



**Town of Brunswick, Maine**  
**STAFF REVIEW COMMITTEE**  
85 Union Street  
Brunswick, ME 04011

**STAFF REVIEW COMMITTEE AGENDA**  
**BRUNSWICK TOWN HALL**  
**85 UNION STREET**  
**Wednesday, August 26, 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](mailto:mpanfil@brunswickme.org)) PRIOR TO THE MEETING OR THEY MAY PROVIDE LIVE COMMENT VIA ZOOM VIDEO CONFERENCING AT:**

**<https://us02web.zoom.us/j/83164469708?pwd=L3lKbUVWcm5ZdE1nWG9JeHNZNzIKQT09>**

**OR VIA TELEPHONE AT: +1 929 205 6099; MEETING ID: 831 6446 9708; PASSWORD: 9fDw6b**

- 1. Case #20-035 Admiral Fitch Avenue Office Buildings:** The Staff Review Committee will review and make a recommendation to the Planning Board on a **Sketch Plan Major Development Review** application submitted by Sitelines, PA on behalf of Priority One Capital Partners to construct a two (2) story 20,000 square foot office building and a one (1) story 10,000 square foot office building on Admiral Fitch Avenue (Map 40, Lots 76 and 84) located within the **Growth Management 7 (GM7) Zoning District**.
- 2. Other Business**
- 3. Adjourn**

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).

# MAJOR DEVELOPMENT REVIEW SKETCH APPLICATION

## OFFICE BUILDINGS

ADMIRAL FITCH AVENUE



August 18, 2020

Prepared For

### **PRIORITY ONE CAPITAL PARTNERS**

2 Main Street  
Topsham, Maine 04086

Prepared By



119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011  
207-725-1200 ▪ [www.sitelinespa.com](http://www.sitelinespa.com)

### Table of Contents

Cover Letter	
Attachment A	Application Form & Agent Authorization
Attachment B	Right, Title, & Interest
Attachment C	Abutting Property Owners
Attachment D	Supporting Correspondence
Attachment E	Supporting Graphics
Attachment F	Financial Capacity
Attachment G	Photographs
Attachment H	Site Plans



August 18, 2020

2504.16-7

Mr. Jared Woolston, Planner  
Town of Brunswick  
85 Union Street  
Brunswick, Maine 04011

**RE: Sketch Plan Application  
Office Buildings - Brunswick Landing Lots 11 & 12  
Admiral Fitch Avenue, Brunswick  
Tax Map 40, Lots 76 & 84**

Dear Jared:

On behalf Priority One Capital Partners, LLC, Sitelines PA is pleased to submit the enclosed Sketch Plan Application, drawings, and supporting materials for the development of two (2) office buildings with associated parking, infrastructure, and landscaping to be located at Brunswick Landing Lots 11 and 12. This letter is intended to summarize the project in order to facilitate the review process.

**PROPERTY**

Priority One Capital Partners, LLC owns the parcels of land currently identified on Tax Map 40 as Lots 76 and 84. The combined parcels contain a total of 4.54 acres. The properties are in the Growth Mixed-Use 7 (GM7) Zoning district in which office buildings are a permitted use. The lots along Admiral Fitch Avenue are also subject to the Common Development Plan for Brunswick Landing. There is a parking lot on the parcels with two curb cuts off Admiral Fitch Avenue. There is a sidewalk on Admiral Fitch Ave. and a pedestrian trail crosses the parcels. Line drive, a private road, traverses the west and north sides of the parcel. This road is owned by Priority One Capital Partners. There are currently no buildings on the site.

**PROJECT DESCRIPTION**

The proposed project consists of the construction of two (2) office buildings, associated parking, infrastructure, and landscaping. A total of 172 parking spaces will be provided for the buildings, eight (8) of which are ADA compliant. The site will be accessed via an existing curb-cut and a new curb-cut both located on Admiral Fitch Avenue. The project will comply with the Common Development Plan (CDP) Standards previously approved for the lots along Admiral Fitch Avenue. It is anticipated that this project will generate more than 100 passenger car equivalent (PCE) trips during peak hour of traffic generation, so a Traffic Movement Permit from the Maine Department of Transportation (MaineDOT) will be required. Since less than three (3) acres of new impervious area will be constructed, the project will require a Stormwater Management Law Permit from the Maine Department of Environmental Protection (MDEP).

The design will be reviewed by the Navy and DEP with regard to the monitoring wells on-site. However, there are no restrictions for office uses identified in the Finding of Suitability to Transfer

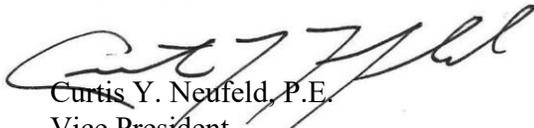
**SITELINES ■ CIVIL ENGINEERS ■ LAND SURVEYORS**  
**119 Purinton Road, Suite A, Brunswick Landing, Brunswick, ME 04011**  
**207-725-1200 ■ [www.sitelinespa.com](http://www.sitelinespa.com)**

(FOST) report. The design will maintain the pedestrian trail, which is part of the Brunswick Landing Trail System.

Water, sewer, electric, and natural gas utilities are available to the parcel and preliminary contact has been made with the respective utility providers. Water will be provided from the existing water main in Admiral Fitch Avenue. Sewer will be served by the Brunswick Sewer District using existing sewer mains, although the extension of the main will be necessary.

We look forward to presenting the project to the Planning Board at their September 8, 2020 meeting to obtain their feedback prior to final design. Should you have any questions, please call or contact me at [cneufeld@sitelinespa.com](mailto:cneufeld@sitelinespa.com).

Very truly yours,



Curtis Y. Neufeld, P.E.  
Vice President

SEAL

Enclosures

cc: Jim Howard, Priority One Capital Partners, LLC  
Steve Levesque, Midcoast Regional Redevelopment Authority



Office Buildings  
Major Development Review – Sketch Application  
Admiral Fitch Avenue

**Attachment A**  
**Application Form & Checklists**

A

A completed copy of the Site Plan Review Sketch Application Form and the Checklist are enclosed. A letter from the applicant authorizing Sitelines, PA to act as their agent is also enclosed.

Application Form & Checklist

**DEVELOPMENT REVIEW  
APPLICATION**

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

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

**Minor Development Review**

Major Development Review: **Sketch Plan**

Major Development Review: **Final Plan**

Major Development Review: **Streamlined Final Plan**

2. Project Name: \_\_\_\_\_

3. Project Applicant

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

4. Project Owner (if different than applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

5. Authorized Representative

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Email: \_\_\_\_\_

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. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

7. Physical location of property: \_\_\_\_\_

8. Lot Size: \_\_\_\_\_

9. Zoning District: \_\_\_\_\_

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?

---

---

---

---

---

12. Assessor's Tax Map \_\_\_\_\_ Lot Number \_\_\_\_\_ of subject property.

13. Brief description of proposed use/subdivision: \_\_\_\_\_

---

---

14. Describe specific physical improvements to be done: \_\_\_\_\_

---

---

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
<b>General</b>	Application form and fee	
	Name of development	
	Existing zoning district and overlay designations	
	Location map	
	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	
	Draft performance guarantee or conditional agreement	
<b>Survey, Topography, &amp; Existing Conditions</b>	Scale, date, north point, and area	
	Existing easements associated with the development	
	Existing locations of sidewalks	
	Approximate locations of dedicated public open space, areas protected by conservation easements and recreation areas	
	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	
<b>Proposed Development Plan</b>	Number of lots if a subdivision	

Office Buildings  
Major Development Review – Sketch Application  
Admiral Fitch Avenue

**Attachment B**  
**Right, Title, & Interest**

Copies of the current deeds are included with this attachment.

B

Right, Title, & Interest

QUITCLAIM DEED WITH COVENANT  
(Maine Statutory Short Form)

MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY, a body corporate and politic and a public instrumentality of the State of Maine, with a mailing address of 15 Terminal Road, Suite 200, Brunswick, Maine 04011 ("GRANTOR"), for consideration paid, grants to PRIORITY ONE CAPITAL PARTNERS, LLC, a Maine limited liability company, with a mailing address of 2 Main Street, Topsham, Maine 04086, ("GRANTEE"), With Quitclaim Covenant, the premises, together with any buildings located thereon, situated in the Town of Brunswick, County of Cumberland, and State of Maine, more particularly described as follows:

See attached Exhibit A, (the "Property"), together with the perpetual rights and easements described on the attached Exhibit B, all of which is conveyed subject to certain terms, restrictions, easements, notices, reservations, conditions and covenants as referenced on the attached Exhibit C.

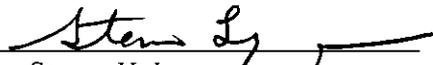
Being a portion of the property conveyed to Grantor by Quitclaim Deed of the United States of America, acting by and through the Secretary of the Navy, Base Closure Program Management Office Northeast, Philadelphia, PA ("Government") dated September 20, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30069, Page 1 (the "Government Source Deed").

IN WITNESS WHEREOF, Midcoast Regional Redevelopment Authority has caused this instrument to be executed by Steven H. Levesque, its Executive Director, hereunto duly authorized, as of the 29<sup>th</sup> day of December, 2015.

WITNESS:

MIDCOAST REGIONAL REDEVELOPMENT  
AUTHORITY

  
\_\_\_\_\_

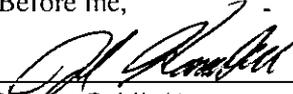
  
By: Steven H. Levesque  
Its: Executive Director

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

December 29, 2015

Then personally appeared the above-named Steven H. Levesque, Executive Director of Midcoast Regional Redevelopment Authority, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Midcoast Regional Redevelopment Authority.

Before me,

  
\_\_\_\_\_  
Notary Public/Attorney at Law  
John S. Kaminski  
Print name

My commission expires \_\_\_\_\_

MAINE REAL ESTATE TAX PAID

IN WITNESS WHEREOF, Priority One Capital Partners, LLC has caused this instrument to be executed by James G. Howard, Its Manager, hereunto duly authorized, as of the 29 day of December, 2015, evidencing its acceptance thereof and its agreement to be bound by all the terms and provisions thereof.

PRIORITY ONE CAPITAL PARTNERS, LLC

By:

  
Name: James G. Howard  
Title: Manager

STATE OF MAINE  
COUNTY OF CUMBERLAND, ss.

