS	7	1 GAL
AG	ANDROPOGON GERARDII 'BLACKHAWKS'	BLACKHAWKS BLUESTEM	7	1 GAL
RH	RUDBECKIA HIRTA	BLACK EYED SUSAN	9	1 GAL
PS	PHLOX STOLONIFERA 'BRUCE'S WHITE'	CREEPING PHLOX	9	1 GAL



PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
CLIENT REVIEW	PFH 5/27/2020
FINAL REVIEW	PFH 6/23/2020

DRAWING NAME: LANDSCAPING PLAN

PROJECT NAME/ADDRESS: 36 PLEASANT STREET REDEVELOPMENT

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

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ACORN ENGINEERING, INC.
PO BOX 5322, PORTLAND, MAINE 04101
(207) 775-2655

FILE:	1135_CIVIL
JN:	1135
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM H. SAVAGE
No. 11419
6-4-2020
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.

L-1

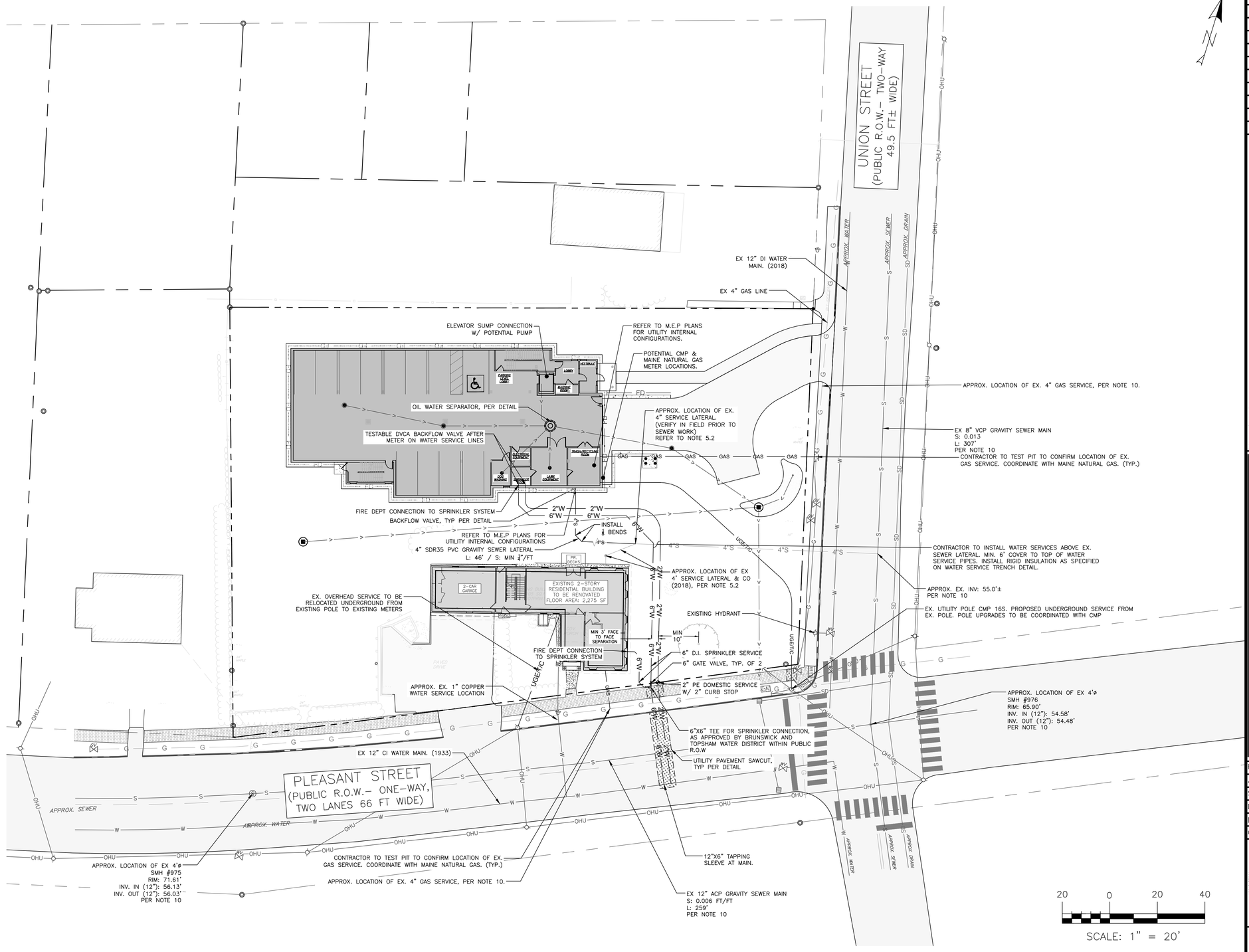
GENERAL NOTES:

1. LOCATION OF PROPOSED CONNECTIONS ARE APPROXIMATE. CONTRACTOR TO CONTACT ENGINEER IF FIELD INFORMATION VARIES FROM INFORMATION ON PLANS.
2. CONTRACTOR IS TO BE CAUTIONED THAT CERTAIN LOCATIONS AND/OR ELEVATIONS OF EXISTING UTILITIES HAVE BEEN PROVIDED THROUGH UTILITY COORDINATION OR OTHER OBSERVATIONS. INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR TO FIELD VERIFY AND COORDINATE WITH UTILITY COMPANY AND DIG SAFE NO LESS THAN 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF ALL UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS INDICATED IN THE CONTRACT DOCUMENTS. CONTRACTOR TO NOTIFY ENGINEER OF ANY DIFFERENTIATIONS FROM EXISTING CONDITIONS, INCLUDING UTILITY INFORMATION, PRIOR TO ANY CHANGES.
3. FOR ALL UTILITIES, ACORN ENGINEERING DESIGN LIMITS END AT EXTERIOR WALL OF BUILDING. METERING OF UTILITIES TO BE COMPLETED BY M.E.P. UNLESS SPECIFIED OTHERWISE.
4. CONTRACTOR TO COORDINATE WITH ARCHITECT ON FINAL UTILITY CONNECTIONS WITHIN THE BUILDING.
5. SEWER UTILITIES: CONTRACTOR TO COORDINATE WITH ARCHITECT FOR FINAL SERVICE CONNECTION. SEWER UTILITIES TO BE CONSTRUCTED IN ACCORDANCE WITH BRUNSWICK SEWER DISTRICT STANDARDS. VALVE FOR BACKFLOW PREVENTION SHALL BE INSTALLED WITHIN THE THE PROPERTY LINES FOR EACH TOWN SEWER CONNECTION. CONTACT ENGINEER IF INVERT FIELD CONDITIONS VARY FROM DESIGN.
   - 5.1. APPROXIMATE LOCATION OF SEWER INFRASTRUCTURE OBTAINED FROM BRUNSWICK SEWER DISTRICT DATA FOR CONTRACTORS AND SEWER DISTRICT MAP VIEWER GIS APPLICATIONS.
   - 5.2. APPROXIMATE LOCATION OF EXISTING 36 PLEASANT STREET SEWER SERVICE OBTAINED FROM BRUNSWICK SEWER DISTRICT SERVICE LOCATION CARD PERMIT #201811050655.
6. WATER UTILITIES: FINAL PIPE SIZING PROVIDED BY M.E.P. ENGINEER AND FIRE PROTECTION DESIGNER. INTERNAL METERING, BACKFLOW PREVENTION, AND PRESSURE REDUCERS TO BE COMPLETED BY M.E.P. ENGINEER. DOMESTIC WATER PIPE SIZES WILL DETERMINE THE FINAL WATER METERING OPTIONS. METER MAY BE SMALLER THAN PROPOSED WATER MAIN. WATER METERING, PRESSURE REDUCER AND BACKFLOW PREVENTION TO BE IN ACCORDANCE WITH THE BRUNSWICK WATER DISTRICT STANDARDS. CONTRACTOR TO FOLLOW METERING GUIDELINES OF THE BRUNSWICK AND TOPSHAM WATER DISTRICT AND TOWN OF BRUNSWICK.
   - 6.1. ALL WATER UTILITY MATERIALS TO BE PURCHASED THROUGH THE BRUNSWICK AND TOPSHAM WATER DISTRICT.
   - 6.2. BRUNSWICK AND TOPSHAM WATER DISTRICT SHALL INSPECT THE INSTALLATION OF THE DISTRICT-OWNED PORTION OF THE SERVICES AND SHALL BE NOTIFIED NO LESS THAN 72 HOURS PRIOR TO ANY WATER UTILITY WORK.
7. GAS UTILITIES: PROJECT GAS LOAD, GAS UTILITY DESIGN, AND FINAL GAS SERVICE LOCATION AND METERS TO BE DEFINED BY M.E.P. AND IN ACCORDANCE WITH UNITIL.
8. ELECTRIC UTILITIES: ELECTRIC DESIGN TO BE FINALIZED BY M.E.P. ENGINEER. ELECTRICAL LOAD TO BE DETERMINED BY M.E.P. ENGINEER. METER LOCATION AND TRANSFORMER SIZE, IF NECESSARY DEFINED BY M.E.P. M.E.P. TO FINALIZE SERVICE CONNECTION TO BUILDING. ALL ELECTRIC CONSTRUCTION SHALL CONFORM TO CMP GUIDEBOOK OF STANDARD REQUIREMENTS, MOST RECENT EDITION. DESIGN SUBJECT TO FINAL APPROVAL FROM CMP.
9. CABLE AND TELEPHONE PULLBOXES AND PEDESTAL LOCATIONS TO BE DETERMINED BY CHARTER/SPECTRUM COMMUNICATIONS AND CONSOLIDATED COMMUNICATIONS PRIOR TO CONSTRUCTION. CONTRACTOR TO COORDINATE INSTALLATION OF UNDERGROUND UTILITIES WITH ALL UTILITY COMPANIES INVOLVED.
10. UTILITY AND DRAINAGE INFORMATION OBTAINED FROM PLAN TITLED, "UNION STREET UTILITY IMPROVEMENTS BRUNSWICK, MAINE" CREATED BY SITELINES, PA OF BRUNSWICK, MAINE DATED 1/18/14 & TOWN OF BRUNSWICK GIS INFORMATION.

MINIMUM HORIZONTAL UTILITY SEPARATION

UTILITY	UGE/T/C	WATER	SEWER	GAS	STORMWATER
UGE/T/C	–	6'	5'	4'	6'
WATER	6'	–	5'*	6'	3'
SEWER	5'	5'*	–	5'	10'
GAS	4'	6'	5'	–	3'
STORMWATER	6'	3'	10'	3'	–

*PERMISSIBLE ONLY IF SEWER IS LAID MIN. 18" BELOW WATER SERVICE; OTHERWISE, 10' OF HORIZONTAL SEPARATION MUST BE MAINTAINED.



PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
SKETCH REVIEW	PFH	4/17/2020
ABILITY TO SERVE	PFH	6/5/2020
FINAL REVIEW	PFH	6/23/2020

DRAWING NAME: UTILITY PLAN

PROJECT NAME/ ADDRESS: 36 PLEASANT STREET REDEVELOPMENT

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

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ACORN ENGINEERING, INC.
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FILE:	1135_CIVIL
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SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

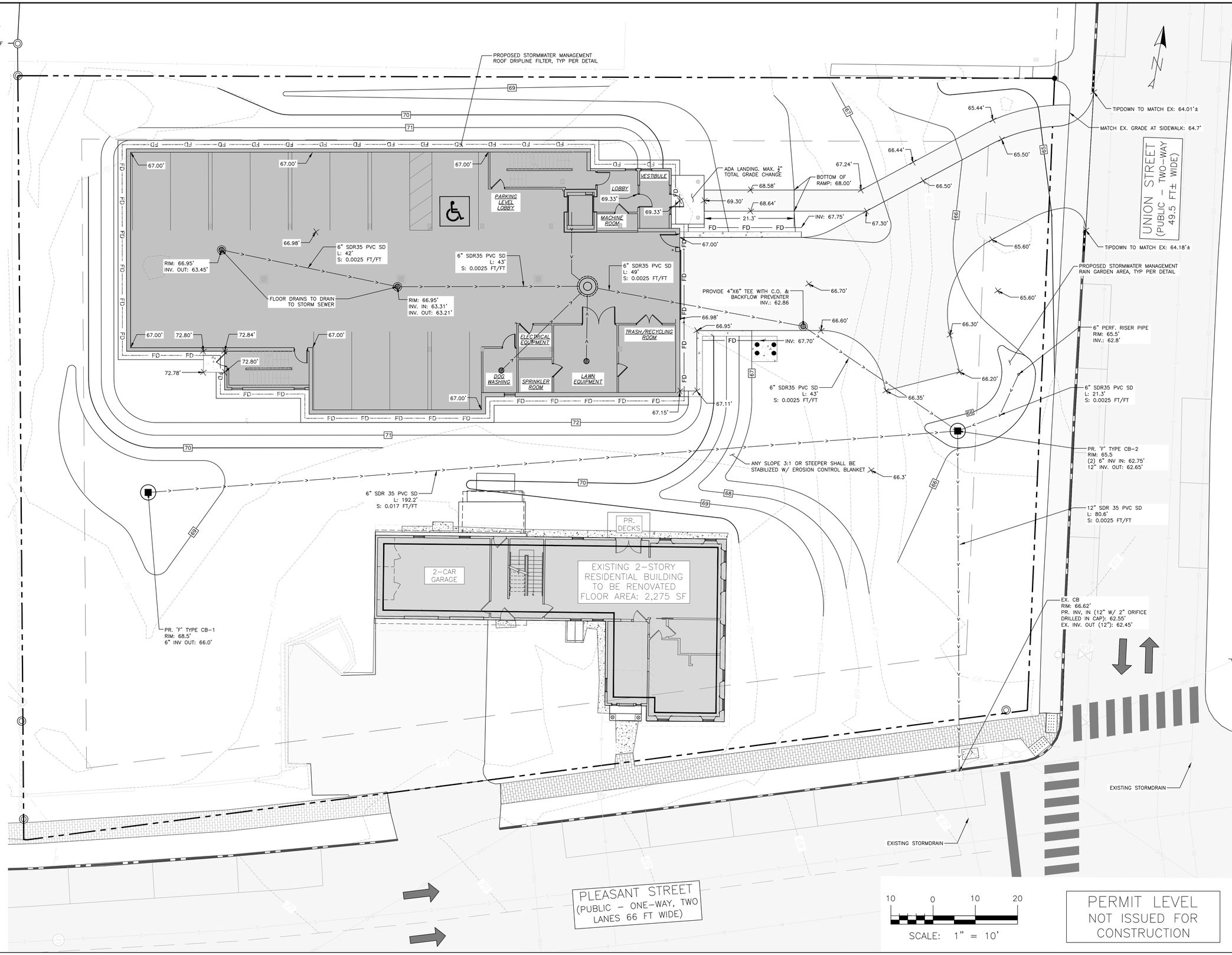
STATE OF MAINE WILLIAM H. SAVAGE No. 11415 6-4-2020 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

C-20

GENERAL NOTES:

1. ALL WORK WITHIN THE TOWN STREET RIGHT OF WAY SHALL MEET TOWN OF BRUNSWICK TECHNICAL MANUAL STANDARDS.
2. DESIGN OF TEMPORARY SOIL RESTRAINT MEASURES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR IF NECESSARY FOR CONSTRUCTION.
3. CONTRACTOR SHALL ENSURE THAT UNDERDRAINS ARE CONSTRUCTED WITH POSITIVE OUTLET TO PROPOSED CONNECTIONS.
4. CATCH BASIN INLET PROTECTION TO BE INSTALLED WITHIN ANY STRUCTURES DOWNGRADIENT OF ACTIVE CONSTRUCTION.
5. SEDIMENTATION BARRIERS ARE TO BE INSTALLED DOWNGRADIENT OF ALL ACTIVE CONSTRUCTION WORK PER DETAIL. BARRIERS TO NOT EXTEND PAST PROPERTY LINES; BARRIERS SHOWN OFFSET FROM PROPERTY LINES ON PLANS FOR VISUAL PURPOSES ONLY.



PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
SKETCH REVIEW	PFH 4/17/2020
FINAL REVIEW	PFH 6/23/2020

DRAWING NAME: **GRADING PLAN**

PROJECT NAME/ ADDRESS: **36 PLEASANT STREET REDEVELOPMENT**

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

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ACORN ENGINEERING, INC.
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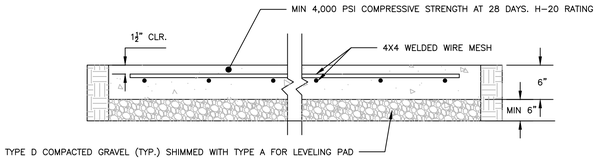
STATE OF MAINE WILLIAM H. SAVAGE No. 11416 6-4-2020 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

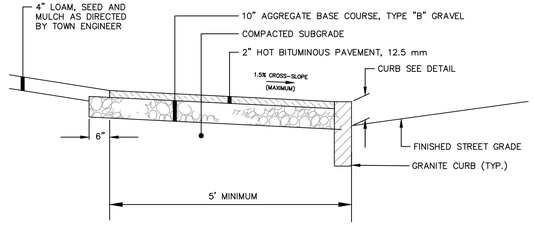
C-30



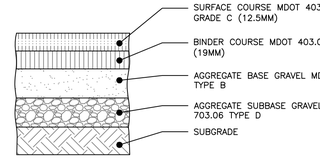
CONCRETE PAD DETAIL
NOT TO SCALE

NOTE:

COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557



BITUMINOUS SIDEWALK
NOT TO SCALE



NOTES:

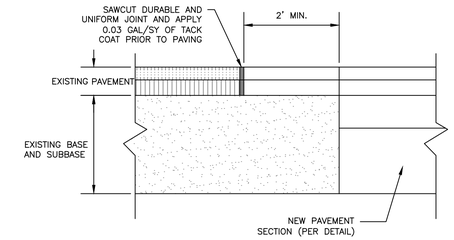
1. COMPACT SUBGRADE TO 95% MAXIMUM DRY DENSITY IN ACCORDANCE WITH ASTM D-1557
2. SURFACE AND AGGREGATE MATERIALS SHALL MEET THE TOWN OF BRUNSWICK STANDARDS IN ADDITION TO MDOT STANDARDS.
3. IN AREAS OF EXISTING PAVEMENT, STRIP BITUMINOUS ASPHALT, TOP DRESS BASE COURSE AS REQUIRED TO MAINTAIN GRADING AS SHOWN ON C-30, UTILIZE EXISTING SUBBASE AS FEASIBLE.

	THICKNESS OF LAYERS
STANDARD	LAYERS
1-1/2"	SURFACE COURSE MDOT 403.09 GRADE C (12.5mm)
2"	BINDER COURSE MDOT 403.09 GRADE B (19mm)
3"	AGGREGATE BASE GRAVEL MDOT 703.06 TYPE B
15"	AGGREGATE SUBBASE GRAVEL MDOT 703.06 TYPE D

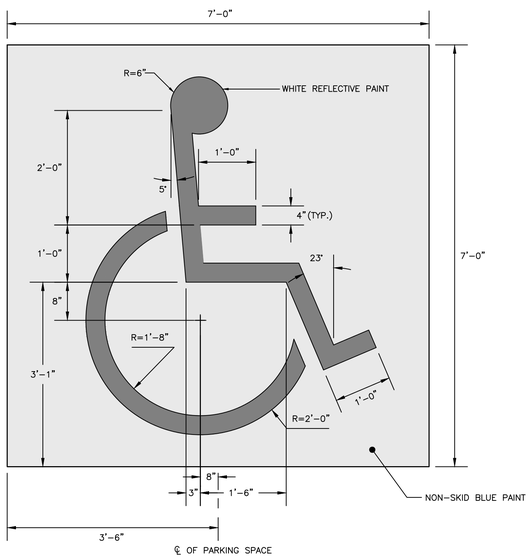
BITUMINOUS PAVEMENT PROFILE
NOT TO SCALE

NOTES:

1. SAWCUT EXISTING PAVEMENT AND BUTT GRIND 2' STRIP OF EXISTING PAVEMENT. APPLY BITUMINOUS TACK COAT PRIOR TO PLACEMENT OF NEW BITUMINOUS PAVEMENT.
2. THE NEW PAVEMENT SECTION SHALL MEET THE BITUMINOUS PAVEMENT SECTION DETAIL AT A MINIMUM OR THE THE EXISTING PAVEMENT AND AGGREGATE BASE AND SUBBASE DEPTH WHICHEVER IS GREATER.



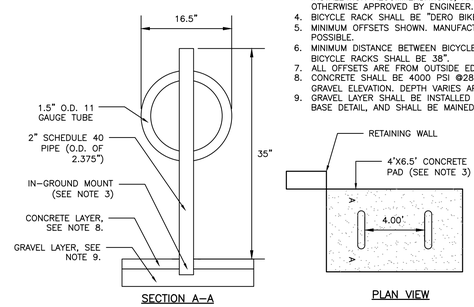
PAVEMENT SAWCUT DETAIL
NOT TO SCALE



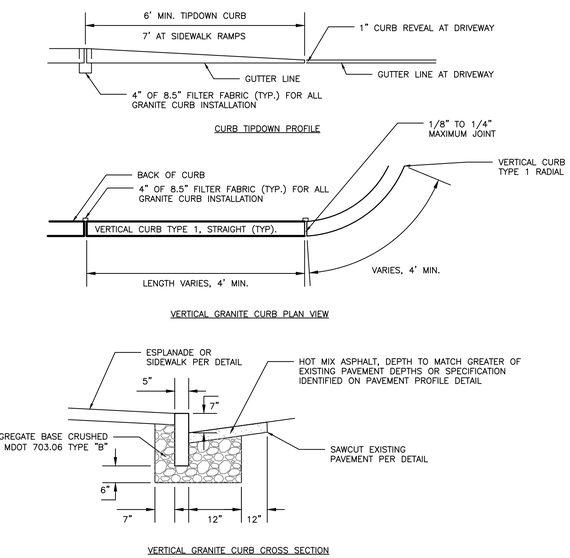
INTERNATIONAL BARRIER FREE SYMBOL
NOT TO SCALE

NOTES:

1. BICYCLE RACK SHALL HAVE CAPACITY FOR TWO BICYCLES.
2. BICYCLE RACK PARTS SHALL BE OF UNIFORM COLOR AND SHALL BE FINISHED IN ACCORDANCE WITH PRODUCT SPECIFICATION. PER TOWN OF BRUNSWICK TECHNICAL STANDARDS ALL BICYCLE RACKS WITHIN THE RIGHT-OF-WAY SHALL MATCH THE FURNITURE COLOR FOR THAT LOCATION AS DESCRIBED IN THE MUNICIPAL LIGHTING STANDARDS; IF NO DESIGNATED COLOR FOR THAT AREA EXISTS, BICYCLE RACKS SHALL BE BLACK.
3. BICYCLE RACK SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S MOST RECENT INSTALLATION RECOMMENDATIONS, AND SHALL BE INSTALLED WITH AN IN-GROUND MOUNT UNLESS OTHERWISE APPROVED BY ENGINEER.
4. BICYCLE RACK SHALL BE "DERO BIKE HITCH", AS MANUFACTURED BY DERO BIKE RACKS.
5. MINIMUM OFFSETS SHOWN. MANUFACTURER'S RECOMMENDED OFFSETS SHALL BE ENFORCED WHERE POSSIBLE.
6. MINIMUM DISTANCE BETWEEN BICYCLE RACKS SHALL BE 24". RECOMMENDED DISTANCE BETWEEN BICYCLE RACKS SHALL BE 38".
7. ALL OFFSETS ARE FROM OUTSIDE EDGES OF ITEMS.
8. CONCRETE SHALL BE 4000 PSI @28 DAYS. BOTTOM OF CONCRETE SHALL BE AT TOP OF SIDEWALK GRAVEL ELEVATION. DEPTH VARIES APRROX. 4"-7".
9. GRAVEL LAYER SHALL BE INSTALLED IN ACCORDANCE WITH BITUMINOUS SIDEWALK WITH BITUMINOUS BASE DETAIL, AND SHALL BE MAINEDOT 703.06 TYPE B.



BICYCLE RACK DETAIL
NOT TO SCALE



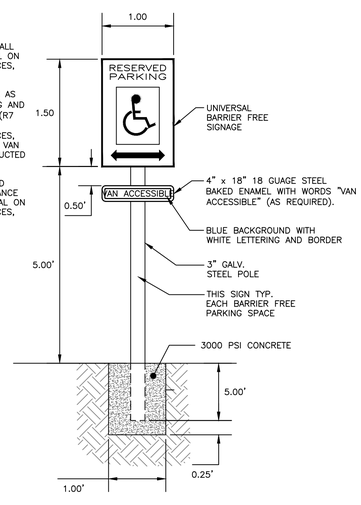
VERTICAL GRANITE CURB AND TIPDOWN INSTALLATION
NOT TO SCALE

NOTES:

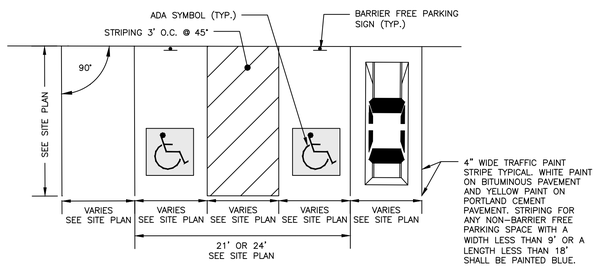
1. ALL ASPECTS OF RESERVED PARKING SIGN CONSTRUCTION SHALL BE IN ACCORDANCE WITH MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION

2. SIGN SHALL BE CONSTRUCTED AS SIGN R7-8 UNDER THE "PARKING AND STANDING SIGNS AND PLAQUES" (R7 SERIES) WITHIN THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION. VAN ACCESSIBILITY SHALL BE CONSTRUCTED AS SIGN R7-8a OR R7-8b.

3. SIGN POST CONSTRUCTION AND MOUNTING SHALL BE IN ACCORDANCE WITH CHAPTER 2A OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, 2009 OR MOST RECENT EDITION.



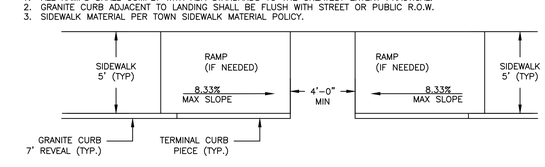
BARRIER FREE PARKING SIGN
NOT TO SCALE



PARKING SPACE DIMENSIONS
NOT TO SCALE

NOTES:

1. ALL RAMPS SHALL COMPLY WITH ADA STANDARDS TO THE GREATEST EXTENT PRACTICAL.
2. GRANITE CURB ADJACENT TO LANDING SHALL BE FLUSH WITH STREET OR PUBLIC R.O.W.
3. SIDEWALK MATERIAL PER TOWN SIDEWALK MATERIAL POLICY.



PLAN VIEW

PERPENDICULAR ADA RAMP LAYOUT FOR SIDEWALK
NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY DATE
SKETCH REVIEW	PFH 4/17/2020
FINAL REVIEW	PFH 6/23/2020

DRAWING NAME: SITE DETAILS

PROJECT NAME/ADDRESS: 36 PLEASANT STREET REDEVELOPMENT
36 PLEASANT STREET BRUNSWICK, ME 04011

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

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ACORN ENGINEERING, INC.
PO BOX 7557 PORTLAND, MAINE 04101
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FILE:	1135_CIVIL
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SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
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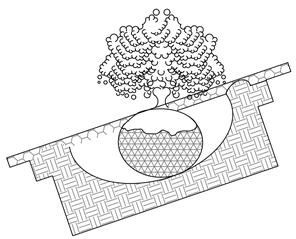
STATE OF MAINE WILLIAM H. SAVAGE No. 11419 6-4-2020 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.
C-40

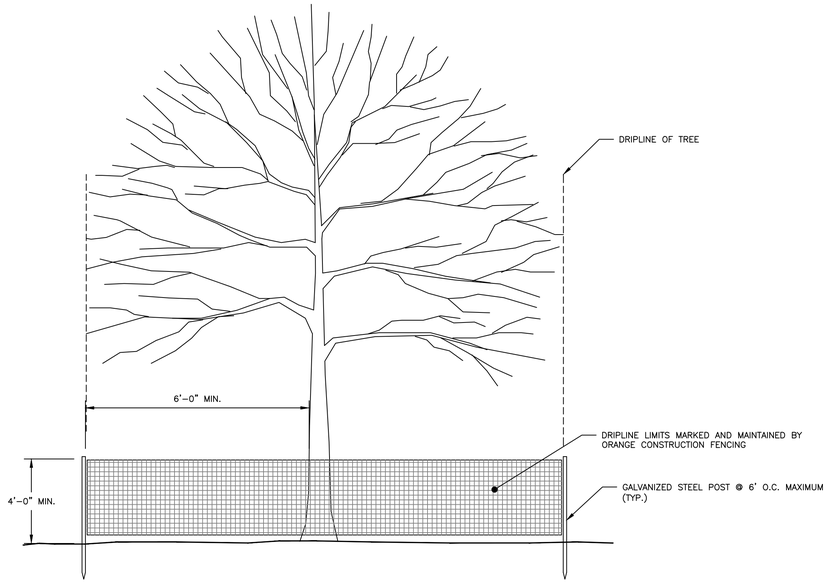
NOTES:

1. DIG HOLE AT LEAST 2 TIMES THE DIAMETER OF THE ROOT BALL AND AS DEEP AS THE ROOT BALL (NO DEEPER). SET ROOT BALL CENTERED, WITH THE TOP AT DOWNHILL EDGE OF THE HOLE.
2. TOPSOIL BACKFILL SHALL BE NATURAL FRIABLE, FERTILE, FINE LOAMY SOIL POSSESSING THE CHARACTERISTICS OF TOPSOIL IN THE VICINITY WHICH PRODUCE A HEAVY GROWTH. TOPSOIL SHALL CONTAIN NOT LESS THAN 5% NOR MORE THAN 20% ORGANIC MATTER. TOP SOIL SHALL HAVE A pH VALUE OF NOT LESS THAN 5.5 NOR MORE THAN 7.0.
3. CONTAINER GROWN STOCK – REMOVE CONTAINER PROTECTING THE ROOT BALL. GENTLY COMB OUT THE ROOTS. PRUNE DAMAGED ROOTS.
4. BACKFILL THE HOLE WITH TOPSOIL TO A DEPTH NOT TO EXCEED 8" THEN WATER SUFFICIENTLY TO SETTLE TOPSOIL. REPEAT SOIL BACKFILL, WATER, DRAIN. TOPSOIL SHALL BE TAMPED UNDER EDGES OF THE BALLED PLANTS. BACKFILL TO FINISH GRADE AND CREATE AN EARTHEN SAUCER. SOAK PLANTS TWICE WITHIN THE FIRST TWENTY-FOUR HOURS OF PLANTING.



TYPICAL PLANTING

NOT TO SCALE

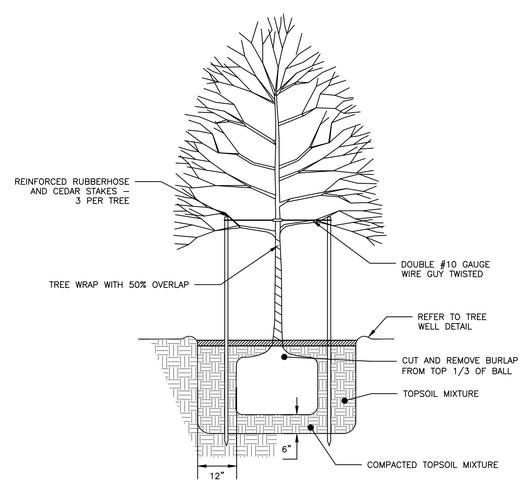


NOTES:

1. TREE PROTECTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITY.
2. INSTALL PROTECTIVE FENCING TO LIMIT OF DRIPLINE ON TREE OR A MINIMUM OF 6' FROM TRUNK WHEN NECESSARY, WITH PRIOR PERMISSION OF LANDSCAPE ARCHITECT.
3. DO NOT STORE CONSTRUCTION EQUIPMENT, MATERIALS, TOOLS, ETC. WITHIN PROTECTIVE FENCING.
4. MAINTAIN FENCING IN A NEAT AND ORDERLY FASHION THROUGHOUT CONSTRUCTION PERIOD.

TREE PROTECTION DETAIL

NOT TO SCALE

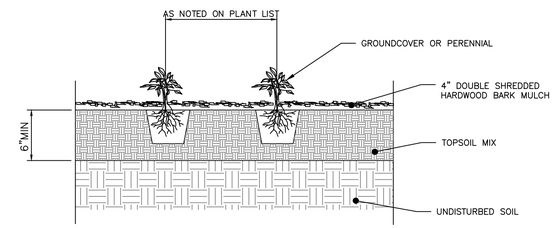


TREE PLANTING DETAIL

NOT TO SCALE

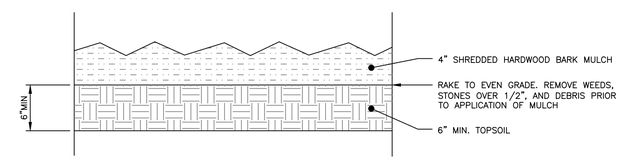
GENERAL NOTES:

1. ALL PROPOSED GREEN SPACES AND ASSOCIATED PLANT SPECIES ARE TO COMPLY WITH THE TOWN OF BRUNSWICK TECHNICAL STANDARDS. ANY SUBSTITUTIONS SHALL BE REVIEWED FOR APPROVAL BY TOWN OFFICIALS.
2. CONTRACTOR TO BE HELD RESPONSIBLE FOR THE WATERING AND MAINTENANCE OF ALL PLANT MATERIAL AND LANDSCAPING IMPROVEMENTS FOR AT LEAST 30 DAYS FOLLOWING INSTALLATION. FOLLOWING THIS PERIOD, THE OWNER OR PROPERTY MANAGEMENT COMPANY SHALL BE RESPONSIBLE FOR CONTINUED WATERING AND MAINTENANCE.
3. CONTRACTOR TO MAINTAIN A ONE YEAR WARRANTY ON ALL PLANTINGS FOLLOWING INSTALLATION.
4. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
5. CONTRACTOR TO VERIFY ALL UTILITIES ON PROPERTY AND TO PROTECT ALL UTILITIES DURING EXCAVATION FOR PLANTS.
6. ALL CONTAINER MATERIAL TO BE GROWN IN CONTAINER MINIMUM OF 6 MONTHS.
7. ALL MATERIAL SHALL COMPLY WITH THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK, AMERICAN ASSOCIATION OF NURSERYMAN.
8. CONTRACTOR SHALL REPAIR ALL DAMAGE TO PROPERTY FROM PLANTING OPERATIONS AT NO COST TO OWNER.
9. THE ENGINEER MAY TAG ALL PLANTS AT THE NURSERY AND INSPECT THEM AFTER DELIVERY TO THE SITE; ALL PLANT MATERIALS SHALL BE INSPECTED BY THE ENGINEER ON SITE PRIOR TO INSTALLATION.
10. THE MAJORITY OF SPECIES ARE SPECIFIED WITHIN THE MAINE DEP BUFFER ZONE PLANT LIST AND ARE NATIVE AS WELL AS SALT & DROUGHT RESISTANT.



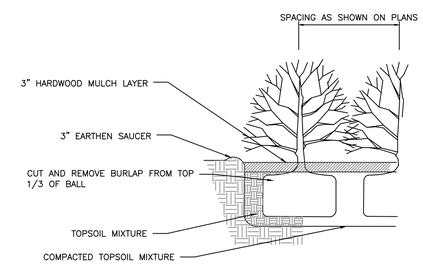
PERENNIAL PLANTING DETAIL

NOT TO SCALE



BARK MULCH DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY / DATE
SKETCH REVIEW	PFH 4/17/2020
FINAL REVIEW	PFH 6/23/2020

DRAWING NAME: LANDSCAPING DETAILS

PROJECT NAME/ ADDRESS: 36 PLEASANT STREET REDEVELOPMENT
36 PLEASANT STREET BRUNSWICK, ME 04011

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

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ACORN ENGINEERING, INC.
PO BOX 337 PORTLAND, MAINE 04101
(207) 775-2655

FILE:	1135_CIVIL
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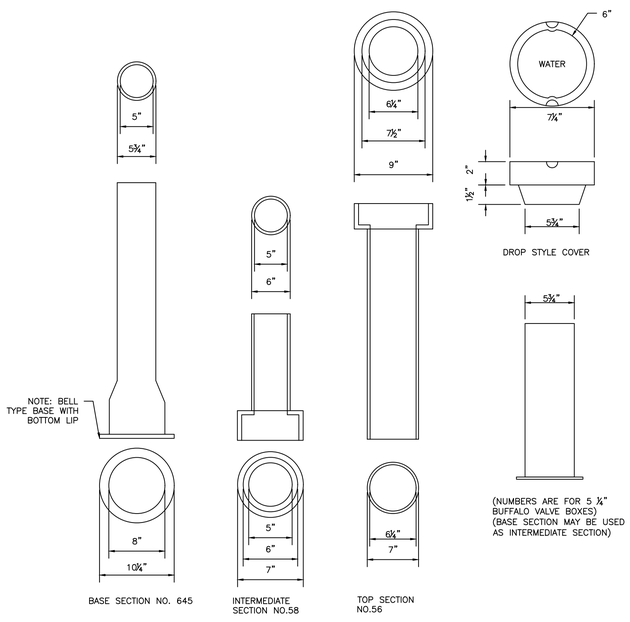
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE WILLIAM H. SAVAGE No. 11455 6-4-2020 LICENSED PROFESSIONAL ENGINEER

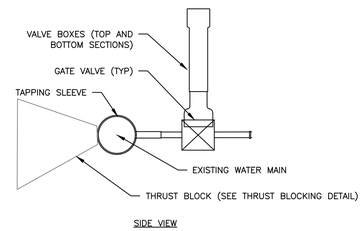
DRAWING NO.

C-41



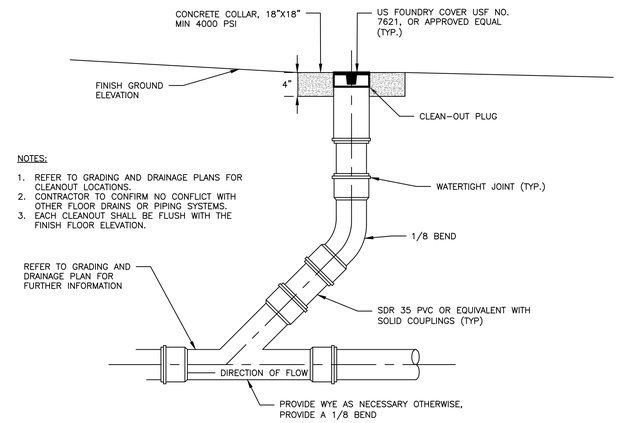
VALVE BOX & COVER

NOT TO SCALE



TAPPING SLEEVE AND VALVE

NOT TO SCALE



NOTES:

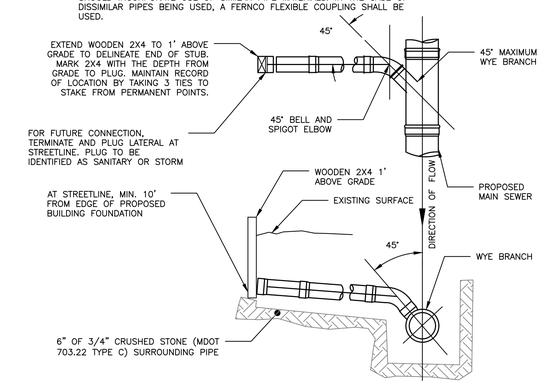
1. REFER TO GRADING AND DRAINAGE PLANS FOR CLEANOUT LOCATIONS.
2. CONTRACTOR TO CONFIRM NO CONFLICT WITH OTHER FLOOR DRAINS OR PIPING SYSTEMS.
3. EACH CLEANOUT SHALL BE FLUSH WITH THE FINISH FLOOR ELEVATION.

CLEANOUT DETAIL

NOT TO SCALE

NOTES:

1. LOCATION WITH WARNING TAPE SHALL BE INSTALLED OVER CENTERLINE OF PIPE AT A MAXIMUM OF 24 INCHES BELOW FINISH GRADE.
2. SITE CONTRACTOR TO COORDINATE CONNECTION OF SEWER LATERAL TO HOUSEHOLD PLUMBING WITH ARCHITECTURAL CONTRACTOR
3. CONNECTION OF PROPOSED SEWER LATERAL TO HOUSEHOLD PLUMBING SHOULD INCORPORATE USE OF SIMILAR PIPE MATERIALS. IN THE CASE OF DISSIMILAR PIPES BEING USED, A FERNCO FLEXIBLE COUPLING SHALL BE USED.

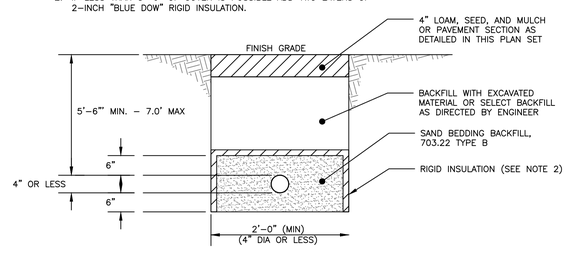


SEWER TEE/WYE CONNECTION DETAIL

NOT TO SCALE

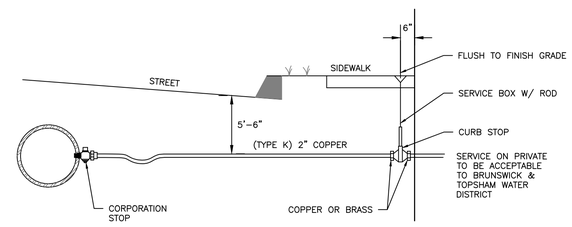
NOTES:

1. THE WATER TRENCH SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE BRUNSWICK & TOPSHAM WATER DISTRICT STANDARDS & SPECIFICATIONS.
2. IF LESS THAN 5'-6" OF COVER IS POSSIBLE ADD TWO LAYERS OF 2-INCH "BLUE DOW" RIGID INSULATION.



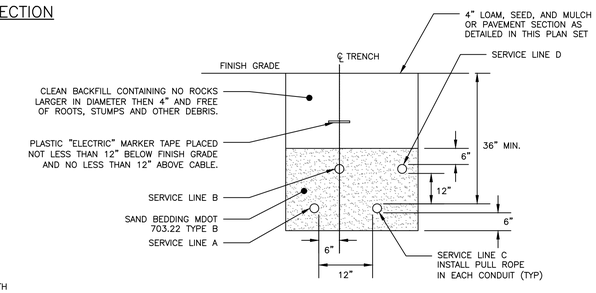
WATER SERVICE TRENCH SECTION DETAIL

NOT TO SCALE



TYPICAL WATER SERVICE CONNECTION

NOT TO SCALE



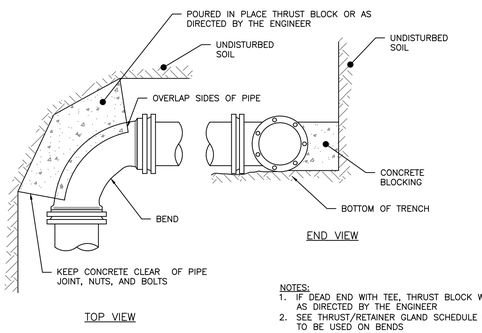
CONDUIT TYPE				
SERVICE	CONDUIT SIZE	GRASS AND PAVED AREAS	UTILITY	REMARKS
A	2-5"	SCHEDULE 40 PVC ELECTRICAL GRADE	PRIMARY POWER	SEE NOTE 1
B	2-4"	SCHEDULE 40 PVC	COMMUNICATION	–
C	2-4"	SCHEDULE 40 PVC ELECTRICAL GRADE	SPARE	IF REQUIRED
D	2-4"	SCHEDULE 40 PVC	CABLE	–

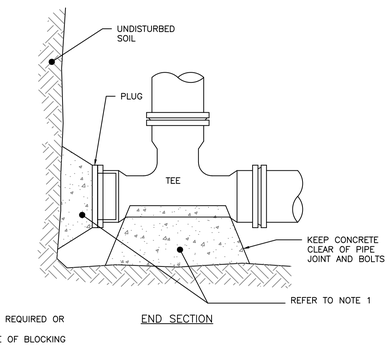
NOTES:

1. ONE CONDUIT CAPPED FOR SPARE, PROVIDE GALVANIZED STEEL LONG SWEEP AT RISER POLE AND EXTEND GALVANIZED CONDUIT TO 10" ABOVE GRADE AT POLE WITH STAND-OFF BRACKETS.
2. CONDUITS WITHIN THE TOWN RIGHT-OF-WAY SHALL BE ENCASED IN CONCRETE.

UTILITY TRENCH – PRIMARY AND SECONDARY POWER, TELEPHONE, AND CABLE

NOT TO SCALE



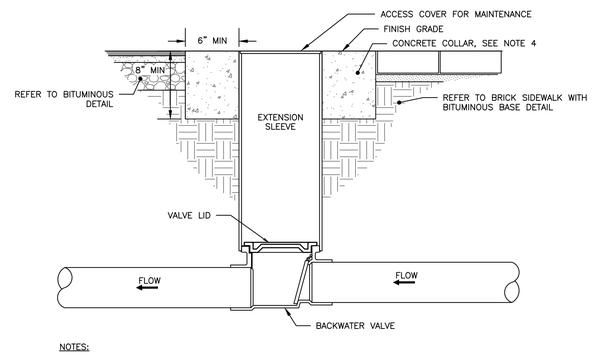


NOTES:

1. IF DEAD END WITH TEE, THRUST BLOCK WOULD BE REQUIRED OR AS DIRECTED BY THE ENGINEER
2. SEE THRUST/RETAINER GLAND SCHEDULE FOR TYPE OF BLOCKING TO BE USED ON BENDS

THRUST BLOCKING: REGULAR BEND

NOT TO SCALE



NOTES:

1. BACKFLOW VALVE TO BE PROVIDED BY AGRI DRAIN CORPORATION OR AN APPROVED EQUAL.
2. VALVE TO BE INSTALLED TO MANUFACTURER'S SPECIFICATIONS AND COMPLY WITH RULES AND REGULATIONS AS OUTLINED IN THE TOWN OF BRUNSWICK TECHNICAL MANUAL.
3. VALVE SHALL BE INSTALLED WITH A VALVE BOX AND COVER TO PROVIDE EASY ACCESS AND MAINTENANCE; VALVE COVER SHALL STATE 'SEWER' ON LID FLUSH TO SURFACE. REFER TO VALVE & BOX COVER DETAIL FOR ADDITIONAL INFORMATION.
4. CONCRETE COLLAR AT A MINIMUM 24-HOUR COMPRESSIVE STRENGTH OF 3,000 PSI.

BACKFLOW VALVE ASSEMBLY

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
SKETCH REVIEW	PFH	4/17/2020
FINAL REVIEW	PFH	6/23/2020

DRAWING NAME: UTILITY DETAILS

PROJECT NAME/ADDRESS: 36 PLEASANT STREET REDEVELOPMENT
36 PLEASANT STREET BRUNSWICK, ME 04011

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

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(207) 775-2655

FILE:	1135_CIVIL
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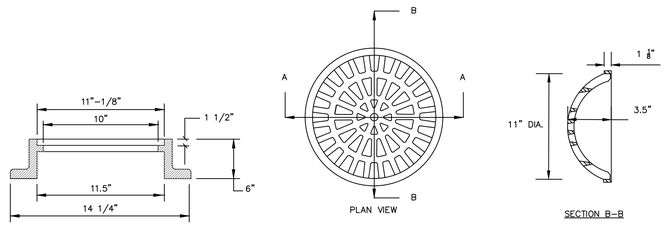
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE WILLIAM H. SAVAGE No. 11415 6-4-2020 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

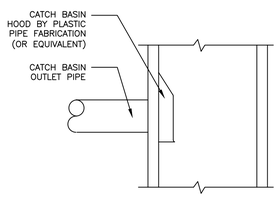
C-42



GRATE DETAIL

CATCH BASIN FRAME & GRATE (BEEHIVE)

NOT TO SCALE



NOTES:

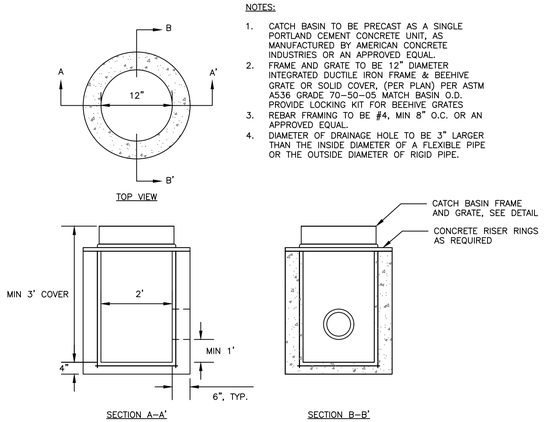
1. INSTALL CATCH BASIN HOODS IN ALL CATCH BASINS OUTLETS.
2. PREFERRED STYLE DESIGNED TO ELIMINATE CEMENTING OF THE TRAP.
3. REFER TO MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION REQUIREMENTS.
4. INSTALL ON ALL OUTLETS 24" OR LESS.

CATCH BASIN HOOD DETAIL

NOT TO SCALE

NOTES:

1. CATCH BASIN TO BE PRECAST AS A SINGLE PORTLAND CEMENT CONCRETE UNIT, AS MANUFACTURED BY AMERICAN CONCRETE INDUSTRIES OR AN APPROVED EQUAL.
2. FRAME AND GRATE TO BE 12" DIAMETER INTEGRATED DUCTILE IRON FRAME & BEEHIVE GRATE OR SOLID COVER, (PER PLAN) PER ASTM A536 GRADE 70-50-05 MATCH BASIN O.D. PROVIDE LOCKING KIT FOR BEEHIVE GRATES
3. REBAR FRAMING TO BE #4, MIN 8" O.C. OR AN APPROVED EQUAL.
4. DIAMETER OF DRAINAGE HOLE TO BE 3" LARGER THAN THE INSIDE DIAMETER OF A FLEXIBLE PIPE OR THE OUTSIDE DIAMETER OF RIGID PIPE.

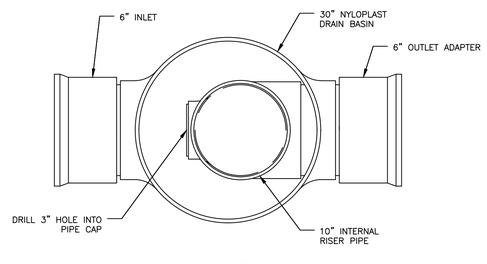


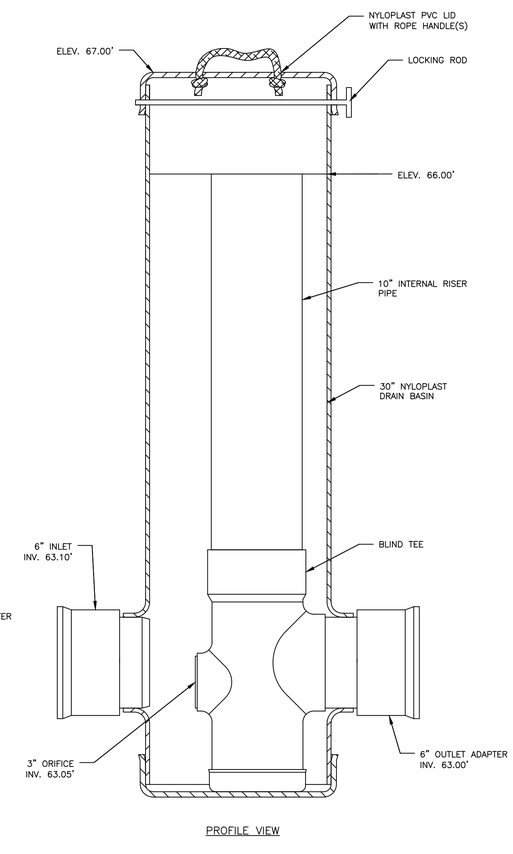
'TYPE F' PRECAST CATCH BASIN

NOT TO SCALE

NOTES:

1. REMOVABLE STAND PIPE AND OUTLET SIZE ARE RESTRICTED BY FLOW CONTROL STRUCTURE SIZE.
2. REMOVABLE STAND PIPE HEIGHT CAN VARY ACCORDING TO PLAN DETAILS.
3. FLOW CONTROL STRUCTURE TO BE CUSTOM MANUFACTURED ACCORDING TO PLAN DETAILS.
4. DRAINAGE CONNECTION STUB JOINT TIGHTNESS SHALL CONFORM TO ASTM D3212 FOR CORRUGATED HDPE (ADS N-12/HANCOR DUAL WALL), N-12 HP, & PVC SEWER.
5. ADAPTERS CAN BE MOUNTED ON ANY ANGLE 0° TO 360°. TO DETERMINE MINIMUM ANGLE BETWEEN ADAPTERS SEE DRAWING NO. 7001-110-012.

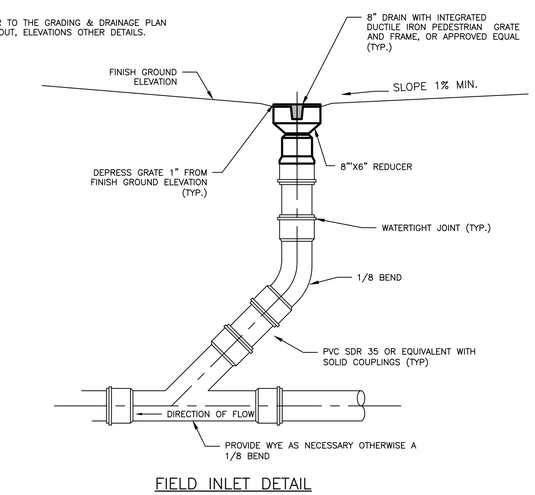




NYLOPLAST OIL WATER SEPARATOR

NOT TO SCALE

NOTES:
1. REFER TO THE GRADING & DRAINAGE PLAN FOR LAYOUT, ELEVATIONS OTHER DETAILS.



FIELD INLET DETAIL

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY DATE
SKETCH REVIEW	PFH 4/17/2020
FINAL REVIEW	PFH 6/23/2020

DRAWING NAME: DRAINAGE DETAILS – 1

PROJECT NAME/ADDRESS: 36 PLEASANT STREET REDEVELOPMENT
36 PLEASANT STREET BRUNSWICK, ME 04011

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

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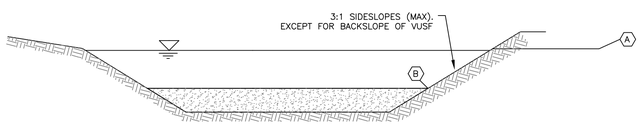
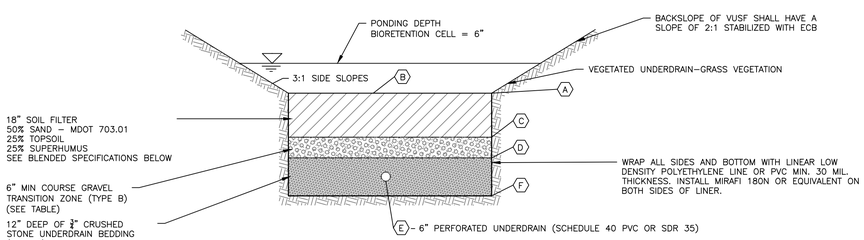
STATE OF MAINE WILLIAM H. SAVAGE No. 11415 6-4-2020 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

C-43



CROSS SECTION



SOIL FILTER DETAIL

NOTES:

1. THE SIDESLOPES SHALL BE STABILIZED WITH A MIN. OF 4" LOAM, EROSION CONTROL BLANKETS SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL AND A CONSERVATION SEED MIX. THE BOTTOM OF THE VEGETATED UNDERDRAIN SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL AND A CONSERVATION SEED MIX
2. LIGHT COMPACTION SOIL FILTER AND PIPE BEDDING MATERIAL. (90 TO 92% STANDARD PROCTOR). TESTING SHALL BE PERFORMED BY A QUALIFIED MATERIAL TESTING FIRM.
3. THE SOIL FILTER MEDIA SHALL NOT BE CONSTRUCTED UNTIL THE AREA DRAINING TO THE BASIN HAS BEEN PERMANENTLY STABILIZED.
4. THE SEDIMENT FOREBAY SHALL BE CONSTRUCTED PRIOR TO CONSTRUCTION OF THE SOIL FILTER AND INSPECTED AND MAINTAINED DURING CONSTRUCTION. MAINTENANCE SHALL INCLUDE REMOVAL OF ANY ACCUMULATED SEDIMENT.
5. A LANDSCAPE DESIGNER OR ARCHITECT SHOULD BE INVOLVED TO TO SELECT THE APPROPRIATE PLANTS FOR THE BIORETENTION CELL AND FOR THE SITE CONDITIONS. PLANTING PLAN BY OTHERS.
6. MINIMUM UNDERDRAIN SLOPE 0.0025 TOWARDS THE OUTLET.
7. TESTING: SIEVE ANALYSIS INCLUDING HYDROMETER TESTING FOR CLAY CONTENT FOR EACH LAYER SHALL BE PERFORMED BY A QUALIFIED SOIL TESTING LABORATORY AND SUBMITTED TO THE PROJECT ENGINEER FOR APPROVAL 2 WEEKS PRIOR TO CONSTRUCTION. ALL TESTING AND SUBMITTALS SHALL BE IN ACCORDANCE WITH THE MAINE DEP – TECHNICAL DESIGN MANUAL SECTION 7.2.5 TESTING AND SUBMITTALS.

SCHEDULE	
ITEM	VUSF1
(A) OVERFLOW INVERT	65.50'
(B) TOP OF SOIL FILTER	65.50'
(C) TOP OF GRAVEL	64.00'
(D) TOP OF STONE	63.50'
(E) UNDERDRAIN INVERT	62.75'
(F) BOTTOM OF STONE	62.47'

6" SOIL FILTER BED – LOAM TOPSOIL SPECIFICATION	
SIEVE SIZE	% PASSING BY WEIGHT
#4	75–95
#10	60–90
#40	35–85
#200	20–70
1. CLAY FRACTION <2% PASSING THE #200 SIEVE. 2. LOAM SHALL BE LOOSE AND FRIABLE AND SHALL BE FREE FROM ADMIXTURE OF SUBSOIL, REFUSE, LARGE STONES, CLODS OR ROOTS OR RHIZOMES OR "WITCH GRASS" OR OTHER UNDESIRABLE GRASSES.	

SOIL FILTER BED – SUPERHUMUS OR EQUIV. SPECIFICATION	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
#200	0–5
MINIMAL CLAY CONTENT, NO MORE THAN 3–5% PASSING #200 SIEVE	

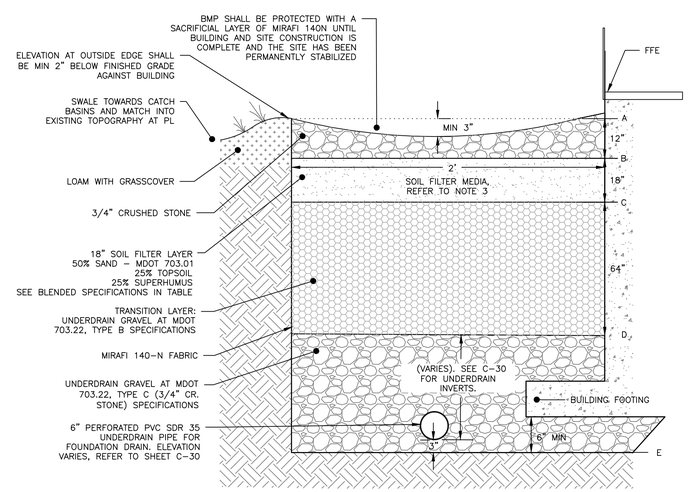
12" SOIL FILTER BED – BLENDED SAND, LOAM, SUPERHUMUS SIEVE ANALYSIS	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85–100
#20	70–100
#60	15–40
#200	8–15
1. CLAY FRACTION <2% PASSING THE #200 SIEVE. 2. SUPERHUMUS OR EQUIVALENT	

SOIL FILTER BED – TRANSISTION ZONE (TYPE B)	
SIEVE SIZE	% PASSING BY WEIGHT
1"	90–100
1/2"	75–100
#4	50–100
#20	15–80
#50	0–15
#200	0–5

SOIL FILTER BED – UNDERDRAIN BEDDING (TYPE C)	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90–100
3/8"	0–75
#4	0–25
#10	0–5

BIORETENTION CELL OR VEGETATED UNDERDRAINED SOIL FILTER DETAIL

NOT TO SCALE



	ELEVATIONS
	BUILDING
A	72.00'
B	71.00'
C	69.50'
D	64.17'
E*	62.67'
*BOTTOM OF STONE ELEVATION IS SUBJECT TO STRUCTURAL ENGINEER DESIGN AND COORDINATION	

SOIL FILTER BED –SUPERHUMUS OR EQUIV. SPECIFICATION	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
#200	0 – 5
MINIMAL CLAY CONTENT, NO MORE THAN 3 – 5% PASSING #200 SIEVE	

12" SOIL FILTER BED – BLENDED SAND, LOAM, SUPERHUMUS SIEVE ANALYSIS	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85 – 100
#20	70 – 100
#60	15 – 40
#200	8 – 15
1. CLAY FRACTION <2% PASSING THE #200 SIEVE. 2. SUPERHUMUS OR EQUIV.	

NOTES:

1. FINAL DESIGN MUST COMPLY WITH ALL APPROPRIATE SPECIFICATIONS FROM THE STORMWATER MANAGEMENT FOR MAINE BMP MANUAL, CHAPTER 7.
2. THE CRUSHED STONE RESERVOIR BED MUST CONSIST OF CRUSHED ROCK WITH A POROSITY OF 40%.
3. THE SOIL FILTER MEDIA SHALL NOT BE CONSTRUCTED UNTIL THE AREA DRAINING TO THE BASIN HAS BEEN PERMANENTLY STABILIZED.

ROOF DRIPLINE FILTRATION DETAIL:

NOT TO SCALE

CONSTRUCTION OBSERVATION:

CONSTRUCTION OBSERVATION SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY ACORN ENGINEERING. THE CONTRACTOR OR OWNERS REPRESENTATIVE SHALL NOTIFY ACORN ENGINEERING A MINIMUM 48 HOURS OR 2 BUSINESS DAY WHICH EVER IS GREATER PRIOR TO ANY OF THE PHASES OF CONSTRUCTION LISTED BELOW SO THAT THE FOLLOWING SITE VISITS MAY BE SCHEDULED.

1. ONE SITE VISIT AFTER PRELIMINARY CONSTRUCTION OF THE BMP GRADES;
2. ONE SITE VISIT DURING THE INSTALLATION OF THE GEOTEXTILE.
3. ONE SITE VISIT AFTER THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
4. ONE SITE VISIT DURING THE CONSTRUCTION OF THE SOIL FILTER LAYER.
5. ONE SITE VISIT DURING THE FLOODING OF THE BMP, IF REQUIRED.

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY DATE
SKETCH REVIEW	PFH 4/17/2020
FINAL REVIEW	PFH 6/23/2020

DRAWING NAME: **DRAINAGE DETAILS – 2**

PROJECT NAME/ ADDRESS: **36 PLEASANT STREET REDEVELOPMENT**
36 PLEASANT STREET BRUNSWICK, ME 04011

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.
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(207) 775-2655

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DESIGNED BY:	PFH
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CHECKED BY:	WHS

STATE OF MAINE WILLIAM H. SAVAGE No. 11419 6-4-2020 LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

C-44

1.0 EROSION CONTROL MEASURES AND SITE STABILIZATION

AS PART OF THE SITE DEVELOPMENT, THE FOLLOWING TEMPORARY AND PERMANENT EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE IMPLEMENTED. DEVICES SHALL BE INSTALLED AS DESCRIBED IN THIS REPORT OR WITHIN THE PLAN SET. SEE THE MAINE EROSION AND SEDIMENT CONTROL HANDBOOK FOR CONSTRUCTION: BEST MANAGEMENT PRACTICES FOR FURTHER REFERENCE.

1.1 TEMPORARY EROSION CONTROL MEASURES

THE FOLLOWING TEMPORARY EROSION AND SEDIMENTATION CONTROL MEASURES ARE PLANNED FOR THE PROJECT'S CONSTRUCTION PERIOD:

1.1.1 CRUSHED STONE STABILIZED CONSTRUCTION ENTRANCES SHALL BE PLACED AT ALL ACCESS POINTS TO THE PROJECT SITE WHERE THERE ARE DISTURBED AREAS. THE FOLLOWING SPECIFICATIONS SHALL BE FOLLOWED AT A MINIMUM:
- STONE SIZE SHALL BE 2–3 INCHES, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
- THE THICKNESS OF THE ENTRANCE STONE LAYER SHALL BE NO LESS THAN 6 INCHES.
- THE ENTRANCE SHALL NOT BE LESS THAN 20 FEET WIDE, HOWEVER NOT LESS THAN THE FULL WIDTH OF POINTS WHERE INGRESS OR EGRESS OCCURS. THE LENGTH SHALL NOT BE LESS THAN 50 FEET IN LENGTH.
- GEOTEXTILE FABRIC (WOVEN OR NON–WOVEN) SHALL BE PLACED OVER THE ENTIRE ENTRANCE AREA.
- THE ENTRANCE/EXIT SHALL BE MAINTAINED TO THE EXTENT THAT IT WILL PREVENT THE TRACKING OF SEDIMENT ONTO PUBLIC ROAD WAYS.

1.1.2 SILTATION FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED DOWN GRADIENT OF ANY DISTURBED AREAS TO TRAP RUNOFF BORNE SEDIMENTS UNTIL PERMANENT STABILIZATION IS ACHIEVED. THE SILT FENCE OR EROSION CONTROL BERM SHALL BE INSTALLED PER THE DETAILS PROVIDED IN THE PLAN SET AND INSPECTED BEFORE AND IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. REPAIRS SHALL BE MADE IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THE FENCE LINE OR BERM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THE FENCE OR BERM, THE BARRIER SHALL BE REPLACED WITH A STONE CHECK DAM.

1.1.3 HAY MULCH INCLUDING HYDRO SEEDING IS INTENDED TO PROVIDE COVER FOR DENUDED OR SEEDED AREAS UNTIL REVEGETATION IS ESTABLISHED. MULCH PLACED BETWEEN APRIL 15TH AND NOVEMBER 1ST ON SLOPES OF LESS THAN 15 PERCENT SHALL BE COVERED BY FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION. MULCH PLACED BETWEEN NOVEMBER 1ST AND APRIL 15TH ON SLOPES EQUAL TO OR STEEPER THAN 8 PERCENT AND EQUAL TO OR FLATTER THAN 2:1 SHALL USE MATS OR FABRIC NETTING AND ANCHORED WITH STAPLES IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATION.

1.1.4 AT ANY TIME OF THE YEAR, ALL SLOPES STEEPER THAN 3:1 SHALL BE STABILIZED WITH DOUBLE NET EROSION CONTROL BLANKET BIONET SC150BN BY NORTH AMERICAN GREEN OR APPROVED EQUAL, OR EROSION CONTROL MIX SLOPE PROTECTION AS DETAILED WITHIN THE PLANS.

1.1.5 PLEASANT STREET AND UNION STREET SHALL BE SWEPT TO CONTROL MUD AND DUST FROM THE CONSTRUCTION SITE AS NECESSARY. ADD ADDITIONAL STONE TO THE STABILIZED CONSTRUCTION ENTRANCE TO MINIMIZE THE TRACKING OF MATERIAL OFF THE SITE AND ONTO THE SURROUNDING ROADWAYS.