December 29, 2015

Then personally appeared the above-named James G. Howard, Manager of Priority One Capital Partners, LLC, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Priority One Capital Partners, LLC.

Before me

  
Notary Public/Attorney at Law

Print name

John Moncure  
Attorney At Law

My commission expires

Bar #655

Exhibit A

**Lot 11  
Brunswick Landing Subdivision-Phase 1**

A certain lot or parcel of land located on the northwesterly side of Admiral Fitch Avenue in the Town of Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northerly corner of Lot 12 as shown on plans entitled "Amendment of Subdivision Plan Brunswick Landing Subdivision-Phase 1" made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 247 through 253 and remaining land now or formerly of Midcoast Regional Redevelopment Authority as described in a deed recorded in said Registry in Book 30069, Page 001. Thence:

- 1) N 58°40'01" E by said land of Midcoast Regional Redevelopment Authority a distance of Four Hundred Ninety and 30/100 (490.30) feet to a point at the westerly corner of Lot 10 as shown on said plan;
- 2) S 57°39'56" E by said Lot 10 a distance of Two Hundred Thirty-One and 42/100 (231.42) feet to a point on the northwesterly sideline of Admiral Fitch Avenue;
- 3) Southwesterly by said Admiral Fitch Avenue, following a non-tangent curve to the right having a radius of Two Thousand Five Hundred and 00/100 (2500.00) feet, an arc distance of Forty-Eight and 70/100 (48.70) feet to a point, said point being located S 58°06'32" W a distance of Forty-Eight and 70/100 (48.70) feet from the last described point;
- 4) S 58°40'01" W by said Admiral Fitch Avenue a distance of Five Hundred Forty-Three and 49/100 (543.49) feet to a point at the easterly corner of said Lot 12;
- 5) N 31°32'42" W by said Lot 12 a distance of Two Hundred Seven and 89/100 (207.89) feet to the point of beginning.

The above described parcel contains 2.58 acres, more or less, and being shown as Lot 11 on plans entitled "Amendment of Subdivision Plan Brunswick Landing Subdivision-Phase 1" made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 247 through 253. The above described parcel is subject to a Thirty (30) foot right of way as shown on said plan.

**Lot 12  
Brunswick Landing Subdivision-Phase 1**

A certain lot or parcel of land located on the northwesterly side of Admiral Fitch Avenue in the Town of Brunswick, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the northwesterly sideline of Admiral Fitch Avenue at the southerly corner of Lot 11 as shown on plans entitled "Amendment of Subdivision Plan Brunswick Landing Subdivision-Phase 1" made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 247 through 253. Thence:

- 1) S 58°40'01" W by Admiral Fitch Avenue a distance of Four Hundred Eight and 40/100 (408.40) feet to a point at land now or formerly of United States of America;
- 2) N 32°37'04" W by said land of United States of America a distance of Two Hundred Seven and 94/100 (207.94) feet to a point and land now or formerly of Midcoast Regional Redevelopment Authority as described in a deed recorded in said Registry in Book 30069, Page 001;
- 3) N58°40'01" E by said land of Midcoast Regional Redevelopment Authority a distance of Four Hundred Twelve and 29/100 (412.29) feet to a point at the westerly corner of said Lot 11;
- 4) S 31°32'42" E by said Lot 11 a distance of Two Hundred Seven and 89/100 (207.89) feet to the point of beginning.

The above described parcel contains 1.96 acres, more or less, and being shown as Lot 12 on plans entitled "Amendment of Subdivision Plan Brunswick Landing Subdivision-Phase 1" made by Wright-Pierce dated June 11, 2014, recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 247 through 253. The above described parcel is subject to a Thirty (30) foot right of way as shown on said plan.

Exhibit B

The GRANTOR hereby grants to the GRANTEE (a) perpetual rights and easements for pedestrian and vehicular access to and from the Property, as described on Exhibit A to this Quitclaim Deed with Covenant (hereinafter sometimes referred to as the "Property"), for the benefit of the GRANTEE, the GRANTEE's agents, employees, guests, and invitees and for the general public, (b) and perpetual rights and easements for the installation, maintenance, repair and replacement of stormwater facilities and of utilities including, but not limited to, sewer lines, power lines, water lines, telephone lines, cable television lines and other communication and data lines, above and below ground, to serve the Property, said perpetual rights and easements hereinabove described to be over, upon, under and through that portion of the GRANTOR's property in Brunswick, Cumberland County, Maine, upon which are situated the existing roads and sidewalks and the presently existing stormwater facilities and presently existing utility facilities serving the Property. GRANTEE shall have the right to enter upon the GRANTOR's Property for purposes of exercising its rights hereunder. Notwithstanding the foregoing, the GRANTOR shall have the right to relocate and/or discontinue any of said roads, sidewalks, presently existing stormwater facilities and presently existing utility facilities so long as any such relocation or discontinuance does not result in the GRANTEE's receiving less than comparable vehicular and pedestrian access or stormwater or utility services, and provided that the activities involved in constructing or making any such relocation shall not unreasonably interfere with the Grantee's and Grantee's agent's, employees', guests', and invitees' use of the Property.

By acceptance of this Quitclaim Deed with Covenant, the GRANTEE agrees for itself and its successors and assigns to properly and professionally undertake all work permitted hereunder within the above-described areas only with the prior written consent of the GRANTOR or the GRANTOR's successors and assigns which consent shall not be unreasonably withheld, conditioned or delayed, at the GRANTEE's sole cost and expense and, following the completion of any such work within such areas and the disturbance of the such areas including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTEE in such reasonable manner so as to minimize the disruption of the activities of the GRANTOR and its successors and assigns on the MRRRA Properties, as hereinafter defined. Nothing herein shall be deemed to waive the obligations of the GRANTOR to maintain and repair in a commercially reasonable manner any electrical distribution infrastructure and water and sewer lines owned by the GRANTOR that provide service to the Property. In addition, GRANTOR agrees, for itself, and its successors and assigns, to maintain in a commercially reasonable manner all roads, sidewalks (including without limitation snowplowing and winter salting/sanding of such roads and sidewalks) and storm drains located on the premises owned by the GRANTOR regarding which GRANTEE has been granted perpetual rights and easements above.

The above-described perpetual rights and easements shall be binding upon the GRANTOR and shall inure to the benefit of the GRANTEE, its successors and assigns.

Exhibit C

The Property, rights and easements herein conveyed as described in Exhibits A and B are subject to terms, restrictions, easements, reservations, covenants and conditions set forth as follows:

1. Government Restrictions. All terms, notices, restrictions, easements, reservations, covenants and conditions set forth in the Government Source Deed, which terms, restrictions, easements, reservations, covenants and conditions shall run with the land in perpetuity. As required in the Government Source Deed, specific reference is made to certain, but not all, covenants, particularly being:

- (a) Covenant Regarding Archeological Matters set forth in that certain Quitclaim Deed of the Government as follows: Quitclaim Deed dated September 20, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30069, Page 1 on Pages 9-10, Subsection XXI(a);
- (b) Covenant Regarding Historic Preservation set forth in those certain Quitclaim Deed of the Government as follows: Quitclaim Deed dated September 20, 2012 and recorded in the Cumberland County Registry of Deeds in Book 30069, Page 1 on Pages 10-12, Subsection XXI(b).

By acceptance of this Quitclaim Deed with Covenant, GRANTEE herein assumes all obligations under such terms, restrictions, easements, reservations, covenants and conditions. And GRANTEE herein agrees that the terms, restrictions, easements, reservations, covenants and conditions referenced in this Quitclaim Deed with Covenant shall be expressly referenced in any subsequent deed or other legal instrument which GRANTEE divests itself of either the fee simple title or any other lesser estate in the Property or any portion thereof with the provision that any such subsequent transferee assumes all the obligations imposed upon the GRANTEE by the provision of this Quitclaim Deed with Covenant.

2. Utilities and Infrastructure. The GRANTOR hereby reserves ownership of all utility infrastructure, lines and equipment located above and below ground in the premises conveyed to the GRANTEE by this Quitclaim Deed with Covenant, except for the following which are hereby conveyed to the GRANTEE:

(a) Electric lines and equipment and infrastructure servicing any building situated on the Property, but only starting from the point immediately following the last transformer in the service line and running to the point of entry to such building.

(b) All electrical lines and equipment and infrastructure and any other components of the electrical distribution system located within the boundaries of the Property other than those to be removed by GRANTOR pursuant to a First Amendment to Purchase and Sale Agreement Between Midcoast Regional Redevelopment Authority and Priority One Capital Partners, LLC for Lots 11 & 12 of near or even date herewith (the "Equipment to be Removed"). GRANTOR and GRANTEE agree that all of the Equipment to be Removed shall be and remain the personal property of GRANTOR. GRANTOR agrees that upon the request of GRANTEE following the completion of the removal of the Equipment to be Removed, GRANTOR shall furnish to GRANTEE a certificate to that effect suitable for recording in the Cumberland County Registry of Deeds.

(c) Water and sewer lines and equipment directly serving any building presently located on the Property, but only starting from the edge of the street beneath which the main water and sewer lines are buried and running to the point of entry to such building.

Notwithstanding the foregoing, the GRANTOR and GRANTEE intend that the GRANTOR shall retain ownership of all so-called "trunk lines" providing water and sewer service wherever such "trunk lines" may be situated.

All utility infrastructure, lines and equipment conveyed to GRANTEE by this Quitclaim Deed with Covenant are conveyed (a) "as-is, where is, with all faults"; GRANTOR has not made and does not make any representation or warranty of any nature as to the physical condition or operation thereof and (b) subject to any previously existing rights of others therein, including without limitation the rights to use any utility poles or replacements thereof for other utility equipment.

In addition to the rights reserved above, the GRANTOR hereby reserves perpetual rights and easements for the access to, installation, maintenance, repair, removal and replacement of the utility infrastructure, lines and equipment hereinabove described over, under and through the Property. The GRANTOR agrees for itself and its successors and assigns to properly and professionally undertake all work permitted with respect to such utility infrastructure, lines and equipment at its sole cost and expense and, following the completion of any such work and the disturbance of the GRANTEE's property including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTOR in such reasonable manner so as to minimize the disruption of the activities of the GRANTEE and its successors and assigns on the Property.