1.1.6 DURING DEMOLITION, CLEARING AND GRUBBING OPERATIONS, STONE CHECK DAMS SHALL BE INSTALLED AT ANY AREAS OF CONCENTRATED FLOW. THE MAXIMUM HEIGHT OF THE CHECK DAM SHALL NOT EXCEED 2 FEET. THE CENTER OF THE CHECK DAM SHALL BE 6 INCHES BELOW THE OUTER EDGES OF THE DAM. THE CONTRACTOR SHALL MULCH THE SIDE SLOPES AND INSTALL STONE CHECK DAMS FOR ALL NEWLY EXCAVATED DITCH LINES WITHIN 24 HOURS OF THEIR CREATION.

1.1.7 SILT FENCE STAKE SPACING SHALL NOT EXCEED 6 FEET UNLESS THE FENCE IS SUPPORTED WITH 14 GAUGE WIRE IN WHICH CASE THE MAXIMUM SPACING SHALL NOT EXCEED 10 FEET. THE SILT FENCE SHALL BE "TOED" INTO THE GROUND.

1.1.8 STORMDRAIN INLET PROTECTION SHALL BE PROVIDED TO STORMDRAINS THROUGH THE USE OF ANY OF THE FOLLOWING: HAY BALE DROP INLET STRUCTURES, SILT FENCE DROP INLET SEDIMENT FILTER, GRAVEL AND WIRE MESH DROP INLET SEDIMENT FILTER, OR CURB INLET SEDIMENT FILTER. BARRIERS SHALL BE INSPECTED AFTER EVERY RAINFALL EVENT AND REPAIRED AS NECESSARY. SEDIMENTS SHALL BE REMOVED WHEN ACCUMULATION HAS REACHED ½ THE DESIGN HEIGHT.

1.1.9 DUST CONTROL SHALL BE ACCOMPLISHED BY THE USE OF ANY OF THE FOLLOWING: WATER, CALCIUM CHLORIDE, STONE, OR AN APPROVED MDEP PRODUCT. DUST CONTROL SHALL BE APPLIED AS NEEDED TO ACCOMPLISH DUST CONTROL.

1.1.10 TEMPORARY LOAM, SEED, AND MULCHING SHALL BE USED IN AREAS WHERE NO OTHER EROSION CONTROL MEASURE IS USED. APPLICATION RATES FOR SEEDING ARE PROVIDED AT THE END OF THIS REPORT.

1.1.11 STOCKPILES SHALL BE STABILIZED WITHIN 7 DAYS OF FORMATION UNLESS A SCHEDULED RAIN EVENT OCCURS PRIOR TO THE 7 DAY WINDOW, IN WHICH CASE THE STOCKPILE SHALL BE STABILIZED PRIOR TO THE RAIN EVENT. METHODS OF STABILIZATION SHALL BE MULCH, EROSION CONTROL MIX, OR EROSION CONTROL BLANKETS/MATS. SILT FENCE OR A WOOD WASTE COMPOST FILTER BERM SHALL BE PLACED DOWNHILL OF ANY SOIL STOCKPILE LOCATION.

1.1.12 FOR DISTURBANCE BETWEEN NOVEMBER 1 AND APRIL 15, PLEASE REFER TO WINTER STABILIZATION PLAN IN THIS REPORT AND THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR FURTHER INFORMATION.

1.1.13 IT IS OF THE UTMOST IMPORTANCE THAT STORMWATER RUNOFF AND POTENTIAL SEDIMENT FROM THE CONSTRUCTION SITE BE DIVERTED AROUND THE PROPOSED UNDERDRAINS UNTIL THE TRENCH IS BACKFILLED.

1.2 PERMANENT EROSION CONTROL MEASURES

THE FOLLOWING PERMANENT EROSION CONTROL MEASURES ARE INTENDED FOR POST DISTURBANCE AREAS OF THE PROJECT.

1.2.1 ALL DISTURBED AREAS DURING CONSTRUCTION, NOT SUBJECT TO OTHER PROPOSED CONDITIONS, SHALL RECEIVE A MINIMUM 4" OF LOAM AND SHALL BE LIMED, AND MULCHED.
EROSION CONTROL BLANKETS OR MATS SHALL BE PLACED OVER THE MULCH IN AREAS NOTED IN PARAGRAPH 4.2 OF THIS REPORT.

1.2.2 ALL STORMWATER DEVICES SHALL BE INSTALLED AND TRIBUTARY AREAS STABILIZED PRIOR RECEIVING STORMWATER.

1.2.3 REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.

2.0 EROSION AND SEDIMENTATION CONTROL PLAN

2.1 THE EROSION AND SEDIMENTATION CONTROL PLAN IS INCLUDED WITHIN THE PLAN SET.

3.0 DETAILS AND SPECIFICATIONS

3.1 EROSION CONTROL DETAILS AND SPECIFICATIONS ARE INCLUDED IN THE PLAN SET.

4.0 STABILIZATION PLAN FOR WINTER CONSTRUCTION

WINTER CONSTRUCTION CONSISTS OF EARTHWORK DISTURBANCE BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15. IF A CONSTRUCTION SITE IS NOT STABILIZED WITH PAVEMENT, A ROAD GRAVEL BASE, 75% MATURE VEGETATION COVER OR RIPRAP BY NOVEMBER 15, THEN THE SITE SHALL BE PROTECTED WITH OVER–WINTER STABILIZATION. ANY AREA NOT STABILIZED WITH PAVEMENT, VEGETATION, MULCHING, EROSION CONTROL MIX, EROSION CONTROL MATS, RIPRAP, OR GRAVEL BASE ON A ROAD SHALL BE CONSIDERED OPEN.

THE CONTRACTOR SHALL LIMIT THE WORK AREA TO AREAS THAT WORK WILL OCCUR IN DURING THE SUBSEQUENT 15 DAYS AND SO THAT IT CAN BE MULCHED ONE DAY PRIOR TO A SNOW EVENT. THE CONTRACTOR SHALL STABILIZE WORK AREAS PRIOR TO OPENING ADDITIONAL WORK AREAS TO MINIMIZE AREAS WITHOUT EROSION CONTROL MEASURES.

THE FOLLOWING MEASURES SHALL BE IMPLEMENTED DURING WINTER CONSTRUCTION PERIODS:

4.1 SEDIMENT BARRIERS

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

4.2 MULCHING

ALL AREAS SHALL BE CONSIDERED TO BE DENUDED UNTIL SEEDED AND MULCHED. HAY AND STRAW MULCH SHALL BE APPLIED AT A RATE OF 150 LB. PER 1,000 SQUARE FEET OR 3 TONS/ACRE (TWICE THE NORMAL ACCEPTED RATE OF 75–LBS./1,000 S.F. OR 1.5 TONS/ACRE) AND SHALL BE PROPERLY ANCHORED. EROSION CONTROL MIX MUST BE APPLIED WITH A MINIMUM 4 INCH THICKNESS. MULCH SHALL NOT BE SPREAD ON TOP OF SNOW. THE SNOW SHALL BE REMOVED DOWN TO A ONE–INCH DEPTH OR LESS PRIOR TO APPLICATION. AFTER EACH DAY OF FINAL GRADING, THE AREA SHALL BE PROPERLY STABILIZED WITH ANCHORED HAY OR STRAW OR EROSION CONTROL MATTING. AN AREA SHALL BE CONSIDERED TO HAVE BEEN STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED OR ADEQUATELY ANCHORED SO THAT GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. BETWEEN THE DATES OF NOVEMBER 1 AND APRIL 15, ALL MULCH SHALL BE ANCHORED BY EITHER MULCH NETTING, TRACKING OR WOOD CELLULOSE FIBER. THE COVER WILL BE CONSIDERED SUFFICIENT WHEN THE GROUND SURFACE IS NOT VISIBLE THROUGH THE MULCH. AFTER NOVEMBER 1ST, MULCHING AND ANCHORING OF ALL EXPOSED SOIL SHALL OCCUR AT THE END OF EACH FINAL GRADING WORKDAY.

4.3 SOIL STOCKPILING

STOCKPILES OF SOIL OR SUBSOIL SHALL BE MULCHED FOR OVER WINTER PROTECTION WITH HAY OR STRAW AT TWICE THE NORMAL RATE OR WITH A FOUR–INCH LAYER OF EROSION CONTROL MIX. THIS SHALL BE DONE WITHIN 24 HOURS OF STOCKING AND RE–ESTABLISHED PRIOR TO ANY RAINFALL OR SNOWFALL.

4.4 SEEDING

BETWEEN THE DATES OF OCTOBER 15TH AND APRIL 1ST, LOAM OR SEED SHALL NOT BE REQUIRED. DURING PERIODS OF ABOVE FREEZING TEMPERATURES FINISHED AREAS SHALL BE FINE GRADED AND EITHER PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL SUCH TIME AS THE FINAL TREATMENT CAN BE APPLIED. IF THE DATE IS AFTER NOVEMBER 1ST AND IF THE EXPOSED AREA HAS NOT BEEN LOAMED, FINAL GRADING WITH A UNIFORM SURFACE, THEN THE AREA MAY BE DORMANT SEEDED AT A RATE OF 3 TIMES HIGHER THAN SPECIFIED FOR PERMANENT SEED AND THEN MULCHED.

DORMANT SEEDING MAY BE PLACED PRIOR TO THE PLACEMENT OF MULCH OR EROSION CONTROL BLANKETS. IF DORMANT SEEDING IS USED FOR THE SITE, ALL DISTURBED AREAS SHALL RECEIVE 4" OF LOAM AND SEED AT AN APPLICATION RATE OF 5 LBS/1,000 S.F. ALL AREAS SEEDED DURING THE WINTER SHALL BE INSPECTED IN THE SPRING FOR ADEQUATE CATCH. ALL AREAS INSUFFICIENTLY VEGETATED (LESS THAN 75% CATCH) SHALL BE REVEGETATED BY REPLACING LOAM, SEED AND MULCH. IF DORMANT SEEDING IS NOT USED FOR THE SITE, ALL DISTURBED AREAS SHALL BE REVEGETATED IN THE SPRING.

4.5 OVER WINTER STABILIZATION OF DISTURBED SOILS

BY SEPTEMBER 15TH, ALL DISTURBED SOILS ON AREAS HAVING A SLOPE LESS THAN 15% SHALL BE SEEDED AND MULCHED. IF THE DISTURBED AREAS ARE NOT STABILIZED BY THIS DATE, THEN ONE OF THE FOLLOWING ACTIONS SHALL BE TAKEN TO STABILIZE THE SOIL FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION – BY OCTOBER 1ST, SEED THE DISTURBED SOIL WITH WINTER RYE AT A SEEDING RATE OF 3LBS PER 1,000 S.F., LIGHTLY MULCH THE SEEDED SOIL WITH HAY OR STRAW AT 75 LBS PER 1,000 S.F., AND ANCHOR THE MULCH WITH PLASTIC NETTING. MONITOR GROWTH OF THE RYE OVER THE NEXT 30 DAYS. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE DISTURBED SOIL BEFORE NOVEMBER 1ST, THEN MULCH THE AREA FOR OVER–WINTER PROTECTION.

- STABILIZE THE SOIL WITH SOD – STABILIZE THE DISTURBED SOIL WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES PINNING THE SOD ONTO THE SOIL WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL.

- STABILIZE THE SOIL WITH MULCH – BY NOVEMBER 15TH, MULCH THE DISTURBED SOIL BY SPREADING HAY OR STRAW AT A RATE OF AT LEAST 150 LBS PER 1,000 S.F. ON THE AREA SO THAT NO SOIL IS VISIBLE THROUGH THE MULCH. IMMEDIATELY AFTER APPLYING THE MULCH, ANCHOR THE MULCH WITH PLASTIC NETTING TO PREVENT WIND FROM MOVING THE MULCH OFF THE DISTURBED SOIL.

4.6 OVER WINTER STABILIZATION OF DISTURBED SLOPES

ALL STONE–COVERED SLOPES SHALL BE CONSTRUCTED AND STABILIZED BY NOVEMBER 15TH. ALL SLOPES TO BE VEGETATED SHALL BE SEEDED AND MULCHED BY SEPTEMBER 1ST. A SLOPE IS CONSIDERED A GRADE GREATER THAN 15%. IF A SLOPE TO BE VEGETATED IS NOT STABILIZED BY SEPTEMBER 1ST, THEN ONE OF THE FOLLOWING ACTION SHALL BE TAKEN TO STABILIZE THE SLOPE FOR LATE FALL AND WINTER:

- STABILIZE THE SOIL WITH TEMPORARY VEGETATION AND EROSION CONTROL MATS – BY OCTOBER 1ST THE DISTURBED SLOPE SHALL BE SEEDED WITH WINTER RYE AT A SEEDING RATE OF 3 LBS PER 1,000 S.F. AND THEN INSTALL EROSION CONTROL MATS OR ANCHORED MULCH OVER THE SEEDING. IF THE RYE FAILS TO GROW AT LEAST THREE INCHES OR FAILS TO COVER AT LEAST 75% OF THE SLOPE BY NOVEMBER 1ST, THEN THE CONTRACTOR SHALL COVER THE SLOPE WITH A LAYER OF EROSION CONTROL MIX OR WITH STONE RIPRAP.

- STABILIZE THE SOIL WITH SOD – THE DISTURBED SLOPE SHALL BE STABILIZED WITH PROPERLY INSTALLED SOD BY OCTOBER 1ST. PROPER INSTALLATION INCLUDES THE CONTRACTOR PINNING THE SOD ONTO THE SLOPE WITH WIRE PINS, ROLLING THE SOD TO GUARANTEE CONTACT BETWEEN THE SOD AND UNDERLYING SOIL, AND WATERING THE SOD TO PROMOTE ROOT GROWTH INTO THE DISTURBED SOIL. THE CONTRACTOR SHALL NOT USE LATE–SEASON SOD INSTALLATION TO STABILIZE SLOPES HAVING A GRADE GREATER THAN 3H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- STABILIZE THE SOIL WITH EROSION CONTROL MIX – EROSION CONTROL MIX SHALL BE PROPERLY INSTALLED BY NOVEMBER 15TH. THE CONTRACTOR SHALL NOT USE EROSION CONTROL MIX TO STABILIZE SLOPES HAVING GRADES GREATER THAN 2H:1V OR HAVING GROUNDWATER SEEPS ON THE SLOPE FACE.

- STABILIZE THE SOIL WITH STONE RIPRAP – PLACE A LAYER OF STONE RIPRAP ON THE SLOPE BY NOVEMBER 15TH. A REGISTERED PROFESSIONAL ENGINEER SHALL BE HIRED TO DETERMINE THE STONE SIZE NEEDED FOR STABILITY ON THE SLOPE AND TO DESIGN A FILTER LAYER FOR UNDERNEATH THE RIPRAP.

5.0 INSPECTION AND MAINTENANCE

A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT PERIODIC VISUAL INSPECTIONS OF INSTALLED EROSION CONTROL MEASURES. THE FREQUENCY OF INSPECTION SHALL OCCUR AT LEAST ONCE EVERY TWO WEEKS, AS WELL AS AFTER A "STORM EVENT". A "STORM EVENT" SHALL CONSIST 0.5 INCHES OF RAIN WITHIN A 24 HOUR PERIOD. THE FOLLOWING EROSION AND SEDIMENT CONTROL – BEST MANAGEMENT PRACTICES (BMP'S) SHALL INSPECTED IN THE MANNER AS DESCRIBED.

5.1 SEDIMENT BARRIERS

HAY BALE BARRIERS, SILT FENCES AND FILTER BERMS SHALL BE INSPECTED AND REPAIRED FOR THE FOLLOWING IF THERE ARE ANY SIGNS OF EROSION OR SEDIMENTATION BELOW THEM. IF THERE ARE SIGNS OF UNDERCUTTING AT THE CENTER OR THE EDGES OF THE BARRIER, OR IMPOUNDING OF LARGE VOLUMES OF WATER BEHIND THEM, SEDIMENT BARRIERS SHALL BE REPLACED WITH A TEMPORARY CHECK DAM. SHOULD THE FABRIC ON A SILT FENCE OR FILTER BARRIER DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER IS STILL NECESSARY, THE FABRIC SHALL BE REPLACED PROMPTLY. SEDIMENT DEPOSITS SHOULD BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY ONE–HALF THE HEIGHT OF THE BARRIER. FILTER BERMS SHOULD BE RESHAPED AS NEEDED. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHOULD BE DRESSED TO CONFORM TO THE EXISTING GRADE, PREPARED AND SEEDED.

5.2 STABILIZED STONE CONSTRUCTION ENTRANCES

THE EXIT SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OF SEDIMENT ONTO PUBLIC RIGHTS–OF–WAY. WHEN THE CONTROL PAD BECOMES INEFFECTIVE, THE STONE SHALL BE REMOVED ALONG WITH THE COLLECTED SOIL MATERIAL AND REDISTRIBUTED ON SITE IN A STABLE MANNER. THE ENTRANCE SHOULD THEN BE RECONSTRUCTED. THE CONTRACTOR SHALL SWEEP OR WASH PAVEMENT AT EXITS, WHICH HAVE EXPERIENCED MUD–TRACKING ON TO THE PAVEMENT OR TRAVELED WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH AGGREGATE, WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING STORM DRAINS, DITCHES, OR WATERWAYS.

5.3 MULCHED AREAS

ALL MULCHES MUST BE INSPECTED PERIODICALLY, IN PARTICULAR AFTER RAINSTORMS, TO CHECK FOR RILL EROSION. IF LESS THAN 90% OF THE SOIL SURFACE IS COVERED BY MULCH, ADDITIONAL MULCH SHALL BE IMMEDIATELY APPLIED. NETS MUST BE INSPECTED AFTER RAIN EVENTS FOR DISLOCATION OR FAILURE. IF WASHOUTS OR BREAKAGE OCCUR, RE–INSTALL THE NETS AS NECESSARY AFTER REPAIRING DAMAGE TO THE SLOPE. WHERE MULCH IS USED IN CONJUNCTION WITH ORNAMENTAL PLANTINGS, INSPECT PERIODICALLY THROUGHOUT THE YEAR TO DETERMINE IF MULCH IS MAINTAINING COVERAGE OF THE SOIL SURFACE. REPAIR AS NEEDED.

5.4 DUST CONTROL

WHEN TEMPORARY DUST CONTROL MEASURES ARE USED, REPETITIVE TREATMENT SHALL BE APPLIED AS NEEDED TO ACCOMPLISH CONTROL.

5.5 STORMWATER APPURTENANCES

ALL UNDERDRAINS, STORM DRAINS, AND CATCH BASINS NEED TO BE OPERATING EFFECTIVELY AND FREE OF DEBRIS.

5.6 EROSION AND SEDIMENTATION CONTROL INSPECTIONS:

ACORN ENGINEERING HAS PERSONNEL QUALIFIED TO CONDUCT EROSION AND SEDIMENTATION CONTROL INSPECTIONS. FOR FURTHER INFORMATION CONTACT:

CONTACT: WILL SAVAGE, PE
TELEPHONE: (207) 775–2655

QUALIFICATIONS:

- MAINE PROFESSIONAL ENGINEERING LICENSE #11419
- MAINE DEP – CERTIFIED IN MAINTENANCE & INSPECTION OF STORMWATER BMP'S CERT #14
- CERTIFIED EROSION, SEDIMENT AND STORM WATER INSPECTOR (CESSWI) CERT #0293
- CERTIFIED PROFESSIONAL IN EROSION AND SEDIMENT CONTROL (CPESC) CERT. #4620

THE CONTRACTOR HAS SOLE RESPONSIBILITY FOR COMPLYING WITH THE EROSION AND SEDIMENTATION REPORT/PLAN, INCLUDING CONTROL OF FUGITIVE DUST. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY MONETARY PENALTIES RESULTING FROM FAILURE TO COMPLY WITH THESE STANDARDS.

6.0 IMPLEMENTATION SCHEDULE

THE FOLLOWING IMPLEMENTATION SEQUENCE IS INTENDED TO MAXIMIZE THE EFFECTIVENESS OF THE ABOVE DESCRIBED EROSION CONTROL MEASURES. CONTRACTORS SHOULD AVOID OVEREXPOSING DISTURBED AREAS AND LIMIT THE AMOUNT OF STABILIZATION AREA.

1. INSTALL A STABILIZED CONSTRUCTION ENTRANCE IN ALL LOCATIONS WHERE CONSTRUCTION TRAFFIC WILL ENTER AND EXIT THE SITE.
2. INSTALL PERIMETER SILT FENCE OR EROSION CONTROL BERM.
3. INSTALL ALL OTHER EROSION CONTROL DEVICES AS NECESSARY THROUGHOUT THE REMAINDER OF THIS SCHEDULE.
4. COMMENCE INSTALLATION OF DRAINAGE INFRASTRUCTURE.
5. PRIORITIZE THE DOWNHILL SIDE TO CONTAIN RUNOFF WITHIN THE SITE WHILE PROVIDING AN ENGINEERED OUTLET WITH SILTATION BARRIER TO THE MUNICIPAL STORMWATER SYSTEM WITHIN SPRING STREET.
6. COMMENCE EARTHWORK OPERATIONS, WALL AND FOUNDATION INSTALLATION.
7. COMMENCE INSTALLATION OF UTILITIES.
8. CONTINUE EARTHWORK AND GRADING TO SUBGRADE AS NECESSARY FOR CONSTRUCTION.
9. COMPLETE INSTALLATION OF DRAINAGE INFRASTRUCTURE, AS WELL AS OTHER UTILITY WORK.
10. COMPLETE REMAINING EARTHWORK OPERATIONS.
11. INSTALL SUB–BASE AND BASE GRAVELS IN PAVED AREAS.
12. INSTALL PAVING, CURBING AND BRICKWORK.
13. LOAM, LIME, FERTILIZE, SEED AND MULCH DISTURBED AREAS AND COMPLETE ALL LANDSCAPING.
14. ONCE THE SITE IS STABILIZED, 90% CATCH OF GRASS HAS BEEN OBTAINED, OR MULCHING OF LANDSCAPE AREAS IS COMPLETE REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.
15. TOUCH UP AREAS WITHOUT A VIGOROUS CATCH OF GRASS WITH LOAM AND SEED.
16. COMPLETE SITE SIGNAGE AND STRIPING.
17. EXECUTE PROPER MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

THE ABOVE IMPLEMENTATION SEQUENCE SHOULD BE GENERALLY FOLLOWED BY THE SITE CONTRACTOR. HOWEVER, THE CONTRACTOR MAY CONSTRUCT SEVERAL ITEMS SIMULTANEOUSLY. THE CONTRACTOR SHALL SUBMIT TO THE OWNER A SCHEDULE OF THE COMPLETION OF THE WORK. IF THE CONTRACTOR IS TO COMMENCE THE CONSTRUCTION OF MORE THAN ONE ITEM ABOVE, THEY SHALL LIMIT THE AMOUNT OF EXPOSED AREAS TO THOSE AREAS IN WHICH WORK IS EXPECTED TO BE UNDERTAKEN DURING THE FOLLOWING 30 DAYS.

THE CONTRACTOR SHALL RE–VEGETATE DISTURBED AREAS AS RAPIDLY AS POSSIBLE. ALL AREAS SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR BEFORE A STORM EVENT. THE CONTRACTOR SHALL INCORPORATE PLANNED INLETS AND DRAINAGE SYSTEMS AS EARLY AS POSSIBLE INTO THE CONSTRUCTION PHASE.

7.0 SEEDING PLAN

7.1 SITE PREPARATION

THE SEEDED AREAS SHALL BE FEASIBLY GRADED OUT TO PROVIDE THE USE OF EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, AND MULCH ANCHORING. IF NECESSARY, THE SITE MAY REQUIRE ADDITIONAL TEMPORARY EROSION CONTROL MEASURES OUTLINED IN THE EROSION CONTROL REPORT.

7.2 SEEDBED PREPARATION

FERTILIZER SHALL BE APPLIED TO THE SITE AT A RATE OF 13.8 POUNDS PER 1,000 SQUARE FEET. THE COMPOSITION OF THE FERTILIZER SHALL BE 10–10–10 (N–P2O5–K2O) OR EQUIVALENT.

LIMESTONE SHALL BE APPLIED TO THE SITE AT A RATE OF 138 POUNDS PER 1,000 SQUARE FEET.

7.3 SEEDING

THE COMPOSITION AND AMOUNT OF TEMPORARY SEED APPLIED TO A SITE SHALL BE DETERMINED BY THE FOLLOWING TABLE:

TEMPORARY SEED APPLICATION RATES

SEED	LBS / ACRE	RECOMMENDED SEEDING DATES
WINTER RYE	2.57	8/15 TO 10/1
OATS	1.84	4/1 TO 7/1 8/15 TO 9/15
ANNUAL RYGRASS	0.92	4/1 TO 7/1
SUDANGRASS	0.92	5/15 TO 8/15
PERENNIAL	0.92	8/15 TO 9/15
TOTAL	7.17 LBS/ACRE	

PERMANENT SEED APPLICATION RATES

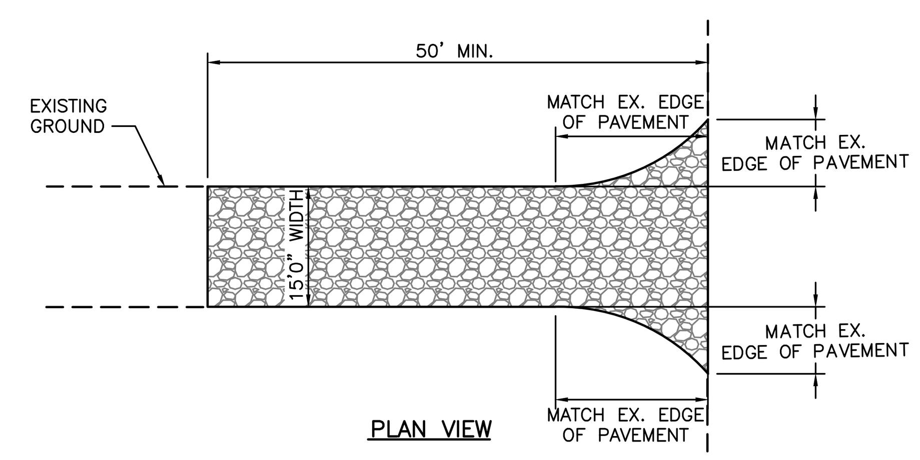
SEED	LBS / ACRE
KENTUCKY BLUEGRASS	20.00
CREEPING RED FESCUE	20.00
PERENNIAL RYEGRASS	4.80
TOTAL	44.8 LBS/ACRE

7.4 MULCHING

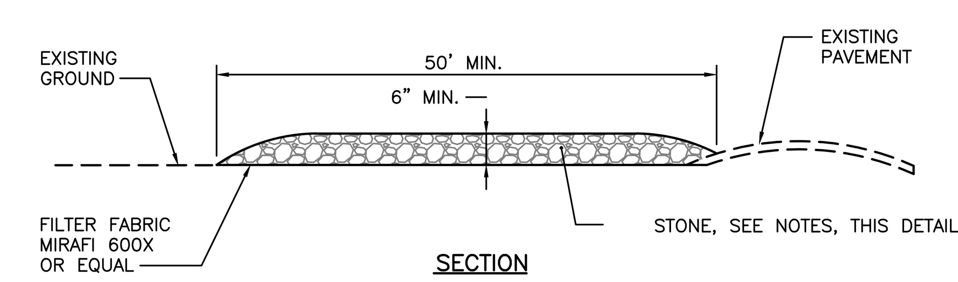
MULCH SHALL BE HARDWOOD AND APPLIED AT A RATE OF 70 LBS – 90 LBS PER 1,000 SQUARE FEET. THE MULCH SHALL BE INSTALLED AT A MINIMUM DEPTH OF 4 INCHES. THE SEEDED AREA SHALL BE MULCHED IMMEDIATELY AFTER SEED IS APPLIED. MULCHING DURING THE WINTER SEASON SHALL BE DOUBLE THE NORMAL AMOUNT. REFER TO DETAIL FOR MORE INFORMATION.

8.0 CONCLUSION

THE ABOVE EROSION CONTROL NARRATIVE IS INTENDED TO MINIMIZE THE DEVELOPMENT IMPACT BY IMPLEMENTING TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. THE CONTRACTOR SHALL ALSO REFER TO THE MAINE EROSION AND SEDIMENT CONTROL BMP MANUAL FOR ADDITIONAL INFORMATION.



PLAN VIEW



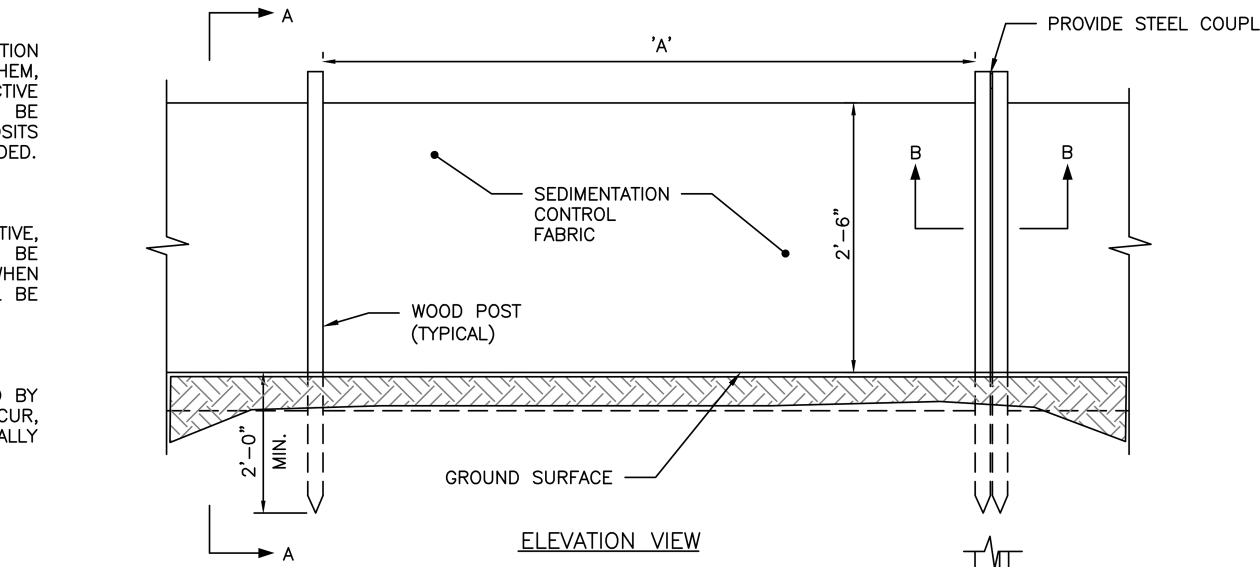
SECTION

NOTES:

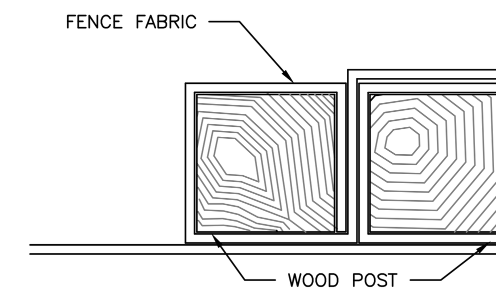
1. CONTRACTOR SHALL ADD STONE TO ENTRANCE AS MUD/SILT MATERIAL ACCUMULATES
2. STONE SHALL BE 2"–3" COARSE AGGREGATE
3. CONSTRUCTION ENTRANCE SHALL BE GRADED TO NOT ALLOW ANY STORMWATER TO BE CONVEYED OFF SITE. IN SITUATIONS WHERE THIS IS NOT POSSIBLE, ANY STORMWATER CONVEYED OFFSITE SHALL BE TREATED OR RETAINED IN A MANNER APPROVED BY ENGINEER.
4. WHEN NECESSARY, ON–SITE VEHICLES SHALL HAVE THEIR WHEELS CLEANED PRIOR TO LEAVING SITE.
5. CONSTRUCTION ENTRANCE SHALL BE GRADED IN A MANNER THAT PREVENTS TRACKING OF SEDIMENTS ONTO PUBLIC RIGHT–OF–WAY

STABILIZED CONSTRUCTION ENTRANCE

NOT TO SCALE

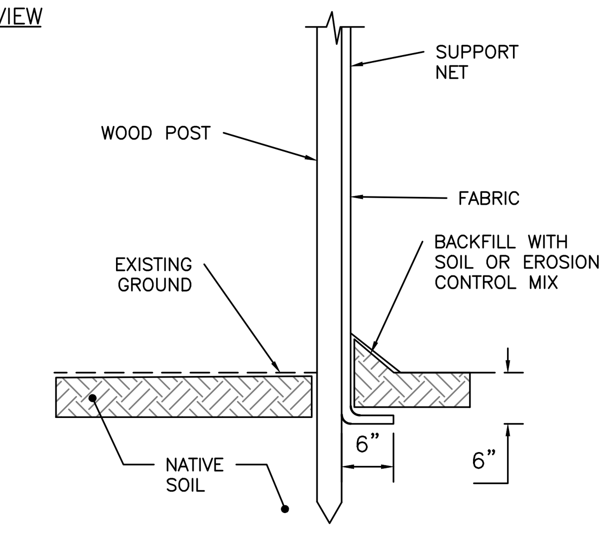


ELEVATION VIEW



SECTION B–B

SILT FENCE REINFORCEMENT	MAX. SPACING "A"
NONE	6'
WIRE REINFORCEMENT 14 GAUGE, 6" MESH	10'



SECTION A–A

SILTATION FENCE DETAIL

NOT TO SCALE

NOTES:

1. THE EROSION CONTROL MIX SHALL CONFORM TO THE FOLLOWING STANDARDS AND IN ACCORDANCE WITH THE MAINE DOT CHAPTER 700, SECTION 717.04(E):

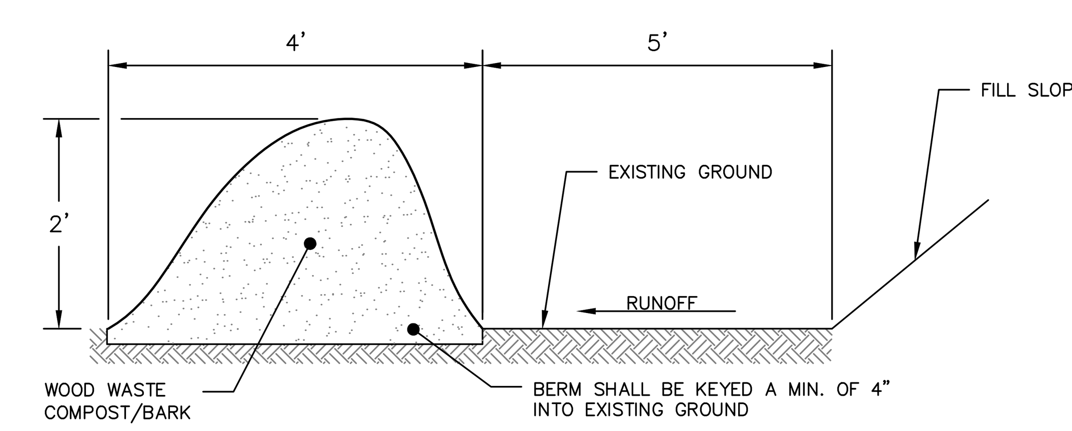
 1.1. pH BETWEEN 5.0 – 8.0
 1.2. PARTICLE SIZE (BY WEIGHT):
  1.2.1. 100% PASSING A 150 MM (6 IN) SCREEN
  1.2.2. 75 TO 85% PASSING A 19 MM (0.75 IN) SCREEN
 1.3. SOLUBLE SALTS CONTENT < 4.0 MMHOS/CM
 1.4. ORGANIC MATTER 20 TO 100% , DRY WEIGHT BASIS

2. THE BERM SHOULD BE PLACED, UNCOMPACTED, ALONG A RELATIVELY LEVEL CONTOUR, WHEN NECESSARY THE BERM MAY BE PLACED PERPENDICULAR TO THE SLOPE ALONG THE PROPERTY LINE TO CONTAIN THE SEDIMENT PROVIDED A BERM IS LOCATED AT THE BASE OF THE SLOPE.

3. THE BERM MAY BE USED IN LIEU OF SILTATION FENCE, AT THE TOE OF SHALLOW SLOPES, ON FROZEN GROUND, LEDGE OUT CROPS, VERY ROOTED FORESTED AREA OR AT THE EDGE OF GRAVEL PARKING AREAS.

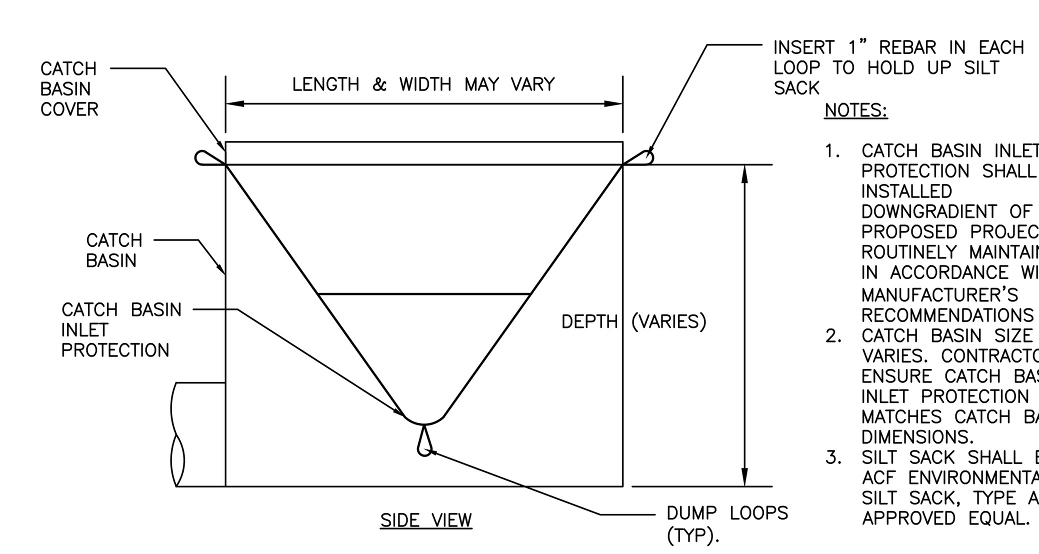
4. WHERE A BERM IS USED AT THE BASE OF A SLOPE GREATER THAN 8%, ANOTHER MEASURE SHALL BE USED IN CONJUNCTION WITH A BERM, SUCH AS A SILT FENCE.

5. BERMS SHALL REMAIN IN PLACE UNTIL UPSTREAM AREA IS STABILIZED OR 90% CATCH OF VEGETATION IS ATTAINED. BERMS SHALL BE REMOVED OFFSITE OR BY SPREADING SUCH THAT NATIVE EARTH CAN BE SEEN BELOW.



EROSION CONTROL MIX BERM DETAIL

NOT TO SCALE



NOTES:

1. CATCH BASIN INLET PROTECTION SHALL BE INSTALLED DOWNGRADIENT OF PROPOSED PROJECT AND ROUTINELY MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS
2. CATCH BASIN SIZE VARIES. CONTRACTOR TO ENSURE CATCH BASIN INLET PROTECTION MATCHES CATCH BASIN DIMENSIONS.
3. SILT SACK SHALL BE ACF ENVIRONMENTAL SILT SACK, TYPE A, OR APPROVED EQUAL.

CATCH BASIN INLET PROTECTION

NOT TO SCALE

PERMIT LEVEL
NOT ISSUED FOR
CONSTRUCTION

ISSUED FOR	BY / DATE
SKETCH REVIEW	PFH 4/17/2020
FINAL REVIEW	PFH 6/23/2020

DRAWING NAME: EROSION & SEDIMENTATION CONTROL DETAILS

PROJECT NAME/ ADDRESS: 36 PLEASANT STREET REDEVELOPMENT
36 PLEASANT STREET BRUNSWICK, ME 04011

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

A C O R N ENGINEERING, INC.
ACORN ENGINEERING, INC.
PO BOX 3372, PORTLAND MAINE 04101
(207) 775–2655

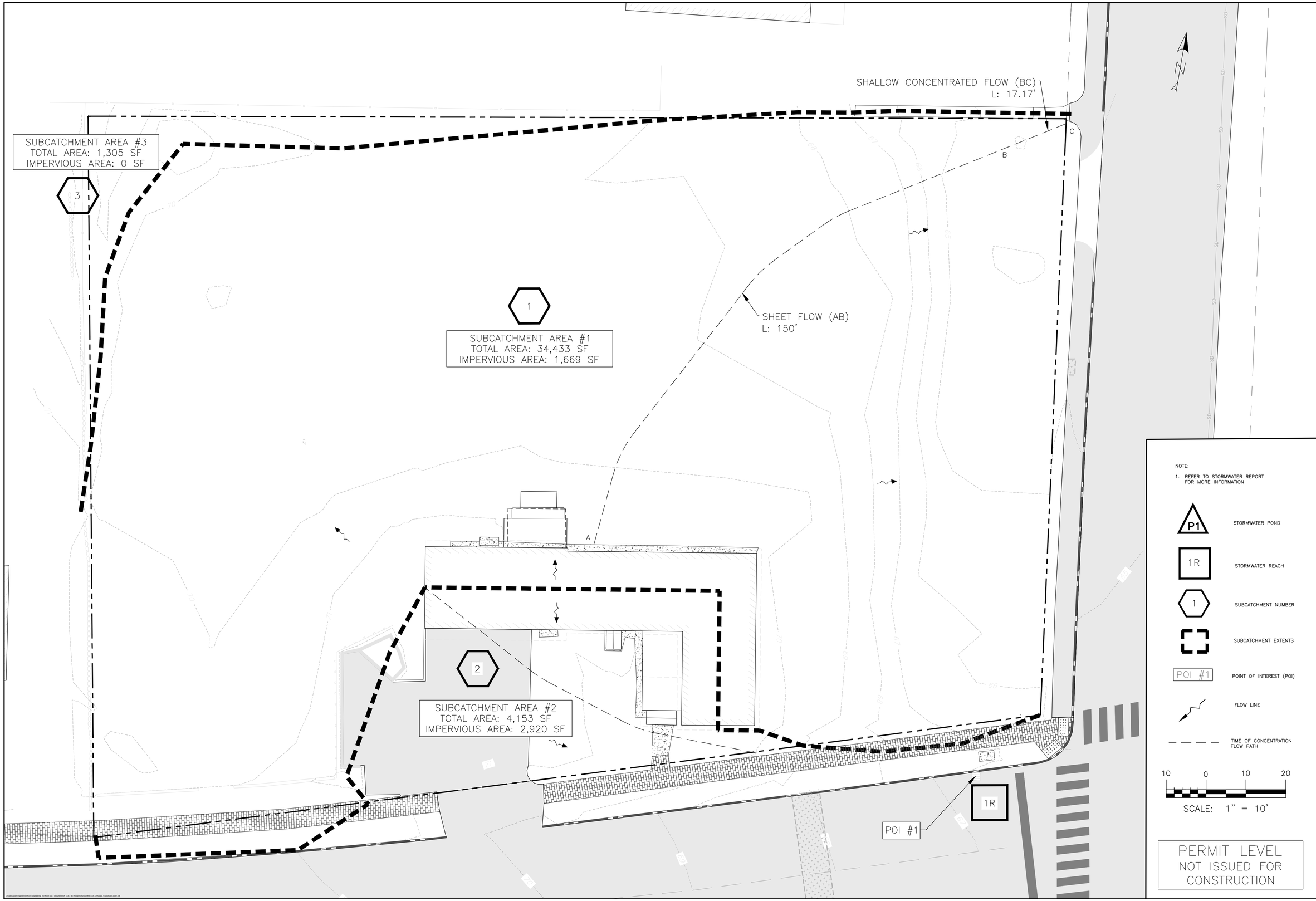
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM ACORN ENGINEERING, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO ACORN ENGINEERING, INC.

FILE:	1135_CIVIL
JN:	1135
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM H. SAVAGE
No. 11419
6-4-2020
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.

C-45



NOTE:

1. REFER TO STORMWATER REPORT FOR MORE INFORMATION

P1 STORMWATER POND

1R STORMWATER REACH

1 SUBCATCHMENT NUMBER

SUBCATCHMENT EXTENTS

POI #1 POINT OF INTEREST (POI)

FLOW LINE

TIME OF CONCENTRATION FLOW PATH

10 0 10 20

SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
FINAL REVIEW	PFH	6/23/2020

DRAWING NAME: **PRE WATERSHED MAP**

PROJECT NAME/ ADDRESS: **36 PLEASANT STREET REDEVELOPMENT**

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

ACORN ENGINEERING, INC.
PO BOX 3777 PORTLAND, MAINE 04101
(207) 775-2655

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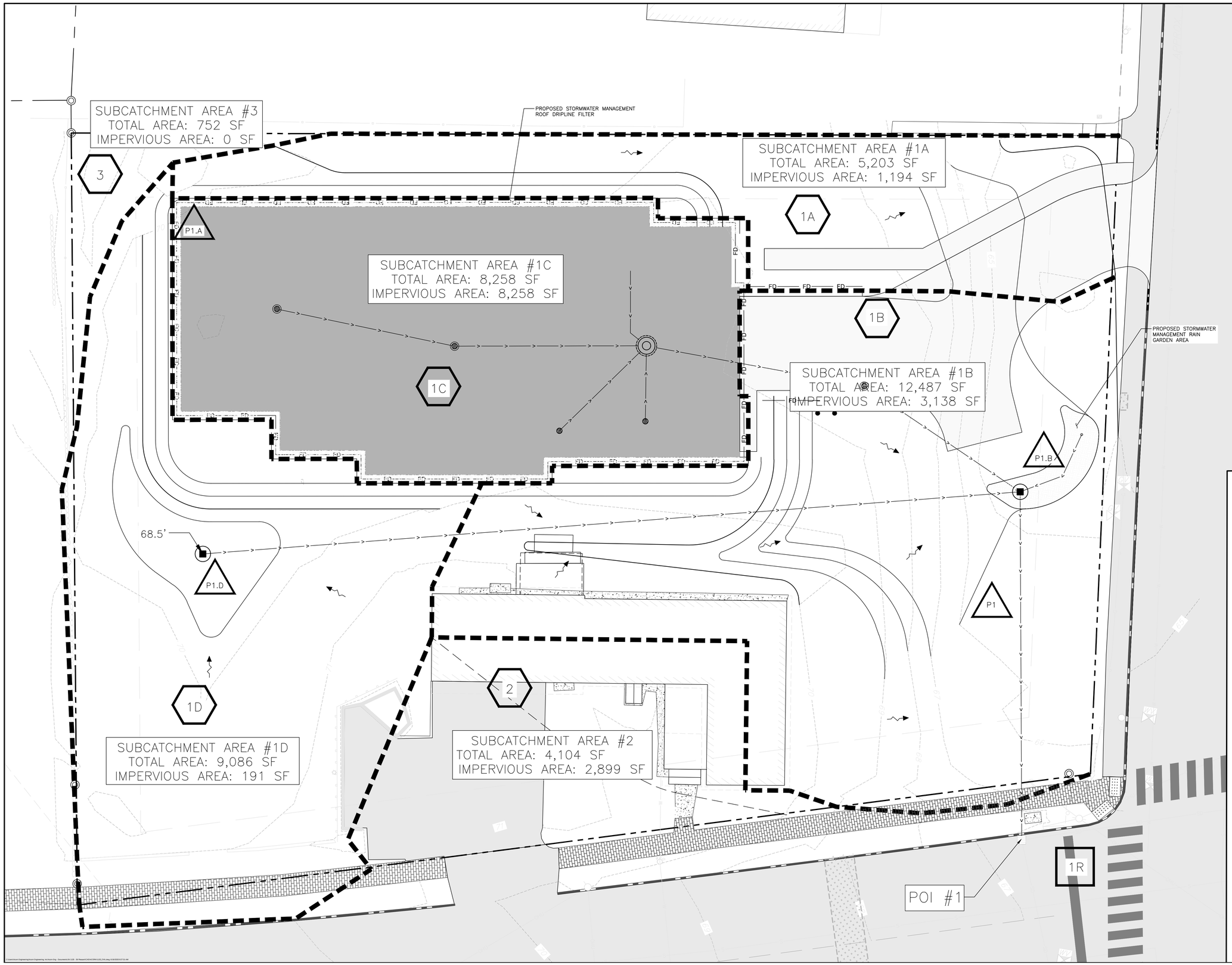
FILE:	1135_CIVIL
JN:	1135
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM H. SAVAGE
No. 11415
6-4-2020
LICENSED PROFESSIONAL ENGINEER

DRAWING NO.

PRE



NOTE:

1. REFER TO STORMWATER REPORT AND SHEET C-30 FOR MORE INFORMATION.

P1 — STORMWATER POND

1R — STORMWATER REACH

1 — SUBCATCHMENT NUMBER

SUBCATCHMENT EXTENTS

POI #1 — POINT OF INTEREST (POI)

FLOW LINE

TIME OF CONCENTRATION FLOW PATH

10 0 10 20

SCALE: 1" = 10'

PERMIT LEVEL
NOT ISSUED FOR CONSTRUCTION

ISSUED FOR	BY	DATE
FINAL REVIEW	PFH	6/23/2020

DRAWING NAME: POST WATERSHED MAP

PROJECT NAME/ ADDRESS: 36 PLEASANT STREET REDEVELOPMENT

CLIENT/OWNER OF RECORD: EIGHT GREEN STREET LLC
66 BACK SHORE LANE ORR'S ISLAND, MAINE 04066

ACORN ENGINEERING, INC.

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ACORN ENGINEERING, INC.
PO BOX 7322, PORTLAND, MAINE 04101
(207) 775-2655

FILE:	1135_CIVIL
JN:	1135
SCALE:	AS NOTED
DESIGNED BY:	PFH
DRAWN BY:	FRT
CHECKED BY:	WHS

STATE OF MAINE
WILLIAM H. SAVAGE
No. 11419
6-4-2020
LICENSED
PROFESSIONAL ENGINEER

DRAWING NO.

POST

ACORN ENGINEERING, INC.

Jared Woolston, Planner
Dept. of Planning & Development
Town of Brunswick
85 Union Street
Brunswick, ME 04011

June 24, 2020

Chapter 4. Property Development Standards

4.1. Applicability of Property Development Standards

4.1.1. Generally

The Project located at 36 Pleasant Street complies with the standards set forth in this Chapter.

4.1.2. Single- and Two-Family Dwellings Constructed on Lots Separate from an Approved Subdivision or Site Plan

N/A, the project proposes an 8-unit subdivision, consisting of (2) units within the existing building and (6) new units within the proposed building.

4.2. Dimensional and Density Standards

4.2.1. General Standard

The Project located at 36 Pleasant Street complies with the applicable density and dimensional standards of the Growth Residential 6 (GR6) & Village Review Overlay Zoning Districts

4.2.2. Specific Standards

The project complies with the GR6 dimensional and density standards. Appropriate by-laws, deeds, and covenants will be recorded in the Cumberland County Registry of Deeds.

4.2.3. Growth Area Dimensional and Density Standards

The project complies with the dimensional and density standards for the GR6 Zoning District.

4.2.4. Rural Area Dimension and Density Standards

N/A

4.2.5. Supplementary Dimensional and Density Standards and Exceptions

(a) Calculation of Net Site Area

N/A, the project does not have any areas with slopes >25%, wetlands, waterbodies, existing or proposed ROW, rare, endangered or defined by NRPA species habitats.

(b) Variations and Exceptions to Dimensional Standards

(i) Rear Lots ("Flag Lots")

N/A

(ii) Spaghetti Lots Prohibited

N/A

(iii) Cul-de-Sac

N/A

(iv) Setbacks

1. Reduction of Minimum Front Setback to Average Setback

   N/A

2. Front Setback Requirement on Corner and Through Lots

   The project is located on the corner of Pleasant Street and Union Street; therefore, a minimum front setback of 15 ft. is applied to both street frontages. The existing building is located within the front yard setback and is considered to be existing, non-conforming.

3. Permitted Encroachments into Required Setbacks

   N/A

4. Setback Requirements for Growth-College Districts

   N/A

5. Setback Requirements and Maximum Building Height for Accessory Structures

   N/A

6. Setback Requirements for Driveways

   The proposed driveway is at least 10 feet from any side lot lines and 125 feet from the signalized intersection.

(v) Impervious Surface Coverage for Multiple-Lot Developments

N/A

(vi) Height Limit for Fences and Walls

There is no proposed fence as part of this project. Landscaped screening along the property lines are proposed.

(vii) Height Limitations for Growth College Districts

N/A

(viii) Height Limitation Exceptions

N/A

(ix) Maximum Building Footprint Area Limits in GM4 District

N/A

(x) Lot Size Exceptions Within Rural Protection (RP) Districts

N/A

(c) Open Space Developments

N/A, there will be no open space developments as part of this project.

(d) Affordable Housing Developments

N/A, the development does not propose to meet affordable housing requirements or rely on affordable housing credits or bonuses.

4.3. Natural and Historic Areas

4.3.1. Mapping of Natural and Historic Areas Requirements

(a) General Standard

There are no known scenic or historic areas on the parcel.

(b) Specific Standards

N/A

4.3.2. Pollution

(a) General Standard

The project will not result in undue water or air pollution.

(b) Specific Standards

N/A

4.3.3. Protection of Natural Vegetation

(a) General Standard

The proposed development maximizes the preservation of natural landscape features and incorporates additional plantings to the site, See Sheet L-1.

(b) Specific Standards

N/A

4.3.4. Protection of Significant Plant and Animal Habitat

(a) General Standard

There are no known areas of important plant or animal habitats on the parcel.

(b) Specific Standards

N/A

4.3.5. Steep Slopes

(a) General Standard

There are no slopes >25% on the parcel.

(b) Specific Standards

N/A

4.3.6. Erosion and Sedimentation

(a) General Standard

The project will be constructed in accordance with the Maine DEP Best Management Practices.

(b) Specific Standards

Please refer to sheets C-45 and C-03 for additional information on layout, details, and specifications

4.3.7. Ground Water

(a) General Standard

The development does not anticipate an undue impact on the quality or quantity of groundwater

(b) Specific Standards

N/A

4.3.8. Surface Waters, Wetlands, and Marine Resources

(a) General Standard

There are no known surface waters, wetlands, or marine resources on the parcel.

(b) Specific Standards

N/A

4.3.9. Historic and Archeological Resources

(a) General Standard

There are no known historic or archeological resources on the parcel.

(b) Specific Standards

N/A

4.4. Flood Hazard Areas

4.4.1. General Standard

The parcel is not located in a flood hazard area.

4.4.2. Specific Standards

N/A

4.5. Basic and Municipal Services

4.5.1. Sewage Standard

(a) General Standard

Brunswick Sewer District has the capacity to serve the proposed project. See the Utilities section (7) in the application for the Ability to Serve letter.

(b) Specific Standards: Municipal Sewer

The sewer system conforms to all standards of the Brunswick Sewer District

(c) Specific Standards: On-Site Disposal

N/A

4.5.2. Water Supply and Quality

(a) General Standard

Brunswick and Topsham Water District has the capacity to serve the proposed project. See the utilities section (7) in the application for the Ability to Serve letter.

(b) Specific Standards: Public Water Supply

The water system conforms with all rules, terms, and conditions of the Brunswick and Topsham Water District.

(c) Specific Standards: Private Water Supply

N/A

(d) Specific Standards: Fire Protection Water Supply

The water for the purpose of fire protections is in accordance with Brunswick Municipal Code of Ordinances, Chapter 7, Fire Prevention and Protection, Sections 7-26, 7-27, 7-28, as amended.

(e) Specific Standards: Water Quality

Water supplies meet the primary drinking water standards contained in the Maine Rules Relating to Drinking Water, CMR 231, as amended

4.5.3. Solid Waste Disposal

(a) General Standard

The proposed project will not cause an unreasonable burden on the municipality's ability to dispose of solid waste. The project proposes internal trash & recycling collection bins within the garage.

(b) Specific Standards

The developer/applicant will pay the solid waste impact fee as calculated by the Brunswick Public Works Department prior to issuance of a building permit.

4.5.4. Stormwater Management

(a) General Standard

The proposed project is designed to minimize the total area of impervious surface and has incorporated stormwater management in the form on roof dripline edge around the proposed structure and a bio cell rain garden. Please refer to sheets C-30 & C-44 for location and specifications, as well as the provided Stormwater Management Report.

(b) Specific Standards: Applicability

The Stormwater analysis has been prepared to demonstrate that the project will meet the following requirements, Maine DEP Chapter 500 Stormwater Management Basic Standards, and Brunswick Zoning Ordinance Section 4.5.4 Stormwater Management.

(c) Specific Standards: Stormwater Runoff Quality Standards

The stormwater management plan meets runoff treatment standards as outlined in the Table 4.5.4.C. Please refer to Section 6 in the application for more information.

(d) Specific Standards: Stormwater Runoff Quantity Standards

The proposed project was modeled using HydroCAD to verify that the post-development conditions do not exceed the pre-development conditions. A 24-hour SCS Type III storm distribution for the 2 and 25-year storm events were used. The corresponding rainfall amounts for these storms are 3.00", and 5.40" respectively.

4.6. Landscape Requirements

4.6.1. General Standard

The developments landscaping has been designed to enhance the proposed structure along with its associated parking area/drive entrance.

4.6.2. Specific Standards: Landscaping

The Landscaping design includes all forms of plants. Please refer to sheets L-1 & C-41 for more detail and information.

4.6.3. Specific Standards: Street Trees

Please refer to sheet L-1 for location and details on street trees.

4.6.4. Specific Standards: Buffers

It is proposed to have a single row American Arborvitaes along the northern property line shielding the property from the adjacent parcel.

4.6.5. Specific Standards: Parking Lot and Entrance Landscaping

The proposed parking lot and entrance will be landscaped in accordance with Subsection 4.9.3.B. Please refer to sheet L-1.

4.6.6. Specific Standards: Landscaping Maintenance

All required landscaping shall be maintained pursuant to Subsection 4.15.2.

4.7. Residential Recreation Requirements

4.7.1. General Standard

The project will create an additional six (5) dwelling units (8 total proposed, 3 existing) shall pay a recreation facilities impact.

4.7.2. Specific Standards

(a) Applicability

The project will create an additional six (5) dwelling units (8 total proposed, 3 existing) shall pay a recreation facilities impact.

(b) Recreation Facilities Impact Fee

In accordance with the "Recreation Facilities Impact Fee Methodology, Appendix E, Table E.1, the project will provide the $9,616 recreation facilities impact fee (Multifamily, 2 bedrooms: $1,202 x 8 units = $9,616) prior to issuance of the building permit.

(c) Reservation of Recreation Area

N/A

(d) Improvement of Recreation Area

N/A

(e) Ownership and Maintenance of Reserved Recreation Area

N/A

(f) Refund of Recreation Facilities Impact Fees

N/A

4.8. Circulation and Access

4.8.1. Street Standard

(a) General Standard

The development will not cause unreasonable congestion or unsafe conditions on public roads.

(b) Specific Standards: Development of New Streets

N/A, no new street are proposed as part of the project.

(c) Specific Standards: Street Design and Dedication Standards

N/A

(d) Specific Standards: Interconnectedness

(i) General

N/A

(ii) GC5 and GC2 Connectivity Restriction

N/A

(e) Specific Standards: Sidewalks

The proposed double frontage lot have existing sidewalks on both street frontage. The project provides a sidewalk connection to the new building and the existing sidewalk along Union Street. Please refer to sheet C-10 for additional information.

(f) Specific Standards: Traffic and Street Impact

N/A

(g) Private Road Requirements for Subdivisions

N/A

4.8.2. Curb Cuts and Street Access

(a) Minimum Distance between Curb Cuts

N/A, the project will not generate over 500 vehicle trips per day.

(b) Common Driveways

The projected proposes a single curb cut in Union Street approx. 125 ft from the Union Street & Pleasant Street intersection. See Sheet C-10. The existing curb cut along Pleasant Street will remain.

4.8.3. Pedestrian and Bicycle Access

(a) General Standard

The proposed project will accommodate bicycles and pedestrians with a pathway to allow safe access and circulation on and off site.

(b) Specific Standards

Bicyclists will have access to the public road/sidewalk by a proposed pedestrian pathway/ bicycle access on site. The proposed pathway will tie into the public sidewalk on Union Street. A bicycle rack is provided adjacent to the building, with additional storage areas within the garage.

4.8.4. Access for Persons with Disabilities

The proposed pathway complies with the Americans with Disabilities Act.

4.8.5. Shoreline Access

N/A

4.9. Parking and Loading

4.9.1. Minimum and Maximum Vehicle Parking Requirements

(a) General Standard

The proposed project will provide adequate off-street parking and loading/unloading areas for motor vehicles and bicycles. Please refer to the plan set for additional information.

(b) Specific Standards: Minimum Number of Off-Street Vehicle Parking Spaces

The proposed development is providing 17 off-street parking spaces which meets the requirement set forth in accordance with Table 4.9.1.A

(c) Exemptions in Growth Mixed-Use 6 (GM6) District

N/A

(d) Applicability to Existing Development Use Changes and Expansions

N/A

(e) Uses with Variable Parking Demands

N/A

(f) Requirements for Developments with Multiple Uses

N/A

(g) Maximum Number of Off-Street Vehicle Parking Spaces

N/A

(h) Accessible Parking Spaces

The project provides an accessible parking stall per ADA standards.

4.9.2. Minimum Bicycle Parking Requirements

The project provides 17 vehicle parking spaces and provides 4 bicycle parking spaces in a well-lit location that does not interfere with pedestrian traffic. See sheet C-10 for further detail.

4.9.3. Design, Construction and Maintenance of Parking Areas

(a) Location and Configuration

The project provides 14 parking spaces within garages (2 in existing garage, 12 within proposed garage) and 3 outside parking spaces within the existing driveway in accordance with table 4.8.2.A(1). Refer to C-10 for snow storage location.

(b) Landscaping

(i) Perimeter Landscaping

Landscaping has been provided around the proposed driveway and turn-around area to provide screening from the street. Please refer to L-1 for additional information.

(ii) Interior Landscaping

N/A

(c) Surfacing, Drainage, Lighting

Interior Parking will be surfaced with bituminous pavement. Two floor drains reinforced with concrete collars along with an oil water separator will be used to drain to the storm sewer. The interior lighting will not conflict with abutting

residential properties. Residential lighting fixtures will be installed at the garage and pedestrian entry ways and will be down shielded to prevent light pollution.

(d) Modification/Waiver of Design Requirements

N/A

(e) Maintenance

All parking areas will be maintained per Section 4.15.

4.9.4. Parking Alternatives

(a) Shared Parking

The project meets the parking requirements associated with Section 4.9.1 in the Ordinance and does not required shared parking alternatives.

(b) Off-Site and Satellite Parking

N/A

(c) Provision over the Maximum Allowed

N/A

(d) Parking Requirement Reductions

N/A

4.9.5. Minimum Off-Street Loading Requirements

(a) Minimum Number of Off-Street Loading Spaces

(i) General

The proposed development includes a turnaround in the driveway so that a medium-sized box truck / emergency vehicle can maneuver in and out of the site in a safe convenient manner.

(ii) Specific Standard

Table 4.9.5.A(2) shows that a medium-sized truck is required to access the site without impeding any use of adjacent driveway or fire lanes.

(b) Exemptions in Growth Mixed-Use District 6 (GM6)

N/A

(c) Applicability to Existing Development Expansions

N/A

(d) Design and Use of Off-Street Loading Areas

The minimum sized loading space for a medium-sized truck is 12 ft wide and 35 ft long. The proposed driveway meets this requirement. Please see the site plan for further information.

4.10. Lighting

4.10.1. Outdoor Lighting

(a) General Standard

Outdoor lighting will not adversely impact road safety or adjacent properties and uses. Please refer to the lighting information provided in the application for additional information.

(b) Specific Standard

(i) Exemptions

N/A

(ii) Lighting Height

The project does not propose any freestanding lights.

(iii) Light Shielding

N/A

(iv) Lighting Maintenance

All outdoor lighting shall be maintained pursuant to Section 4.15.

4.11. Architectural Compatibility

4.11.1. General Standard

The proposed development is compatible with its architectural surroundings in terms of size, mass, and design and complies with any design standards or guidelines for the GR6 zoning district. Please refer to the attached Village Review Board Certificate of Appropriateness.

4.11.2. Specific Standards

The propose development will comply with ADA standards, will be orientated toward Union Street, and will be consistent with the Village Review Overlay District Design Guidelines. Please refer to architectural plans for additional information.

4.12. Neighborhood Protection Standards

4.12.1. General Standard

The development will be compatible with existing neighborhood. Please refer to the attached Village Review Board Certificate of Appropriateness.

4.12.2. Specific Standards

(a) Applicability

The project is located in a Growth Residential District therefore, the Neighborhood Protection Standards apply to the development.

(b) Compatibility Standards

The proposed development complies with the compatibility standards in this section.

The maximum proposed building height will not exceed 35 ft, a landscaped buffer is proposed to be installed on the northern shared lot line. There are no forecasted offensive or unreasonable noises as part of this project.

4.13. Signs

There will be no outdoor signs as part of this project.

4.14. Performance Standards

4.14.1. Operation of Uses and Development

(a) General Standard

Unless otherwise pre-empted by Federal or State law, the following standards shall apply to all development activities and uses regulated by this Ordinance and shall be enforced by the Codes Enforcement Officer.

(b) Specific Standard: General

Construction shall be conducted between 7am – 7pm as noted in this section unless granted approval by the Codes Enforcement Officer.

(c) Specific Standard: Noise

Noise is not anticipated to be an issue, other than standard construction equipment, as part of this project.

(d) Specific Standard: Smoke and Particulate Matter

Smoke, dust and other particulate matter will not exceed the maximum allowable under the regulations of Maine DEP.

(e) Specific Standard: Dust and Fumes

Dust will be maintained as part of the construction process of the proposed project.

(f) Specific Standard: Odors

N/A

(g) Specific Standard: Vibrations

N/A

(h) Specific Standard: Unlicensed Motor Vehicles

N/A

(i) Specific Standard: Motor Vehicle and Watercraft Parking in Required Setbacks

N/A

(j) Specific Standard: Lighting and Glare

All installed outdoor lighting will comply with section 4.10.

4.15. Site Feature Maintenance

4.15.1. General Standard

Site features constructed or installed as required by a development approval will be maintained in good repair and replaced if damaged or destroyed after installation.

4.15.2. Specific Standards: Landscape Maintenance

If required plant materials will be replaced by the property owner on or before October of the year the diseased plant is discovered.

4.15.3. Specific Standards: Sign Maintenance

N/A

4.15.4. . Specific Standards: Parking Area Maintenance

The indoor parking and entrance drive will be maintained in a clean and neat condition. All potholes and surface breaks to be promptly repaired.

4.15.5. . Specific Standards: Outdoor Lighting Maintenance

All outdoor lighting installed on all property will be maintained in compliance with the standards in Section 4.10.

4.16. Financial and Technical Capacity

4.16.1. General Standard

The applicant has the financial and technical capacity to meet the standards of the proposed development. Please refer to the attached Financial Capacity letter from Kennebec Savings Bank.

4.16.2. Specific Standards

Please refer to sections 1 (Right, Title, Interest) and 2 (Financial Capacity) in the proposed application.

4.17. Administrative Adjustments/ Alternative Equivalent Compliance

4.17.1. Administrative Adjustment

It is understood during the Development Review process, an administrative adjustment by the Planning Board or Staff Review Committee is allowed for minor deviations, or adjustments to the project.

4.17.2. Alternative Equivalent Compliance

(a) Applicability

The project is not proposing any alternative equivalent compliance requests at this time.

(b) Alternative Equivalent Compliance Review Standards

N/A

If you have any questions regarding these materials or the completeness of the application materials, please do not hesitate to contact us.

Sincerely,

Peter Heil, P.E.
Project Manager
Acorn Engineering, Inc.

MAJOR DEVELOPMENT REVIEW
FINAL PLAN APPLICATION

APARTMENTS AT BRUNSWICK LANDING

ADMIRAL FITCH AVENUE
BRUNSWICK, MAINE

June 23, 2020

Prepared For

SHIPYARD VENTURES, LLC
74 Neptune Drive
Brunswick, Maine 04011

Prepared By

SITELINES
Civil Engineers • Land Surveyors

119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 ▪ www.sitelinespa.com

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Attachment E	Supporting Graphics
Attachment F	Geotechnical Report
Attachment G	Photographs
Attachment H	Architecture
Attachment I	Site Plans

June 23, 2020

3593-7

Jared Woolston, Planner
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

RE: **Major Development Review Final Plan Application**
Apartments at Brunswick Landing
Admiral Fitch Avenue, Brunswick, Maine
Tax Map 40, Lot 34

Dear Jared:

On behalf of Shipyard Ventures, LLC, Sitelines PA is pleased to submit the enclosed Major Development Review Final Plan Application, drawings, and supporting materials for the development of an apartment complex with nine (9) apartment buildings and a clubhouse along with associated parking, infrastructure, and landscaping to be located on Admiral Fitch Avenue in Brunswick. The development will be called the Apartments at Brunswick Landing. This letter is intended to summarize the project in order to facilitate the review process.

PROPERTY

Shipyard Ventures, LLC, has a ground lease for land located on Admiral Fitch Avenue identified on Tax Map 40 as Lot 34 and also known as Lot 8 of the Brunswick Landing Subdivision – Phase I. The lease is in the processes of being converted to a deed for Shipyard Ventures, LLC. The parcel contains 5.68 acres and has frontage on Admiral Fitch Avenue. The site is currently developed as two (2) residential houses with a shared driveway from a single curb cut on Admiral Fitch Avenue. The existing development includes approximately 0.55± acres of existing impervious area. The property is located in the Growth Mixed-Use 7 (GM7) Zoning District, in which multifamily is permitted at 24 units per acre. The property is also part of the Common Development Plan for Brunswick Landing.

PROJECT DESCRIPTION

The proposed project consists of construction of nine (9) three-story apartment buildings, a clubhouse, associated parking, infrastructure, and landscaping. Each apartment building will contain twelve (12) dwelling units, for a total of 108 units. A total of 172 parking spaces will be provided. The site will be accessed via two (2) curb-cuts on Admiral Fitch Avenue. The project will comply with the Common Development Plan (CDP) Standards previously approved for the lots along Admiral Fitch Avenue. The proposed project will result in a total of approximately 2.77 acres of impervious area, or an increase of 2.22± acres from existing conditions.

As the project results in more than an acre, but less than three acres, of new impervious area a Stormwater Management Law permit from the Maine Department of Environmental Protection (MDEP) has been submitted and is currently being reviewed. Stormwater runoff from the buildings will be treated with roofline dripedge filters and runoff from the parking lot and sidewalks will be treated with two (2) subsurface sand filter BMPs. The project drains into the closed drainage system on Admiral Fitch Avenue that discharges to Mere Brook which is classified as an urban impaired stream.

Wetlands have been delineated by Atlantic Environmental, and it is anticipated that approximately 14,000 s.f. (0.32 acres) of wetlands will be impacted as a result of the project. An application for a Tier 1 NRPA Wetlands Alteration permit has been submitted to MDEP.

The project results in less than 100 passenger car equivalents during the peak hour of traffic generation and does not require a permit from MaineDOT. The Trip Generation Analysis was completed by Diane Morabito with Sewall and is enclosed with this application.

Water, sewer, electric, and natural gas utilities are available to the parcel and preliminary contact has been made with the respective utility providers. Water and sewer services will be provided from the existing mains located within Admiral Fitch Avenue. A gas main currently traverses the property and a gas service will be extended from this main. Underground electric service will be extended to the property from the overhead electric service located along Admiral Fitch Avenue.

No dedicated public open space, areas protected by conservation easements, or recreation areas is proposed.

REVIEW STANDARDS

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 4 – PROPERTY DEVELOPMENT STANDARDS* of the Ordinance:

4.1 APPLICABILITY OF PROPERTY DEVELOPMENT STANDARDS

The proposed development is in compliance with the standards set forth in Chapter 4 – Property Development Standards

4.2 DIMENSIONAL AND DENSITY STANDARDS

The proposed development is in the Growth Mixed-Use 7 (GM7) Zoning district and complies with the Dimensional and Density Standards for Growth Area Zoning Districts. The site is not subject to any Overlay Zones. The Rural Area Dimensional and Density Standards to not apply. The project parcel is within and subject to the Brunswick Landing Common Development Plan standards, as amended. The site is neither part of an Open Space Development nor an Affordable Housing Development; bonus development density does not apply.

A table indicating the applicable dimensional and density standards is provided within the enclosed plan set. The GM7 Zone has no side or rear setback, allows for 100% maximum impervious cover, and no maximum or minimum building frontage standard. The Brunswick Landing Common Development Plan requires a 15-foot front setback minimum, a 1-story building height minimum, 4 stories or 50-foot building height maximum, and a 20,000 s.f. building footprint per structure maximum.

4.3 NATURAL AND HISTORIC AREAS

4.3.1 In the current condition, the site includes two (2) single family homes with a shared driveway on a 5.69 acre parcel that is mostly wooded. The homes were built by the Navy as part of the former Naval Air Station Brunswick. The site is bisected from southwest to northeast by a pedestrian trail along an abandoned rail spur alignment. The trail acts as a hydrologic boundary with swales on both side of the trail.

There are no known existing features on the site that would be considered of natural, scenic, or historic character to the Town. The property was analyzed by Atlantic Environmental, LLC and a copy of the wetland delineation report is enclosed. As the wetlands will be impacted by the proposed development, an application for a Tier 1 NRPA permit has been submitted to the MDEP. There are no potentially significant vernal pools. The proposed development will have no adverse impacts to areas of natural character to the Town. There are no known existing features on the site that would be considered of scenic character.

4.3.2 The apartments will use individual heap pumps for air-conditioning and heating, and natural gas for hot water. The type of equipment associated with apartment scale uses have minimal exhaust. The project will not result in undue water or air pollution.

4.3.3 The project is not located within a Scenic Area. For the purposes of development of the property, the majority of the trees on the property will need to be removed to accommodate the grading and construction associated with the project. The limit of clearing proposed for the project has been shown on the enclosed plans.

4.3.4 The project area does not include any areas of important plant and animal habitats or rare and irreplaceable natural areas.

4.3.5 There are no steep slopes or embankments greater than 25%, as defined by the ordinance, located on the property.

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

performance standards of the BMPs including erosion control, stabilization, maintenance, and inspection requirements.

4.3.7 The project will not extract groundwater for operational or irrigation purposes. The new development will connect to the existing public sewer system. The impervious area will utilize best management practices (BMPs) to encourage the removal of pollutants from stormwater, which will be conveyed by the private, MRRA-owned, storm drain system and outlet to Mere Brook. No undue adverse effect on the quality or quantity of groundwater will occur as a result of this project.

4.3.8 The stormwater runoff from the development is being collected and treated in conformance with MDEP standards. Runoff is conveyed into the existing storm drain system within Admiral Fitch Avenue and ultimately to the Urban Impaired Mere Brook. The project has been designed to include stormwater treatment BMPs to remove pollutants from the roofs and paved areas. No undue adverse effect on the quality of any water body or wetland will occur as a result of this project.

4.3.9 There are no historic or archeological resources associated with this project. The location of the proposed buildings has been previously disturbed by for the existing houses and former railroad tracks by the Navy. The proposed housing will have no undue adverse effect on any historic or archeological resource.

4.4 FLOOD HAZARD AREAS

The development is not in the Flood Protection Overlay (FPO) District. The project area is in Zone C (Areas of Minimal Flooding) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Panel 15 of 35 (Community Panel 230042-0015-B, Effective June 3, 1986). An excerpt of the applicable FIRM is enclosed.

4.5 BASIC AND MUNICIPAL SERVICES

4.5.1 The site is serviced by an existing sewer service that extends from the public sewer system within the Admiral Fitch right-of-way. New sewer connections will be extended from the main into the site to serve the proposed buildings. A letter from the Brunswick Sewer District certifying both the willingness to accept and capacity to serve the proposed project is enclosed with this application.

4.5.2 The site is serviced by an existing water connection that extends from the private water system within the Admiral Fitch right-of-way that is served by the Brunswick & Topsham Water District public water system. Two (2) new 8-inch water lines will be extended from the main and new water services extended to each building. A letter from the Brunswick & Topsham Water District certifying its capacity to serve is enclosed with this application.

4.5.3 Solid waste will be stored on-site within enclosed dumpsters, removed by a licensed waste hauler, and disposed of in accordance with Local and State requirements. We

request that the solid waste impact fee be determined and paid on a per building basis at the time of issuance of the building permit(s).

4.5.4 Stormwater management will be accomplished by directing stormwater runoff to either roof dripline filters or subsurface sand filters for treatment and detention. As the stormwater management plan will be reviewed by the MDEP as part of their application process, it is understood that the project meets the requirements of this subsection. A copy of the application materials to the MDEP was submitted to town staff under separate cover.

Enclosed with this application is a letter from MRRA confirming their permission to discharge stormwater into their system in Admiral Fitch Avenue.

4.6 LANDSCAPING REQUIREMENTS

A Landscape Plan has been prepared by Peter Biegel of Land Design Solutions, who is a Maine Registered Landscape Architect. The Landscape Plan is enclosed.

4.7 RESIDENTIAL RECREATION REQUIREMENTS

Shipyard Ventures, LLC will pay the recreation fees as required. It is requested to allow the fees to be paid per building as developed, based on the number of bedrooms proposed for each of the new multi-story apartment buildings. There are existing playgrounds and trails available to residents of the proposed housing including close proximity to Brunswick recreation facilities.

4.8 CIRCULATION AND ACCESS

4.8.1 The project results in less than 100 passenger car equivalents during the peak hour of traffic generation. The Trip Generation Analysis was completed by Diane Morabito with Sewall and is enclosed with this application.

There are no new public or private streets proposed as part of the project. The access drive has been designed to accommodate up to a 53-foot long trailer (WB-65) such that it can navigate through the proposed site.

4.8.2 The proposed development will include the closing of the existing curb cut and the opening of two (2) entrances from Admiral Fitch Avenue. There is adequate sight distance at the proposed location of the entrances.

4.8.3 As part of the project, sidewalks will be extended from Admiral Fitch Avenue will connect to the existing pedestrian trail. Connectivity will remain through the site for the existing trail. Sidewalk and paved paths will be constructed throughout the development. Multiple bike racks have been proposed as part of the project to accommodate bicyclists.

4.8.4 The proposed development has been designed to comply with the Americans with Disabilities Act (ADA) in providing fifteen (15) ADA compliant parking spaces and an

adequate accessible route to each building from the associated ADA compliant parking space.

4.8.5 There is no shoreline associated with the property.

4.9 PARKING AND LOADING

4.9.1 Per the Brunswick Zoning Ordinance, for the number of proposed one- and two-bedroom units, 162 parking spaces are required to be provided. To provide adequate parking for the apartment complex, 172 spaces have been provided throughout the development. Parking spaces will be specifically allocated to individual buildings and apartments.

4.9.2 As mentioned previously, multiple bike racks are proposed within the development to support bicycle access to the site and for the residents. CHECK Percentages.

4.9.3 The parking spaces have been designed to conform with the Town of Brunswick standards. The interior drive aisles within the development is 26-feet in width.

4.9.4 No parking alternatives are proposed.

4.9.5 As the project consists of a residential apartment complex, there are no loading facilities proposed.

4.10 LIGHTING

A lighting plan has been prepared demonstrating the parking areas will be illuminated appropriately. The lights will be LED fixtures. The pole lighting is designed with mounting a height 20 feet, and the building mounted lighting is designed with a mounting height of 8-10 feet at the entrances. Lighting is directed to the interior of the parcel and has been chosen to comply with the CDP.

4.11 ARCHITECTURAL COMPATIBILITY

The structure will be a New-England style multi-family building with pitched gable rooflines. The roof will be composed of dark gray asphalt tiles. Building finish materials will include horizontal lapped siding with light gray stone accents. The siding will be white.

Architectural elevations and photographs of building similar to the proposed buildings are included for reference.

The architecture was reviewed by Town staff and the Planning Board during the Preliminary review process. At that time the question about varying colors was discussed. The Applicant's intent is to stay with the white buildings and black accents for all buildings as it is a classic look and is a reflection of the appearance of the buildings on the former Navy base.

4.12 NEIGHBORHOOD PROTECTION STANDARDS

The project is located within a Growth Mixed-Use zoning district, but site does not abut a Growth Residential district and the only existing single or two-family dwellings adjacent to the property are located on the opposite side of Admiral Fitch Avenue which has a right-of-way width greater than 55-feet. Therefore, the project does not have to meet the neighborhood protection standards outlined within Section 4.12.

4.13 SIGNS

A single monument sign is proposed along the frontage on Admiral Fitch Avenue. The sign will follow the standards for signs in CDP.

4.14 PERFORMANCE STANDARDS

4.14.1.B Any construction activities will occur between the hours of 7:00 am and 7:00 pm, or sunset, whichever occurs earlier.

4.14.1.C No activities will be conducted that exceed the Maximum Equivalent Sound Level (70 dBA day and 60 dBA night in GM7 zone).

4.14.1.D No activities will be conducted that generate smoke, dust or particulate emissions.

4.14.1.E No activities will be conducted that generate dust, fly ash, dirt, fumes, vapors or gasses that could cause injury to human, animal or vegetable health.

4.14.1.F No odors will be generated from the proposed development.

4.14.1.G No activities will be conducted that generate heat or recurring vibrations.

4.14.1.H No unlicensed motor vehicles will be parked, kept, or stored at this location.

4.14.1.I Large motor vehicles and watercrafts will not be parked or displayed at this location.

4.14.1.J All new outdoor lighting will comply of Section 4.10.

4.15 SITE MAINTENANCE

Site maintenance will be managed by the applicant in compliance with the Brunswick Zoning Ordinance standards.

4.16 FINANCIAL AND TECHNICAL CAPACITY

Financing of the construction will be financed through Gorham Savings Bank. A letter from the bank confirming their support of the project is included under Supporting Correspondence, In addition, a copy of the Certificate of Good Standing from the Secretary of State has been enclosed with this letter.

The design team, led by Sitelines, PA, has extensive experience (since 1989) planning, designing, and gaining approvals for commercial projects throughout the state, including multiple projects located in the Town of Brunswick.

4.17 ADMINISTRATIVE ADJUSTMENTS / ALTERNATIVE EQUIVALENT COMPLIANCE
The project has been designed in accordance with the Town of Brunswick Zoning Ordinance to the greatest extent practicable. No Administrative Adjustments are requested, other than those waivers requested elsewhere in this letter.

We look forward to presenting the project to the Planning Board at their July 14, 2020 meeting for review and approval. Should you have any questions, please call or contact me at cneufeld@sitelinespa.com.

Very truly yours,

Curtis Y. Neufeld, P.E.
Vice President

STATE OF MAINE
CURTIS Y. NEUFELD
No. 9779
LICENSED
PROFESSIONAL ENGINEER

Enclosures

cc: Andrew Preston, Shipyard Ventures, LLC
Steve Levesque, MRRA
Loni Graiver, Graiver Homes, Inc.

SITELINES
Civil Engineers • Land Surveyors

Attachment A
Application Form & Checklist

A completed copy of the Major Development Review Final Application Form and the Checklist are enclosed.

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

	Minor Development Review
	Major Development Review: **Sketch Plan**
✔	Major Development Review: **Final Plan**
	Major Development Review: **Streamlined Final Plan**

2. Project Name: Apartments at Brunswick Landing

3. Project Applicant
   - Name: Shipyard Ventures, LLC (attn: Chris Rhoades)
   - Address: 74 Neptune Drive
     Brunswick, Maine 04011
   - Phone Number: 207-725-9132
   - Email: crhoades@heliossvcs.com

4. Project Owner (if different than applicant)
   - Name: Same as Applicant
   - Address: _____
   - Phone Number: _____
   - Email: _____

5. Authorized Representative
   - Name: Sitelines, PA, (attn: Curtis Neufeld, PE)
   - Address: 119 Purinton Road, Suite A
     Brunswick, Maine 04011
   - Phone Number: (207)-725-1200 ext. 18
   - Email: cneufeld@sitelinespa.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:
   1. Engineer: Curtis Y. Neufeld, PE #9779, Sitelines, 207-725-1200 ext 18
   2. Landscape Architect: Peter Biegel, Land Design Solutions, 207-939-1717
   3. _____

7. Physical location of property: Admiral Fitch Avenue

8. Lot Size: 5.69 Acres

9. Zoning District: Growth Mixed-Use 7 (GM7) & Brunswick Landing CDP

10. Overlay Zoning District(s): _____

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

12. Assessor's Tax Map 40 Lot Number 34 of subject property.

13. Brief description of proposed use/subdivision: Refer to Cover Letter

14. Describe specific physical improvements to be done: Refer to Cover Letter

Owner Signature:

_____

Applicant Signature (*if different*):

(AGENT)

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
General	Application form and fee	X	--	--
	Name of development	X	--	--
	Existing zoning district and overlay designations	X	--	--
	Location map	X	--	--
	Names of current owner(s) of subject parcel and abutting parcels	X	--	--
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	X	--	--
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	X	--	--
	Documentation of Right, Title and Interest	X	--	--
	Drafts of legal documents appropriate to the application, including: deeds, easements, conservation easements, deed restrictions or covenants, home/property owners association declarations and by-laws, and such other agreements or documents as are necessary to show the manner in which common areas will be owned, maintained, and protected	X	--	--
	Draft performance guarantee or conditional agreement	X	--	--
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	X	--	--
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors	X	--	--
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed	X	--	--
	Existing easements associated with the development	X	--	--
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	X	--	--
Survey, Topography, & Existing Conditions	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability	W	--	--
	Topography with contour intervals of not more than two (2) feet	X	--	--
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	X	--	--
	Existing locations of sidewalks	X	--	--
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas	X	--	--
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	X	--	--

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
Infrastructure - Proposed	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 one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	X	--	--
	Proposed easements associated with the development	X	--	--
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section	X	--	--
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	X	--	--
	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	W	--	--
	Proposed locations, widths and profiles of sidewalks	X	--	--
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	X	--	--
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	X	--	--
	Storm water management plan for the proposed project prepared by a professional engineer	X	--	--
	The size and proposed location of water supply and sewage disposal systems	N/A	--	--
	Where a septic system is to be used, evidence of soil suitability	N/A	--	--
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	X	--	--
	A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	X	--	--
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	X	--	--
	Reference to special conditions stipulated by the Review Authority	X	--	--
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.	X	--	--
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.	X	--	--
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage	X	--	--

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL Please mark box with one of the following: "W" (Waiver); "P" (Pending); "X" (Submitted) or "N/A" (Not applicable)		Final Plan	Streamlined	Minor
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	X	--	--
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	N/A	--	--
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, 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, signage and other features as may be required by specific design standards	X	--	--
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road 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, locations and purpose and type of vegetation	X	--	--
	Number of lots if a subdivision	N/A	--	--
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal	X	--	--
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	X	--	--
	Any additional studies required by the Review Authority	X	--	--

Attachment B
Right, Title, & Interest

A copy of the current deed is included with this attachment.

ASSIGNMENT AND ASSUMPTION AGREEMENT
(Leasehold Interest – Brunswick Ground Lease- Captain's Way)

This Assignment and Assumption Agreement is made this 30th day of June, 2017 by and between **Affordable Mid Coast Housing, LLC**, a Maine Limited Liability Company with a mailing address at P.O. Box 9340, Auburn, Maine 04210 ("AMH") and **Shipyard Ventures, LLC**, a Maine limited liability company with a mailing address of PO Box 959, Portland, Maine 04104 ("SV"), and is joined in by **Midcoast Regional Redevelopment Authority**, a body corporate and politic and a public instrumentality of the State of Maine, with a mailing address at 15 Terminal Road, Suite 200, Brunswick, Maine 04011 ("MRRA"), solely for the purpose of evidencing MRRA's consent to such assignment, assumption and conveyance and to provide assurances as set forth in Section 9 hereof..

WITNESSETH:

Whereas, AMH entered into a Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities with the United States of America, Department of the Navy, dated October 29, 2010 (the "Ground Lease") for certain real property consisting of a portion of the former Brunswick Naval Air Station located in Brunswick, Maine (the "Ground Lease Property"); and

Whereas, the Ground Lease is evidenced by a Memorandum of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities by and between The United States of America, Department of the Navy, Naval Facilities Command Atlantic and AMH dated October 29, 2010 recorded in the Cumberland County Registry of Deeds at Book 28222, Page 303, (the "Memorandum of Ground Lease"); and

Whereas, the Ground Lease was amended pursuant to Amendment, Assignment, and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated May 3, 2012 recorded in the Cumberland County Registry of Deeds at Book 29562, Page 49, (the "First Amendment"), as corrected pursuant to Corrective Amendment, Assignment, and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated February 17, 2015 and recorded in the Cumberland County Registry of Deeds at Book 32805, Page 1 (the "Corrective Amendment"), and

Whereas, AMH transferred its rights as Lessee under the Ground Lease as to a portion of the Ground Lease Property to MRRA pursuant to a Partial Assignment and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated February 17, 2015 and recorded in the Cumberland County Registry of Deeds at Book 32805, Page 44;

Whereas, pursuant to the terms of a certain Purchase and Sale Agreement between MRRA and AMH dated February 17, 2015 (the "Purchase Agreement"), a copy of which is attached hereto as Exhibit A, MRRA transferred its rights as Lessee under the Ground Lease only with respect to the portion of the Station Quarters Land which is Subdivision Lot 8 on the Brunswick Landing Subdivision – Phase I, Brunswick Landing, Brunswick, Cumberland County,

Maine, dated January 7, 2013, revised through March 11, 2013 and recorded in the Cumberland County Registry of Deeds at Plan Book 213, Page 79 through 85, as amended pursuant to Minor Modification to Subdivision, Brunswick Landing Subdivision – Phase I dated March 27, 2013 and recorded in the said Registry of Deeds at Plan Book 213, Page 104, and further amended pursuant to Amendment of Subdivision Plan, Brunswick Landing Subdivision – Phase 1, Brunswick Landing, Brunswick, Cumberland County, Maine, dated June 11, 2014 and recorded on July 15, 2014 in the Cumberland County Registry of Deeds at Plan Book 214, Page 247 through 253, and which is more particularly described on Exhibit B attached hereto (the "Premises"), pursuant to a Partial Assignment and Assumption of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities dated February 17, 2015 and recorded in the Cumberland County Registry of Deeds at Book 32085, Page 50 (the "MRRA Assignment");

Whereas, pursuant to the Purchase Agreement, MRRA agreed to transfer to AMH the fee title to the Premises, which is presently owned by the United States of America, promptly upon the transfer of the Premises to MRRA pursuant to the Ground Lease;

Whereas, Section 28.5 of the Ground Lease provides that there shall be no merger of the Ground Lease with the fee by reason of the fact that the same person or entity may acquire or hold, directly or indirectly, the leasehold interest and the fee interest;

Whereas, AMH is the Sub-Landlord/Lessor in two residential leases with subtenants residing in the two housing units located on the Premises, a copy of the rent roll being attached hereto as Exhibit C (the "Residential Leases");

Whereas, AMH and Chris Rhoades entered into a certain Contract For Sale Of Commercial Real Estate dated October 21, 2016, as the same has been amended and assigned to SV (the "Contract"), whereby AMH has agreed to sell and SV has agreed to purchase AMH's interest in the Premises;

Whereas, AMH intends to assign its rights and obligations under the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; those provisions of the Purchase Agreement that survived closing as contemplated therein, including AMH's right to immediate conveyance of the fee title in the Premises, and the Residential Leases; and

Whereas, SV has agreed to assume all of AMH's rights and obligations with respect to the Ground Lease as amended, with respect to the Premises; the MRRA Assignment; the Purchase Agreement; and the Residential Leases; and

Whereas, MRRA joins herein solely to acknowledge, and to the extent required under the Ground Lease, consent to the assignment of the Ground Lease and of AMH's rights under the Purchase Agreement pursuant to the Contract, and the parties are desirous of memorializing such assignment.

Now, therefore, in consideration of the mutual premises and conditions contained herein and for other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, the parties hereby agree as follows:

1. AMH hereby assigns, transfers, sells, and conveys to SV all of AMH's interest in and to the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; the Purchase Agreement; and the Residential Leases, together with all security deposits relating to the Residential Leases. SV hereby assumes and agrees to perform all of the responsibilities, obligations, and duties of the Lessee under the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; the Purchase Agreement; and the Residential Leases, together with all security deposits relating to the Residential Leases, running from and after the Effective Date as defined below.

2. SV acknowledges and agrees that, from and after the Effective Date, it shall be required to comply with and perform the obligations of Lessee under the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; and the Purchase Agreement, and shall be entitled to all rights and benefits with respect thereto.

3. SV acknowledges and agrees that, from and after the Effective Date, it shall be required to comply with and perform the obligations of Lessor under the Residential Leases with respect to the Premises, and shall be entitled to all rights and benefits with respect thereto

4. MRRA hereby acknowledges the assignment by AMH to SV of all its rights and responsibilities and interests in and with respect to the Ground Lease, as amended, with respect to the Premises; the MRRA Assignment; AMH shall be relieved of any and all obligations with respect to the Purchase Agreement; and MRRA hereby affirms, ratifies, and consents to the foregoing assignments, and agrees to recognize the assignment of the same; and acknowledges that SV shall be entitled to receive fee title to the Premises from MRRA in accordance with the terms of the Purchase Agreement to the same extent as AMH would be so entitled.

5. This Assignment and Assumption Agreement shall inure to the benefit of the parties hereto, their heirs, successors, and assigns.

6. The parties hereto shall execute, jointly or separately, any and all documents necessary and appropriate to accomplish the implementation of this Agreement.

7. This Agreement shall be construed in accordance with and shall be governed by the laws of the State of Maine, notwithstanding the fact that one or more of the parties may become a resident or citizen of another estate or establish a principal place of business in another state.

8. The parties agree that the effective date of the assignments contained herein is June 30, 2017 (the "Effective Date").

9. MRRA hereby confirms the following with respect to the Ground Lease:

a. Complete Agreement. MRRA has taken no action to modify, change, alter or amend the Ground Lease in any respect except as set forth herein.

b. No Defaults. As of the date of this Assignment and Assumption, all payments or other charges that are due by AMH to MRRA under the portion of the Ground Lease assigned pursuant to the MRRA Assignment have been paid, and, to the best of MRRA's knowledge, there otherwise exists no breach or default, nor state of facts which, with notice, the passage of time, or both, would result in a breach or default on the part of either AMH or MRRA with respect thereto. To the best of MRRA's knowledge, no claim, controversy, dispute, quarrel or disagreement exists between AMH and MRRA regarding the portion of the Ground Lease assigned pursuant to the MRRA Assignment or the Premises.

This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an agreement in writing signed by the parties hereto.

In Witness Whereof, the undersigned have hereunto set their hands on the day and year first above written.

Witness:

Affordable Mid Coast Housing, LLC

By: George P. Schott
George P. Schott, Its Member

Shipyard Ventures, LLC
By: Presidium Brunswick Manager, LLC, Manager

By:_____
Cross Moceri, Managing Member

Midcoast Regional Redevelopment Authority

By:_____
Steven H. Levesque, Executive Director

b. No Defaults. As of the date of this Assignment and Assumption, all payments or other charges that are due by AMH to MRRA under the portion of the Ground Lease assigned pursuant to the MRRA Assignment have been paid, and, to the best of MRRA's knowledge, there otherwise exists no breach or default, nor state of facts which, with notice, the passage of time, or both, would result in a breach or default on the part of either AMH or MRRA with respect thereto. To the best of MRRA's knowledge, no claim, controversy, dispute, quarrel or disagreement exists between AMH and MRRA regarding the portion of the Ground Lease assigned pursuant to the MRRA Assignment or the Premises.

This Agreement contains the entire understanding of the parties. It may not be changed orally, but only by an agreement in writing signed by the parties hereto.

In Witness Whereof, the undersigned have hereunto set their hands on the day and year first above written.

Witness:

Affordable Mid Coast Housing, LLC

_____

By:_____
George P. Schott, Its Member

Shipyard Ventures, LLC
By: Presidium Brunswick Manager, LLC, Manager

By:_____
Cross Moceri, Managing Member

Midcoast Regional Redevelopment Authority

By:_____
Steven H. Levesque, Executive Director

STATE OF MAINE
CUMBERLAND, SS.

June 30, 2017

Then personally appeared the above-named **George P. Schott** in his capacity as Member of **Affordable Mid Coast Housing, LLC**, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Company.

Before me,

_____
~~Notary Public/~~Attorney-At-Law
Print Name: Shawn K. Bell
My Commission Expires: N/A

STATE OF ~~MAINE~~ Texas
~~CUMBERLAND~~ Dallas, SS.

June 29, 2017

Then personally appeared the above-named **Cross Moceri** in his capacity as Member of Presidium Brunswick Manager, LLC, Manager of **Shipyard Ventures, LLC**, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Company.

Before me,

Mayra E. Perez
Notary Public, State of Texas
Commission # 128803856
Expires: 11/18/2019

_____
Notary Public/Attorney-At-Law
Print Name: Mayra E. Perez
My Commission Expires: 11/18/2019

STATE OF MAINE
CUMBERLAND, SS.

June 27, 2017

Then personally appeared the above-named **Steven H. Levesque** in his capacity as Executive Director of **Midcoast Regional Redevelopment Authority**, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said entity.

Before me,

Kathy Paradis

Notary Public/Attorney-At-Law
Print Name:_____
My Commission Expires:_____

KATHY PARADIS
NOTARY PUBLIC
STATE OF MAINE
My Commission Expires June 19, 2020

EXHIBIT A

Copy of Purchase Contract

Redacted from Recorded Copy

EXHIBIT B

Legal Description of the Premises

A certain lot or parcel of land, together with the buildings and improvements thereon, located on the northwesterly sideline of Admiral Fitch Avenue in the Town of Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

Beginning on the northwesterly sideline of said Admiral Fitch Avenue at the easterly most corner of Lot 9 as shown on a plan entitled "Amendment of Subdivision Plan, Brunswick Landing Subdivision – Phase I" dated June 11, 2014 and recorded at said registry in Plan Book 214, Page 249;

Thence N 44°20'49" W along the northeasterly line of said Lot 9 and land now or formerly of Midcoast Regional Redevelopment Authority, a distance of 425.00 feet to a point;

Thence N 45°39'11" E along said land of Midcoast Regional Redevelopment Authority, a distance of 521.83 feet to a point;

Thence S 44°20'49" E along said land of Midcoast Regional Redevelopment Authority, a distance of 408.89 feet to a point on the northwesterly line of said Admiral Fitch Avenue;

Thence southwesterly along the northwesterly sideline of said Admiral Fitch Avenue, being a 520.00 radius non-tangent curve that is concave to the northwest, a distance of 129.78 feet to a point of tangency;

Thence S 45°39'11" W along the northwesterly sideline of said Admiral Fitch Avenue, a distance of 393.39 feet to the point of beginning.

The above described parcel contains 221,092 square feet or 5.08 acres.

Bearings are referenced to Grid North, Maine State Plane Coordinate System, West Zone (NAD83). Reference is made to an ALTA/NSPS Land Title Survey of Land of Multi-Unit Residential Properties – Brunswick Landing, Brunswick, Maine prepared by Sitelines, PA dated June 8, 2017.

Together with a right of access to and the use of the streets, roads, easements and electric, telephone, gas, water and sewer and other utility facilities, and infrastructure now or in the future appurtenant to, serving or benefitting the leasehold premises, as said appurtenant rights are set forth in Section 3(c) in the Memorandum of Second Amended, Restated and Bifurcated Brunswick Real Estate Ground Lease and Conveyance of Facilities between Affordable Mid Coast Housing, LLC (Lessee) and The United States of America, Department of the Navy (Lessor) dated as of October 29, 2010 and recorded in the Cumberland County Registry of Deeds in Book 28222, Page 303.

(Informational Note Only: Reference to Town of Brunswick Tax Map 40, Lots 034-001 and 034-002)

EXHIBIT C

Rent Roll

Redacted from Recorded Copy

Received
Recorded Register of Deeds
Jun 30,2017 03:38:17P
Cumberland County
Nancy A. Lane

Attachment C
Abutting Property Owners

A copy of the abutters map and a list of abutting property owners are included in this attachment for reference.

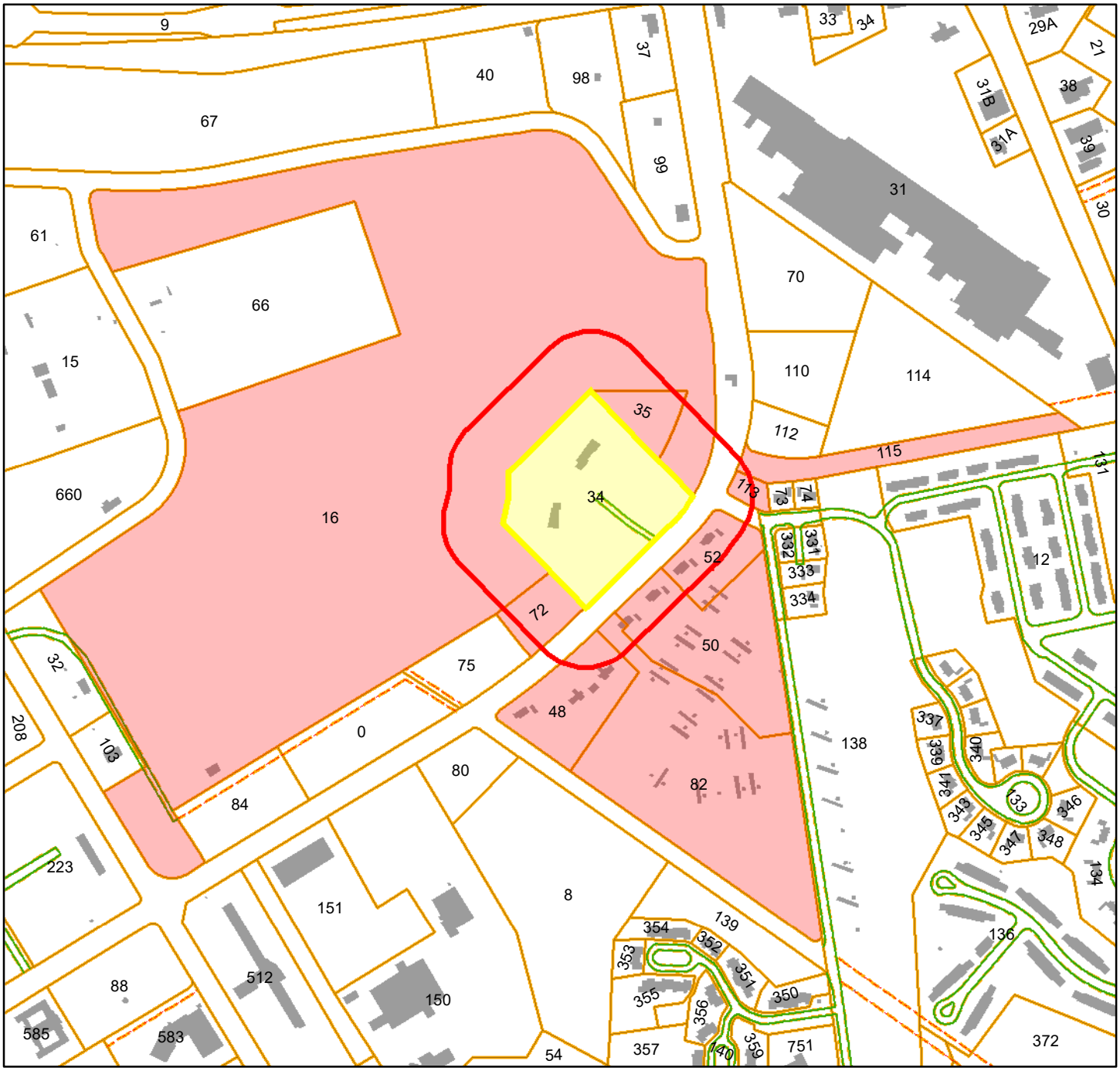
Abutter Map

Apartments at Brunswick Landing, Admiral Fitch, Brunswick, ME

1 inch = 500 Feet

0 500 1000 1500

April 9, 2020



Other Road
ROW Property Access
ROW Property Access
Parcels_Lines
Parcels_Lines
Buildings
Other Road

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

200 foot Abutters List Report

Brunswick, ME
April 09, 2020

Subject Properties:

Parcel Number:	40-34	Mailing Address:	SHIPYARD VENTURES LLC
CAMA Number:	40-34-1		PO BOX 959
Property Address:	10 CAPTAINS WAY		PORTLAND, ME 04104

Parcel Number:	40-34	Mailing Address:	SHIPYARD VENTURES LLC
CAMA Number:	40-34-2		PO BOX 959
Property Address:	9 CAPTAINS WAY		PORTLAND, ME 04104

Abutters:

Parcel Number:	40-113	Mailing Address:	PRIORITY ONE CAPITAL PARTNERS LLC
CAMA Number:	40-113		
Property Address:	0 ADMIRAL FITCH AVE		2 MAIN ST TOPSHAM, ME 04086
Parcel Number:	40-115	Mailing Address:	TOWN OF BRUNSWICK
CAMA Number:	40-115		85 UNION ST
Property Address:	0 ADMIRAL FITCH AVE		BRUNSWICK, ME 04011
Parcel Number:	40-16	Mailing Address:	MIDCOAST REG REDEVELOPMENT AUTHORITY
CAMA Number:	40-16		15 TERMINAL RD SUITE 200
Property Address:	0 ALLAGASH DR		BRUNSWICK, ME 04011
Parcel Number:	40-35	Mailing Address:	MIDCOAST REG REDEVELOPMENT AUTHORITY
CAMA Number:	40-35		15 TERMINAL RD SUITE 200
Property Address:	0 CAPTAINS WAY		BRUNSWICK, ME 04011
Parcel Number:	40-48	Mailing Address:	PRIORITY HOUSING LLC
CAMA Number:	40-48		2 MAIN ST
Property Address:	93 ADMIRAL FITCH AVE		TOPSHAM, ME 04086
Parcel Number:	40-50	Mailing Address:	PINE TREE LAND HOLDING CO LLC
CAMA Number:	40-50		71 THIRD AVE
Property Address:	0 ADMIRAL FITCH AVE		BURLINGTON, MA 01803
Parcel Number:	40-52	Mailing Address:	PRIORITY REAL ESTATE GROUP LLC
CAMA Number:	40-52		2 MAIN ST
Property Address:	73 ADMIRAL FITCH AVE		TOPSHAM, ME 04086
Parcel Number:	40-72	Mailing Address:	MIDCOAST REG REDEVELOPMENT AUTHORITY
CAMA Number:	40-72		15 TERMINAL RD SUITE 200
Property Address:	0 ADMIRAL FITCH AVE		BRUNSWICK, ME 04011
Parcel Number:	40-82	Mailing Address:	NORTHBRIDGE AVITA BRUNSWICK II LLC
CAMA Number:	40-82		71 THIRD AVE
Property Address:	89 ADMIRAL FITCH AVE		BURLINGTON, MA 01803

Attachment D
Supporting Documents

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

SITELINES
Civil Engineers • Land Surveyors

April 9, 2020

3593-2

Mr. Andrew Preston
Shipyard Ventures, LLC
74 Neptune Drive
Brunswick, Maine 04011
<via email>

Re: Designation of Agent Authorization
Apartments at Brunswick Landing
Tax Map 40, Lot 34

Dear Andrew:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Shipyard Ventures, LLC, for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the Apartment Development located on Tax Map 40, Lot 34 on Admiral Fitch Avenue in Brunswick, Maine.

Sincerely,

Curtis Y. Neufeld, P.E.
Vice President

The undersigned hereby gives Sitelines, PA the authority to act as agent for Shipyard Ventures, LLC for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

Andrew Preston 4/17/20

Andrew Preston Date

State of Maine

Department of the Secretary of State

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

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this seventeenth day of June 2020.

Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
SHIPYARD VENTURES, LLC	Registered Agent		20173652DC	GOOD STANDING
Home Office Address (of foreign entity)	**Other Mailing Address**			

BRUNSWICK & TOPSHAM
WATER DISTRICT

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

Alan J. Frasier, PE
General Manager

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

Craig W. Douglas, PE
Assistant General Manager

Joshua S. Cobb, PE
Director of Operations

T.C. Schofield, PE
District Engineer

April 16, 2020

Melissa Archbell, PE
Sitelines, PA
119 Purinton Road, Suite A
Brunswick, ME 04011
Via email: marchbell@sitelinespa.com

RE: Proposed development at 9 and 10 Captains Way, Brunswick

Dear Ms. Archbell:

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.
Your previous correspondence acknowledge that the flow requirements of the proposed project are not known at this time, but generally anticipate that the requirements would be of a scale similar to the former naval air station. Given this, the District is capable of taking on this additional use. While this project obtains service from a private main it shall be designed, approved and built to District standards as per MRRA requirements. Please be advised we cannot ensure the reliability of the infrastructure beyond the connections made directly to our system. We will gladly discuss the options for service and main extensions when the project is ready to proceed.

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

Yours truly,

T.C. Schofield

T.C. Schofield, PE
District Engineer

BRUNSWICK SEWER DISTRICTbrunswicksewer.org 10 PINE TREE ROAD
BRUNSWICK, ME 04011
facebook.com/brunswicksewer
info@brunswicksewer.org
(207) 729-0148

April 23, 2020

Melissa C. Archbell, PE
Project Engineer
Sitelines PA
8 Cumberland Street
Brunswick, ME 04011

RE: Brunswick Landing Apartments – 9 & 10 Captains Way

Dear Melissa,

This letter is in response to your request for a willingness and capacity to serve letter regarding the construction of 9 new residential apartments with a total of 108 units at on lots 9 and 10 Captains Way in Brunswick, Maine.

I have reviewed the material provided and conclude that the **Brunswick Sewer District (BSD) has both the willingness and capacity to serve the proposed project.**

Each unit will be subject to the District's entrance charge program. Prior to connecting to the sewer system, an entrance permit must be secured, and the entrance charge paid. The cost for each unit is set forth in our rates and will be determined at the time the permit is applied for. For more information on the entrance charge program, visit http://www.brunswicksewer.org/pdf/ECPolicy-Mar2000.pdf. The online entrance permit is available at http://www.brunswicksewer.org/iwt.html.

The following conditions apply to construction:

1. All sewer-related construction will be performed to District standards.
2. All sewer construction will comply with provisions of the Maine Plumbing Code.
3. Design and construction of project sanitary sewers will exclude all non-sanitary ground, surface, foundation drain, floor drain, sump pump, and roof drain waters.
4. Horizontal clearance between utility infrastructures will be sufficient to allow future utility maintenance operations without disturbance to adjacent utility infrastructure.

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

Sincerely,

Robert A. Pontau Jr., PE
Assistant General Manager

MRRA
Midcoast Regional
Redevelopment Authority

6/15/2020

Re: Letter of Assurance of Utilities

To Whom It May Concern,

Please let this letter serve as confirmation that the stormwater service provided by the Midcoast Regional Redevelopment Authority is sufficient to serve the proposed development on Lot 8 at Brunswick Landing in Brunswick, Maine, as described in a letter and plans supplied by Sitelines, PA.

Feel free to contact me if you have any questions or concerns.

Sincerely,

Woodie Bartley, CEM
Utilities Manager
Midcoast Regional Redevelopment Authority
woodieb@mrra.us
Office: 207.607.4189
Cell: 207.280.0335

Brunswick Landing
Maine's Center for Innovation

Topsham Commerce Park

Brunswick Executive Airport

May 22, 2020

Curtis Y. Neufeld, P.E.
Vice President
Sitelines PA
119 Purinton Road, Suite A
Brunswick Landing
Brunswick, ME 04011

RE: TRIP GENERATION ANALYSIS FOR APARTMENTS AT BRUNSWICK LANDING

INTRODUCTION

The purpose of this memorandum is to summarize trip generation analysis performed for a proposed apartment complex off Admiral Fitch Avenue at Captain's Way in Brunswick Landing in Brunswick, Maine. It is understood that 108 dwelling units are proposed in nine (9) three-story buildings.

TRIP GENERATION ANALYSIS

The number of trips to be generated by the proposed residences was estimated utilizing the most recent Institute of Transportation Engineers (ITE) "Trip Generation" 10th edition report. This newest edition is based upon the largest and most current database and is considered to be the best information regarding current trip making. Land use code LUC 221 – MultiFamily Housing (Mid-Rise) was utilized for the 108 dwelling units. The trip generation results are presented below:

Time Period	ITE TRIP GENERATION One-Way Trips-Ends
Weekday	588
AM Peak Hour – Adjacent Street & Generator	39
Entering	10
Exiting	29
PM Peak Hour – Adjacent Street & Generator	48
Entering	29
Exiting	19

As shown in the preceding table, based upon the ITE data, the apartment complex is expected to generate 39 one-way trips during the AM peak hour, 48 during the PM peak hour and 588 one-way trips (244 round-trips) on a daily basis. Since peak hour trip generation is under 100 one-way trips a Traffic Movement Permit (TMP) would not generally be required from the Maine Department of Transportation (MaineDOT). However, since the development is to be located on land within Brunswick Landing it is possible that trips from other recent building projects in Brunswick Landing may need to be considered regarding state traffic permitting under Common Scheme of Development rules. The Town should develop a running list of locally permitted projects (without a TMP) and their associated trips to determine when a project may cross the 100-trip threshold possibly requiring a TMP.

SAFETY REVIEW

The most important factor for development with this limited level of trip generation is safety.. Based upon Google Earth, the speed limit is posted at 35 mph on Admiral Fitch Avenue. Based upon the site plan prepared by Sitelines, sight distance exceeds 305' in both direction from both proposed site drives on Admiral Fitch Avenue. The sight distances should be adequate since they exceed the 305' MaineDOT driveway standard for 35 mph facilities. Sewall did not conduct a site visit to verify these reported sight distances. It is important that no landscaping or signage be located in the driveway sight triangles that could potentially block sight distances in the future.

As always, let me know if you or the Town of Brunswick have any questions or concerns regarding this trip generation analysis.

STATE OF MAINE
DIANE W. MORABITO
No. 5077
LICENSED
PROFESSIONAL ENGINEER

Sincerely,

Diane W. Morabito

Diane W. Morabito, P.E. PTOE
Vice President Traffic Engineering

ATLANTIC Environmental LLC
135 River Road • Woolwich, ME 04579
tim@atlanticenviromaine.com 207-837-2199
www.atlanticenviromaine.com

September 18, 2018

Mr. Kevin Clark, President
Sitelines PA
8 Cumberland Street
Brunswick, ME 04011

Re: Project Number #3593 - Wetland Delineation, Brunswick Landing, Captain's Way, Brunswick, Maine.

Dear Mr. Clark,

At your request, a wetland delineation was performed on a parcel of land located in Brunswick Landing and located off Captain's Way in the Town of Brunswick, Maine. The wetland delineation was done in accordance with the U.S. Army Corps of Engineers, Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Regions (Version 2.0). The wetland delineation was performed on September 12, 2018 and all wetlands were flagged with pink, numbered flagging. AE flagged three distinct wetland areas identified as Wetland One (W1), Wetland Two (W2), and Wetland Three (W3).

Site Description

The project area is located off Captain's Way in Brunswick Landing located in the Town of Brunswick, Maine. The site is developed with two residential structures and associated development that includes driveways and lawn area. The on-site topography is a relatively flat area that contains wooded uplands and forested wetlands.

Description of Wetlands

The canopy layer in W1 and W2 is dominated by Red Maple (*Acer rubrum*) and Black Ash (*Fraxinus nigra*). The shrub layer is dominated by the same species in addition to Broad-leaf Cattails (*Typha latifolia).* The herbaceous layer includes Jewelweed (*Impatiens capensis*), Sensitive Fern (*Onoclea sensibilis*), Interrupted Fern (*Osmunda claytoniana),* Northern Bedstraw (*Galium boreale*), and Sedges (*Carex spp.*).

The canopy and shrub layer in W3 is dominated by Red Maple (*Acer rubrum*). The herbaceous layer includes Sensitive Fern (*Onoclea sensibilis*), Interrupted Fern (*Osmunda*

claytoniana), Northern Bedstraw (*Galium boreale*), Highbush Blueberry (*Vaccinium corymbosum*), Field Horsetail (*Equisetum arvense*), and Sedges (*Carex spp.*).

According to the U.S. Department of Agriculture, *Soil Survey of Cumberland County and Part of Oxford County, Maine*, there are several soil types mapped within the project area. They include Walpole fine sandy loam (Wa), a poorly drained, hydric soil type and Windsor loamy sandy (WmB), an excessively drained soil type. Soils within the wetland were identified as hydric within the upper ten (10) inches of the soil profile with a value or three (3) or less and a chroma of two (2) or less with distinct mottling. The primary hydrology indicators include water stained leaves (B9) and saturation (A3).

The adjacent uplands in all three wetlands are dominated by White pine (*Pinus strobus*), White Birch (*Betula papyrifera*), and Northern Red Oak (*Quercus rubra*). The soils in the upland were identified with a value higher than three (3) and a chroma higher than two (2). There were no indicators of hydrology identified.

STATE AND FEDERAL REGULATORY REVIEW -

All wetlands are regulated by Maine Department of Environmental Protection (DEP) under the Natural Resources Protection Act (NRPA) and by the U.S. Army Corps of Engineers (Corps) under the Programmatic General Permit (PGP). The DEP also defines specific types of wetlands as Wetlands of Special Significance (WOSS) if they meet the specific criteria of Section 4 of Chapter 310 of the NRPA. Based on AE's assessment of the wetlands, the wetlands do not meet the definition of a WOSS. Before any disturbance onsite, AE suggests that the U.S. Army Corps of Engineers and the Maine Department of Environmental Protection should review any proposed impacts to these wetlands and/or the associated buffers.

TOWN OF BRUNSWICK -

The Town of Brunswick regulates Freshwater Wetlands as, "a freshwater swamp, marsh, bog, or similar area other than a forested wetland which is:

A. Of ten or more contiguous acres; or of less than ten contiguous acres and adjacent to a surface water body, excluding any river or stream, such that in a natural state, the combined surface area is in excess of ten acres; and

B. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and that under normal circumstances does support, a prevalence of wetland vegetation typically adapted for life in saturated soils. Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

All three wetlands are forested wetlands less the 10 acres in size and therefore do not meet the Town's definition as a freshwater wetlands; however, AE suggests you contact the Town of Brunswick Planning Department prior to any soil disturbance onsite.

Thank you for the opportunity to work with you on this project. Should you have any additional questions, please do not hesitate to contact me at 207-837-2199 or via email at tim@atlanticenviromaine.com.

Sincerely,
Atlantic Environmental LLC.

Timothy A. Forrester, Owner
PWS #1933

Photograph One. Partial view of W1 and W2. Photographer: Lisa Vickers Atlantic Environmental, LLC. Date: September 12, 2018.

DocuSign Envelope ID: C969CC1B-AE75-4F82-9FFD-BB435C6D9CFE

STERLING
Stormwater Maintenance Services

Stormwater Compliance Proposal

Site Name: Apartments at Brunswick Landing

Location: Brunswick, Maine

Quote Number: 10191BL

Quote Date: 5/15/2020

Contract Term: 5 Years

Stormwater Compliance Program

Item #	Description[1]	Annual Cost
1	Inspection of Stormwater Components	$750.00
2	Compliance Reporting	$200.00
	Total	$950.00

Notes:

1. Service pertains to inspection of numerous stormwater components at the above refenced site including catch basins, drain manholes, and two subsurface sandfilter systems. The first of the two subsurface sandfilter systems, designated as SS#1, is configured with 69 Stormtech 740 chambers and an outlet flow control structure. SS#1 is designed with one isolator row for pretreatment. The second subsurface sandfilter, designated as SS#2, is configured with 96 Stormtech 740 chambers and an outlet flow control structure. SS#2 is configured with two isolator rows for pretreatment. Inspection includes a thorough evaluation of each stormwater component from an operational and maintenance perspective. Inspections will be performed annually. Maintenance recommendations will be made based on the results of the inspection.
2. Reporting will include a complete inventory of all inspection results as well as photographic documentation of all systems inspected. Photographic documentation of maintenance activities will also be included if applicable. Reporting service includes annual reporting to the local jurisdiction if applicable as well as submittal to ME DEP to satisfy the 5-yr recertification program.

Note that if the results of the inspection indicate that maintenance work is needed (e.g. catch basin or outlet structure cleaning, flushing of conveyance pipes, repair of erosion, reseeding, etc.) then a separate quote will be submitted for those services. Client is under no obligation to use our maintenance services however if they do then a preferred customer rate of $225 per hour plus disposal will offered for JetVac and heavy equipment services. Manual labor rates of $45 to $65 per hour will be offered for manual labor work.

Terms & Conditions:

1. Payment on invoices agreed to be made within 30 days of receipt of invoice.
2. Quote is valid for 60 days from the quote date listed above.
3. STERLING Stormwater Maintenance Services is not the manufacturer nor was it involved in the design of the above listed stormwater management systems and therefore accepts no responsibility for the actual performance of the storm water management systems.

As an authorized representative of the above referenced site, I hereby accept this contract and the associated terms and conditions:

Print Name: Loni Graiver Sign Here: DocuSigned by: 62F406B294904C3... Date: 5/18/2020

Melissa Archbell

From: Barney, David A CIV USN (US) <david.a.barney@navy.mil>
Sent: Friday, May 1, 2020 3:50 PM
To: Melissa Archbell
Cc: Curtis Neufeld; McMahon, Martin G CIV USN (USA); Bober, Todd A CIV USN (USA); Daly.Mike@epa.gov; McLeod, Iver J; Whiting, Finn
Subject: RE: Captains Way, Brunswick Landing - Monitoring Well Relocation [3593]
Attachments: Boring Logs - Captains Way.pdf; Well Locations.pdf; CW annotated well locations.pdf

Hi Melissa – I wanted to follow up on the monitoring well situation and let you know that we (Navy, EPA, and MEDEP) are all ok with the decommissioning of the wells in accordance with the Maine well decommissioning guidelines. I have included some well information for your use in decommissioning the wells. There are 3 temporary wells that should be decommissioned (NASB-CW-MW02, NASB-CW-MW03, NASB-CW-MW04) that are within the site boundary and the logs are attached. No other wells are inside the site boundary, however 3 wells (NASB-CW-GW01S, NASB-CW-MW01D are collocated and MW 07-02) are very close to the site boundary and should not be impacted and should be protected from damage. For your information I have included below excerpts from recent reports detailing the wells involved. When appropriate please send us a plan of abandonment and confirmation of abandonment. Please let me know if you have any questions.

"The Internal Draft Technical Memorandum for the Proposed Captains Way Multi-Unit Housing Area (Tetra Tech, 2019a) includes a description of the geology near Captains Way based on materials encountered during the installation of five temporary monitoring wells (NASB-CW-MW01S/D through NASB-CW-MW04). The boring logs for these wells are included in **Appendix I5**. The geology consists of layered sands, silty clays, and clays (Upper Sand/Transition Unit), with most borings ending in a significant clay layer (Presumpscot Clay).

Captains Way
In December 2018, five monitoring wells (NASB-CW-GW01S, NASB-CW-MW01D, NASB-CW-MW02, NASB-CW-MW03, NASB-CW-MW04) were installed to evaluate the presence/absence of PFAS in groundwater along Captains Way for the purposes of redeveloping the property. Results indicated that PFOS, PFOA, and PFBS were either not detected or detected at low concentrations well below the human health PSLs, USEPA LHAs, and MEDEP RAGs."

r/Dave

David Barney
BRAC Environmental Coordinator
Naval Facilities Engineering Command
BRAC Program Management Office East
PO Box 169
South Weymouth, MA 02190

Phone: (781)-626-0105
Email: david.a.barney@navy.mil

From: Melissa Archbell <marchbell@sitelinespa.com>
Sent: Thursday, April 16, 2020 8:00 AM
To: Barney, David A CIV USN (US) <david.a.barney@navy.mil>
Cc: Curtis Neufeld <cneufeld@sitelinespa.com>
Subject: [Non-DoD Source] RE: Captains Way, Brunswick Landing - Monitoring Well Relocation [3593]

Hi David;

I hope you are doing well and staying safe and healthy. I am reaching out about a proposed development that would the removal of a monitoring well on a site on Brunswick Landing at 9 & 10 Captains Way. The parcel is known as EDC-HSG-MAIN-B and was in the 2018-1 FOST. The site is also known as Brunswick Tax Map 40, Lot 34.

As you probably saw in the email from Iver McLeod, I reached out to the Maine DEP about the removal or abandonment of a monitoring well on the site and they directed me to contact you because it was installed by the Navy. I have forwarded that email below and attached the site plan to this email. The well is located near the bottom left corner of Building #2 on the attached site plan.

Since we are in the beginning stages of permitting, I wanted to find out about the process for getting the well removed or relocated. Any information you can give about the well, or any additional steps the Navy will require for this particular site, would be welcome. We do have a copy of the FOST and will complete the Brunswick Landing Construction Permission Request at the appropriate time.

Best regards,
-Melissa

Melissa C. Archbell, PE
Project Engineer
Sitelines, PA
119 Purinton Road, Suite A
Brunswick Landing
Brunswick, ME 04011
(207) 725-1200 x16
marchbell@sitelinespa.com
www.sitelinespa.com

SITELINES
Civil Engineers • Land Surveyors

From: McLeod, Iver J <Iver.J.McLeod@maine.gov>
Sent: Tuesday, April 14, 2020 4:44 PM
To: Melissa Archbell <marchbell@sitelinespa.com>; Whiting, Finn <Finn.Whiting@maine.gov>
Cc: Curtis Neufeld <cneufeld@sitelinespa.com>; Barney, David A CIV USN (US) <david.a.barney@navy.mil>; Daly.Mike@epa.gov
Subject: RE: Captains Way, Brunswick Landing - Monitoring Well Relocation [3593]

Hi Melissa. The well was installed by the Navy so you will need to coordinate with them. The EPA-Navy-MEDEP team will discuss whether or not it needs to be replaced.

However, when it is abandoned it will need to be done so using MEDEP well abandonment methods. I've attached the guidance but you can also download it from https://www.maine.gov/dep/spills/publications/guidance/documents/dep_well_abandonment_guidance.pdf.

I've cc'd Dave Barney who replaced Paul Burgio as the Navy PM for Brunswick Landing but you should reach out to him directly.

Iver McLeod
Project Manager
Bureau of Remediation and Waste Management
Maine DEP

iver.j.mcleod@maine.gov
ph: (207) 592-2981 cell
fx: (207) 287-7826

MEDEP front desk: (207) 287-7688

From: Melissa Archbell <marchbell@sitelinespa.com>
Sent: Tuesday, April 14, 2020 3:29 PM
To: McLeod, Iver J <Iver.J.McLeod@maine.gov>; Whiting, Finn <Finn.Whiting@maine.gov>
Cc: Curtis Neufeld <cneufeld@sitelinespa.com>
Subject: Captains Way, Brunswick Landing - Monitoring Well Relocation [3593]

EXTERNAL: This email originated from outside of the State of Maine Mail System. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Iver & Finn;

We are working to design and permit an apartment complex on a site on Brunswick Landing at 9 & 10 Captains Way. The parcel is known as EDC-HSG-MAIN-B and was included in the 2018-1 FOST. The site is also known as Brunswick Tax Map 40, Lot 34. I have attached the site plan here. We have initiated the permitting process with Maine DEP Land Resources for a Stormwater Permit and Tier 1 NRPA with a pre-app request, and we will be submitting for the first Town of Brunswick permit next week.

There is a monitoring well on the site that will need to be relocated in order for the project to be constructed. On the attached site plan, it is located in the bottom left corner of Building #2. I wanted to go ahead and reach out to you to let you know about the project and find out what the process is for coordinating the removal or relocation of the monitoring well.

I hope you are doing well and are safe and healthy.