In addition to the rights reserved above, the GRANTOR hereby grants to the GRANTEE perpetual rights and easements for the access to, installation, maintenance, repair and replacement of the utility infrastructure, lines and equipment hereinabove described over, under and through the GRANTOR's property. The GRANTEE agrees for itself and its successors and assigns to properly and professionally undertake all work permitted with respect to such utility infrastructure, lines and equipment only with the prior written consent of the GRANTOR or the GRANTOR's successors and assigns which consent shall not be unreasonably withheld, conditioned or delayed, at the GRANTEE's sole cost and expense and, following the completion of any such work and the disturbance of the GRANTOR's property including, but not limited to, all landscaping and improvements therein, or any land adjacent thereto, to restore such areas and land adjacent thereto to their condition prior to the undertaking of such work. Such work shall be undertaken by the GRANTEE in such reasonable manner so as to minimize the disruption of the activities of the GRANTOR and its successors and assigns on the MRRRA Properties.

**3. Recreational Trail.** Reserved to GRANTOR (for the benefit of GRANTOR, its invitees and the general public) is the perpetual right and easement to enter at any and all times upon the existing recreational trail on the Property, for general recreational purposes, including, without limitation, walking, hiking, bicycling, skiing, snowshoeing on designated paths, nature observation and study, and any other similar activities determined appropriate by the GRANTOR, provided, however, that no perpetual right or easement is reserved for the use of said parcel by motorized vehicles except (a) in emergency circumstances, (b) by motorized

wheelchairs or similar devices for the disabled or (c) for purpose of maintenance or repair. GRANTEE shall have the right to relocate such trail on the Property at the GRANTEE'S expense, subject to the advance written consent of GRANTOR which shall not be unreasonably withheld, conditioned or delayed. GRANTOR shall be obligated to remove rubbish, debris, animal waste and similar matter from the recreational trail. If GRANTOR shall fail to remove the same from the trail, then following fifteen days' written notice from GRANTEE to GRANTOR of GRANTOR's failure, GRANTEE may enforce its rights hereunder against GRANTOR which may include self-help and shall be entitled to its actual costs plus reasonable attorneys' fees in connection with such enforcement.

GRANTOR and GRANTEE acknowledge that (a) GRANTOR was established as a body corporate and politic and a public instrumentality of the State of Maine and is entrusted, pursuant to 5 M.R.S.A. section 13083-G with acquiring and managing the properties within the geographic boundaries of the former Brunswick Naval Air Station ("BNAS") and (b) the GRANTOR has acquired certain portions of the property formerly comprising BNAS from the Government pursuant to the Government Source Deed and otherwise, and expects to acquire additional portions of the former BNAS from the Government (the portions of the former BNAS now owned by the GRANTOR together with those portions of the former BNAS to be subsequently acquired by the GRANTOR being collectively referred to herein as the "MRRRA Properties").

The rights and easements hereinabove reserved and the terms and conditions hereof shall be binding upon and shall inure to the benefit of the GRANTOR, its successors and assigns, and shall be appurtenant to the MRRRA Properties.

Received  
Recorded Register of Deeds  
Dec 30, 2015 10:11:12A  
Cumberland County  
Nancy A. Lane

Office Buildings  
Major Development Review – Sketch Application  
Admiral Fitch Avenue

**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.

C

Abutting Property Owners



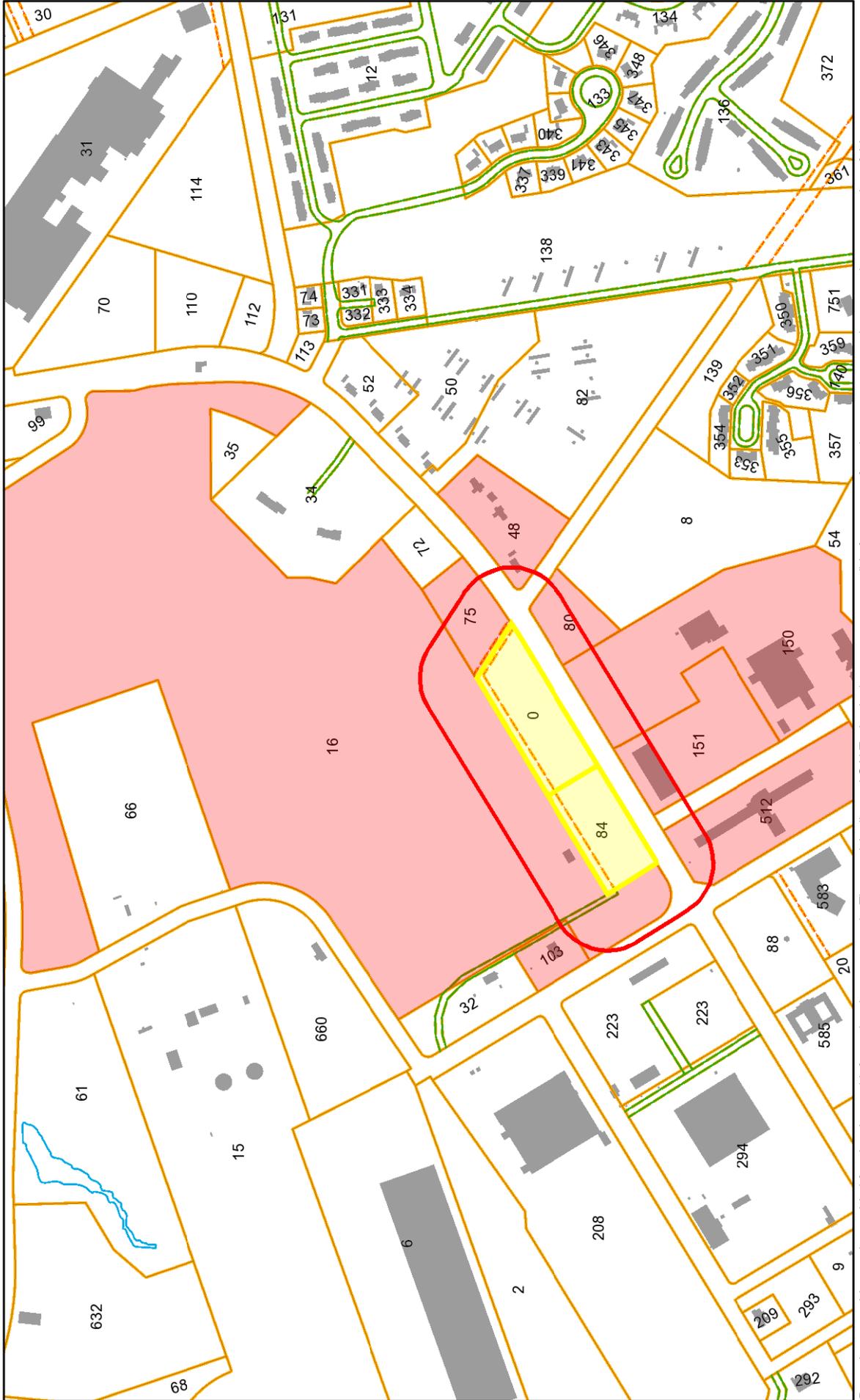
# 200 Ft. Abutters Map

Brunswick, ME

1 inch = 500 Feet



July 1, 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

July 01, 2020

## Subject Properties:

Parcel Number: 40-76 Mailing Address: PRIORITY ONE CAPITAL PARTNERS LLC  
CAMA Number: 40-76 2 MAIN ST  
Property Address: 0 ADMIRAL FITCH AVE TOPSHAM, ME 04086

Parcel Number: 40-84 Mailing Address: PRIORITY ONE CAPITAL PARTNERS LLC  
CAMA Number: 40-84 2 MAIN ST  
Property Address: 0 ADMIRAL FITCH AVE TOPSHAM, ME 04086

---

## Abutters:

Parcel Number: 40-103 Mailing Address: 14 WILLEY ROAD LLC  
CAMA Number: 40-103 P O BOX 295  
Property Address: 25 PEGASUS ST CASCO, ME 04015

Parcel Number: 40-150 Mailing Address: SOUTHERN MAINE COMMUNITY  
CAMA Number: 40-150 COLLEGE  
Property Address: 19 SEWALL ST 29 SEWALL ST  
BRUNSWICK, ME 04011

Parcel Number: 40-150 Mailing Address: SOUTHERN MAINE COMMUNITY  
CAMA Number: 40-150-1 COLLEGE  
Property Address: 29 SEWALL ST 29 SEWALL ST  
BRUNSWICK, ME 04011

Parcel Number: 40-150 Mailing Address: SOUTHERN MAINE COMMUNITY  
CAMA Number: 40-150-2 COLLEGE  
Property Address: 1 BURBANK AVE 29 SEWALL ST  
BRUNSWICK, ME 04011

Parcel Number: 40-151 Mailing Address: SOUTHERN MAINE COMMUNITY  
CAMA Number: 40-151 COLLEGE  
Property Address: 141 ADMIRAL FITCH AVE 29 SEWALL ST  
BRUNSWICK, ME 04011

Parcel Number: 40-16 Mailing Address: MIDCOAST REG REDEVELOPMENT  
CAMA Number: 40-16 AUTHORITY  
Property Address: 0 ALLAGASH DR 15 TERMINAL RD SUITE 200  
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: 40-512 Mailing Address: SOUTHERN MAINE COMMUNITY  
CAMA Number: 40-512 COLLEGE  
Property Address: 12 SEWALL ST 29 SEWALL ST  
BRUNSWICK, ME 04011

Parcel Number: 40-75 Mailing Address: MIDCOAST REG REDEVELOPMENT  
CAMA Number: 40-75 AUTHORITY  
Property Address: 0 ADMIRAL FITCH AVE 15 TERMINAL RD SUITE 200  
BRUNSWICK, ME 04011



www.cai-tech.com

Data shown on this report 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 report.

7/1/2020

Page 1 of 2



# 200 foot Abutters List Report

Brunswick, ME

July 01, 2020

Parcel Number: 40-80  
CAMA Number: 40-80  
Property Address: 0 ADMIRAL FITCH AVE

Mailing Address: ANCHOR PROPERTY HOLDINGS, LLC  
2 MAIN ST  
TOPSHAM, ME 04086

---



[www.cai-tech.com](http://www.cai-tech.com)

Data shown on this report 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 report.

7/1/2020

Page 2 of 2

Office Buildings  
Major Development Review – Sketch Application  
Admiral Fitch Avenue

**Attachment D**  
**Supporting Documents**

D

This attachment includes supporting correspondence from state agencies and local utility districts, as well as cut-sheets for the lighting fixtures.