Best regards,
-Melissa

Melissa C. Archbell, PE
Project Engineer
Sitelines, PA
119 Purinton Road, Suite A
Brunswick Landing

Brunswick, ME 04011
(207) 725-1200 x16
marchbell@sitelinespa.com
www.sitelinespa.com

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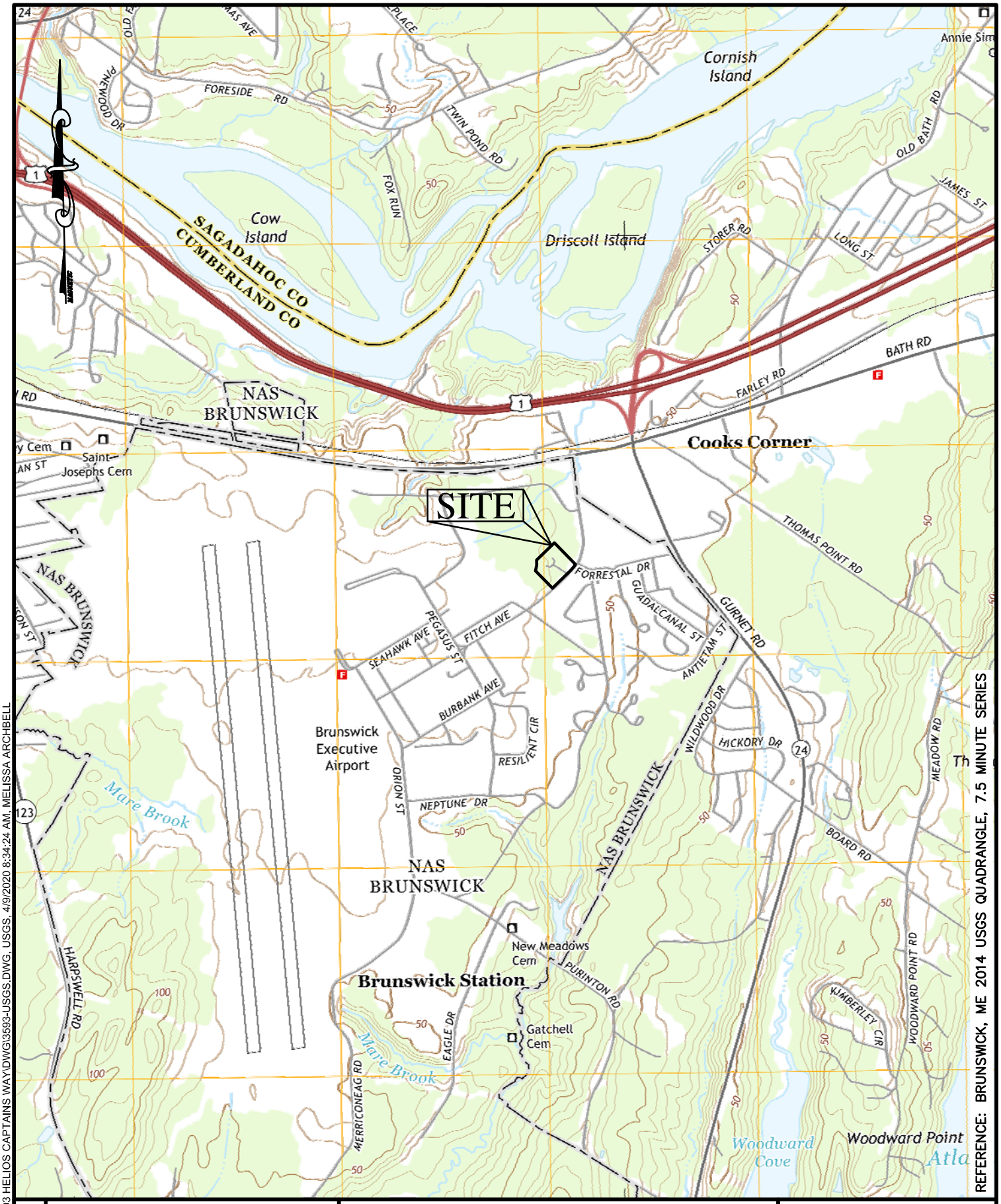
Attachment E
Supporting Graphics

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



REFERENCE: BRUNSWICK, ME 2014 USGS QUADRANGLE, 7.5 MINUTE SERIES

X:\LAND PROJECTS\3593 HELIOS CAPTAINS WAY\DWG\3593-USGS.DWG, USGS, 4/9/2020 8:34:24 AM, MELISSA ARCHBELL

SHEET: 1 OF 1

SITELINES

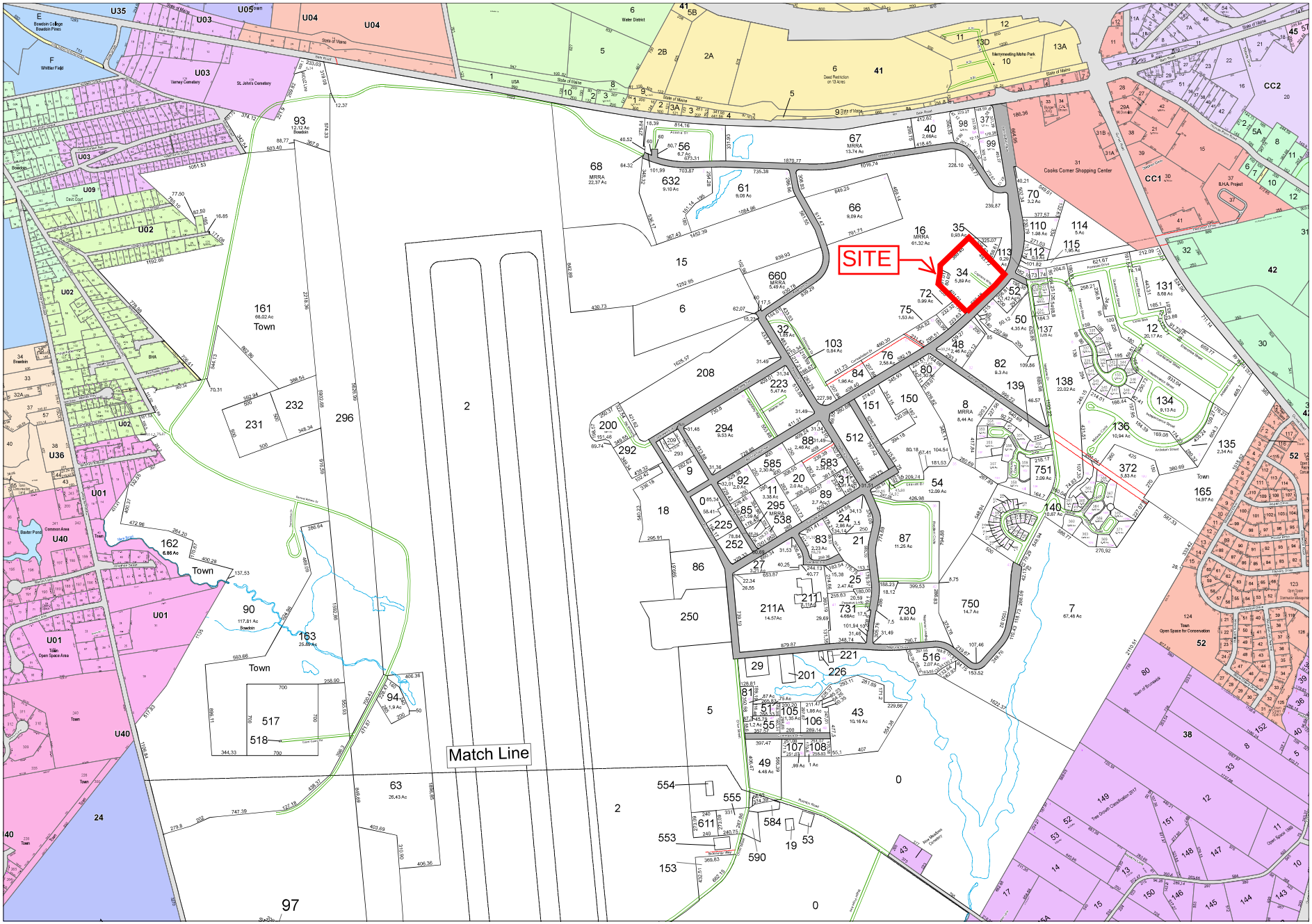
119 PURINTON ROAD, SUITE A
BRUNSWICK, ME 04011
207.725.1200

CIVIL ENGINEERS ▪ LAND SURVEYORS

USGS MAP

APARTMENTS AT BRUNSWICK LANDING
SHIPYARD VENTURES, LLC
ADMIRAL FITCH AVE, BRUNSWICK, MAINE

DATE:	04–08–20
SCALE:	1" = 2000'
JOB:	3593
FILE:	3593–USGS


SITE
Match Line
Town of
BRUNSWICK
Maine
TOWN OF BRUNSWICK, MAINE
INCORPORATED 1739
Legend
Lines_Other
Other Road
Hydrography Line
ROW Property Access
Town Boundary
Other Lot Boundary
Parcels_Lines
Public Road
Private Road
ROW
Water
Disclaimer:
The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances.
The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data.
Copyright Town of Brunswick.
N
1 inch = 400 feet
Revised To: April 1, 2019
Maps Prepared by:
Town of Brunswick
Revised and Reprinted By:
CAI Technologies
Precision Mapping. Geospatial Solutions
MAP
40-1

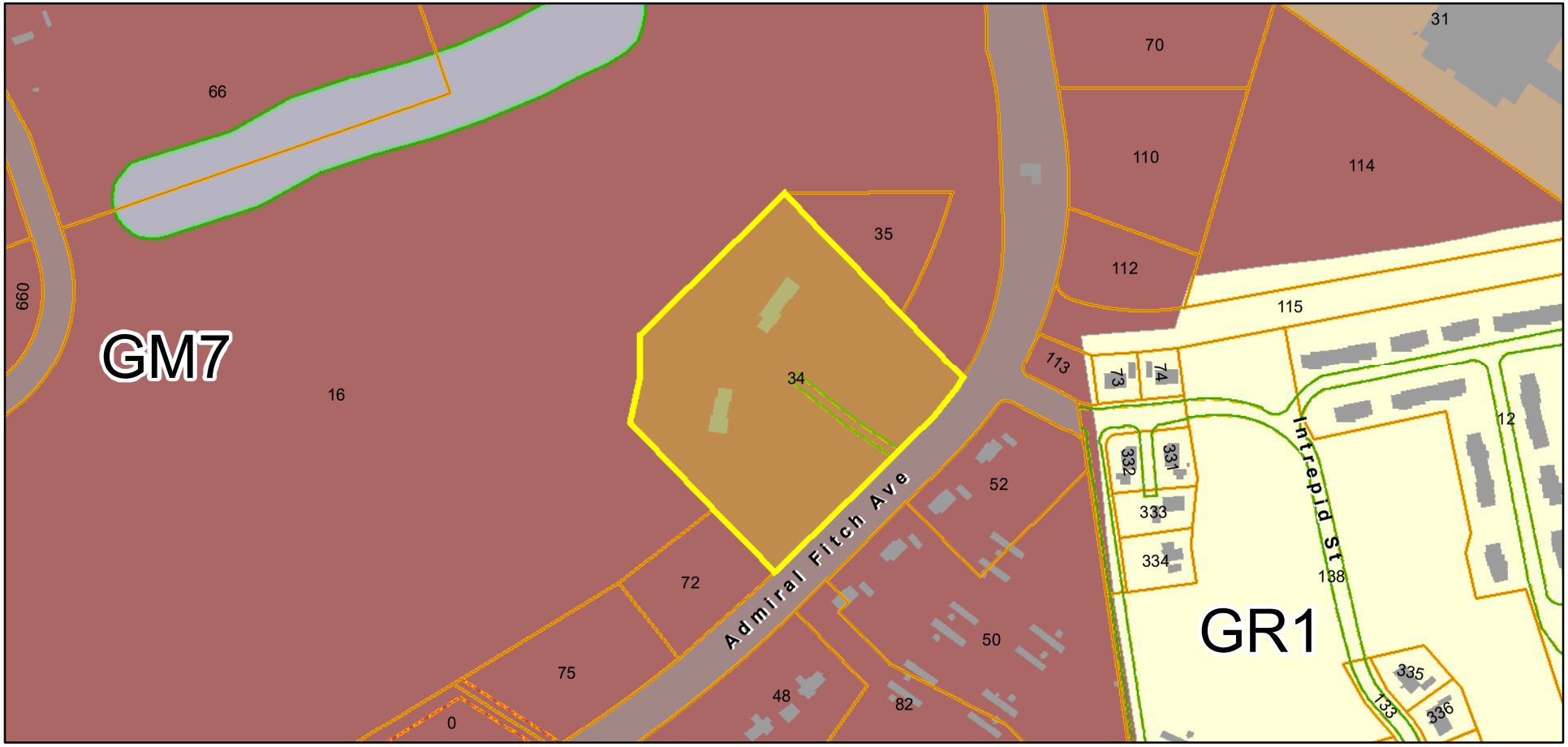
Zoning Map

Apartments at Brunswick Landing, Admiral Fitch, Brunswick, ME

1 inch = 300 Feet

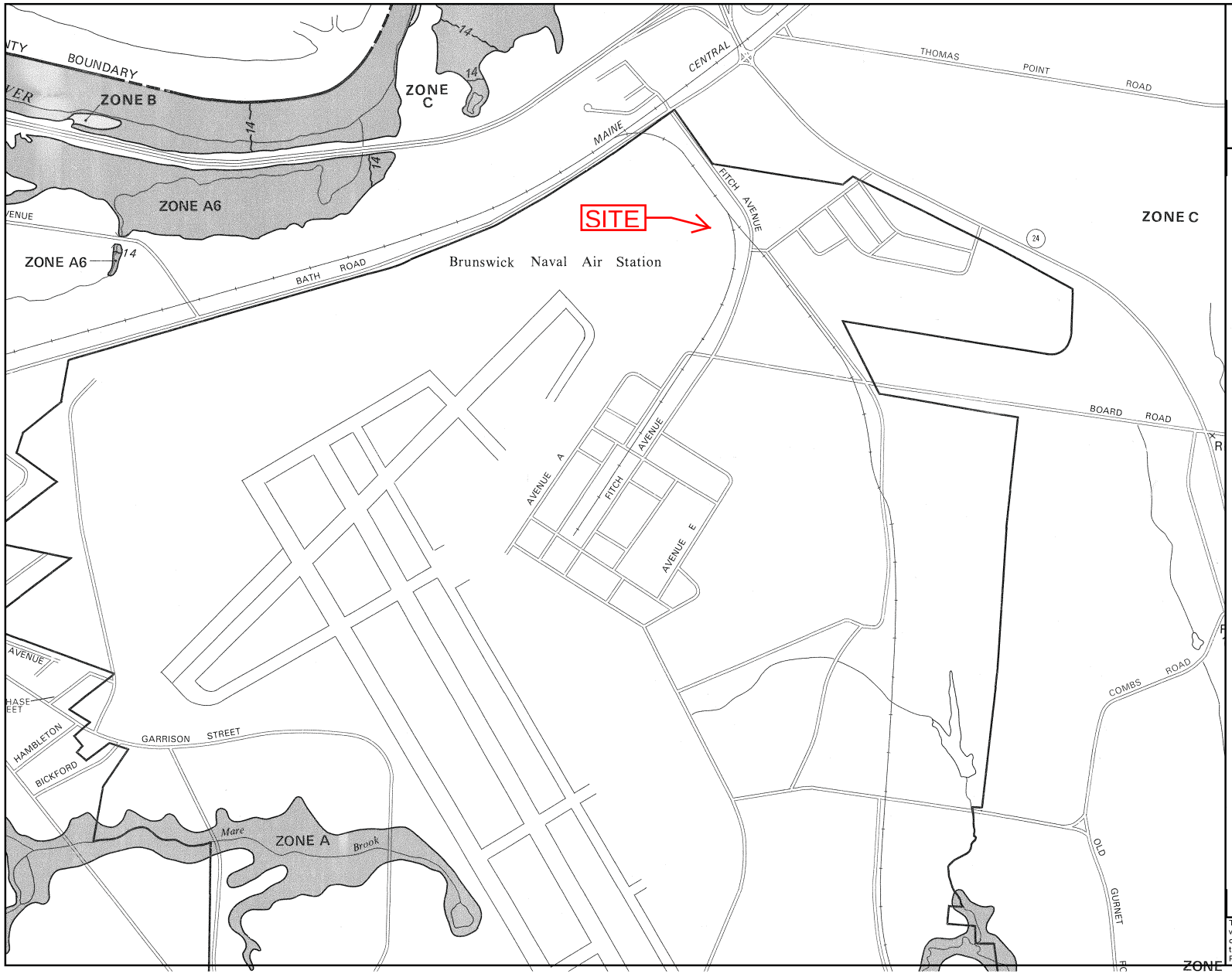
0 300 600 900

April 9, 2020



SPO-SP (Stream Protection Subdistrict)	Growth Residential 1, GR1
SPO (Shoreland Protection Overlay)	
Growth Mixed-Use 4, GM4	
Growth Mixed-Use 7, GM7	

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



APPROXIMATE SCALE

1000 0 1000 FI

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF

BRUNSWICK, MAINE

CUMBERLAND COUNTY

PANEL 15 OF 35

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

230042 0015 B

EFFECTIVE DATE:

JANUARY 3, 1986

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

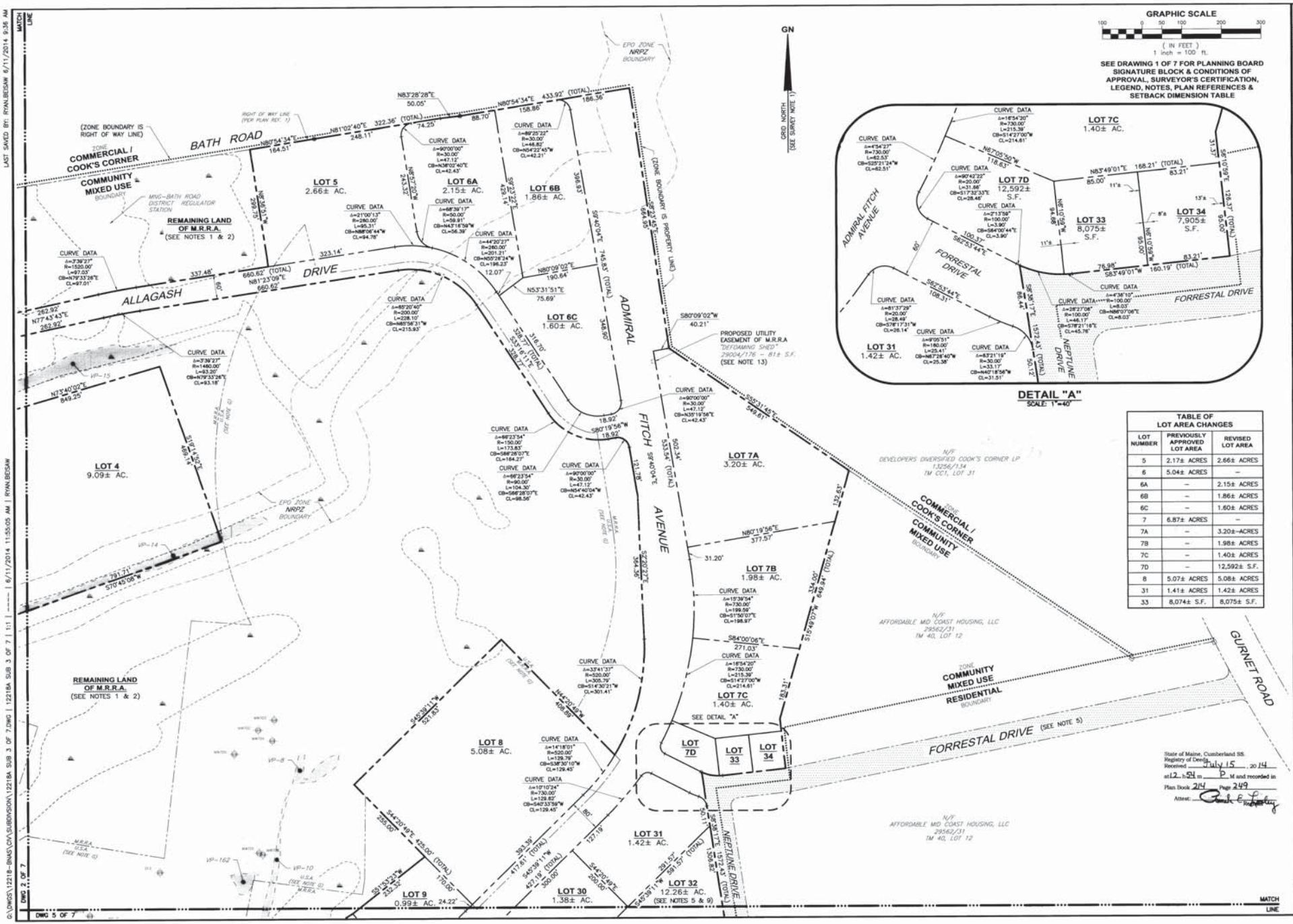


TABLE OF LOT AREA CHANGES		
LOT NUMBER	PREVIOUSLY APPROVED LOT AREA	REVISED LOT AREA
5	2.17± ACRES	2.66± ACRES
6	5.04± ACRES	–
6A	–	2.15± ACRES
6B	–	1.86± ACRES
6C	–	1.60± ACRES
7	6.87± ACRES	–
7A	–	3.20±-ACRES
7B	–	1.98± ACRES
7C	–	1.40± ACRES
7D	–	12,592± S.F.
8	5.07± ACRES	5.08± ACRES
31	1.41± ACRES	1.42± ACRES
33	8,074± S.F.	8,075± S.F.

NO.	TRANSMITTAL/REVISIONS	DATE
1	FOR SIGNATURE & RECORDING	JBW 6/11/14
2		
3		
4		
5		
6		

DESIGNED BY JBW/RCC
DWG COORD. RPB
DWG. BY RPB
CHK. BY BCC
DATE 6/11/14
SURVEYED BY JBW
APPROVED BY JBW
DATE 6/11/14
PROJECT NO. 12218C

STATE OF MAINE JAMES B. WEISMAN No. 2164 PROFESSIONAL LAND SURVEYOR 6/11/14

STATE OF MAINE BRIAN C. COLLINS No. 6313 PROFESSIONAL ENGINEER 6/11/14

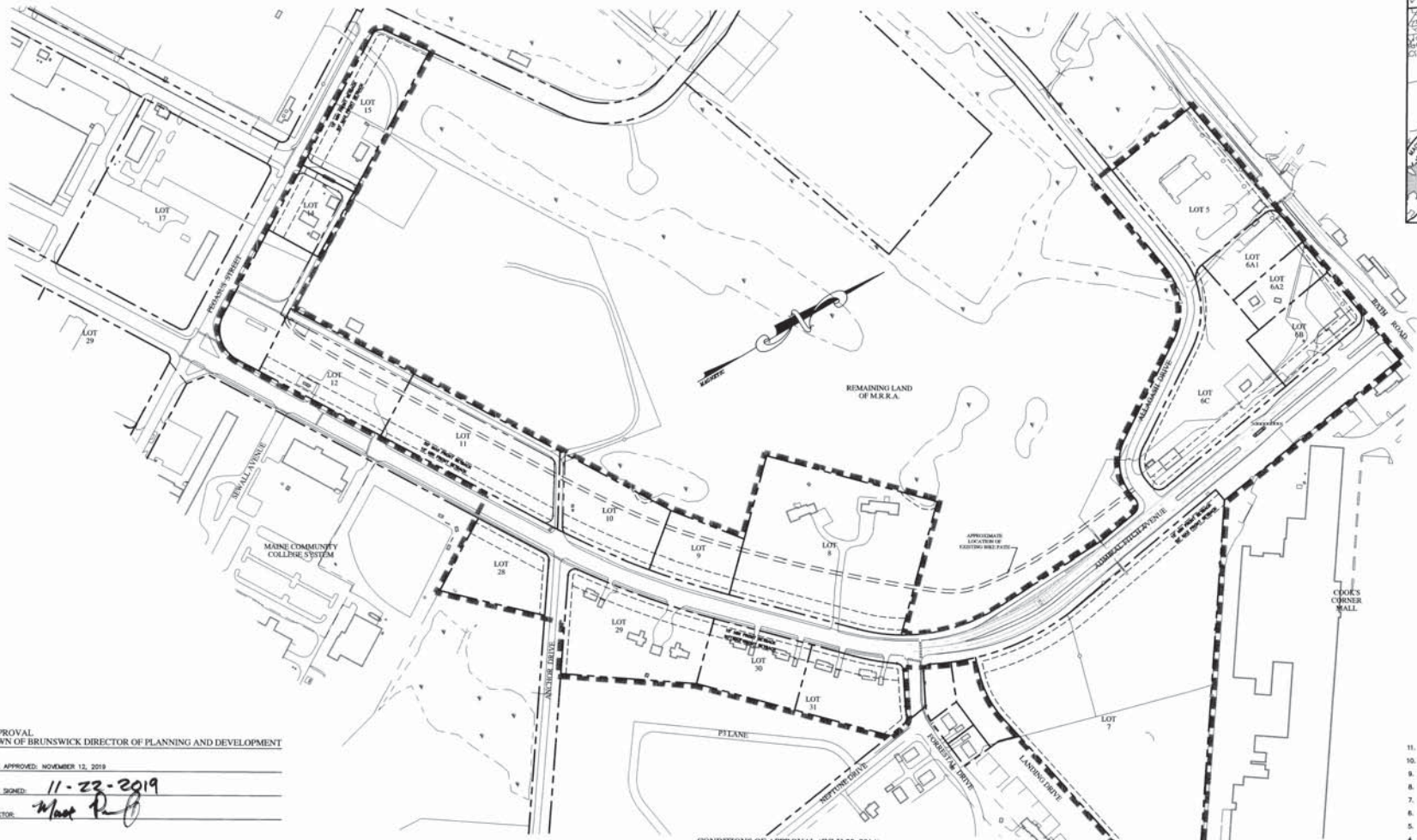
WRIGHT-PIERCE
Engineering a Better Environment
Offices Throughout New England
888.621.8156 | www.wright-pierce.com

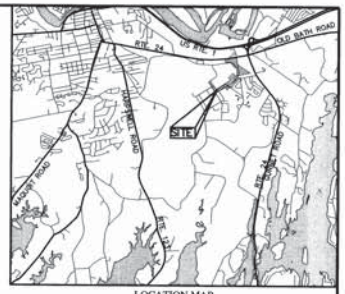
AMENDMENT OF SUBDIVISION PLAN
BRUNSWICK LANDING SUBDIVISION – PHASE I
BRUNSWICK LANDING
BRUNSWICK, CUMBERLAND COUNTY, MAINE

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY
2 PEGASUS STREET, SUITE 1, UNIT 200 – BRUNSWICK, MAINE 04011
SUBDIVISION PLAN – SHEET 2

DRAWING
3 OF 7

LAST SAVED BY: RYAN.BEDSAW 6/11/2014 9:36 AM
G:\DWGS\12218-BNAS\CIV\SUBDIVISION\12218A SUB 3 OF 7.DWG | 12218A SUB 3 OF 7 | 1:1 | ---- | 6/11/2014 11:55:05 AM | RYAN.BEDSAW
DWG 2 OF 7
DWG 5 OF 7
MATCH LINE





LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. OFF STREET BIKE PATH WILL BE PRESERVED, HOWEVER LOCATION/ALIGNMENT MAY BE SUBJECT TO CHANGE, DEPENDING ON INDIVIDUAL SITE DEVELOPMENT PLAN.
2. DUE TO EXISTENCE OF A FORMER SKEET SHOOTING RANGE, A PORTION OF LOT 5 AND ALL OF LOT 8 HAVE NOT BEEN OFFICIALLY CONVEYED TO MRRA. MRRA HAS SIGNED A PURCHASE AND SALE AGREEMENT GIVING THEM RIGHT, TITLE, AND INTEREST SUFFICIENT TO PURSUE THE CDP APPROVAL BUT THE NAVY WILL HAVE TO FULLY CONVEY LOTS 5 & 8 BEFORE THEY CAN RECEIVE SITE PLAN APPROVAL.
3. ON-STREET PARKING WILL BE ALLOWED ON PEGASUS STREET, WITHIN THE LIMITATIONS OF EXISTING RIGHT OF WAY.

PLAN HISTORY:

1. ORIGINAL PLAN, DATED 04-21-14, NOT RECORDED.
2. AMENDMENT, RECORDED IN PLAN BOOK 219 PAGE 287 ON 07-16-19
3. AMENDMENT, RECORDED IN PLAN BOOK 219 PAGE 420 ON 10-04-19

CUMBERLAND COUNTY REGISTRY OF DEEDS:

RECEIVED Dec. 31, 2019
AT 9 HRS 30 MIN A M, AND
FILED IN PLAN BOOK 219 PAGE 534
ATTESTED: _____ REGISTER

APPROVAL
TOWN OF BRUNSWICK DIRECTOR OF PLANNING AND DEVELOPMENT

DATE APPROVED: NOVEMBER 12, 2019

DATE SIGNED: 11-22-2019

DIRECTOR: _____

THIS PLAN IS COMPILED FROM MULTIPLE SOURCES OF INFORMATION AND IS INTENDED FOR PLANNING PURPOSES ONLY. IT IS NOT INTENDED FOR TECHNICAL REVIEW, CONVEYANCE OF PROPERTY, OR CONSTRUCTION OF IMPROVEMENTS SHOWN.

GRAPHIC SCALE

100 0 75 150 300 600

(IN FEET)
1 inch = 150 ft.

Standard	R-CMU	GM7	CDP
Maximum Lot Area	None	None	None
Maximum Residential Density	24 units per acre	24 units per acre	24 units per acre
Minimum Lot Width	None	None	None
Minimum Building Frontage	80%	None	None
Maximum Building Frontage	100%	None	None
Minimum Front Yard	0 Feet	0 Feet	15 Feet[1]
Maximum Front Yard	5 Feet	None	50 Feet[1]
Minimum Rear Yard	0 Feet	0 Feet	0 Feet
Minimum Side Yard	0 Feet	0 Feet	0 Feet
Maximum Impervious Coverage	100%	100%	100%
Minimum Building Height	2 Stories or 24 Feet	24 Feet	1 Story
Maximum Building Height	4 Stories or 50 Feet	50 Feet	4 Stories or 50 Feet
Maximum Building Footprint per Structure[2]	20,000 Square Feet	None	20,000 Square Feet

[1]Setback must include landscaping and shall not include parking.
[2]Applies to Admiral Fitch Avenue and Pegasus Street only.

CONDITIONS OF APPROVAL (JULY 22, 2014):

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. THAT AN EASEMENT BE PRESERVED FOR THE EXISTING BICYCLING/WALKING PATH, THE INTENT BEING THAT RELOCATION OF THE PATH WILL ONLY OCCUR IF NO OTHER SITE DEVELOPMENT ALTERNATIVE IS AVAILABLE FOR LOTS 8, 9, 10, 11, 12 AND 14.
3. THAT NEW SIDEWALKS SHALL BE PROVIDED ALONG PEGASUS STREET CONSISTENT IN WIDTH AND MATERIALS OF EXISTING SIDEWALKS.
4. THAT THE DIMENSIONAL AND DENSITY STANDARDS AS APPROVED SHALL BE PLACED ON THE COMMON DEVELOPMENT PLAN.
5. THAT THE SIZE AND MATERIALS FOR BUSINESS IDENTIFICATION SIGNS ON LOT 5 SHALL BE DETERMINED AT THE TIME OF DEVELOPMENT REVIEW.
6. THAT FOOTNOTES 1-6 IN THE DIMENSIONAL AND DENSITY TABLE FOR THE COMMON DEVELOPMENT PLAN SHALL BE REMOVED TO THE SATISFACTION OF THE DIRECTOR OF PLANNING AND DEVELOPMENT. (COMPLETE)

CONDITIONS OF APPROVAL (APRIL 23, 2019 & JULY 9, 2019):

1. THAT THE BOARD'S REVIEW AND APPROVAL DOES HEREBY REFER TO THE PLANS AND MATERIALS SUBMITTED BY THE APPLICANT AND THE WRITTEN AND ORAL COMMENTS OF THE APPLICANT'S REPRESENTATIVES, REVIEWING OFFICIALS AND MEMBERS OF THE PUBLIC AS REFLECTED IN THE PUBLIC RECORD AND THAT 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 REVIEW AND APPROVAL IN ACCORDANCE WITH THE BRUNSWICK ZONING ORDINANCE.

STATE OF MAINE
KEVIN P. CLARK #2245
REGISTERED LAND SURVEYOR
11-22-19

11.	10-24-19	REVISED LOT LINE BETWEEN LOT 6A1 & LOT 6C	MCA
10.	07-09-19	SUBDIVIDED LOT 6A INTO TWO PARCELS: LOTS 6A1 & 6A2	MCA
9.	07-08-19	ADD CONDITIONS OF APPROVAL	MCA
8.	04-04-19	REVISED LOT 7 LOT LINES	MCA
7.	06-15-18	REVISED LOT 6 LOT LINES -- PREVIOUSLY AMENDED ADD CDP STANDARDS & CONDITIONS OF APPROVAL	MCA
6.	11-07-14	ADD APPROVAL SIGNATURE BLOCK	RPL
5.	11-05-14	REVISED LOT 6 LOT LINES	KPC
4.	07-17-14	REVISED LOT 31 LAYOUT REVISED SETBACKS AND ADD NOTES	RPL
3.	07-15-14	UPDATED CONCEPT DESIGN	RPL
2.	07-03-14	UPDATED CONCEPT DESIGN	RPL
1.	05-27-14	SUBMITTED TO THE TOWN OF BRUNSWICK	RPL

MASTER PLAN

COMMON DEVELOPMENT PLAN
ADMIRAL FITCH AVENUE, BRUNSWICK LANDING

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY (OWNER)
15 TERMINAL ROAD, SUITE 200, BRUNSWICK, MAINE 04011

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK:	SCALE: 1" = 150'	SHEET: 1
DRN BY: RPL	JOB #: 2504	
CHD BY: KPC	MAP/LOT:	
DATE: 4-21-14	FILE: 2504-02-SITE	

COPY THIS DRAWING IS THE PROPERTY AND COPYRIGHT OF SITELINES PA. NO REPRODUCTION OR CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA. ANY REPRODUCTION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA, ANY REPRODUCTION, CHANGE OR USE OF THIS DRAWING IS PROHIBITED AND WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

K:\LAND PROJECTS\2504 CD MASTER PLANNING\DWG\2504-02-SITE.DWG, CDP BW, 11/21/2019 11:28 AM, MELISSA ARCHIBELL

Attachment F
Geotechnical Report

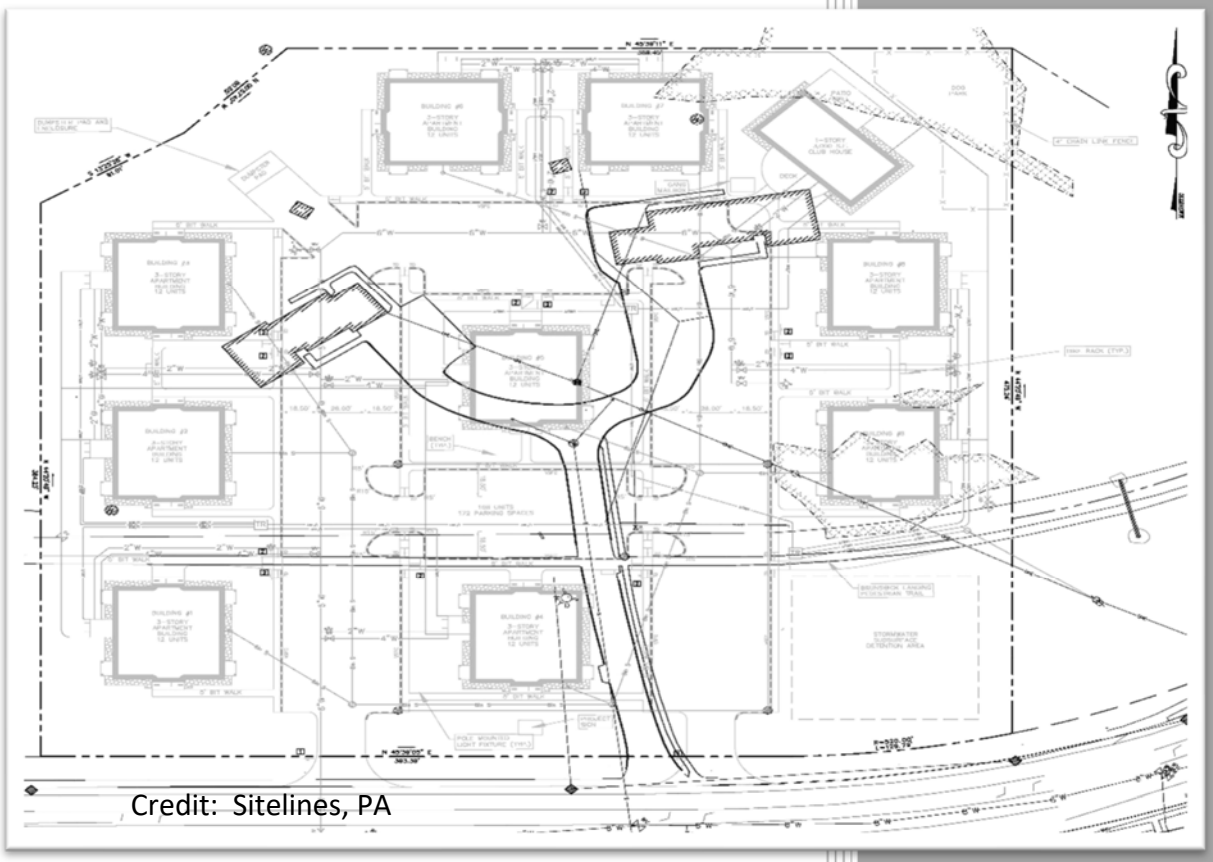
A copy of the geotechnical report is enclosed for reference

The key to success starts with a solid foundation.
ENGINEERING | EXPLORATION | EXPERIENCE

Geotechnical Report

New Residential Development

9 Captains Way, Brunswick, Maine



Credit: Sitelines, PA

SUMMIT
GEOENGINEERING SERVICES

Client
Brunswick Landing Venture, LLC
74 Neptune Drive
Brunswick, ME 04011

Project # 18319
Date: 6/1/2020

June 1, 2020
Summit #18319

Drew Preston
Brunswick Landing Venture, LLC
74 Neptune Drive
Brunswick, ME 04011

Reference: Geotechnical Report, Proposed Housing Units
9 Captains Way, Brunswick, Maine

Dear Mr. Preston;

Summit Geoengineering Services, Inc. (SGS) has completed a geotechnical investigation for the proposed development at the site referenced above. Our scope of services included the excavation of 8 test pits within the proposed development area and preparing this geotechnical report summarizing our findings and providing geotechnical recommendations.

Our scope of services for this project did not include an environmental site assessment or further investigation for the presence or absence of hazardous or toxic material on, below, or around the site. Any statements in this report or on the soil test pit logs regarding odors or unusual and suspicious conditions observed are for informational purposes and are not intended to constitute an environmental assessment.

1.0 Project and Site Description

We understand that this project consists of 9 new housing units and a new club house. The estimated footprint of each housing unit is 3,900 square feet. The club house will have a footprint of 3,000 square feet. The housing units are 3 story wood-framed structures and the club house is a 1 story wood-framed structure. Additional features on the site will include parking areas, landscaped areas, sidewalks, and a stormwater detention area.

During the time of excavation, the site was partially wooded and partially grass landscaped. The two existing buildings will be demolished before construction of the new units. The grading of the site varied by location. The following table summarizes the existing grades and the building floor elevations:

PROPOSED CUT AND FILL DEPTHS				
Building #	**Finished Floor EL (ft.)**	**Existing Surface EL (ft.)**	**Max Fill**	**Max Cut**
1	62.44	62 to 64	---	1.5
2	67.35	67 to 70	---	2.5
3	67.35	71 to 73	5.5	---
4	61.00	57 to 61	4.0	---
5	66.50	63 to 69	3.5	2.5
6	67.00	67 to 70	---	3.0
7	67.00	61 to 65	6.0	---
8	64.80	57 to 61	7.8	---
9	59.50	55 to 56	4.5	---
Club House	67.00	60 to 61	7.0	---

2.0 Subsurface Explorations

SGS performed the subsurface explorations on January, 21st, 2019 with the excavation of 8 test pits. The test pits were excavated using a CAT 312 tracked excavator under the supervision of SGS. The depths of these pits ranged from 7 to 10 feet. The locations of these test pits are included in the SGS Exploration Plan found in *Appendix A.* The test pit logs can be found in *Appendix B.*

3.0 Subsurface Conditions

3.1 Soil

The following subsurface layers and thicknesses were encountered in our geotechnical investigation, starting from the ground surface:

- ***Fill***
- ***Regressive Marine Delta***
- ***Glacial Marine***

These soil layers varied in depth and in order during comparison of each test pit. There is no distinct layering for the whole site. Some test pits are related in their layering. The layering differences can be seen in *Appendix B.*

Fill. The fill, ranging in thickness from 1 to 2.5 feet, was found at all the test pit locations except for TP-8. It ranges from dark brown silty sand to gray sand or brown medium to fine sand.

There are trace amounts of roots present. This topsoil classifies as SM or SP. Topsoil was encountered at the ground surface at the TP-8 location at a depth of 18 inches.

Regressive Marine Delta. The regressive marine delta deposit was found at all test pits except for TP-6, TP-7, and TP-8. This soil varies from brown medium to coarse sand to olive-gray to brown silty fine sand. This deposit is moist and compact. Some of the sand layers are mottled. This soil classifies as SM or SP.

Glacial Marine. The glacial marine deposit was found at all the test pits except for TP-1 and TP-3. It underlies the regressive marine delta deposit at the TP-2, TP-4, and TP-5 locations and underlies the fill or the topsoil at the TP-6, TP-7, and TP-8 locations. This soil is described as an olive brown to olive gray silty clay or clayey silt with fine sand seams. This deposit is stiff and moist. Some of these soils are heavily mottled. This soil classifies as ML or CL.

3.2 Groundwater

On the day of the explorations, groundwater was encountered in 7 of the 8 test pits. The table below presents the summary of groundwater measurements in the test pits on the day of the explorations.

SUMMARY OF GROUNDWATER MEASUREMENTS			
Test Pit	**Ground Surface Elevation (ft.)**	**Depth (ft.)**	**Approx. EL (ft.)**
TP-1	54	7	47
TP-2	58	6	52
TP-3	61	7	54
TP-4	56	5	51
TP-5	64	Not Encountered	---
TP-6	68	6	62
TP-7	60	8.5	51.5
TP-8	70	8	62

Note: Ground surface elevations are approximate based on LIDAR measurements

In general, groundwater appears to flow from west to east across the site.

3.3 Bedrock

Bedrock was not encountered at any of the test pit locations.

4.0 Geotechnical Evaluation

In general the soils observed in the test pits are suitable to support conventional spread footings. The majority of the test pits were terminated in silty clay and clayey silt soil. Although the silty clay layers observed were firm, it is possible that this deposit becomes softer with depth. The proposed fill depths will create unacceptable settlement of deep soft soil in the event it is present. Our analyses indicates that if fill is limited to a maximum of 4 feet and all fill is placed prior to constructing the footing (short duration preload), total long term settlements will be tolerable for the proposed building. If the 4 foot maximum thickness is not feasible, we recommend that additional explorations, consisting of test borings, be completed to determine if deeper soft soil is present and if present, confirm that the fill used to raise the site grades will not create unacceptable settlement.

5.0 Geotechnical Recommendations

5.1 Allowable Bearing Pressure

Based on the proposed finished grades we anticipate that interior and exterior footings will be supported on imported fill or regressive marine delta or glacial marine soil. Assuming that the recommendations provided below are followed, we recommend that footings be proportioned using a maximum allowable bearing pressure of 2,000 psf.

- Fill inside and within 10 feet of the building footprints is limited to a maximum thickness of 4 feet.
- All topsoil is removed from within the proposed building footprints prior to placing fill.
- All foundation elements for the existing houses are removed in their entirety from beneath the new building footprints.
- Exterior footings are constructed at a minimum depth of 4 feet below the exterior finish grade for frost protection.
- Footing excavations are completed using a smooth-edged bucket to reduce disturbance to the subgrade soil.
- The footing subgrade is proof rolled by making a minimum of 5 passes using a vibratory plate compactor with a minimum weight of 3 tons. Soft, wet, and unstable areas are removed and replaced with ¾ inch crushed stone.
- All footings are constructed on a minimum of 8 inches of ¾ inch crushed stone (CS, see Section 6.0 below). The crushed stone should be compacted with a vibratory plate compactor to lock the particles together.
- The footing subgrade soil is observed by SGS prior to the placement of the crushed stone.

Assuming that the recommendations above are followed, total and differential settlements are expected to remain within tolerable limits.

5.2 Frost Protection

The design air freezing index for the Brunswick area is approximately 1,200 degree F days (10 year, 90% probability). Based on this, a total of 4 feet of frost protection should be provided for the exterior footings. We recommend that the exterior of all foundation elements exposed to freezing temperatures be backfilled with Foundation Backfill (FB). The portion of FB passing the 3" sieve size should meet the following gradation requirements:

FOUNDATION BACKFILL	
Sieve Size	**Percent Finer**
3 inch	100
No. 40	0 to 70
No. 200	0 to 7

Reference: MDOT Specification 703.19, Granular Borrow

The maximum particle size should be limited to 4 inches. Foundation backfill should be placed in 6 to 12 inch lifts and compacted to a minimum of 95% of its optimum dry density determined in accordance with ASTM D1557. The compaction requirement can be reduced to a minimum of 92% in landscaping areas.

5.3 Seismic Design

Based on the summary of field testing, we recommend Site Class D be used in accordance with the 2015 International Building Code. The following seismic site coefficients should be used:

SUBGRADE SITE SEISMIC DESIGN COEFFICIENTS - IBC	
Seismic Coefficient	**Site Class D**
Short period spectral response (S_S)	0.225
1 second spectral response (S_1)	0.076
Maximum short period spectral response (S_{MS})	0.360
Maximum 1 second spectral response (S_{M1})	0.183
Design short period spectral response (S_{DS})	0.240
Design 1 second spectral response (S_{D1})	0.122

5.4 Groundwater Control

Groundwater within the test pits was encountered below the anticipated bottom of footing

elevation for the proposed building. Based on this, perimeter underdrains are not strictly necessary for the proposed buildings assuming that surface water is directed away from the buildings. Groundwater levels will fluctuate seasonally. Due to this and potential future changes in regional and local hydrogeology it may be desirable to install perimeter underdrains. If perimeter underdrains are included, they should consist of 4 inch rigid perforated PVC placed adjacent to the footing and surrounded by a minimum of 6 inches of crushed stone wrapped in filter fabric to prevent clogging from the migration of the fine soil particles in the foundation backfill soils. The underdrain pipe should be outlet to a location where it will be free flowing. Where exposed at the ground surface, the ends of pipes should be screened or otherwise protected from entry and nesting of wildlife, which could cause clogging.

5.5 Slab-on-Grade

We anticipate that imported fill or the native regressive marine delta or glacial marine soils will be exposed in the slab excavations for the new buildings. We recommend that the slabs for the buildings be constructed on a minimum of 8" of Structural Fill (SF) or ¾" crushed stone (CS). Prior to constructing the slab, the exposed soil should be proof rolled with a minimum of 5 passes in each of two perpendicular directions with a 10 ton minimum (operating weight) vibratory roller. Soft and wet areas should be removed and replaced with SF or CS. Fill required beneath slabs shall consist of SF or Gravel Borrow, compacted to a minimum of 95% of ASTM D1557.

For entryways or exterior structural slabs, the SF thickness should be increased to 24" and the slab should be constructed on 2.0" of rigid insulation. Alternatively, the entryway slabs can be constructed using conventional frost wall foundations.

The portion of SF passing the 3" sieve shall meet the following gradation requirements:

STRUCTURAL FILL (SF)	
Sieve Size	**Percent finer**
3 inch	100
½ inch	35 to 80
¼ inch	25 to 65
No. 40	0 to 30
No. 200	0 to 7

Reference: MDOT Specification 703.06, Type D

The portion of Gravel Borrow passing the 3" sieve shall meet the following gradation requirements.

GRAVEL BORROW (GB)	
Sieve Size	**Percent Finer**
3 inch	100
¼ inch	0 to 70
No. 200	0 to 10

Reference: MDOT Specification 703.19, Granular Borrow

The maximum particle size should be limited to 6 inches. SF and GB should be placed in 12" loose lifts and should be compacted to a minimum of 95 percent of its maximum dry density, determined in accordance with ASTM D1557.

5.6 Stormwater Treatment Area

A stormwater subsurface detention area is proposed in the eastern corner of the site. TP-1, excavated in this area, indicates that the soil consists of 2.5 feet of fill over brown medium to coarse sand with some silt. Groundwater was observed at elevation 47 feet in this area.

The fill and sand soils are moderately permeable. An impermeable liner may be required to retain water within the storage volume. Alternatively, with proper treatment, the soils may be suitable for infiltration. A stormwater infiltration study of the existing soil is outside the scope of and was not performed for this study.

5.7 Pavement Section Recommendations

The mean annual freezing index for the Brunswick, Maine area is estimated at 900 degree days. Based on the subgrade and mean annual freezing index, the anticipated mean annual frost penetration depth is 30 inches. Based on this, we recommend that the parking lot and driveway sections consist of the following materials and thicknesses.

DRIVEWAY AND PARKING LOT PAVEMENT SECTION THICKNESS AND MATERIALS		
Material	**Thickness (in)**	**Specification**
Asphalt Surface Course	1	MDOT 703.09, Type 9.5 mm
Asphalt Binder Course	2	MDOT 703.09, Type 12.5 mm
Base Soil	3	MDOT 703.06, Type A
Subbase Soil	12	MDOT 703.06, Type D
Subgrade Soil	---	Proof rolled native soil or compacted Foundation Backfill (FB)

Based on the observed groundwater levels, underdrains are not necessary beneath paved areas. We recommend that adequate side ditching be provided where possible to help prevent surface water from migrating into the pavement base and subbase soils.

6.0 Earthwork Considerations

Fill within the building footprint should consist of compacted Structural Fill or Gravel Borrow (SF or GB, See Section 5.5), while fill required beneath the subbase soil in pavement areas can consist of Foundation Backfill (Granular Borrow, see Section 5.2). Fill in landscaped areas outside of the building footprint and pavement areas can consist of any soil free of organics, frozen soil, or any other deleterious material.

Portions of the existing fill and regressive marine delta sand soil may meet the requirements for Granular Borrow. Any existing site soils reused as Granular Borrow should be verified with grain size analyses.

Based on observations in the test pits, the existing fill and native soils are considered OSHA Type B with a maximum slope of 1H:1V. All excavations below the groundwater table are considered Type C with a maximum slope of 1.5H:1V. Any excavations greater than 20 feet should be designed by a qualified Maine Licensed Professional Engineer.

Surface water should be redirected from excavation areas. Where softened, we recommend the subgrade at the base of the footing or slab excavation be over-excavated and replaced with a minimum of 12 inches of CS or SF. Crushed Stone should be tamped to lock the stone structure together. Crushed Stone should meet the following gradation specification:

CRUSHED STONE ¾ INCH	
Sieve Size	**Percent finer**
1 inch	100
¾ inch	90 to 100
½ inch	20 to 55
⅜ inch	0 to 15
No. 4	0 to 5

Reference: MDOT Specification 703.13, Crushed Stone ¾-Inch (2014)

In general, we do not anticipate groundwater within footing excavations. If localized perched groundwater is encountered, dewatering may consist of shallow sumps at the base of the excavation. Diversion and control of surface water should be performed to prevent water flow from rain or snowmelt from entering the excavations.

We recommend that a qualified geotechnical consultant be retained to monitor and test soil materials used during construction and confirm that soil conditions and construction methods are consistent with this report.

7.0 Closure

Our recommendations are based on professional judgment and generally accepted principles of geotechnical engineering and project information provided by others. Some changes in subsurface conditions from those presented in this report may occur. Should these conditions or the proposed development differ from those described in this report, SGS should be notified so that we can re-evaluate our recommendations.

It is recommended that this report be made available in its entirety to contractors for informational purposes and be incorporated in the construction Contract Documents. We recommend that SGS be retained to review final construction documents relevant to the recommendations in this report.

We appreciate the opportunity to serve you during this phase of your project. If there are any questions or additional information is required, please do not hesitate to call.

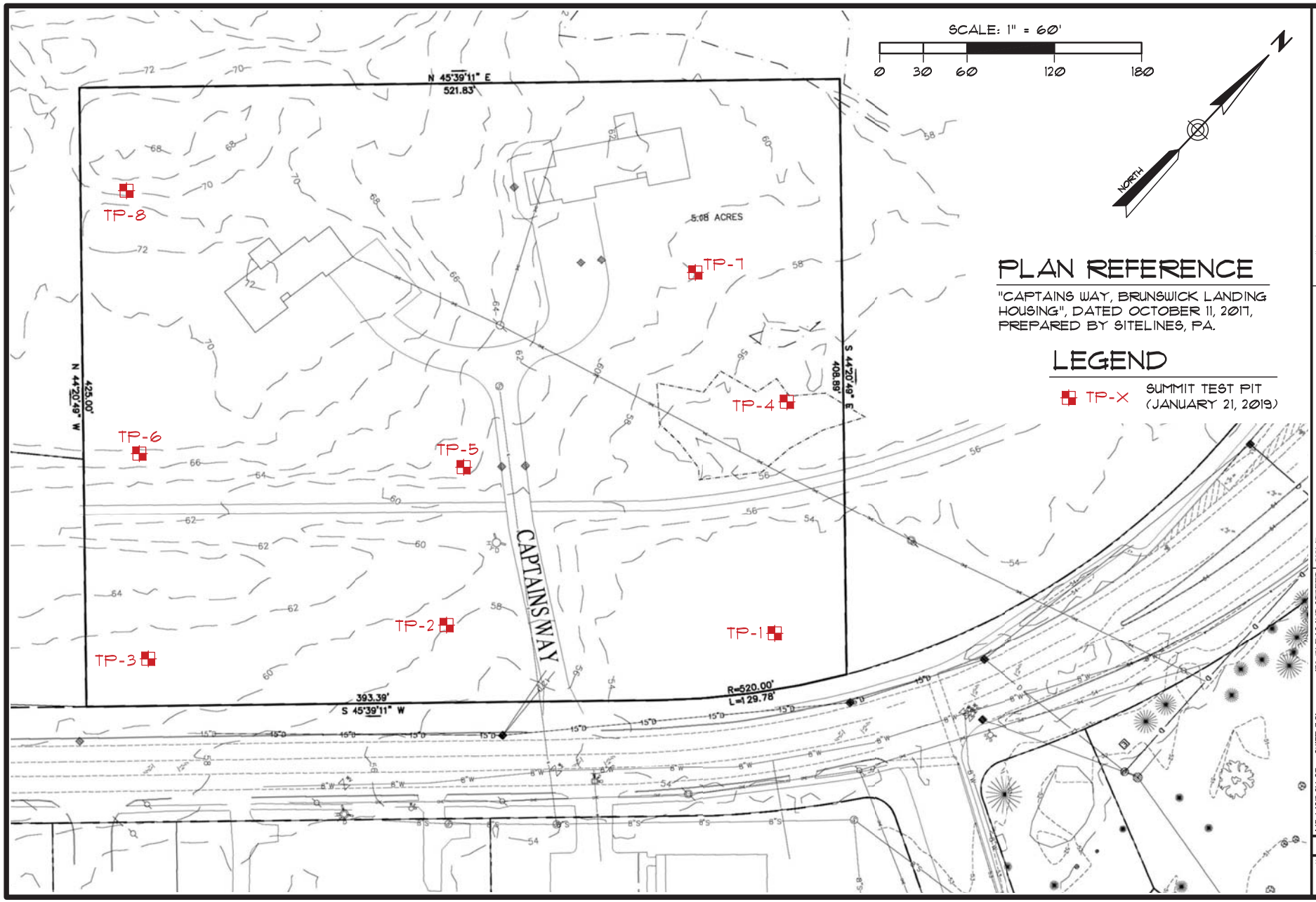
Sincerely,
Summit Geoengineering Services, Inc.

William M. Peterlein, PE
President & Principle Engineer

STATE OF MAINE
WILLIAM M. PETERLEIN 5787
LICENSED PROFESSIONAL ENGINEER

APPENDIX A

EXPLORATION LOCATION PLAN



PROJECT: PROPOSED MULTI-UNIT HOUSING
ADMIRAL FITCH AVE. - BRUNSWICK, ME

CLIENT: BRUNSWICK LANDING VENTURE

TITLE: TEST PITS LOCATION PLAN

SCALE: 1" = 60'
DRAWN BY: KRF
DATE: JANUARY 29, 2019
APPR. BY: WHP

SUMMIT GEOENGINEERING SERVICES
145 LISBON ST. - SUITE 101
LEWISTON, ME 04240
Tel.: (207) 516-3313
113 PLEASANT STREET
ROCKLAND, ME 04841
Tel.: (207) 318-7161

PROJ.#: 18319

FIGURE: 1

APPENDIX B

EXPLORATION LOGS

SUMMIT GEOENGINEERING SERVICES	**TEST PIT LOG**	Test Pit # **TP-1**
	Project: Residential Buldings Captains Way Brunswick, Maine	Project #: 18319 Groundwater: Seepage at 7 ft
Contractor: Summit Geoengineering Services	Ground Surface Elevation: 54 ft _/-	
Equipment: CAT 312 Tracked Excavator	Reference: LIDAR	
Summit Staff: B. Peterlein, P.E.	Date: 1/21/2019	Weather: Sunnty, Cold

Depth (ft)	DESCRIPTION	
	ENGINEERING	**GEOLOGIC/GENERAL**
1	Dark brown Silty SAND, trace rootlets, moist, SM	FILL
	Olive-gray fine SAND, compact, SP	
2	Gray SAND mixed with rootlets, trace ash, moist, compact, SP	
3		
4	Brown medium to coarse SAND, some silt, dense, moist, heavily mottled, SM	REGRESSIVE MARINE DELTA
5		
6	Heavy groundwater seepage at 6 ft	
7	Sidewalls collapsing at 7 ft	
	End of Test Pit at 7 ft	
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		

SUMMIT GEOENGINEERING SERVICES	**TEST PIT LOG**	Test Pit # **TP-2**
	Project: Residential Buldings Captains Way Brunswick, Maine	Project #: 18319 Groundwater: Seepage at 6 ft
Contractor: Summit Geoengineering Services	Ground Surface Elevation: 58 ft +/-	
Equipment: CAT 312 Tracked Excavator	Reference: LIDAR	
Summit Staff: B. Peterlein, P.E.	Date: 1/21/2019	Weather: Sunnty, Cold

Depth (ft)	DESCRIPTION	
	ENGINEERING	**GEOLOGIC/GENERAL**
1	Dark brown Silty SAND, trace rootlets, moist, SM	FILL
2 3 4 5 6	Olive-brown Silty fine SAND, compact, mottled, moist, SM Seepage at 6 ft	REGRESSIVE MARINE DELTA
7 8 9	Olive-gray Clayey SILT, stiff, slightly mottled, ML	GLACIAL MARINE
10 11 12 13 14 15 16 17	End of Test Pit at 9 ft	

SUMMIT GEOENGINEERING SERVICES	TEST PIT LOG	Test Pit # TP-3
	Project: Residential Buldings Captains Way Brunswick, Maine	Project #: 18319 Groundwater: Seepage at 7 ft

Contractor: Summit Geoengineering Services	Ground Surface Elevation: 61 ft +/-	
Equipment: CAT 312 Tracked Excavator	Reference: LIDAR	
Summit Staff: B. Peterlein, P.E.	Date: 1/21/2019	Weather: Sunnty, Cold

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	Dark brown Silty SAND, trace rootlets, moist, SM	FILL
2	Gray ASH with Silt, moist, loose, SM	
3	Olive-brown Silty medium to fine SAND, compact, wet SM	REGRESSIVE MARINE DELTA
4		
5		
6		
7	Slow seepage at 7 ft	
8		
9		
10	End of Test Pit at 9 ft	
11		
12		
13		
14		
15		
16		
17		

SUMMIT GEOENGINEERING SERVICES	**TEST PIT LOG**	Test Pit # **TP-4**
	Project: Residential Buldings Captains Way Brunswick, Maine	Project #: 18319 Groundwater: Seepage at 5 ft
Contractor: Summit Geoengineering Services	Ground Surface Elevation: 56 ft +/-	
Equipment: CAT 312 Tracked Excavator	Reference: LIDAR	
Summit Staff: B. Peterlein, P.E.	Date: 1/21/2019	Weather: Sunnty, Cold

Depth (ft)	DESCRIPTION	
	ENGINEERING	**GEOLOGIC/GENERAL**
1	8" Dark brown Silty SAND, trace rootlets, moist, SM	FILL
2	Brown medium to coarse SAND, wet, compact, SP	REGRESSIVE MARINE DELTA
3		
4		
5	Seepage heavy at 5 ft	
6		
7		
8	Olive-brown Clayey SILT, trace fine Sand seams, heavily mottled, wet, stiff, ML	GLACIAL MARINE
9		
10	End of Test Pit at 9 ft	
11		
12		
13		
14		
15		
16		
17		

SUMMIT GEOENGINEERING SERVICES	**TEST PIT LOG** Project: Residential Buldings Captains Way Brunswick, Maine	Test Pit # **TP-5** Project #: 18319 Groundwater: None Observed
Contractor: Summit Geoengineering Services	Ground Surface Elevation: 64 ft +/-	
Equipment: CAT 312 Tracked Excavator	Reference: LIDAR	
Summit Staff: B. Peterlein, P.E.	Date: 1/21/2019	Weather: Sunnty, Cold

Depth (ft)	DESCRIPTION	
	ENGINEERING	**GEOLOGIC/GENERAL**
1	Dark brown Silty SAND, frequent roots, moist, SM	FILL
2 3 4 5 6 7	Brown Silty fine SAND, mottled, moist, compact, SM	REGRESSIVE MARINE DELTA
8 9 10	Olive-gray Clayey SILT to Silty CLAY, moist, stiff, CL or ML	GLACIAL MARINE
11 12 13 14 15 16 17	End of Test Pit at 10 ft	

SUMMIT GEOENGINEERING SERVICES	**TEST PIT LOG** Project: Residential Buldings Captains Way Brunswick, Maine	Test Pit # **TP-6** Project #: 18319 Groundwater: Seepage at 6 ft
Contractor: Summit Geoengineering Services	Ground Surface Elevation: 68 ft +/-	
Equipment: CAT 312 Tracked Excavator	Reference: LIDAR	
Summit Staff: B. Peterlein, P.E.	Date: 1/21/2019	Weather: Sunnty, Cold

Depth (ft)	DESCRIPTION	
	ENGINEERING	**GEOLOGIC/GENERAL**
1	Dark brown Silty SAND, frequent roots, moist, SM	FILL
2	Brown medium to fine SAND, trace silt, mottled, moist, moist, SM	
3	Olive-gray Clayey SILT to Silty CLAY, very stiff, moist, mottled, CL or ML	GLACIAL MARINE
4		
5		
6	slow seepage at 6 ft	
7		
8		
9		
10	End of Test Pit at 9 ft	
11		
12		
13		
14		
15		
16		
17		

SUMMIT GEOENGINEERING SERVICES	TEST PIT LOG	Test Pit # TP-7
	Project: Residential Buldings Captains Way Brunswick, Maine	Project #: 18319 Groundwater: Seepage at 8.5 ft

Contractor: Summit Geoengineering Services	Ground Surface Elevation: 60 ft +/-	
Equipment: CAT 312 Tracked Excavator	Reference: LIDAR	
Summit Staff: B. Peterlein, P.E.	Date: 1/21/2019	Weather: Sunnty, Cold

Depth (ft)	DESCRIPTION	
	ENGINEERING	GEOLOGIC/GENERAL
1	Dark brown Silty SAND, trace rootlets, moist, SM	FILL
2	Dark brown SILT, trace rootlets, trace organics, ML	ORIGINAL TOPSOIL
3	Olive-brown Clayey SILT, stiff, moist, ML	GLACIAL MARINE
4		
5		
6		
7		
8	Becomes damp and firm at 8 ft	
9	Slow seepage at 8.5 ft	
10	End of Test Pit at 9 ft	
11		
12		
13		
14		
15		
16		
17		

SUMMIT GEOENGINEERING SERVICES	**TEST PIT LOG**	Test Pit # **TP-8**
	Project: Residential Buldings Captains Way Brunswick, Maine	Project #: 18319 Groundwater: Seepage at 8 ft
Contractor: Summit Geoengineering Services	Ground Surface Elevation: 70 ft +/-	
Equipment: CAT 312 Tracked Excavator	Reference: LIDAR	
Summit Staff: B. Peterlein, P.E.	Date: 1/21/2019	Weather: Sunnty, Cold

Depth (ft)	DESCRIPTION	
	ENGINEERING	**GEOLOGIC/GENERAL**
1	6" Forest Duff over brown mottled Silty fine SAND, loose, frequent roots, SM	TOPSOIL
2	Olive-gray Silty CLAY, stiff, blocky, mottled, CL	GLACIAL MARINE
3		
4		
5		
6		
7	Slow seepage at 7 ft	
8	Brown medium to coarse SAND, trace to little Gravel, dense, wet, SP Heavy seepage at 8 ft, sidewalls collapsing	
9		
10		
11	End of Test Pit at 10 ft	
12		
13		
14		
15		
16		
17		

Attachment G
Photographs

Photographs of the project area and historic aerial photographs are included for reference.

Photograph 1: Site entrance and existing driveway looking northwest from across Admiral Fitch Avenue.

Photograph 2: Looking west at Admiral Fitch Avenue site frontage.

Photographs taken by Sitelines PA, April 28, 2020 and May 6, 2020

Photograph 3: Existing house and improvements at 9 Captains Way.

Photograph 4: Existing house and improvements at 10 Captains Way.

Photograph 5: Pedestrian trail, from the northeast property line, looking southwest.

Photograph 6: Pedestrian trail, from existing driveway, looking southwest.

Photograph 7: Existing wetland area and woods

Photograph 8: View from near the existing driveway and pedestrian trail intersection, looking southwest toward Admiral Fitch Avenue and site entrance.

Photographs taken by Sitelines PA, April 28, 2020 and May 6, 2020

Aerial 1: May 04, 2018 – Google Earth

Aerial 2: May 06, 1960 – USGS Earth Explorer

Aerials compiled by Sitelines PA

Attachment H
Architecture

Architectural floorplans, elevations, and renderings are enclosed for reference.

Apartments at Brunswick Landing
Similar Apartments

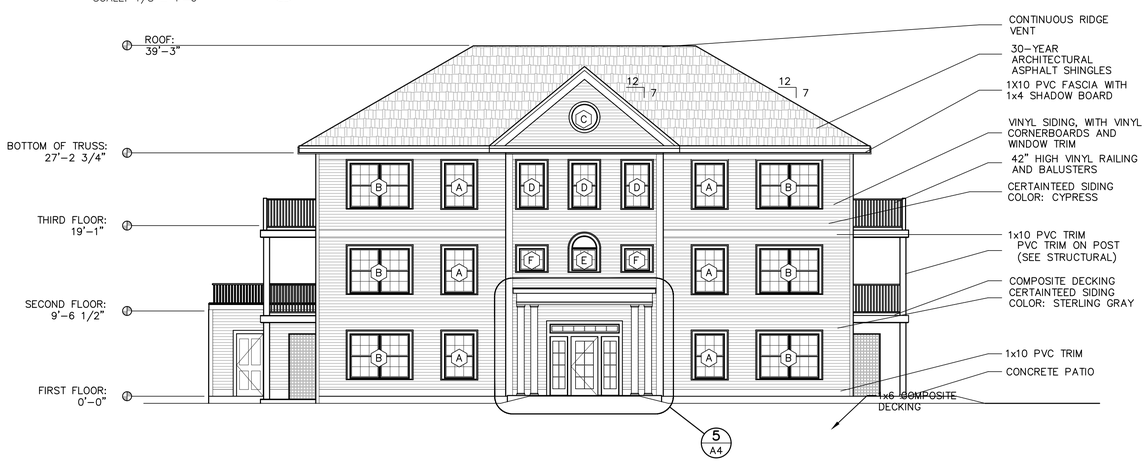
Apartments at Brunswick Landing
Similar Apartments

PROPOSED NORTH ELEVATION (1 / A4)

SCALE: 1/8 = 1'-0"

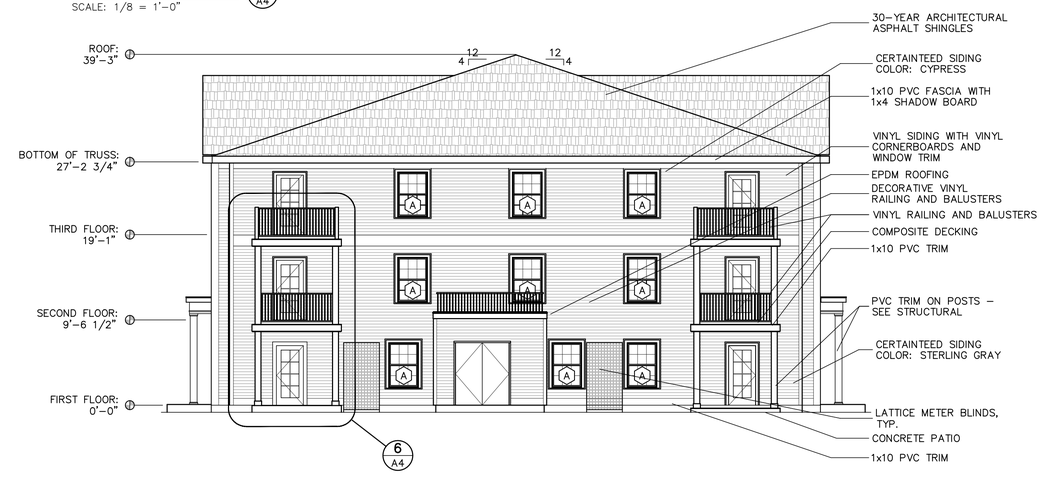
PROPOSED EAST ELEVATION (2 / A4)

SCALE: 1/8 = 1'-0"



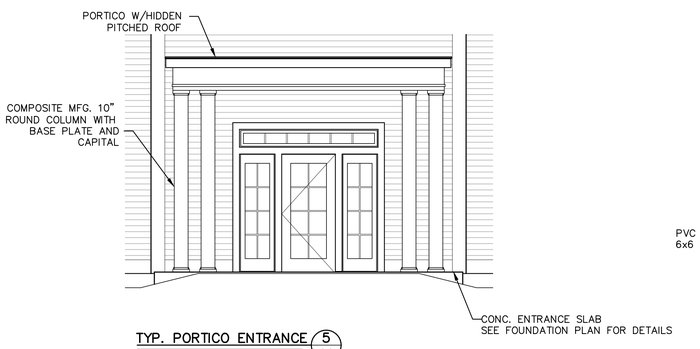
PROPOSED SOUTH ELEVATION (3 / A4)

SCALE: 1/8 = 1'-0"



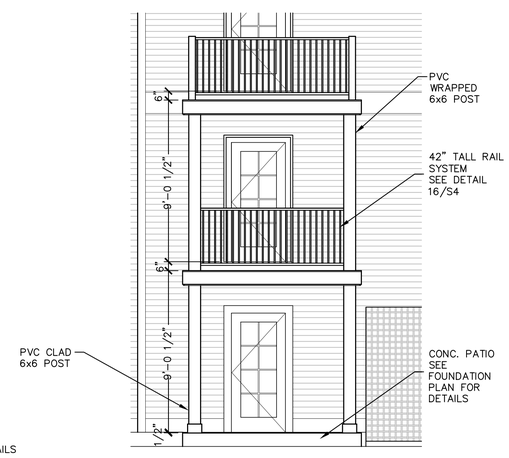
PROPOSED WEST ELEVATION (4 / A4)

SCALE: 1/8 = 1'-0"



TYP. PORTICO ENTRANCE (5 / A4)

SCALE: 1/8 = 1'-0"



TYP. PATIO DECK (6 / A4)

SCALE: 1/8 = 1'-0"

REPRODUCTION SCALE

0" 1/2" 1" 2" 3" 4"

NOT PRINTED TO SCALE UNLESS CORRECT

REVISIONS

NO.	DATE	DESCRIPTION	DRAWN	APPD.

PROJECT NAME: CUMBERLAND WOODS

WESTBROOK MAINE

SHEET NAME: ELEVATIONS

DESIGNED: Client
DRAWN: RGM
CHECKED: KGE
APPROVED: KGE

PROJECT NO. 19162
DRAWING NO. 19162A
FIELDBOOK:
SCALE:
DATE ISSUED: MONTH, DAY, YEAR
PLAN DATE: SEPT. 17, 2019

CLIENT & OWNER:
GRAVER FAMILY HOLDINGS, LLC
40 FARM GATE DRIVE
FALMOUTH, MAINE 04105

Plymouth Engineering, Inc.
P.O. Box 46 30 Lower Detroit Road
Plymouth, Maine 04969
Tel: (207) 257-2071 Fax: (207) 257-2130
info@plymouthengineering.com
www.plymouthengineering.com

STATE OF MAINE
KEITH G. KNOWLES
PROFESSIONAL ENGINEER
09/23/19

DRAWINGS NOT SEALED ARE FOR PLANNING PURPOSES ONLY AND ARE NOT INTENDED FOR PERMITTING, BIDDING OR CONSTRUCTION.

SHEET 4 OF 11

A4

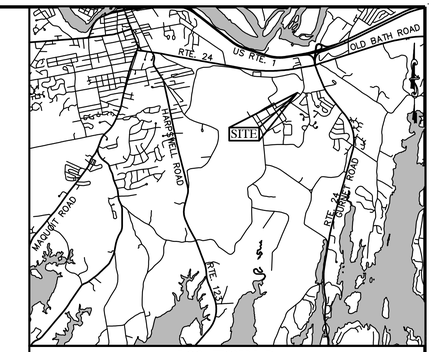
Sep 23, 2019 - 5:00pm
J:\2019\19162 - Cumberland woods Apartment - westbrook - Anthony\J. Drawings\BUILDING\19162A.dwg

Attachment I
Site Plans

The project site plans are included for review and copies have been provided as separate plan sets of full-size documents as required.

APARTMENTS AT BRUNSWICK LANDING

CAPTAINS WAY, BRUNSWICK, MAINE 04011



LOCATION MAP
SCALE: 1" = 5000'

PREPARED FOR:

APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, MAINE 04105

GENERAL NOTES:

1. DRAWINGS ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FROM MULTIPLE SOURCES BY SITELINES, PA.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES AND IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (1-800-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IN AREAS OF POTENTIAL CONFLICTS TEST PITS SHALL BE REQUIRED TO VERIFY EXISTING UTILITY LOCATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. RIM ELEVATIONS OF PROPOSED SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE WITHIN LIMITS OF WORK.

4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, CABLE AND FIRE ALARM). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER AND ARCHITECT.

5. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATIONS, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE CONSTRUCTION MANAGER REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.

6. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS AND GRADES BEFORE WORK BEGINS. CONTRACTOR SHALL CONFIRM LOCATION AND DEPTH ALL UTILITY LINE CROSSINGS WITH TEST PITS PRIOR TO BEGINNING WORK. CONFLICTS SHALL BE REPORTED IN WRITING TO CONSTRUCTION MANAGER FOR RESOLUTION OF THE CONFLICT.

7. ALL AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENT SHALL RECEIVE 4 INCHES OF LOAM AND SEED.

8. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARM AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

9. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS AND AS SPECIFIED.