Supporting Documents

**Property Card: 0 ADMIRAL FITCH AVE**  
 Town of Brunswick, ME



**Parcel Information**

<p><b>Parcel ID:</b> 40-76  <b>Vision ID:</b> 102136  <b>Owner:</b> PRIORITY ONE CAPITAL PARTNERS LLC  <b>Co-Owner:</b>  <b>Mailing Address:</b> 2 MAIN ST                    TOPSHAM, ME 04086</p>	<p><b>Map:</b> 040  <b>Lot:</b> 076  <b>Sub:</b>  <b>Type:</b>  <b>Use Description:</b> Com Develop Land  <b>Land Area in Acres:</b></p>
---	--

Sale History	Assessed Value
--------------	----------------

<p><b>Book/Page:</b>  <b>Sale Date:</b> 12/29/2015  <b>Sale Price:</b> \$223,000</p>	<p><b>Land:</b> \$122,400  <b>Buildings:</b> \$0    <b>Total:</b> \$122,400  <b>Exemptions:</b> \$</p>
--	--

**Building Photograph**

NO PHOTO  
 AVAILABLE



www.cai-tech.com

Data shown on this report 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 report.

# Property Card: 0 ADMIRAL FITCH AVE

Town of Brunswick, ME



Parcel Information	
<b>Parcel ID:</b> 40-84 <b>Vision ID:</b> 102139 <b>Owner:</b> PRIORITY ONE CAPITAL PARTNERS LLC <b>Co-Owner:</b> <b>Mailing Address:</b> 2 MAIN ST  TOPSHAM, ME 04086	<b>Map:</b> 040 <b>Lot:</b> 084 <b>Sub:</b> <b>Type:</b> <b>Use Description:</b> Com Develop Land <b>Land Area in Acres:</b>
Sale History	Assessed Value
<b>Book/Page:</b> <b>Sale Date:</b> 12/29/2015 <b>Sale Price:</b> \$223,000	<b>Land:</b> \$118,500 <b>Buildings:</b> \$0  <b>Total:</b> \$118,500 <b>Exemptions:</b> \$
Building Photograph	
NO PHOTO AVAILABLE	



www.cai-tech.com

Data shown on this report 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 report.

# VIPER S

OPTICS

## STRIKE

SMALL VIPER LUMINAIRE

Cat.#	
Job	Type



Approvals

### SPECIFICATIONS

#### Intended Use:

The Beacon Viper luminaire is available with a wide choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 400W MH or HPS.

#### Construction:

- Manufactured with die cast aluminum.
- Coated with a polyester finish that meets ASTM B117 corrosion test requirements and ASTM D522 cracking and loss of adhesion test requirements.
- External hardware is corrosion resistant.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Two-piece silicone and micro-cellular polyurethane foam gasket ensures a weather-proof seal around each individual LED.

#### Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV), or 347V or 480V input.
- Power factor is  $\geq .90$  at full load.
- Dimming drivers are standard, but CD must be selected in options to obtain external wiring leads for dimming controls
- Component-to-component wiring within the luminaire may carry no more than 80% of rated load and is certified by UL for use at 600VAC at 90°C or higher.
- Plug disconnects are certified by UL for use at 600 VAC, 13A or higher. 13A rating applies to primary (AC) side only.
- Fixture electrical compartment shall contain all LED driver components
- Surge protection - 20kA.
- Optional 7-pin ANSI C136.41-2013 twist-lock photo control receptacle available. Compatible with ANSI C136.41 external wireless control devices.
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert to full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

#### Installation:

- Mounting options for horizontal arm, vertical tenon or traditional arm mounting available. Mounting hardware included.

#### Finish:

- IFS polyester powder-coat electrostatically applied and thermocured. IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 2604 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

#### Certifications/Ratings:

- Certified to UL 1598, UL 8750 and CSA C22.2 No.250.0
- IDA approved
- This product is approved by the Florida Fish and Wildlife Conservation Commission. Separate spec available at: <http://www.beaconproducts.com/products/vipersmall>

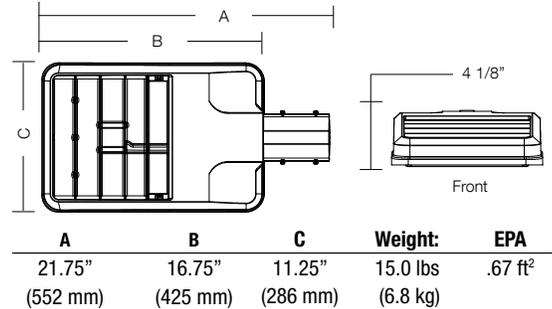
#### Warranty:

Five year limited warranty for more information visit: [www.hubbellighting.com/resources/warranty](http://www.hubbellighting.com/resources/warranty)

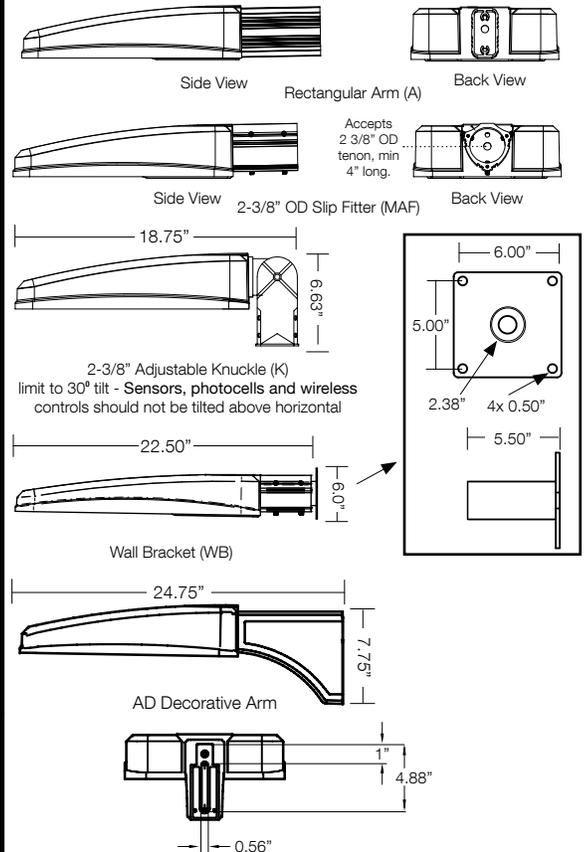
### PRODUCT IMAGE(S)



### DIMENSIONS



### MOUNTING OPTIONS



### CERTIFICATIONS/LISTINGS



\*3000K and warmer CCTs only



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 864.678.1000

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

© 2020 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: [www.beaconproducts.com](http://www.beaconproducts.com) • Printed in USA MARCH 27, 2020 10:26 AM



# ORDERING INFORMATION ORDERING EXAMPLE: VPS/24L-45/AM/4W/UNV/A/DBT/BC

SERIES	LED ENGINE	CCT	ROTATION	VOLTAGE	COLOR	OPTIONS
VPS Viper	<b>24L-45</b> 45W, LED array <b>36L-65</b> 65W, LED array <b>48L-85</b> 80W, LED array <b>60L-105</b> 105W, LED array	<b>AM</b> Amber  <b>DISTRIBUTION</b> <b>FR</b> Type 1/Front Row <b>2</b> Type 2 <b>3</b> Type 3 <b>4F (formerly 4)</b> Type 4 <b>4W</b> Type 4 Wide <b>5QM</b> Type 5QM <b>5R</b> Type 5R (rectangular) <b>5W</b> Type 5W (round wide) <b>TC</b> Tennis Court	Leave blank for no rotation <b>L</b> <sup>1</sup> Optic rotation left <b>R</b> <sup>1</sup> Optic rotation right	<b>UNV</b> 120-277V <b>120</b> 120V <b>208</b> 208V <b>240</b> 240V <b>277</b> 277V <b>347</b> 347V <b>480</b> 480V	<b>BLT</b> Black Matte Textured <b>BLS</b> Black Gloss Smooth <b>DBT</b> Dark Bronze Matte Textured <b>DBS</b> Dark Bronze Gloss Smooth <b>GTT</b> Graphite Matte Textured <b>LGS</b> Light Grey Gloss Smooth <b>PSS</b> Platinum Silver Smooth <b>WHT</b> White Matte Textured <b>WHS</b> White Gloss Smooth <b>VGT</b> Verde Green Textured <b>COLOR OPTION</b> <b>CC</b> Custom Color	<b>CD</b> Continuous Dimming <b>F</b> Fusing <b>BSP</b> Bird Spikes <b>BC</b> Backshield (available for FR, 2, 3, 4, 4W Optics) <b>TB</b> Terminal Block
					<b>CONTROL OPTIONS</b> <b>7PR</b> 7-Pin Receptacle only (shorting cap, photo control, or wireless control provided by others) <b>7PR-SC</b> 7-Pin Receptacle w/Shorting Cap <b>7PR-TL</b> 7-Pin Receptacle w/Twist Lock photo control	

### HOUSE SIDE SHIELD ACCESSORIES

- HSS/VP-S/90-FB/XXX** 90° shield front or back
- HSS/VP-S/90-LR/XXX** 90° shield left or right
- HSS/VP-S/270-FB/XXX** 270° shield front or back
- HSS/VP-S/270-LR/XXX** 270° shield left or right
- HSS/VP-S/360/XXX** Full shield

(Replace XXX with notation for desired finish color)  
 (Refer to page 5 for shield images)

### MOUNTING ACCESSORIES

- VPL-AD-RPA3** 2.4"-4.1" Round Pole Adapter for AD arm
- VPL-AD-RPA4** 4.2"-5.3" Round Pole Adapter for AD arm
- VPL-AD-RPA5** 5.5"-5.9" Round Pole Adapter for AD arm
- VPL-AD-RPA6** 6.0"-6.5" Round Pole Adapter for AD arm

### MOUNTING

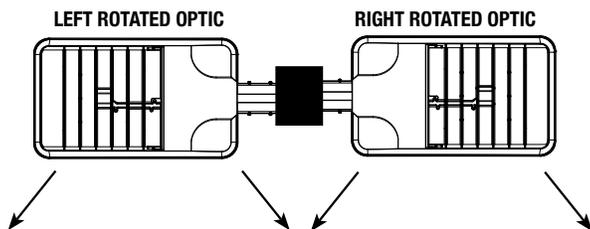
- A** Rectangular Arm (formerly RA) for square or round pole
- MAF** Mast Arm Fitter (formerly SF2) for 2-3/8" OD horizontal arm
- K** Knuckle (formerly PK2) limit to 45° tilt or 2-3/8" OD horizontal arm or vertical tenon
- WB** Wall Bracket
- AD** Universal Arm for square pole
- AD3** Universal Arm for 2.4"-4.1" round pole
- AD4** Universal Arm for 4.2"-5.3" round pole
- AD5** Universal Arm for 5.5"-5.9" round pole
- AD6** Universal Arm for 6.0"-6.5" round pole

<sup>1</sup> Only available with 1A, 2, 3, 4, 4W and 5R distributions

**PRECOMMISSIONED SITESYNC ORDERING INFORMATION:** When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit [www.hubbell-automation.com/products/sitesync/](http://www.hubbell-automation.com/products/sitesync/) or contact Hubbell Lighting tech support at 864-678-1000.