10. ALL PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A MAINE REGISTERED LICENSED PROFESSIONAL LAND SURVEYOR (PLS) AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SURVEY SHOWING LOCATIONS OF ALL SURFACE FEATURES AND SUBSURFACE UTILITY SYSTEMS INCLUDING THE LOCATION TYPE, SIZE AND INVERTS.

11. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS. ALL WORK SHALL BE IN COMPLIANCE WITH THE ENVIRONMENTAL QUALITY HANDBOOK FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, AS ADOPTED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

13. ALL MATERIALS AND CONSTRUCTION METHODS USED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL LOCAL MUNICIPAL STANDARDS AND MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

14. THE CONTRACTOR IS REQUIRED TO CONTROL DUST DURING CONSTRUCTION. EXPOSED SOIL AREAS SHALL BE SPRAYED WITH WATER AS NEEDED TO CONTROL DUST EMISSIONS. COVER EXPOSED SOIL AREAS AS QUICKLY AS PRACTICAL TO PREVENT WINDS FROM GENERATING DUST.

15. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).

16. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION. SITE SIGNAGE AND PAVEMENT MARKINGS SHALL BE INSTALLED PRIOR TO OBTAINING CERTIFICATE OF OCCUPANCY.

17. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

18. ALL MATERIALS SHALL BE NEW AND PROVIDED BY THE CONTRACTOR.

LAYOUT NOTES:

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.

2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.

3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.

4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.

5. FOUNDATION PLANS (BY OTHERS) SHALL BE UTILIZED FOR BUILDING LAYOUT,

GRADING AND DRAINAGE NOTES:

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

   POLYVINYL CHLORIDE PIPE (PVC) SDR 35
   SMOOTH BORE POLYETHYLENE PIPE – HDPE N-12 ADS OR SDR 35

2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.

3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

PERMITTING REQUIREMENTS:

AGENCY:	*PERMIT:*	*STATUS:*
TOWN OF BRUNSWICK	SITE PLAN APPROVAL BUILDING	PENDING (BY CONTRACTOR)
MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION	STORMWATER MANAGEMENT LAW NRPA TIER 1	PENDING PENDING
MAINE DEPARTMENT OF TRANSPORTATION	TRAFFIC MOVEMENT PERMIT	PENDING

UTILITY CONTACTS

CODE ENFORCEMENT
CARL ADAMS
TOWN OF BRUNSWICK
28 FEDERAL STREET
BRUNSWICK, MAINE 04011
PHONE: 207-725-4024

ELECTRIC SERVICE
CENTRAL MAINE POWER
280 BATH ROAD
BRUNSWICK, MAINE 04011
PHONE: 207-721-8054

TELEPHONE SERVICE
FAIRPOINT
BATH ROAD (P.O. BOX 360)
BRUNSWICK, MAINE O4011
PHONE: 207-442-8018

CABLE SERVICE
COMCAST CONSTRUCTION OFFICE
336 BATH ROAD
BRUNSWICK, MAINE, 04011
PHONE: 207-729-6660

TOWN ENGINEER
RYAN BARNES, P.E., TOWN ENGINEER
TOWN OF BRUNSWICK
85 UNION STREET
BRUNSWICK, MAINE 04011
PHONE: 207-725-5541

WATER SERVICE
BRUNSWICK-TOPSHAM WATER DISTRICT
CRAIG DOUGLAS, P.E., GENERAL MANAGER
BOX 580
BRUNSWICK, MAINE 04011
PHONE: 207-729-9956

SANITARY SEWER
BRUNSWICK SEWER DISTRICT
ROB PONTAU, P.E., GENERAL MANAGER
10 PINE TREE ROAD
BRUNSWICK, MAINE 04011
PHONE: 207-729-0148

PUBLIC WORKS DEPARTMENT
JAY ASTLE, PUBLIC WORKS DIRECTOR
9 INDUSTRY ROAD
BRUNSWICK, MAINE 04011
PHONE: 207-725-6654

BRUNSWICK FIRE DEPARTMENT
KENNETH BRILLANT, FIRE CHIEF
21 TOWN HALL PLACE
BRUNSWICK, MAINE 04011
PHONE: 207-725-5541

PROJECT TEAM

CIVIL ENGINEER
SITELINES P.A.
ATTN: CURTIS Y. NEUFELD, P.E.
8 CUMBERLAND STREET
BRUNSWICK, MAINE 04011
PHONE: 207-725-1200
WWW.SITELINESPA.COM

SURVEYOR
SITELINES P.A.
ATTN: KEVIN CLARK, PLS
8 CUMBERLAND STREET
BRUNSWICK, MAINE 04011
PHONE: 207-725-1200
WWW.SITELINESPA.COM

WETLANDS
ATLANTIC ENVIRONMENTAL, LLC
TIM FORRESTER
135 RIVER ROAD
WOOLWICH, MAINE 04579
PHONE: 207-837-2199

GEOTECHNICAL
SUMMIT GEOENGINEERING SERVICES
ATTN: CRAIG COOLIDGE, P.E.
173 PLEASANT STREET
ROCKLAND, MAINE 04841
PHONE: 207-318-7761

TRAFFIC
SEWALL
ATTN: DIANE MORABITO, P.E.
40 FOREST FALLS DRIVE, SUITE 2
YARMOUTH, MAINE 04096
PHONE: 207-817-5440

LEGEND

EXISTING		PROPOSED
	IRON MARKER FOUND	
	CATCH BASIN	
	SEWER MANHOLE	
HYD	FIRE HYDRANT	
	WATER GATE VALVE	
	WATER SHUT-OFF	
	BLOW-OFF/CLEAN-OUT	
CMP #13	UTILITY POLE	
	TEST PIT/BORING	
OHE (OVERHEAD UTILITY LINE)	UTILITY LINE	UGE (UNDERGROUND UTILITY LINE)
	PROPERTY LINE	
	EASEMENTS	
	SETBACK/BUFFER	
	CURB	
	EDGE OF PAVEMENT	
	BUILDING	
	STORM DRAIN(SEE PLAN FOR SIZE)	12"SD
6"S	SEWER LINE(SEE PLAN FOR SIZE)	6"S
8"W	WATER LINE(SEE PLAN FOR SIZE)	8"W
	UNDERDRAIN(SEE PLAN FOR SIZE)	4"UD
	SLOPE ARROW	-1.5%
100	CONTOURS	100
	TEMPORARY INLET PROTECTION	
	LIMIT OF WORK	
	TREE LINE	
	SEDIMENT BARRIER	SB
	CONSTRUCTION ENTRANCE	
	PAVEMENT	
	SPOT GRADE	T100.50 B100.00
B-2	TEST PIT/BORING	

SHEET INDEX

SHEET #	SHEET TITLE:	SCALE:
C1	COVER SHEET	NTS
C2	EXISTING CONDITIONS AND DEMOLITION PLAN	1"=30'
C3	SITE LAYOUT PLAN	1"=30'
C4	UTILITY PLAN	1"=30'
C5	GRADING PLAN	1"=30'
C6	EROSION CONTROL PLAN	1"=50'
C7	SITE DEVELOPMENT DETAILS - 1 OF 3	NTS
C8	SITE DEVELOPMENT DETAILS - 2 OF 3	NTS
C9	SITE DEVELOPMENT DETAILS - 3 OF 3	NTS
C10	STORMWATER DETAILS	NTS
C11	EROSION CONTROL NOTES	NTS
L1	LANDSCAPE PLAN	1"=30'
L2	LIGHTING PLAN	1"=?'

2. 05-15-20	SUBMITTED TO MDEP FOR APPROVAL	MCA
1. 04-21-20	SUBMITTED FOR SKETCH PLAN REVIEW	CYN

PROGRESS PRINT
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TITLE: COVER SHEET

PROJECT: *APARTMENTS AT BRUNSWICK LANDING*
CAPTAINS WAY, BRUNSWICK, MAINE 04011

OWNER: *APARTMENTS AT BRUNSWICK LANDING, LLC*
40 FARM GATE ROAD, FALMOUTH, ME 04105

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05-15-20

SITELINES
119 PURINTON STREET, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CR	SCALE: NTS	SHEET:
DRN BY: RPL	JOB #: 3593	C1
CH'D BY: CYN	MAP/LOT: 40 / 34	
DATE: 04-11-2020	FILE: 3593 COV-DET	

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

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X:\LAND PROJECTS\3593 CAPTAINS WAY\DWG\3593 COV-DET.DWG, C1 COVER, 4/21/2020 2:06 PM, ROB

DEMOLITION NOTES

1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF BRUNSWICK PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.

2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH GRADING & DRAINAGE PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.

3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER. FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.

4) DEMOLISH CONCRETE IN ALL SECTIONS.

5) BREAK UP CONCRETE SLABS-ON-GRADE UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.

7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS. STREETS. WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS. WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.

9) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY, TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

11) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE. GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAT 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER. FROZEN MATERIAL, TRASH, DEBRIS, PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.

12) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS. HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.

13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.

14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.

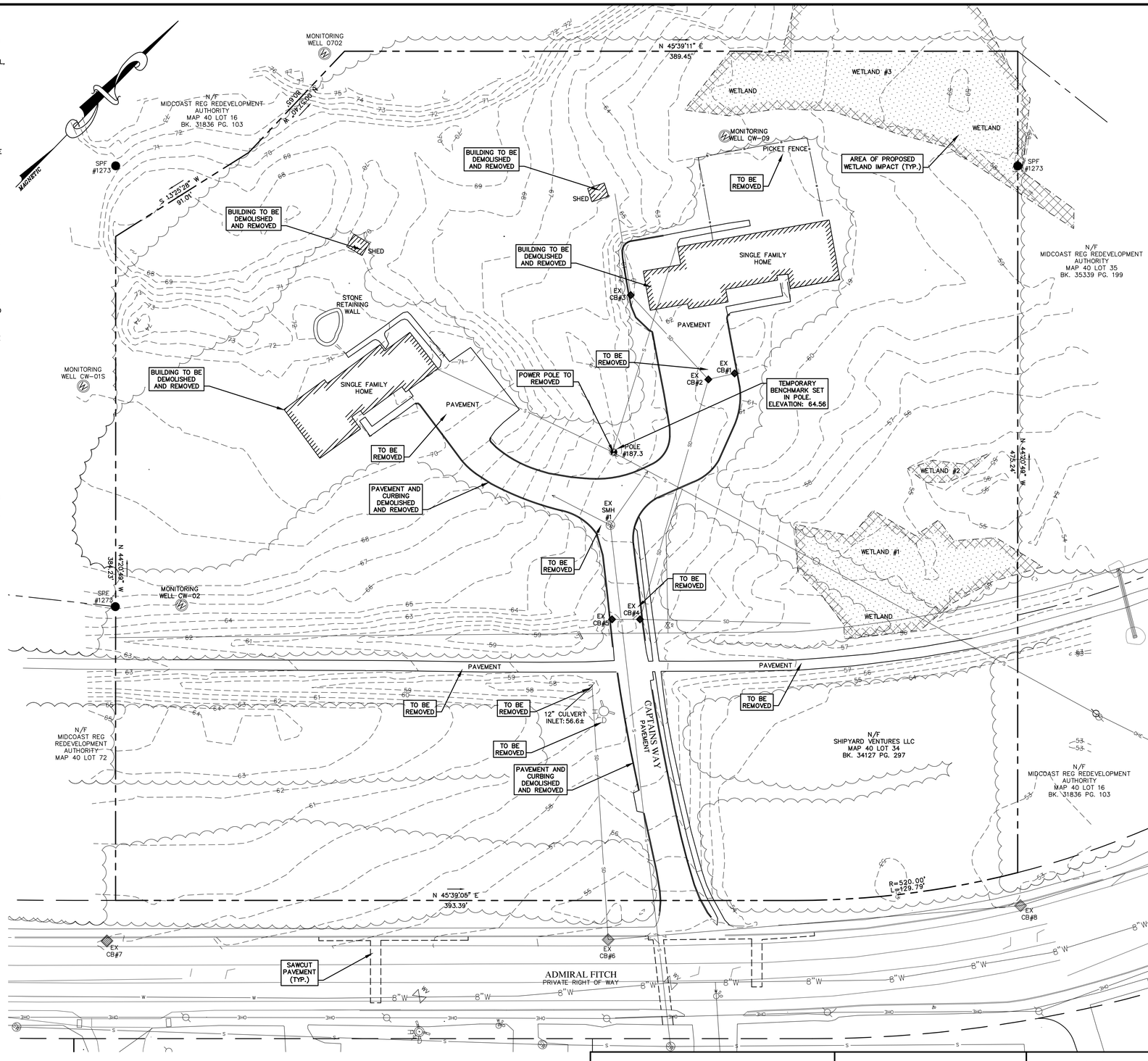
15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN OF BRUNSWICK AND MaineDOT STANDARDS.

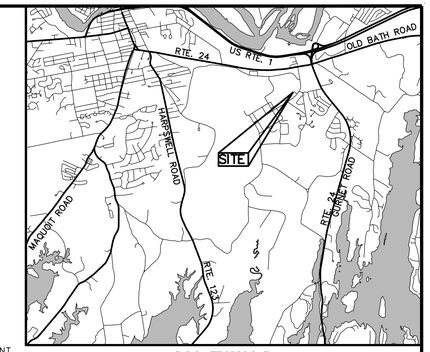
16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.

17) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.

18) MONITORING WELLS TO BE ABANDONED.

19) NAVY APPROVAL SHALL BE RECEIVED IN WRITING PRIOR TO CONSTRUCTION.





LOCATION MAP
NOT TO SCALE

LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON – PLS 2137" TO BE SET
	BOUNDARY LINE OF SURVEYED PARCEL
	BOUNDARY LINE OF ABUTTERS (APPROX.)
	ROAD RIGHT OF WAY LINE (APPROX.)
	COMPUTATIONAL TIE LINE
	STONE WALL (APPROX.)
	EDGE OF TRAVELED WAY
OHE	UTILITY LINE
CMP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
Ⓢ	SEWER MANHOLE
☼	LIGHT POLE
	CATCH BASIN
	WATER SHUT OFF
	HYDRANT
	SIGN
WV	WATER VALVE
TBM	ELEVATION TEMPORARY BENCH MARK
	TEST PIT

2.	05-15-20	SUBMITTED TO MDEP FOR APPROVAL	MCA
1.	04-21-20	SUBMITTED FOR SKETCH PLAN REVIEW	CYN

TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT:
APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

PREPARED FOR:
APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

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

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
CURTIS V. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05-15-20

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/CR	SCALE: 1"=30'	SHEET: C2
DRN BY: RPL	JOB #: 3593	
CH'D BY: CYN	MAP/LOT: 40 / 34	
DATE: 04-11-2020	FILE: 3593-SITE	

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X:\LAND PROJECTS\3593\CAPTAINS WAY\DWG\3593-SITE.DWG, C2 EX COND-DEMO, 4/21/2020 2:26 PM, RCB

SIGN LEGEND:

CURBING LEGEND:

VERTICAL SLIPFORM CONCRETE CURB: VSFC

VERTICAL GRANITE CURB: VGC

TD — TIP DOWN

TS — TRANSITION STONE

LAYOUT NOTES:

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.
2. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.
3. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).
4. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES. (MUTCD)
5. BUILDING FOUNDATION SHOWN IS NOT FOR FOUNDATION LAYOUT. COORDINATE SITE WORK WITH ARCHITECTURAL DRAWINGS INCLUDING BUILDING FEATURES AND FOUNDATION PLAN.
6. REFER TO SHEET C6 FOR GRADING AND DRAINAGE INFORMATION.
7. REFER TO SHEET L1 FOR LANDSCAPE INFORMATION.
8. REFER TO SHEET L2 FOR LIGHTING INFORMATION.

GROWTH–MIXED USE 7 ZONING DISTRICT (GM7)

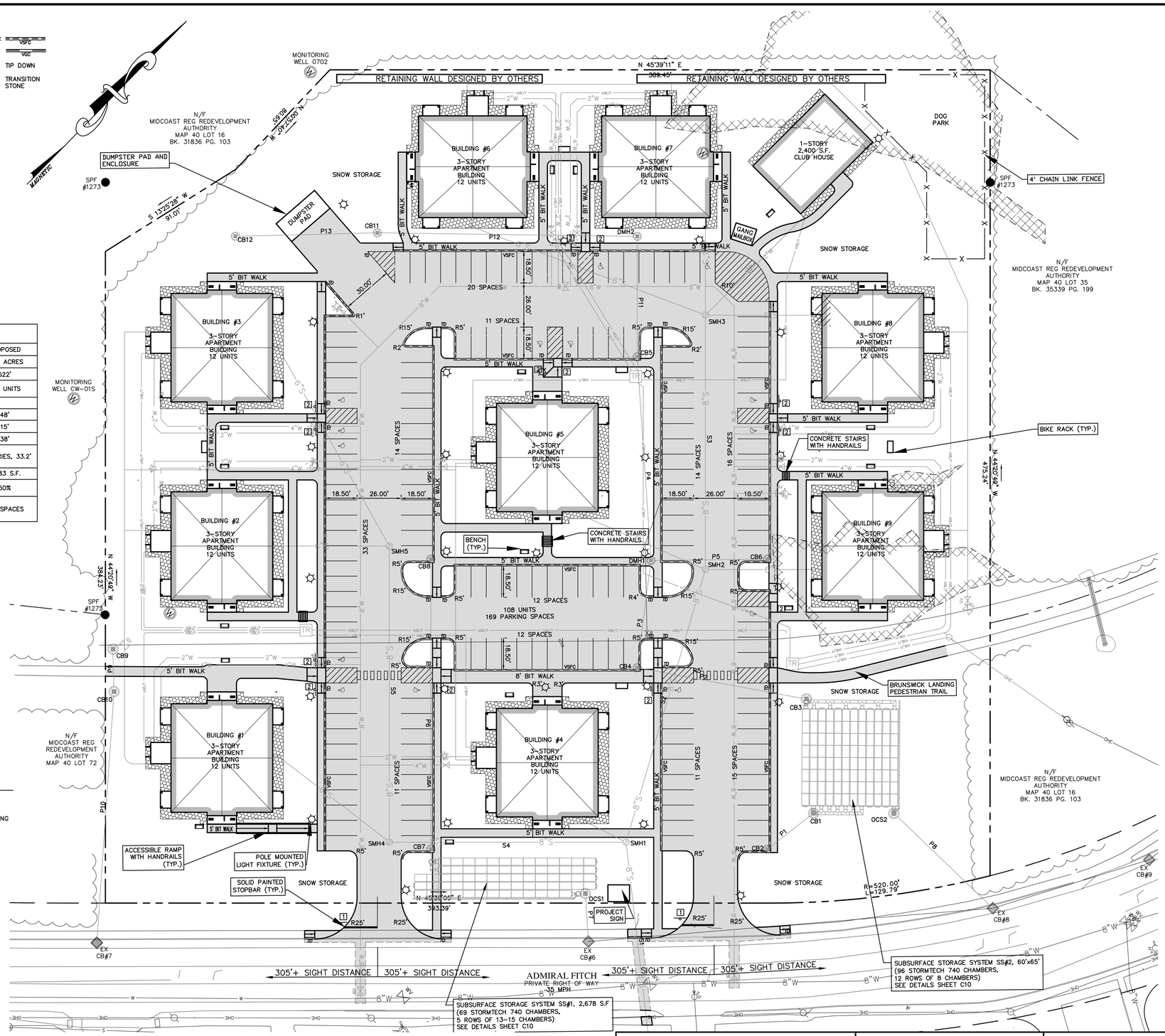
ZONING STANDARD	REQUIRED (GM7)	REQUIRED (CDP)	PROPOSED
MIN. LOT SIZE:	N/A	N/A	5.69 ACRES
MIN. LOT WIDTH:	N/A	N/A	522'
MAX. RESIDENTIAL DENSITY	24 UNITS PER ACRE	24 UNITS PER ACRE = 136.6 UNITS	108 UNITS
YARD DEPTH:			
FRONT:	0'	15'*	48'
REAR:	0'	0'	15'
SIDE:	0'	0'	38'
MIN. HEIGHT	24'	1 STORY	4 STORIES, 33.2'
MAX. HEIGHT:	40'	4 STORIES OR 50'	
MAX. FOOTPRINT:	NONE	20,000 S.F.	4,483 S.F.
MAX. IMPERVIOUS SURFACE COVERAGE	100%	100%	50%
PARKING	(1 BED) 1 PER D.U. = 54 (2 BED) 2 PER D.U. = 108 TOTAL = 162	–	172 SPACES

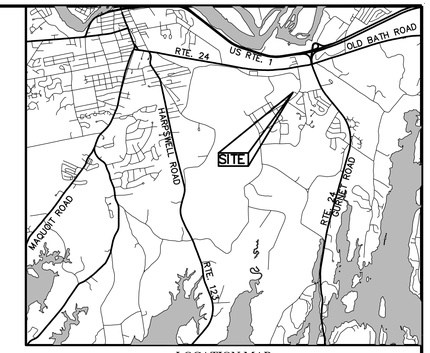
APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE APPROVED:

DATE SIGNED:

CHAIRMAN:





LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 34127, PG 297

2. AREA INFORMATION:

   LOT AREA: 5.69 ACRES

3. TAX MAP REFERENCE:

   TAX MAP 40, LOT 34

4. BASIS OF BEARINGS:

   BEARINGS ARE REFERENCED TO MAGNETIC.

5. FLOOD ZONE INFORMATION:

   PARCEL IS LOCATED WITHIN ZONE C (AREAS OF MINIMAL FLOODING) OF THE FLOOD INSURANCE RATE MAPS FOR CUMBERLAND COUNTY, MAINE. THE PROJECT IS LOCATED ON PANEL 15 OF 35 (COMMUNITY PANEL 230042 0015 B, EFF. DATE JANUARY 3, 1986)

6. IMPERVIOUS AREA:

   EXISTING IMPERVIOUS AREA: 24,711 S.F. (0.57 AC)
   PROPOSED IMPERVIOUS AREA: 123,193 S.F. (2.83 AC)
   NET CHANGE IN IMPERVIOUS AREA: +98,482 S.F. (2.26 AC)

UTILITY NOTES:

1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE (1-888-344-7233) PRIOR TO EXCAVATION.

LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
○	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON – PLS 2137" TO BE SET
	BOUNDARY LINE OF SURVEYED PARCEL
	BOUNDARY LINE OF ABUTTERS (APPROX.)
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	STONE WALL (APPROX.)
	EDGE OF TRAVELED WAY
OHE	UTILITY LINE
CMP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
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2.	05-15-20	SUBMITTED TO MDEP FOR APPROVAL — MCA
1.	04-21-20	SUBMITTED FOR SKETCH PLAN REVIEW — CYN

TITLE:
SITE LAYOUT PLAN

PROJECT:
APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

PREPARED FOR:
APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

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STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE — CURTIS Y. NEUFELD 9779 LICENSED PROFESSIONAL ENGINEER
05-15-20

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CR	SCALE: 1"=30'	SHEET: C3
DRN BY: RPL	JOB #: 3593	
CH'D BY: CYN	MAP/LOT: 40 / 34	
DATE: 04-11-2020	FILE: 3593-SITE	

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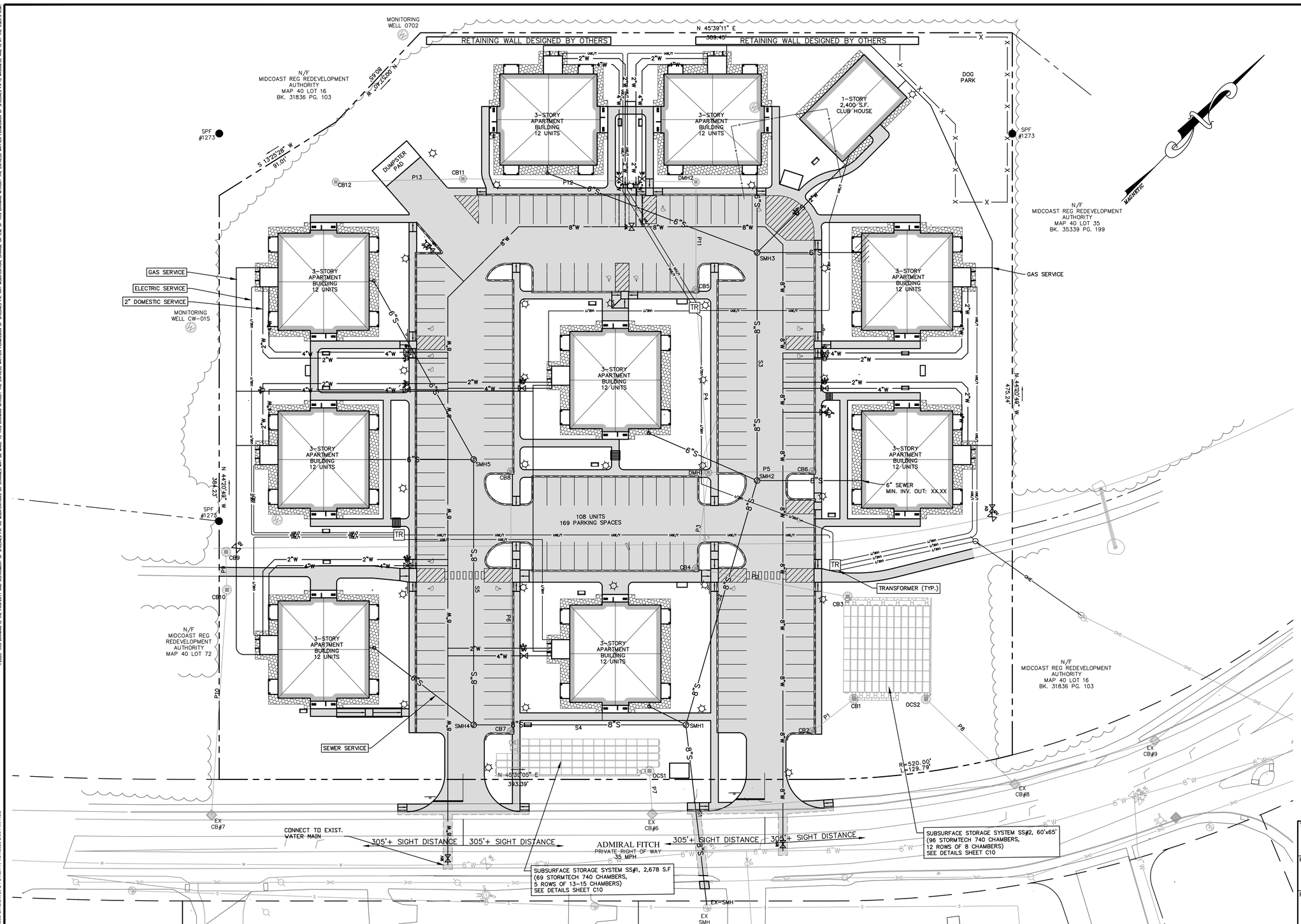

UTILITY NOTES:

1. ALL TERMINATIONS AND CONNECTIONS OF SERVICES SHALL BE IN COMPLIANCE WITH REQUIREMENTS OF THE LOCAL UTILITY DISTRICTS. ALL BACKFILLING AND COMPACTION OF WATER AND SEWER LINE TRENCHES SHALL BE AS APPROVED BY THE LOCAL UTILITY DISTRICT.
1. THE CONTRACTOR SHALL CONTACT DIGSAFE (888-344-7233) PRIOR TO COMMENCING EXCAVATION.
2. THE BASIS FOR PROJECT LAYOUT AND FOR CONSTRUCTION ELEVATIONS IS THE BASELINE AND BENCHMARK EXISTING ON THE SITE AND SHOWN ON THE DRAWINGS.
3. THE CONTRACTOR SHALL CONFIRM HORIZONTAL AND VERTICAL CONTROL BEFORE BEGINNING WORK.
4. SEE PLUMBING AND ELECTRICAL PLANS FOR LOCATION AND INVERTS OF SLEEVES IN FOUNDATIONS.
5. ELECTRIC SERVICE SHALL BE INSTALLED IN CONDUIT UNDER PAVEMENT AND CONCRETE.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OF ALL SEWER, WATER, ELECTRICAL, AND SANITARY CONDUIT, MANHOLES, TRANSFORMERS, AND FITTINGS FOR APPROVAL.
7. CONTRACTOR SHALL VERIFY LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
8. DUCTILE IRON PIPE SHALL MEET THE REQUIREMENTS OF AWWA C150 AND C151, CLASS 52, AND HAVE PUSH ON OR FLANGED JOINTS AS REQUIRED. FITTINGS SHALL HAVE MECHANICAL JOINTS WITH RETAINER GLANDS.
9. SANITARY SEWER PIPE AND FITTINGS SHALL BE SDR-35 PVC.
10. INSTALL 2" RIGID STYROFOAM INSULATION OVER SANITARY SEWER IN AREAS WHERE THERE IS LESS THAN 4' OF COVER.
11. CONNECTIONS AT MANHOLES/CATCH BASINS SHALL HAVE A FLEXIBLE BOOT CAST ONTO THE BARREL AND SECURED WITH STAINLESS STEEL BANDS.
12. SEE SHEET C10-C12 FOR GRADING, DRAINAGE, STORM DRAIN DATA & EROSION CONTROL MEASURES.
13. BUILDING FOOTPRINT SHOWN IS NOT FOR FOUNDATION LAYOUT. REFER TO STRUCTURAL/ARCHITECTURAL DRAWINGS.
14. ALL PIPING MATERIAL TO THE BALL VALVE SHALL BE 1" OR 2" TYPE K COPPER AND ALL CONTROL VALVES SHALL BE LOCATED WITHIN THE EASEMENT AREA.
15. ALL DOMESTIC WATER SERVICES ON THE BUILDING SIDE OF THE CONTROL VALVE SHALL BE EITHER 2" TYPE K COPPER OR 2" CTS PE RATED AT 200 PSI. IF THE PE IS USED, AN 8 GAUGE WIRE SHALL BE ATTACHED TO THE PIPE WITH ONE END BROUGHT ALONGSIDE THE CURB BOX FOR LOCATING PURPOSES.
16. ANY CURB BOXES LOCATED WITHIN PAVEMENT SHALL BE INSTALLED INSIDE A GATE BOX TOP.
17. ALL MATERIALS SHOWN SHALL BE NEW AND FURNISHED BY CONTRACTOR AS PART OF CONTRACT WORK. ONLY ITEMS SPECIFICALLY IDENTIFIED TO BE SALVAGED MAY BE RE-USED WITHOUT PRIOR WRITTEN PERMISSION.
18. SECONDARY ELECTRIC NOT SHOWN. REFER TO ELECTRICAL PLANS FOR LOCATION OF SECONDARY ELECTRIC.
19. IRRIGATION SLEEVES NOT SHOWN ON PLANS. COORDINATE WITH OWNER FOR LOCATIONS OF IRRIGATION SLEEVES.

SEWER STRUCTURE DATA:

EX-SMH
RIM: 53.85
INV.IN: 46.50
INV.OUT: 46.50

SMH1
RIM: 56.86
INV.IN: 50.00(SMH2)
INV.IN: 50.00(SMH4)
INV.OUT: 49.90

SMH2
RIM: 59.77
INV.IN: 52.10 (SMH3)
INV.OUT: 52.10 (SMH2)

SMH3
RIM: 64.95
INV.OUT: 59.95 (SMH2)

SMH4
RIM: 58.25
INV.IN: 53.35 (SMH5)
INV.OUT: 53.25 (SMH1)

SMH5
RIM: 63.69
INV.OUT: 58.69 (SMH4)

S1 8 PVC L=117' S=2.90%
S2 8 PVC L=165' S=1.27%
S3 8 PVC L=150' S=5.23%
S4 8 PVC L=138' S=2.36%
S5 8 PVC L=175' S=3.06%

2.	05-15-20 SUBMITTED TO MDEP FOR APPROVAL	MCA
1.	04-21-20 SUBMITTED FOR SKETCH PLAN REVIEW	CYN

TITLE: UTILITY PLAN

PROJECT: APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

PREPARED FOR: APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

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1 inch = 30 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05-15-20

SITELINES
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BRUNSWICK, MAINE 04011
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CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CR	SCALE: 1"=30'	SHEET: C4
DRN BY: RPL	JOB #: 3593	
CH'D BY: CYN	MAP/LOT: 40 / 34	
DATE: 04-11-2020	FILE: 3593-SITE	

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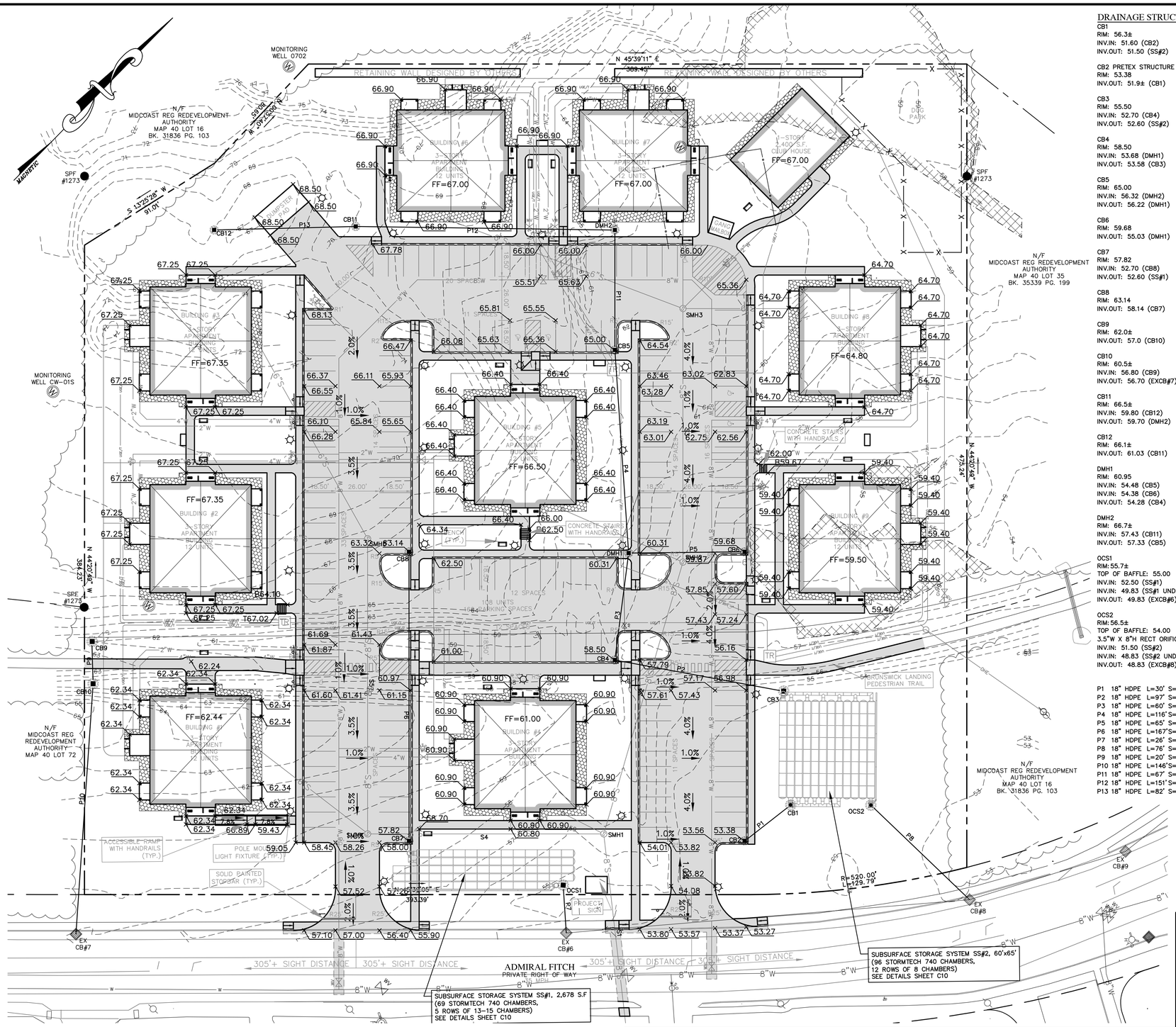

DRAINAGE STRUCTURE DATA:

CB1
RIM: 56.3±
INV.IN: 51.60 (CB2)
INV.OUT: 51.50 (SS#2)

CB2 PRETEX STRUCTURE
RIM: 53.38
INV.OUT: 51.9± (CB1)

CB3
RIM: 55.50
INV.IN: 52.70 (CB4)
INV.OUT: 52.60 (SS#2)

CB4
RIM: 58.50
INV.IN: 53.68 (DMH1)
INV.OUT: 53.58 (CB3)

CB5
RIM: 65.00
INV.IN: 56.32 (DMH2)
INV.OUT: 56.22 (DMH1)

CB6
RIM: 59.68
INV.OUT: 55.03 (DMH1)

CB7
RIM: 57.82
INV.IN: 52.70 (CB8)
INV.OUT: 52.60 (SS#1)

CB8
RIM: 63.14
INV.OUT: 58.14 (CB7)

CB9
RIM: 62.0±
INV.OUT: 57.0 (CB10)

CB10
RIM: 60.5±
INV.IN: 56.80 (CB9)
INV.OUT: 56.70 (EXCB#7)

CB11
RIM: 66.5±
INV.IN: 59.80 (CB12)
INV.OUT: 59.70 (DMH2)

CB12
RIM: 66.1±
INV.OUT: 61.03 (CB11)

DMH1
RIM: 60.95
INV.IN: 54.48 (CB5)
INV.IN: 54.38 (CB6)
INV.OUT: 54.28 (CB4)

DMH2
RIM: 66.7±
INV.IN: 57.43 (CB11)
INV.OUT: 57.33 (CB5)

OCS1
RIM:55.7±
TOP OF BAFFLE: 55.00
INV.IN: 52.50 (SS#1)
INV.IN: 49.83 (SS#1 UNDERDRAIN)
INV.OUT: 49.83 (EXCB#6)

OCS2
RIM:56.5±
TOP OF BAFFLE: 54.00
3.5"W X 8"H RECT ORIFICE: 51.40
INV.IN: 51.50 (SS#2)
INV.IN: 48.83 (SS#2 UNDERDRAIN)
INV.OUT: 48.83 (EXCB#8)

P1 18" HDPE L=30' S=XXX%
P2 18" HDPE L=97' S=0.91%
P3 18" HDPE L=60' S=1.00%
P4 18" HDPE L=116'S=1.50%
P5 18" HDPE L=65' S=1.00%
P6 18" HDPE L=167'S=3.26%
P7 18" HDPE L=26' S=0.50%
P8 18" HDPE L=76' S=0.50%
P9 18" HDPE L=20' S=1.00%
P10 18" HDPE L=146'S=1.47%
P11 18" HDPE L=67' S=1.51%
P12 18" HDPE L=151'S=1.50%
P13 18" HDPE L=82' S=1.50%

GRADING AND DRAINAGE NOTES:

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

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

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

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

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

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

7. UNLESS OTHERWISE NOTED, ALL STORM DRAIN PIPE SHALL BE IN ACCORDANCE WITH MDOT SPECIFICATIONS SECTION 603. PIPE CULVERTS AND STORM DRAINS, LATEST REVISION WITH ACCEPTABLE TYPES OF PIPE ARE AS FOLLOWS:
SMOOTH BORE POLYETHYLENE PIPE – HDPE N–12 ADS

8. BENCHMARK INFORMATION: SEE PLAN

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

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

11. TRANSITIONS BETWEEN SLOPES ARE TO BE GENERALLY GRADUAL AND RESULT IN A SMOOTH, ROUNDED APPEARANCE.

EXCB#6
RIM 54.28
PROP.INV.IN: 49.70 (OCS1)
EX.INV.IN: 50.33 (FROM SITE, TO BE ABANDONED)
EX.INV.IN: 49.68 (EXCB#7)
EX.INV.OUT: 49.61 (EXCB#8)

EXCB#7
RIM 58.85
PROP.INV.IN: 54.55 (CB10)
EX.INV.IN: 54.63
EX.INV.OUT: 54.46

EXCB#8
RIM 53.07
PROP.INV.IN: 48.45 (OCS2)
EX.INV.IN: 48.42 (EXCB#6)
EX.INV.OUT: 48.39 (EXCB#9)

EXCB#9
RIM 53.21
EX.INV.IN: 47.3±
EX.INV.IN: 47.86 (EXCB#8)
EX.INV.OUT: 47.28 (TOWARD LANDING DRIVE)

2.	05–15–20 SUBMITTED TO MDEP FOR APPROVAL	MCA
1.	04–21–20 SUBMITTED FOR SKETCH PLAN REVIEW	CYN

TITLE:
GRADING PLAN

PROJECT:
APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

PREPARED FOR:
APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

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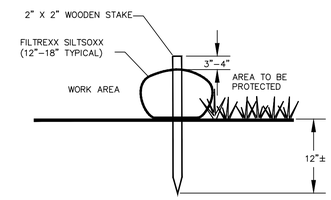
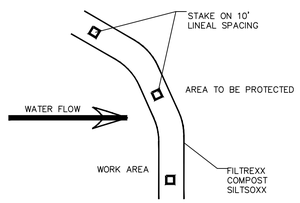


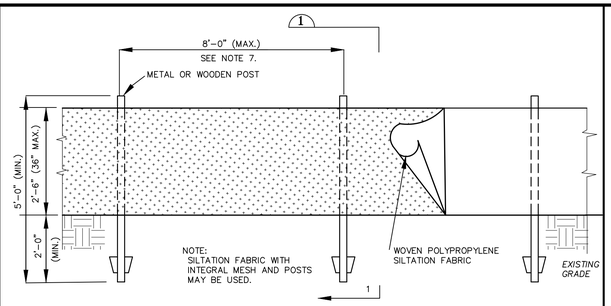
SECTION



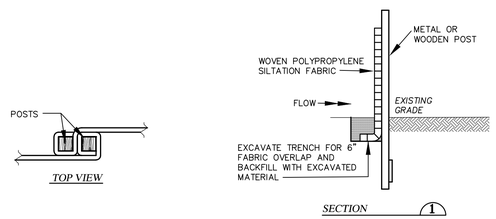
PLAN

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

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

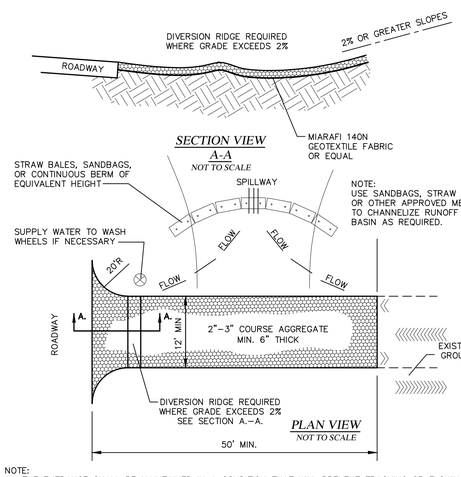


ELEVATION



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

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



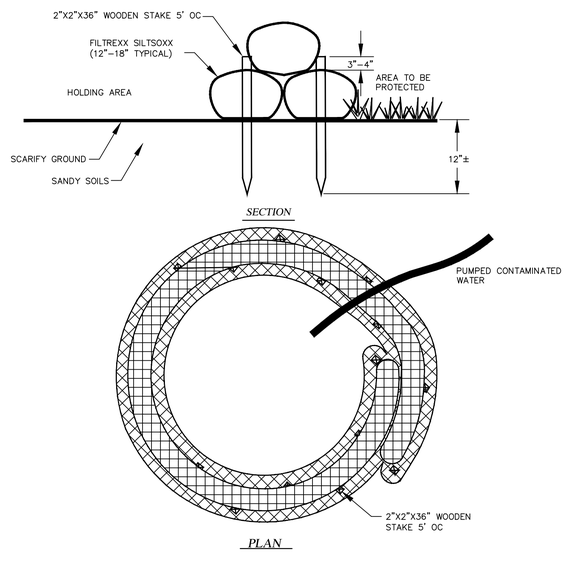
NOTE:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR, AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.

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

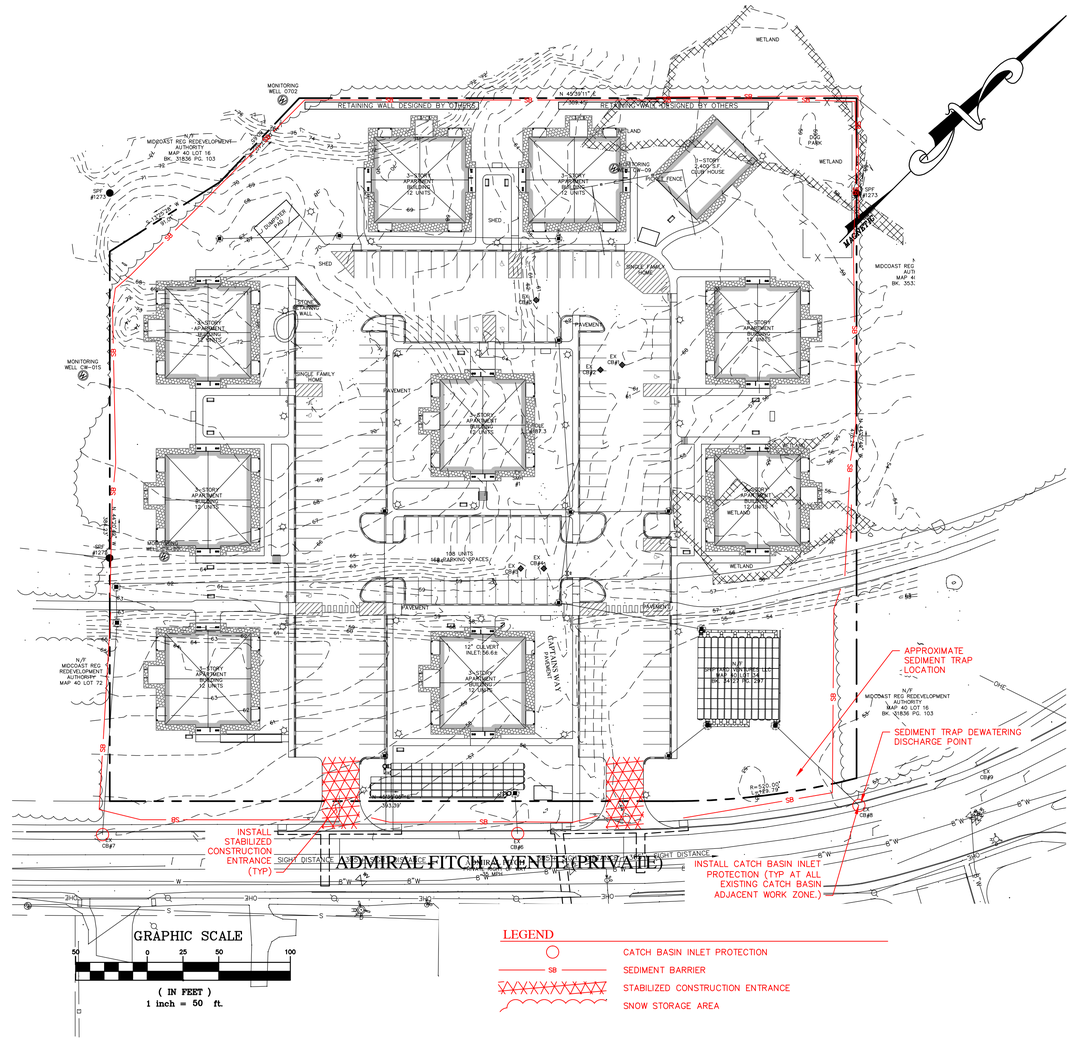
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR BASIN.

4. TRACKED MUD OR SEDIMENT SHALL BE REMOVED PRIOR TO THE NEXT STORM EVENT. "REMOVED" SHALL MEAN VACUUM SWEEPING. MECHANICAL BROOM/SWEEPING SEDIMENT INTO DITCHES OR STRUCTURES IS NOT ACCEPTABLE.

C STABILIZED CONSTRUCTION ENTRANCE
N.T.S.



D SEDIMENT TRAP DETAIL
N.T.S.



EROSION & SEDIMENT CONTROL (ESC) NOTES:

1. THE CONTRACTOR SHALL UTILIZE THE CONSTRUCTION ENTRANCE FOR ENTERING AND EXITING THE PROPERTY

2. ESC BMPS SHALL BE INSTALLED PRIOR TO START OF WORK.

3. CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT DISTURBED AREAS AND REVIEW BMPS PRIOR TO FORECAST PRECIPITATION OF MORE THAN 0.5 INCHES.

4. CONTRACTOR TO SWEEP EXISTING PAVED ACCESS AS NEEDED TO REMOVE TRACKED SOILS.

5. CONTRACTOR SHALL KEEP THE WRITTEN STORMWATER MANAGEMENT INSPECTION AND MAINTENANCE PLAN ON SITE.

6. ALL RUNOFF FROM DISTURBED AREAS SHALL BE DIRECTED TO A FILTERING DEVICE DESIGNATED TO LIMIT DISCHARGE TURBIDITY. THE FILTERING DEVICE MAY BE BUT IS NOT LIMITED TO SAND FILTERS, EROSION CONTROL MIX, STRAW WA TILES, FLOCCULATION CHEMICALS, DIRT GLUE AND SILT FENCE.

7. STOCKPILES TO BE TEMPORARILY SEEDED AND MULCHED OR COVERED WITH POLY SHEETING AS REQUIRED BY THE PROJECT SPECIFICATIONS.

8. THE CONTRACTOR SHALL TREAT DISTURBED AREAS, BUILDING AREAS, AND CONSTRUCTION HAUL PATHS WITH DUST CONTROL BMPS TO LIMIT ALL FUGITIVE DUST PER THE PROJECT SPECIFICATIONS.

9. THE EROSION AND SEDIMENT CONTROL MEASURES DEPICTED ON THIS PLAN ARE CONSIDERED TO BE THE MINIMUM REQUIREMENTS. THE CONTRACTOR IS RESPONSIBLE TO MANAGE, INSPECT AND PROTECT THE SITE USING MEDEP BEST MANAGEMENT PRACTICES FOR EROSION AND SEDIMENT CONTROL AS REQUIRED BY THE PROJECT SPECIFICATIONS AND THE EROSION AND SEDIMENT CONTROL REPORT. THIS MAY REQUIRE ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES NOT DEPICTED ON THIS PLAN WHICH ARE CONSIDERED INCIDENTAL TO THE CONTRACT AND WILL BE IMPLEMENTED AT NO ADDITIONAL COST TO THE OWNER.

10. ALL CATCH BASIN INLETS WITH TRIBUTARY AREA WITH PAVEMENT COVER SHALL HAVE AN OIL ABSORBENT BOOM INSTALLED PRIOR TO THE PLACEMENT OF ANY BINDER PAVEMENT.

11. SEE ADDITIONAL NOTES ON SHEET C10, EROSION CONTROL NOTES.

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TITLE:
EROSION CONTROL PLAN

PROJECT:
APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

PREPARED FOR:
APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

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X:\LAND PROJECTS\3593 CAPTAINS WAY\DWG\3593-SITE.DWG, C6 E-S, 4/21/2020 2:06 PM, RCB

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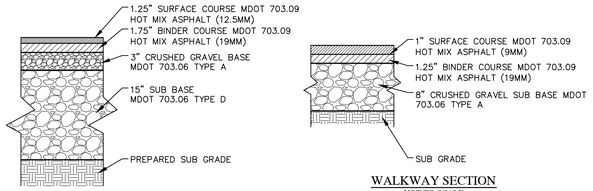
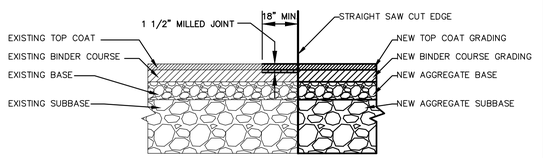


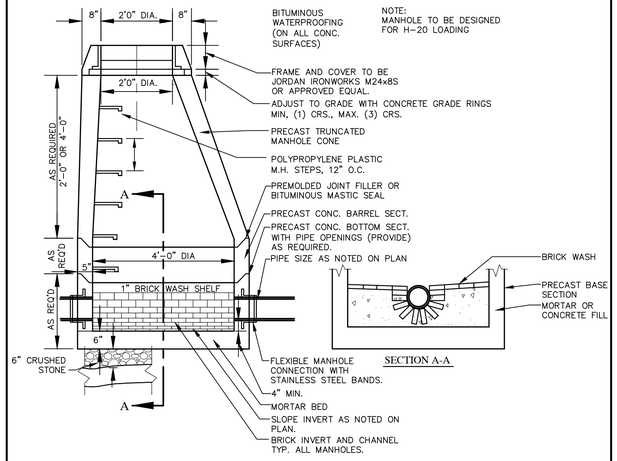
ACCESS DRIVES & PARKING LOT SECTION
NOT TO SCALE

WALKWAY SECTION
NOT TO SCALE

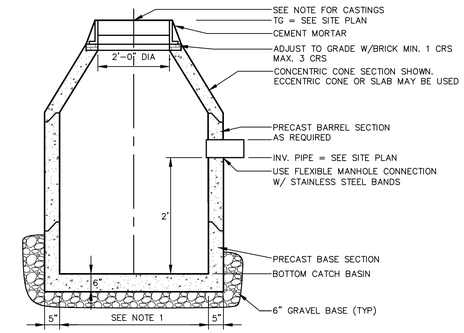


PAVEMENT SAW CUT SECTION "FULL DEPTH RECONSTRUCTION"
NOT TO SCALE

A PAVEMENT SECTIONS
N.T.S.

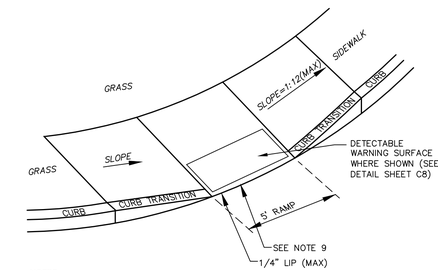


B SANITARY SEWER DETAIL
N.T.S.



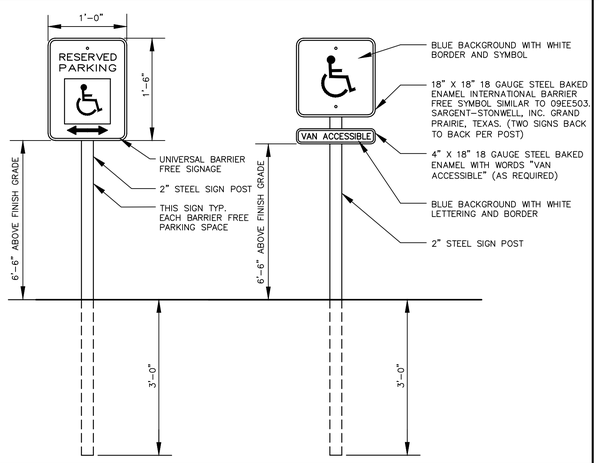
NOTES:
1. 4'-0" I.D. TYPICAL. SOME STRUCTURES MAY REQUIRE LARGER I.D. PROVIDE SHOP DRAWINGS.
2. DRAINAGE STRUCTURES TO BE DESIGNED FOR H-20 LOADING.
3. PIPE SIZES AND INVERTS AS NOTED ON PLANS.
4. CATCH BASIN FRAME AND GRATE TO BE EAST JORDAN IRON WORKS MODEL 5250 IN SUMP OR VANE GRATE MODEL 5370 ON SLOPE, OR APPROVED EQUAL.
5. DRAINAGE MANHOLES TO HAVE SOLID ROUND FRAME AND COVER AND BE H20 LOADED WITH "DRAIN" LABELED ON COVER.

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

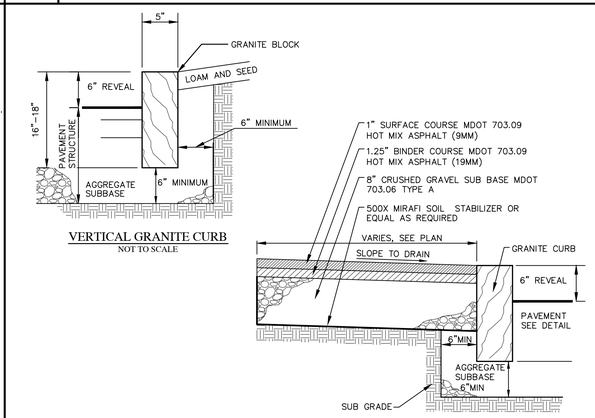


NOTES:
1. THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPE SHALL BE 1.5% (1% MIN).
2. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5%.
3. THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
4. A MINIMUM OF 3 FEET CLEAR SHALL BE MAINTAINED AT ANY PERMANENT OBSTACLE IN ACCESSIBLE ROUTE (I.E., HYDRANTS, UTILITY POLES, TREE WELLS, SIGNS, ETC.)
5. CURB TREATMENT VARIES, SEE PLANS FOR CURB TYPE.
6. BASE OF RAMP SHALL BE GRADED TO PREVENT PONDING.
7. SEE TYPICAL SIDEWALK SECTION FOR RAMP CONSTRUCTION.
8. WHERE ACCESSIBLE ROUTES ARE LESS THAN 5' IN WIDTH (EXCLUDING CURBING) A 5'x5' PASSING AREA SHALL BE PROVIDED AT INTERVALS NOT TO EXCEED 200 FEET.
9. ELIMINATE ALL CURBING AT RAMP (OTHER THAN VERTICAL CURBING, WHICH SHALL BE SET FLUSH) WHERE IT ABUTS ROADWAY.

D TIP DOWN SIDEWALK RAMP
N.T.S.



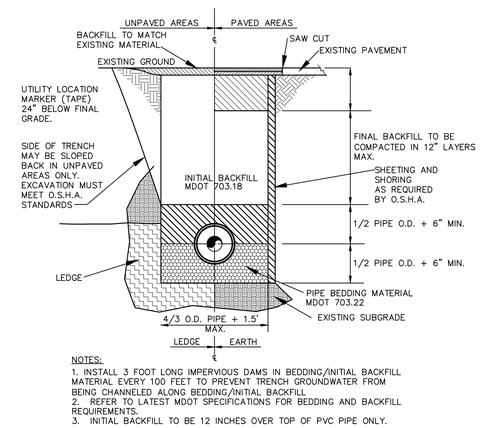
E BARRIER FREE PARKING SIGN DETAIL
N.T.S.



VERTICAL GRANITE CURB
NOT TO SCALE

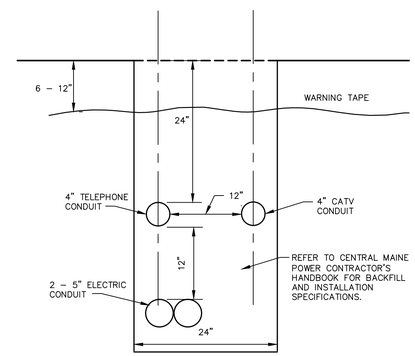
BITUMINOUS CONCRETE WALK W/GRANITE CURB
NOT TO SCALE

F CURBING DETAILS
N.T.S.

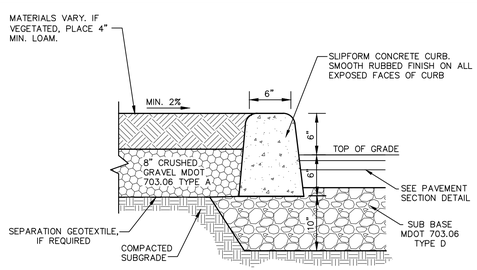


NOTES:
1. INSTALL 3 FOOT LONG IMPERVIOUS DAMS IN BEDDING/INITIAL BACKFILL MATERIAL EVERY 100 FEET TO PREVENT TRENCH GROUNDWATER FROM BEING CHANNELED ALONG BEDDING/INITIAL BACKFILL
2. REFER TO LATEST MDOT SPECIFICATIONS FOR BEDDING AND BACKFILL REQUIREMENTS.
3. INITIAL BACKFILL TO BE 12 INCHES OVER TOP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

G TYPICAL PIPE TRENCH DETAIL
N.T.S.

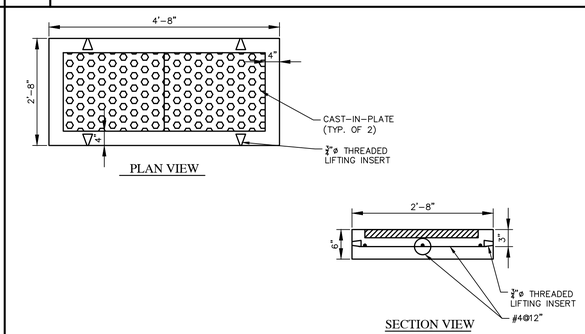


H UTILITY TRENCH
N.T.S.



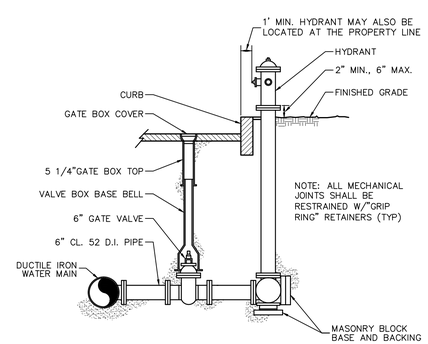
NOTES:
1. CONCRETE SHALL BE CAST-IN-PLACE 5000 PSI W/FIBER REINFORCEMENT.
2. APPLY MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
3. PROVIDE 1-1/2" DEEP TOOLED CONTROL JOINT PERPENDICULAR TO WALK AT 5' O.C.
4. PROVIDE EXPANSION JOINT AT 20' INTERVALS ON SIDEWALK ONLY.
5. PROVIDE ISOLATION JOINT W/SELF LEVELING SEALER WHERE WALK ABUTS ANY VERTICAL SURFACE.

I VERTICAL SLIPFORM CONCRETE CURB
N.T.S.



NOTES:
1. CONCRETE TO BE 5,075 PSI @ 56 DAYS
2. AIR CONTENT TO BE 6% - 8.5%
3. MAX. WATER/CEMENT RATIO = 0.40
4. REINFORCING TO BE GRADE 60, BLACK
5. DETAIL IS FROM PRECAST OF MAINE AND WAS PROVIDED BY TOWN OF BRUNSWICK PUBLIC WORKS. ALTERNATIVE DESIGNS SHALL BE APPROVED BY THE TOWN ENGINEER.

J DETECTABLE WARNING PAD
N.T.S.



K FIRE HYDRANT ASSEMBLY
N.T.S.

2.	05-15-20	SUBMITTED TO MDEP FOR APPROVAL	MCA
1.	04-21-20	SUBMITTED FOR SKETCH PLAN REVIEW	CYN

PROGRESS PRINT
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TITLE: SITE DEVELOPMENT DETAILS
1 OF 3

PROJECT:
APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

OWNER:
APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05-15-20

SITELINES
119 PURINTON STREET, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CR	SCALE: NTS	SHEET: C7
DRN BY: RPL	JOB #: 3593	
CH'D BY: CYN	MAP/LOT: 40/1, 34, 112, 114	
DATE: 04-11-2020	FILE: 3593 COV-DET	

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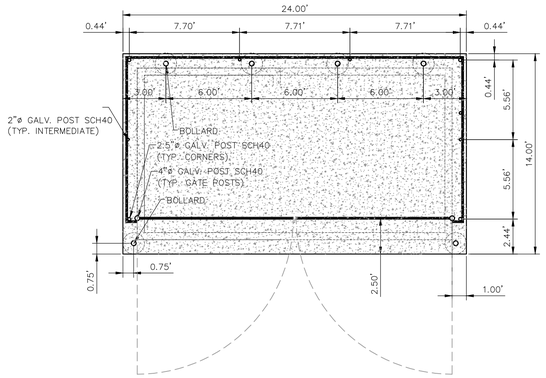
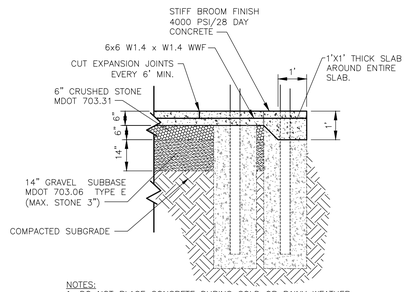


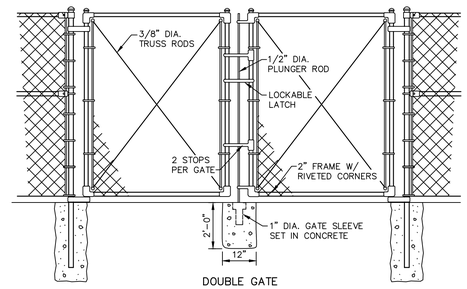
NOTE:
FENCE GATE TO BE DESIGNED BY FENCE INSTALLER. COORDINATE WITH OWNER.

DUMPSTER ENCLOSURE LAYOUT
NOT TO SCALE

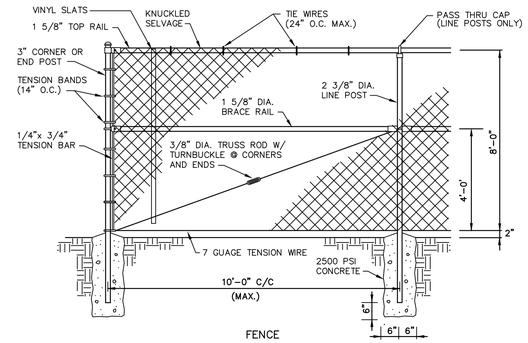


NOTES:
1. DO NOT PLACE CONCRETE DURING COLD OR RAINY WEATHER CONDITIONS.
2. CONTRACTOR MAY USE PRE-CAST CONCRETE BOLLARDS.

CONCRETE DUMPSTER PAD
NOT TO SCALE

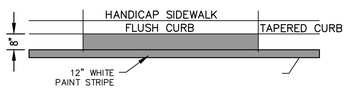


DOUBLE GATE

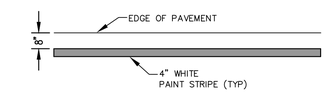


FENCE

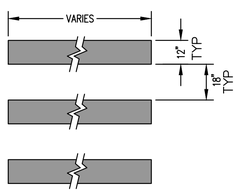
A DUMPSTER DETAILS
N.T.S.



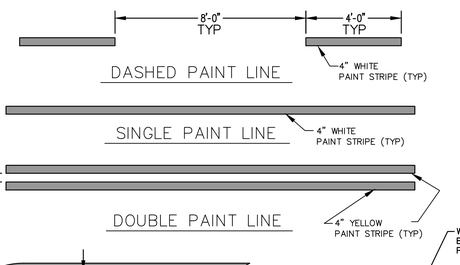
SINGLE WHITE HANDICAP LINE



SINGLE WHITE EDGE LINE



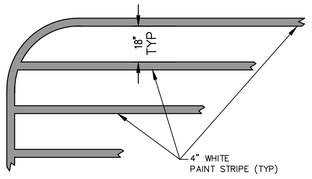
PEDESTRIAN CROSSWALK



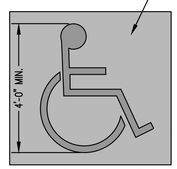
DASHED PAINT LINE

SINGLE PAINT LINE

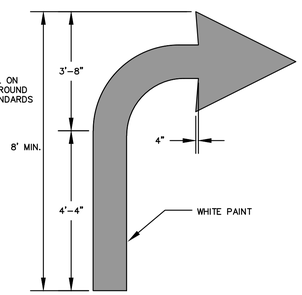
DOUBLE PAINT LINE

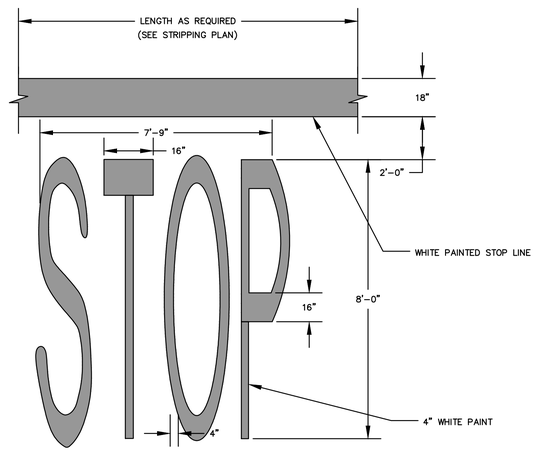


STRIPED AREA

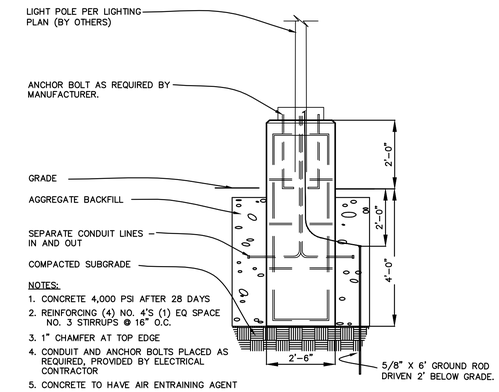


HANDICAP SYMBOL



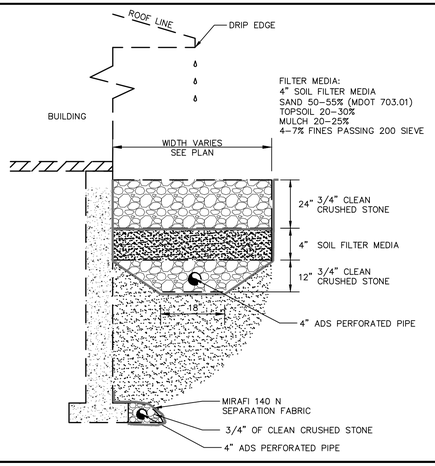


B PAVEMENT MARKINGS
N.T.S.