SiteSync fixtures with Motion control (SWPM) require the mounting height of the fixture for selection of the lens.

Examples: VPS/24L-55/4K7/3/UNV/A/DBT/SWP/ SiteSync only  
 VPS/24L-55/4K7/3/UNV/A/DBT/SWPM-40F/ SiteSync with Motion Control



Beacon Products • 2041 58th Avenue Circle East Bradenton, FL 34203 • Phone: 864.678.1000  
 Due to our continued efforts to improve our products, product specifications are subject to change without notice.



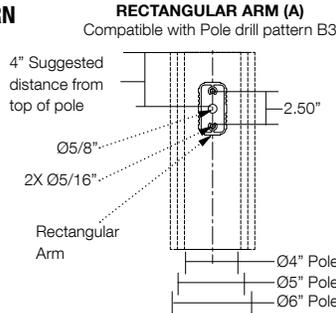
© 2020 BEACON PRODUCTS, All Rights Reserved • For more information visit our website: [www.beaconproducts.com](http://www.beaconproducts.com) • Printed in USA MARCH 27, 2020 10:26 AM

**PERFORMANCE DATA**

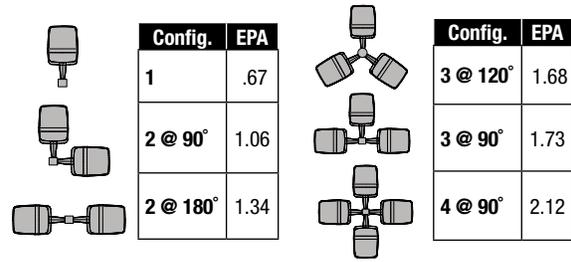
# LED'S	SYSTEM WATTS	DISTRIBUTION TYPE	AMB amber 590nm (std.)						
			LUMENS	LPW <sup>1</sup>	B	U	G		
24	45W	FR	1238	28	0	0	0		
		2	1194	27	0	0	0		
		3	1171	26	0	0	1		
		4	1152	26	0	0	0		
		4W	1127	25	0	0	1		
		5QM	1173	26	1	0	0		
		5R	1181	26	1	0	1		
		5W	1260	28	1	0	0		
		TC	1204	27	0	0	0		
		36	65W	FR	1857	29	0	0	0
2	1791			28	0	0	0		
3	1757			27	0	0	1		
4	1728			27	0	0	1		
4W	1690			26	0	0	1		
5QM	1759			27	1	0	0		
5R	1771			27	1	0	1		
5W	1726			27	1	0	0		
48	85W			FR	2476	29	0	0	0
				2	2389	28	1	0	1
		3	2343	28	0	0	1		
		4	2304	27	0	0	1		
		4W	2254	27	0	0	1		
		5QM	2346	28	1	0	0		
		5R	2362	28	1	0	1		
		5W	2301	27	2	0	1		
		TC	2408	28	0	0	0		
		60	105W	FR	3095	29	1	0	0
2	2986			28	1	0	1		
3	2927			27	1	0	2		
4	2880			27	0	0	1		
4W	2817			26	0	0	1		
5QM	2933			27	1	0	0		
5R	2953			28	2	0	2		
5W	2879			27	2	0	1		
TC	3011			28	0	0	1		

# LED'S	SYSTEM WATTS	DISTRIBUTION TYPE	AMB amber 590nm (std.)						
			LUMENS	LPW <sup>1</sup>	B	U	G		
24	45W	FR-BC	1064	24	0	0	0		
		2-BC	880	20	0	0	0		
		3-BC	802	18	0	0	0		
		4-BC	887	20	0	0	0		
		4W-BC	2014	45	0	0	1		
		TC-BC	930	21	0	0	0		
		36	65W	FR-BC	1596	25	0	0	0
2-BC	1320			20	0	0	0		
3-BC	1202			18	0	0	0		
4-BC	1330			20	0	0	0		
4W-BC	2014			31	0	0	1		
48	85W	TC-BC	1396	21	0	0	0		
		FR-BC	2128	25	0	0	0		
		2-BC	1761	21	0	0	0		
		3-BC	1603	19	0	0	1		
		4-BC	1774	21	0	0	1		
		4W-BC	1450	17	0	0	0		
		TC-BC	1861	22	0	0	0		
		5R	2362	28	1	0	1		
		60	105W	FR-BC	2661	25	0	0	0
				2-BC	2201	21	0	0	0
3-BC	2004			19	0	0	1		
4-BC	2217			21	0	0	1		
4W-BC	1813			17	0	0	1		
TC-BC	2326			22	0	0	0		
5R	2953			28	2	0	2		

## DRILL PATTERN



## EPA

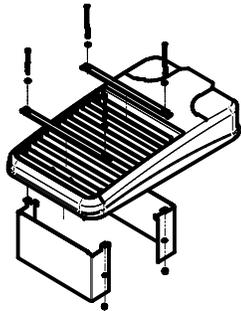


## TENON TOP POLE BRACKET ACCESSORIES (Order Separately)

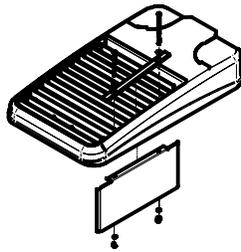
(2 3/8" OD tenon)

Catalog Number	Description
SETAVP-XX	Square tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
RETAVP-XX	Round tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
TETAVP-XX	Hexagonal tenon adapter (4 at 90°) for A - Rectangular Arm mounting option only
SETA2XX	Square tenon adapter (4 at 90°) for AD - Universal Arm mounting option only
RETA2XX	Round tenon adapter (4 at 90°) for AD3 - Universal Arm mounting option only
TETA2XX	Hexagonal tenon adapter (3 at 120°) for AD - Universal Arm mounting option only

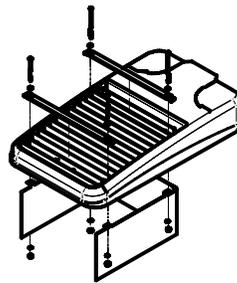
## HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES



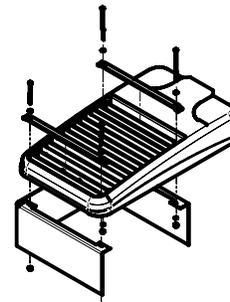
**HSS/VP-S/90-FB/XXX**  
90° shield front or back  
(2 shields shown)



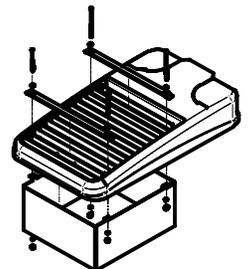
**HSS/VP-S/90-LR/XXX**  
90° shield left or right  
(1 shield shown in left orientation)



**HSS/VP-S/270-FB/XXX**  
270° shield front or back  
(1 shield shown in back orientation)

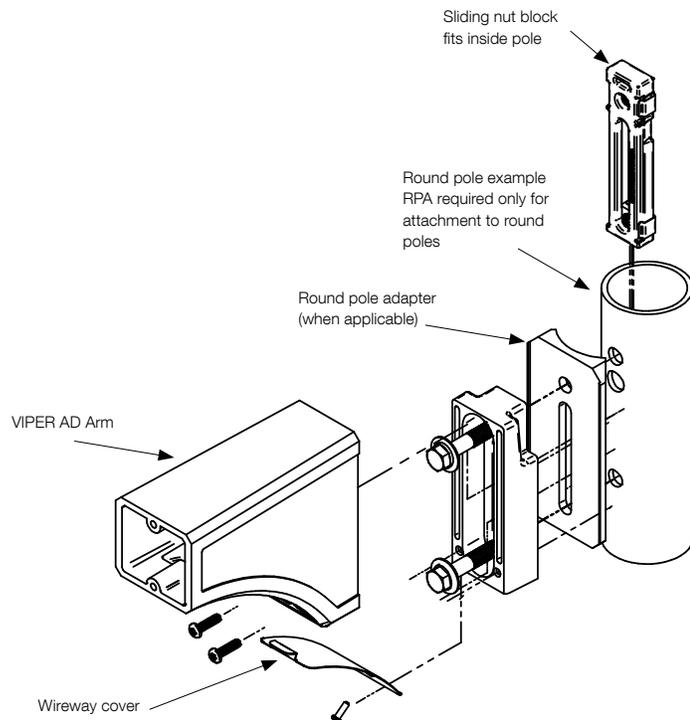


**HSS/VP-S/270-LR/XXX**  
270° shield left or right  
(1 shield shown in right orientation)



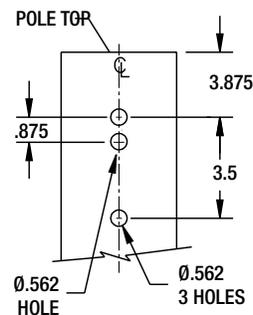
**HSS/VP-S/360/XXX**  
Full shield (1 shield shown)

## AD ARM MOUNTING INSTRUCTIONS



## DECORATIVE ARM (AD)

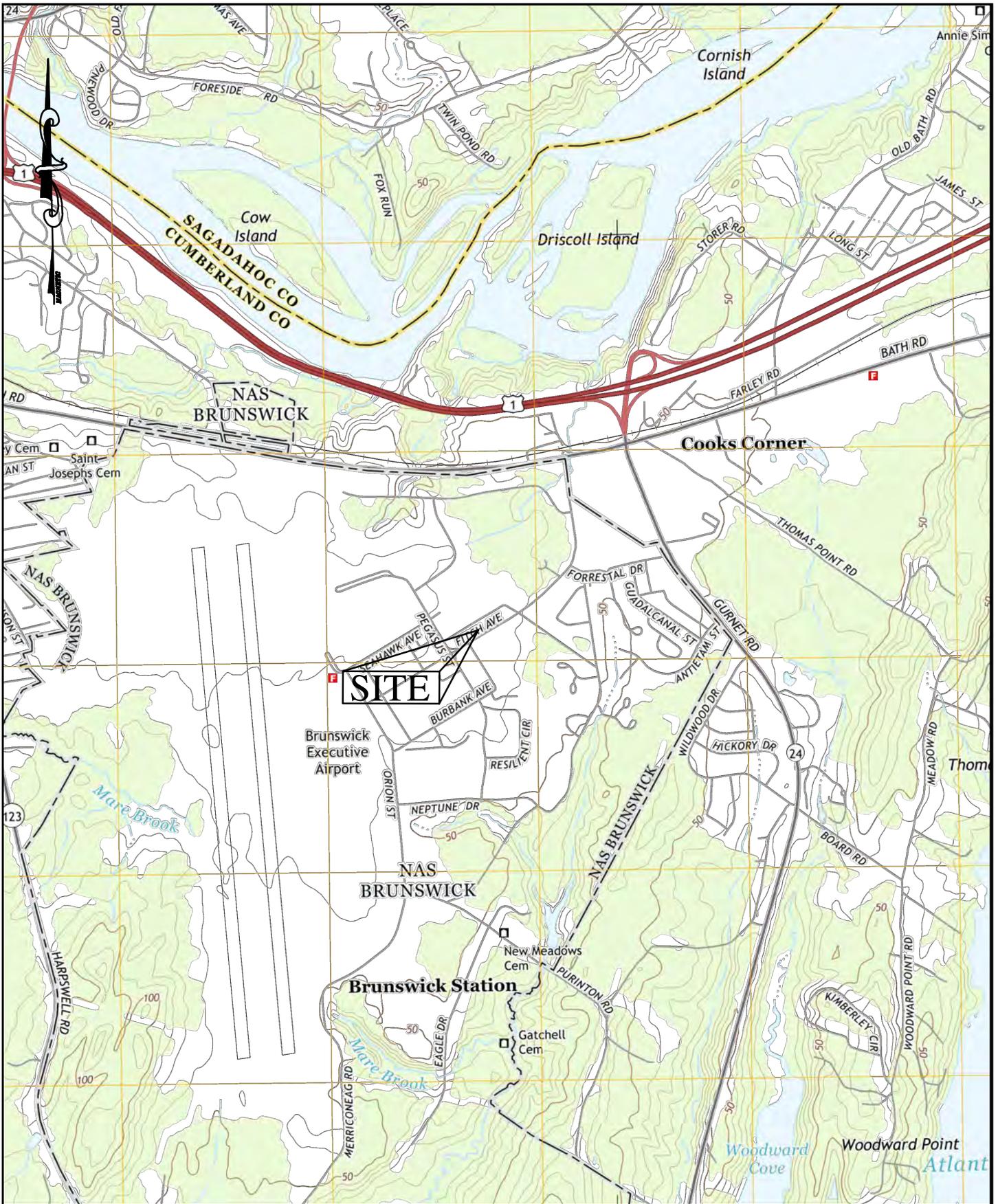
Compatible with pole drill pattern S2



## **Attachment E** **Supporting Graphics**

E

This attachment includes supporting materials and graphics for this 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, a NRCS soils map, and an excerpt of the applicable sand and gravel aquifer map.



**SITELINES**  
 119 PURINTON ROAD, SUITE A  
 BRUNSWICK, ME 04011  
 207.725.1200  
**CIVIL ENGINEERS • LAND SURVEYORS**

**USGS LOCATION MAP**  
 PRIORITY ONE CAPITAL PARTNERS, LLC  
 LOTS 11 & 12 – BRUNSWICK LANDING  
 ADMIRAL FITCH AVENUE

DATE: 07-07-20  
 SCALE: 1" = 2000'  
 JOB: 2504.16  
 FILE: 2504.16 USGS

SHEET: 1 OF 1



**Legend**

- Lines\_Other
- Other Road
- Hydrography Line
- ROW Property Access
- Town Boundary
- Other Lot Boundary
- ▭ Parcels\_Lines
- ▭ Public Road
- ▭ Private Road
- ▭ ROW
- ▭ Water

Disclaimer: This information is provided as a reasonably accurate point of reference. The Town of Brunswick shall not be held liable for any errors or omissions, or for any consequences arising from the use or misuse of this data. Copyright Town of Brunswick.

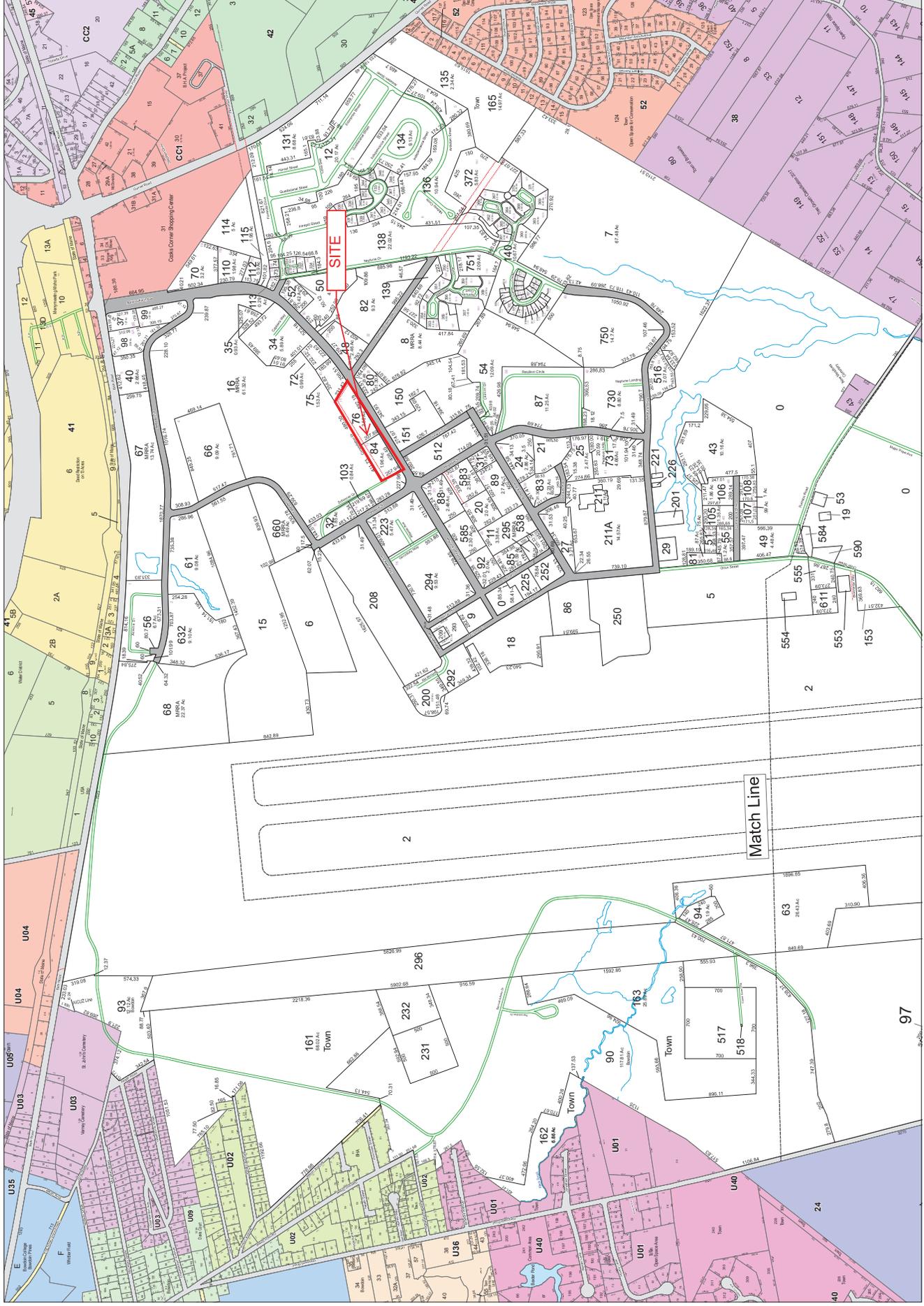


1 inch = 400 feet

Revised To: April 1, 2019

Maps Prepared by:  
Town of Brunswick

Revised and Reprinted By:





United States  
Department of  
Agriculture

**NRCS**

Natural  
Resources  
Conservation  
Service

A product of the National  
Cooperative Soil Survey,  
a joint effort of the United  
States Department of  
Agriculture and other  
Federal agencies, State  
agencies including the  
Agricultural Experiment  
Stations, and local  
participants

# Custom Soil Resource Report for Cumberland County and Part of Oxford County, Maine



# Preface

---

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist ([http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\\_053951](http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951)).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

# Contents

---

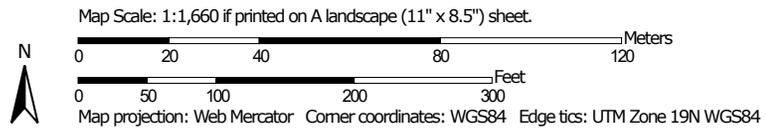
<b>Preface</b> .....	2
<b>Soil Map</b> .....	5
Soil Map.....	6
Legend.....	7
Map Unit Legend.....	9
Map Unit Descriptions.....	9
Cumberland County and Part of Oxford County, Maine.....	11
Md—Made land.....	11
WmB—Windsor loamy sand, 0 to 8 percent slopes.....	12
<b>References</b> .....	15

# Soil Map

---

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

# Custom Soil Resource Report Soil Map



### 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 17, Jun 5, 2020

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

**MAP LEGEND**

**MAP INFORMATION**

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
Md	Made land	4.5	99.9%
WmB	Windsor loamy sand, 0 to 8 percent slopes	0.0	0.1%
<b>Totals for Area of Interest</b>		<b>4.5</b>	<b>100.0%</b>

## Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however,

## Custom Soil Resource Report

onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

## Cumberland County and Part of Oxford County, Maine

### Md—Made land

#### Map Unit Setting

*National map unit symbol:* blj8  
*Elevation:* 10 to 1,800 feet  
*Mean annual precipitation:* 30 to 50 inches  
*Mean annual air temperature:* 37 to 46 degrees F  
*Frost-free period:* 90 to 160 days  
*Farmland classification:* Not prime farmland

#### Map Unit Composition

*Made land:* 85 percent  
*Minor components:* 15 percent  
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Made Land

#### Setting

*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear

#### Typical profile

*H1 - 0 to 65 inches:* variable

#### Interpretive groups

*Land capability classification (irrigated):* None specified  
*Land capability classification (nonirrigated):* 8s  
*Hydric soil rating:* No

### Minor Components

#### Buxton

*Percent of map unit:* 3 percent  
*Landform:* Coastal plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

#### Scantic

*Percent of map unit:* 3 percent  
*Landform:* Coastal plains  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

#### Belgrade

*Percent of map unit:* 3 percent  
*Landform:* Lakebeds

## Custom Soil Resource Report

*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### **Deerfield**

*Percent of map unit:* 2 percent  
*Landform:* Outwash terraces  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Linear  
*Across-slope shape:* Linear  
*Hydric soil rating:* No

### **Au gres**

*Percent of map unit:* 2 percent  
*Landform:* Outwash terraces  
*Landform position (two-dimensional):* Toeslope  
*Landform position (three-dimensional):* Tread  
*Down-slope shape:* Concave  
*Across-slope shape:* Concave  
*Hydric soil rating:* Yes

### **Hollis**

*Percent of map unit:* 2 percent  
*Landform:* Till plains  
*Landform position (two-dimensional):* Footslope  
*Landform position (three-dimensional):* Rise  
*Down-slope shape:* Convex  
*Across-slope shape:* Convex  
*Hydric soil rating:* No

## **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:* Deltas, outwash plains, dunes, outwash terraces

*Landform position (three-dimensional):* Riser, tread

*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

## Custom Soil Resource Report

### **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

Office Buildings  
Major Development Review – Sketch Application  
Admiral Fitch Avenue

**Attachment F**  
**Financial and Technical Capability**

This attachment includes a Certificate of Good Standing from the Department of the Secretary of the State.



# 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 seventh day of July 2020.



---

Matthew Dunlap  
Secretary of State

### Additional Addresses

Legal Name	Title	Name	Charter #	Status
PRIORITY ONE CAPITAL PARTNERS, LLC	Registered Agent		20091074DC	GOOD STANDING
Home Office Address (of foreign entity )		Other Mailing Address		

Office Buildings  
Major Development Review – Sketch Application  
Admiral Fitch Avenue

## **Attachment G** **Photographs**

Photographs of the project area are included for reference.

G

Photographs

Office Buildings  
Major Development Review – Sketch Application  
Admiral Fitch Avenue

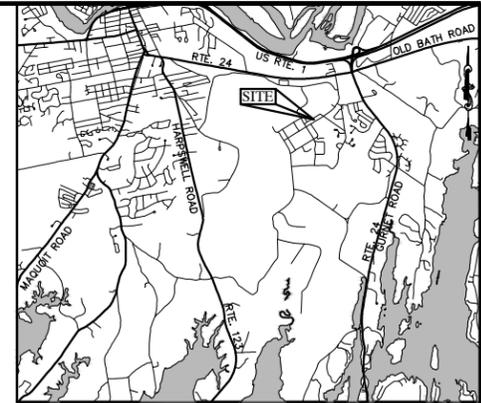
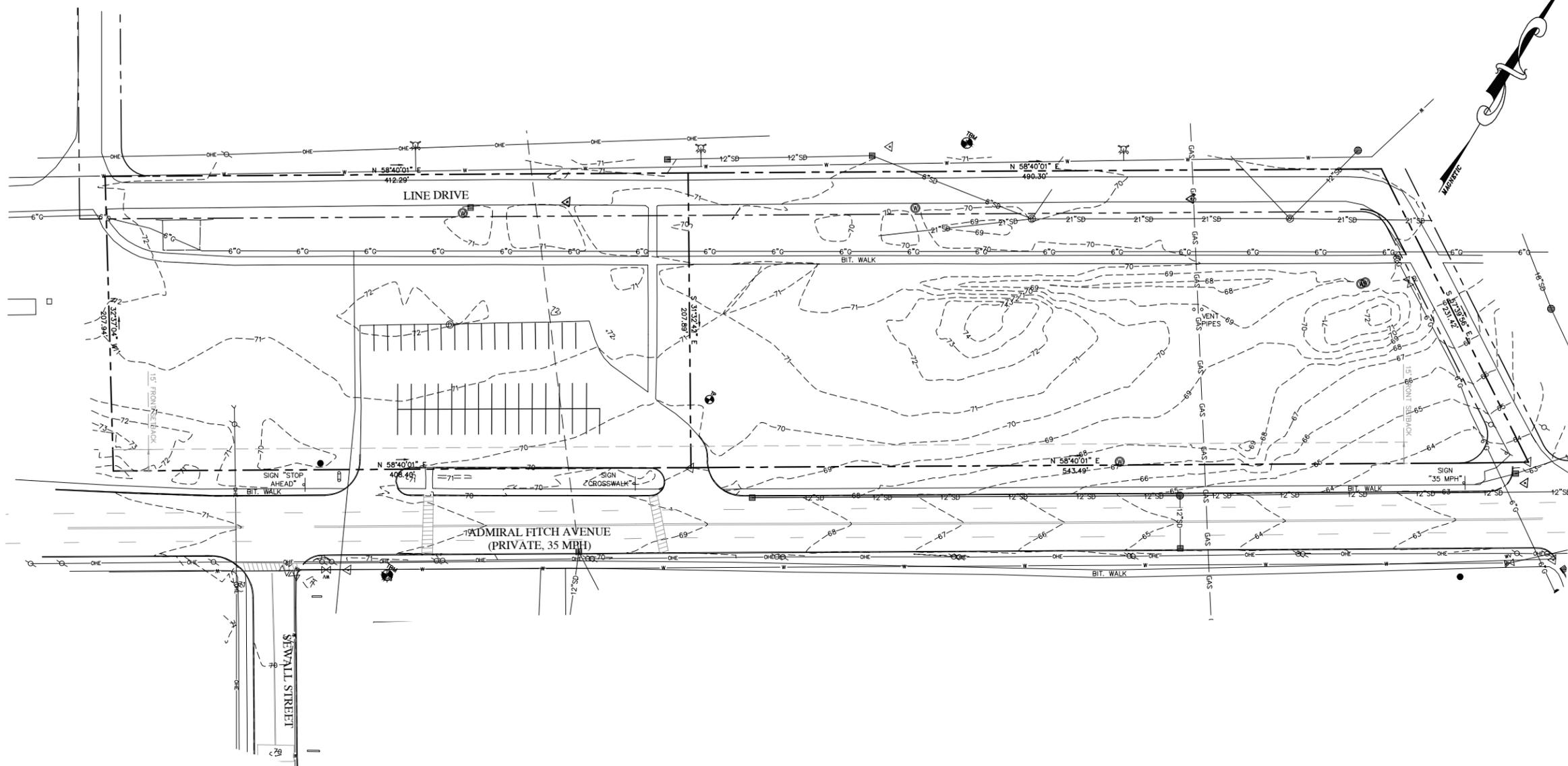
## **Attachment H** **Site Plans**

H

The project site plans are included for review as a separate plan set of full site documents.

Site Plans

02000 THIS DRAWING IS THE PROPERTY AND INSTRUMENT OF SURVEYOR PAUL W. ROBBINS. NO INFORMATION OR CHANGES MAY BE MADE TO THIS DRAWING WITHOUT THE EXPRESS WRITTEN PERMISSION OF SURVEYOR PAUL W. ROBBINS.



- GENERAL NOTES:**
- TITLE REFERENCE FOR SURVEYED PARCEL:  
BK 32828, PG 86
  - PLAN REFERENCES:  
a) FINAL SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION - PHASE 1, BRUNSWICK, MAINE, BY BRIAN SMITH SURVEYING INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEED AS BOOK 180 PAGE 66 AMENDED BOOK 191 PAGE 29.  
b) PLAN ENTITLED "AMENDED SUBDIVISION PLAN, OF WILWOOD ROUTE 24 BRUNSWICK, MAINE" BY BRIAN SMITH SURVEYING INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEED AS BOOK 180 PAGE 66 AMENDED BOOK 191 PAGE 29.  
c) PLAN ENTITLED "PLAN OF FOST PARCEL EDC-7 NEPTUNE STREET, BRUNSWICK, MAINE" MADE FOR WRIGHT-PIERCE MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY BY TITCOMB ASSOCIATES DATED 10-27-2011  
d) PLAN ENTITLED "PLAN OF FOST PARCEL EDC-HSG-MAIN-A & C FIRST STREET, BRUNSWICK, MAINE" MADE FOR WRIGHT-PIERCE MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY BY TITCOMB ASSOCIATES DATED 09-28-2011
  - AREA INFORMATION:  
LOT 76 = 2.58 ACRES  
LOT 84 = 1.96 ACRES  
TOTAL = 4.54 ACRES
  - TAX MAP REFERENCE:  
TAX MAP 40, LOT 76  
TAX MAP 40, LOT 84
  - BASIS OF BEARINGS:  
BEARINGS PER PLAN REFERENCE "B".
  - 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)

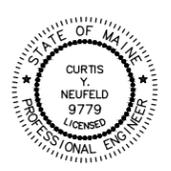
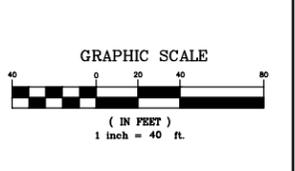
- UTILITY NOTES:**
- INFORMATION REGARDING THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS A COMPILATION OF THAT FOUND IN THE FIELD AND THAT SHOWN ON A PREVIOUS PLANS, AND SHALL NOT BE CONSIDERED AN AS-BUILT PLAN. CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING UTILITY LOCATIONS PRIOR TO COMMENCING 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 ADJUTTERS (APPROX.)
---	ROAD RIGHT OF WAY LINE (APPROX.)
.....	COMPUTATIONAL TIE LINE
○○○○○○○○	STONE WALL (APPROX.)
---	EDGE OF TRAVELED WAY
—O—	UTILITY LINE
—O—	UTILITY POLE WITH NUMBER
—IP—	IRON PIPE FOUND
—IR—	IRON ROD FOUND
—DH—	DRILL HOLE
—△—	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