NOTES:
1. CONCRETE 4,000 PSI AFTER 28 DAYS
2. REINFORCING (4) NO. 4'S (1) EQ SPACE NO. 3 STIRRUPS @ 16" O.C.
3. 1" CHAMFER AT TOP EDGE
4. CONDUIT AND ANCHOR BOLTS PLACED AS REQUIRED, PROVIDED BY ELECTRICAL CONTRACTOR
5. CONCRETE TO HAVE AIR ENTRAINING AGENT

C LIGHT POLE BASE
N.T.S.



CONSTRUCTION OVERSIGHT – DRIPLINE FILTER

1. CONSTRUCTION INSPECTIONS: AT A MINIMUM, THE PROFESSIONAL ENGINEER'S INSPECTION WILL OCCUR AFTER FOUNDATION SOIL PREPARATION BUT PRIOR TO PLACEMENT OF THE GEOTEXTILE LINING, AFTER THE GRAVEL FILTER MEDIA HAS BEEN PLACED BUT PRIOR TO INSTALLING THE CRUSHED STONE SURFACE LAYER, AND AFTER THE SURFACE CRUSHED STONE SURFACE LAYER IS INSTALLED.

2. TESTING AND SUBMITTALS: THE GRAVEL FILTER MEDIA USED IN THE ROOF DRIPLINE FILTRATION BMP MUST BE CONFIRMED AS SUITABLE BY TESTING. THE CONTRACTOR SHALL IDENTIFY THE SOURCE OF THESE GRAVELS AND OBTAIN SAMPLES FOR TESTING. ALL TESTING MUST BE DONE BY A CERTIFIED LABORATORY. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE COMPLETION OF THE FOLLOWING SAMPLING AND TESTING BEFORE THE GRAVEL IS PLACED AS PART OF THE DRIPLINE FILTER'S CONSTRUCTION.
   2.1. OBTAIN A SAMPLE OF THE GRAVEL FILTER MEDIA. THE SAMPLE MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE GRAVEL STOCKPILE. THE SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY. PERFORM A SIEVE ANALYSIS CONFORMING TO ASTM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) OF THE SAND FILTER MEDIA SHOWING IT MEETS THE FOLLOWING GRADATION:

SIEVE SIZE	% PASSING BY WEIGHT
3"	100
#200	4–7

D DRIPLINE INFILTRATION DETAIL
N.T.S.

2.	05-15-20	SUBMITTED TO MDEP FOR APPROVAL — MCA
1.	04-21-20	SUBMITTED FOR SKETCH PLAN REVIEW — CYN

PROGRESS PRINT
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TITLE: SITE DEVELOPMENT DETAILS 2 OF 3

PROJECT: APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

OWNER: APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

STATE OF MAINE — CURTIS Y. NEUFELD — 9779 — LICENSED — PROFESSIONAL ENGINEER
05-15-20

SITELINES
119 PURINTON STREET, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CR	SCALE: NTS	SHEET: C8
DRN BY: RPL	JOB #: 3593	
CH'D BY: CYN	MAP/LOT: 40/1, 3-1, 112, 114	
DATE: 04-11-2020	FILE: 3593-COV-DET	

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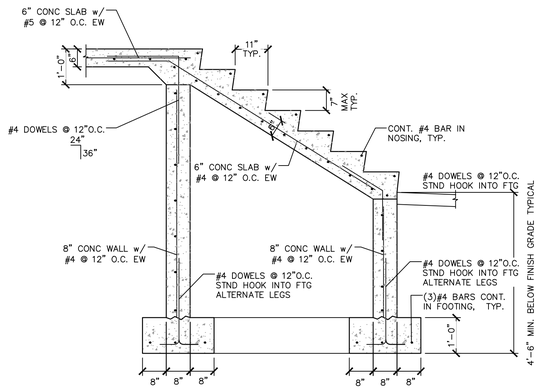
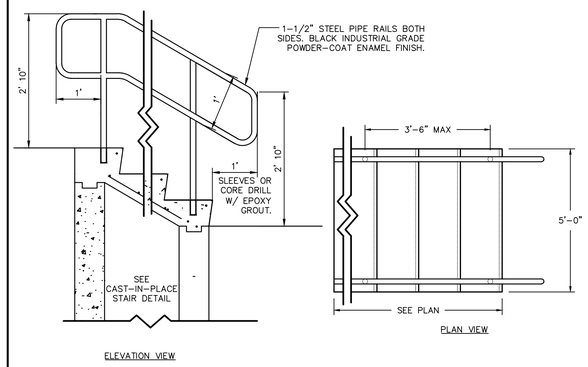


NOTES:
1. DIMENSIONS SHOWN ARE TYPICAL.
2. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL

A CAST-IN-PLACE CONCRETE STAIR DETAIL
N.T.S.



B HANDRAIL DETAIL
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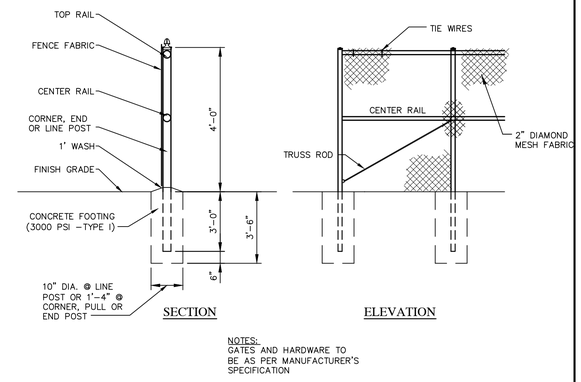
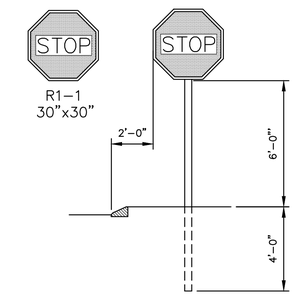
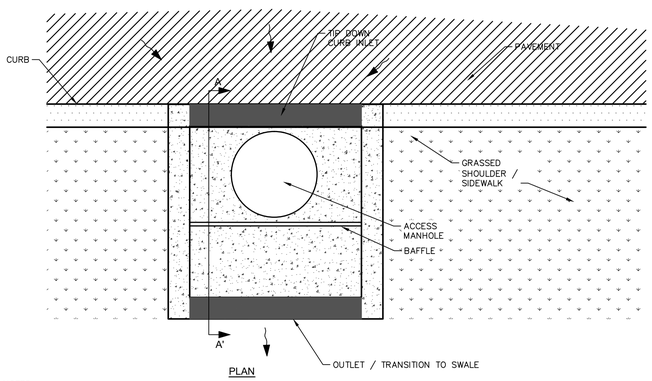


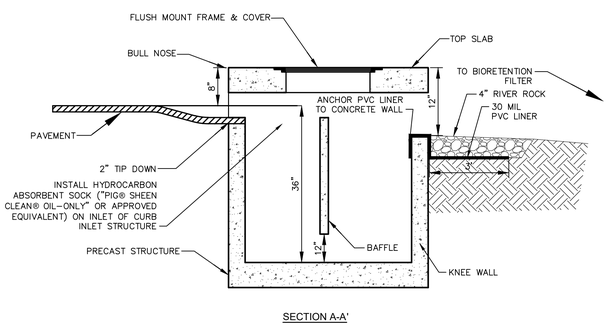
NOTES:
GATES AND HARDWARE TO
BE AS PER MANUFACTURER'S
SPECIFICATION

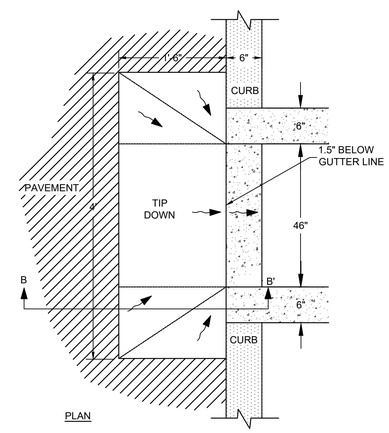
C CHAIN LINK FENCE DETAIL
N.T.S.

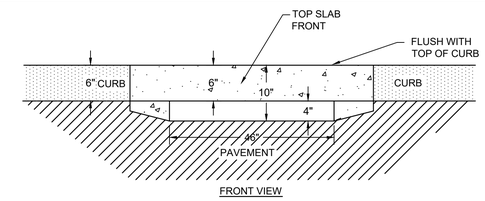


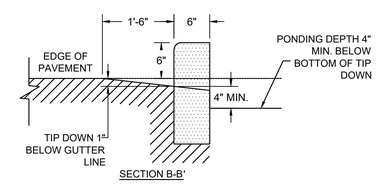
D STOP SIGN INSTALLATION
N.T.S.











NOTES:
1. DETAILS SPECIFIED ARE FROM PRECAST OF MAINE. CUT SHEETS SHALL BE SUBMITTED TO ENGINEER PRIOR TO ORDERING.
2. ALTERNATE DESIGNS ARE PERMITTED BUT MUST BE APPROVED BY ENGINEER.

E CURB INLET DETAIL
N.T.S.

F NOT USED
N.T.S.

G NOT USED
N.T.S.

2.	05-15-20	SUBMITTED TO MDEP FOR APPROVAL	MCA
1.	04-21-20	SUBMITTED FOR SKETCH PLAN REVIEW	CYN

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TITLE: SITE DEVELOPMENT DETAILS
3 OF 3

PROJECT: APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

OWNER: APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05-15-20

SITELINES
119 PURINTON STREET, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CR	SCALE: NTS	SHEET:
DRN BY: RPL	JOB #: 3593	C9
CH'D BY: CYN	MAP/LOT: 40 / 34	
DATE: 04-11-2020	FILE: 3593 COV-DET	

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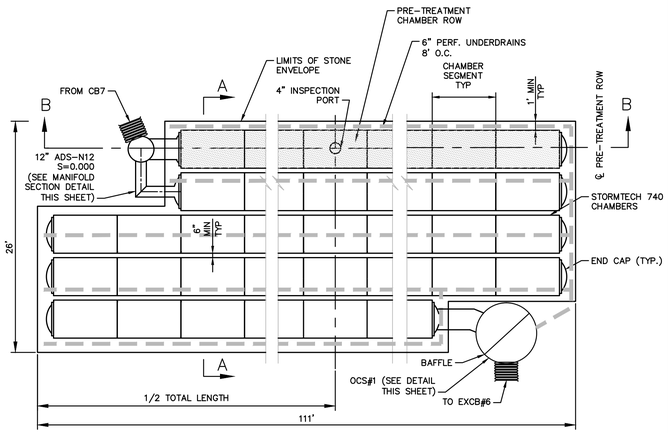
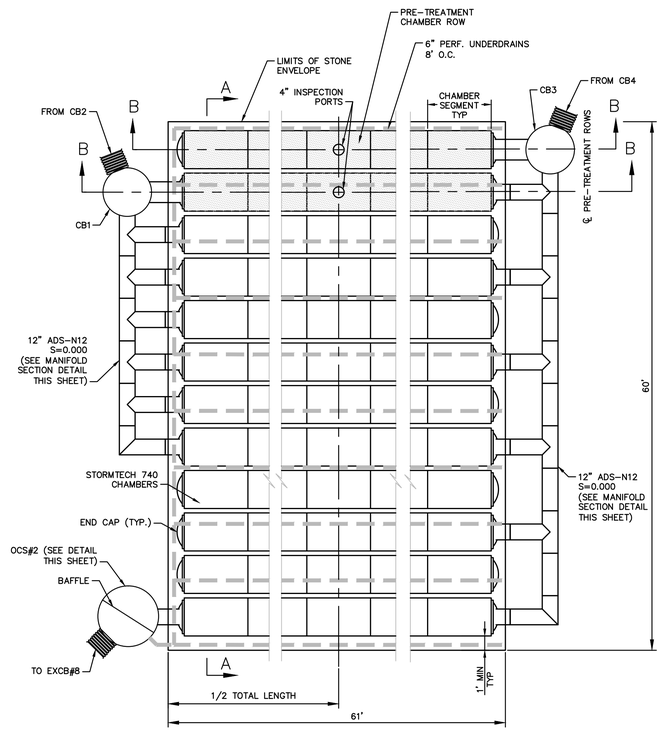
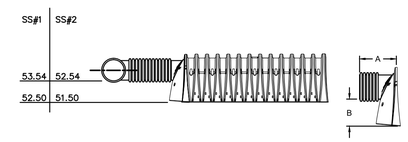


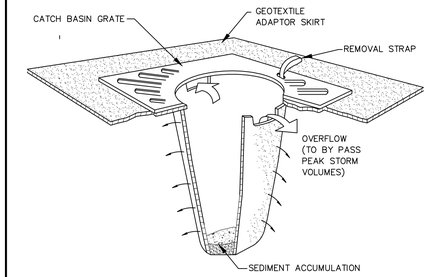
A SUBSURFACE SAND FILTER SS#1 - PLAN VIEW
N.T.S.



B SUBSURFACE SAND FILTER SS#2 - PLAN VIEW
N.T.S.



PART#	STUB	A	B
SC740EPE12T	12" [300 mm]	14.70" [373 mm]	12.50" [318 mm]

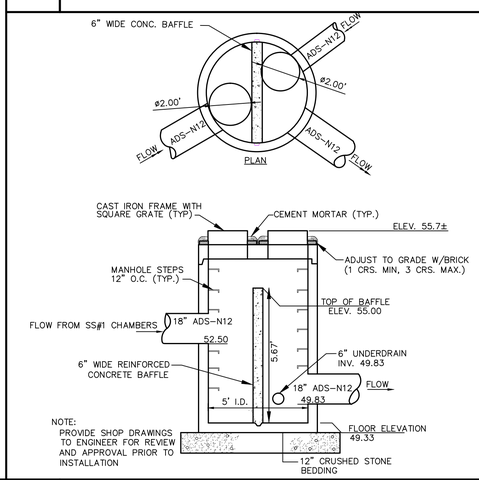


NOTES:
1. CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).

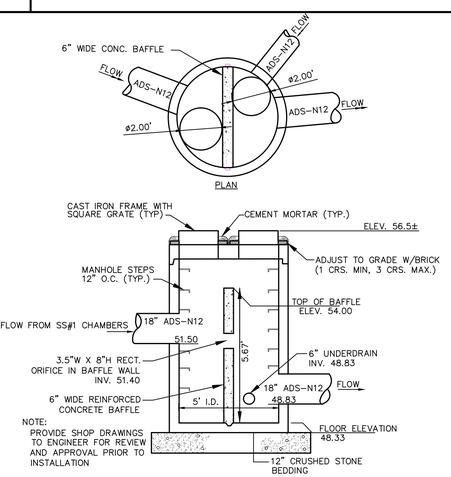
2. INSERT TO BE EMPTIED IN AN APPROVED MANNER WHEN IT IS 1/2 FULL OF SEDIMENT.

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

C MANIFOLD SECTION
N.T.S.

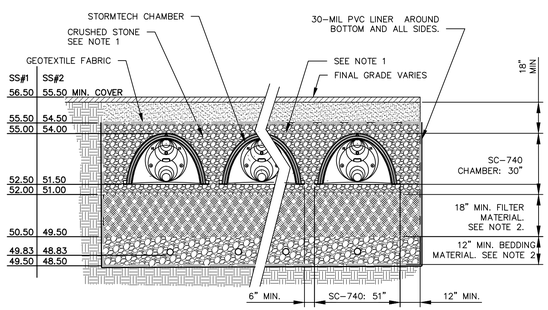


D TEMPORARY INLET PROTECTION DETAIL
N.T.S.



E OUTLET CONTROL STRUCTURE (OCS#1)
N.T.S.

F OUTLET CONTROL STRUCTURE (OCS#2)
N.T.S.



SUBSURFACE SAND FILTERS (SECTION A-A)
N.T.S.

CONSTRUCTION OVERSIGHT – SUBSURFACE SAND FILTER/STORMWATER DETENTION SYSTEM:

1. INSPECTIONS A PROFESSIONAL ENGINEER WILL CONSIST OF WEEKLY VISITS TO THE SITE TO INSPECT THE PROPOSED INFILTRATION SYSTEM, FROM INITIAL GROUND DISTURBANCE TO FINAL STABILIZATION OF THE INFILTRATION SYSTEM.
2. CONTECH REPRESENTATIVE SHALL BE PRESENT DURING INSTALLATION OF CONTECH ISOLATOR ROWS. CONTRACTOR SHALL COORDINATE WITH CONTECH REPRESENTATIVE DIRECTLY.

GENERAL NOTES PERTAINING TO STORMTECH CHAMBERS

1. CRUSHED STONE:
CRUSHED STONE SHALL BE 3/4"–2" CLEAN. CRUSHED, ANGULAR STONE.

2. SAND FILTER:
THE SAND FILTER SHALL BE A UNIFORM MIX, FREE OF STONES. STUMPS. ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. THE SAND FILTER SHALL HAVE MINIMAL CLAY CONTENT, BUT SHALL CONTAIN BETWEEN 8% AND 10% FINES PASSING THE #200 SIEVE AND MEET SPECIFICATIONS SHOWN IN THE TABLE ON THIS SHEET. ON SITE MATERIAL MAY BE USED UPON WRITTEN SUBMISSION OF GRADATION TESTING. THE MATERIAL SHALL BE TESTED TO ENSURE ADEQUATE PERMEABILITY AT COMPACTION (92 TO 95% PROCTOR).

3. UNDERDRAIN PIPE BEDDING:
THE UNDERDRAIN SHALL BE BEDDED IN A MINIMUM OF 12–INCHES OF UNDERDRAIN AGGREGATE WITH AT LEAST 4–INCHES OF MATERIAL BENEATH THE PIPE AND 4–INCHES ABOVE. THE UNDERDRAIN BEDDING MATERIAL SHALL CONSIST OF A CLEAN GRAVEL MEETING MEDOT SPECIFICATION 703.22 UNDERDRAIN TYPE C. THE GRADATION IS SHOWN ON THIS SHEET.

4. GEOTEXTILE:
GEOTEXTILE SHALL BE MIRAFI 160N OR EQUAL UNLESS OTHERWISE STATED.

5. OUTLET PIPES:
OUTLET PIPES SHALL BE 6" PERFORATED OR SLOTTED RIGID PVC SCHEDULE 40 PVC OR SDR35.

6 STORMTECH CHAMBERS:

A. MANUFACTURER: STORMTECH LLC, 20 BEAVER ROAD, SUITE 104, WETHERSFIELD, CT 06109, (888) 892–2694.

B. DETAILS ADAPTED FROM CAD DRAWINGS DOWNLOADED FROM STORMTECH LLC <WWW.STORMTECH.COM>. ACCESSED MARCH 2008.

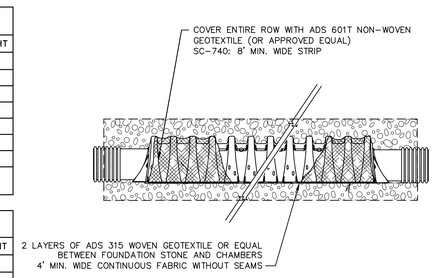
C. CROSS SECTIONS DETAIL THE REQUIREMENTS NECESSARY TO SATISFY THE LOAD FACTORS SPECIFIED IN THE AASHTO LRFD BRIDGE DESIGN SPECIFICATIONS SECTION 12.12 FOR EARTH AND LIVE LOADS USING STORMTECH CHAMBERS.

D. STORMTECH CHAMBERS SHALL MEET ASTM F 2418–05 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".

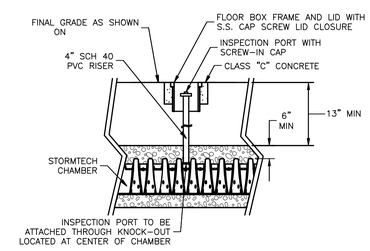
7. INVERT AND SIZING INFORMATION PROVIDED IN DETAILS ON THIS SHEET.

FILTER MEDIA GRADATION (MDOT 703.01)	
SIEVE SIZE	% PASSING BY WEIGHT
3/8"	100
#4	95–100
#8	80–100
#16	50–85
#30	25–60
#60	10–30
#100	2–10
#200	0–5 (8–10% IS PREFERRED)

BEDDING GRADATION (MDOT 703.22 TYPE C)	
SIEVE SIZE	% PASSING BY WEIGHT
1"	100
3/4"	90–100
3/8"	0–75
#4	0–25
#10	0–5



PRE-TREATMENT CHAMBER ROW (SECTION B-B)
N.T.S.



4" INSPECTION PORT DETAIL
N.T.S.

NOTES

1. SAND FILTER
THE SAND FILTER SHALL BE A UNIFORM MIX, FREE OF STONES. STUMPS. ROOTS, OR OTHER SIMILAR OBJECTS LARGER THAN TWO INCHES. THE SAND FILTER SHALL HAVE MINIMAL CLAY CONTENT, BUT SHALL CONTAIN BETWEEN 8% AND 10% FINES PASSING THE #200 SIEVE AND MEET SPECIFICATIONS OF MEDOT # 703.01 AGGREGATE AS SHOWN IN TABLE THIS SHEET. ON SITE MATERIAL MAY BE USED UPON WRITTEN SUBMISSION OF GRADATION TESTING.

2. BEDDING MATERIAL
UNDERDRAIN BEDDING MATERIAL SHALL BE CLEAN, COARSE GRAVEL MEETING MEDOT 703.22 TYPE C (SEE TABLE THIS SHEET). BEDDING MATERIAL SHALL BE PLACED TO 4 INCHES MINIMUM BELOW AND ABOVE UNDERDRAIN PIPING.

3. LABORATORY TESTING OF THE FILTER MEDIA SHALL BE COMPLETED TO CONFIRM THE REQUIRED FLOW THROUGH RATES (TARGET 0.75 TO 1.5 IN/HR)

G SUBSURFACE SAND FILTER DETAILS
N.T.S.

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

2.	05–15–20	SUBMITTED TO MDEP FOR APPROVAL	MCA
1.	04–21–20	SUBMITTED TO MDEP FOR SKETCH PLAN REVIEW	CYN

TITLE:
STORMWATER DETAILS

PROJECT:
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CAPTAINS WAY, BRUNSWICK, MAINE 04011

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CURTIS Y. NEUFELD
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PROFESSIONAL ENGINEER
05–15–20

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CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CR	SCALE: NTS	SHEET: C10
DRN BY: RPL	JOB #: 3593	
CH'D BY: CYN	MAP/LOT: 40 / 34	
DATE: 04-11-2020	FILE: 3593 COV-DET	

X:\LAND PROJECTS\3593 CAPTAINS WAY\DWG\3593 COV-DET.DWG, C10 STORMWATER, 4/21/2020 2:06 PM, ROB

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EROSION AND SEDIMENTATION NOTES:

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

GENERAL EROSION AND SEDIMENTATION CONTROL PRACTICES:

EROSION/SEDIMENT CONTROL DEVICES:

THE FOLLOWING EROSION SEDIMENTATION CONTROL DEVICES ARE PROPOSED FOR CONSTRUCTION ON THIS PROJECT. INSTALL THESE DEVICES AS INDICATED ON THE PLANS.

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

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

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

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

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

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

TEMPORARY EROSION/SEDIMENTATION CONTROL MEASURES:

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

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

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

3. PROTECT TEMPORARY STOCKPILES OF STUMPS, GRUBBINGS, OR COMMON EXCAVATION AS FOLLOWS:
   A. SOIL STOCKPILE SIDE SLOPES SHALL NOT EXCEED 2:1.
   B. AVOID PLACING TEMPORARY STOCKPILES IN AREAS WITH SLOPES OVER 10 PERCENT, OR NEAR DRAINAGE SWALES. SEE ITEM 3 IN CONSTRUCTION PHASE NOTES BELOW.
   C. STABILIZE STOCKPILES WITHIN 7 DAYS BY TEMPORARILY SEEDING WITH A HYDROSEED METHOD CONTAINING AN EMULSIFIED MULCH TACKIFIER OR BY COVERING THE STOCKPILE WITH MULCH.
   D. SURROUND STOCKPILE SOIL WITH SEDIMENT BARRIER AT BASE OF PILE.

4. ALL DENUDED AREAS WHICH HAVE BEEN ROUGH GRADED AND ARE NOT LOCATED WITHIN THE BUILDING PAD, OR PARKING AND DRIVEWAY SUBBASE AREA SHALL RECEIVE MULCH WITHIN 30 DAYS OF INITIAL DISTURBANCE OF SOIL OR WITHIN 7 DAYS AFTER COMPLETING THE ROUGH GRADING OPERATIONS. IN THE EVENT THE CONTRACTOR COMPLETES FINAL GRADING AND INSTALLATION OF LOAM AND SOD WITHIN THE TIME PERIODS PRESENTED ABOVE, INSTALLATION OF MULCH AND NETTING, WHERE APPLICABLE, IS NOT REQUIRED.

5. IF WORK IS CONDUCTED BETWEEN OCTOBER 15 AND APRIL 15, ALL DENUDED AREAS ARE TO BE COVERED WITH HAY MULCH, APPLIED AT TWICE THE NORMAL APPLICATION RATE, AND ANCHORED WITH FABRIC NETTING. THE PERIOD BETWEEN FINAL GRADING AND MULCHING SHALL BE REDUCED TO A 7 DAY MAXIMUM.

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

PERMANENT EROSION CONTROL MEASURES:

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

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

2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP. (NONE ANTICIPATED)

POST-CONSTRUCTION REVEGETATION:

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

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

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

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

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

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

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

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

MONITORING SCHEDULE:

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

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

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

3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE–COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

CONSTRUCTION PHASE:

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

1. ONLY THOSE AREAS UNDER ACTIVE CONSTRUCTION WILL BE CLEARED AND LEFT IN AN UNTREATED OR UNVEGETATED CONDITION. IF FINAL GRADING, LOAMING AND SEEDING WILL NOT OCCUR WITHIN 7 DAYS, SEE ITEM NO. 4.

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

3. TOPSOIL WILL BE STOCKPILED WHEN NECESSARY IN AREAS WHICH HAVE MINIMUM POTENTIAL FOR EROSION AND WILL BE KEPT AS FAR AS POSSIBLE FROM THE EXISTING DRAINAGE COURSE. NO STOCKPILE SHALL BE CLOSER THEN 100' OF A RESOURCE INCLUDING, BUT NOT LIMITED TO, WETLANDS, STREAMS, AND OPEN WATER BODIES. ALL STOCKPILES SHALL HAVE A SEDIMENT BARRIER BELOW THEM REGARDLESS OF TIME OF PRESENCE. ALL STOCKPILES EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE:
   A. TREATED WITH ANCHORED MULCH (WITHIN 5 DAYS OF THE LAST DEPOSIT OF STOCKPILED SOIL).
   B. SEEDED WITH CONSERVATION MIX AND MULCHED IMMEDIATELY.
   C. INSTALL SEDIMENT BARRIER AROUND STOCKPILE AT BASE OF PILE. STOCKPILES TO HAVE SEDIMENT BARRIER INSTALLED AT TIME OF ESTABLISHMENT AT BASE OF PILE.

4. ALL DISTURBED AREAS EXPECTED TO REMAIN LONGER THAN 7 DAYS SHALL BE EITHER:
   A. TREATED WITH ANCHORED MULCH IMMEDIATELY, OR
   B. SEEDED WITH CONSERVATION MIX OF ANNUAL RYE GRASS (0.9 LBS/1000 SQ. FT) AND MULCHED IMMEDIATELY.

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

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

THE FOLLOWING CONSTRUCTION SEQUENCE IS MANDATORY:

1. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND MAINTAIN UNTIL SITE IS PAVED.

2. ONLY THOSE AREAS NECESSARY FOR CONSTRUCTION WILL BE DISTURBED.

3. PRIOR TO THE START OF CONSTRUCTION, SEDIMENT BARRIER WILL BE INSTALLED ACROSS THE SLOPE(S), ON THE CONTOUR, AT OR JUST BELOW THE LIMITS OF CLEARING OR GRUBBING, AND/OR JUST ABOVE ANY ADJACENT TRAVELLED WAY TO PROTECT IT FROM CONSTRUCTION–RELATED EROSION.

4. CLEAR AND GRUB WORK SITE AS NEEDED TO EXECUTE PLANS USING CAUTION NOT TO OVER EXPOSE THE SITE.

5. DISTURBED AREAS WILL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING, OR TEMPORARILY STABILIZED WITHIN 7 DAYS OF THE INITIAL DISTURBANCES OF SOILS. DISTURBED AREAS WILL BE STABILIZED BEFORE STORMS. LOAM WILL BE SAVED FOR LATER USE WHERE POSSIBLE. EXCESS SOIL MATERIALS WILL BE USED AS FILL OR REMOVED FROM SITE TO AN APPROVED LOCATION.

6. AT A MINIMUM, THE EROSION CONTROL MEASURES SHALL BE REVIEWED AND REPAIRED ONCE A WEEK OR IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOWMELT. SEDIMENT TRAPPED BEHIND THESE BARRIERS SHALL BE EXCAVATED WHEN IT REACHES A DEPTH OF 6 INCHES AND BE DISCARDED ON THE SITE. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS.

7. INSTALL UTILITIES AND APPURTENANCES.

8. GRADE ROADWAY.

9. INSTALL PAVEMENT.

10. LOAM, LIME, FERTILIZE, SEED, AND MULCH LANDSCAPED AND OTHER DISTURBED AREAS.

11. ONCE THE SITE IS STABILIZED AND A 90% CATCH OF VEGETATION HAS BEEN OBTAINED, REMOVE ALL TEMPORARY EROSION CONTROL MEASURES.

12. TOUCH UP LOAM AND SEED.

NOTE: ALL DENUDED AREAS NOT SUBJECT TO FINAL PAVING, RIPRAP OR GRAVEL SHALL BE REVEGETATED.

EROSION CONTROL DURING WINTER CONSTRUCTION:

1. WINTER CONSTRUCTION PERIOD: NOVEMBER 1 THROUGH APRIL 15.

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

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

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

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

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

7. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS, SLOPES GREATER THAN 3% FOR SLOPES EXPOSED TO DIRECT WINDS AND FOR ALL OTHER SLOPES GREATER THAN 8% VEGETATED DRAINAGE SWALES SHALL BE LINED WITH STRAW–COCONUT EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC150 OR APPROVED EQUAL).

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

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

SITE INSPECTION AND MAINTENANCE:

1. WEEKLY INSPECTIONS, AS WELL AS ROUTINE INSPECTIONS FOLLOWING EACH RAINFALL, SNOWSTORM, OR THAWING, SHALL BE CONDUCTED BY THE GENERAL CONTRACTOR OF ALL TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL FINAL ACCEPTANCE OF THE PROJECT (90% GRASS CATCH). RAINFALL OF 0.5 INCHES OR MORE OF RAIN IN 24 CONSECUTIVE HOURS SHALL TRIGGER AN INSPECTION. SNOWFALL OF 2 INCHES OR MORE SHALL TRIGGER AN INSPECTION. CORRECTIVE ACTION SHALL BE STARTED BY THE END OF THE NEXT WORK DAY AND COMPLETED WITHIN SEVEN (7) DAYS OR BEFORE THE NEXT STORM EVENT AS NOTED ABOVE. INSPECTIONS SHALL BE PERFORMED BY SOMEONE WTH KNOWLEDGE OF EROSION AND STORMWATER CONTROL INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT ISSUED FOR THE PROJECT. THE SCOPE OF CONSTRUCTION INSPECTIONS INCLUDES DISTURBED AREAS AND IMPERVIOUS AREAS, MATERIAL STORAGE AREAS, AND VEHICLE ACCESS POINTS IN ADDITION TO ESC MEASURES. NECESSARY REPAIRS SHALL BE MADE TO CORRECT UNDERMINING OR DETERIORATION. FINAL ACCEPTANCE SHALL INCLUDE A SITE INSPECTION TO VERIFY THE STABILITY OF ALL DISTURBED AREAS AND SLOPES. UNTIL FINAL INSPECTION, ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL IMMEDIATELY BE CLEANED, AND REPAIRED BY THE GENERAL CONTRACTOR AS REQUIRED. DISPOSAL OF ALL TEMPORARY EROSION AND CONTROL DEVICES SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. RECORDS OF INSPECTIONS SHALL BE KEPT FOR THREE (3) YEARS

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

DURING WINTER CONSTRUCTION, THE EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAINFALL, SNOWSTORM, OR THAWING, AND A MINIMUM OF ONCE PER WEEK.

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

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

2.	05–15–20	SUBMITTED TO MDEP FOR APPROVAL	MCA
1.	04–21–20	SUBMITTED FOR SKETCH PLAN REVIEW	CYN

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

TITLE: EROSION CONTROL NOTES

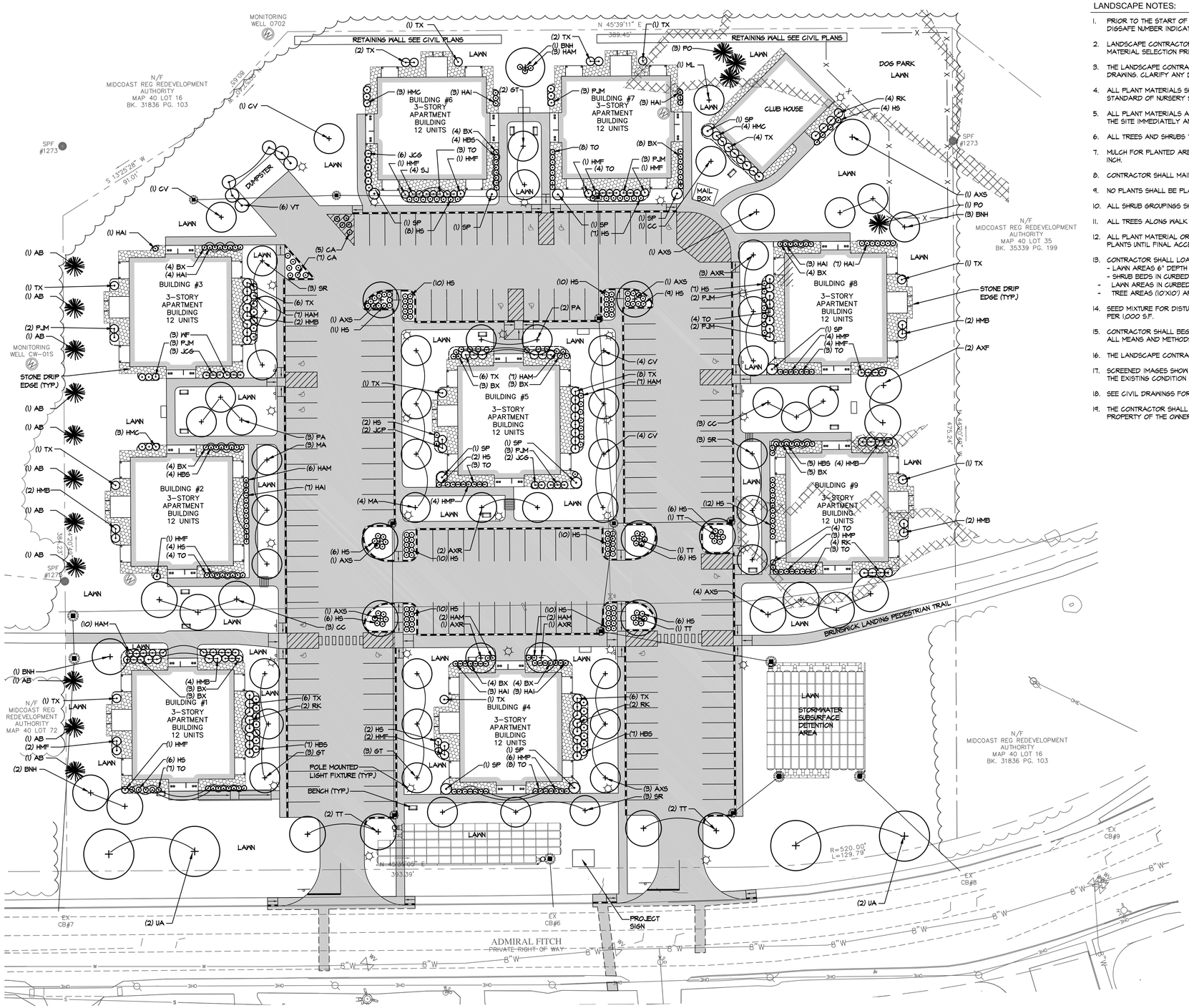
PROJECT: APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

OWNER: APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05–15–20

SITELINES
119 PURINTON STREET, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CR	SCALE: NTS	SHEET: C11
DRN BY: RPL	JOB #: 3593	
CH'D BY: CYN	MAP/LOT: 40 / 34	
DATE: 04-11-2020	FILE: 3593 COV-DET	



LANDSCAPE NOTES:

1. PRIOR TO THE START OF ANY EXCAVATION FOR THE PROJECT BOTH ON AND OFF THE SITE, THE CONTRACTOR SHALL NOTIFY DIGSAFE AND BE PROVIDED WITH A DIGSAFE NUMBER INDICATING THAT ALL EXISTING UTILITIES HAVE BEEN LOCATED AND MARKED.
2. LANDSCAPE CONTRACTOR IS ENCOURAGED TO PROVIDE THE LANDSCAPE ARCHITECT WITH CONCERNS AND/OR SUGGESTIONS WITH REGARDS TO PROPOSED PLANT MATERIAL SELECTION PRIOR TO PLACING A PURCHASE ORDER.
3. THE LANDSCAPE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE ALL PLANTINGS SHOWN GRAPHICALLY ON THIS DRAWING. CLARIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT PRIOR TO PRICING ANY PLANT MATERIAL.
4. ALL PLANT MATERIALS SHALL CONFORM TO THE GUIDELINES ESTABLISHED BY THE LATEST EDITION OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S "AMERICAN STANDARD OF NURSERY STOCK".
5. ALL PLANT MATERIALS ARE SUBJECT TO THE APPROVAL OF THE OWNER'S REPRESENTATIVE AT THE SITE. PLANTS WHICH ARE REJECTED SHALL BE REMOVED FROM THE SITE IMMEDIATELY AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
6. ALL TREES AND SHRUBS TO BE BALLED IN BURLAP OR CONTAINERIZED SEE PLANT LIST FOR ADDITIONAL INFORMATION.
7. MULCH FOR PLANTED AREAS TO BE AGED SPRUCE AND FIR BARK, PARTIALLY DECOMPOSED, DARK BROWN IN COLOR AND FREE OF WOOD CHIPS THICKER THAN 1/4 INCH.
8. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL BUILDING FOUNDATIONS, STRUCTURES AND PLANTING BEDS.
9. NO PLANTS SHALL BE PLANTED BEFORE ACCEPTANCE OF ROUGH GRADING AND BEFORE CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
10. ALL SHRUB GROUPINGS SHALL BE INCORPORATED INTO BEDS. WHERE MULCHED PLANT BED ABUTS LAWN, CONTRACTOR SHALL PROVIDE A TURF CUT EDGE.
11. ALL TREES ALONG WALK AND PARKING AREAS SHALL BEGIN BRANCHING AT 6' HT. MIN.
12. ALL PLANT MATERIAL OR REPRESENTATIVE SAMPLES SHALL BE LEGIBLY TAGGED WITH PROPER COMMON AND BOTANICAL NAMES. TAGS SHALL REMAIN ON THE PLANTS UNTIL FINAL ACCEPTANCE.
13. CONTRACTOR SHALL LOAM DISTURBED AREAS AS FOLLOWS:
    - LAWN AREAS 6" DEPTH OF TOPSOIL (LOAM)
    - SHRUB BEDS IN CURBED PARKING LOT ISLANDS AND FILL AREAS 18" DEPTH OF TOPSOIL (LOAM).
    - LAWN AREAS IN CURBED PARKING LOT ISLANDS 8" DEPTH OF TOPSOIL LOAM).
    - TREE AREAS (10'X10') AROUND EACH TREE IN PARKING LOT ISLAND 24" DEPTH OF TOPSOIL (LOAM).
14. SEED MIXTURE FOR DISTURBED AREAS SHALL BE "PARK MIX" AS DISTRIBUTED BY ALLEN, STERLING AND LOTHRUP OF FALMOUTH MAINE. SEEDING RATE TO BE 5 LBS PER 1,000 S.F.
15. CONTRACTOR SHALL BEGIN MAINTENANCE IMMEDIATELY AFTER PLANTING AND WILL CONTINUE UNTIL FINAL ACCEPTANCE. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL MEANS AND METHODS OF WATERING AND MAINTENANCE.
16. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE (1) FULL YEAR FROM DATE OF FINAL ACCEPTANCE.
17. SCREENED IMAGES SHOW EXISTING CONDITIONS. WHERE EXISTING CONDITIONS LIE UNDER OR ARE IMPINGED UPON BY PROPOSED BUILDINGS AND OR SITE ELEMENTS, THE EXISTING CONDITION WILL BE REMOVED, ABANDONED AND OR CAPPED OR DEMOLISHED AS REQUIRED.
18. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
19. THE CONTRACTOR SHALL INSTALL WATERING BAGS SUCH AS THE TREEGATOR ON ALL TREES AT THE TIME OF INSTALLATION. THESE BAGS SHALL BECOME THE PROPERTY OF THE OWNER.

PLANT LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	COMMENTS
DECIDUOUS TREES					
AXS	ACER X FREEMANI 'SIENNA'	SIENNA GLEN MAPLE	11	1.5" CAL.	SINGLE LEADER, B&B
AXF	ACER X FREEMANI 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	2	1.5" CAL.	SINGLE LEADER, B&B
AXR	AMELANCHIER A. 'ROBIN HILL'	ROBIN HILL AMELANCHIER	7	1.5" CAL.	MULTISTEM, B&B
BNH	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	7	12'-14' HT.	CLUMP, B&B
CC	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	7	1" CAL.	SINGLE LEADER, B&B
CV	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	6	1.5" CAL.	SINGLE LEADER, B&B
GT	GLEDITSIA T. 'SKYLINE'	SKYLINE HONEYLOCUST	8	1.5" CAL.	SINGLE LEADER, B&B
MA	MALUS ADIRONDACK	ADIRONDACK CRABAPPLE	7	1.5" CAL.	SINGLE LEADER, B&B
ML	MAGNOLIA LOEBNERI 'LEONARD MESSEL'	LEONARD MESSEL MAGNOLIA	1	8' HT.	SPECIMEN, B&B
PA	PRUNUS X. ACCOLADE	ACCOLADE CHERRY	5	1.5" CAL.	SINGLE LEADER, B&B
SR	SYRINGA RETICULATA	JAPANESE TREE LILAC	9	1.5" CAL.	SINGLE LEADER, B&B
TT	TILIA TOMENTOSA 'STERLING'	SILVER LINDEN	7	1.75" CAL.	SINGLE LEADER, B&B,
UA	ULMUS AMERICANA 'VALLEY FORGE'	VALLEY FORGE ELM	4	1.75" CAL.	SINGLE LEADER, B&B,
EVERGREEN TREES					
AB	ABIES BALSAMEA	BALSAM FIR	11	5' HT.	FULL & BUSHY, B&B
PO	PICEA OMERIIKA	SERBIAN SPRUCE	4	5' HT.	FULL & BUSHY, B&B
SHRUBS, GROUNDCOVERS & HERBACEOUS MATERIALS					
BX	BUXUS X. GREEN VELVET	GREEN VELVET BOXWOOD	49	18" HT.	FULL & BUSHY
CA	CALAMAGROSTIS X A. 'OVERDAM'	OVERDAM FEATHER REED GRASS	12	2 GAL.	FULL & BUSHY
HAI	HYDRANGEA A. 'INVINCIBLE 'WEE WHITE'	WEE WHITE HYDRANGEA	33	18" HT.	FULL & BUSHY
HAM	HOSTA 'AUGUST MOON'	AUGUST MOON HOSTA	45	2 GAL.	-
HBS	HOSTA 'BROTHER STEFFAN'	BROTHER STEPHAN HOSTA	27	2 GAL.	-
HMB	HYDRANGEA A. 'BAR HARBOR'	BAR HARBOR HYDRANGEA	16	18" HT.	FULL & BUSHY
HMC	HYDRANGEA M. 'SEASIDE SERENADE'	CAPE COD HYDRANGEA	10	18" HT.	FULL & BUSHY
HMF	HYDRANGEA M. 'FOREVER AND EVER'	FOREVER AND EVER HYDRANGEA	14	18" HT.	FULL & BUSHY
HMP	HYDRANGEA M. 'MINI PENNY'	MINI PENNY HYDRANGEA	16	18" HT.	FULL & BUSHY
HS	HEMEROCALLIS 'STELLA D' ORO'	STELLA D' ORO DAYLILY	157	1 GAL.	-
JCG	JUNIPERUS CHINENSIS 'CASINO GOLD'	CASINO GOLD JUNIPER	11	24" SPD.	FULL & BUSHY
JCP	JUNIPERUS C. 'PFITZERIANA COMPACTA"	COMPACT PFITZER JUNIPER	2	24" SPD.	FULL & BUSHY
PJM	RHODODENDRON P.J.M 'COMPACT'	COMPACT P.J.M RHODODENDRON	18	22" HT.	FULL & BUSHY
RK	RHODODENDRON 'KEN JANEK'	KEN JANEK RHODODENDRON	12	18" HT.	FULL & BUSHY
SJ	SPIREA JAPONICA 'MAGIC CARPET'	MAGIC CARPET SPIREA	4	18" HT.	FULL & BUSHY
SP	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	10	6' HT.	FULL & BUSHY
TO	THUJA O. 'MR. BOWLING BALL'	MR. BOWLING BALL ARBORVITAE	51	18" HT.	FULL & BUSHY
TX	TAXUS X. MEDIA 'TAUNTONII'	TAUNTON YEW	48	18" HT.	FULL & BUSHY
VT	VIBURNUM P. T. 'SUMMER SNOWFLAKE'	SUMMER SNOWFLAKE VIBURNUM	6	24" HT.	FULL & BUSHY
WF	WEIGELA FLORIDA 'FINE WINE'	FINE WINE WEIGELA	3	18" HT.	FULL & BUSHY

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

REV.	DATE	STATUS	BY	CHKD.	APPD.
B	6/22/20	REVISED PER COMMENTS AND RE-ISSUED	DEPT.	PBB	PBB
A	6/11/20	ISSUED FOR SITE PLAN REVIEW	DEPT.	PBB	PBB

LICENSED LANDSCAPE ARCHITECT PETER B. BIEGEL No. 2824 STATE OF MAINE 6-22-20

LAND DESIGN SOLUTIONS
LAND PLANNING, SITE PLANNING & LANDSCAPE ARCHITECTURE
1 Faraday Drive, Suite 7, Cumberland, ME 04021 tel:(207) 934-1717

CLIENT:
SITELINES
119 PURINTON STREET, SUITE A, BRUNSWICK, MAINE 04011

DESIGN: DEPT.
DRAWN: PBB
CHKD: PBB
DATE: APRIL 2020
SCALE: 1"=30'

CAPTAINS WAY APARTMENT COMPLEX
ADMIRAL FITCH AVENUE, BRUNSWICK, MAINE

LANDSCAPE PLAN

PROJ. NO. 20-114
DWG. NO. L1
REV. B

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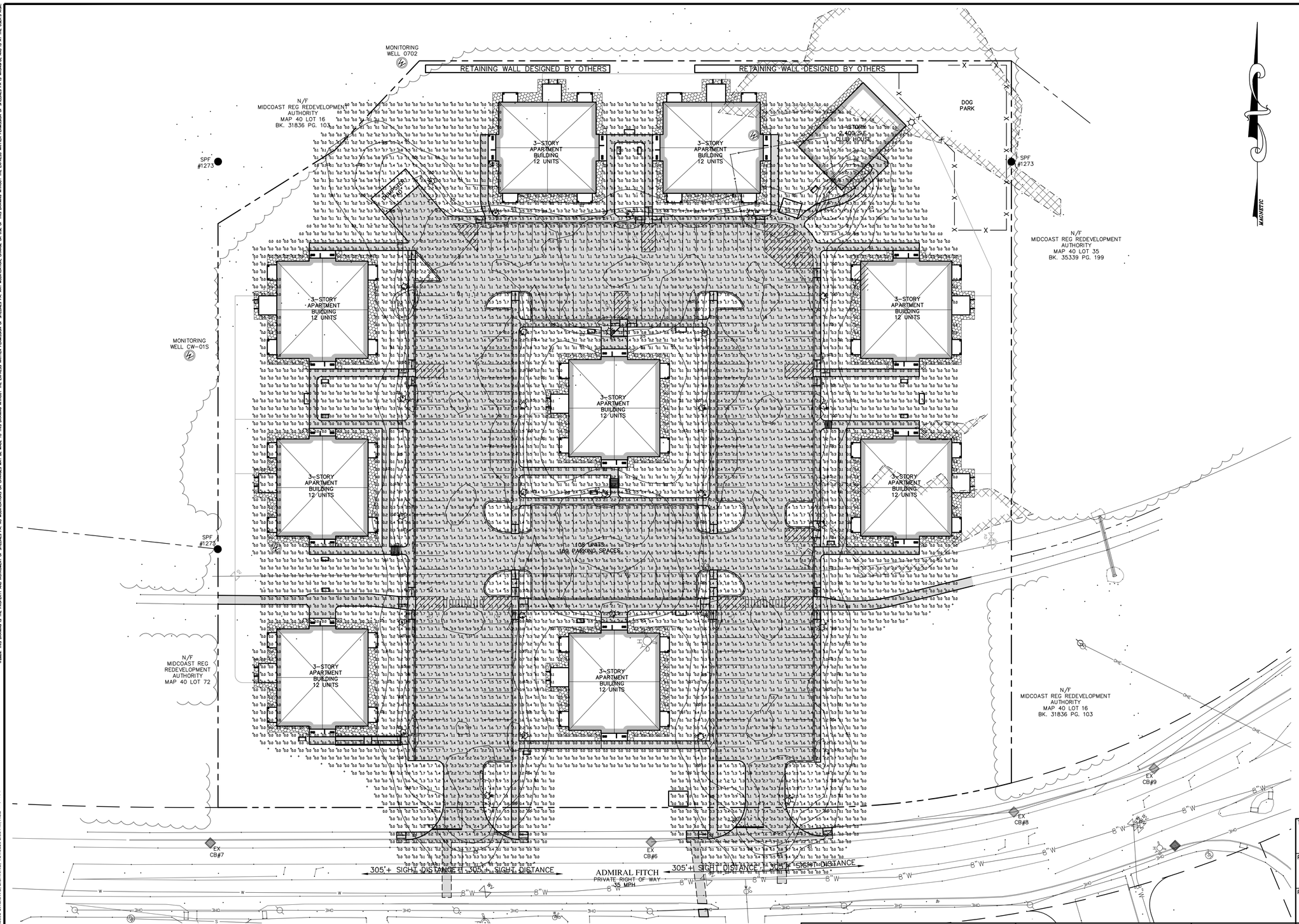

Schedule									
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	30	VP-S-36L-80-3K7-4W-BC	SMALL VIPER	X-70-CRI	1	5099.278	0.9	79.8

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1		0.6 fc	7.7 fc	0.0 fc	N/A	N/A
Calc Zone #2		1.6 fc	4.1 fc	0.7 fc	5.9:1	2.3:1
Calc Zone #3		1.2 fc	2.8 fc	0.4 fc	7.0:1	3.0:1
Calc Zone #4		1.6 fc	4.1 fc	0.6 fc	6.8:1	2.7:1
Calc Zone #5		0.9 fc	2.6 fc	0.2 fc	13.0:1	4.5:1

PROGRESS PRINT

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CALL DIG SAFE UTILITY LOCATION

1-888-344-7233

STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES

GRAPHIC SCALE

1X 0 0.5X 1X 2X

(IN FEET)
1 inch = 1X ft.

ISSUED FOR:

PERMITTING REVIEW

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
05-12-20

2.	05-15-20	SUBMITTED TO MDEP FOR APPROVAL	MCA
1.	04-21-20	SUBMITTED FOR SKETCH PLAN REVIEW	CYN

TITLE:

LIGHTING PLAN

PROJECT:

APARTMENTS AT BRUNSWICK LANDING
CAPTAINS WAY, BRUNSWICK, MAINE 04011

PREPARED FOR:

APARTMENTS AT BRUNSWICK LANDING, LLC
40 FARM GATE ROAD, FALMOUTH, ME 04105

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: MC/CR	SCALE:	SHEET:
DRN BY: RPL	JOB #: 3593	L2
CH'D BY: CYN	MAP/LOT: 40 / 34	
DATE: 04-11-2020	FILE: 3593-SITE	

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TONTINE MALL EXPANSION

149 MAINE STREET
BRUNSWICK, MAINE

PREPARED FOR:
TONTINE MAINE, LLC
BRUNSWICK, MAINE

GENERAL NOTES:

1. DRAWINGS ARE BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FROM MULTIPLE SOURCES BY SITELINES, PA.

2. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR THE ELEVATION OF THE EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THIS INFORMATION HAS NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVES AND IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CALL THE APPROPRIATE UTILITY COMPANY AND DIG SAFE (1-800-DIG-SAFE) AT LEAST 72 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IN AREAS OF POTENTIAL CONFLICTS TEST PITS SHALL BE REQUIRED TO VERIFY EXISTING UTILITY LOCATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

3. RIM ELEVATIONS OF PROPOSED SANITARY SEWER MANHOLES AND ASSOCIATED STRUCTURES ARE APPROXIMATE. FINAL ELEVATIONS ARE TO BE SET FLUSH AND CONSISTENT WITH THE GRADING PLANS. ADJUST ALL OTHER RIM ELEVATIONS OF MANHOLES, WATER GATES, GAS GATES AND OTHER UTILITIES TO FINISH GRADE WITHIN LIMITS OF WORK.

4. THE LOCATION, SIZE, DEPTH, AND SPECIFICATIONS FOR CONSTRUCTION OF PROPOSED PRIVATE UTILITY SERVICES SHALL BE INSTALLED ACCORDING TO THE REQUIREMENTS PROVIDED BY, AND APPROVED BY THE RESPECTIVE UTILITY COMPANY (GAS, TELEPHONE, ELECTRIC, CABLE AND FIRE ALARM). FINAL DESIGN LOADS AND LOCATIONS TO BE COORDINATED WITH CONSTRUCTION MANAGER AND ARCHITECT.

5. THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION, SIZE, INVERTS AND TYPES OF EXISTING PIPES AT ALL PROPOSED POINTS OF CONNECTION PRIOR TO ORDERING MATERIALS. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATIONS, ELEVATION, AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE CONTRACTOR, AND THE INFORMATION FURNISHED IN WRITING TO THE CONSTRUCTION MANAGER REPRESENTATIVE FOR THE RESOLUTION OF THE CONFLICT.

6. THE CONTRACTOR SHALL VERIFY ALL CRITICAL DIMENSIONS AND GRADES BEFORE WORK BEGINS. CONTRACTOR SHALL CONFIRM LOCATION AND DEPTH ALL UTILITY LINE CROSSINGS WITH TEST PITS PRIOR TO BEGINNING WORK. CONFLICTS SHALL BE REPORTED IN WRITING TO CONSTRUCTION MANAGER FOR RESOLUTION OF THE CONFLICT.

7. ALL AREAS OUTSIDE THE LIMIT OF WORK THAT ARE DISTURBED SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. ALL AREAS DISTURBED DURING CONSTRUCTION NOT COVERED WITH BUILDINGS, STRUCTURES, OR PAVEMENT SHALL RECEIVE 4 INCHES OF LOAM AND SEED.

8. THE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS AND SHALL BE RESPONSIBLE FOR PAYING ANY FEES FOR ANY POLE RELOCATION AND FOR THE ALTERATION OR ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE, CABLE, FIRE ALARM AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY COMPANIES.

9. UPON AWARD OF CONTRACT, CONTRACTOR SHALL MAKE ALL NECESSARY CONSTRUCTION NOTIFICATIONS AND APPLY FOR AND OBTAIN ALL NECESSARY PERMITS, PAY ALL FEES AND POST ALL BONDS ASSOCIATED WITH THE WORK INDICATED ON THE DRAWINGS AND AS SPECIFIED.

10. ALL PROPERTY MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE RESET TO THEIR ORIGINAL LOCATION BY A MAINE REGISTERED LICENSED PROFESSIONAL LAND SURVEYOR (PLS) AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL PREPARE AN AS-BUILT PLAN SURVEY SHOWING LOCATIONS OF ALL SURFACE FEATURES AND SUBSURFACE UTILITY SYSTEMS INCLUDING THE LOCATION TYPE, SIZE AND INVERTS.

11. THE CONTRACTOR SHALL INSTALL ALL EROSION CONTROL MEASURES PRIOR TO EARTHWORK OPERATION AND MAINTAIN ALL EROSION CONTROL MEASURES AND SEEDED EMBANKMENTS DURING CONSTRUCTION. EROSION CONTROL SHALL BE REMOVED ONLY UPON THE ESTABLISHMENT OF ALL LANDSCAPED AREAS. ALL WORK SHALL BE IN COMPLIANCE WITH THE ENVIRONMENTAL QUALITY HANDBOOK FOR EROSION AND SEDIMENT CONTROL, LATEST EDITION, AS ADOPTED BY THE MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.

12. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SITE SECURITY AND JOB SAFETY. ALL CONSTRUCTION ACTIVITY SHALL BE IN ACCORDANCE WITH OSHA STANDARDS AND LOCAL REQUIREMENTS.

13. ALL MATERIALS AND CONSTRUCTION METHODS USED WITHIN THE PUBLIC RIGHT-OF-WAY SHALL CONFORM TO ALL LOCAL MUNICIPAL STANDARDS AND MAINE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS.

14. THE CONTRACTOR IS REQUIRED TO CONTROL DUST DURING CONSTRUCTION. EXPOSED SOIL AREAS SHALL BE SPRAYED WITH WATER AS NEEDED TO CONTROL DUST EMISSIONS. COVER EXPOSED SOIL AREAS AS QUICKLY AS PRACTICAL TO PREVENT WINDS FROM GENERATING DUST.

15. ALL HANDICAP ACCESSIBLE PARKING SPACES, RAMPS AND SIDEWALKS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA).

16. ALL SITE SIGNAGE AND PAVEMENT MARKINGS SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION.

17. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

18. ALL MATERIALS SHALL BE NEW AND PROVIDED BY THE CONTRACTOR.

LAYOUT NOTES:

1. ALL DIMENSIONING, UNLESS NOTED OTHERWISE, IS TO THE FACE OF CURB OR FOUNDATION.

2. OFFSETS TO CATCH BASINS AND MANHOLES ARE TO THE CENTER OF THE FRAME.

3. PIPE LENGTH EQUALS THE CENTER TO CENTER DISTANCES BETWEEN CATCH BASINS AND/OR MANHOLES MINUS ONE HALF THE DIAMETER OF EACH CATCH BASIN OR MANHOLE.

4. BOUNDARY INFORMATION ON LAYOUT PLAN IS FOR REFERENCE ONLY, REFER TO CERTIFIED BOUNDARY PLANS FOR BOUNDARY INFORMATION.

GRADING AND DRAINAGE NOTES:

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

POLYVINYL CHLORIDE PIPE (PVC) SDR 35
SMOOTH BORE POLYETHYLENE PIPE – HDPE N-12 ADS OR SDR 35

2. TOPSOIL STRIPPED IN AREAS OF CONSTRUCTION THAT IS SUITABLE FOR REUSE AS LOAM SHALL BE STOCKPILED ON SITE AT A LOCATION TO BE DESIGNATED BY OWNER. UNSUITABLE SOIL SHALL BE SEPARATED, REMOVED AND DISPOSED OF AT AN APPROVED DISPOSAL LOCATION OFF SITE.

3. THE CONTRACTOR SHALL ANTICIPATE THAT GROUNDWATER WILL BE ENCOUNTERED DURING CONSTRUCTION AND SHALL INCLUDE SUFFICIENT COSTS WITHIN THEIR BID TO PROVIDE DEWATERING AS NECESSARY. NO SEPARATE PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR DEWATERING.

PERMITTING REQUIREMENTS:

AGENCY:	*PERMIT:*	*STATUS:*
TOWN OF BRUNSWICK	SITE PLAN APPROVAL BUILDING	PENDING (BY CONTRACTOR)

UTILITY CONTACTS

CODE ENFORCEMENT
CARL ADAMS
TOWN OF BRUNSWICK
28 FEDERAL STREET
BRUNSWICK, MAINE 04O11
207-725-6651

ELECTRIC SERVICE
CENTRAL MAINE POWER
280 BATH ROAD
BRUNSWICK, MAINE 04011
207-721-8054

TELEPHONE SERVICE
FAIRPOINT
BATH ROAD (P.O. BOX 360)
BRUNSWICK, MAINE O4011
207-442-8018

CABLE SERVICE
COMCAST CONSTRUCTION OFFICE
336 BATH ROAD
BRUNSWICK, MAINE, 04011
207-729-6660

WATER SERVICE
BRUNSWICK-TOPSHAM WATER DISTRICT
ALAN FRASIER, P.E., GENERAL MANAGER
BOX 580
BRUNSWICK, MAINE 004011
207-729-9956

SANITARY SEWER
BRUNSWICK SEWER DISTRICT
LEONARD BLANCHETTE, GENERAL MANAGER
10 PINE TREE ROAD
BRUNSWICK, MAINE 04011
207-729-0148

PUBLIC WORKS DEPARTMENT
JAY ASTLE, PUBLIC WORKS DIRECTOR
9 INDUSTRY ROAD
BRUNSWICK, MAINE 04011
207-725-6654

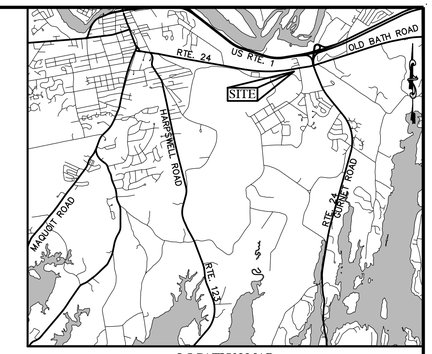
BRUNSWICK FIRE DEPARTMENT
KENNETH BRILLANT, FIRE CHIEF
21 TOWN HALL PLACE
BRUNSWICK, MAINE 04011
207-725-5541

PROJECT TEAM

CIVIL ENGINEER
SITELINES P.A.
ATTN: CURTIS Y. NEUFELD, P.E.
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207-725-1200
WWW.SITELINESPA.COM

SURVEYOR
SITELINES P.A.
ATTN: KEVIN CLARK, PLS
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207-725-1200
WWW.SITELINESPA.COM

ARCHITECT
RSA ARCHITECTS
ATTN: RYAN SENATORE, AIA
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414



LOCATION MAP
NOT TO SCALE

LEGEND

EXISTING		PROPOSED
●	IRON MARKER FOUND	
	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON – PLS 2137" TO BE SET	⊙
	GRANITE MONUMENT SET	⊡
□	CATCH BASIN	
Ⓢ	SEWER MANHOLE	Ⓢ
Hyd	FIRE HYDRANT	
WV	WATER GATE VALVE	WV
SO	WATER SHUT-OFF	SO
○	BLOW-OFF/CLEAN-OUT	○
CMP #13	UTILITY POLE	●
OHE (OVERHEAD UTILITY LINE)	UTILITY LINE	UGE (OVERHEAD UTILITY LINE)
	PROPERTY LINE	
	EASEMENTS	
	SETBACK/BUFFER	
WmB	SOILS BOUNDARY	
Au	WETLAND BOUNDARY	
	STREAM	
	CULVERT	
	CURB	
	EDGE OF PAVEMENT	
	ROAD CENTERLINE	
	BUILDING	
	STORM DRAIN(SEE PLAN FOR SIZE)	12"SD
6"S	SEWER LINE(SEE PLAN FOR SIZE)	6"S
8"W	WATER LINE(SEE PLAN FOR SIZE)	8"W
	UNDERDRAIN(SEE PLAN FOR SIZE)	
	SLOPE ARROW	1.5%
100	CONTOURS	100
	TEMPORARY INLET PROTECTION	
	CLEARING LIMIT	
	TREE LINE	
	SEDIMENT BARRIER	SB
	RIPRAP	
	CONSTRUCTION ENTRANCE	
	PROPOSED PAVEMENT	
	SPOT GRADE	T100.50 B100.00

SHEET INDEX		
SHEET #	SHEET TITLE:	SCALE:
C1	COVER SHEET	NTS
C2	EXISTING CONDITIONS AND DEMOLITION PLAN	1"=20'
C3	SITE LAYOUT & UTILITIES PLAN	1"=20'
C4	SITE DEVELOPMENT DETAILS	NTS
C5	EROSION CONTROL NOTES	NTS

2.	06-23-20	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	CYN
1.	03-24-20	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW	CYN

TITLE: COVER SHEET

PROJECT: *TONTINE MALL EXPANSION*
MAINE STREET & SCHOOL STREET, BRUNSWICK

PREPARED FOR: *TONTINE MAINE LLC*
100 SILVER STREET, PORTLAND MAINE

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

PERMITTING REVIEW

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
06-23-20

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: OTHERS	SCALE: NTS	SHEET:
DRN BY: RPL	JOB #: 3791	C1
CH'D BY: CYN	MAP/LOT: 40/98	
DATE: 01-15-2020	FILE: 3791 COV-DET	

DEMOLITION NOTES

1) A DEMOLITION PERMIT MUST BE OBTAINED FROM THE TOWN OF BRUNSWICK PRIOR TO COMMENCEMENT OF WORK. ALL EXISTING UTILITY DISCONNECTIONS MUST BE COORDINATED WITH RESPECTIVE UTILITY COMPANIES.

2) ALL DEMOLITION ACTIVITIES ARE TO BE PERFORMED IN STRICT ADHERENCE TO ALL FEDERAL, STATE AND LOCAL REGULATIONS. CONTRACTOR TO INSTALL EROSION CONTROL DEVICES IN ACCORDANCE WITH GRADING & DRAINAGE PLAN PRIOR TO BEGINNING DEMOLITION ACTIVITIES.

3) PROCEED WITH DEMOLITION IN A SYSTEMATIC MANNER. FROM THE TOP OF THE STRUCTURE(S) TO THE GROUND.

4) DEMOLISH CONCRETE IN ALL SECTIONS.

5) BREAK UP CONCRETE SLABS-ON-GRADE UNLESS OTHERWISE DIRECTED BY THE CONSTRUCTION MANAGER.

6) CONDUCT ALL DEMOLITION OPERATIONS IN A MANNER THAT WILL PREVENT INJURY, DAMAGE TO STRUCTURES, ADJACENT BUILDINGS AND ALL PERSONS.

7) REFRAIN FROM USING EXPLOSIVES WITHOUT PRIOR WRITTEN CONSENT OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES.

8) CONDUCT DEMOLITION SERVICES IN SUCH A MANNER TO INSURE MINIMUM INTERFERENCE WITH ROADS. STREETS. WALKS AND OTHER ADJACENT FACILITIES. DO NOT CLOSE OR OBSTRUCT STREETS. WALKS OR OTHER OCCUPIED FACILITIES WITHOUT PRIOR WRITTEN PERMISSION OF THE DEVELOPER AND APPLICABLE GOVERNMENTAL AUTHORITIES. PROVIDE ALTERNATIVE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS IF REQUIRED BY APPLICABLE GOVERNMENTAL REGULATIONS.

9) USE WATERING, TEMPORARY ENCLOSURES AND OTHER SUITABLE METHODS, AS NECESSARY, TO LIMIT THE AMOUNT OF DUST AND DIRT RISING AND SCATTERING IN THE AIR. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. RETURN ALL ADJACENT AREAS TO THE CONDITIONS EXISTING PRIOR TO THE START OF WORK.

10) ACCOMPLISH AND PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE UNAUTHORIZED ENTRY OF PERSONS AT ANY TIME.

11) COMPLETELY FILL BELOW GRADE AREAS AND VOIDS RESULTING FROM THE DEMOLITION OF STRUCTURES AND FOUNDATIONS WITH SOIL MATERIALS CONSISTING OF STONE. GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. STONES USED WILL NOT BE LARGER THAT 6 INCHES IN DIMENSION. MATERIAL FROM DEMOLITION MAY NOT BE USED AS FILL PRIOR TO PLACEMENT OF FILL MATERIALS. UNDERTAKE ALL NECESSARY ACTION IN ORDER TO INSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER. FROZEN MATERIAL, TRASH, DEBRIS, PLACE FILL MATERIALS LAYERS NOT EXCEEDING 6 INCHES IN LOOSE DEPTH AND COMPACT EACH LAYER AT PLACEMENT TO 95% OPTIMUM DENSITY. GRADE SURFACE TO MEET ADJACENT CONTOURS AND TO PROVIDE SURFACE DRAINAGE.

12) REMOVE FROM THE DESIGNATED SITE, AT THE EARLIEST POSSIBLE TIME, ALL DEBRIS RUBBISH, SALVAGEABLE ITEMS. HAZARDOUS AND COMBUSTIBLE SERVICES. REMOVED MATERIALS MAY NOT BE STORED, SOLD OR BURNED ON SITE. REMOVAL OF HAZARDOUS AND COMBUSTIBLE MATERIALS SHALL BE ACCOMPLISHED IN ACCORDANCE WITH THE PROCEDURES AS AUTHORIZED BY THE FIRE DEPARTMENT OR OTHER APPROPRIATE REGULATORY AGENCIES AND DEPARTMENTS.

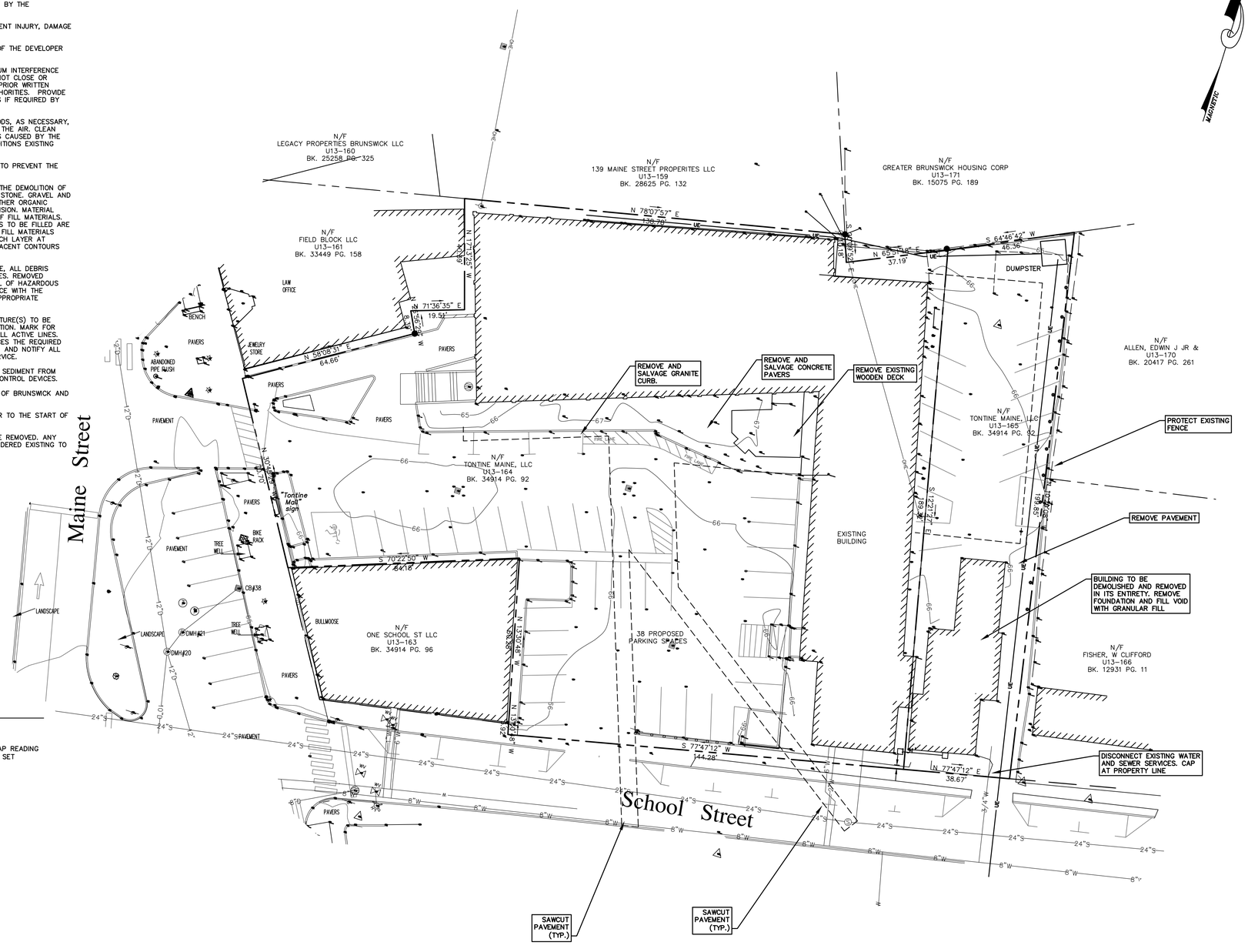
13) DISCONNECT, SHUT OFF AND SEAL ALL UTILITIES SERVING THE STRUCTURE(S) TO BE DEMOLISHED BEFORE THE COMMENCEMENT OF THE DESIGNATED DEMOLITION. MARK FOR POSITION ALL UTILITY DRAINAGE AND SANITARY LINES AND PROTECT ALL ACTIVE LINES. CLEARLY IDENTIFY BEFORE THE COMMENCEMENT OF DEMOLITION SERVICES THE REQUIRED INTERRUPTION OF ACTIVE SYSTEMS THAT MAY AFFECT OTHER PARTIES, AND NOTIFY ALL APPLICABLE UTILITY COMPANIES TO INSURE THE CONTINUATION OF SERVICE.

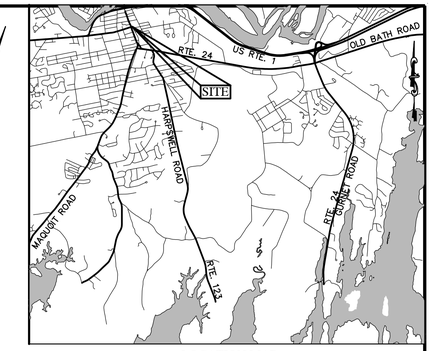
14) PROTECT EXISTING DRAINAGE SYSTEM(S) AS NECESSARY TO PREVENT SEDIMENT FROM ENTERING DURING CONSTRUCTION. SEE DETAIL SHEETS FOR EROSION CONTROL DEVICES.

15) ALL WORK WITHIN ROADWAY RIGHT-OF-WAYS TO CONFORM TO TOWN OF BRUNSWICK AND MaineDOT STANDARDS.

16) THE LIMITS OF WORK SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO THE START OF CONSTRUCTION OR SITE CLEARING.

17) NOTES ON THIS PLAN THAT READ "TBR" REPRESENT FEATURES TO BE REMOVED. ANY FEATURES NOT LABELED "TBR" OR "TO BE REMOVED" SHALL BE CONSIDERED EXISTING TO REMAIN.





LOCATION MAP
SCALE: 1" = 5000'

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 34914, PG 92

2. PLAN REFERENCE(S):

   (1) STANDARD BOUNDARY SURVEY, TONTINE MALL, MAINE STREET, BRUNSWICK, MAINE MADE FOR FORE RIVER COMPANY, 5 MILK STREET, PORTLAND, MAINE. DATED JULY 18TH, 1990. BY TITCOMB ASSOCIATES LAND SURVEYORS

3. AREA INFORMATION:

   LOT AREA: 1.0 ACRES

4. TAX MAP REFERENCE:

   TAX MAP U13, LOT 164 & 165

5. BASIS OF BEARINGS:

   BEARINGS ARE REFERENCED TO MAGNETIC.

UTILITY NOTES:

1. INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING WORK. NOTIFY ENGINEER OF ANY DISCREPANCY BETWEEN UTILITIES AS SHOWN AND AS FOUND. CONTRACTOR SHALL NOTIFY DIG-SAFE PRIOR TO EXCAVATION. 1-888-344-7233

LEGEND

■	MONUMENT FOUND
●	IRON MARKER FOUND
⊙	5/8" REBAR TOPPED WITH AN ALUMINUM CAP READING "BRUCE W. MARTINSON - PLS 2137" TO BE SET
	BOUNDARY LINE OF SURVEYED PARCEL
	BOUNDARY LINE OF ABUTTERS (APPROX.)
	ROAD RIGHT OF WAY LINE (APPROX.)
	COMPUTATIONAL TIE LINE
	STONE WALL (APPROX.)
	EDGE OF TRAVELED WAY
OHE	UTILITY LINE
CMP 13	UTILITY POLE WITH NUMBER
IPF	IRON PIPE FOUND
IRF	IRON ROD FOUND
DH	DRILL HOLE
△ 4	ARBITRARY TRAVERSE POINT WITH NUMBER
12, 1001	ARBITRARY COMPUTATIONAL POINT NUMBER
BK 10674, PG 197	DEED BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
PB 195, PG 130	PLAN BOOK & PAGE IN COUNTY REGISTRY OF DEEDS
R/W	RIGHT OF WAY
N/F	NOW OR FORMERLY HELD BY
AC.	ACRES
±	MORE OR LESS
Ⓢ	SEWER MANHOLE
☼	LIGHT POLE
▥	CATCH BASIN
	WATER SHUT OFF
	HYDRANT
	SIGN
	WATER VALVE
TBM	ELEVATION TEMPORARY BENCH MARK
	TEST PIT

2.	06-23-20	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	CYN
1.	03-24-20	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW	CYN

TITLE:
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJECT:
TONTINE MALL EXPANSION
MAINE STREET & SCHOOL STREET, BRUNSWICK

PREPARED FOR:
TONTINE MAINE LLC
100 SILVER STREET, PORTLAND MAINE

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: OTHERS	SCALE: 1" = 20'	SHEET: C2
DRN BY: RPL	JOB #: 3791	
CH'D BY: CYN	MAP/LOT:U13 / 164 &165	
DATE: 01-15-2020	FILE: 3791-SITE.DWG	

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

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

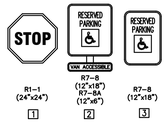
GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
06-23-20

X:\LAND PROJECTS\3791 CATLIN TONTINE APTS BRUNSWICK\DWG\3791-SITE.DWG, EX COND-DEMO, 3/1/2017 3:47:05 PM, CURT
©2020 THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES PA. NO MODIFICATIONS OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA, ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA IS WRONGFUL AND IS AT THE USER'S RISK.

SIGN LEGEND:



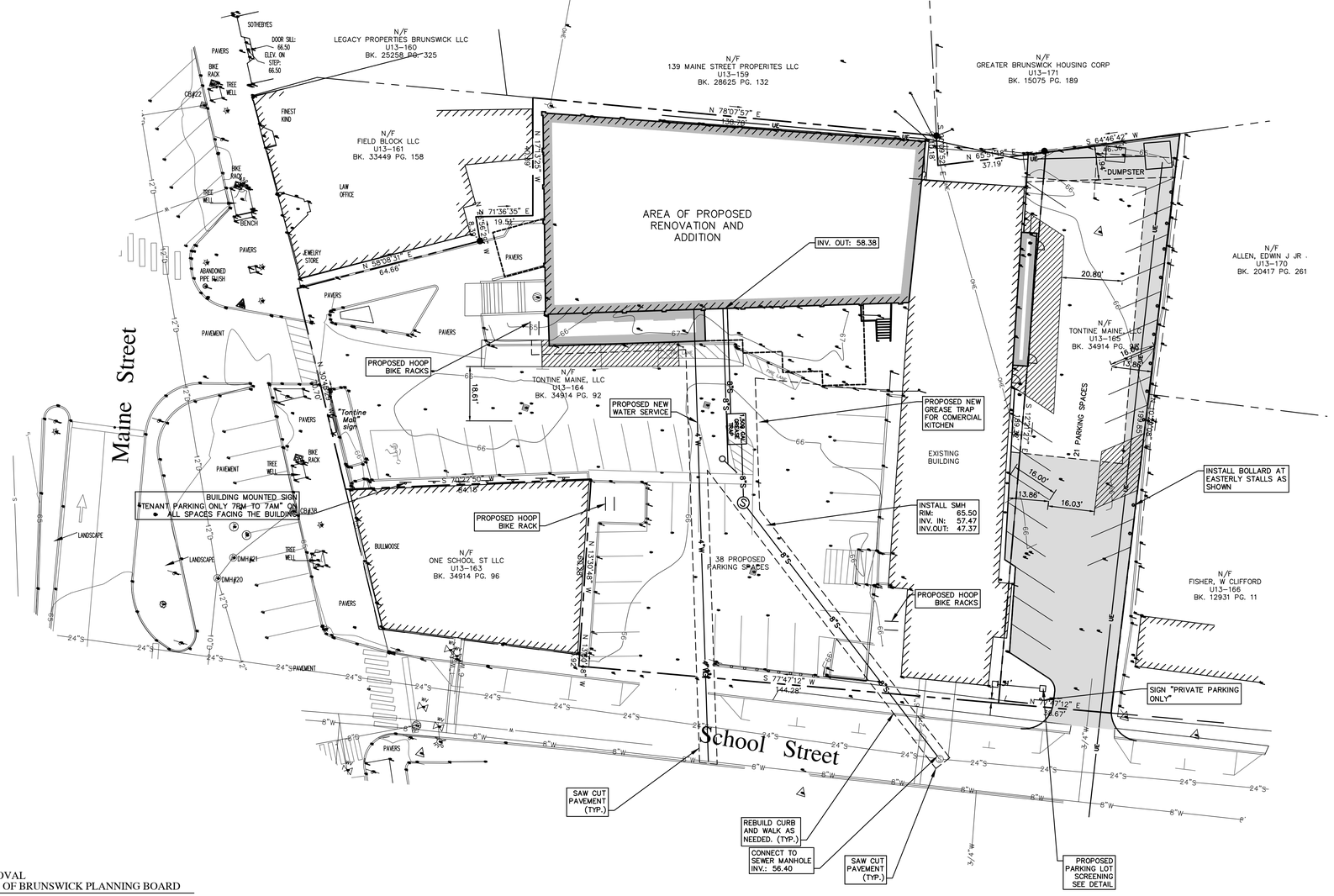
CURBING LEGEND:

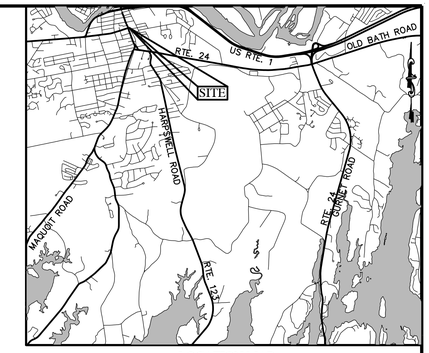
VERTICAL SLIPFORM CONCRETE CURB: VSFC

VERTICAL GRANITE CURB: VGC

TD TIP DOWN

TS TRANSITION STONE





LOCATION MAP
SCALE: 1" = 5000'

GENERAL NOTES:

1. TITLE REFERENCE FOR SURVEYED PARCEL:

   BK 34914, PG 92

2. PLAN REFERENCE(S):

   (1) STANDARD BOUNDARY SURVEY, TONTINE MALL, MAINE STREET, BRUNSWICK, MAINE MADE FOR FORE RIVER COMPANY, 5 MILK STREET, PORTLAND, MAINE. DATED JULY 18TH, 1990. BY TITCOMB ASSOCIATES LAND SURVEYORS

3. AREA INFORMATION:

   LOT AREA: 1.0 ACRES

4. TAX MAP REFERENCE:

   TAX MAP U13, LOT 164 & 165

5. BASIS OF BEARINGS:

   BEARINGS ARE REFERENCED TO MAGNETIC.

UTILITY NOTES:

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GROWTH MIXED-USE 6 ZONING DISTRICT (GM6)		
ZONING STANDARD	REQUIRED	PROPOSED
MIN. LOT SIZE:	7,000 S.F.	1.0± ACRE
DENSITY, MAX	N/A	16
MIN. LOT WIDTH:	N/A	--
YARD DEPTH:		
FRONT:	0'	0'
REAR:	0'	0'
SIDE:	0'	0'
MIN/MAX. HEIGHT:	24'/40'	39'-6"
MAX. IMPERVIOUS COVERAGE:	100%	<100%

2. 06-23-20	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	CYN
1. 03-24-20	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW	CYN

TITLE:

SITE & UTLIITY LAYOUT PLAN

PROJECT:

TONTINE MALL EXPANSION
MAINE STREET & SCHOOL STREET, BRUNSWICK

PREPARED FOR:

TONTINE MAINE LLC
100 SILVER STREET, PORTLAND MAINE

APPROVAL
TOWN OF BRUNSWICK PLANNING BOARD

DATE APPROVED:

DATE SIGNED:

CHAIRMAN:

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

ISSUED FOR:
PERMITTING REVIEW

STATE OF MAINE
CURTIS Y. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
06-23-20

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: OTHERS	SCALE: 1" = 20'	SHEET: C3
DRN BY: RPL	JOB #: 3791	
CH'D BY: CYN	MAP/LOT: U13 / 164&165	
DATE: 01-15-2020	FILE: 3791-SITE.DWG	

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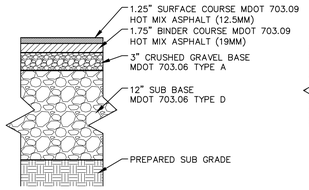
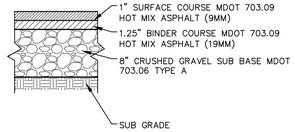
X:\LAND PROJECTS\3791 CATLIN TONTINE APTS BRUNSWICK\DWG\3791-SITE.DWG, SITE & UTILITY, 3/1/2017 3:47:05 PM, CURT

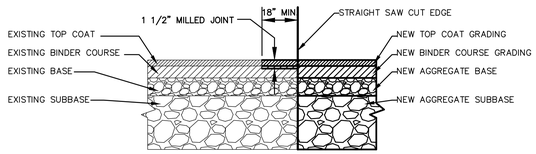
2020, THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SITELINES PA. ANY MODIFICATION, CHANGE OR USE OF THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SITELINES PA IS WRONGFUL AND IS AT THE USER'S RISK.



DRIVEWAY & PARKING SECTION
NOT TO SCALE

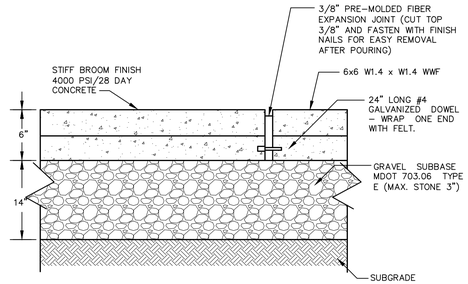


WALKWAY SECTION
NOT TO SCALE

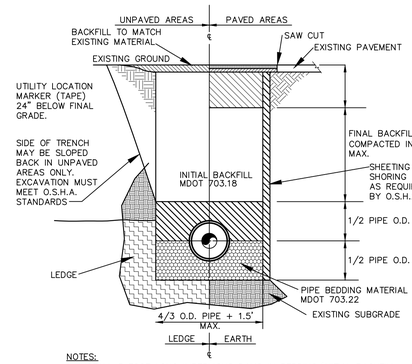


PAVEMENT SAW CUT SECTION "FULL DEPTH RECONSTRUCTION"
NOT TO SCALE

A PAVEMENT SECTIONS
N.T.S.

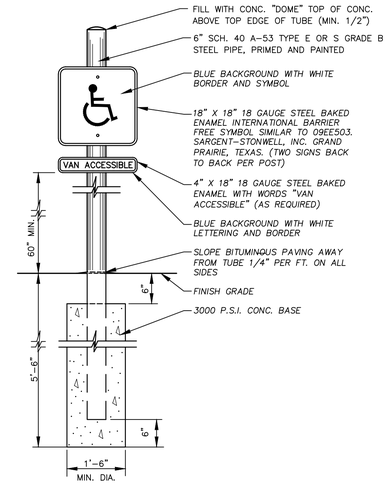


B CONCRETE DUMPSTER PAD DETAIL
N.T.S.

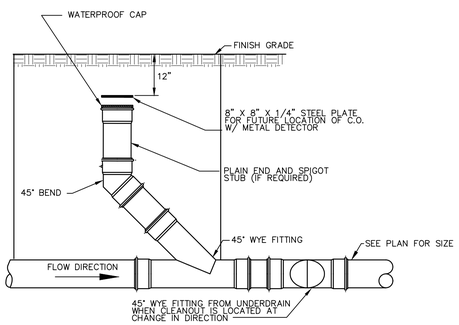


NOTES:
1. INSTALL 3 FOOT LONG IMPERVIOUS DAMS IN BEDDING/INITIAL BACKFILL MATERIAL EVERY 100 FEET TO PREVENT TRENCH GROUNDWATER FROM BEING CHANNELED ALONG BEDDING/INITIAL BACKFILL
2. REFER TO LATEST MDOT SPECIFICATIONS FOR BEDDING AND BACKFILL REQUIREMENTS.
3. INITIAL BACKFILL TO BE 12 INCHES OVER TOP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

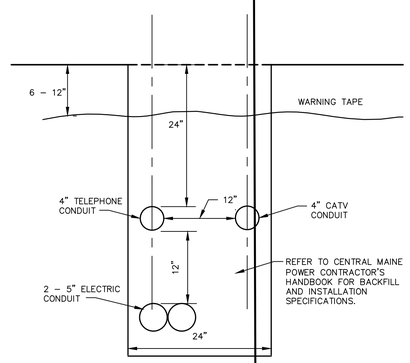
C TYPICAL PIPE TRENCH DETAIL
N.T.S.



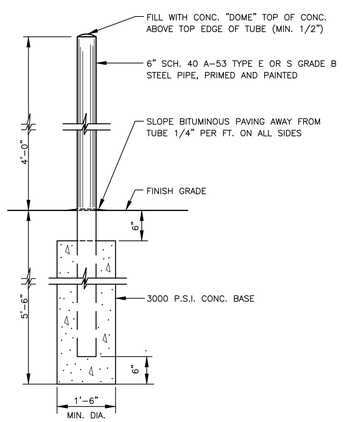
D TYPICAL BOLLARD DETAIL WITH HANDICAP SIGN
N.T.S.



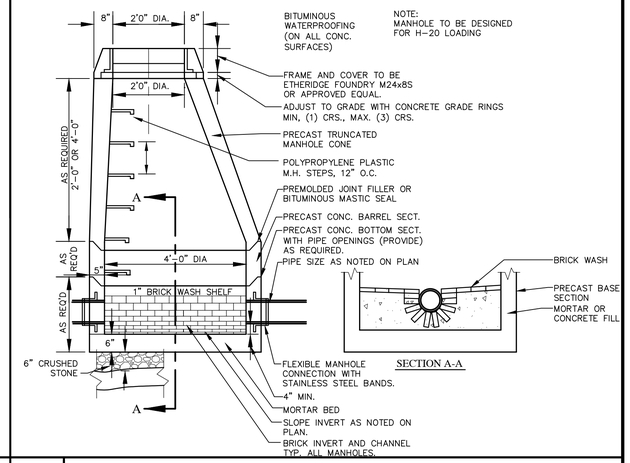
E SEWER CLEAN OUT DETAIL
N.T.S.



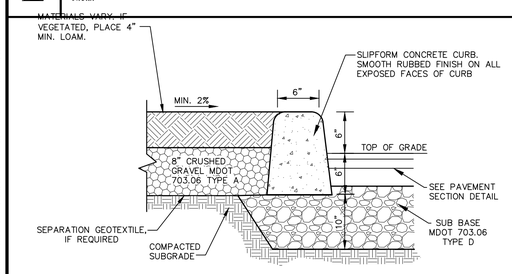
F UTILITY TRENCH
N.T.S.



G TYPICAL BOLLARD DETAIL
N.T.S.

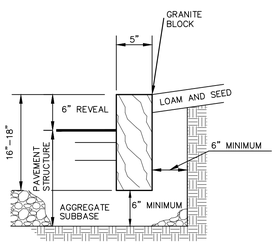


H SANITARY SEWER DETAIL
N.T.S.



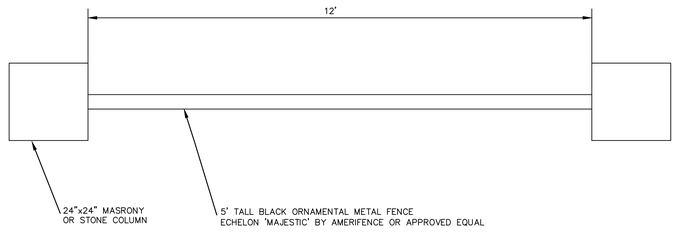
NOTES:
1. CONCRETE SHALL BE CAST-IN-PLACE 5000 PSI W/FIBER REINFORCEMENT.
2. APPLY MEDIUM BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL.
3. PROVIDE 1-1/2" DEEP TOOLED CONTROL JOINT PERPENDICULAR TO WALK AT 5' O.C.
4. PROVIDE EXPANSION JOINT AT 20' INTERVALS ON SIDEWALK ONLY.
5. PROVIDE ISOLATION JOINT W/SELF LEVELING SEALER WHERE WALK ABUTS ANY VERTICAL SURFACE.

VERTICAL SLIPFORM CONCRETE CURB
NOT TO SCALE



VERTICAL GRANITE CURB
NOT TO SCALE

I CURBING DETAILS
N.T.S.



G PARKING LOT FENCE DETAIL
N.T.S.

2.	06-23-20	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	CYN
1.	03-24-20	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW	CYN

TITLE:
SITE DEVELOPMENT DETAILS

PROJECT:
TONTINE MALL EXPANSION
MAINE STREET & SCHOOL STREET, BRUNSWICK

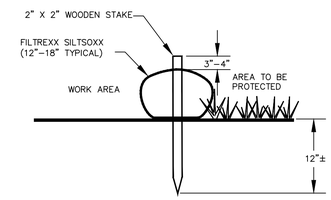
OWNER:
TONTINE MAINE LLC
100 SILVER STREET, PORTLAND MAINE

STATE OF MAINE
CURTIS V. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
06-23-20

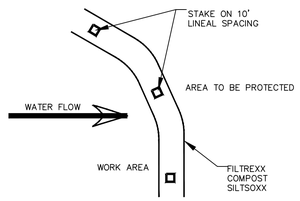
SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: OTHERS	SCALE: NTS	SHEET:
DRN BY: RPL	JOB #: 3791	C4
CH'D BY: CYN	MAP/LOT: 40/98	
DATE: 01-15-2020	FILE: 3791 COV-DET	

X:\LAND PROJECTS\3791 CATLIN TONTINE APTS BRUNSWICK\DWG\3791 COV-DET.DWG, C4 DETAILS, 3/1/2017 3:47:05 PM, CURT



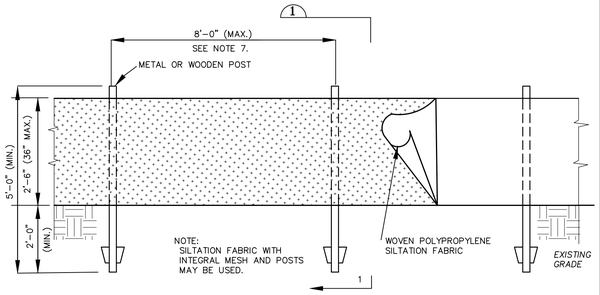
SECTION



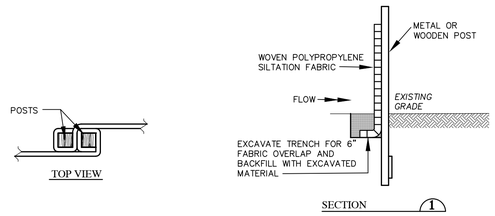
PLAN

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

A SILT SOCK DETAIL "SEDIMENT BARRIER OPTION"
N.T.S.

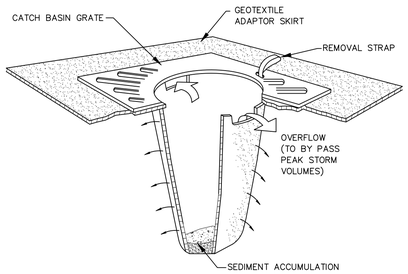


ELEVATION



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

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

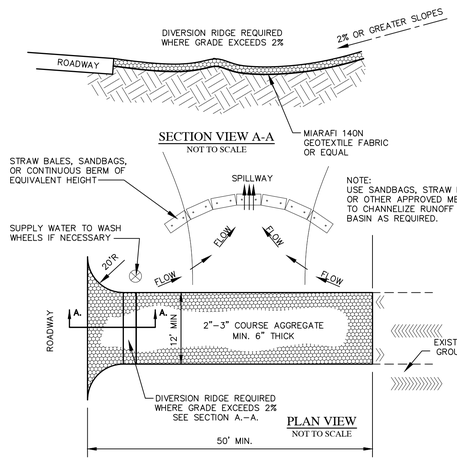


NOTES:
1. CATCH BASIN PROTECTION TO BE "SILTSACK" (BY ACF ENVIRONMENTAL) OR "STREAM GUARD" (BY FOSS ENVIRONMENTAL SERVICES).

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

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

C TEMPORARY INLET PROTECTION DETAIL
N.T.S.



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

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

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

D STABILIZED CONSTRUCTION ENTRANCE
N.T.S.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. SLOPES GREATER THAN 2:1 WILL RECEIVE RIPRAP. (NONE ANTICIPATED)

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

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

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

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

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

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

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

5. FOLLOWING FINAL SEEDING, THE SITE WILL BE INSPECTED EVERY 30 DAYS UNTIL 85% COVER HAS BEEN ESTABLISHED. RESEEDING WILL BE CARRIED OUT BY THE CONTRACTOR WITHIN 10 DAYS OF NOTIFICATION BY THE ENGINEER THAT THE EXISTING CATCH IS INADEQUATE.

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

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

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

3. REVEGETATION OF DISTURBED AREAS WITHIN 25' OF DRAINAGE–COURSE/STREAM WILL BE SEEDED WITH THE "MEADOW AREA MIX" AND INSPECTED ON A WEEKLY BASIS OR AFTER EACH SIGNIFICANT RAINFALL AND RESEEDED AS NEEDED. EXPOSED AREAS WILL BE RESEEDED AS NEEDED UNTIL THE AREA HAS OBTAINED 100% GROWTH RATE. PROVIDE PERMANENT RIPRAP FOR SLOPES IN EXCESS OF 3:1 AND WITHIN 25' OF DRAINAGE COURSE.

PERMITTING REVIEW

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2.	06–23–20	SUBMITTED TO TOWN FOR FINAL PLAN REVIEW	CYN
1.	03–24–20	SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW	CYN

TITLE:
EROSION CONTROL NOTES

PROJECT:
TONTINE MALL EXPANSION
MAINE STREET & SCHOOL STREET, BRUNSWICK

OWNER:
TONTINE MAINE LLC
100 SILVER STREET, PORTLAND MAINE

STATE OF MAINE
CURTIS V. NEUFELD
9779
LICENSED
PROFESSIONAL ENGINEER
06–23–20

SITELINES
119 PURINTON ROAD, SUITE A
BRUNSWICK, MAINE 04011
207.725.1200
CIVIL ENGINEERS ▪ PLANNERS ▪ LAND SURVEYORS

FIELD WK: OTHERS	SCALE: NTS	SHEET: C5
DRN BY: RPL	JOB #: 3791	
CH'D BY: CYN	MAP/LOT: 40/98	
DATE: 01-15-2020	FILE: 3791 COV-DET	

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MAJOR DEVELOPMENT REVIEW
FINAL APPLICATION
TONTINE MALL RENOVATION

149 MAINE STREET & 11 SCHOOL STREET
BRUNSWICK, MAINE

June 23, 2020

Prepared For

TONTINE MAINE, LLC
100 SILVER STREET
Portland, Maine 04101

Prepared By

SITELINES
Civil Engineers • Land Surveyors

119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011
207-725-1200 ▪ www.sitelinespa.com

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June 23, 2020

3791-7

Mr. Jared Woolston, Planner
Town of Brunswick
85 Union Street
Brunswick, Maine 04011

RE: Major Development Review Final Application
Tontine Mall Renovation
149 Maine Street & 11 School Street
Tax Map U13, Lots 164 & 165

Dear Jared:

On behalf of Tontine Maine, LLC, Sitelines, PA is pleased to submit the enclosed Major Development Review Final Application, drawings, and supporting materials for the renovation of, and a new addition to, the Tontine Mall at 149 Maine Street and the demolition of the building at 11 School Street with associated parking, infrastructure, and landscaping improvements. This letter is intended to summarize the project in order to facilitate the review process. The fee in the amount of $850 was submitted under separate cover.

PROPERTY

Tontine Maine, LLC owns the parcels identified at Tax Map U13, Lots 164 and 165 on the Town of Brunswick Tax Assessors Map. A copy of the deed is enclosed. As part of the project, the parcels will be merged and a combined deed description prepared and recorded. The site is in the Growth Mixed-Use (GM6) Zoning district and the Village Review Overlay Zone.

The site at 149 Maine Street has frontage on Maine Street and School Street and is occupied by the Tontine Mall shopping plaza. The plaza is named for the Tontine Hotel that existed on the site from 1828 until 1904 when it was destroyed by fire. In the 1920s, the north wing of the existing Tontine Mall building was constructed as a vehicle storage garage. According to the National Park Service website, the Tontine Mall is a contributing building of the Brunswick Commercial Historic District.

The site at 11 School Street has frontage on School Street and is occupied by a residential structure. The original structure was built in the 1800s and has been subsequently significantly altered. In 1963, half the structure was demolished, to allow construction of the east wing of the existing Tontine Mall. According to National Park Service website, the remaining portion of the building at 11 School Street is listed as the J. Ellis House and is a contributing building of the Federal Street Historic District.

PROJECT DESCRIPTION

The proposed project consists of the renovation of the first floor and basement levels of the north wing of the Tontine Mall and the addition of two (2) stories that provide for sixteen (16) dwelling units above the north wing, as well as the demolition of the adjacent building at 11 School Street. The two (2) dwelling units in the 11 School Street building that will be demolished, resulting in a net gain of 14 residential units. The proposed addition will include approximately 17,785 s.f. of new floor area on the new 2nd and 3rd floors and will be developed as apartments. Dwelling, Multifamily is a permitted use in the GM6 Zone.

The renovation of the 1st floor will include approximately 7,895 s.f. of floor area and will remain as a multi-use commercial development. Restaurant or dining facility, Service Business, and Retail are all permitted uses in the GM6 Zone. Although the configuration of the restaurant will be changed, the area and seating utilized by the restaurant use will remain essentially the same. No changes to the retail uses are proposed.

The existing parking lot adjacent to the north wing will remain relatively unchanged and will retain 36 of 37 existing parking spaces. Demolition of the adjacent building at 11 School Street and modification of the existing parking lot on that parcel will provide an additional 21 parking spaces for a total of 57 parking spaces. No changes to access are proposed and the site will be accessed from Maine Street and School Street via the existing curb cuts. The parking for the 21 spaces to be reserved for the new residents will be via School Street and not accessed through the customer lot.

Two building entrances are proposed on the south elevation of the renovated north wing and the existing entrance with deck and outdoor seating area will be eliminated. The proposed changes to the entrances reduce the number of steps required for access and improves the accessibility to the existing basement and first floor and the proposed second and third floors. A new egress is provided on the east side of the east wing of the Tontine Mall for the proposed addition. No other changes to the east wing are proposed at this time.

The building renovation plans have been completed by Ryan Senatore Architecture. Enclosed are floorplans, elevations, and perspective and overhead views for the proposed improvements.

REVIEW STANDARDS

To facilitate your review of our proposal, the following issues are summarized in accordance with *CHAPTER 4 – PROPERTY DEVELOPMENT STANDARDS* of the Ordinance:

4.1 APPLICABILITY OF PROPERTY DEVELOPMENT STANDARDS

The proposed development is in compliance with the standards set forth in Chapter 4 – Property Development Standards.

4.2 DIMENSIONAL AND DENSITY STANDARDS

The proposed development is in the Growth Mixed-Use 6 (GM6) Zoning district and complies with the Dimensional and Density Standards for Growth Area Zoning Districts.

The property has no steep slopes; water bodies; endangered or threatened species habitat; rare and endangered natural communities; waterfowl and wading bird habitat; shorebird nesting, feeding, and staging areas; significant vernal pool habitat; or seabird nesting islands as determined by resources in the Maine GIS Data Catalog and Maine DEP GIS website.

The project is neither an Open Space Development nor an Affordable Housing Development; bonus development density does not apply.

4.3 NATURAL AND HISTORIC AREAS

4.3.1 The project is located within a historic area of Brunswick and has been designed in accordance with the Village Review Board Design Guidelines to the maximum extent practicable. A Certificate of Appropriateness for the alterations to the Tontine Mall structure as well as a Certificate of Demolition for the 11 School Street building have been approved by Village Review Board and are attached with this application.

4.3.2 The added uses will be residential apartments, which are not uses that result in water or air pollution. The project will not result in undue water or air pollution.

4.3.3 The project is not located within a Scenic Area, or an area identified as a buffer or Wildlife Protection Overlay (WPO) district.

4.3.4 There are no known areas of significant plant or animal (WPO) habitat located on the parcel.

4.3.5 There are no steep slopes or embankments greater than 25%, as defined by the ordinance, located on the property.

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

4.3.7 The project will not extract groundwater for operations. The new building will connect to the existing public sewer system in School Street. The impervious area will utilize

best management practices (BMPs) to encourage remove pollutants from stormwater, which will be conveyed by the municipally owned storm drain system to the Androscoggin River. No undue adverse effect on the quality or quantity of groundwater will occur as a result of this project.

4.3.8 There are no known freshwater or coastal wetlands, water bodies or shorelines located on the parcel.

4.3.9 The location of the new floor area is located directly above the existing building footprint. The additional parking area is located in an area that has been previously disturbed by either pavement or the 11 School Street building.

4.4 FLOOD HAZARD AREAS

The development is not in the Flood Protection Overlay (FPO) District. The project area is in Zone C (Areas of Minimal Flooding) of the Flood Insurance Rate Maps (FIRMs) for Cumberland County, Maine. The project area is located on Panel 15 of 35 (Community Panel 230042-0015-B, Effective June 3, 1986). An excerpt of the applicable FIRM is enclosed.

4.5 BASIC AND MUNICIPAL SERVICES

4.5.1 The site is serviced by public water and sewer. A new service will be extended to the building from the sewer main in School Street.

Sewage will be treated by the Brunswick Sewer District. A letter from the Brunswick Sewer District certifying both the willingness to accept and capacity to serve the proposed project; a copy of the letter is enclosed with this application.

Sewer Impact Fees for the Brunswick Sewer District are estimated to be $2,147 per new dwelling unit, or $30,058.

4.5.2 The site is serviced by public water. A letter has been requested from the Brunswick & Topsham Water District certifying its ability to accept additional demand as projects are identified. Once received, a copy will be forwarded under separate cover.

4.5.3 Solid waste shall continue to be collected by a licensed waste disposal company. An enclosed dumpster will be used to collect and store solid waste until it is removed from the site. Solid waste impact fees are estimated to be $248.56 per new dwelling unit, or $3,479.84.

4.5.4 The site currently drains to catch basins within the parcel where stormwater is then conveyed to the public stormwater system in Maine Street or School Street. There are no proposed changes to the existing drainage system.

4.6 LANDSCAPING REQUIREMENTS

Landscape will consist of the existing planting beds, which will be supplemented with perennial and/or annual flowers. Planting boxes and planters will be used seasonally in the seating area to provide additional opportunities for flowering plants. Photographs of planting boxes used at the existing deck are included in this applicant for reference.

The new parking area for residents will be screened from the street with a combination of a fence consisting of masonry or stone columns and 5-foot tall black ornamental metal fence and plantings. Potential fencing is included in the Supporting Graphics section for reference.

4.7 RESIDENTIAL RECREATION REQUIREMENTS
Tontine Mall, LLC will pay the recreation impact fees as required per unit size.

Bedrooms	Number	Fee/Unit	Total
2	4	$1,202	$ 4,808
1	12	$760	$ 9,120
			$13,928

4.8 CIRCULATION AND ACCESS

4.8.1 The current circulation pattern of entering the parking lot from Maine Street and exiting to School Streel will remain unchanged. As noted earlier, the reserved parking for residents will be accessed from School Street, with the entrance being before the parking lot exit. It is not anticipated that the apartments will cause any unreasonable congestion or unsafe conditions on the surrounding public roads.

4.8.2 The site design does not include any new curb cuts from Maine Street or School Street.

4.8.3 There are sidewalks located along Maine Street and School Street, as well as within the site. There are no proposed changes to these sidewalks. The existing bike rack on site will remain to accommodate bicyclists and will be supplemented with two (2) new bicycle racks as shown on the enclosed site plan.

4.8.4 The proposed development has been designed to comply with the Americans with Disabilities Act (ADA) in providing two (2) ADA compliant parking spaces and an adequate accessible route from the ADA compliant parking spaces.

4.8.5 There is no shoreline associated with the property.

4.9 PARKING AND LOADING

4.9.1 A breakdown of the minimum number of required parking spaces for the existing and proposed conditions is as follows:

Existing	**Value**		**Required Parking Rate**		**Parking required**
Edward Jones (Financial Institution)	1100	*sf*	1/300	*square feet*	4
Music Store (Retail)	1600	*sf*	1/300	*square feet*	6
Idranis (Retail)	1422	*sf*	1/300	*square feet*	5
Homes & Harbors (Service)	1017	*sf*	1/300	*square feet*	4
Nails (Service)	1500	*sf*	1/300	*square feet*	5
Eveningstar (Theatre)	72	*seats*	1/4	*max occupancy*	18
Wild Oats(Restaurant)	100	*seats*	1/4	*max occupancy*	25
4 Apartments above Bull Moose	4	*du*	2	*per dwelling unit*	8
					75

Proposed	**Value**		**Required Parking Rate**		**Parking required**
Edward Jones (Financial Institution)	1100	*sf*	1/300	*square feet*	4
Music Store (Retail)	1600	*sf*	1/300	*square feet*	6
Idranis (Retail)	1422	*sf*	1/300	*square feet*	5
Homes & Harbors (Service)	1017	*sf*	1/300	*square feet*	4
Nails (Service)	1500	*sf*	1/300	*square feet*	5
Eveningstar (Theatre)	72	*seats*	1/4	*max occupancy*	18
(Restaurant)	90	*seats*	1/4	*max occupancy*	23
4 Apartments above Bull Moose	4	*du*	2	*per dwelling unit*	8.0
					73

There are currently 37 parking spaces in the Tontine Mall parking lot, which will be reduced to 36 with the development and could indicate a significant shortage; however, when the hours of

operation for the uses are considered, a different scenario is evident. The tables below show the parking required at different times of day with the deficit or surplus based on 36 available spaces noted.

Before Noon. Assumes all apartment residents left for day and all retail demand is needed.

Proposed	Hours		value		rate		Parking required
Ed Jones (Financial Institution)	8	5	1100	*sf*	1/300	*square feet*	4.0
Music Store (Retail)	12	6	1600	*sf*	1/300	*square feet*	0.0
Idranis (Retail)	10	4	1422	*sf*	1/300	*square feet*	5.0
Homes & Harbors (Service)	9	5	1017	*sf*	1/300	*square feet*	4.0
Nails (Service)	10	7	1500	*sf*	1/300	*square feet*	5.0
Eveningstar (Theatre)	4	10	72	*seats*	1/4	*max occupancy*	0.0
(Restaurant)	7	5	90	*seats*	1/4	*max occupancy*	23.0
Bull Moose Apts			4	*du*	2	*per du*	0.0
							41.0
						Deficit	5.0

Before 5:00 pm. Assumes all retail and restaurant demand is needed, but not all theater demand.

Proposed	Hours		value		rate		Parking required
Ed Jones (Financial Institution)	8	5	1100	*sf*	1/300	*square feet*	4.0
Music Store (Retail)	12	6	1600	*sf*	1/300	*square feet*	6.0
Idranis (Retail)	10	4	1422	*sf*	1/300	*square feet*	5.0
Homes & Harbors (Service)	9	5	1017	*sf*	1/300	*square feet*	4.0
Nails (Service)	10	7	1500	*sf*	1/300	*square feet*	5.0
Eveningstar (Theatre)	4	10	72	*seats*	1/4	*max occupancy*	6.0
(Restaurant)	7	5	90	*seats*	1/4	*max occupancy*	23.0
Bull Moose Apts			4	*du*	2	*per dwelling unit*	0.0
							53.0
						Deficit	17.0

After 5:00 pm. Most retail and restaurant demand has ended; theater at about half capacity.

Proposed	Hours		value		rate		Parking required
Ed Jones (Financial Institution)	8	5	1100	*sf*	1/300	*square feet*	0.0
Music Store (Retail)	12	6	1600	*sf*	1/300	*square feet*	0.0
Idranis (Retail)	10	4	1422	*sf*	1/300	*square feet*	0.0
Homes & Harbors (Service)	9	5	1017	*sf*	1/300	*square feet*	0.0
Nails (Service)	10	7	1500	*sf*	1/300	*square feet*	5.0
Eveningstar (Theatre)	4	10	72	*seats*	1/4	*max occupancy*	10.0
(Restaurant)	7	5	90	*seats*	1/4	*max occupancy*	23.0
Bull Moose Apts			4	*du*	2	*per dwelling unit*	8.0
							23.0
						Deficit	10.0

After 7:00 pm. All retail and restaurant demand is over; theater at full capacity. During this time there are 10 or more spaces available to tenant use above the 21 behind the east wing.

Proposed	Hours		value		rate		Parking required
Ed Jones (Financial Institution)	8	5	1100	*sf*	1/300	*square feet*	0.0
Music Store (Retail)	12	6	1600	*sf*	1/300	*square feet*	0.0
Idranis (Retail)	10	4	1422	*sf*	1/300	*square feet*	0.0
Homes & Harbors (Service)	9	5	1017	*sf*	1/300	*square feet*	0.0
Nails (Service)	10	7	1500	*sf*	1/300	*square feet*	0.0
Eveningstar (Theatre)	4	10	72	*seats*	1/4	*max occupancy*	18.0
(Restaurant)	7	5	90	*seats*	1/4	*max occupancy*	0.0
Bull Moose Apts			4	*du*	2	*per dwelling unit*	8.0
							26.0
						Surplus	10.0

Based on minimum parking requirements per the Zoning Ordinance, there would be a deficit in available parking during high demand in the morning and afternoon. This is an existing condition that is not anticipated to change as a result of the proposed apartments as the retail and restaurant uses will remain. It should also be noted that the current restaurant experiences considerable foot traffic.

The scenarios above demonstrate that as the retail and restaurant businesses close in the evening, there will typically be adequate parking for the theater and residential parking.

Per 4.9.1.D.(2) the expansion is required to demonstrate it will make a provision for the off-street parking needed to make up the difference between the existing uses and minimum number of spaces required for the expanded development.

The apartments will consist of four (4) 2-bedroom and twelve (12) 1-bedroom units, which will require 2 new parking spaces and 1 new parking space each, respectively, or 20 spaces. The 21 parking spaces located on what is now 11 School Street will meet this requirement. As described above, additional parking will be available after 5:00 pm.

4.9.2 There is a bicycle rack currently located on the site, which will be supplemented with two new bicycle racks as shown.

4.9.3 The new parking spaces located at 11 School Street have modified dimensions. These spaces propose 60-degree parking spaces with approximate dimensions: 8'6" stall widths, 9'10" skew width, and 16' stall depth. This alternative parking space design is believed to be acceptable due to the anticipated traffic and size of vehicles. **A waiver is requested for this dimension change.**

4.9.4 Shared parking will be available per 4.9.4.A. Shared parking is currently utilized by four apartments located above the Bull Moose store. The residents park in the lot after most of the retail business have closed and leave prior to their opening. This same scheme will be available in the event that a tenant of the new apartments has a large vehicle or a one-bedroom apartment is occupied by two people, each having their own vehicle.

New signage will be posted identifying some spaces as permit only between 7:00 pm and 8:00 am; however, the number of spaces needed may vary.

4.9.5 Off-street loading is not applicable for the proposed building size. The Brunswick Fire Department has indicated they are satisfied with the access for emergency vehicles.

There are no adjacent parcels that will be impacted by noise or visual considerations.

4.10 LIGHTING

Lighting will be provided with the existing lights for the parking area. No new lighting is proposed.

4.11 ARCHITECTURAL COMPATIBILITY

The building renovation plans have been completed by Ryan Senatore Architecture. Enclosed are floorplans, elevations, and perspective and overhead views for the proposed improvements. The following statement was provided by the architect:

The renovations and expansion of the Tontine Mall is a transformative project intended to integrate the existing building into the adjacent neighborhood context. We are adding two additional stories on top of the existing structure to provide a building that has more of a massing presence of the typical Maine Street district building. We are proposing to

replace the existing glazing in the building with a high performance and energy efficient storefront window system. The building addition's facade rhythm is an extension of the existing building's facade creating a cohesive design. The materials used on the addition are fiber cement lap siding and trim, the clapboard scale is reflective of the prevalent lap siding material found throughout the Historic adjacent neighboring buildings and overall neighborhood. The colors of the siding are proposed to be earth tone to provide a warm and subdued color scheme as to blend into the adjacent neighborhood context. At the Maine Street building entry and the parking lot entry we are proposing exterior canopies of a contemporary material, refinished aluminum structural members and kalwall canopy roof panels. These canopies have simple detailing as to not detract from the main building design but to enhance it and create a three-dimensional massing and scaling at the entries.

The existing building and access to it are in compliance with ADA requirements. An elevator will be installed to provide access to the apartments.

4.12 NEIGHBORHOOD PROTECTION STANDARDS
The apartments will be compatible with neighboring uses.

4.13 SIGNS
Signage for the retail and restaurant uses are to be located along the side of the building and shall be compatible in scale and design with their surroundings. They will not unreasonably interfere with the safe operation of adjoining roads, sidewalks, parking areas or uses. Signs will conform to the specific standards set forth in Section 4.13.2 of the Ordinance. Locations and styles of the proposed signage are included on the architectural elevations provided in Section G.

4.14 PERFORMANCE STANDARDS

4.14.1.B Any construction activities will occur between the hours of 7:00 a.m. and 7:00 p.m., or sunset, whichever occurs earlier

4.14.1.C No activities will be conducted that exceed the Maximum Equivalent Sound Level (60 dBA day and 50 dBA night in GM6 zone).

4.14.1.D No activities will be conducted that generate smoke, dust or particulate emissions.

4.14.1.E No activities will be conducted that generate dust, fly ash, dirt, fumes, vapors or gasses that could cause injury to human, animal or vegetable health.

4.14.1.F No activities will be conducted that generate odors.

4.14.1.G No activities will be conducted that generate heat or recurring vibrations.

4.14.1.H No unlicensed motor vehicles will be parked, kept, or stored at this location.

4.14.1.I Large motor vehicles and watercrafts will not be parked or displayed at this location.

4.14.1.J All existing and new outdoor lighting will comply of Section 4.10.

4.15 SITE MAINTENANCE
Site maintenance will be managed by the applicant in compliance with the Brunswick Zoning Ordinance standards.

4.16 FINANCIAL AND TECHNICAL CAPACITY
Tontine Mall, LLC, is working with Camden National Bank for financing. As the budget is be being finalized, a letter of commitment from the bank is pending as of this submission.

The design team, led by Sitelines, PA, has extensive experience (since 1989) planning, designing, and gaining approvals for projects throughout the state, including multiple projects located in the Town of Brunswick.

4.17 ADMINISTRATIVE ADJUSTMENTS / ALTERNATIVE EQUIVALENT COMPLIANCE
The project has been designed in accordance with the Town of Brunswick Zoning Ordinance to the greatest extent practicable. No Administrative Adjustments are requested, other than those waivers requested elsewhere in this letter.

We look forward to presenting the project at the Planning Board at their July 14, 2020 meeting to obtain their feedback prior to final design. Should you have any questions, please call or contact me at cneufeld@sitelinespa.com.

Very truly yours,

Curtis Y. Neufeld, P.E.
Vice President

STATE OF MAINE
CURTIS Y. NEUFELD
No. 9779
LICENSED
PROFESSIONAL ENGINEER

Enclosures

cc: Dan Catlin, Tontine Maine, LLC

SITELINES
Civil Engineers • Land Surveyors

Attachment A
Application Form & Agent Authorization

A completed copy of the Development Review Application form is enclosed. A letter from the Applicant authorizing Sitelines, PA to act as their agent is also enclosed.

DEVELOPMENT REVIEW APPLICATION

1. Development Review application type (refer to **Appendix D**):

   - [ ] **Minor Development Review**
   - [ ] Major Development Review: **Sketch Plan**
   - [x] Major Development Review: **Final Plan**
   - [ ] Major Development Review: **Streamlined Final Plan**

2. Project Name: Apartments at Brunswick Landing

3. Project Applicant
   Name: Shipyard Ventures, LLC (attn: Chris Rhoades)
   Address: 74 Neptune Drive
   Portland, Maine 04101
   Phone Number: 207-725-9132
   Email: dcatlin@commercialpropertiesinc.com

4. Project Owner (if different than applicant)
   Name: Same as Applicant
   Address: _____
   _____
   Phone Number: _____
   Email: _____

5. Authorized Representative
   Name: Sitelines, PA, (attn: Curtis Neufeld, PE)
   Address: 119 Purinton Road, Suite A
   Brunswick, Maine 04011
   Phone Number: (207)-725-1200 ext. 18
   Email: cneufeld@sitelinespa.com

6. List of Design Consultants. Indicate the registration number, address and phone number, email for any additional project engineers, surveyors, architects, landscape architects or planners:

   1. Engineer: Curtis Y. Neufeld, PE #9779, Sitelines, 207-725-1200 ext 18
   2. Landscape Architect: Peter Biegel, Land Design Solutions, 207-939-1717
   3. _____

7. Physical location of property: Admiral Fitch Avenue

8. Lot Size: 5.69 Acres

9. Zoning District: Growth Mixed-Use 7 (GM7) & Brunswick Landing CDP

10. Overlay Zoning District(s): _____

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

12. Assessor's Tax Map 40 Lot Number 34 of subject property.

13. Brief description of proposed use/subdivision: Refer to Cover Letter

14. Describe specific physical improvements to be done: Refer to Cover Letter

Owner Signature:

_____

Applicant Signature (*if different*):

_____

DEVELOPMENT REVIEW APPLICATION REQUIREMENTS

The submission requirements contained in **Appendix D** of the Brunswick Zoning Ordinance (attached in checklist format for each application category) shall apply to all Minor Development, Major Development, and Streamlined Major Development Review unless a waiver is granted. Proposed development applications shall be submitted to the Director of Planning and Development.

For each item listed in Appendix D the applicant shall either submit the requested information or request a waiver from the information requirement pursuant to Subsection 5.2.9.M of the Zoning Ordinance.

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL		Final Plan	Streamlined	Minor
General	Application form and fee	✔		
	Name of development	✔		
	Existing zoning district and overlay designations	✔		
	Location map	✔		
	Names of current owner(s) of subject parcel and abutting parcels	✔		
	Names of engineer and surveyor; and professional registration numbers of those who prepared the plan	✔		
	Location of features, natural and artificial, such as water bodies, wetlands, streams, important habitats, vegetation, railroads, ditches and buildings	✔		
	Documentation of Right, Title and Interest	✔		
	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 common areas will be owned, maintained, and protected	✔		
	Draft performance guarantee or conditional agreement			
Survey, Topography, & Existing Conditions	Scale, date, north point, and area	✔		
	A survey submitted (stamped for final plan submittal) by a professional surveyor with a current license by the State of Maine Board of Licensure for Professional Surveyors	✔		
	Boundaries of all lots and tracts with accurate distances and bearings, locations of all permanent monuments property identified as existing or proposed	✔		
	Existing easements associated with the development	✔		
	Location of existing utilities; water, sewer, electrical lines, and profiles of underground facilities	✔		
Survey, Topography, & Existing Conditions	Existing location, size, profile and cross section of sanitary sewers; description, plan and location of other means of sewage disposal with evidence of soil suitability			
	Topography with contour intervals of not more than two (2) feet			
	A Medium Intensity Soil Survey, available from the Cumberland County Soil and water Conservation District,. The Planning Board may require a Class A (high intensity) Soil Survey, prepared in accordance with the standards of the Maine Association of Professional Soil Scientists, if issues of water quality, wetlands or other natural constraints are noted.	✔		
	Existing locations of sidewalks	✔		
	A delineation of wetlands, floodplains, important habitats, and other environmentally sensitive areas			
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas			

	REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL	Final Plan	Streamlined	Minor
Infrastructure - Proposed	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 one (1) inch = 50 feet and vertical scale of one (1) = five (5) feet, with all evaluations referred to in U.S.G.S. datum	✔		
	Proposed easements associated with the development			
	Kind, location, profile and cross-section of all proposed drainage facilities, both within and connections to the proposed development, and a storm-water management plan in accordance with Section			
	Location of proposed utilities; water, sewer, electrical lines, and profiles of underground facilities. Tentative locations of private wells.	✔		
	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			
	Proposed locations, widths and profiles of sidewalks	✔		
	Locations and dimensions of proposed vehicular and bicycle parking areas, including proposed shared parking arrangement if applicable.	✔		
Infrastructure - Proposed	Grading, erosion control, and landscaping plan; proposed finished grades, slopes, swells, and ground cover or other means of stabilization	✔		
	Storm water management plan for the proposed project prepared by a professional engineer			
	The size and proposed location of water supply and sewage disposal systems	✔		
	Where a septic system is to be used, evidence of soil suitability			
	A statement from the General Manager of the Brunswick Sewer District as to conditions under which the Sewer District will provide public sewer and approval of the proposed sanitary sewer infrastructure	✔		
	A statement from the Fire Chief recommending the number, size and location of hydrants, available pressure levels, road layout and street and project name, and any other fire protection measures to be taken	✔		
	A statement from the General Manager of the Brunswick and Topsham Water District as to conditions under which public water will be provided and approval of the proposed water distribution infrastructure	✔		
Proposed Development Plan	Lighting plan showing details of all proposed lighting and the location of that lighting in relation to the site	✔		
	Reference to special conditions stipulated by the Review Authority			
	Proposed ownership and approximate location and dimensions of open spaces for conservation and recreation. Dedicated public open specs, areas protected by conservation easements, and existing and proposed open spaces or recreation areas and potential connectivity to adjoining open space.			
	When applicable, a table indicating the maximum number of lots permitted based upon the applicable dimensional requirements, the number of lots proposed, and the number of lots permitted to be further subdivided.			
	Building envelopes showing acceptable locations for principal and accessory structures, setbacks and impervious coverage			

REQUIREMENTS FOR FINAL PLAN, STREAMLINED REVIEW & MINOR REVIEW APPLICATION SUBMITTAL		Final Plan	Streamlined	Minor
Proposed Development Plan	Disclosure of any required permits or, if a permit has already been granted, a copy of that permit	✔		
	A statement from the General Manager of the Brunswick and Topsham Water District regarding the proposed development if located within an Aquifer Protection Zone	✔		
	A plan of all new construction, expansion and/or redevelopment of existing facilities, including type, size, footprint, floor layout, setback, elevation of first floor slab, storage and loading areas	✔		
	An elevation view of all sides of each building proposed indicating height, color, bulk, surface treatment, signage and other features as may be required by specific design standards	✔		
	A circulation plan describing all pedestrian and vehicle traffic flow on surrounding road systems			
	A site landscaping plan indicating grade change, vegetation to be preserved, new plantings used to stabilize areas of cut and fill, screening, the size, locations and purpose and type of vegetation	✔		
	Number of lots if a subdivision			
	A plan showing all ten (10) inch caliper trees to be removed as a result of the development proposal			
	All applicable materials necessary for the Review Authority to review the proposal in accordance with the criteria of Chapter 5.	✔		
	Any additional studies required by the Review Authority			

SITELINES
Civil Engineers • Land Surveyors

January 13, 2020

3791-2

Mr. Daniel Catlin
Tontine Maine, LLC
100 Silver Street
Portland, Maine 04101

Re: Designation of Agent Authorization
Tontine Mall Expansion
149 Maine Street & 11 School Street
Tax Map U13, Lots 164 & 165

Dear Dan:

As required by various approval agencies, please indicate by signing below that Sitelines, PA is authorized to act as agent for Tontine Maine, LLC for the specific purpose of preparation and submission of local and state permitting applications on your behalf for the Tontine Mall Expansion located on Tax Map U13, Lots 164 & 165 on 149 Maine Street & 11 School Street in Brunswick, Maine.

Sincerely,

Curtis Y. Neufeld, P.E.
Vice President

The undersigned hereby gives Sitelines, PA the authority to act as agent for Tontine Maine, LLC for the specific purpose of preparation and submission of local and state permitting applications for the project specifically identified above.

Tontine Maine, LLC

Daniel Catlin MANAGER

1/14/2020

Daniel Catlin Date

Attachment B
Right, Title, & Interest

A copy of the current deed is included with this attachment.

24

DLN: **1001840029928**
149 Maine Street &11 ½ School Street, Brunswick

Doc#: 27817 Bk:34914 Pg: 92

AFTER RECORDING RETURN TO:
Tontine Maine LLC
100 Silver Street
Portland, Maine 04101

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that, **D&S RE HOLDINGS LLC**, a Maine limited liability company with a mailing address of c/o Commercial Properties Management, LLC, 4 Milk Street, Suite 103, Portland, Maine 04101, for consideration paid, grants to **TONTINE MAINE LLC**, a Maine limited liability company with a mailing address of 100 Silver Street, Portland Maine 04101, with QUITCLAIM COVENANT, a **three-fifths (3/5) interest** in and to certain lots or parcels of land, together with the buildings thereon, located in the Town of Brunswick, County of Cumberland and State of Maine, more particularly described as follows:

Tontine Mall, 149 Maine Street, Brunswick, Maine

Five certain lots or parcels of land, together with the buildings thereon, situated in Brunswick, in the County of Cumberland and State of Maine and bounded and described as follows, to wit:

Parcel I: Commencing at a stake at the easterly boundary on School Street; thence running westerly ninety-nine and fifty-eight hundredths (99.58) feet to a bolt; thence northerly one hundred eighteen and eighty hundredths (118.80) feet to a stake; thence easterly sixty-nine and twenty-five hundredths (69.25) feet to a bolt; thence northerly sixty-four and fifteen hundredths (64.15) feet to land now or formerly of one Jackson; thence easterly forty-five and forty-six hundredths (45.46) feet; thence southerly nine and nine tenths (9.9) feet to a stone bound; and thence southerly again one hundred eighty-two and twenty-five hundredths (182.25) feet to the place of beginning.

Parcel II: Beginning at the southwest corner of land formerly of one Wallace 0. Gould on the easterly side of Maine Street; thence running southerly on said street twenty (20) feet; thence easterly parallel with the southerly line of said Gould land and land formerly of Joseph H. Rousseau; thence northerly twenty (20) feet to said Gould land; thence by said Gould land to the point of beginning.

Parcel III: Beginning at a bolt at the northwest corner of the second parcel described in this conveyance on the easterly side of Maine Street; thence running southerly on said street thirty-five (35) feet; thence easterly ninety (90) feet, more or less; thence northerly about thirty-four and one-half (34 1/2) feet; thence westerly about one hundred (100) feet to the point of beginning.

Parcel IV: Beginning at an iron bolt in the ground at the southeast corner of land now or formerly of Joseph H. Rousseau and following the northerly line of said School Street in an easterly direction, fifty feet and four inches to a point (Note: Due to a typographical error, this distance was described in two prior deeds as "fifty feet and four inches"; the

correct distance is fifty feet and four inches,); thence running northerly on a line passing through the center of the front door of the dwelling house on said premises, eighty-two feet and eight inches, to an iron bolt in the ground at a point forty-two feet easterly from said Rousseau's easterly line; thence continuing in a northerly direction, passing through the barn on said land, to a point and an iron bolt in the ground on the northerly line of said land and at a point thirty-seven feet and three inches distant easterly from a stone monument now on the easterly line of land conveyed by said Joseph H. Rousseau to Emery A. Crawford and now or formerly of T. Albert Field; thence running westerly following the northerly line of said premises, thirty-seven feet and three inches to the stone monument aforesaid; thence running southerly by said Field and said Rousseau's easterly line to the place of beginning.

Parcel V: Beginning at a copper pin or stake set in the ground in the easterly line of Maine Street sixty-seven and seventy-five hundredths (67.75) feet southerly from a pin or stake set in the ground in the easterly side of Maine Street where the northerly line of land now or formerly of Field adjoins the southerly line of land now or formerly owned by Central Maine Power Company; thence running easterly by a line forming an angle of ninety (90) degrees, ten (10) minutes with the said easterly side of Maine Street, sixty-three and one tenth (63.1) feet to a copper pin or stake set in the ground; thence running northerly by n line forming an angle with the last mentioned line of ninety-four (94) degrees and fifty-five (55) minutes six and twenty-five hundredths (6.25) feet to a pin or stake set in the ground; thence running easterly or southeasterly along land now or formerly of Field nineteen and five tenths (19.5) feet to a copper pin or stake set in the ground; thence running in a northerly or northeasterly direction by a line forming, with the last mentioned line, an angle of ninety-one (91) degrees, ten (10) minutes, forty and five tenths (40.5) feet to a stone monument set in the ground, and land of Central Maine Power Company; thence running easterly or southeasterly along the southerly line of land of Central Maine Power Company one hundred thirty-nine (139) feet to a stone monument set in the ground and land now or formerly of Griffin; thence proceeding southerly along land of Griffin ten and two tenths (10.2) feet to a stone monument set in the ground where the line of Griffin adjoins the line of land now or formerly of W. H. Strout; thence continuing southerly along the line of land of said W. H. Strout to a pipe set in the ground, which is to be replaced by a stone monument, forty-nine and eight tenths (49.8) feet to line of land now or formerly of Joseph H. Rousseau; thence proceeding westerly or northwesterly along the northerly line of land of said Joseph H. Rousseau to its junction with the northerly line of land now or formerly of Gould and Butler; thence continuing westerly or northwesterly along the said line of land of Gould and Butler, a total distance of two hundred eight (208) feet to the easterly line of Maine Street; thence northerly along the easterly line of said Maine Street fifteen and seventy-five hundredths (15.75) feet, more or less, to the point or place of beginning.