**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.

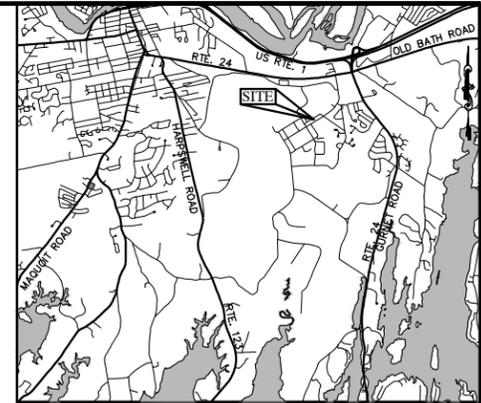
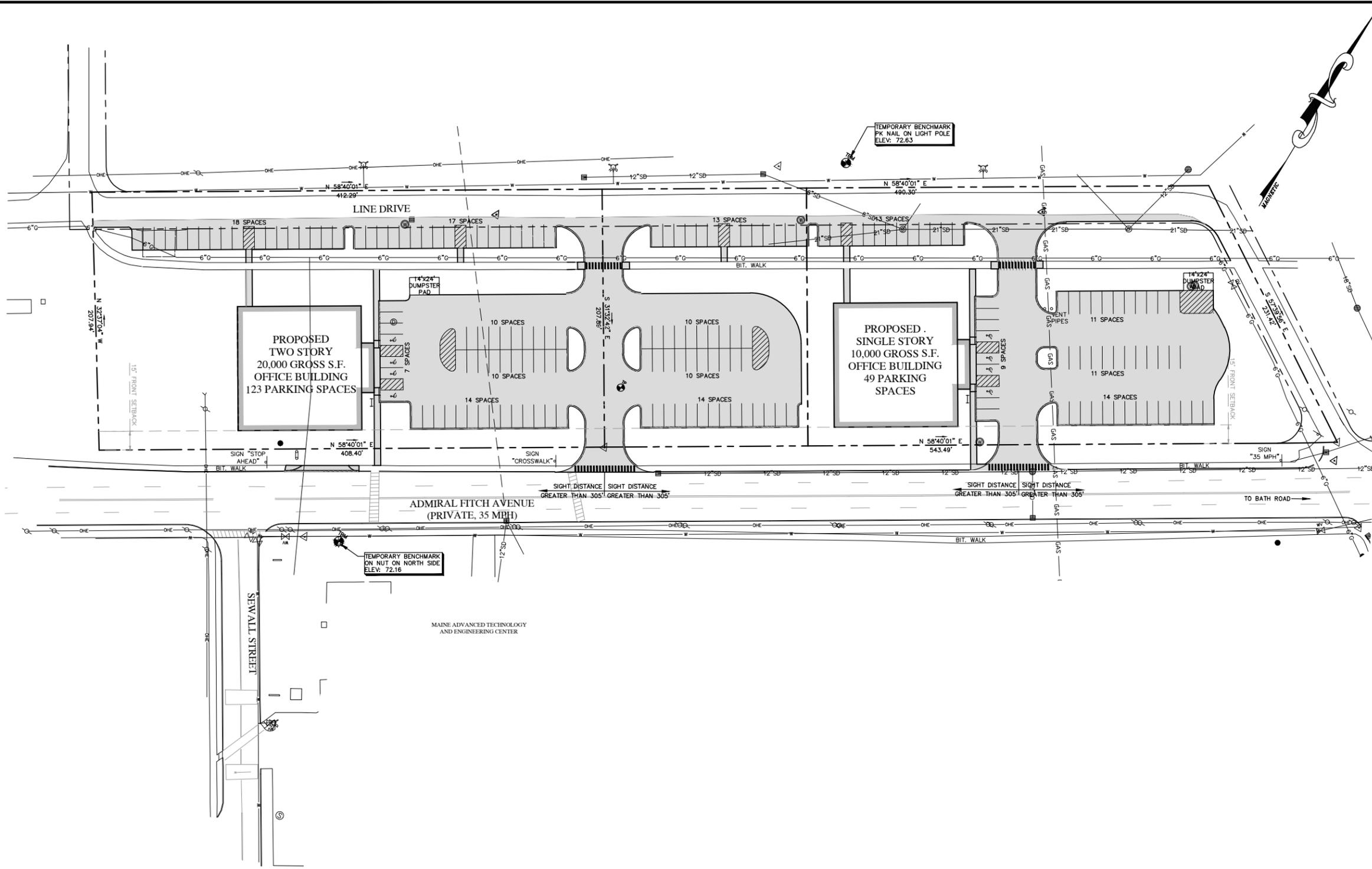
CALL DIG SAFE UTILITY LOCATION  
**1-888-344-7233**  
 STATE LAW REQUIRES ADVANCE NOTICE OF AT LEAST 3 BUSINESS DAYS BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF UNDERGROUND UTILITIES



1 08-18-20 SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW

TITLE: <b>EXISTING CONDITIONS PLAN</b>		
PROJECT: PROPOSED OFFICE BUILDING ADMIRAL FITCH AVENUE, BRUNSWICK, ME		
OWNER: PRIORITY LEASING, LLC 2 MAIN STREET, TOPSHAM, ME 04086		
 <b>SITELINES</b> 119 PURINGTON ROAD, SUITE A BRUNSWICK, MAINE 04011 207.725.1200 <b>CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS</b>		
FIELD WK: MC/CH	SCALE: 1" = 20'	SHEET:
DRN BY: RPL	JOB #: 2504.16	<b>C2</b>
CHD BY: CYN	MAP/LOT: 40/76&84	
DATE: 05-20-19	FILE: 2504.16-SITE	

© 2019, THE PLANESHIP IS THE PROPERTY AND INSTRUMENT OF SURVEY. ALL INFORMATION IS PROVIDED FOR YOUR INFORMATION 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.



LOCATION MAP  
SCALE: 1" = 5000'

- GENERAL NOTES:**
- PLAN REFERENCE(S):**
    - a) FINAL SUBDIVISION PLAN, BRUNSWICK LANDING SUBDIVISION - PHASE 1, BRUNSWICK LANDING, BRUNSWICK, CUMBERLAND COUNTY, MAINE, REVISED 3/11/13; RECORDED IN PLAN BOOK 213 PAGES 79 THROUGH 85
    - b) PLAN ENTITLED "AMENDED SUBDIVISION PLAN OF WILDWOOD ROUTE 24 BRUNSWICK, MAINE" BY BRIAN SMITH SURVEYING INC. RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEED AS BOOK 180 PAGE 66 AMENDED BOOK 191 PAGE 29.
    - c) PLAN ENTITLED "PLAN OF FOST PARCEL EDC-7 NEPTUNE STREET, BRUNSWICK, MAINE" MADE FOR WRIGHT-PIERCE MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY BY TITCOMB ASSOCIATES DATED 10-27-2011
    - d) PLAN ENTITLED "PLAN OF FOST PARCEL EDC-HSG-MAIN-A & C FIRST STREET, BRUNSWICK, MAINE" MADE FOR WRIGHT-PIERCE MIDCOAST REGIONAL REDEVELOPMENT AUTHORITY BY TITCOMB ASSOCIATES DATED 09-28-2011
  - AREA INFORMATION:**
    - LOT 76 = 2.58 ACRES
    - LOT 84 = 1.86 ACRES
    - TOTAL = 4.54 ACRES
  - TAX MAP REFERENCE:**
    - MAP 40 LOT 76 & 84
  - BASIS OF BEARINGS:**
    - BEARINGS ARE PER PLAN REFERENCE "B".
  - ZONING STANDARDS:**
    - GROWTH MIXED-USE 7 (GM7)
  - ELEVATION DATUM:**
    - REFER TO SITE PLAN.
  - 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 2300420015B, EFF. DATE JANUARY 3, 1986)
  - WETLANDS:**
    - THERE ARE NO WETLANDS LOCATED ON THE PARCEL.
  - IMPERVIOUS AREA:**
    - EXISTING IMPERVIOUS AREA: 45,719 S.F. (1.05 AC)
    - PROPOSED IMPERVIOUS AREA: 123,412 S.F. (2.83 AC)
    - NET CHANGE IN IMPERVIOUS AREA: +77,693 S.F. (1.78 AC)

GROWTH MIXED-USE 7 ZONING DISTRICT (GM7) & BRUNSWICK LANDING CDP		
ZONING STANDARD	REQUIRED	PROPOSED
MIN. LOT SIZE:	7,000 S.F.	197,837 S.F.
MIN. LOT WIDTH:	N/A	207± LF.
YARD DEPTH:		
FRONT:	15' MIN	15'
REAR:	NONE	70'
SIDE:	NONE	21'
MIN./MAX. HEIGHT:	1 STORY / 4 STORIES OR 50'	1 STORY / 2 STORIES
MAX. FOOTPRINT:	20,000 S.F. PER STRUCTURE	20,000 S.F.
IMPERVIOUS COVERAGE	100%	62.4
PARKING REQUIRED	1 PER 400 S.F. (OFFICE) = 175	172

1 08-18-20 SUBMITTED TO TOWN FOR SKETCH PLAN REVIEW

TITLE: **SITE DEVELOPMENT PLAN**

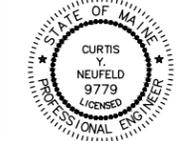
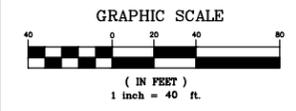
PROJECT: **PROPOSED OFFICE BUILDING  
ADMIRAL FITCH AVENUE, BRUNSWICK, ME**

OWNER: **PRIORITY LEASING, LLC  
2 MAIN STREET, TOPSHAM, ME 04086**

**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



**SITELINES**  
119 PURINTON ROAD, SUITE A  
BRUNSWICK, MAINE 04011  
207.725.1200  
CIVIL ENGINEERS • PLANNERS • LAND SURVEYORS

FIELD WK: MC/CH	SCALE: 1" = 40'	SHEET:
DRN BY: RPL	JOB #: 2504.16	<b>C3</b>
CHD BY: CYN	MAP/LOT: 40/76&84	
DATE: 05-20-19	FILE: 2504.16-SITE	

08-18-20