Together with the rights and easements granted to Joseph M. Goodwin et al. by deed of T. Albert Field dated September 14, 1926 and recorded in the Cumberland County Registry of Deeds in Book 1244, Page 430, and subject to the right of way reserved in said deed.

11 1/2 School Street. Brunswick, Maine

A certain lot or parcel of land, with the buildings thereon, located at No. 11 1/2 School Street, in the Town of Brunswick, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at a point on the northerly side of School Street by land now or formerly of Joseph M. Goodwin and Fern Goodwin; thence northerly by land of said Goodwin to a stone monument by land now or formerly of Lionel DuBois; thence easterly by land of said DuBois to a stone monument by land now or formerly of Michael L. Weaver; thence southerly by land of said Weaver and land now or formerly of Amy Laws to a pin driven in the ground on the northerly side of School Street; thence westerly along the northerly side of School Street to the point of beginning.

Also another certain lot or parcel of land, located in Brunswick, and bounded and described as follows:

Beginning at a point on the northerly line of School Street at the southeasterly corner of land conveyed by Joseph M. Goodwin and Fern M. Goodwin to Goodwin's Chevrolet Company by deed dated January 31, 1954 and recorded in the Cumberland County Registry of Deeds in Book 2854, Page 357; thence running northerly on a line passing through the center of the front door of the dwelling house on said premises, eighty (80) feet to an iron bolt in the ground at a point forty-two (42) feet easterly from the westerly line of said land conveyed by Joseph and Fern Goodwin to Goodwin's Chevrolet Company; thence continuing in a northerly direction along the easterly line of said land conveyed by Joseph and Fern Goodwin one hundred eight and twelve one-hundredths (108.12) feet to an iron pipe in the ground at the northeasterly corner of said land; thence S 3° -09'-45" W one hundred eighty-seven and ninety-four one-hundredths (187.94) feet through said land to a point in the northerly line of School Street; thence S 85°-59'-45" E five and sixty-seven one-hundredths (5.67) feet along the northerly line of School Street to the point of beginning, being a triangular shaped portion from the easterly side of said land. Containing four hundred seventy-eight (478) square feet.

Being the same premises conveyed to D&S RE Holdings LLC by virtue of a Quitclaim Deed with Covenant dated April 27, 2018 and recorded in the Cumberland County registry of Deeds in Book 34856, Page 255.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, D&S RE Holdings LLC has caused this instrument to be signed and sealed in its company name by Richard J. McGoldrick, its Manager, thereunto duly authorized this 14th day of June, 2018.

WITNESS:

D&S RE Holdings LLC
~~I-2, TOPSHAM FAIR MALL, LLC~~,
a Maine limited liability company

By:
Richard J. McGoldrick
Title: Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

June 14, 2018

Then personally appeared the above-named Richard J. McGoldrick, Manager of D&S RE Holdings LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of D&S RE Holdings LLC.

Before me,

~~Notary Public~~
Print Name: Nicholas J. Morrill, Attorney at Law
My Commission Expires:

Received
Recorded Register of Deeds
Jun 15,2018 09:52:10A
Cumberland County
Nancy A. Lane

Attachment C
Abutting Property Owners

A copy of the abutters map and a list of abutting property owners are included in this attachment for reference.

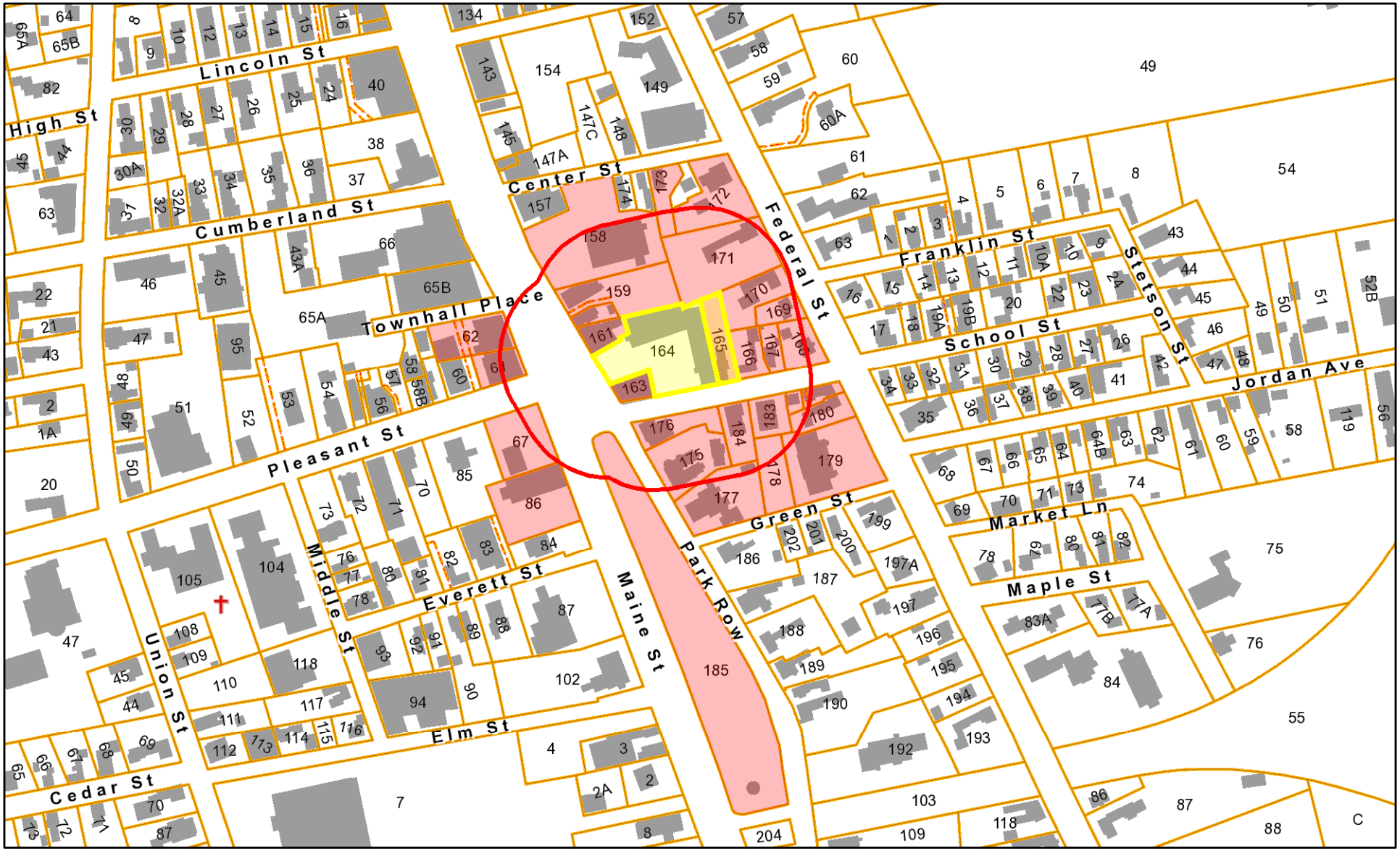
200-Foot Abutters Map

Brunswick, ME

1 inch = 300 Feet

0 300 600 900

June 11, 2020



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

200 foot Abutters List Report

Brunswick, ME
June 11, 2020

Subject Properties:

Parcel Number:	U13-164	Mailing Address:	TONTINE MAINE, LLC C/O COMMERCIAL PROPERTIES MGMT P O BOX 66749 FALMOUTH, ME 04105
CAMA Number:	U13-164		
Property Address:	149 MAINE ST		

Parcel Number:	U13-165	Mailing Address:	TONTINE MAINE LLC C/O COMMERICAL PROPERTIES MGMT P O BOX 66749 FALMOUTH, ME 04105
CAMA Number:	U13-165		
Property Address:	11 SCHOOL ST		

Abutters:

Parcel Number:	U13-158	Mailing Address:	THE BANK OF MAINE ATTN ACCOUNTS PAYABLE PO BOX 310 CAMDEN, ME 04843
CAMA Number:	U13-158		
Property Address:	135 MAINE ST		
Parcel Number:	U13-159	Mailing Address:	139 MAINE STREET PROPERITES LLC PO BOX 659 BRUNSWICK, ME 04011
CAMA Number:	U13-159		
Property Address:	139 MAINE ST		
Parcel Number:	U13-160	Mailing Address:	LEGACY PROPERTIES BRUNSWICK LLC 2 CITY CENTER PORTLAND, ME 04101
CAMA Number:	U13-160		
Property Address:	141 MAINE ST		
Parcel Number:	U13-161	Mailing Address:	FIELD BLOCK LLC 147 MAINE ST BRUNSWICK, ME 04011
CAMA Number:	U13-161		
Property Address:	145 MAINE ST		
Parcel Number:	U13-163	Mailing Address:	ONE SCHOOL ST LLC C/O COMMERCIAL PROPERTIES MGMT P O BOX 66749 FALMOUTH, ME 04105
CAMA Number:	U13-163		
Property Address:	151 MAINE ST		
Parcel Number:	U13-165	Mailing Address:	TONTINE MAINE LLC C/O COMMERICAL PROPERTIES MGMT P O BOX 66749 FALMOUTH, ME 04105
CAMA Number:	U13-165		
Property Address:	11 SCHOOL ST		
Parcel Number:	U13-166	Mailing Address:	FISHER, W CLIFFORD 13 SCHOOL ST BRUNSWICK, ME 04011
CAMA Number:	U13-166		
Property Address:	13 SCHOOL ST		
Parcel Number:	U13-167	Mailing Address:	JACUBOUIS, MICHAEL J 15 SCHOOL ST BRUNSWICK, ME 04011
CAMA Number:	U13-167		
Property Address:	15 SCHOOL ST		
Parcel Number:	U13-168	Mailing Address:	DAUGHTRY, MATHEA E 40 FEDERAL ST BRUNSWICK, ME 04011
CAMA Number:	U13-168		
Property Address:	40 FEDERAL ST		

200 foot Abutters List Report

Brunswick, ME
June 11, 2020

Parcel Number:	U13-169	Mailing Address:	MOLL, RICHARD S & FAITH K JT
CAMA Number:	U13-169		38 FEDERAL ST
Property Address:	38 FEDERAL ST		BRUNSWICK, ME 04011
Parcel Number:	U13-170	Mailing Address:	ALLEN, EDWIN J JR & BEAN, BARBARA E JT
CAMA Number:	U13-170		36 FEDERAL ST
Property Address:	36 FEDERAL ST		BRUNSWICK, ME 04011
Parcel Number:	U13-171	Mailing Address:	GREATER BRUNSWICK HOUSING CORP
CAMA Number:	U13-171		
Property Address:	34 FEDERAL ST		PO BOX A
			BRUNSWICK, ME 04011
Parcel Number:	U13-172	Mailing Address:	BOULAY, ARTHUR & LORI JT
CAMA Number:	U13-172		32 FEDERAL ST
Property Address:	32 FEDERAL ST		BRUNSWICK, ME 04011
Parcel Number:	U13-173	Mailing Address:	CENTRAL BRUNSWICK REALTY, LLC
CAMA Number:	U13-173		1 MILITIA DRIVE, SUITE 203
Property Address:	16 CENTER ST		LEXINGTON, MA 02421
Parcel Number:	U13-175	Mailing Address:	NEMROW MAINE LLC
CAMA Number:	U13-175		155 PARK ROW
Property Address:	157 PARK ROW		BRUNSWICK, ME 04011
Parcel Number:	U13-176	Mailing Address:	NEMROW MAINE LLC
CAMA Number:	U13-176		155 PARK ROW
Property Address:	153 PARK ROW		BRUNSWICK, ME 04011
Parcel Number:	U13-177	Mailing Address:	PEJEPSCOT HISTORICAL SOCIETY
CAMA Number:	U13-177		159 PARK ROW
Property Address:	159 PARK ROW		BRUNSWICK, ME 04011
Parcel Number:	U13-178	Mailing Address:	BRUNSWICK, TOWN OF
CAMA Number:	U13-178		85 UNION ST
Property Address:	0 GREEN ST		BRUNSWICK, ME 04011
Parcel Number:	U13-179	Mailing Address:	BRUNSWICK, TOWN OF
CAMA Number:	U13-179		SUPERINTENDENTS OFFICE
Property Address:	46 FEDERAL ST		46 FEDERAL ST
			BRUNSWICK, ME 04011
Parcel Number:	U13-180	Mailing Address:	GERRISH, WAYNE A & TRACY A &
CAMA Number:	U13-180		GERRISH FAMILY TRUST JT
Property Address:	42 FEDERAL ST		C/O WAYNE GERRISH, TRUSTEE 42 FEDERAL ST
			BRUNSWICK, ME 04011
Parcel Number:	U13-181	Mailing Address:	GERRISH FAMILY TRUST GERRISH,
CAMA Number:	U13-181		WAYNE & TRACY (JT)
Property Address:	18 SCHOOL ST		42 FEDERAL ST
			BRUNSWICK, ME 04011

200 foot Abutters List Report

Brunswick, ME
June 11, 2020

Parcel Number:	U13-182	Mailing Address:	MAINE STATE MUSIC THEATRE 22 ELM ST BRUNSWICK, ME 04011
CAMA Number:	U13-182		
Property Address:	16 SCHOOL ST		
Parcel Number:	U13-183	Mailing Address:	THEATER (THE) PROJECT 14 SCHOOL ST BRUNSWICK, ME 04011
CAMA Number:	U13-183		
Property Address:	14 SCHOOL ST		
Parcel Number:	U13-184	Mailing Address:	MAINE STATE MUSIC THEATRE 22 ELM ST BRUNSWICK, ME 04011
CAMA Number:	U13-184		
Property Address:	8 SCHOOL ST		
Parcel Number:	U13-185	Mailing Address:	BRUNSWICK, TOWN OF 85 UNION ST BRUNSWICK, ME 04011
CAMA Number:	U13-185		
Property Address:	207 MAINE ST		
Parcel Number:	U13-61	Mailing Address:	HERMITAGE LEMONT BLOCK LLC 54 RICHARDS LN FREEPORT, ME 04032
CAMA Number:	U13-61		
Property Address:	146 MAINE ST		
Parcel Number:	U13-62	Mailing Address:	136 MAINE ST LLC 55 MIDDLE BAY RD BRUNSWICK, ME 04011
CAMA Number:	U13-62		
Property Address:	134 MAINE ST		
Parcel Number:	U13-67	Mailing Address:	SNOW FLAKE HOLDINGS THE SOUTHLAND CORP ATTN: CORP TX DEPT LOC125 PO BX 711 DALLAS, TX 75221-0711
CAMA Number:	U13-67		
Property Address:	152 MAINE ST		
Parcel Number:	U13-86	Mailing Address:	GOODWIN CHEVROLET CO C/O WALGREEN CO PO BOX 1159 DEERFIELD, IL 60015
CAMA Number:	U13-86		
Property Address:	156 MAINE ST		

Attachment D
Supporting Documents

This attachment included supporting correspondence including a Certificate of Good Standing and other supporting documentation.

State of Maine

Department of the Secretary of State

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

In testimony whereof, I have caused the Great Seal of the State of Maine to be hereunto affixed. Given under my hand at Augusta, Maine, this thirteenth day of January 2020.

Matthew Dunlap
Secretary of State

Additional Addresses

Legal Name	Title	Name	Charter #	Status
TONTINE MAINE LLC	Registered Agent	DANIEL M CATLIN	20000874DC	GOOD STANDING
Home Office Address (of foreign entity)	**Other Mailing Address**			

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET | TELEPHONE 207-725-6660

BRUNSWICK, MAINE 04011-1583 | FAX 207-725-6663

CERTIFICATE OF APPROPRIATENESS FOR ALTERATIONS TO AN EXISTING STRUCTURE

May 4, 2020

Tontine Maine, LLC
c/o Dan Catlin
100 Silver St.
Portland, ME 04101

Mr. Catlin:

Your application (VRB 20-004) to make architectural changes to the first floor and add two (2) floors of multi-family residential dwelling units (16 in total) above the northern section of the existing structure at 149 Maine Street (Map U13, Lot 164) located within the Growth Mixed-Use 6 (GM6) Zoning District, the Village Review Overlay Zone, and the *National Register of Historic Places' Brunswick Commercial Historic District* was approved by the Village Review Board by a vote of 6-0 on April 29, 2020. The approved Findings of Fact are attached for your reference.

This Certificate of Appropriateness is issued as required for any alterations or new construction visible from a public right-of-way pursuant to Subsection 5.2.8.C.(2) of the Zoning Ordinance.

Please note that any changes to the approved design and materials shall require further review and approval in accordance with the Brunswick Zoning Ordinance, Subsection 5.2.8.

Please contact me with any questions or concerns.

Sincerely,

Matt Panfil

Matt Panfil, AICP CUD, LEED AP BD+C
Director of Planning and Development

Enclosures

cc: Carl Adams

sent via email to dcatlin@commercialpropertiesinc.com and cneufeld@sitelinespa.com

Town of Brunswick, Maine

INCORPORATED 1739

DEPARTMENT OF PLANNING AND DEVELOPMENT

85 UNION STREET | TELEPHONE 207-725-6660

BRUNSWICK, MAINE 04011-1583 | FAX 207-725-6663

CERTIFICATE OF DEMOLITION

May 4, 2020

Tontine Maine, LLC
c/o Dan Catlin
100 Silver St.
Portland, ME 04101

Mr. Catlin:

Your application (VRB 19-020) to demolish the existing structure located at 11 School Street (Map U13, Lot 165) and within the Growth Mixed-Use 6 (GM6) Zoning District, the Village Review Overlay Zone, and the *National Register of Historic Places' Federal Street Historic District* was approved by the Village Review Board (VRB) on April 29, 2020. The approved Findings of Fact and Motion are attached for your reference.

This Certificate of Demolition is issued as required pursuant to Section 5.2.8.B.(3).c.iv of the Town of Brunswick Zoning Ordinance.

Please note that any changes to the approved project shall require further review and approval in accordance with the Brunswick Zoning Ordinance, Subsection 5.2.8. As proposed, a Demolition Permit issued by the Codes Enforcement Officer is required.
Please note that any changes to the approved design and materials shall require further review and approval in accordance with the Brunswick Zoning Ordinance, Subsection 5.2.8.

Please contact me with any questions or concerns.

Sincerely,

Matt Panfil

Matt Panfil, AICP CUD, LEED AP BD+C
Director of Planning and Development

Enclosures

cc: Carl Adams

sent via email to dcatlin@commercialpropertiesinc.com and cneufeld@sitelinespa.com

MAINE HISTORIC PRESERVATION COMMISSION
55 CAPITOL STREET
65 STATE HOUSE STATION
AUGUSTA, MAINE
04333

JANET T. MILLS
GOVERNOR

KIRK F. MOHNEY
DIRECTOR

March 9, 2020

Ms. Melissa C. Archbell
Sitelines
119 Purinton Road, Suite A
Brunswick Landing
Brunswick, ME 04011

Project: MHPC# 0242-20 Tontine Maine LLC; 11 School Street
Demolish Existing Building

Town: Brunswick, ME

Dear Ms. Archbell:

In response to your recent request, I have reviewed the information received February 12, 2020 to initiate consultation on the above referenced project.

As you may already know, the building located at 11 School Street, the J. Ellis House, is a contributing building in the Federal Street Historic District which was listed in the National Register of Historic Places in 1975. Despite the minor alterations over the years, our office feels that the building is still a contributing building in the district.

With regard to historic archaeological sites, it is possible that trash pits and privies associated with the Shaw Family are present on the property.

Based on the information submitted, I have concluded that the proposed undertaking will have an **adverse effect** upon historic properties (architectural or archaeological), as defined by Section 106 of the National Historic Preservation Act of 1966, as amended.

Please contact Megan Rideout at (207) 287-2992 or megan.m.rideout@maine.gov if we can be of further assistance in this matter.

Sincerely,

Kirk F. Mohney

Kirk F. Mohney
State Historic Preservation Officer

PHONE: (207) 287-2132 FAX: (207) 287-2335

Attachment E
Supporting Graphics

This attachment includes supporting materials and graphics for the application. This includes an excerpt of the applicable USGS 7.5-minute quadrangle map, an excerpt of the FEMA flood rate insurance map (FIRM), a reduced size copy of the tax map, and a NRCS soils map.

MAJESTIC™

The flush top rail projects a more modern, streamlined look that beautifully accents flowers and shrubs when used as border landscaping. Pool panels with either 2 or 3 rails are available that perfectly match this style of fence as well as single, double and arched swing gates.

- *3-rail panels in 4', 5' and 6' heights*
- *2-rail pool panels in 4' height and 3-rail in 4½' height*

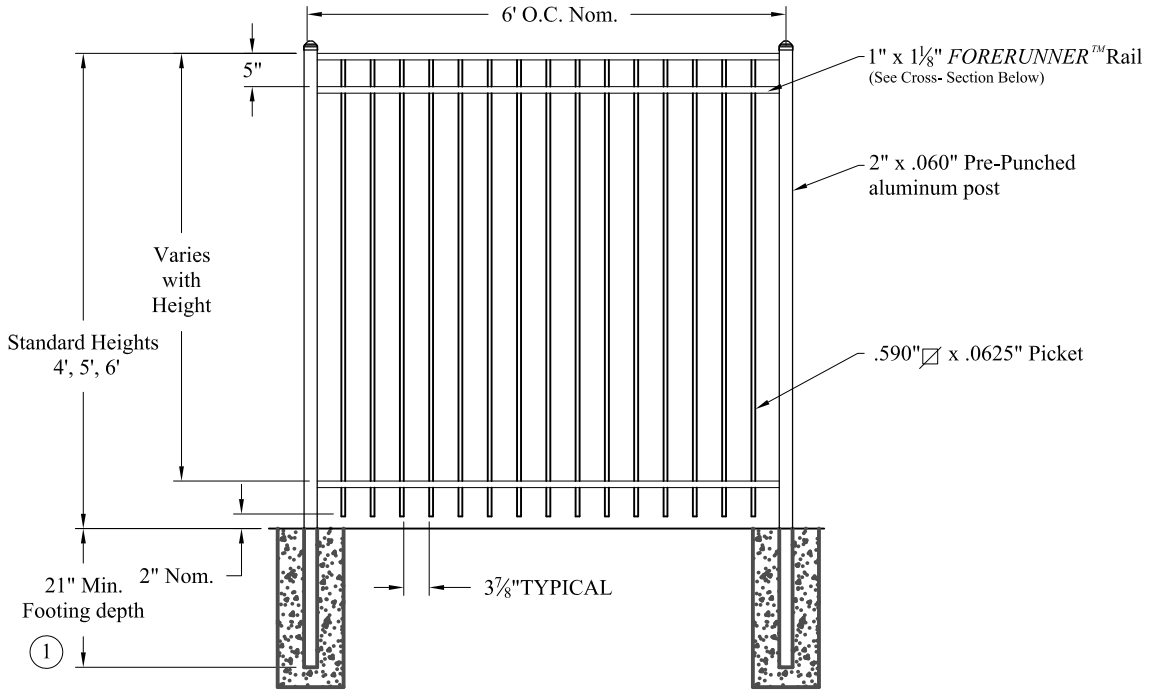
CONQUEROR™

Combining the striking look of spear-topped pickets with the safety of a flush top rail, this is a perfect look for those who want the ***"best of both worlds"***. Pool panels are available that perfectly match this style of fence as well as single, double and arched swing gates.

- *3-rail panels in 4', 5' and 6' heights*
- *3-rail pool panels in 4½' height*

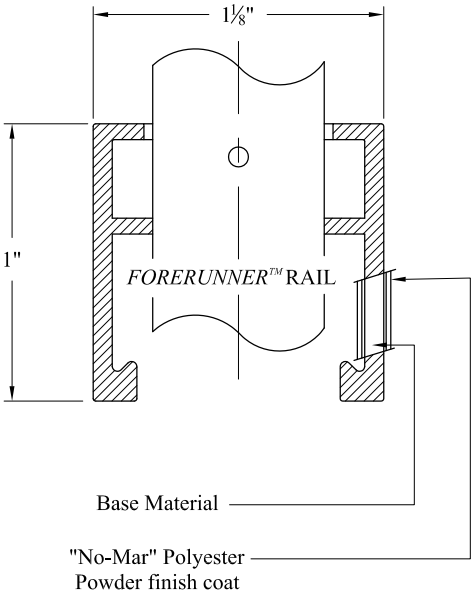
COLOR OPTIONS

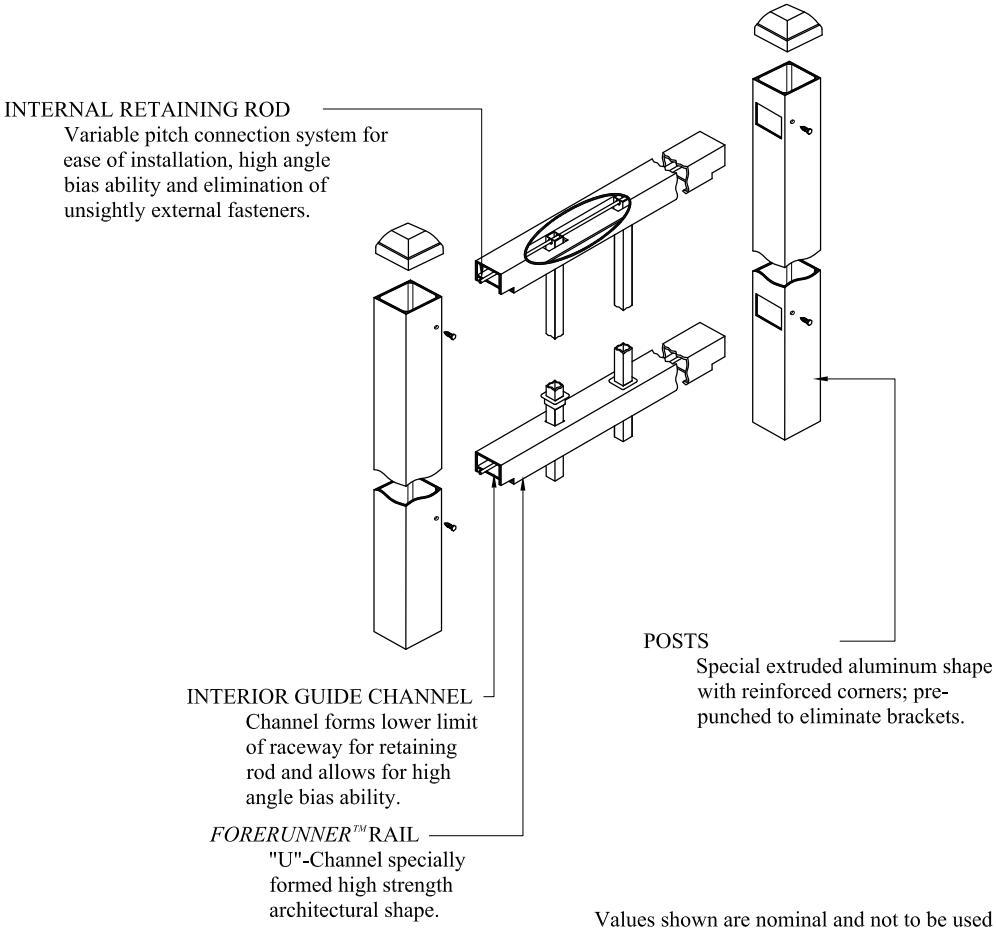
Black *Bronze* *White*



NOTES:

1. Post footing available in 21" or 33" depths.





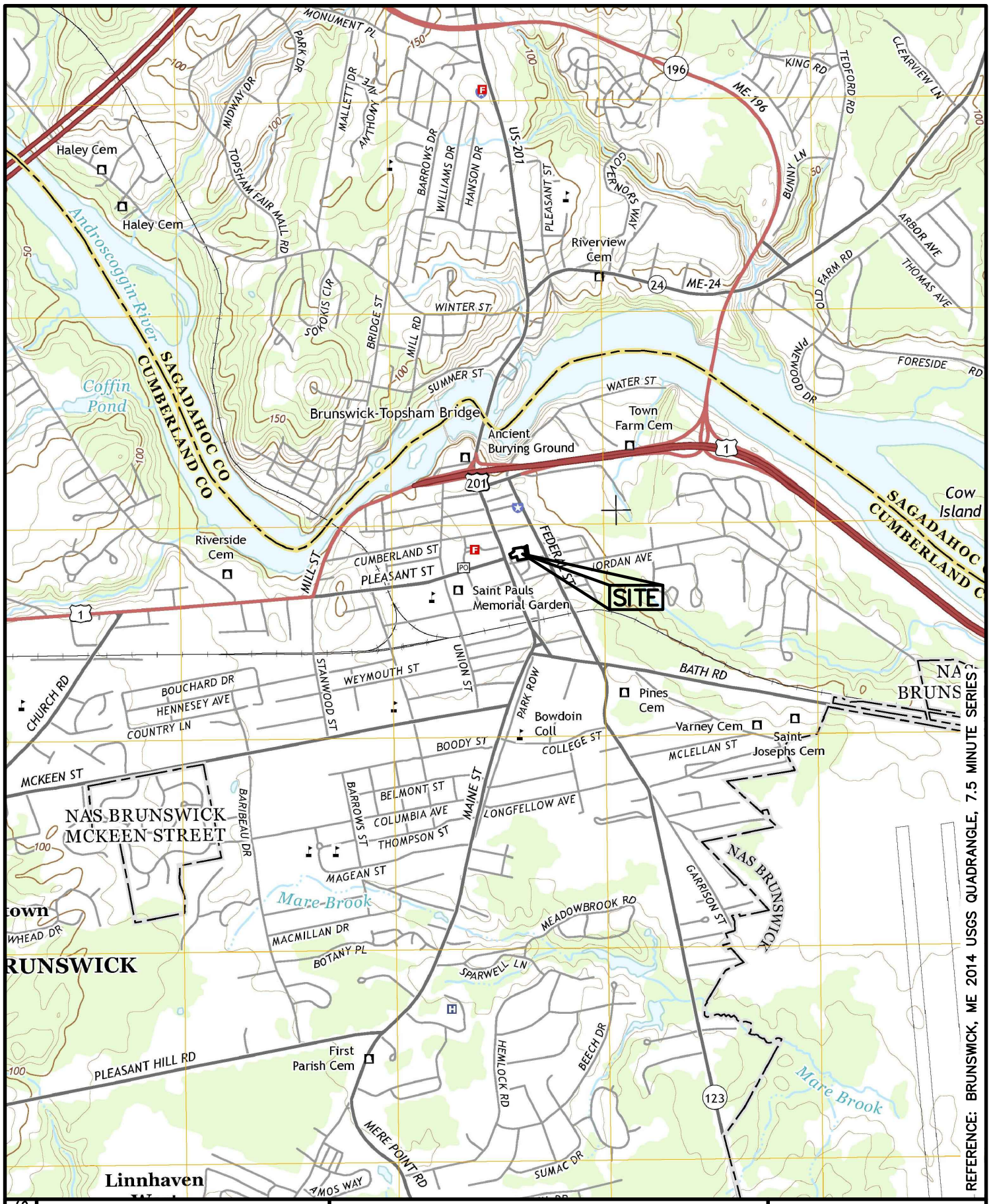
Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

MISO

Title: ECHELON MAJESTIC 3-RAIL			
DR: CI	SH . 1of 1	SCALE: DO NOT SCALE	
CK: ME	Date 6/25/10		REV: b

AMERISTAR®

1555 N. Mingo
Tulsa, OK 74116
1-888-333-3422
www.ameristarfence.com



SHEET: 1 OF 1

SITELINES

119 PURINTON ROAD, SUITE A
BRUNSWICK, ME 04011
207.725.1200

CIVIL ENGINEERS • LAND SURVEYORS

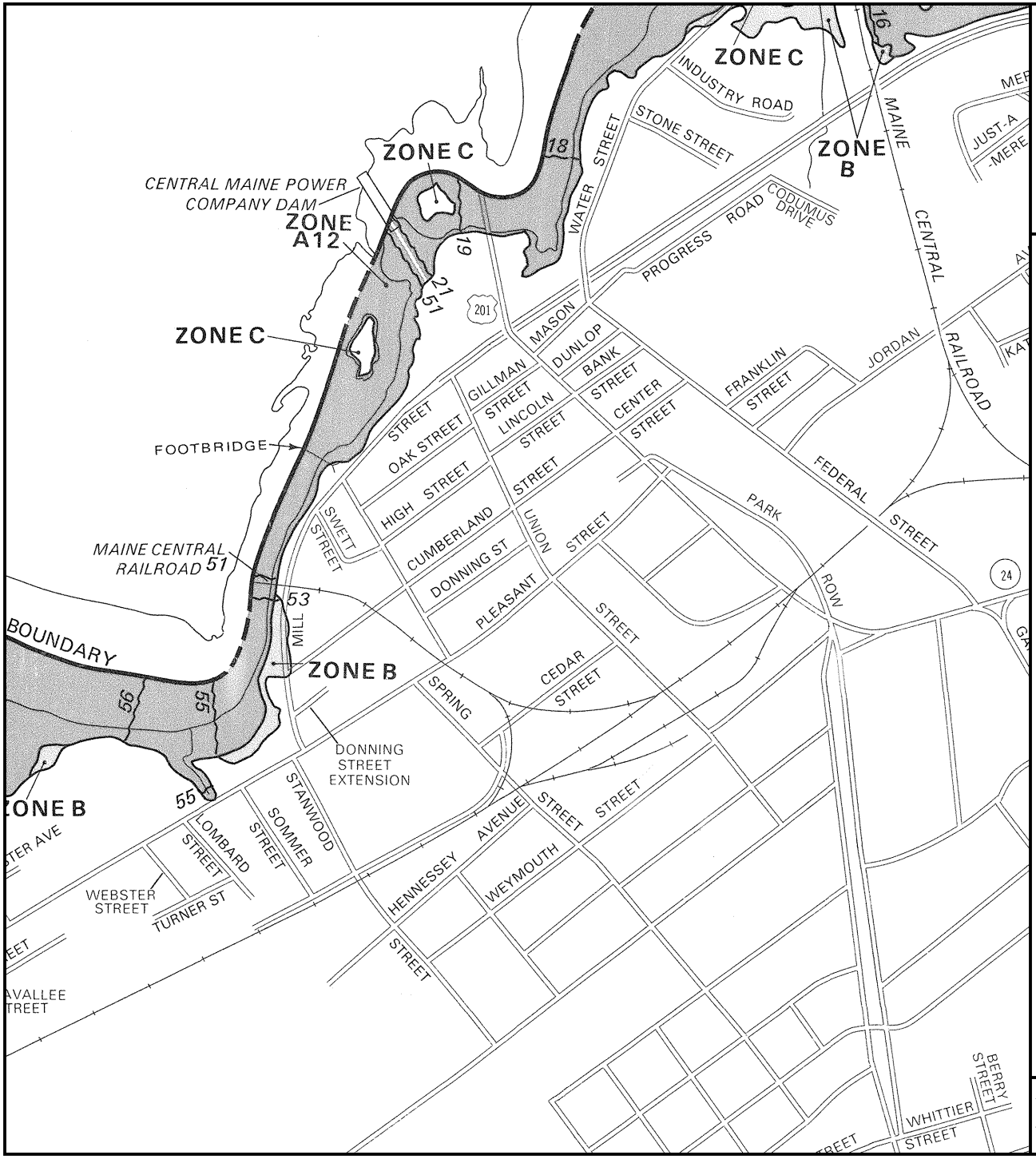
USGS LOCATION MAP

TONTINE MALL EXPANSION

TONTINE MAINE, LLC

149 MAINE STREET, BRUNSWICK, MAINE

DATE:	02–10–20
SCALE:	1"=2000'±
JOB:	3791
FILE:	3791 USGS



APPROXIMATE SCALE

1000 0 1000 FEET

NATIONAL FLOOD INSURANCE PROGRAM

FIRM

FLOOD INSURANCE RATE MAP

TOWN OF

BRUNSWICK, MAINE

CUMBERLAND COUNTY

PANEL 15 OF 35

(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER

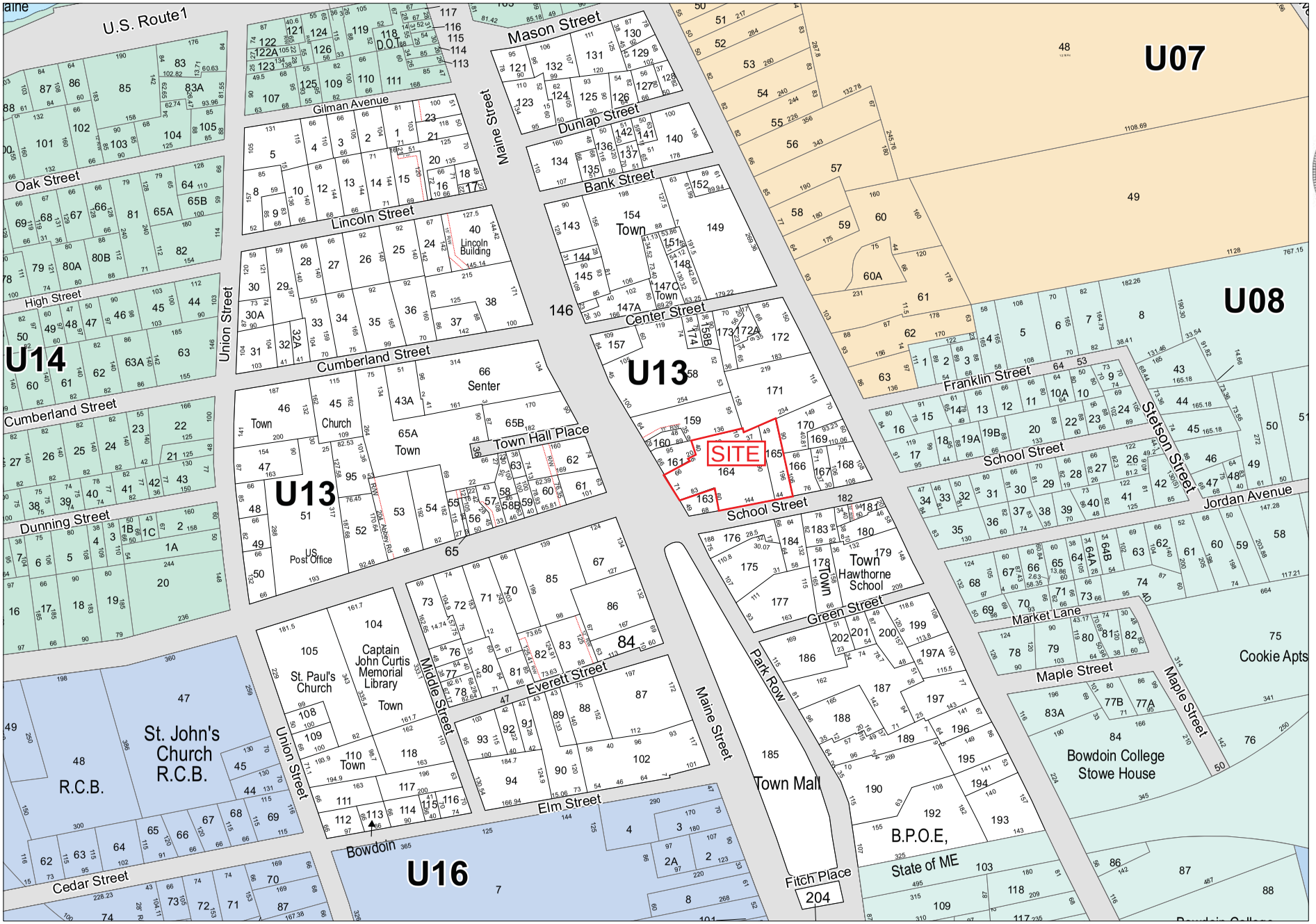
230042 0015 B

EFFECTIVE DATE:

JANUARY 3, 1986

Federal Emergency Management Agency

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov



Town of
BRUNSWICK
Maine

Legend

- Lines_Other
- Other Road
- Hydrography Line
- ROW Property Access
- Town Boundary
- Other Lot Boundary
- Parcels_Lines
- Public Road
- Private Road
- ROW
- Water

Disclaimer:
The information is provided as a reasonably accurate point of reference, but is not guaranteed and is not to be used for conveyances.
The Town of Brunswick shall not be held responsible for the accuracy or misuse of this data.
Copyright Town of Brunswick.

N

1 inch = 100 feet

Revised To: April 1, 2019

Maps Prepared by:
Town of Brunswick

Revised and Reprinted By:

CAI Technologies

MAP U13

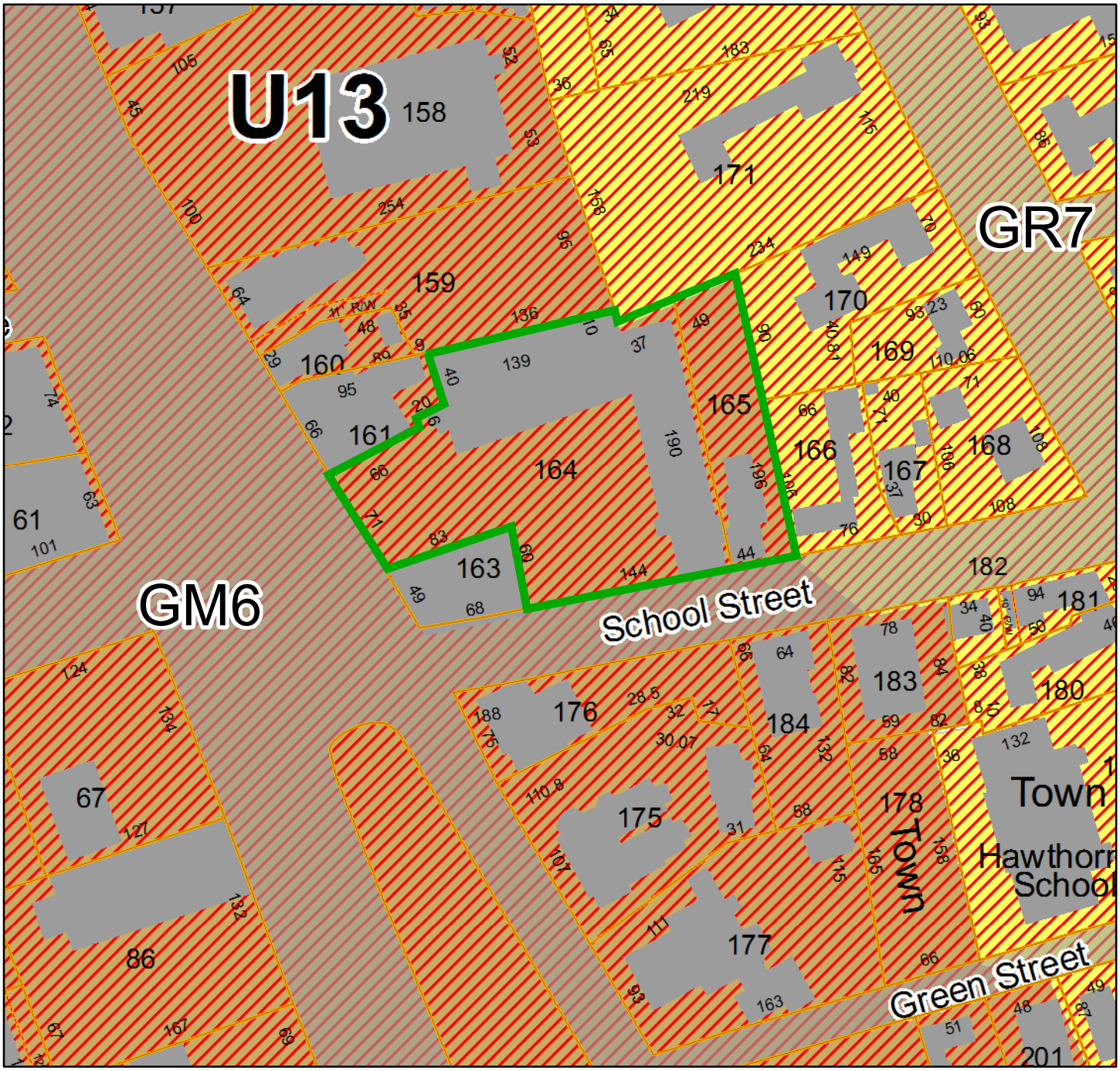
Zoning Map

Tontine Mall & 11 School Street, Brunswick, ME

1 inch = 100 Feet

0 100 200 300

January 13, 2020



ROW Property Access		Buildings		Growth Residential 7, GR7	
Parcels_Lines		RoadPolygons			
ROW Property Access		Village Review Overlay Zone (VRZ)			
Parcels_Lines		Growth Mixed-Use 6, GM6			

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

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

Map Scale: 1:651 if printed on A landscape (11" x 8.5") sheet.

N

Meters: 0 5 10 20 30

Feet: 0 30 60 120 180

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

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features

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

Water Features

- Streams and Canals

Transportation

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

Background

- Aerial Photography

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:
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 16, Sep 16, 2019

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

Date(s) aerial images were photographed: Jun 7, 2019—Jul 2, 2019

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

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WmB	Windsor loamy sand, 0 to 8 percent slopes	1.3	100.0%
Totals for Area of Interest		**1.3**	**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: 2w2x2
Elevation: 0 to 1,410 feet
Mean annual precipitation: 36 to 71 inches
Mean annual air temperature: 39 to 55 degrees F
Frost-free period: 140 to 240 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Windsor and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Windsor

Setting

Landform: Outwash terraces, deltas, outwash plains, dunes
Landform position (three-dimensional): Tread, riser
Down-slope shape: Linear, convex
Across-slope shape: Linear, convex
Parent material: Loose sandy glaciofluvial deposits derived from granite and/or loose sandy glaciofluvial deposits derived from schist and/or loose sandy glaciofluvial deposits derived from gneiss

Typical profile

Oe - 0 to 1 inches: moderately decomposed plant material
A - 1 to 3 inches: loamy sand
Bw - 3 to 25 inches: loamy sand
C - 25 to 65 inches: sand

Properties and qualities

Slope: 0 to 8 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to very high (1.42 to 99.90 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Salinity, maximum in profile: Nonsaline (0.0 to 1.9 mmhos/cm)
Available water storage in profile: Low (about 4.5 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2s

Hydrologic Soil Group: A
Hydric soil rating: No

Minor Components

Hinckley
Percent of map unit: 5 percent
Landform: Outwash plains, eskers, deltas, kames
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Nose slope, side slope, crest, head slope, rise
Down-slope shape: Convex
Across-slope shape: Linear, convex
Hydric soil rating: No

Agawam
Percent of map unit: 5 percent
Landform: Kames, moraines, outwash terraces, kame terraces, outwash plains
Landform position (two-dimensional): Footslope, summit, backslope, shoulder
Landform position (three-dimensional): Side slope, crest, tread, riser, rise
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Deerfield
Percent of map unit: 5 percent
Landform: Outwash plains, deltas, terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Data Source Information

Soil Survey Area: Cumberland County and Part of Oxford County, Maine
Survey Area Data: Version 16, Sep 16, 2019

Attachment F
Site Photographs

Photographs of the project area are included for reference

Photograph 1: From Maine Street, looking east at the Tontine Mall Maine Street entrance.

Photograph 2: Tontine Mall Maine Street Entrance, from driveway, looking northeast.

Photograph 3: Looking north from the parking adjacent to School Street at the north wing of the Tontine Mall.

Photograph 4: Looking northwest from existing storefront at the north wing of the Tontine Mall.

Photograph 5: Looking northeast from the parking area at an existing storefront of the Tontine Mall.

Photograph 6: Looking north at the Tontine Mall from School Street.

Photograph 7: Looking northwest at 11 School Street.

Photograph 8: Existing parking behind 11 School Street, looking north.

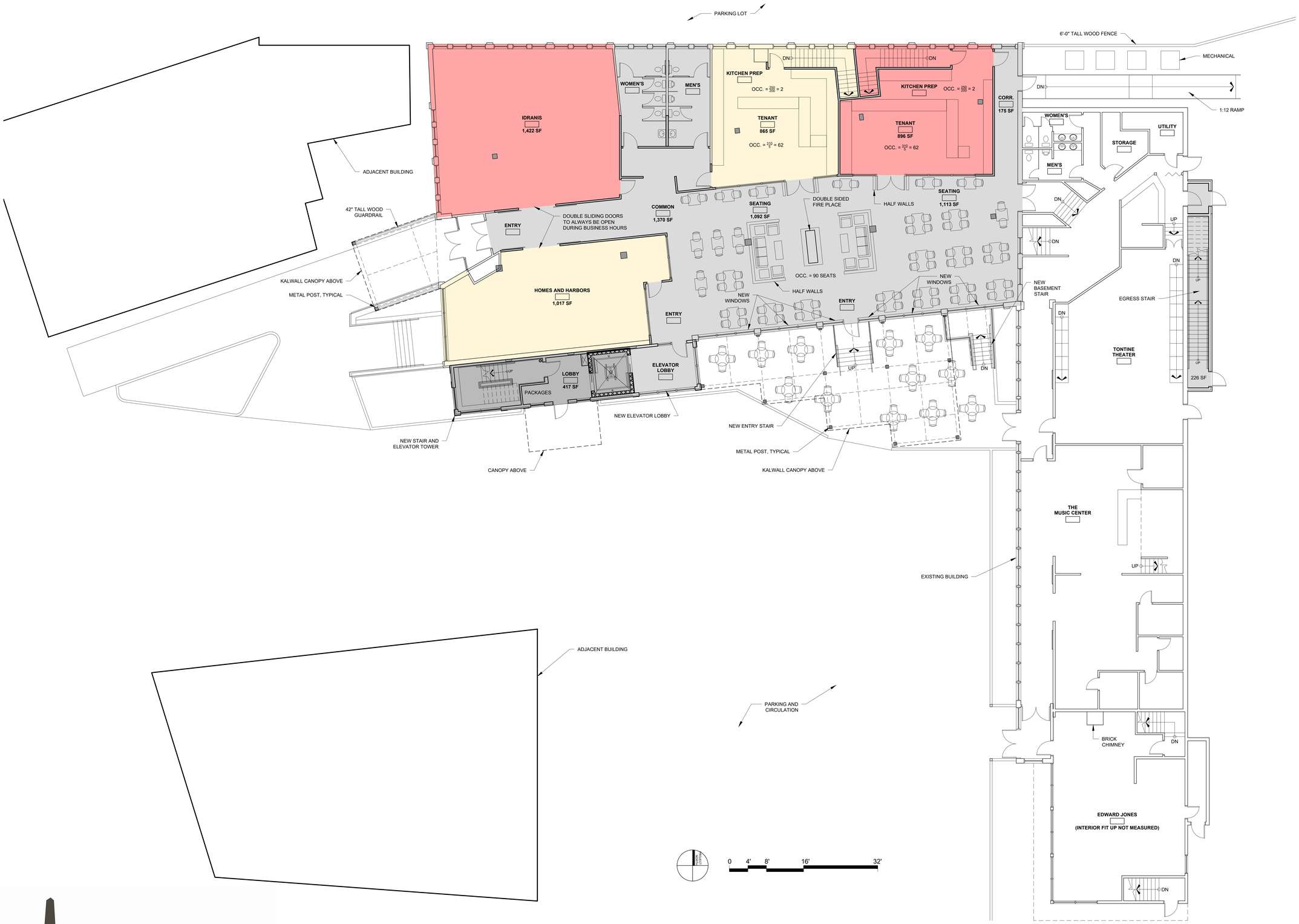
Photograph 9: Behind the east wing of Tontine Mall and 11 School Street, looking south.

Photograph 10: The rear of the 11 School Street structure, looking south from existing parking area.

Photographs taken by Sitelines PA, January 13, 2020

Attachment G
Architecture

This attachment includes architectural elevations of the proposed building.



1 FIRST FLOOR PLAN
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")

COMMERCIAL PROPERTIES

© 2020 RYAN SENATORE ARCHITECTURE

TONTINE MALL RENOVATION

149 MAINE STREET
BRUNSWICK, MAINE

RSA
RYAN SENATORE ARCHITECTURE
565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-5414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
FEBRUARY 20, 2020

DATE:	
PROJECT No.	1903
DRAWN BY:	RRT
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
FIRST FLOOR PLAN

FP-01

1 SECOND FLOOR PLAN
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")

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REVISIONS:

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SHEET TITLE:

SECOND FLOOR PLAN

FP-02

1 THIRD FLOOR PLAN
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")

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REVISIONS:

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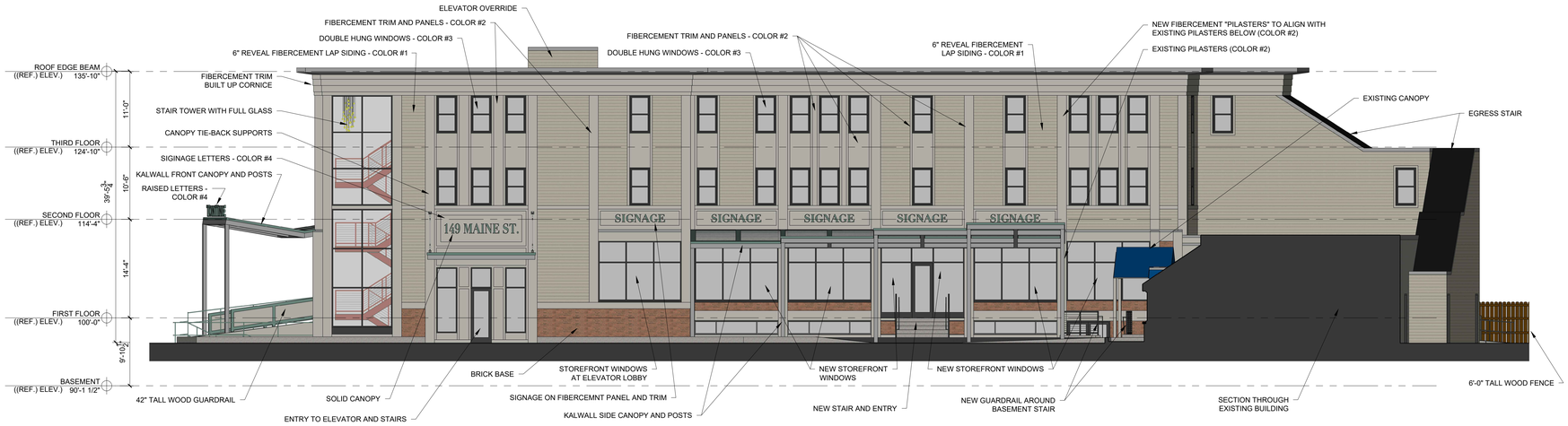
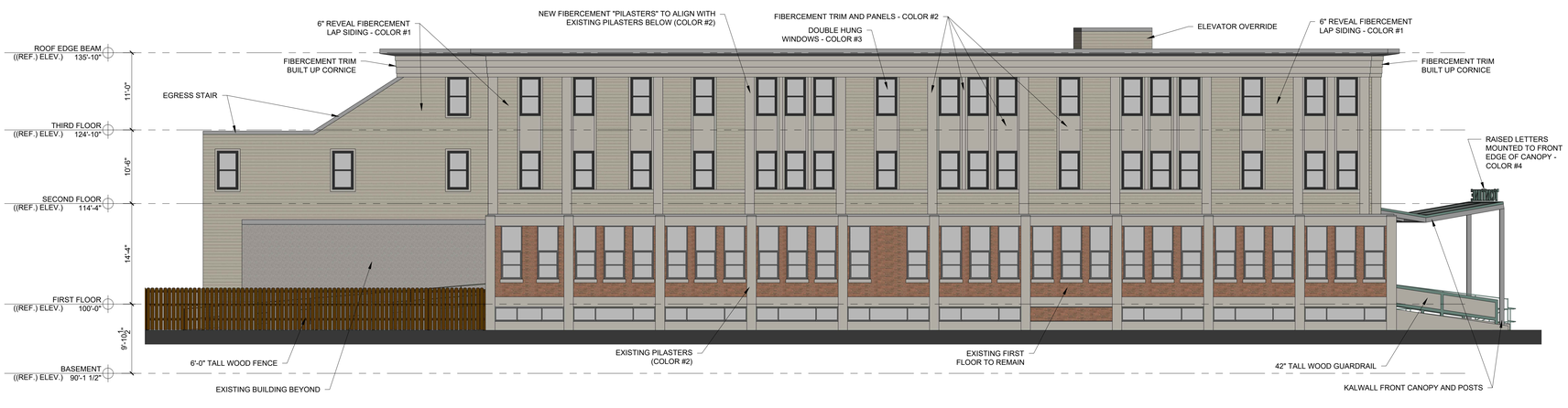
SCALE:	AS NOTED

SHEET TITLE:
THIRD FLOOR PLAN

FP-03



1 SOUTH ELEVATION
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")



2 NORTH ELEVATION
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")

COMMERCIAL PROPERTIES

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TONTINE MALL RENOVATION

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PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

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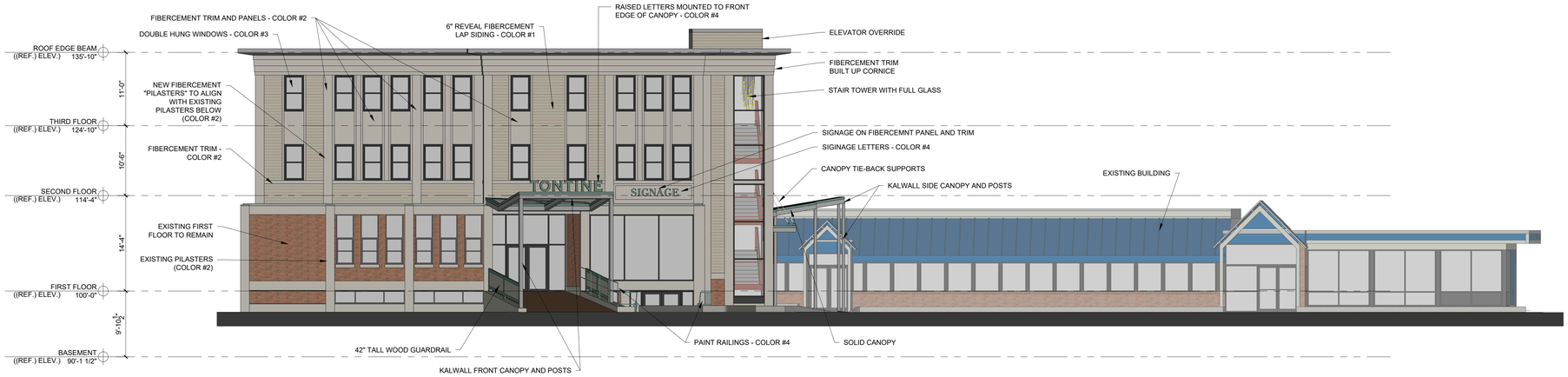
FEBRUARY 20, 2020

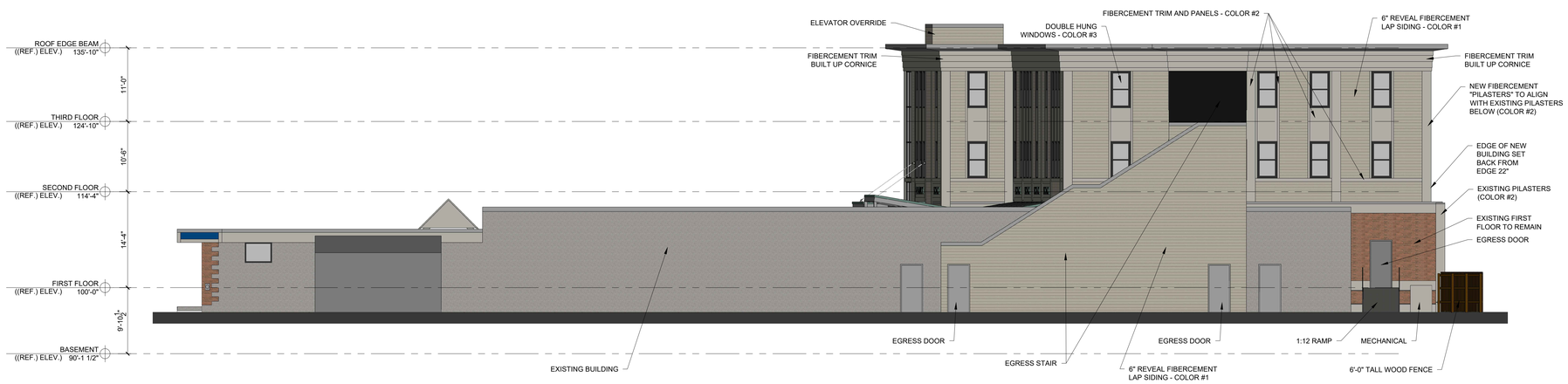
DATE:	
PROJECT No.	1903
DRAWN BY:	RRT
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
ELEVATIONS

EL-1



1 WEST ELEVATION
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")



2 EAST ELEVATION 1
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")

3 EAST ELEVATION 2
1/8" = 1'-0" (WHEN PRINTED AT 30" X 42")

COMMERCIAL PROPERTIES

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TONTINE MALL RENOVATION

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BRUNSWICK, MAINE

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RYAN SENATORE
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965 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

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FEBRUARY 20, 2020

DATE:	
PROJECT No.	1903
DRAWN BY:	RRT
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
ELEVATIONS

EL-2

PERSPECTIVE VIEW 1

COMMERCIAL PROPERTIES

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TONTINE MALL RENOVATION

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BRUNSWICK, MAINE

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RYAN SENATORE
ARCHITECTURE
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PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

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FEBRUARY 20, 2020

DATE:	
PROJECT No.	1903
DRAWN BY:	RRT
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
PERSPECTIVE VIEW 1

V1

PERSPECTIVE VIEW 2

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TONTINE MALL RENOVATION

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BRUNSWICK, MAINE

RSA
RYAN SENATORE
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565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
JUNE 23, 2020

DATE:	
PROJECT No.	1903
DRAWN BY:	RRT
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
PERSPECTIVE VIEW 2

V2

PERSPECTIVE VIEW 3 - FROM BACK

COMMERCIAL PROPERTIES

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TONTINE MALL RENOVATION

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207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
FEBRUARY 20, 2020

DATE:	
PROJECT No.	1903
DRAWN BY:	RRT
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
PERSPECTIVE VIEW 3

V3

COMMERCIAL PROPERTIES

OVERHEAD VIEW 1

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TONTINE MALL RENOVATION

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BRUNSWICK, MAINE

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RYAN SENATORE
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565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
JUNE 23, 2020

DATE:	
PROJECT No.	1903
DRAWN BY:	RRT
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
OVERHEAD VIEW 1

V4

COMMERCIAL PROPERTIES

OVERHEAD VIEW 2

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TONTINE MALL RENOVATION

149 MAINE STREET
BRUNSWICK, MAINE

RSA
RYAN SENATORE
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565 CONGRESS STREET
PORTLAND, MAINE 04101
207-650-6414
senatorearchitecture.com

CONSULTANTS:

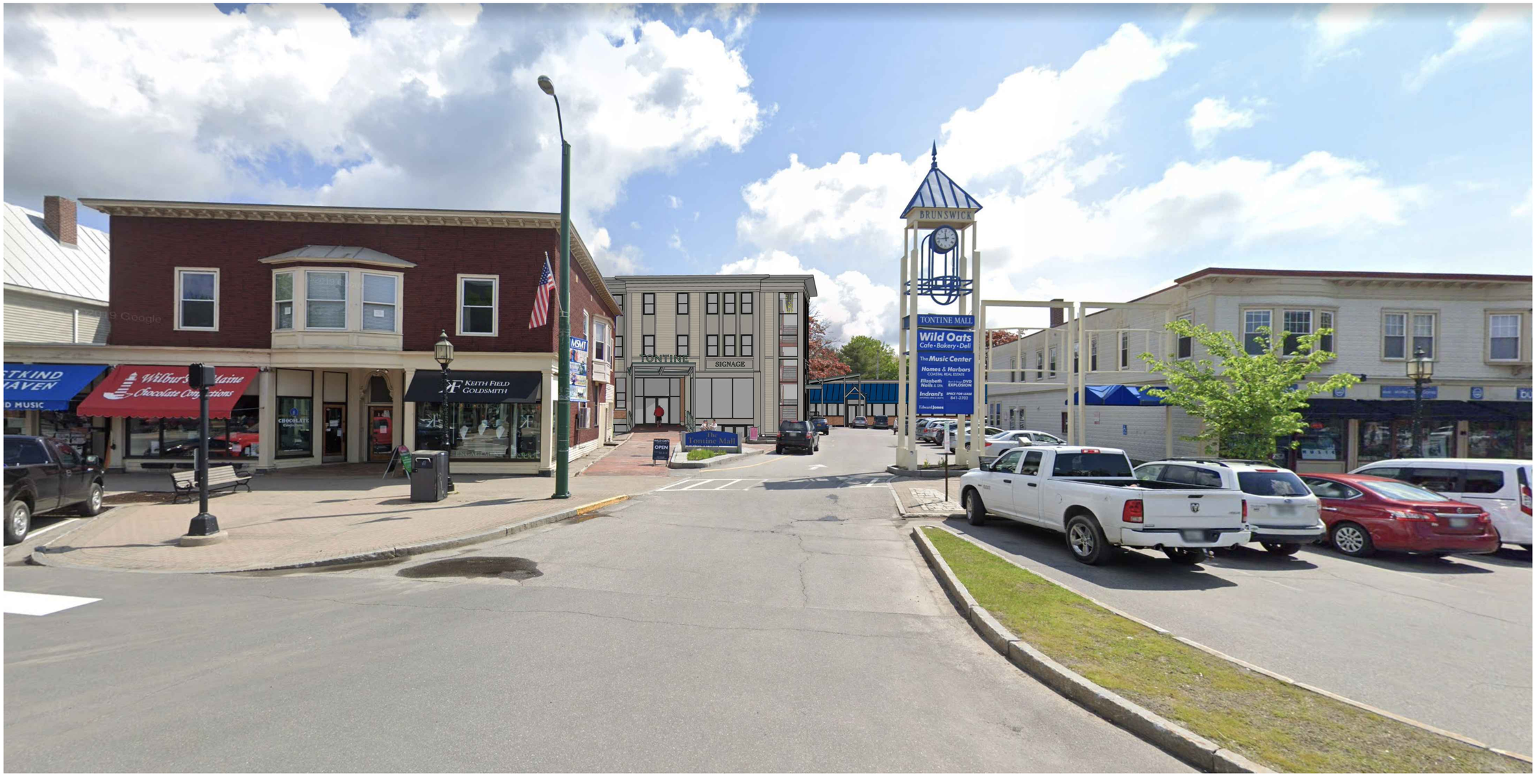
REVISIONS:

PROGRESS PRINT ONLY
Not for Construction
FEBRUARY 20, 2020

DATE:	
PROJECT No.	1903
DRAWN BY:	RRT
CHECKED BY:	RJS
SCALE:	AS NOTED

SHEET TITLE:
OVERHEAD VIEW 2

V5



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SHEET TITLE:
SITE CONTEXT
VIEW 3

S3

COMMERCIAL PROPERTIES

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SHEET TITLE:
SITE CONTEXT
VIEW 4

S4

Attachment H
Site Plans

The project site plans are included for review as a separate plane set of full site documents.

From:	cliff fisher
To:	Matt Panfil
Subject:	Property line pin between tomorrow parking lot and 13 School st.
Date:	Tuesday, June 30, 2020 10:57:20 AM

Matt
Sending a couple of pictures of property line which sits 2.5 ft into tontine driveway in anticipation of tomorrows virtual planning board meeting.
Is it possible for you to get some pics to others attending? I'm not sure how to do that on zoom. Thanks, Cliff fisher